

June 29, 2022

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

RE: The Communities at Plum Run – Final Development Plan – Grove City

Dear Mr. Logan,

We are in receipt of your Final Development Plan review comment letter dated 5/23/2022 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 Final Development Plan dated June 2022, at your earliest opportunity.

**Site Plan**

1. Please clarify on plans where street names will change. Staff recommends street names only changing where one street terminates into another. For example, Victoria Street should not change names once it crosses Blackthorn Drive. It is also unclear the name of the street at the northeast portion of the site which Ann Arundal Lane terminates into.

*Response: Will work with City Engineer to determine street names and where they may change for the Final Engineering Review.*

2. Clarify the proposed means of denoting the mid-block crossing shown on Victoria Street. Staff recommends striping for a high visibility crosswalk or other visual means to clearly indicate the pedestrian crossing.

*Response: Transverse stripes have been added to the crosswalk of this mid-block crossing.*

3. Provide details for each proposed traffic calming measure proposed. Detail should include lane widths, and widths of calming measure.

*Response: Further coordination will continue with City Staff during Final Engineering to provide specific details for traffic calming measures.*

4. The pathways on the west side of Clingstone Drive do not align north and south of Allegheny Street in subarea C.

*Response: Pathways have been adjusted to align north and south of Allegheny Street.*

5. Provide details on the emergency gate shown at the eastern access point of subarea C.

*Response: Details have been added to Sheet 15 for the emergency access point to Subarea C.*

6. Plans show a 20-foot easement through lots 141, 142 and 126. Please be advised that patios or decks may not encroach into this easement.

*Response: Understood and Noted.*

### **Stormwater**

7. Provide 100-year elevation and elevation of emergency overflow for all proposed basins.

*Response: The 100-year elevation and emergency overflow elevation have been added for each proposed basin.*

### **Engineering and Utilities**

8. Confirm if water system in the Condominium portion (subarea c) is to be public or private.

- Since there are no fee-simple lots in subarea C, the city recommends this be a private water system. If so, show meter and backflow preventer locations.
- If public, since there is no public right of way, the water main will need to be in an easement. The City of Columbus typically requires a 40' easement width, but this would need to be confirmed.

*Response: Sheet 9 has been provided with the revised Final Development Plan. Note 2 indicates the watermain within Subarea 'C' to be private.*

9. Clarify if a lift station is proposed in Subarea C. Please be advised that the City will not accept a public lift station. If a lift station is proposed, it is to be owned and maintained by the Condominium/Homeowners Association.

*Response: A lift station has been proposed at the end of Clingstone Drive. This has been labeled as a private lift station.*

10. Plans currently show 20-foot easements for sanitary lines. This needs to be increased to 25 feet, which is the minimum permitted width for sanitary easements. Additionally, sanitary easements are to be exclusive and should be labeled as such (typical for all).

*Response: Sanitary easements have been updated accordingly.*

11. Provide an easement along the frontages of State Route 104 and the southern frontage along State Route 104 to allow for future public water main extension to the intersection of SR 665 and SR 104.

*Response: Further coordination will continue with City Staff during Final Engineering to determine the exact width and location of the requested water easements.*

12. Label and denote any private sanitary sewer lines will be private on sheet 4.

*Response: Further coordination will continue with City Staff during Final Engineering to determine the line of demarcation between public and private sanitary sewer lines with the understanding that the lift station will be privately owned/maintained by the Condominium/Homeowners Association.*

13. Verify sanitary pipe sizes are correct on plan sheets.

*Response: Sanitary sewer sizes are correct based on preliminary analysis due to depth and minimum slopes challenges based on invert elevations of the existing manhole at the northeast corner of the property.*

14. Include disturbed area, existing impervious, and proposed impervious areas in the site data table.

*Response: Site Data table has been updated accordingly.*

15. Clarify why a 30-foot easement is provided behind lots 46-49.

*Response: A 20-foot easement would be sufficient, however, given the existing tree line, the proposed storm sewer is set further off the property boundary to allow for ease of construction and tree preservation. This easement has been extended to the property line for simplicity.*

16. Please be advised that if a list of standard drawings is included on the plan cover sheet, the details do not need to be included in the plan set (Sheets 19 and 20).

*Response: The list of standard construction drawings on the cover sheet has been updated. The standard drawing plan sheets have been removed from the revised Final Development Plan.*

17. Please clarify if the proposed entry features will be irrigated and illuminated.

*Response: Notes have been added to the revised plans accordingly.*

### **Landscaping**

18. The street trees plan should be revised to contain at least 2 or 3 different species of trees per street for species diversity. This is typical for all streets within the development.

*Response: Street Trees have been updated accordingly.*

19. Provide a planting typical detail for the condominium units.

*Response: Typical Unit Planting Plans have been added for the condominium units on sheet L2.10.*

20. Supplemental landscaping is required around all CBUs. Please submit a typical plan.

*Response: All CBU landscaping is included on sheets L2.02, L2.03, and L2.04 of the Landscape Plans.*

21. A tree preservation plan showing the boundary of the trees to be preserved within the Stream Corridor Protection Zone and along the northern property boundary should be submitted. The plan should state how the trees will be protected during the construction process (fencing placed outside the dripline of the trees with signage) per Section 1136.10(a).

*Response: A Tree Preservation Plan and detail were added to the Landscape Plan Set. See sheet L4.04.*

22. The evergreen tree planting detail should be revised to note that 50% of burlap and wire cage is to be removed from the root ball of the tree.

*Response: The Evergreen Tree Planting detail has been updated accordingly.*

23. A note should be added stating that perimeter mounding trees will be maintained by the Homeowner's/Condo Associations.

*Response: The Landscape Plan's General Notes has been updated accordingly to include the note.*

24. Clarify what is considered a medium shrub and what will be considered a large shrub on the planting list.

*Response: The Plant List has been updated accordingly.*

### **Open Space**

25. A note should be added to the Open Space Plan that all open spaces in the single-family subareas are to be owned by the City and maintained by the Homeowners Association. Open spaces in the condominium subarea should be owned and maintained by the Condominium Association.

*Response: Open Space Notes have been updated accordingly.*

### **Lighting**

26. Please provide details on the proposed lighting throughout the development, including location of lights and details on proposed fixtures. Fixtures should be similar to those used in the Scioto Meadows subdivision.

*Response: Lighting design will be finalized with Final Engineering. Final locations and product details will be provided as required by City standards and regulations.*

### **General Comments**

27. Sheet No. 9 (the utility and grading plan for the condominiums) is missing from the submitted plan set. Please provide.

*Response: Sheet 9 has been included in the revised Final Development Plan submittal.*

28. Please provide a narrative describing how the revised plans have been updated based on comments from Planning Commission and City Council.

*Response: The following changes were made to the plans*

- *60-foot lots were removed, all lots in Subarea A and B are now 70 X 120.*
- *Reduced total lot count from 399 to 360 (all from Subareas A & B), decreasing density from 2.74 du/acre to 2.49 du/acre*
- *Increased open space from 43.2 acres (30%) to 48.45 acres (33.6%)*
- *MUP is located behind homes in Subarea A*
- *Traffic calming measures added throughout site*
- *Agreed to install 7 total road improvements/turn lanes on 665 and 104, and contribution to ODOT required right southbound turn lane from eastbound 665 to southbound 104.*
- *Dedicated land for future 665 curve improvement at southwest corner*

**The following comments are not required to be addressed with the development plan but will be required for the Site Improvement Plan (Final Engineer Plans).**

29. 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: Some of the comments provided have been addressed with the revised submittal, however, other comments will be addressed during final engineering.*

30. The City of Columbus Division of Water (DOW) is responsible for the review and approval of water service plans associated with connecting to the public water system within the City of Grove City. The Developer will need to coordinate with the DOW to get an approved water service plan to install a water service tap/meter in conjunction with the Construction Plan development. A copy of this approved water service plan shall be provided to the City of

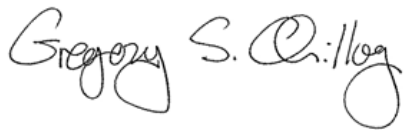
Grove City prior to construction. The Developer is responsible to coordinate with the City of Grove City, Building Department for all fees and permits associated with water service including tapping fees, capacity fees, etc. (for Columbus and Grove City).

*Response: Understood and Noted. To be addressed with final engineering.*

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 with a vertical line to its right.

Gregory S. Chillog, RLA  
The EDGE Group

## Zoning Description

### 144.27 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, Virginia Military Survey No. 1105 and being all of that tract of land as conveyed to S & W Huggett Ohio LLC of record in Instrument Number 200809300146421, all deed references refer to the records of the Recorder's Office Franklin County, Ohio and described as follows:

**Beginning** at the northeasterly corner of said S & W Huggett Ohio LLC tract at the intersection of the southerly line extended of that plat entitled Scioto Meadows Section 1 Part 1 of record in Plat Book 89, Page 3, with the centerline of State Route 665;

Thence South 5°34'09" East with said centerline a distance of 2567.35 feet to an angle point in said centerline;

Thence North 82°15'14" West continuing with said centerline a distance of 2215.35 feet to the southeasterly corner of a 2.204 acre tract as conveyed to Steve M. and Sharon Doersam of record in Instrument Number 201101070004133;

Thence with the perimeter of said 2.204 acre tract the following courses:

North 7°25'40" East a distance of 481.11 feet to a corner thereof;

North 82°34'20" West a distance of 200.00 feet to a corner thereof;

South 7°25'39" West a distance of 480.00 feet to a corner thereof in the centerline of said State Route 665;

Thence North 82°15'14" West with said centerline a distance of 1629.33 feet to the southeasterly corner of a 1.520 acre tract as conveyed to Kip A. and Barbara R. Thompson of record in Instrument Number 200506210120647;

Thence with the perimeter of said 1.520 tract the following courses:

North 7°46'04" East a distance of 290.74 feet to a corner thereof;

North 80°15'21" West a distance of 180.18 feet to a point in the easterly right-of-way line of State Route 104;

Thence North 3°41'08" East with said easterly right-of-way line a distance of 543.33 feet to an angle point in said right-of-way line;

Thence North 86°26'33" West with said easterly right-of-way line a distance of 54.70 feet to a point in the centerline of said State Route 104;

Thence North 3°41'45" East with said centerline a distance of 113.01 feet to a point;

## Zoning Description 144.27 Acres

Thence partly with the southerly line of a 1.0614 acre tract as conveyed to Daniel Riffe of record in Instrument Number 200309110290430 and partly with the southerly line of Scioto Meadows Section 1 Part 2 (Plat Book 89, Page 3) the following courses:

North 84°47'39" East a distance of 2928.35 feet to a corner thereof;

North 3°52'11" East a distance of 686.51 feet to a corner thereof;

North 85°01'11" East a distance of 950.27 feet to the **Point of Beginning** and containing **144.27 acres** of land more or less.

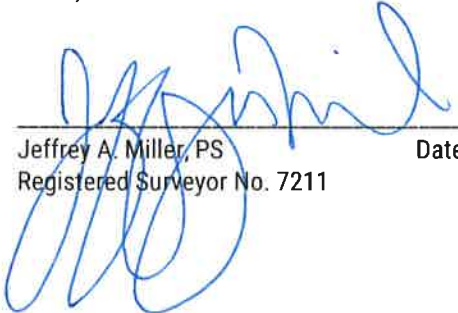
Subject to all covenants, restrictions, reservations, and easements contained in any instrument of record pertaining to the above described tract of land.

This description was prepared for Zoning Purposes only.

The Basis of Bearing for this description is South 05°34'09" East for a portion of State Route 665.



CESO, Inc.

 9-1-21  
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Jeffrey A. Miller, PS                      Date 09/01/2021  
Registered Surveyor No. 7211