



The City of Grove City, Ohio

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(614) 277-3000

Received By:
Grove City Development
Date: 09/01/2021

8/23/21

Alex Benson
CESO INC
2800 Corporate Exchange Drive, Suite 400
Columbus, OH 43231

Via email: alex.benson@cesoinc.com

Dear Mr. Benson,

Staff has reviewed your development plan application for the Pinnacle Quarry Section 1 Plat, in Grove City, Ohio. The control number for this application is #202106280045 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.

Please note that the comments below are intended to be general and do not reflect all comments generated during the administrative review process. Please see the attached plan sheets for all the comments generated during review.

1. Please clarify the intended phasing of this project. Two unique plats were submitted for Sections 1 and 2; however, most of the easements for Section 2 are shown on the Section 1 plat. Unless phasing requires it to be this way, staff recommends including Section 2 easements on the Section 2 plat.

Easements within section 2 are being platted with section 1 because we do not know if the plats will be recorded at the same time. These easements are necessary to service utilities within section 1.

2. Several easements shown differ or are missing from what is shown on engineering plans. See the attached plan sheets for locations.

Missing easements on the Xavier Run Court addition have been added. Easement on the north side of Reserve F have also been added.

3. References to notes for reserve areas are either missing or incorrect. Please verify that all references and notes for reserve areas are complete.

References within reserve labels have been updated to refer to the correct notes. Notes E, F, G refer to reserve notes.

4. The approved development plan shows an 8-foot-wide multi-use path going through Reserve H. As there is the potential for a future multi-use path within this reserve, an easement should be placed over this path within the Reserve granting public access and stating that the reserve will be maintained by the Homeowners Association, and at such time a path is installed, the path will be maintained by the City of Grove City as it will be part of the regional trail network.

I spoke with the engineer in regards to this path. There is no longer a path within Reserve H. The path easement has been added within Reserve F and offsite. Refer to note "H".

5. An 8-foot-wide multi-use path was shown through Reserve F on the approved development plan. As such, an easement will be needed over this reserve to grant public access. If the exact location of this path (and easement) is not known at this time, language should be noted on the plat that the path will be constructed by the developer but will be maintained, repaired or replaced by the City. The easement should also grant public access to the path upon completion of path construction.

The path easement has been added within Reserve F and offsite. Refer to note "H".

6. A landscape median is shown on the development plan at the entrance to the development from Jackson Pike (within Heimat Haus Drive right-of-way) This median should be placed in a reserve area to be owned and maintained by the Homeowners association.

Median has been added as reserves "J" and refers to note "g".

7. The plat currently shows 50' Right-of-Way for Xavier Run Court and 25' dimensioned off private lots; however, there is no lot or reserve created in the center. This area is occupied by an island planting bed on the approved development plan and should be placed in a reserve to be owned and maintained by the Homeowners association.

Island has been added as reserves "K" and refers to note "g".

8. Please show flood zone (flood plain, floodway, etc.) where applicable on plan sheets.

Flood plains have been added.

Please revise your materials accordingly and resubmit with a response letter indicating how each issue noted was addressed to the OneDrive folder provided to you by 12:00pm on Friday August 27th, 2021.

This will allow us time to review the revisions prior to finalizing the agenda for the September Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please contact me as soon as possible to arrange a date and time. If revisions cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the October 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, September 7th, 2021, in Council Chambers of City Hall at 1:30 p.m. The staff report for your application will be sent out by the end of day Friday September 3rd, 2021. 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) 277-3024 or email dlogan@grovecityohio.gov.

Sincerely,



Dash Logan
Development Planner

Pinnacle Quarry Section 1

-Project Narrative-

Pinnacle Quarry Section 1 consists of 65 buildable lots, 3 reserves and public roadways. The parcel being subdivided is PID: 040-016490-00 and our total platted area is 21.406 acres all out of land currently owned by M/I Homes of Central Ohio.