



# The City of Grove City, Ohio

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

6/15/20

Todd Lipschutz  
Maronda Homes  
3148 Broadway, Suite 305  
Grove City, Ohio 43123

Via email: lipshutz@maronda.com

Dear Mr. Lipschutz,

Staff has reviewed your application for the proposed Autumn Grove Section 4 Plat located on parcel 040-012312, in Grove City, Ohio. The control number for this application is #202005150025 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 revisions:

#### *Plat Comments*

1. Please explain the easements between lots 147/148 and lots 134/135 that are shown on the Plat but are not on the Construction Plans. Provide corrections to plat as necessary.
2. Please explain the easement between lots 127/128 that is shown on the Construction Plans but are not on the Plat. Provide corrections to plat as necessary.
3. Please show on the plans the lot width curve at the build line for lots 120, 121, 122, 131, and 133 to ensure that minimum lot widths are met.
4. Curve along right-of-way for along Honey Palm Drive for Lot 139 should identified.

#### *Detail/Typographical Comments*

5. Director of Public Service signature block shows approval date "201\_" and should be revised.
6. Acreages specified in Notes "D" and "E" should be double checked.
7. Chord distance for Curve number C15 should be double checked.
8. Curve number C21 fronting Lot 124 Belle Apple Street should be moved from inside the right-of-way to outside of the right-of-way, similar to the other curve labels.

Please revise your materials accordingly and submit revised digital copies through the project OneDrive folder with a response letter indicating how each issue noted was addressed in the revised plans to my attention by 12:00pm on Friday, June 26, 2020 to proceed on the July 7, 2020 Planning Commission meeting.

This will allow us time to review the revisions prior to finalizing the agenda for the July 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 August 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, July 7, 2020 either virtually through a Webex Event or in Council Chambers of City Hall at 1:30 p.m. Clarification on meeting format will be provided



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closer to the date of the meeting. 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 614-277-3021 or email [jhoppel@grovecityohio.gov](mailto:jhoppel@grovecityohio.gov).

Sincerely,

Jimmy Hoppel  
Development Planner

**Hoppel, Jimmy**

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**From:** Kirk, Matthew <mkirk@emht.com>  
**Sent:** Thursday, June 25, 2020 9:17 AM  
**To:** Hoppel, Jimmy  
**Cc:** lipschutz@maronda.com; Spergel, Kendra; Shields, Kimberly; Havener, Mary; Shreves, Kyle; Bruno, John  
**Subject:** Autumn Grove Section 4 final plat  
**Attachments:** Administrative Review Letter - Autumn Grove Section 4- PLAT.pdf; 20191111-VS-PLAT-04-2.pdf; 20191111-VS-PLAT-04-1.pdf

Jimmy,

Attached is the updated plat for your review. Please see responses to comments below.

1. Easements have been removed.
2. Easements have been added.
3. Dimensions added.
4. Done.
5. Revised.
6. Notes corrected.
7. Revised.
8. Done.

Thanks, Matt

**Matthew A. Kirk, PS**



**EMH&T Engineers, Surveyors, Planners, Scientists**  
5500 New Albany Road, Columbus, OH 43054  
v. 614.775.4131 | c. 614.940.5130 | [mkirk@emht.com](mailto:mkirk@emht.com)  
emht.com