

The Cottages at Brown's Farm Section 2
Final Plat Project Narrative
March 30, 2021

The Cottages at Brown's Farm Section 2 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 58 single-family lots and 4 reserve areas situated on 16.812 acres.

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.



The City of Grove City, Ohio

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

Received By:
Grove City Development
Date: 04/22/2021

4/16/2021

David Denniston
Advanced Civil Design
781 Science Blvd, Suite 100
Gahanna, OH 43230

Via email: ddenniston@advancedcivildesign.com

Dear Mr. Denniston,

Staff has reviewed your plat application for The Cottage's at Brown's Farm Phase 2 located on the south side of Orders Road and approximately 825 feet east of Haughn Road, in Grove City, Ohio. The control number for this application is #202103310024 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. Please note that a minimum front setback of 15' would be required on each of the lots, instead of the 25' shown on the plat. **Setback notes added to sheet 2.**
2. The third paragraph on the title sheet references easements outside of the platted area, but there do not appear to be any. Please revise this paragraph to remove that sentence.
This third paragraph on sheet 1 has been update.
3. Add the word "State" after "said" in the notary section on the left side of the title sheet.
"State" has been added to sheet 1
4. Update the property ownership for some of the surrounding adjacent properties. Please see the attached engineer comments for more information.
Surrounding property ownerships have been have verified and updated on all sheets.
5. Verify the parcel number for the 60' sliver piece that connects to Orders Road.
Parcel Number on the 60' sliver have been verified and updated on all sheets.
6. Remove Reserve G from Note B.
"Reserve G text has been removed from Note B on sheet 2.
7. Label Reserve A on Sheet 2.
"Reserve A has been labeled on sheet 2.
8. Check the boundary/easement, just south of the label for Richard Greenway. It appears to go further to the east.

The east "Absten" property line had be extended too far into the existing easement, east "Absten" property line is now correct.

9. Add monuments to each of the exterior boundary lines and show permanent markers.
Monuments are now shown (exterior & permanent markers)
10. Add symbols in the legend for the Iron Pin Set and Permanent Marker.
Symbols have been added to the legend for the Iron pin Set and Perm. Markers on sheet 2
11. Please add abbreviations to the legend for the utility easement setbacks and drainage easement.
The legend on sheet 2 has been update to include Utility Easement, Drainage Easement & Setbacks.

Please revise your materials accordingly and submit an electronic version of the items to the OneDrive folder previously provided (please let me know if you need a new link provided) as well as a response letter indicating how each issue noted was addressed in the revised plans. The digital submittal as well as one set of paper copies of all materials proceeding to Planning Commission and City Council for approval need to be submitted to my attention by 5:00pm on Monday, April 26 to remain on schedule for the May 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 materials cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the June 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, May 4, 2021 at 1:30 p.m. Your request will be postponed to a future date if you are unable to attend the meeting. Meetings are held virtually through Webex Events, and a link to attend will be provided to you prior to the meeting.

If you have any questions or need additional information, please call me at 277-3019 or email kspergel@grovecityohio.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kendra Spergel".

Kendra Spergel
Development Planner

- each building. Garage doors shall be of one color and constructed of wood-composite, fiberglass, or vinyl materials. For units within this subarea there shall be a minimum of 90% of two (2) car garages and the remaining 10% may be one (1) car garages.
- h. Orders Road Frontage. All structures fronting on Orders Road shall be rear-loaded to place the front doors of homes facing Orders Road. Structures along Orders Road shall feature variations in roofline, an offset in individual units, or other architectural features to break up the mass of structures.
6. Entry Signage. One entry sign shall be installed at each access point from public roadways with a setback of 15' from the right of way. Primary signs will consist of a maximum 7' x 3'6" sign face supported by a structure that is a maximum of 15' x 8' in size. Column style signs shall also be permitted at each entry, with the final design approved with the development plan. Landscaping, irrigation and lighting for all entrance features will be as shown and approved with the development plan.
- B. Subarea B – 36.403 acres
1. Intent. The intent of this subarea is to provide active-adult & senior friendly condominium and/or fee simple housing choices associated with the assisted care facility and the multi-family development located to the west. As such all units are to (at minimum) incorporate the same quality of design, detail and level of exterior finishes.
2. Permitted Uses. Condominium and/or fee simple residential use shall be permitted within this subarea. Subarea B consists of 36.403 acres containing 110 condominium and/or fee simple units.
3. Unit Size. Units shall be a minimum of 1,500 square feet.
4. Yard Dimensions.
- a. Front Yard. Primary building structure shall be setback a minimum of 15-feet from the private roadway. The face of unit garages shall be setback a minimum of 20 feet from the private roadway. Porches may encroach into required front yard area up to 3 feet.
 - b. Rear Yard. The minimum required rear yard shall be 20 feet from unit to unit and 24 feet from adjacent properties.
 - c. Side Yard. The side yard setback shall be a minimum of 10 feet between units. Chimneys and bay windows may encroach into the required side yard areas.
 - d. Minimum Lot Widths. The minimum lot width shall be 52'.
 - e. Haughn Road Setback. The build setback off Haughn Road shall be 50'.
5. Building Design.
- a. Materials. All exteriors shall use a mixture of hardi-plank, stucco, cultured stone and vinyl. No high chroma colors will be permitted in a building material.
 - b. Basements. Units may utilize slab foundations or full or partial basements unless soil conditions prevent or make the installation of a basement impracticable.
 - c. Roof. Roof shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.
 - d. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building
 - e. Garages. All homes shall have a two- car garage.
 - f. Accessory Structures. No accessory structures or pools shall be permitted.