July 24, 2024

Mr. Terry Barr Grove City Development Department 4035 Broadway Grove City, Ohio 43123

Dear Mr. Barr:

Subject:

Farmstead - Phase H-4 Plat Submittal

Grove City, Franklin County, Ohio

CEC Project 300-327

Please see below for disposition of comments:

1. Staff has concerns over the language regarding easements on page one. Staff recommends the language be changed to match the note of the Farmstead Sub Area H – Phase 3 Plat for consistency. Language is noted below.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT" OR "SHARED—USE PATH EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI—PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY OF GROVE CITY ENGINEER. EASEMENT AREAS SHOWN HEREON OUTSIDE OF THE PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES AND PURPOSES AS EXPRESSED HEREIN.

The note on the plat as submitted matches the note on the recorded plat of Phase 10. This note started on the Phase 6 plat and was revised and approved per City comments for the Phase 10 plat. Note not revised.

- 2. Construction plans show an easement along the south side of Lot 79 that is not shown on the plat. Please confirm the discrepancy. Easement has been added to the plat.
- 3. Remove station information. Street name break should align with the lot line between parcels 67 and 68. Staff recommends showing street names at the break location. Removed station label and added road names at the break point.
- 4. Remove the property line located towards the eastern section of Bumblebee End. The property line bisecting lots 76 and 81. Property line shown is the property line delineating the line between the existing 1.613 acre parcel and the 207.933 acre parcel.
- 5. Add labels to the easement in Reserve H-G. Labels have been added to clarify the easements.

Please let me know if there are any further questions or comments.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Jeremy L. Van Ostran, P.S.

Date

Page 1 of 1:

7/24/2024

Date Prepared: 7/24/2024
File Name: Disposition of Comments

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT" OR "SHARED-USE PATH EASEMENT". EACH OF THE AFOREMENTIONED DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON PLATTED AREA ARE WITHIN LANDS OWNED BY THE UNDERSIGNED AND EASEMENTS ARE HEREBY RESERVED THEREIN FOR THE USES

AN EASEMENT IS HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SHARED USE PATH EASEMENT" FOR THE PURPOSE OF INGRESS/EGRESS OF PEDESTRIAN TRAFFIC. MAINTENANCE. OPERATION, AND REPAIR OF THE CONSTRUCTED PATHWAYS. THIS EASEMENT IS HEREBY GRANTED TO THE CITY OF GROVE CITY. INSTALLATION SHALL BE THE RESPONSIBILITY OF GRAND COMMUNITIES, LLC AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CITY OF GROVE CITY.

AN EASEMENT IS HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "ACCESS EASEMENT" FOR THE PURPOSE OF INGRESS/EGRESS OF PEDESTRIAN TRAFFIC. MAINTENANCE, OPERATION, AND REPAIR OF THE CLUSTER BOX UNITS, THIS EASEMENT IS HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION. INSTALLATION SHALL BE THE RESPONSIBILITY OF GRAND COMMUNITIES, LLC AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

N WITNESS WHEREOF, GRAND ULY AUTHORIZED OFFICE.	COMMUNITIES, LL	H	IAS	CAUSED	THIS	PLAT	ТО	BE	EXECUTED	BY	THIS

HIS	 DAY	OF		2024.	
	 ٠,	•	,		

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

GRAND COMMUNITIES, LLC A KENTUCKY LIMITED LIABILITY COMPANY

BY:				

NAME		

COMMONWEALTH OF KENTUCKY COUNTY OF BOONE:

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF

OF GRAND COMMUNITIES, LLC, A KENTUCKY LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

MY COMMISSION EXPIRES

LEINHOLDER'S ACKNOWLEDGMENT:

THE UNDERSIGNED SUBORDINATES THE LIEN OF ITS MORTGAGES OF THE AREA WITHIN THE PLAT OF "FARMSTEAD SUB AREA H — PHASE 4" WITH 1.042 ACRES OF DEDICATED RIGHT-OF-WAY. ALL ON-SITE FASEMENTS LOCATED OUTSIDE OF SAID RIGHT-OF-WAY. AND TO THOSE EASEMENTS DEPICTED AND DELINEATED HEREON. WHICH LIE OUTSIDE OF THE PLATTED AREA.

SIGNED: JESS H. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY

JOHN H. HANCOCK, MANAGER

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF __ , 2024 BY JESS H. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY, BY AND THROUGH JOHN H. HANCOCK, MANAGER, DULY AUTHORIZED BY RESOLUTION.

MY COMMISSION EXPIRES _____

SIGNED: LOIS L. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY

JOHN H. HANCOCK, MANAGER

THIS IS AN ACKNOWLEDGMENT CLAUSE; NO OATH OR AFFIRMATION WAS ADMINISTERED TO THE SIGNER. THE FOREGOING __, 2024 BY LOIS L. HANCOCK LIMITED. AN INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ OHIO LIMITED LIABILITY COMPANY, BY AND THROUGH JOHN H. HANCOCK, MANAGER, DULY AUTHORIZED BY RESOLUTION.

MY COMMISSION EXPIRES _____

FARMSTEAD SUB AREA H - PHASE 4

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY, VIRGINIA MILITARY SURVEY NUMBERS 1105 AND 6115

APPROVED THIS	DAY OF	, 2024	
			MAYOR

APPROVED THIS _____ , 2024 PLANNING COMMISSION CHAIR

APPROVED THIS _____ , 2024 CITY ENGINEER

APPROVED THIS _____ , 2024 DIRECTOR OF PUBLIC SERVICE

APPROVED AND ACCEPTED BY ORDINANCE NUMBER

PASSED THIS DAY OF WHEREIN JACKSON PIKE, HONEY FARM WAY AND BUMBLEBEE END ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY.

APPROVED THIS _____ , 2024 CITY CLERK / COUNCIL CLERK

DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 2024 RECORDER, FRANKLIN COUNTY, OHIO

TRANSFERRED THIS _____ DAY OF _______, 2024

RECORDED THIS ______, DAY OF ______, 2024 DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGES _____

CERTIFICATION:

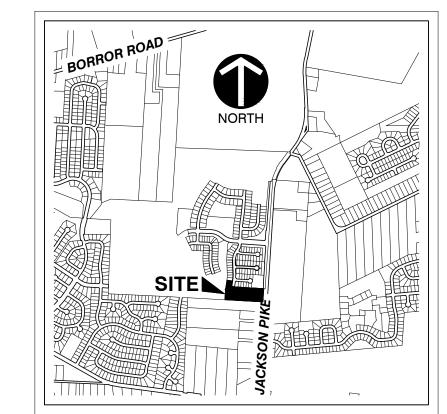
FEE \$

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DATE

JEREMY L. VAN OSTRAN PROFESSIONAL LAND SURVEYOR NO. 8283 **DEVELOPER:**

GRAND COMMUNITIES, LLC 3940 OLYMPIC BOULEVARD, SUITE 400 ERLANGER, KENTUCKY 41018 PHONE: (859)341-4709 CONTACT: MICHAEL KADY EMAIL: MKADY@FISCHERHOMES.COM



VICINITY MAP SCALE: 1" = 2000'

ACREAGE BREAKDOWN:

ACREAGE IN LOTS 50A-51A. 64-87 INCLUSIVE: 4.143 ACRES ACREAGE IN RESERVE: 0.500 ACRES ACREAGE IN RIGHT-OF-WAY: 1.042 ACRES TOTAL ACREAGE: 5.685 ACRES ACREAGE IN VMS 1105: 5.374 ACRES ACREAGE IN VMS 6115: ACREAGE IN P.I.D.: 040-017654:

0.311 ACRES 0.138 ACRES ACREAGE IN P.I.D.: 040-017655: 0.138 ACRES ACREAGE IN P.I.D.: 040-016097: 4.074 ACRES ACREAGE IN P.I.D.: 040-016100: 1.611 ACRES

SETBACK REQUIREMENTS:

50' MINIMUM

FRONT YARD SETBACK**: 25' MIN. & 35' MIN. REAR YARD SETBACK: 20' SIDE YARD SETBACK: 5' MIN., 10' TOTAL MINIMUM LOT AREA: 0.138 AC (6,000 SF) LOT DEPTH: 115' MIN.

** CORNER LOTS SHALL INCREASE THE SIDE SETBACK ALONG THE ADJOINING RIGHT-OF-WAY TO ONE HALF (%) THE MINIMUM FRONT SETBACK.

FEMA NOTE:

AT THE TIME OF PLATTING. BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "FARMSTEAD SUB AREA H -PHASE 4", IS IN THE FOLLOWING FLOOD ZONE: ZONE "X" AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR FRANKLIN COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39049C0408K WITH EFFECTIVE DATE OF JUNE 17, 2008.

(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) THIS AREA AFFECTS THE REMAINING PORTIONS OF SAID "FARMSTEAD SUB AREA H - PHASE 4"

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 26°24'47" WEST, AS DETERMINED FOR THE CENTERLINE OF HIBBS ROAD (TWP. RD. 255), AS DETERMINED BETWEEN FCGS 1514 AND FCGS 5470 BY THE FRANKLIN COUNTY ENGINEER AND SHOWN ON THE CENTERLINE SURVEY PLAT FOR HIBBS ROAD ON FILE AT THE FRANKLIN COUNTY ENGINEER'S OFFICE.

SOURCE OF DATA:

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

WHERE INDICATED HEREON. UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERMANENT MARKERS:

WHERE INDICATED HEREON UNLESS OTHERWISE NOTED ARE TO BE SET AND ARE SOLID IRON PINS. 1" IN DIAMETER, 30" IN LENGTH WITH A 2" DIAMETER ALUMINUM CAP BEARING THE STAMP "PERMANENT MARKER CEC".

AT THE TIME OF PLATTING. ELECTRIC, CABLE AND TELEPHONE SERVICE PROVIDERS HAVE NOT ISSUED INFORMATION REQUIRED SO THAT EASEMENT AREAS, IN ADDITION TO THOSE SHOWN ON THIS PLAT AS DEEMED NECESSARY BY THESE PROVIDERS FOR INSTALLATION AND MAINTENANCE OF ALL OF THEIR MAIN LINE FACILITIES, COULD CONVENIENTLY BE SHOWN ON THIS PLAT. EXISTING RECORDED EASEMENT INFORMATION ABOUT "FARMSTEAD SUB AREA H — PHASE 4" OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

NOTE "B":

THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAYS, AND EASEMENT BOUNDARIES, AS THE TIME OF PLATTING, AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME OF THE LIMITATIONS AND REQUIREMENTS OF THE ZONING CODE IN EFFECT ON THE DATE OF FILING THIS PLAT FOR REFERENCE ONLY, THE LIMITATIONS AND REQUIREMENTS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT APPLICABLE USE AND DEVELOPMENT LIMITATIONS OF THE ZONING CODE AS ADOPTED BY THE GOVERNMENT AUTHORITY HAVING JURISDICTION. THE THEN APPLICABLE ZONING CODE SHALL HAVE CONTROL OVER CONFLICTING LIMITATIONS AND REQUIREMENTS THAT MAY BE SHOWN ON THIS PLAT. THIS NOTE SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH.

NOTE "C":

NO DETERMINATION HAS BEEN MADE BY THE CITY OF GROVE CITY AS TO WHETHER THE AREA PROPOSED TO BE PLATTED CONTAINS AREAS THAT COULD BE CLASSIFIED AS WETLANDS BY THE ARMY CORPS OF ENGINEERS. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE WHETHER WETLANDS EXIST ON THE AREA HEREBY PLATTED. THE CITY OF GROVE CITY, OHIO APPROVAL OF THIS PLAT OF "FARMSTEAD SUB AREA H - PHASE 4" DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "D": RESERVE "H-G":

RESERVE "H-G" ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THE PROPERTY HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR FARMSTEAD OF RECORD IN INSTRUMENT NUMBER 202008240124892, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO.

En

OVE M O **5 0** CITY OF RANKLIN

EAD ST H-FARM AREA

SHFFT 1 OF 2

