

# Trailview Run & Treetops @ Trailview Run Zoning Text

Grove City, Ohio

Revised 6-8-1810-21-2021

Updated to include revisions made at 6/18/18 City Council meeting

CURRENT ZONING: SF-1 (SINGLE FAMILY)

PROPOSED ZONING: PUD-R (PLANNED UNIT DEVELOPMENT- RESIDENTIAL)

Property Owners: Timothy J Christian  
334 Founders Circle  
Avon Lake, Ohio 44012D.R.  
Horton Indiana, LLC  
507 Executive Campus Drive, Westerville, Ohio 43082

Diane S Pourach  
4037 Waterwheel Lane  
Bloomfield, Michigan 48302

Applicant: Karl Billisits  
Harmony Development Group  
3650 Olentangy River Road  
Suite 401  
Columbus, Ohio 43214

D.R. Horton Indiana, LLC  
507 Executive Campus Drive,  
Westerville, Ohio 43082

Authorized Representative:

~~Tom Hart~~ Molly Gwin  
~~Isaac Wiles, Wiles & Burkholder~~  
2 Miranova Drive, Suite 700  
Columbus, Ohio 43215

## **I. PROPERTY**

The property ("Property") consists of approximately 49.974± acres south of Borror Road, east of the Grant Run Estates subdivision, approximately 3,400 feet north of London-Groveport Road, and approximately 3,200 feet west of SR 104 as further described on the attached legal description (Exhibit A) and Survey (Exhibit B).

## **II. INTRODUCTION**

The proposed community will consist of a mixture of single family homes designed for families with children and free standing patio homes designed with a minimum of two bedrooms on the first floor and no more than 50% of the first floor area permitted on the second floor (if a second floor option is chosen by the customer). The Patio Homes are designed for the active adult consumer who desires single floor living and community lifestyle services such as lawn/landscape maintenance and snow removal.

The patio home lifestyle living is in high demand in the area. The community provides an enclave opportunity for this type of living in an area with access to parks and trails in close proximity to children and grandchildren living near-by.

The style, size and types of homes are consistent with the adjacent community Grant Run Estates. The Single Family Homes minimum square home footage exceeds the requirements of Grant Run Estates and the Single Family lot size meets or exceeds the R1B standards. In addition the plan incorporates an open space buffer along the West property line of the property (As shown on the Preliminary and Final Development plans) to be restricted to a no disturbance zone or deeded to the Grant Run Lot owner immediately adjacent to the land.

## **III. GENERAL PROVISIONS**

- a. The provisions outlined within these development standards shall apply to the 49.974+/- acres of land as described in Exhibit A unless otherwise approved by Grove City Council. Other provisions of the Grove City Code shall apply to the extent that this Zoning Text and Development Standards do not address such matters.
- b. For the purposes of this Zoning and Development Standards Text, the terms and words contained within carry their customarily understood meanings. Words used in the present tense include the future and the plural includes the singular and the plural. The word "shall" is intended to be mandatory; "occupied" or "used" shall be considered as through followed by the words "or intended, arranged or designed to be used or occupied". In case of any difference of meaning or implicated between this text and the Codified Ordinances of Grove City, the Zoning Text shall control.

- c. All provisions of this Zoning and Development Standards Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid, the remaining provisions and application of those provisions to other persons or circumstances are not affected by that decision.
- d. Deviations from the standards, requirements, and uses set forth herein as well as the Zoning Code may be approved by City Council through the Development Plan process, as long as they are consistent and harmonious with the overall intent of the development and do not diminish, detract or weaken the overall compatibility between the uses within or proximity of the property.

#### **IV. PERMITTED AND ACCESSORY USE**

- a. Trailview Run and The Treetops at Trailview Run will be a residential neighborhood that shall contain a mixture of detached single-family homes on public streets (Subarea A) and detached patio homes on a combination of public and private streets (Subarea B).
- b. Each home shall be on its own lot.
- c. The density of the site shall not exceed One-Hundred and Seventeen (117) units and 2.34 dwelling units per acre. A maximum of forty (40) units shall be patio homes.
- d. Accessory uses shall be regulated in accordance with the Grove City Zoning Code.

#### **V. GENERAL SITE DEVELOPMENT STANDARDS:**

- a. Entryway. A landscaped entry to the site will be located on Borrer Road and shall incorporate design elements in keeping with the area. The fencing depicted on the Final Development Plan will match the fencing on the North Side of Borrer Road. In addition the existing Barn will remain and be incorporated into part of the entry feature.
- b. Streets. All Public Streets shall be a minimum of 28 feet in width (as measured from back to back of curb). All Private Streets shall be a minimum of 26 feet in width (as measured from back to back of curb), owned and maintained by the Patio Home Owners Association.
- c. Bike Path. An 8-foot wide asphalt path shall be constructed and dedicated for public use to provide recreational opportunity to the residents of the neighborhood as well as the larger community. The path will connect the 11+/- acre new city park at the southern end of the Property to the new Proposed Bike path planned with the Borrer Road Widening.
- d. Open Space. Open space shall be provided as depicted on the Final Development Plan and shall meet the requirements of Section 1101.09(b);. The open space will be owned and maintained by the Homeowners Association except for the area along Grant Run that will be dedicated to the City of Grove City. Open space is to be reserved for passive activities, and will include benches and other seating areas, along with connections generally from the north to the south through the open space system as well as amenities described in the Final Development Plan.

- e. Amenity. The developer shall construct a 20'x20' picnic shelter in the new park at the southern end of the site as well as a parking lot and bike paths depicted on the Final Development Plan within the Park.
- f. Site Lighting. Site lighting on the public streets shall meet the current requirements of Grove City Code and the lighting fixtures will match the fixtures in the adjacent community of Grant Run. The Private Street lighting will match the fixtures in the Public Street area but will be owned and maintained by the Patio Home Owners Association.
- g. Fencing. Fencing shall be ~~limited to~~ **permitted for the** entry feature ~~fencing~~, courtyard privacy fencing and pool fencing as required by applicable rules and regulations. Additional fencing, matching the style and specifications of the entry feature fencing, shall be installed in a continuous run on the edge of all the single family lots bordering the property at 1421 Borror Road (Parcel Id. 040-15527). Additional fencing matching the style and specifications of the entry feature fencing shall extend from the edge of the floodplain to the right-of-way line of Borror Road adjacent to the property at 1421 Borror Road. This fencing shall provide a visual barrier to delineate the property lines and is to be maintained by the homeowners' association. **Fencing shall be permitted for individual lots, subject to the deed restrictions and the Design Review Board as established by the homeowners' association. Fences or walls shall be constructed of wood, vinyl, wrought iron or high-quality aluminum, stone or brick, as approved by the Design Review Board, and in no event shall chain link or other metal wire fencing be permitted. No fence or wall shall be constructed in excess of forty-eight inches (48") above finished grade, subject to Grove City regulations. Fences or walls shall not be located closer to the street than a line parallel to the street and extending from the midpoint between the front and rear corners of the home, and in no event shall fences be located closer to any street than the building line shown on the recorded plat (front and side yard building lines on corner lots), except that ornamental railing, walls or fences no exceeding three feet (3') in height which are located on or entirely adjacent to entrance platforms or steps are permitted. No fences may be constructed within any area designated on a recorded plat as a "Drainage Easement," excepting those approved or installed by Declarant, or unless approved by Grove City and the Design Review Board. No other lawn or common areas shall be fenced.**
- h. Retention Ponds. Retention Ponds shall comply and be constructed in accordance with Grove City's Stormwater Design Manual.
- i. Landscaping, Screening, Tree Survey and Tree Preservation
  - 1. Four trees shall be provided per residential unit and installed by the developer. One tree (2-inch caliper minimum) shall be provided between the sidewalk (or the street if a sidewalk is not present) and the front of each residential home. All other trees and plantings shall be arranged within the front, side or rear yard areas with emphasis on the front facades. Tree placement for patio homes in subarea B, shall insure good horticultural practices and healthy tree development on smaller lots and/or re-location of trees to other areas may be completed if necessary. In the case that trees die, trees shall be re-installed by the developer or the HOA per the final development plan. Any existing or

proposed fee requirements related to trees under this text are hereby requested to be waived by Council as the developer is performing installation and/or replacement as necessary.

2. Existing healthy trees with fifteen (15) feet of the sites perimeter (measured from the property line) and within the 100-year floodplain or Stream Corridor Protection Zone shall be preserved with the exception of utility and road crossings. All Ash Trees shall be removed as directed by the City's Urban Forester.
3. A tree survey was provided with the Final Development plan. All six inch (healthy) trees and larger shall be protected and preserved except for Ash trees that may be removed at the direction of the City's Urban Forester.
4. Lots adjacent to properties to the west shall retain existing vegetation as a buffer. This buffer will be preserved by either deeding 20' of property to each lot owner to the west as shown on 'Exhibit A', or restricted to a no disturb zone owned by the future lot owners in Trailview Run. This extra depth in lots provides adequate space to preserve existing tree rows that will provide significant buffering. A 20' No Disturb Zone shall also be dedicated at the rears of the lots on either side of the main entry as shown on the Development Plan. For purposes of this text, "no disturb" zones shall prohibit the placement of structures (above or below ground), storage of items/materials, or the removal of trees of 2 inches or more caliper unless otherwise required to keep the property within good horticultural practices, including the clearing of brush, hazard branches or dead trees, or other noxious, invasive plant material. Alteration of grade is prohibited, except as approved by the City of Grove City and in keeping with positive drainage practices and subdivision grading requirements.
5. To accommodate and maintain additional natural buffer, the developer shall create a 20-foot-wide no-disturb reserve area running the length of parcel number 040-012113. This 20-foot-wide reserve lot may be conveyed to the owners of 040-012113. Any such conveyance shall include deed restrictions reflecting the no-disturb, maintenance and grading requirements contained in subsection 4 above.

j. Parking

1. Four parking spaces shall be provided for each dwelling unit with a minimum of two spaces in an attached garage of each home and two spaces in each driveway.
2. Additional parking will be provided in the park (8 spaces as shown on the final development plan)
3. On-Street parking will be restricted to one side of the street (Non-Fire Hydrant side of the street). "No Parking" signs shall be installed as directed by the Fire department.
4. The parking or storage of boats, trailers, or recreational vehicles in a driveway within the subdivision shall be prohibited.

k. Signage.

1. There shall be an entry feature sign on each side of the Borrer Road entrance for this subdivision. The signs shall meet signage requirements

and setbacks of Chapter 1145 and the landscaping requirements of Section 1136.09(a)(1).

2. Any additional signage proposed on site shall meet the requirements of Chapter 1145 and landscaping requirements of Section 1136.09(a)(1). If not included in the final development plan, additional signage shall meet code requirements and shall be reviewed and approved by the Development Department
- l. Utilities. All new utilities shall be located underground except for pedestals for electricity, cable, phone, or similar utilities. Pedestals shall be located in rear.
- m. No trash dumpsters shall be used except during construction, alteration, or repair of a home. Each resident shall be responsible for trash pickup and have individual trash containers.
- n. Mailboxes shall meet standard postal service requirements or match the mailboxes within Grant Run if permitted by the postal service.

**VI. ARCHITECTURAL DEVELOPMENT STANDARDS AND AREA REQUIREMENTS**

- a. The following standards shall apply to the **Subarea A single family lots.**
  - Min lot width ..... 70'
  - Min. Lot size..... 8,400 sf
  - Max. building coverage..... 40%
  - Max. height ..... 35'
  - Min. parking..... 4 spaces, including garages
  - Min. sideyard setback ..... 7.5'
  - Min. sideyard setback adjacent R.O.W... 25'
  - Min. frontyard setback ..... 25'
  - Min. rearyard setback ..... 25'
  - Min. square footage ..... 1,800 sf two story  
1,600 sf one story
- b. The following standards shall apply to the **Subarea B Patio Homes.**
  - Min lot width..... 50'
  - Min. Lot depth ..... 120'
  - Max. building coverage..... 55%
  - Max. height ..... 35'
  - Min. parking..... 4 spaces, including garages
  - Min. setback between units..... 10'
  - Min. frontyard setback from curb..... See Exhibit
  - Min. rearyard setback ..... 25'
  - Min. square footage ..... 1,350 sf one and two story

**VII. BUILDING ARCHITECTURE AND MATERIALS**

- (a) The architectural character of the homes depicted in the building elevations and/or renderings shall be approved as part of the Final Development Plan. Additional plans and/or elevations submitted after

Final Development Plan approval by City Council shall be approved by the Development Department to allow for alterations based on changes in market demand and customer preferences and selections over time, so long as they are consistent with the quality, character and proportions of the building elevations approved with the Final Development Plan, subject to the following standards being met:

- i. The exterior of the buildings shall be restricted to the following materials, however the same primary materials and details used on front elevations of homes shall be carried through to and utilized on all other elevations of the home in a manner that creates continuity and balance among all facades;
- ii. The side and rear elevations of each home shall display a high level of architectural quality and interest;
  - 1. LP Smart Side and Trim or an equivalent siding product
  - 2. Fiber cement siding such as Hardie Plank™
  - 3. Aluminum or vinyl soffits and fascia
  - 4. Cultured stone
  - 5. Brick
  - 6. Single hung, low-e vinyl windows
  - 7. Dimensional architectural shingles
  - 8. Faux shutters
  - 9. Dormers (active and inactive)
  - 10. EIFS accents
  - 11. Vinyl siding premium/architectural grade with a minimum thickness of .044 mills
  - 12. Wood
  - 13. Other materials used as minor accents subject to approval of the Development Department.
- a. Masonry Requirements: Front – All front elevations are to include not less than 25% brick, stone or cultured stone, exclusive of windows, door openings and garage doors. Subject to the review and approval by the City, homes may be permitted without the requirement of 25% masonry on the front elevation provided they are compatible with or complementary to the built environment. Such review will conclude with final determinations made by the Development Department and shall be based on appropriate massing, as well as character and design. At minimum structures are to include two architectural elements from the following list; window mullions, window trim wrap, bay window or bay elements, vertical board and batten or shake

- style siding elements (provided such elements are compatible with the design, style and character of the home and subject elevation), shutters, or decorative louvers of at least 3 sq. ft.
- b. Trim Requirements: Sides and Rear Windows/Doors – 3 ½" actual minimum trim required, but not if window is bordered by masonry or includes shutters. Trim material for windows front, sides and rear may be vinyl.
  - c. Overhangs and Eaves: Required 8" minimum from outside walls.
  - d. Exterior Colors
    - 1. Siding colors. Natural earth tones and/or warm neutral colors, including white. High-Chroma colors are not permitted
    - 2. Trim colors. Natural earth tones and/or warm neutral colors, including white. Complementary or contrasting siding color. High-Chroma colors are not permitted.
    - 3. Roof Colors. Shingle colors shall be from the color range of natural materials; such as, but not limited to wood shakes, slate, etc.
  - e. Basements. All homes in Subarea A shall have partial or full basements, soil conditions permitting.
  - f. Garages. All homes shall have a minimum attached two-car garage. Garage door openings shall not exceed 45% of the width of the house façade for a two-car garage or 50% of the width of the house façade for a three-car garage, including the garage. In the traditional single family Subarea A only, all corner lots shall include side-loaded garages or three-car garages. Where side-loaded garages will fit on other than corner lots in the single-family Subarea A, side-loading shall be offered as an option subject to customer preferences.
  - g. Diversity. The same home design with the same front elevation shall not be constructed on lots that are adjacent to or directly across the street from one another. A lot shall be deemed to be directly across the street from any other lot that is located in whole or in part between two imaginary straight-line extensions of the side lot lines for the first lot which extend to the opposite side of the public right-of-way on which the first lot has frontage, as illustrated on and subject to the conditions noted on the Attachment "A". On corner lots, the diversity requirement shall be applied to the street on which the home's front façade is located. Houses with the same footprint may be allowed within the distance and parameters described above provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of front porch, etc. The Development Department shall have the final approval as to whether a change is "substantial."
  - h. Main roofs shall have a minimum pitch of 6/12.

- i. Accessory Structures. No detached garages, sheds or other accessory structures shall be permitted.
- j. All exposed courses of foundations of all homes shall be brick or stone, or brick or stone veneer, or if not such treatment, shall not exceed 12 inches in exposure and shall be any other material or stamped design that simulates the appearance of brick or stone.
- k. Deviations to these standards shall be approved by the Development Department.

### **VIII. PHASING**

The property will property will be developed in three phases as depicted on the Final development Plan.

### **IX. HOME OWNERS ASSOCIATION AND PATIO HOME OWNERS ASSOCIATION**

- a. The developer prior to occupancy by any residents will establish a homeowners association. Control of the association shall be turned over to the residents according to Ohio Law. Association responsibility shall include care for the entryway, required tree installations and all open spaces after the development period and turnover date. All association responsibilities and obligations shall be set forth in the HOA declaration prepared and recorded by the developer prior to occupancy.
- b. The developer prior to occupancy by any residents will establish a patio homeowners association. Control of the association shall be turned over to the residents according to Ohio Law. The Patio Home Owners will be a member of the Home Owner Association for maintenance of the open spaces, required tree installations and the entryway after the development period and turnover date. The Patio Home Owners Association responsibility shall include private street maintenance; snow plowing, lawn and landscape maintenance, street lighting and other duties as agreed to by members. All association responsibilities and obligations shall be set forth in the PHOA declaration prepared and recorded by the developer prior to occupancy.

Received By:  
Grove City Development  
Date: 10/21/2021

**RECEIVED**

SEP 18 2015

Franklin County Engineer  
Dean C. Ringle, P.E., P.S.

C-28-18  
Exhibit A

ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By 33 Date 9/18/15

**Description of a 51.683 acre tract for annexation purposes**

Situated in the State Ohio, County of Franklin, Township of Jackson, in Virginia Military Survey #6115, being a part of Lot 6 of the partition of the Huffman Lands (Plat Book 1, Pg.260), and being a 23.026 acre tract of land now or formerly conveyed to Mildred A Christian, Trustee (Parcel 1 of O.R. 16047 J-08), and a 28.657 acre tract of land now or formerly conveyed to Timothy J Christian (First Parcel of Instr.200411160262813), further bounded and described as follows:

Beginning for reference at a disk, known as FCGS 1324 (Franklin County Geodetic Survey), found in a monument box assembly at the center line intersection of Borrer Road, a 60' public right-of-way (Road Record 4, Page 359), with west line of said Lot 6, also being on the north line of said Virginia Military Survey #6115;

thence with the center line of said Borrer Road and north line of VMS #6115 N 75°03'05" E, 377.63 feet, to a mag nail found at the northeast corner of land conveyed to Mildred A Christian, Tr. (Instr.201011100151228), said point being the TRUE PLACE OF BEGINNING for the parcel hereinafter described;

thence N 75°05'10" E, 255.04 feet continuing along said center line of Borrer Road to a mag nail found at the northwest corner of land conveyed to Mildred A Christian, Tr. (Instr.201011100151226);

thence S 05°31'37" W, 510.11 feet along the westerly line of said Mildred A Christian, Tr tract, passing over a rebar capped "C&A" found at 32.02', to a rebar capped "C&A" found at the southwesterly corner of said Christian tract;

thence S 85°50'44" E, 214.44 feet along said Christian tract to a rebar capped "C&A" found on the westerly line of land conveyed to Mark R and Leslie R Harbold (D.B. 3578, Pg. 416);

thence S 04°09'13" W, 2669.44' feet along said Harbold tract, passing over a rebar capped "6579" found at 679.74' referencing a northwesterly corner of land conveyed to Marilyn S Swackhammer (D.B. 3576, Pg.633 and Instr.201212130191702), also passing a rebar capped "C&A" at 1122.01', continuing along said Swackhammer tract to the northerly line of land conveyed to Lois L Hancock Ltd. (Parcel 3 of Instr. 199808050198537) and Jess H Hancock Ltd. (Instr.199808050198533), reference 3/4" pipes found N 04°09'13 E, 5.00' and N 87°07'18"W, 5.00';

thence N 87°07'18" W, 577.96 feet along said Hancock tract to a rebar capped "C&A" found at an angle point therein;

thence S 73°02'42" W, 229.50 feet, continuing along said Hancock tract, to a 1/2" pipe found on the westerly line of Grant Run Estates, Section 3 (Plat Book 103, Pg.35) and the existing City of Grove City corporation line (Ordinance No. C-70-75, Official Record 165-584);

thence N 03°45'19" E, 1638.39 feet along said corporation line, Grant Run Estates, Section 3 and Grant Run Estates Section 4, Part 1 (Plat Book 105, Pg.5) to a 3/4" pipe found in the easterly line of Sublot 140 of Grant Run Estates Section 4, Part 2 (Plat Book 105, Pg.9);

thence N 04°16'56" E, 1102.74 feet continuing along said corporation line, said Grant Run Estates and the westerly line of land conveyed to Michael H and Nancy L Gosztyla (Instr.200306270196007) to a 3/4" pipe found at the southwesterly corner of land conveyed to J. Joseph Parsley and Ann Marie Garland (Instr.201410070132556);

thence S 85°42'16" E, 356.70 feet, leaving said corporation line, along the southerly line of said Parsley and the southerly lines of lands conveyed to David and Kayla Spellman (Instr.200209200235280) and the aforesaid Mildred Christian tract, to a rebar capped "C&A" found;

thence N 04°15'51" E, 451.40 feet along said Christian tract to the TRUE PLACE OF BEGINNING, passing over a 3/4" pipe found at 419.88'.

Containing 51.683 acres of land, more or less, of which 0.175 acres is contained within the right-of-way of Borror Road, as surveyed under the direct supervision of Matthew L Campbell, P.S. 8546 of Campbell and Associates, Inc. in August of 2015.

The basis of bearings for this description is N 04°16'56" E as shown for the easterly line of Grant Run Estates Section 4, Part 2. All capped rebars set are 5/8" in width and 30" in length with ID cap marked C&A.

Subject to all legal highways, easements, restrictions, covenants, agreements and reservations of record.

*All documents referenced herein are Franklin County Recorder's records.*

**ABOVE DESCRIPTION IS FOR ANNEXATION PURPOSES ONLY.**



STATE OF OHIO, COUNTY OF FRANKLIN,  
TOWNSHIP OF JACKSON

Part of Virginia Military Survey 6115  
Part of Lot 6 of Huffman Lands (Plat Book 1, Page 260)

BASIS OF BEARINGS      PERTINENT DOCUMENTS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 04°16'56" E FOR THE WEST PROPERTY LINE AS SHOWN ON THE PLAT FOR GRANT RUN ESTATES SEC.4 PT.2.

-Tax maps and deeds of record  
-Grant Run Estates Subd. Plats  
-SURVEYS  
Myers Surveying 12/2012  
Harvey 4/1975  
Haines 9/2010

- ① Mildred A Christian, Tr.  
Instr. 20101100151228
- ② David & Kayla Spellman  
Instr. 200204200235280
- ③ J. Joseph Parsley  
Ann Marie Garland  
Instr. 201410010132556
- ④ Michael H & Nancy L Gosztuja  
Instr. 200306270146007

**PARENT:**  
23.026 ACRES  
1003013 SQ. FT.

0.175 acres  
1642 sq.ft.  
in right-of-way

**NEW PARCEL:**  
4.534 ACRES  
197105 SQ. FT.

0.067 acres  
2920 sq.ft.  
in right-of-way

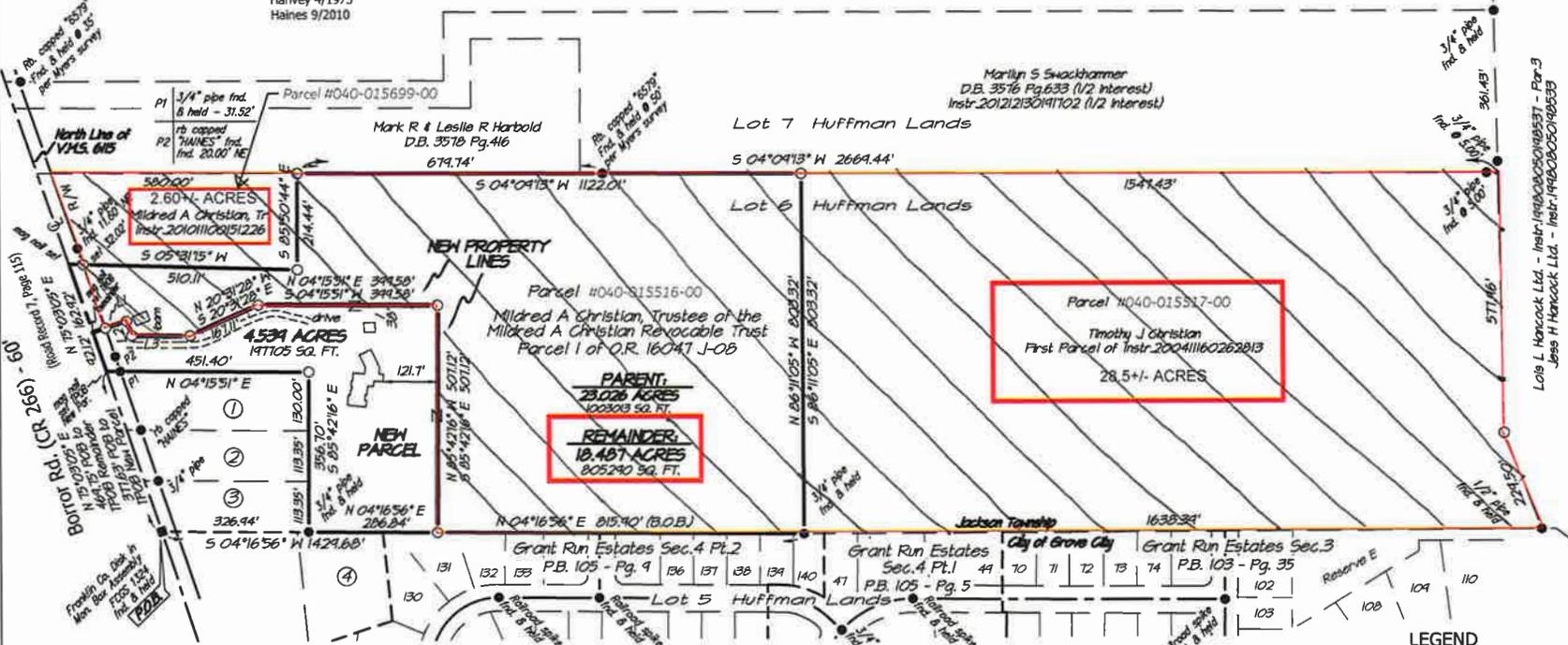
**REMAINDER:**  
18.487 ACRES  
805240 SQ. FT.

0.108 acres  
4720 sq.ft.  
in right-of-way

L1	N 14°56'55" W S 14°56'55" E 80.00'
L2	N 75°03'05" E S 75°03'05" W 35.00'
L3	N 04°15'51" E S 04°15'51" W 130.28'



0 250'  
SCALE: 1"=250'



NOTE: DIMENSIONS SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

NOTE: THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND NO SEARCH OF PUBLIC RECORDS WAS MADE FOR EASEMENTS, RIGHT-OF-WAYS & ETC.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO AS DESCRIBED IN O.A.C. CHAPTER 4733-37.

MATTHEW L. CAMPBELL  
CAMPBELL & ASSOCIATES, INC.

REG. NO. 8546

DATE

LEGEND

- T.P.O.B. - TRUE PLACE OF BEGINNING
- P.O.B. - PLACE OF BEGINNING
- rec. - RECORD DISTANCE OR ANGLE
- calc. - CALCULATED DISTANCE OR ANGLE
- obs. - OBSERVED DISTANCE OR ANGLE
- - MONUMENT FOUND, SIZE & TYPE AS INDICATED.
- - 5/8" REBAR, 30 INCHES IN LENGTH, WITH I.D. CAP C&A TO BE SET

DATE: Nov 2015  
BY: mlc  
SCALE: 1"=250'  
Revised: 1/27/2016  
altered frontage to meet  
Grove City zoning standards



CAMPBELL & ASSOCIATES, INC.  
Land Surveying

77 E Wilson Bridge Rd Ste.205  
Columbus, Ohio 43085  
(800) 233-4117  
www.campbellsurvey.com

JOB NO.  
CO130502BNDY

SHEET 1 OF 1

C-28-18

Received By:  
Grove City Development  
Date: 11/29/2021

Adjacent Property Owners  
Parcel Nos. 040-015516-00; 040-015517-00

D.R. Horton Indiana LLC  
921 N. Meridian Street  
Indianapolis, Indiana 46260

Joshua Allen & Samantha Malone  
5798 Trail View Crossing  
Grove City, Ohio 43123

Jose Luis Hernandez-Elizondo  
5790 Trail View Crossing  
Grove City, Ohio 43123

Mark & Leslie Harbold  
1389 Borrer Rd.  
Grove City, Ohio 43123

Michael and Nancy Gosztyla  
1485 Borrer Rd  
Grove City, Ohio 43123

Matthew and Rebecca Goller  
326 Douglasfir Dr  
Blacklick, Ohio 43004

Brian & Penney Lysiak  
5697 Platinum Dr  
Grove City, Ohio 43123

Charles and Karen Gibson  
5687 Platinum Dr.  
Grove City, Ohio 43123

Charles and Rebecca Brown  
5677 Platinum Dr.  
Grove City, Ohio 43123

George and Jillian Alexander  
5667 Platinum Dr.  
Grove City, Ohio 43123

Donald and Deloris Cain  
5647 Platinum Dr.  
Grove City, Ohio 43123

Christopher and Jennifer DeMatteo  
5637 Platinum Dr.  
Grove City, Ohio 43123

John Francis, Jr. and Peggy Keohane  
5627 Platinum Dr.  
Grove City, Ohio 43123

Zhu Ming Wen and Dong Su Qing  
5617 Platinum Dr.  
Grove City, Ohio 43123

John and Julia Conaboy  
2541 Indian Trail SE  
Grand Rapids, Michigan 49506

With copy to: 5607 Platinum Drive  
Grove City, Ohio 43123

Calvin and Hilary Hatem  
5597 Platinum Dr.  
Grove City, Ohio 43123

Wendi and Chad Beck  
5900 Grant Run Estates Dr.  
Grove City, Ohio 43123

Timothy and Angela Streeter  
5914 Grant Run Estates Dr.  
Grove City, Ohio 43123

Faraan A. Qureshi and Zafar Khaula  
5938 Grant Run Estates Dr.  
Grove City, Ohio 43123

Daniel and Christine Burkett  
5952 Grant Run Estates Dr.  
Grove City, Ohio 43123

AH4R Properties LLC  
23975 Park Sorrento Suite 300  
Calabasas, California 91302

Brian and Candice Kleinschmidt  
5972 Grant Run estates Dr.  
Grove City, Ohio 43123

Anthony and Beth Beach  
5982 Grant Run Estates Dr.  
Grove City, Ohio 43123

LLB Brown Stacy R  
5992 Grant Run Estates Dr.  
Grove City, Ohio 43123

Marguerite A Chesnut  
6002 Grant Run Estates Dr.  
Grove City, Ohio 43123

Carol A and Ronald W. Cox  
1453 Hemetite Dr.  
Grove City, Ohio 43123

Grant Run Estates Homeowners' Association  
929 Eastwind Dr. Ste 223  
Westerville, Ohio 43081

Marily Sue Swackhammer  
1379 Borrer Rd.  
Grove City, Ohio 43123