

Received By:
Grove City Development
Date: 09/29/2020

PROJECT DESCRIPTION

The proposed development of the 15.8-acre property located on Harrisburg Pike, 1.4 miles south of downtown Grove City will provide age focused housing for those who want to stay in Grove City and enjoy its small-town character. This property has recently been annexed into the City and is adjacent to other single-family and PUD development to the southeast.

This development aligns with the 2050 plan and helps position Grove City to accommodate the regions growth and changing demographics over the coming years. The 2050 plan indicates that this site falls within the Mixed Neighborhood classification which includes attached single-family homes. This community features a type of housing that is not currently available in The City of Grove City and will be constructed, to provide quality two-story attached fee-simple single-family housing with two car garages and optional basements. This residential Planned Unit Development will contain architecture that takes advantage of the efficiencies of double housing while providing individuality and character for its residents.

Amenities provided to the community will include over four acres (more than 25%) of open space with a walking path situated around a new pond, plantings, as well as preserved trees and woods. Amenities also include intimate public gathering spaces, open spaces with shade trees, interconnected sidewalks and walking trails, auxiliary/guest parking, and a wooded perimeter to frame the community.

RESPONSE LETTER

Below please find a copy of your comments regarding the Hidden Meadows Plat and our responses to the individual items:

1. Please note that there is not currently a Grove City or City of Columbus approved sanitary sewer plan for this project. If during the review process any changes are made in the alignment or other details of the sanitary sewer plan, additional easement documents may need to be recorded to accommodate those changes.
 - a. The plans are nearing approval through the review process and we do not foresee needed changes, but this is noted and we will provide additional easement documents if required.

2. Please include note describing the details/restrictions for the Tree Conservation area. Staff suggests, "NOTE "F": A 10' WIDE TREE CONSERVATION ZONE SHALL BE DEDICATED AROUND THE PERIMETER OF THE PROPERTY. TREE CONSERVATION ZONES SHALL MEAN NO BUILDING OR STORAGE AND NO REMOVAL OF PLANTINGS OF ANY KIND SHALL BE PERMITTED, BUT THE CLEARING OF PLANT MATERIAL THAT IS DEAD, DYING, OR POSING A HAZARD OR THREAT MAY BE ALLOWED AS DETERMINED BY THE URBAN FORESTER FOR THE CITY OF GROVE CITY, WITH THE EXCEPTION OF DESIGNATED UTILITY/SANITARY EASEMENTS OR PUBLIC ACCESS EASEMENTS TO OFFSITE LOCATIONS. ANY PORTION OF THE AREA DESIGNATED AS A TREE CONSERVATION ZONE WHICH DO NOT CONTAIN TREES OR EXISTING VEGETATION OTHER THAN GRASS SHALL BE MAINTAINED PER THE GROVE CITY PROPERTY MAINTENANCE CODE.
 - a. This note has been provided on the plans.

3. Please include note describing the details/restrictions for the Landscape Buffer area on the southern portion of the site. Staff suggests, “NOTE "G": A 15' WIDE LANDSCAPE BUFFER SHALL BE DEDICATED IMMEDIATELY ADJACENT AND PARALLEL TO THE TREE CONSERVATION ZONE ALONG THE SOUTHERN PROPERTY LINE. THE LANDSCAPE BUFFER SHALL MEAN NO BUILDING OR STORAGE AND NO REMOVAL OF PLANTINGS OF ANY KIND SHALL BE PERMITTED, BUT THE CLEARING OF PLANT MATERIAL THAT IS DEAD, DYING, OR POSING A HAZARD OR THREAT MAY BE ALLOWED AS DETERMINED BY THE URBAN FORESTER FOR THE CITY OF GROVE CITY, WITH THE EXCEPTION OF DESIGNATED UTILITY/SANITARY EASEMENTS OR PUBLIC ACCESS EASEMENTS TO OFFSITE LOCATIONS. ANY PLANTINGS OR PLANT MATERIAL DAMANGED OR REMOVED DURING THE INSTALLATION OR MAINTENANCE OF UTILITY OR SANITARY STRUCTURES SHALL BE REPLACED. ANY PORTION OF THE AREA DESIGNATED AS A LANDSCAPE BUFFER ZONE WHICH DOES NOT CONTAIN TREES, ADDED, OR EXISTING VEGETATION OTHER THAN GRASS SHALL BE MAINTAINED PER THE GROVE CITY PROPERTY MAINTENANCE CODE.”
 - a. This note has been provided on the plans.
4. The approved zoning text for the site requires a connection between the multiuse path around the pond and the adjacent residential community to the east. Because the exact location of this connection point cannot be determined until the property to the east is developed, a note should be added to the plat to grant public access over the path and connection point within Reserve G to ensure this connection exists and cannot be blocked or otherwise inhibit public access once the connection is made.
 - a. Provided a note 'H' regarding this comments on the plans.
5. Please ensure coordination and cooperation with property to the east (PID: 040-009246) for sanitary and bike path connections between sites.
 - a. Continued coordination between sites will occur.

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6. On the left side of the page, in paragraph 2, there is a reference to the County Engineer accepting streets for public use. Since there are no public streets in this development, this should be revised as needed.
 - a. Note has been removed as it is not applicable.

7. The three remaining paragraphs are not the typical language used on Grove City plats. Please see attached example and revise language to generally reflect the intent of the attached example. There should be notes, whether here or separately, referencing the requirements of drainage easements, sanitary easements, conservation easements, etc. It is noted that there are notes on sheet 3 regarding the reserves, and specifically Reserve A since it is the private roadway. Should there be any references in Note A about utilities within Reserve A?
 - a. We have removed the three paragraphs mentioned and updated using the example text provided.
8. Under the main notes on the left side, the word “have” should be changed to “has” prior to ‘hereunto’
 - a. We feel that have is the proper language in this case and have left it in place.
9. Under State of Ohio, County of Franklin, SS, the Owner information needs to be filled in.
 - a. Information has been filled in.
10. Under Basis of Bearings, the bearing of Harrisburg Pike should be checked as the plat notes the seconds to be 41 instead of 21.
 - a. This has been corrected.
11. The approval signature block on the right side of the page currently has all signatures referenced to Franklin County. These should all be Grove City staff. Please revise.
 - a. This has been corrected.

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12. All labels of the Conservation Easement need to have the word “easement” added.
 - a. This has been corrected.
13. Street names need to be added and approved by the City prior to the approval of the plat.
 - a. Street names have been added
14. Any existing easements located offsite (east) should be labeled as such.
 - a. No existing easements

15. The construction plans include a phase line, but the proposed plat will create all lots and easements in a single phase. Please confirm the intent of any potential phasing of the development.
- a. The construction will occur in phases, but we wish to create all lots and easements at once.

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16. Note E contains a reference to City of Columbus approval. Please revise accordingly.
- a. This has been corrected.

Sincerely,
Advanced Civil Design, Inc.



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