



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123  
(614) 277-3000

Received By:  
Grove City Development  
Date: 11/25/2020

11/19/20

Mark A. Smith  
CEC Inc.  
250 Old Wilson Bridge Road, Suite 250  
Worthington, OH 43085

Via email: [msmith@cecinc.com](mailto:msmith@cecinc.com)

Dear Mr. Smith,

Staff has reviewed your plat application for Farmstead Phase 2 located on the west side of SR 104, approximately 2,100 feet north of SR 665, in Grove City, Ohio. The control number for this application is #202011040058 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:

1. Update the Council Clerk signature portion of the title sheet to match what is shown on the application's checklist. Please note that this updated requirement was added to the plat application in June 2020. **Addressed**
2. Please add additional language regarding responsibilities for the "Shared Use Path Easement" in the note on page 1. The language should state that this easement was granted to The City of Grove City, that installation shall be the responsibility of the HOA and that maintenance shall be the responsibility of The City of Grove City. **Addressed**
3. Provide an additional sheet showing Phase 2 on one page. This can be in addition to pages 2 and 3. **Addressed**

The following comments are based off the comments added on the attached plan sheets.

4. Make sure that all easements are correctly labeled. There are some instances, including on lots 83 and 88 where they need to be relabeled from drainage to sanitary easements. **Addressed**
5. Clarify if the last sentence of the FEMA note applies to Phase 2. If all of the subject land is in Zone X, it should not be necessary to contact FEMA. **Removed portion of FEMA note**
6. In regard to Note F, access easements were not noted in the plan views. Please clarify if Note F applies. **Added access easements for temporary turnaround areas. Note F applies.**
7. Please add "See Note C" note at the stub street locations (typical). **Addressed**
8. Show temporary access easements for the temporary T-turnarounds. **Addressed**
9. Show existing draining easements being vacated where they cross the proposed right-of-way, at the time of right-of-way dedication. These locations are:
  - a. Across Lavender Field between lots 53 and 68-69
  - b. Across Windcliff Drive East from lots 98-99 and 104-105
  - c. Across Willow Aster Glen from lots 78-79
  - d. Across Honey Farm Way from lots 71-93

**Trimmed existing easement linework at right-of-way line**

10. It appears all of Reserve G is part of an existing drainage easement and needs to be labeled as such. **Addressed**
11. Clarify why there are two different symbols for permanent markers set. Please correct if this is a mistake. **Fixed so appropriate label reads "1" rebar found**
12. Lot 52 appears to be missing. Phase 1 ends with lot 51 and Phase 2 begins with lot 53. Please clarify if there was a reason for this, and if it is a mistake, please renumber the lots in Phase 2. **Lot 52 originally was what Sub Area H is now. Lot 52 was not platted with Phase 1 nor is being platted with Phase 2**

Please revise your materials accordingly and submit an electronic version of the items to the OneDrive folder previously provided and one paper copy, as well as a response letter indicating how each issue noted was addressed in the revised plans to my attention by 5:00pm on Wednesday, November 25 to proceed on the December 8 Planning Commission meeting.

This will allow us time to review the revisions prior to finalizing the agenda for the December Planning Commission meeting. If for any reason you feel a meeting with staff is warranted prior to the Planning Commission meeting, please call me as soon as possible to arrange a date and time. If revised drawings cannot be submitted by the above deadline, the Development Department will recommend that this application be postponed until the January 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, December 8, 2020 at 1:30 p.m. 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 277-3019 or email [kspergel@grovecityohio.gov](mailto:kspergel@grovecityohio.gov).

Sincerely,



Kendra Spergel  
Development Planner