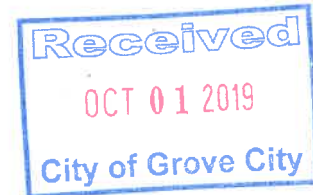


September 30, 2019

Ms. Kendra Spergel  
The City of Grove City, Ohio  
4035 Broadway  
Grove City, Ohio 43123



Dear Ms. Spergel:

RE: Farmstead Phase 1 – Comment Letter – Response  
Control Number 201909040041  
CEC Project: 174-158

I have provided response to the comments received on September 26, 2019 to our plat application for Farmstead Section 1 as reviewed by the staff of Grove City. I have the following comments:

1. *It is staff's understanding that the requested plat area is currently under engineering/construction plan review for proposed improvements to SR104 as well as Street, Storm, and Water plans for Section 1. Neither of these plans have been approved and therefore any changes to either of these plans will likely require a re-plat for Section 1.*

**CEC RESPONSE:** The engineering/construction plan review process began in March 2019 and we intend for the process to be completed in October 2019, prior to recording of the plat.

2. *The street plans currently submitted show a swale section for flood route Q-Q that has a max spread of 80 feet. The comment was made that this spread appears incorrect. The easement that contains this swale is shown as 20 feet and cannot contain a larger swale. This will need to be corrected for the plat resubmission.*

**CEC RESPONSE:** The flood route was reduced to be 21 feet in width, the easement shown on plat was revised to be 25 feet in width in this location.

3. *Note E should be amended as noted below:*
  - a. *Per the approved development agreement Reserves A and C are to be owned and maintained by the City, and Reserves B, D, E, and F are to be owned and maintained by the HOA. Instead of referencing the development agreement in Note E, please indicate which easement will be owned and maintained by which entity.*
  - b. *Language regarding when the reserves are deeded to the HOA should be removed from Note E, as current language could be misinterpreted (when a reserve is "developed").*

**CEC RESPONSE:** The above requested notes were revised accordingly .

4. *Provide a plan sheet that shows all roadways and lots proposed on one sheet to provide better context for what is included as part of the plat.*

**CEC RESPONSE:** An index map was added to the plat document, see sheet 3 of the provided plat.

5. *The front setback line refers to the minimum a home can be setback as per the approved zoning text. The proposed lot widths taken from the front setbacks for lots 39 and 40 on Sheet 6 do not meet/comply with the minimum 50-foot lot width.*

**CEC RESPONSE:** Dimensions have been added to the setback line shown. The width of the lot at the setback is greater than 50 feet requirement.

6. *Please note that staff was supportive of the roadway configuration of Willow Aster Glen as was approved on the Final Development Plan and would like some clarification as to the reasoning behind changing this roadway.*

**CEC RESPONSE:** Lot configuration was changed for lots as discussed with engineering.

7. *Based on easement locations, lots 35, 51, and 18 have reduced buildable area (i.e. cannot use the reduced setback for corner lots). Please confirm that enough space is available on these lots for the construction of a home.*

**CEC RESPONSE:** There is sufficient space available for house construction.

8. *Remove the Zoning Section from the plat notes on Sheet 2.*

**CEC RESPONSE:** Note has been removed.

9. *The label for Reserve A states it will be 2.308 acres in size, but the full reserve is 41.392 acres as per the approved development plan. There is a similar situation with the proposed Reserve D. Please confirm if the intention is for only a portion of each is to be platted at this time and the remainder on a later plat (or plats).*

**CEC RESPONSE:** It is our intent to plat a portion of the reserve with the remainder being platted in future phases.

10. *Reserves A and C have been labeled differently compared to the construction plans. Please verify and label as is shown on the approved/under review construction plans.*

**CEC RESPONSE:** Construction plans to match what is shown on our plat.

11. *The label for Reserve B states that it will be 4.63 acres in size; however, the approved development plan states this reserve area will be 8.131 acres in size and the entire reserve area is shown on the plat. Confirm if only a portion of the reserve area is to be platted at this time, or revise the label and plat to match the size that was approved.*

**CEC RESPONSE:** It is our intent to plat a portion of the reserve with the remainder being platted in future phases.

12. *Several easements are labelled as “storm” that contain flood routes. All storm easements shall be revised to “drainage easements” so that we can protect the paths intended for stormwater and prohibit above ground structures per the notes on the title sheet.*

**CEC RESPONSE:** Easements have been labeled drainage as requested.

13. *Lot 51 on sheet 6 has a storm easement running along the side of the home. The area is labelled with a setback line, however, this area must be labelled as a storm easement as well.*

**CEC RESPONSE:** Easements have been labeled drainage as requested.

14. *Lot 35 has a sanitary easement directly on the building line. As previously stated in the comment above, there is not easement labelled here, simply a setback line. An easement must be labelled.*

**CEC RESPONSE:** Easement was labeled accordingly as requested.

15. *There is a flood routing swale (N-N) that runs from Reserve G north and crosses the sanitary easement. The swale has a 72 foot spread. There is currently no easement shown for this flood routing path.*

**CEC RESPONSE:** Easement was added to provide coverage to the flood route.

16. *Easements at the rear yards of 35, 36, 37, and 38 are for flood routing as well as storm line installation. They shall be labelled drainage easements.*

**CEC RESPONSE:** Easements have been labeled drainage as requested

17. *Confirm easement label language to be consistent with the construction plans and intent of the design for the rear easement of lots 1, 2, 3, 4, and 5.*

**CEC RESPONSE:** Easements confirmed.

18. *Include language for the path easement in the third paragraph on the Title Sheet. Confirm*

*if there will be utilities located in the Shared Use Path Easement. If not, please revise language.*

**CEC RESPONSE:** Future utilities to be present within the easement located along SR 104.

19. *Please label the various widths of the shared-use path easement along SR 104 (Jackson Pike) for clarity.*

**CEC RESPONSE:** Dimension added in addition to the bearings/distances shown.

20. *It appears the proposed water main is to be stubbed on the north side of Hawthorne Parkway along SR 104. Please indicate an easement to allow for this utility. Confirm what the timing is for the water main extension north of Hawthorne Parkway and along SR 104. Confirm if the developer will be depositing adequate funds for a future city project.*

**CEC RESPONSE:** The stub is location within the right of way of SR 104. The extension of the water main beyond the intersection is not the responsibility of the developer and we are not aware of any plans by others to extend the water main.

21. *Along the south side of Hawthorne Parkway, just west of the intersection with Honey Farm Way, the construction plans show a water main stub to the south, outside the right-of-way. Please include an easement for this water main stub.*

**CEC RESPONSE:** The watermain no longer extends outside of the right of way and easement is not needed.

22. *Identify the location of the existing 150' electric easement though the site, along the western edge of Phase 1 limits.*

**CEC RESPONSE:** Easement has been added to plat.

23. *Where utility easements are adjacent to future roadways, not currently platted, access easements shall be included to provide maintenance access. Please refer to the specified areas below.*

- a. *Willow Astor Glen (within Phase 2 limits)*
- b. *Windcliff Drive (within Phase 2 limits)*
- c. *Honey Farm Way (within Phase 2 limits)*
- d. *Manorwood Trace (within Phase 2 limits)*
- e. *Lavender Field (within Phase 2 limits)*

**CEC RESPONSE:** Access easement and appropriate note have been added to plat.

Ms. Kendra Spergel – The City of Grove City  
CEC Project: 174-158  
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24. *Please label existing centerline and R/W on Jackson Pike throughout plan set.*

**CEC RESPONSE:** Label has been added.

25. *Please verify that the proposed shared-use path easement width is adequate at the proposed CBU location along Windcliff Drive. Confirm if the proposed CBU location is appropriate from an access or safety standpoint.*

**CEC RESPONSE:** Easement is adequate, as shown.

26. *Include a signature line for the City Clerk/Council Clerk on the Title Sheet.*

**CEC RESPONSE:** Signature line has been added.

Please review the responses above and let me know of any question or concerns. Please call me at (614)545-1269 or email at [msmith@cecinc.com](mailto:msmith@cecinc.com).

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Mark A Smith, P.S.  
Survey Project Manager



October 10, 2019

Received by  
City of Grove City  
10-10-19

Ms. Kendra Spergel  
The City of Grove City, Ohio  
4035 Broadway  
Grove City, Ohio 43123

Dear Ms. Spergel:

RE: Farmstead Phase 1 – Comment Letter – Response #2  
Control Number 201909040041  
CEC Project: 174-158

I have provided response to the comments received on October 7, 2019 to our plat application for Farmstead Section 1 as reviewed by the staff of Grove City. I have the following comments:

1. The front setback line refers to the minimum a home can be setback as per the approved Zoning Text. The proposed front setbacks for lots 39 & 40 on Sheet 7 do not meet/comply with the minimum 20-foot setback per the Zoning Text, where the 50-foot width is measured from.

**CEC RESPONSE:** Lots 38, 39, 40, 41 and 42 were removed from the plat and will be platted within a future phase.

2. Please move language discussing the nature and use of the access easements to the title sheet with the language discussing the nature and use of the remainder of the easements.

**CEC RESPONSE:** The above text was copied to the cover sheet within the paragraph requested. The language to remain in note as shown for reference within plat.



3. A 15-foot wide Shared Use Path Easement does not meet City standards for construction of public utilities. Please revise Shared Use Path Easements to be a minimum of 20 feet in width throughout the site, or differentiate them from the other easements by disallowing the installation of utilities within them.

**CEC RESPONSE:** The shared-use path easement was removed from the utility statement as requested and shall be noted within text for pedestrian traffic use only. A Shared-use path and utility easement was added to the text and plat to accommodate the storm line along State Route 104 that serves as an outlet for a proposed Basin. This easement shall be limited to the area north of the proposed entrance along State Route 104 to allow for the maintenance of the proposed storm line.

Please review the responses above and let me know of any question or concerns. Please call me at (614)545-1269 or email at [msmith@cecinc.com](mailto:msmith@cecinc.com).

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Mark A Smith, P.S.  
Survey Project Manager

## **FARMSTEAD – PROJECT NARRATIVE**

Farmstead is a residential master planned community located east of Hawthorne Parkway along Jackson Pike. The modern farmhouse-themed community consists of various single-family detached residential housing products, single-family attached residential, active and passive open spaces, and a proposed school (elementary).

Farmstead's primary access is from Jackson Pike, and the Development Plan proposes an efficient, curvilinear internal roadway system that connects to the existing stub streets of Hawthorne Parkway and Windcliff Drive. Hawthorne Parkway will be extended in phases from Jackson Pike to its current terminus at the western boundary; thus, meeting the objectives of Grove City's Thoroughfare Plan, and providing a landscaped gateway for the community.

In addition, Farmstead encourages walkability through an extensive sidewalk and path network that connects existing adjacent open spaces including Indian Trails Park along the western boundary. The paths will vary in size and materials so that they can be constructed and themed with respect to the existing conditions in which they are located. Farmstead includes numerous active and passive open spaces throughout the community, and includes a central amenity center. All residents of Farmstead will have access to the amenity center – owned and maintained by a mandatory Homeowners Association – which may include a clubhouse/cabana, pool(s), playground/tot lot, and parking area.

A number of natural features inform and influence the community design, including the wooded floodplain areas in the north and west portions of the site, wetlands, and existing hedgerows/tree lines. The final development plan preserves, to the greatest extent possible, these natural features so that they increase home values and enhance the lifestyle and character of the community.

In summary, Farmstead provides a variety of new, high-quality housing opportunities in Grove City, conforms to the City's Community Plan, and minimizes impacts on City services.