

July 22, 2022

City of Grove City
Development Department
4035 Broadway
Grove City, OH 43123
Attn: Dash Logan, Development Planner

RE: Hickory Creek – Development Plan #202203300018

Dear Mr. Logan,

We are in receipt of your review comment letter dated 7/15/2022 for the above-referenced project, to which we provide the following responses. Your comments are reiterated below with corresponding responses for each. Please review these responses, along with the revised Development Plan materials dated July 22, 2022, at your earliest opportunity.

General

1. Please provide clarification on the phasing of the proposed development. Is the intent to construct the development in sections? If so, how will the construction of Haley Way be handled?

Response: The development may be constructed in multiple phases, a final phasing has not yet been determined. However, it is anticipated that Haley Way will be constructed as part of the initial phase

Site Plan

2. While staff supports the inclusion of a median along Haley way for traffic calming, the lanes should be widened to a minimum of 12' in each direction. This can be accomplished by bumping the roadway out, similar to the plan approved in 2015 for the site, or through narrowing the median; however, staff believes the median should be at least six (6) feet wide to allow adequate space for plantings.

Response: Haley Way was revised to provide a minimum of 12' face of curb to face of curb lanes and a minimum of 6' face of curb to face of curb median.

3. The Williamsburg Court stub street should include the treatment shown in the attached detail used elsewhere in the city.

Response: The detail has been added to the plans.

4. A sidewalk should be extended along the site's Order Road frontage. Please be advised that the city may be willing to entertain a contribution towards this improvement noting other future Orders Road improvements.

Response: The developer will contribute to the Orders Road Improvement Project.

5. Clarify the difference between proposed sidewalks constructed by developer and contractor. Is the intent that the sections labeled as "proposed by homebuilder" be constructed with each individual unit?

Response: The sections labeled "proposed by homebuilder" will be constructed after vertical construction for that lot has been completed in order to prevent damage to the newly constructed sidewalks during home construction.

6. The mounding along Orders Road should range between 4 to 6 feet in height, with the majority of mounding being 6 feet.

Response: The mounding along Orders Road has a height of 6 feet for the majority of the length of the mound.

7. Clarify how the mounding along Orders Road will be maintained, as it is currently not shown within a reserve area.

Response: A reserve has been created along Orders Road. Mounding will be located wholly or partially within this reserve. Maintenance will be by the owners' association.

8. Clarify if the landscape buffer along the east and west property lines will be placed in a no-disturb/preservation zone. If so, these areas should be noted on the plan sheets and will need to be included in the zoning text.

Response: A note was added to the plan on sheet L1.01.

9. Streets less than 32 feet wide shall have "No Parking" signs on one side of the street. Streets narrower than 28 feet wide are not permitted any on-street parking and should include signage indicating such.

Response: All streets are 28' in width and will have no parking along the side of the street with the fire hydrants.

Roadway Improvements

10. Please be advised that plans for the widening of Orders Road were designed as part of the previous plan approval in 2016. and the city asks that a contribution be made for the installation of these improvements as part of a future City project.

Response: The developer will contribute to the Orders Road Improvement Project.

Engineering/Utilities

11. The water line along Orders Road will need to be extended along the entire frontage of the parcel. Noting that the widening of Orders Road will be a future City project, the city asks that a contribution be made for the future extension to be done with the roadway improvements.

Response: The developer will contribute to the Orders Road Improvement Project.

12. Noting the history of drainage issues in this area, please confirm that no ponding or low spots will be created as a result of this development at all locations surrounding the proposed development.

Response: There will be no ponding created resulting from this development. This will be confirmed in final engineering design.

13. The existing section of Haley Way to the north of the site has a 5 foot sidewalk on both sides of the roadway. Provide a detail for connection of proposed to the existing walks.

Response: There will be a taper over 10' from the 8' path to the 5' walk. This will be finalized in final engineering design.

14. Provide swale slopes for the swale along the west property line and ensure a minimum slope of 1.5% is maintained.

Response: Side and rear yard swales will be provided in final engineering.

15. Refer to Grove City Standard C-GC-87 for the City's retaining wall detail.

Response: Standard drawing C-GC-87 will be referenced for any retaining walls required for the site. This will be confirmed in final engineering.

16. Please be advised that as long as all Standard drawings are referenced on the Title sheet, the details do not need to be included in the plan sheets.

Response: Noted

Landscaping

17. A tree inventory should be provided showing the size, genus, species and condition of all trees 6" dbh or greater on site.

Response: A tree survey is provided, see sheet L4.03.

18. Additional street tree diversification is requested. 2 to 3 different genus should be included on all streets and interspersed along the streetscape to prevent the same types of trees from

being so close to each other.

Response: 2-3 different genera have been incorporated as requested.

19. Please be advised that Oaks, Honeylocust and sweetgum trees are not ideal for proposed street trees noting that Oaks and Sweetgum produce fruit which may pose a nuisance to residents. Additionally, Honeylocust have the potential to lift sidewalks due to their root structure.

Response: All oaks, honeylocust, and sweetgums have been substituted with other selections.

20. The minimum height of shrubs should be 24" at the time of installation. Trees should be a minimum of 2" caliper if single stem and 6' in height if multi stem. Please verify that this is the case for proposed plantings.

Response: All plants are specified to meet the requirements at the time of installation.

21. A note should be added to the plan sheets stating that any service structures such as electrical transformers electrical boxes for pond pumps or any other above ground structure will be screened per 1136.08 of code.

Response: The Landscape Plan's General Notes has been updated accordingly to include this requirement.

22. Native plants (Ohio or Midwest) should be utilized where feasible.

Response: Noted. Native Plants will be used where feasible.

23. Please see the attached plan sheets for location specific comments and revisions requested.

Response: Revisions to the plan set were made based on the comments given.

Stormwater

24. Comments were generated on the stormwater report included with the application. See attached report for markups.

Response: The stormwater maps have been updated. Calculations for culvert sizing will be provided in final engineering.

25. Please be advised that while of Reserves B and C will be dedicated to the City, the dedication shall exclude stormwater BMPs.

Response: The entirety of the reserves will be dedicated to the City as you cannot partially dedicate reserves. Stormwater BMPs will be maintained by the HOA.

Additional Comments

26. Please note that, based on the detail of the plans submitted, additional comments were generated during the review of your development plan. Please see the attached plan sheets for all comments; however please be advised that these comments do not need to be addressed for the development plan to proceed and have been provided to you to help expedite the review of the site construction / engineering plans.

Response: Noted.

27. The Development Text (Zoning Text) should be removed from the materials associated with the development plan, as this text will be approved as part of the rezoning application.

Response: Development Text has been eliminated from the digital folder provided for the development plan application update.

28. A water service plan will need to be prepared, submitted, and approved by City of Columbus Division of Water (at time of construction plans).

Response: City of Columbus Division of Water will review and approve the public water design under the Street, Storm, & Water Improvement Plan Cover during Final Engineering. A standalone water service plan is not required as the entirety of water will be public water main.

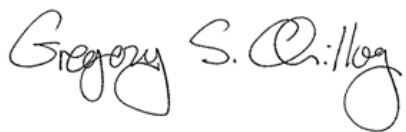
29. The signature block on the cover page should be updated to include lines for City Administrator, Director of Public Service, Reviewed for the City of Grove City and Jackson Township Fire Department.

Response: Signature block on the cover page has been revised.

We greatly appreciate your partnership through your prompt review of these responses and for working with us and Pulte Homes.

Should you have any further questions, please do not hesitate to contact us.

Respectfully,

A handwritten signature in black ink that reads "Gregory S. Chillog". The signature is written in a cursive style and is positioned to the left of a vertical line.

Gregory S. Chillog, RLA
The EDGE Group



Received By:
Grove City Development
08/15/2022

**DESCRIPTION OF
35.25 ACRES +/- FOR ZONING PURPOSES**

Situated in the State of Ohio, County of Franklin, City of Grove City, being within Virginia Military Survey No. 1383, and being all of that 36 acre tract of land (having a Franklin County Parcel Number 040-009246) described in deed to Homewood Corporation, of record in Instrument 200908040113908, all of which being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING FOR REFERENCE, at the southwest corner of said 36 acres and the southeast corner of a tract of land described in deed to Glenn A and Diane Hickman (Parcel 040-009248) , also being in the centerline of Orders Road;

Thence North 02°00'21 East, a distance of 1710.44 feet, with the west line of said 36 acres and the east lines of said Hickman tract, and that tract of land described in deed to Ronald Belford (Parcel 160-002956), to a common corner of said 36 acres and said Belford tract of land;

Thence South 87° 27'25" East, a distance of 894.78 feet, with the north line of said 36 acres and south line of a tract of land described in deed to Loretta Murib (Parcel 160-000174) and that tract of land described in deed to Homewood Corp. (Parcel 040-009244), to the northeast corner of said 36 acre tract;

Thence South 02°04'39" West, a distance of 1707.15 feet, with the east line of said 36 acre tract and the west line of Southern Grove Estates, to the southeast corner of said 36 acres, also being in the centerline of Orders Road;

Thence North 87°40'01" West, a distance of 892.61 feet, with the south line of said 36 acres and the centerline of Orders Road, to the **POINT OF TRUE BEGINNING**, and containing 35.25 acres, more or less.

The above description is intended to be used for zoning purposes and not to be used for the transfer of real property.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.