

The Cottages at Brown's Farm Section 1
Final Plat Project Narrative
December 2, 2020

The Cottages at Brown's Farm Section 1 is a proposed single-family subdivision located on the east side of Haughn Road, south of the intersection of Haughn and Orders Roads. This plat contains 52 single-family lots, 4 reserve areas and a clubhouse with a pool, all situated on 19.591 acres. A second section of the project will provide an additional 58 single-family lots at a later date.

The project is served by a public sanitary sewer and a public water main. The internal water mains, stormwater management system and internal street network will be privately owned and maintained.

Date: December 22, 2020

Re: The Cottages at Brown's Farm Section 1 Administrative Responses

Attn: Dash Logan

The City of Grove City, Ohio
4035 Broadway
Grove City, Ohio 43123

To: Dash,

Please see our below response to the provided Administrative Review Letter for The Cottage's at Brown's Farm Section 1 dated December 15, 2020.

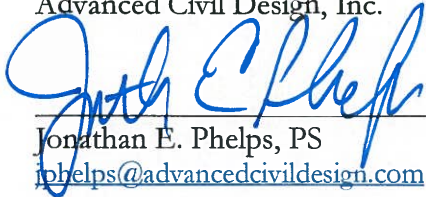
1. The Tree Preservation Area note has been added to Sheet 2.
2. The Path Easement line work, dimension definition, unique hatching per highlighted paths added, along with Path Easement notes on Sheets 2 & 3.
3. The bay of parking line work located south of the clubhouse has been updated to match the recent construction plan update on Sheets 2 & 3.
4. That is correct the intent is to install in the existing easement.
5. Additional dimensions, bearings and distances, along with dimension hooks have been added accordingly to better define proposed easements, along with tying easements down. Some specifics being along the front of lots 1-7, 15-16, 86-90, along with a label added in front of lots 1-4 to define the sanitary easement located there as shown on Sheets 2 & 3.
6. A label was added to reflect Reserve "A" that was created in Haughn Heights (recorded in P.B. 37, Pg. 67), along with the addition of M/I Homes of Central Ohio, LLC ownership information on Sheet 2.
7. Ownerships information has been added to the east of Section 1, north of Reserve "C" on Sheets 2 & 3.
8. Proposed monuments have been added in the vicinity of L40 and L41 on Sheets 2 & 3.
9. Stream Corridor Protection Zone notes have been added to Sheet 3.
10. The centerline of Haughn Road has been added on Sheets 2 & 3 with "CL" now shown on the centerline.
11. A legend has been added to Sheets 1, 2 & 3.
12. All adjoining property ownerships are now shown on the first three Sheets. (1, 2 & 3)

advancedcivildesign.com

13. The text overlap has been fixed east of the future road stub east of McKinney Road, just north of the sanitary easement.
14. The word "ordinance" is now spelled correctly on Sheet 1.
15. "Approved this ___ day of ___, 20___, by Ordinance No. ___" has been removed from Sheet 1.
16. 2020 has been changed to read 20__ in the Recorder signature block.

Please let us know of any questions or comments there may be.

Thanks!
Advanced Civil Design, Inc.



Jonathan E. Phelps, PS
jphelps@advancedcivildesign.com