



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

10/18/19

Donald Plank  
Plank Law Firm, LPA  
411 East Town Street, Floor 2  
Columbus, OH 43215

Via email: [dtp@planklaw.com](mailto:dtp@planklaw.com)



Dear  
Mr.  
Plank,

Staff has reviewed your plat application for Beulah Park Subarea E located on the east side of Demorest Road, approximately 700 feet south of Southwest Boulevard, in Grove City, Ohio. The control number for this application is #201910020056 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

1. Update the roadway names to match what is included as part of the Beulah Park Section 1 Plat.  
**COMPLETE**
2. Revise the plat name to "Beulah Park Subarea E" in order to be consistent with the previous plat submitted Beulah Park Section 1.  
**COMPLETE**
3. Lots 88 and 89 are above the maximum permitted lot width of 75-feet per the approved Beulah Park Zoning Text. Please reconfigure these two lots to meet the requirement. Please ensure that reconfigured lots match the lot configuration on the development plan, under concurrent review.  
**COMPLETE**
4. Add a North arrow and bar scale to Sheet 2.  
**COMPLETE**
5. Label all conservation easement limits, specifically in the rear of lots 133, 134, 135 & 136.  
**COMPLETE**
6. Label the bearing and distance between FCGS 1361 and FCGS 5131.  
**COMPLETE**
7. Please show the west R/W line along Demorest Road.  
**COMPLETE**
8. Please show the rear property line of PID: 040-006824 and relocate the owner label into the parcel.  
**PLOTTED DEED AND MOVED LABEL.**
9. Please add the owner label for the parcel adjacent to the rear property lines of lots 131, 132, 133, 134, 135 & 136, as shown on the attached mark-up.  
**COMPLETE**

10. Revise the boundary lines to reflect the dedicated R/W along the west side of the site at Demorest

Road. See identified area in the attached mark-up.

DEDICATED 25' NORTH OF BOYER ROAD AND 30' SOUTH OF BOYER TO COINCIDE WITH THE ADJOINER RIGHT OF WAY. SEE NOTE "E"

11. Revise the acreages for Reserve A and Reserve B to reflect the changes referred to in Comment

13. Also, please revise the acreages for Reserves A and B on Sheet 1 under Note "B". Please

revise the total acreage for the platted site in the following

locations a. Sheet 1 – first paragraph

b. Sheet 1 – Note "A"

c. Sheet 1 – Note "B"

COMPLETE

12. Update the note reference for Reserve "A" from Note "E" to Note "D" to be consistent with the changes made per Comment 20.

COMPLETE

13. Please show at least four (4) permanent markers for this plat.

COMPLETE

14. East of Glacial Lane, the area is referred to as Reserve B and is incorrect. Please revise label to reference Beulah Park Section 1.

REVISED PER PLAT.

15. Please correct the word "Situat" to "Situat" in the first paragraph on Sheet 1 of the plat.

COMPLETE

16. The parcel in which Subarea E is located is currently owned by GC Beulah Park Investments LLC. Please review the attached mark-ups for identified locations.

AREA WILL BE TRANSFERRED TO TOWNSEND CONSTRUCTION BEFORE FINAL PLATTING.

17. Please complete the blanks left in the first paragraph on Sheet 1 for the land area and instrument number. **BLANKS CAN NOT BE COMPLETED UNTIL TRANSFER IS**

COMPLETE.

18. Include the ordinance and acceptance note similar to the one below.

APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ BY ORDINANCE No. \_\_\_\_\_ WHEREIN BOYER ROAD, CAMDEN COURT, DOON DRIVE, GLACIAL LANE, BEULAH PARK DRIVE, AIDAN DRIVE, ROSE LANE, BEULAH WAY, LINCOLN AVENUE, COLUMBUS STREET AND ALLEYS ARE HEREBY DEDICATED AND ACCEPTED AS SUCH BY THE COUNCIL OF THE CITY OF GROVE CITY OHIO.

COMPLETE

19. Remove Note "D" as it is not applicable to this plat.

COMPLETE

20. Please revise Note "E" to read Note "D" in response to the previous comment (Comment 19).

COMPLETE

21. Please add the appropriate scale to the title block.

ADDED TO SHEET 2

22. Include the following information with the Council Clerk section on the title sheet.

Approved and accepted by Ordinance Number _____, passed this day of _____, _____, wherein all areas shown dedicated hereon are accepted by the Council of the City of Grove City.  Clerk of Council _____
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COMPLETE AND REVISED

Please revise your materials accordingly and submit twenty (20) copies along with a response letter indicating how each issue noted was addressed in the revised plans to my attention by 5:00pm on Friday, October 25 to proceed on the November 5<sup>th</sup> Planning Commission meeting. Please note that all revised items need to be collated and folded.

This will allow us time to review the revisions prior to finalizing the agenda for the November Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please call me as soon as possible to arrange a date and time. If revised drawings cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the December Planning Commission meeting; however, if the above deadline is met, staff will recommend that your application be heard as described below.

Planning Commission will hear your request on Tuesday, November 5, 2019 in Council Chambers of City Hall at 1:30 p.m. Your request will be postponed to a future date if you are unable to attend the meeting.

If you have any questions or need additional information, please call me at 277-3019 or email [kspergel@grovecityohio.gov](mailto:kspergel@grovecityohio.gov).

Sincerely,



Kendra Spergel  
Development Planner

Kendra Spergel  
Development Planner

Received by  
City of Grove City  
10-02-19

## **Plat of Subarea "E"**

-Project Narrative-

The land platted herein "Plat of Subarea "E", consisting of 52 lots and 2 reserves, is to be transferred to Townsend Construction Company prior to the recording of said "Plat of Subarea "E". The lots platted herein will have access via dedicated right of way by "Beulah Park Section 1".