



Received by
City of Grove City
01-02-19

January 2, 2019

Kendra Spergel
The City of Grove City
4035 Broadway
Grove City, Ohio 43123

Dear Ms. Spergel:

Subject: Farmstead Development Plan
Jackson Pike
Grove City, Ohio
Control #201808290040

Grand Communities, LLC. (GCL) is pleased to submit revised plans of the above referenced project for your review.

The comments provided by Grove City dated December 31, 2018 have been addressed with this resubmittal. The plan updates are based on GCL's review of the comments and coordination meeting on December 19, 2018 with staff.

Below is a summary of how each comment has been addressed and attached are the requested revised plan sets.

Site Details

1. Include the proposed parking space dimensions for the amenity center. Please also reconsider the location for the ADA parking space to be closer to the building's entrance.

The proposed parking space dimensions for the amenity center have been included. The ADA stall locations have been updated on the development plan.

2. Include the width of the proposed entrance drive into the amenity center area. Please note that this drive should be between 22 to 26 feet in width for two-way access.

The drive width has been included on the development plan.



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3. Show the location for each of the proposed signs (entry, sub-entry, amenity center, etc.) on the site plan.

The proposed signs have been added to the plans.

4. Extend the front setback to be 30 feet along Sweet Basil Lane for lots 267 and 326 to match the requirements of Sub-Area E.

The setbacks have been updated.

5. Please note that lots 344-347 are shown as part of Sub-Area F, which has a 25 foot required front setback and the lots are shown with a 30 foot setback that could be reduced.

Lots 344-347 have been updated.

6. Update the detail for Hawthorne Parkway to be 26-feet in width as per the zoning text on Sheet C001 and all plan sheets.

The Hawthorne Parkway detail has been updated.

7. Connect the sidewalk at the Amenity Center with the shared use path along Hawthorne Parkway and the path through Reserve B.

The sidewalk at the amenity center has been revised.

8. Relocate the proposed lighting currently shown on the north side of the entrance way on Hawthorne Parkway to the landscape median to provide lighting on both sides of the main entrance from Jackson Pike.

The lighting has been relocated to the median at the Hawthorne Parkway entrance.

Renderings and Elevations

9. Provide a rendering of the proposed amenity center including the building and any outdoor areas, such as a pool with proposed fencing, outdoor seating areas, etc. The response letter states that one was submitted with the rezoning; however, there is not one included with the most recent rezoning materials.

The amenity center rendering is included on the development plans.



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10. Provide a rendering of the proposed CBUs. Per the zoning text for the development, all mailboxes or CBUs shall utilize decorative materials in character with other site fixtures or structures in the development.

A detail of the CBUs have been added to the plans.

11. Submit details for proposed signage for the main entries, for each sub-entry area, and for the amenity center (if proposed). Please note that signage is approved as part of the final development plan and the details need to include sign materials and colors, height, and square feet for the face/cabinet.

Signage details for the main entry and sub-entries have been added to the plans.

Landscaping

12. Due to its prominence along Jackson Pike, provide supplementary landscaping around the proposed pond in the northeast corner of the site (Reserve A) including trees, shrubs, perennials, stone outcroppings, and shoreline protection with stone slabs and wetland shelf.

The requested landscaping has been added to the plan along with an extension of the proposed mounding.

13. All entry, sub-entry, and main sign for the amenity center are required to be landscaped. Staff is supportive of the proposed entry sign landscaping at the Jackson Pike/SR 104 entrance, but the sub-entry signs and any signs for the amenity center will need to be set in landscape beds including evergreen shrubs as well as other plantings including perennials, annuals, and/or grasses.

A landscape detail sheet has been added to the plans. A detail of landscaping for the entry sign at the west end of Hawthorne has been added. All entry and sub-entry signage will meet the Grove City standards.

14. Provide details for the proposed entry way into the site along Hawthorne Parkway from the west/Indian Trails. Please note that the location needs to be shown on the landscape plans, similarly to how the entry way from Jackson Pike has been shown.

A detail has been added to the plans.



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15. The City strongly recommends providing at least two different genus per street for street trees for diversity purposes and to prevent a monoculture.

The landscape plan has been updated.

16. The planting schedule lists Serviceberry and Redbud trees as multi-stem trees. Multi-stem can count toward shrub count but not tree count. Trees need to be listed as single stem two-inch caliper.

The landscape plan has been updated.

17. The planting schedule lists Bald Cypress as an evergreen tree. These cannot be used as evergreens for screening along Jackson Pike as they lose their needles during the winter months.

The landscape plan has been updated.

18. The Typical Landscape plan for the Patio Homes (Sub-Area C) only shows there being one tree planted per unit. At least two trees need to be planted per unit with the additional third tree being planted in the open space areas.

The landscape plan has been updated.

19. Include a continuous evergreen hedge, three-feet in height at installation, along the west side of the proposed parking lot for the amenity center to screen any headlight glare.

The landscape plan has been updated to include a continuous evergreen hedge. A note has been added that screening will be provided by a combination of hedge row and mounding.

20. Provide a two-inch caliper tree to each end row of parking on the south side for the amenity center.

The landscape plan has been updated.

21. Include a note regarding supplementary landscaping around the proposed CBUs.

Landscaping will be provided at the CBUs per Grove City requirements.



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22. Add a note to the landscape plans that all entry areas including the main entrances into the site and for each sub-entry area shall be irrigated.

Landscape details have been added to the plan with an irrigation note.

23. Please note that the proposed landscaping and mounding along Jackson Pike will need to be continued and shown on the development plan for Sub-Area H.

The landscape plan has been updated.

24. Update the planting typicals to state that 50 percent of the burlap and wire cage will be removed at the time of installation.

The landscape plan has been updated.

25. Include a note on the landscape plans stating that only hydro or Penn mulch shall be used when planting grass seed and that straw is prohibited.

The landscape plan has been updated.

Utilities

26. Please see the attached memo summarizing the meeting on 12/19/18 regarding stormwater. Materials should be revised based on this discussion.

The proposed stormwater management system has been updated to reflect the comments from the December 19, 2018 meeting. The additional Grant Run analysis will be included with the final stormwater management report. Per the meeting on December 19, 2018, we will continue to work with Grove City Service Superintendent to meet the requirements of Grove City Stormwater Regulations.

General Comments

27. Include details for curbing, sidewalks, paths, and crosswalks.

The requested details have been added to the plans.

28. Update the label on Sheet C204 to label the all basins on the site as wet basins.

The requested label has been updated.



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29. Provide a detail for no parking fire lane signs and include a note that they will be placed on both sides of Hawthorne Parkway and one side of the remaining 28-foot wide streets.

The no parking fire lane sign has been added to the plans and a note has been added.

We appreciate the opportunity to provide the revised Development Plan for the proposed Farmstead development. If you have any further questions or need additional information, please contact the undersigned at 859.344.2708.

Sincerely,

Jason Wisniewski
Vice President
Planning & Zoning
Grand Communities, LLC.

Enclosures: Final Development Plan

FARMSTEAD – PROJECT NARRATIVE

Farmstead is a residential master planned community located east of Hawthorne Parkway along Jackson Pike. The modern farmhouse-themed community consists of various single-family detached residential housing products, single-family attached residential, active and passive open spaces, and a proposed school (elementary).

Farmstead's primary access is from Jackson Pike, and the Development Plan proposes an efficient, curvilinear internal roadway system that connects to the existing stub streets of Hawthorne Parkway and Windcliff Drive. Hawthorne Parkway will be extended in phases from Jackson Pike to its current terminus at the western boundary; thus, meeting the objectives of Grove City's Thoroughfare Plan, and providing a landscaped gateway for the community.

In addition, Farmstead encourages walkability through an extensive sidewalk and path network that connects existing adjacent open spaces including Indian Trails Park along the western boundary. The paths will vary in size and materials so that they can be constructed and themed with respect to the existing conditions in which they are located. Farmstead includes numerous active and passive open spaces throughout the community, and includes a central amenity center. All residents of Farmstead will have access to the amenity center – owned and maintained by a mandatory Homeowners Association – which may include a clubhouse/cabana, pool(s), playground/tot lot, and parking area.

A number of natural features inform and influence the community design, including the wooded floodplain areas in the north and west portions of the site, wetlands, and existing hedgerows/tree lines. The final development plan preserves, to the greatest extent possible, these natural features so that they increase home values and enhance the lifestyle and character of the community.

In summary, Farmstead provides a variety of new, high-quality housing opportunities in Grove City, conforms to the City's Community Plan, and minimizes impacts on City services.

Received by
City of Grove City
08-29-18

DESCRIPTION OF 206.210 ACRES

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey 6118 and 1105, being part of that 58.692 acres described in deed to Jess H. Hancock Limited and Lois L. Hancock Limited of record in Instrument 201808200111855, part of that land described in deed to Jess H. Hancock Limited, of record in Instrument 199808050198533 and as described in deed to Lois L. Hancock Limited, of record in Instrument 199808050198537, and part of that 1.613 acres described in deed to John H. Hancock, Trustee, of record in Instrument Number 201403120029967, all being of record in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING, at the northeast corner of Reserve H of the subdivision Indian Trails Section 2, of record in Plat Book 52, Page 16;

Thence North $86^{\circ}42'35''$ West, a distance of 441.92 feet, with the north line of said Reserve H and the south line of said Hancock tract of land, to a point at the southeast corner of Grant Run Estates Section 3, of record in Plat Book 103, Page 35;

Thence North $39^{\circ}21'01''$ East, a distance of 370.87 feet, with the east line of said Grant Run Estates Section 3, to a point at the southeast corner of that 28.50 acre tract described in deed to Perry Christian Jr.;

Thence North $39^{\circ}10'36''$ East, a distance of 24.75 feet, with the perimeter of said Hancock tract, to a point;

Thence North $71^{\circ}40'33''$ East, a distance of 217.80 feet, with the perimeter of said Hancock tract of land, to a point;

Thence South $88^{\circ}12'49''$ East, a distance of 1276.79 feet, with the line common to said Hancock tract and said 28.50 acres, to a point;

Thence North $03^{\circ}08'00''$ East, a distance of 1139.69 feet, with the line common to said Hancock tract of land and that 20.045 acres described in deed to Robert Sexten, to a common corner of said Hancock tract and that 159.016 acre tract described in deed to The Southeast Conservation Club;

Thence South $87^{\circ}59'46''$ East, a distance of 2362.18 feet, with the line common to said Hancock tract and said 159.016 acre tract, to a point;

Thence South $35^{\circ}59'13''$ West, a distance of 250.55 feet, parallel with the centerline of State Route 104 (Jackson Pike) and through said Hancock tract, to a point of curvature;

Thence parallel with the centerline of State Route 104 (Jackson Pike) and through said Hancock tracts of land, with the arc of a curve to the left having a radius of 1233.66 feet, a delta angle of $32^{\circ}17'01''$, an arc length of 695.12 feet, a chord bearing of South $19^{\circ}50'42''$ West, and a chord distance of 685.95 feet, to a point tangency;

Thence South $03^{\circ}42'12''$ West, a distance of 2286.62 feet, parallel with the centerline of State Route 104 (Jackson Pike) and through said Hancock tracts, to the south line of said 1.613 acres;

Thence North $86^{\circ}46'10''$ West, a distance of 1583.23 feet, with the south line of said Hancock tracts of land, to a point;

Thence North $87^{\circ}07'13''$ West, a distance of 1658.78 feet, with south line of said Hancock tract of land, to a southwest corner of said Hancock tract;

Thence North $01^{\circ}50'38''$ East, a distance of 1542.67 feet, with a west line of said Hancock tract and the east line of said Indian Trails Section 2, to the **POINT OF TRUE BEGINNING**, containing 206.210 acres, more or less.

The above description is based on deeds of record and available existing surveys, aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for zoning purposes only.

The basis of bearing is South $03^{\circ}42'11''$ East as shown for the centerline of State Route 104.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



File Name: 174158SV-DESC-ZONE.docx

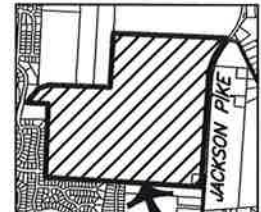
PROPOSED ZONING OF 206.210 ACRES

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON,
VIRGINIA MILITARY SURVEY 6115 AND 1105



NORTH

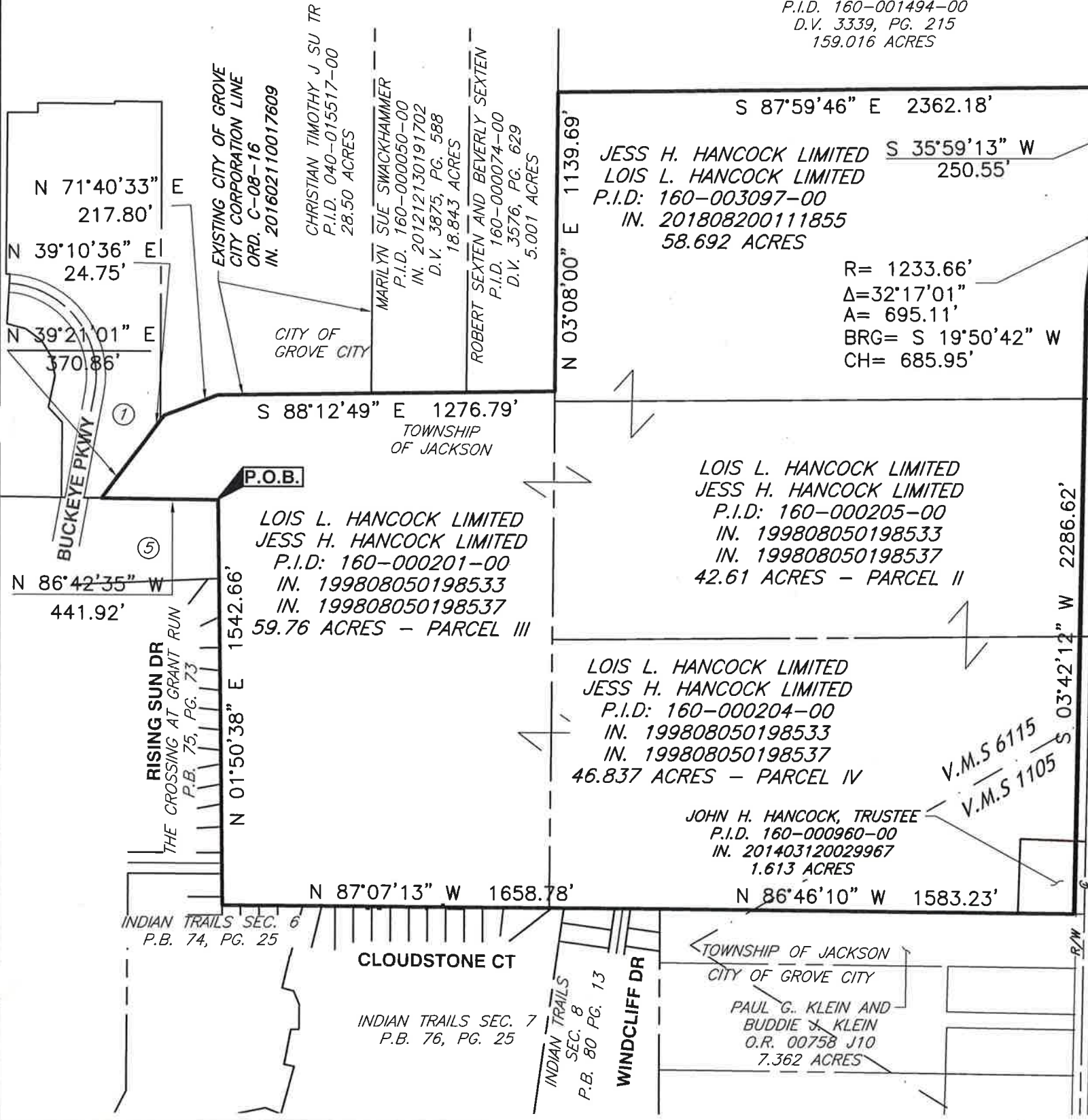
SCALE IN FEET



NORTH

SITE

THE SOUTHEAST CONSERVATION CLUB
P.I.D. 160-001494-00
D.V. 3339, PG. 215
159.016 ACRES



1. CITY OF GROVE CITY
P.I.D. 040-012137-00
1.57 ACRES
RESERVE F
GRANT RUN ESTATES SECTION 3
PB 103, PG. 35
2. SUSAN E. WIBERG
IN. 199907060170668
P.I.D. 160-001590-00
1.520 ACRES
3. LOIS L. HANCOCK LIMITED
JESS H. HANCOCK LIMITED
IN. 201808200111855
P.I.D. 160-001296-00
5.944 ACRES
4. THOMAS E. KNOX, JR. &
BARBARA J. KNOX
D.V. 2808, PG. 269
P.I.D. 160-001264-00
0.451 ACRES
5. CITY OF GROVE CITY
RESERVE H
INDIAN TRAILS SECTION 2
P.I.D. 040-005495-00
PB 52, PG. 16
6. DONNA K. CONNELLY
1.162 ACRES - PARCEL 1
0.672 ACRES - PARCEL 2
INST. 201706120078974
PID 160-001849-00
160-01599-00




LOIS L. HANCOCK LIMITED &
JESS H. HANCOCK LIMITED
IN. 199808050198533 -
199808050198537
P.I.D. 160-000205-00
P.I.D. 160-000204-00
P.I.D. 160-000201-00

JOHN H. HANCOCK, TRUSTEE
IN. 201403120029967
P.I.D. 160-000960-00

THIS ZONING EXHIBIT IS A GENERAL
DESCRIPTION OF THE LOCATION OF PROPERTY
TO BE ZONED AND IS NOT A BOUNDARY
SURVEY AS DEFINED IN THE O.A.C. CHAPTER
4733.37.

Mark Alan Smith 8/29/2018

MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR 8232



Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

DRAWN BY: MAS		CHECKED BY: RWM	
DATE: AUGUST 2018		DWG SCALE: 1"=500'	
<p>ZONING OF 206.210 ACRES HANCOCK PROPERTY FRANKLIN COUNTY, OHIO</p> <p>ZONING EXHIBIT</p>			
APPROVED BY: RWM		DRAWING NO.:	
PROJECT NO: 174-158		1 OF 1	

Received by
City of Grove City
08-29-18

P:\2017\174-158\174-158-SV01-ZONING.dwg\ANNEX LS:(8/29/2018 - msmith) - LP: 8/29 '18 2:43 PM

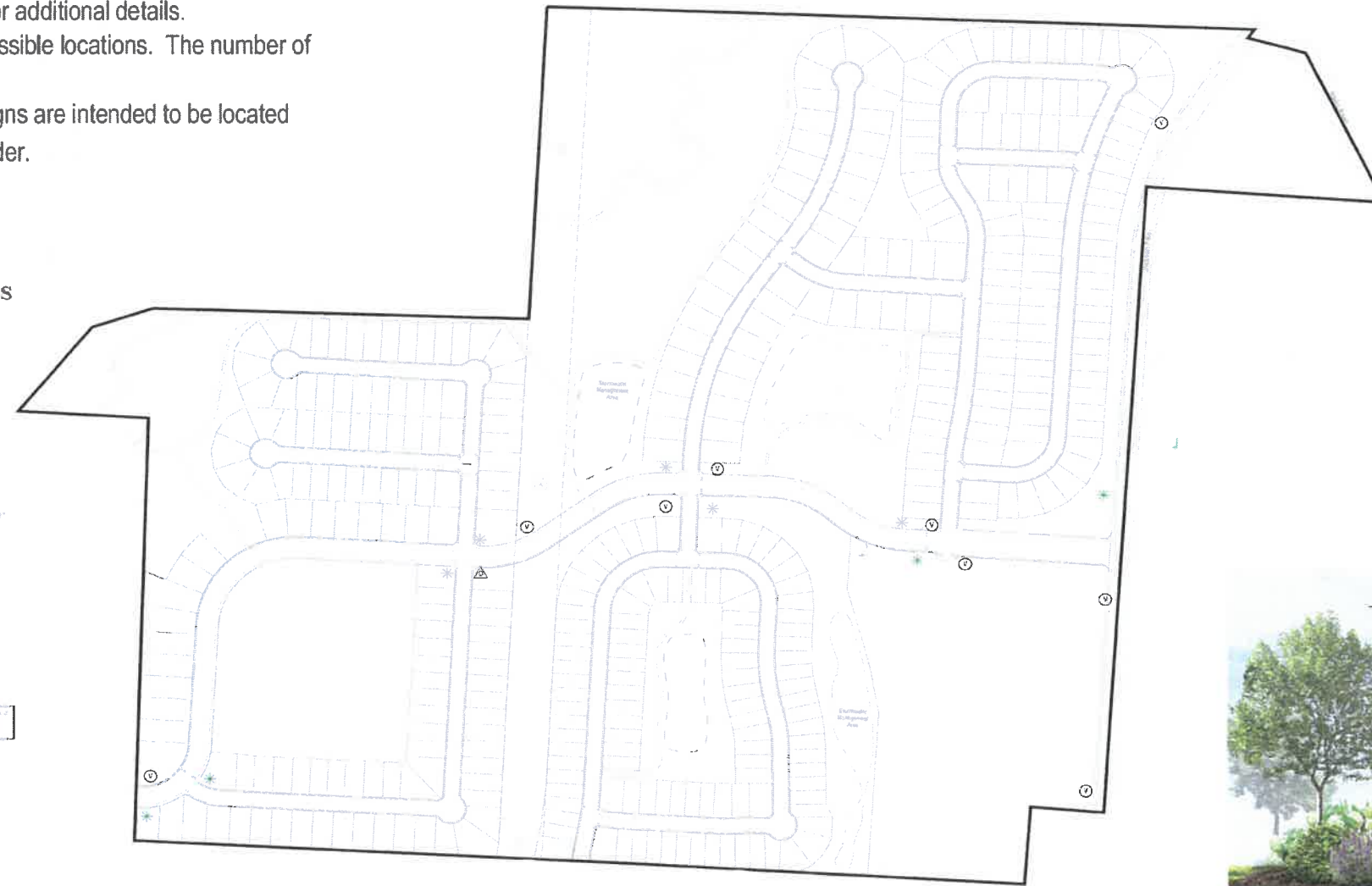
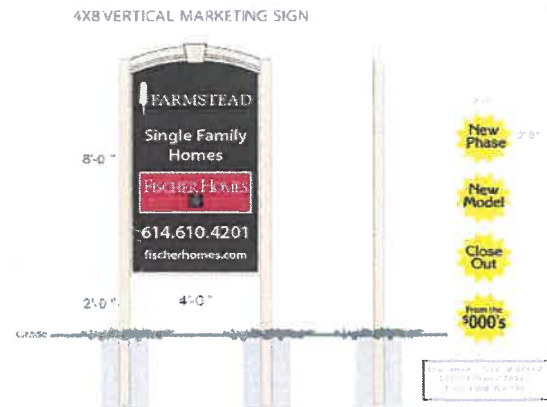
Legend

- * Monument Sign (Typ. of 5)
- Ⓧ 4x8 Vertical Marketing Sign (Typ. of 7)
- Ⓛ Directional Sign (Typ. of 8)

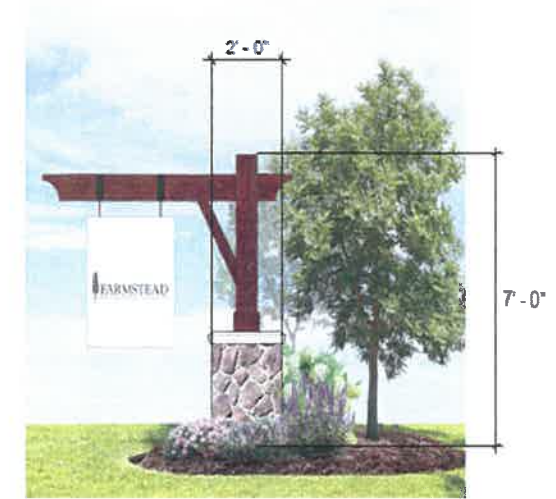
Notes:

1. See proposed example signage exhibits for additional details.
2. Signage locations shown are proposed possible locations. The number of signs may be less than what is shown.
3. Entry monument and vertical marketing signs are intended to be located at the entry to any different product or builder.

Farmstead Proposed Signage Examples



Farmstead Proposed Signage Examples



Proposed Community Sub Entry Monument



Proposed Community Entry Monument

Conceptual Signage Plan



Grand Communities, LLC

Farmstead City of Grove City, Franklin County, Ohio

Exhibit D - Conceptual Signage Plan