

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.

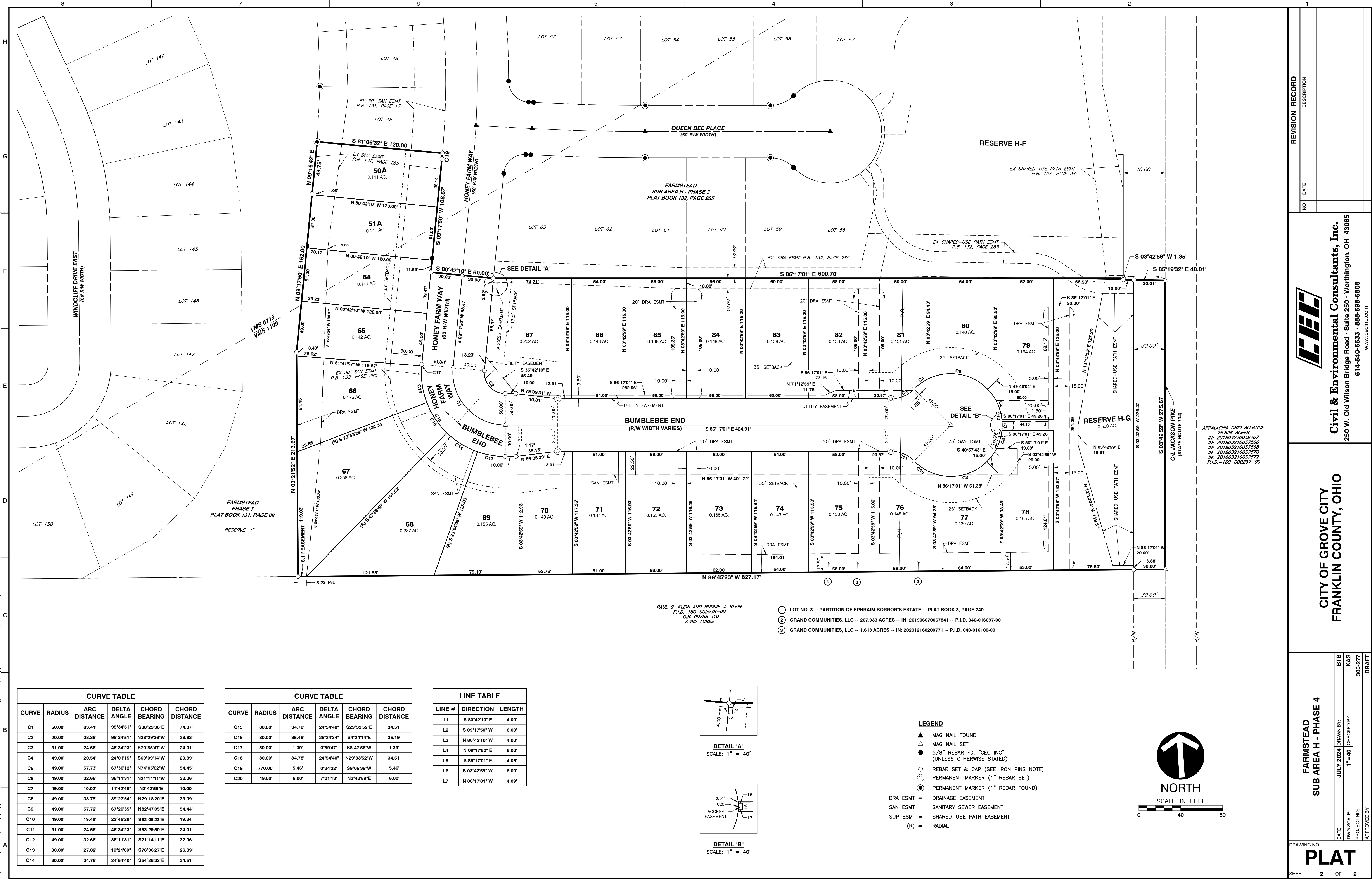
7/24/2024

Date

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

Page 1 of 1:

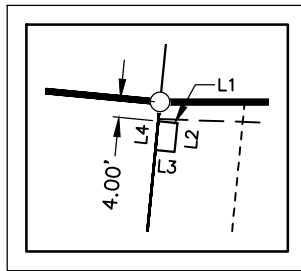
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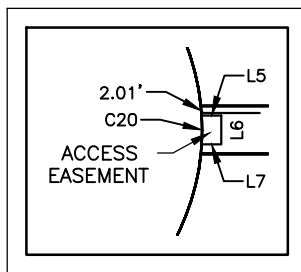
CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	50.00'	83.41'	95°34'51"	S38°29'36"E	74.07'
C2	20.00'	33.36'	95°34'51"	N38°29'36"W	29.63'
C3	31.00'	24.66'	45°34'23"	S70°55'47"W	24.01'
C4	49.00'	20.54'	24°01'15"	S60°09'14"W	20.39'
C5	49.00'	57.73'	67°30'12"	N74°05'02"W	54.45'
C6	49.00'	32.66'	38°11'31"	N21°14'11"W	32.06'
C7	49.00'	10.02'	11°42'48"	N3°42'59"E	10.00'
C8	49.00'	33.75'	39°27'54"	N29°18'20"E	33.09'
C9	49.00'	57.72'	67°29'35"	N82°47'05"E	54.44'
C10	49.00'	19.46'	22°45'29"	S52°05'23"E	19.34'
C11	31.00'	24.66'	45°34'23"	S63°29'50"E	24.01'
C12	49.00'	32.66'	38°11'31"	S21°14'11"E	32.06'
C13	80.00'	27.02'	19°21'09"	S76°36'27"E	26.89'
C14	80.00'	34.78'	24°54'40"	S54°28'32"E	34.51'

CURVE TABLE					
CURVE	RADIUS	ARC DISTANCE	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C15	80.00'	34.78'	24°54'40"	S29°33'52"E	34.51'
C16	80.00'	35.48'	25°24'34"	S4°24'14"E	35.19'
C17	80.00'	1.39'	0°59'47"	S8°47'56"W	1.39'
C18	80.00'	34.78'	24°54'40"	N29°33'52"W	34.51'
C19	770.00'	5.46'	0°24'22"	S9°05'39"W	5.46'
C20	49.00'	6.00'	7°01'13"	N3°42'59"E	6.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 80°42'10" E	4.00'
L2	S 09°17'50" W	6.00'
L3	N 80°42'10" W	4.00'
L4	N 09°17'50" E	6.00'
L5	S 86°17'01" E	4.09'
L6	S 03°42'59" W	6.00'
L7	N 86°17'01" W	4.09'



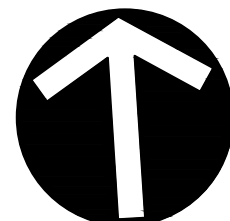
DETAIL "A"
SCALE: 1" = 40'



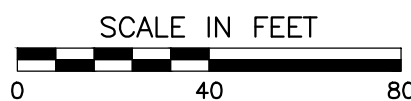
DETAIL "B"
SCALE: 1" = 40'

LEGEND

- ▲ MAG NAIL FOUND
- △ MAG NAIL SET
- 5/8" REBAR FD. "CEC INC" (UNLESS OTHERWISE STATED)
- REBAR SET & CAP (SEE IRON PINS NOTE)
- ⊙ PERMANENT MARKER (1" REBAR SET)
- ⦿ PERMANENT MARKER (1" REBAR FOUND)
- DRA ESMT = DRAINAGE EASEMENT
- SAN ESMT = SANITARY SEWER EASEMENT
- SUP ESMT = SHARED-USE PATH EASEMENT
- (R) = RADIAL



NORTH



REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.

250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085

614-540-6633 · 888-598-6808

WWW.CECINC.COM

CITY OF GROVE CITY

FRANKLIN COUNTY, OHIO

FARMSTEAD

SUB AREA H - PHASE 4

DATE: JULY 2024

DRAWN BY: BTB

DWG SCALE: 1"=40'

CHECKED BY: KAS

PROJECT NO: 300-277

APPROVED BY: DRAFT

DRAWING NO.:

PLAT

SHEET

2

OF

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