

July 24, 2024

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

Dear Mr. Barr:

Subject: Farmstead – Phase 11 Plat Submittal
Grove City, Franklin County, Ohio
CEC Project 324-224

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. The Stream Corridor Protection Zone (SCPZ) needs to have metes and bounds labeled. **Metes and bounds labels added.**
3. The water easement was platted with Phase 10 along Sweet Basil Lane on lot 376. Please clarify if the easement will be vacated on the Phase 11 plat. **The easements for public utility extensions that fall within proposed public right-of-way have been deleted on the subsequent plat since Phase 1.**
4. Revise adjacent owner information to the north of Reserve "Q" to "Reserve "L" Trail View Run Phase 3B P.B. 129, P. 82". **Ownership updated.**
5. Please revise the language on page 2 for the "15' Storm Easement" to read "15' Utility Easement". **Label added.**
6. Label width on Shared Use Path easement. **Label added.**
7. Label easement along the north side of lot 376 and on the eastern side of lot 375. **Label added, east of Lot 375. The easement on the south side of 375 and north side of Lot 376 is the existing 20' drainage easement that extends through Reserve Q and into Reserve C, label is located in the middle of Reserve Q.**
8. Label easement along Hawthorne Parkway in reserve Q. **Label added.**
9. Add Reserve "P" to the plat for phase 10. **Label added.**


Date Prepared: 7/24/2024

File Name: Disposition of Comments Ph 11

Page 1 of 2:

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

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



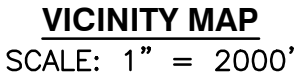
7/24/2024

Jeremy L. Van Ostran, P.S.

Date

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GROVE CITY,
VIRGINIA MILITARY SURVEY NUMBER 6115

JEREMY L. VAN OSTRAN
PROFESSIONAL LAND SURVEYOR NO. 8283



Civil & Environmental
Consultants, Inc.

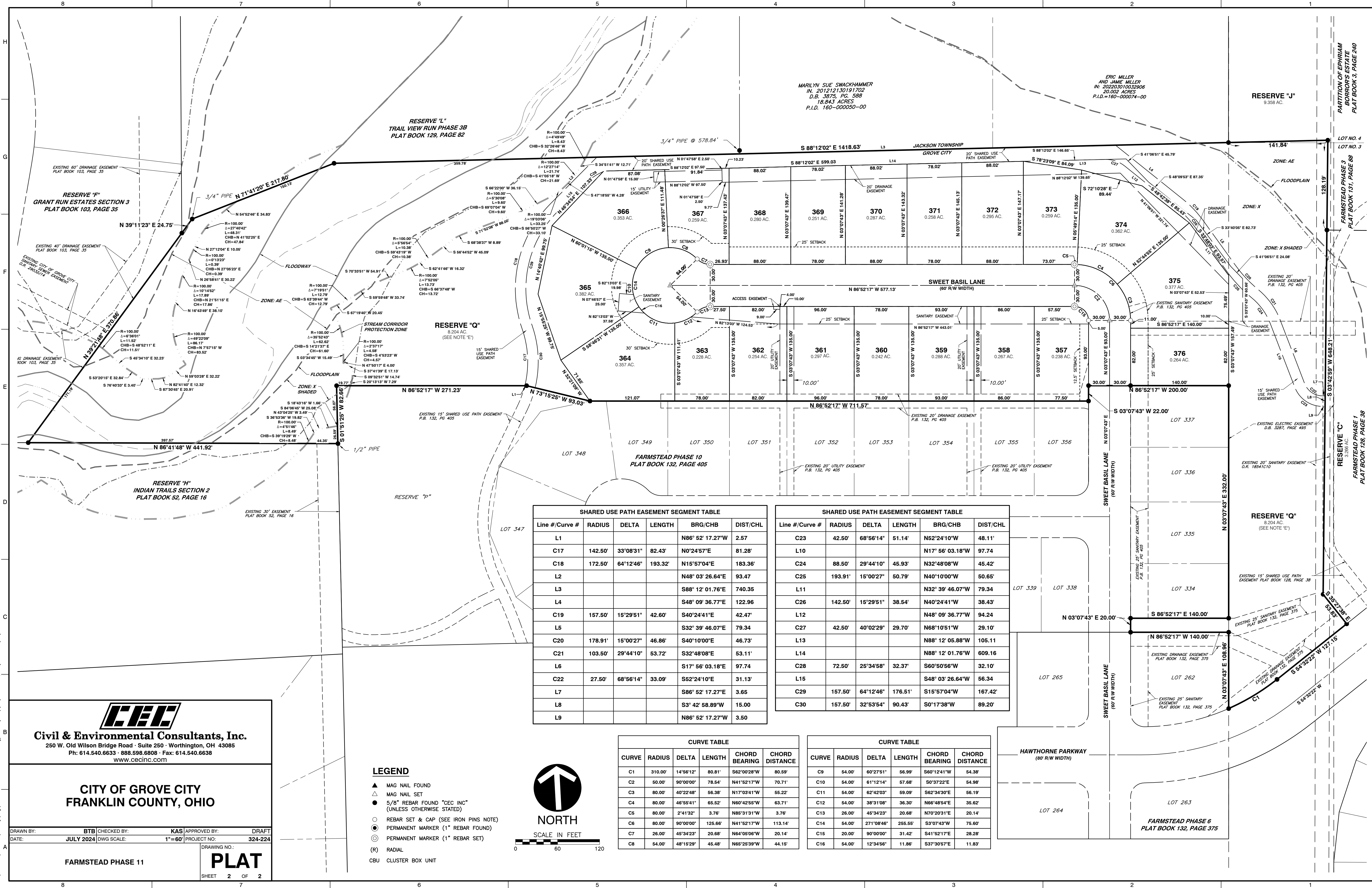
**CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO**


FARMSTEAD PHASE 11

DRAWING NO.:

PLAT

P:\1300-000\1300-224-Survey\Draw\1300-224-SY01-Sub-Phase 11.dwg(14/01/2024) LSC(2/21/2024 - 1:40pm) - LP: 7/21/2024 7:16 AM





Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road - Suite 250 - Worthington, OH 43085
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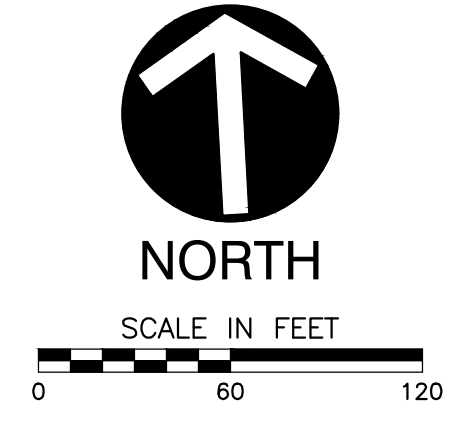
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

DRAWN BY: BTB CHECKED BY: KAS APPROVED BY: DRAFT
DATE: JULY 2024 DWG SCALE: 1"=60' PROJECT NO: 324-224

FARMSTEAD PHASE 11

PLAT
SHEET 2 OF 2

- LEGEND**
- ▲ MAG NAIL FOUND
 - △ MAG NAIL SET
 - 5/8" REBAR FOUND "CEC INC" (UNLESS OTHERWISE STATED)
 - REBAR SET & CAP (SEE IRON PINS NOTE)
 - PERMANENT MARKER (1" REBAR FOUND)
 - ⊙ PERMANENT MARKER (1" REBAR SET)
 - (R) RADIAL
 - CBU CLUSTER BOX UNIT



SHARED USE PATH EASEMENT SEGMENT TABLE					
Line #/Curve #	RADIUS	DELTA	LENGTH	BRG/CHB	DIST/CHL
L1				N86° 52' 17.27"W	2.57
C17	142.50'	33°08'31"	82.43'	N0°24'57"E	81.28'
C18	172.50'	64°12'46"	193.32'	N15°57'04"E	183.36'
L2				N48° 03' 26.64"E	93.47
L3				S88° 12' 01.76"E	740.35
L4				S48° 09' 36.77"E	122.96
C19	157.50'	15°29'51"	42.60'	S40°24'41"E	42.47'
L5				S32° 39' 46.07"E	79.34
C20	178.91'	15°00'27"	46.86'	S40°10'00"E	46.73'
C21	103.50'	29°44'10"	53.72'	S32°48'08"E	53.11'
L6				S17° 56' 03.18"E	97.74
C22	27.50'	68°56'14"	33.09'	S52°24'10"E	31.13'
L7				S86° 52' 17.27"E	3.65
L8				S3° 42' 58.89"W	15.00
L9				N86° 52' 17.27"W	3.50

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	310.00'	14°56'12"	80.81'	S62°00'28"W	80.59'
C2	50.00'	90°00'00"	78.54'	N41°52'17"W	70.71'
C3	80.00'	40°22'48"	56.38'	N17°03'41"W	55.22'
C4	80.00'	46°55'41"	65.52'	N60°42'55"W	63.71'
C5	80.00'	2°41'32"	3.76'	N85°31'31"W	3.76'
C6	80.00'	90°00'00"	125.66'	N41°52'17"W	113.14'
C7	26.00'	45°34'23"	20.68'	N64°05'06"W	20.14'
C8	54.00'	48°15'29"	45.48'	N65°25'39"W	44.15'

SHARED USE PATH EASEMENT SEGMENT TABLE					
Line #/Curve #	RADIUS	DELTA	LENGTH	BRG/CHB	DIST/CHL
C23	42.50'	68°56'14"	51.14'	N52°24'10"W	48.11'
L10				N17° 56' 03.18"W	97.74
C24	88.50'	29°44'10"	45.93'	N32°48'08"W	45.42'
C25	193.91'	15°00'27"	50.79'	N40°10'00"W	50.65'
L11				N32° 39' 46.07"W	79.34
C26	142.50'	15°29'51"	38.54'	N40°24'41"W	38.43'
L12				N48° 09' 36.77"W	94.24
C27	42.50'	40°02'29"	29.70'	N68°10'51"W	29.10'
L13				N88° 12' 05.88"W	105.11
L14				N88° 12' 01.76"W	609.16
C28	72.50'	25°34'58"	32.37'	S60°50'56"W	32.10'
L15				S48° 03' 26.64"W	56.34
C29	157.50'	64°12'46"	176.51'	S15°57'04"W	167.42'
C30	157.50'	32°53'54"	90.43'	S0°17'38"W	89.20'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C9	54.00'	60°27'51"	56.99'	S60°12'41"W	54.38'
C10	54.00'	61°12'14"	57.68'	S0°37'22"E	54.98'
C11	54.00'	62°42'03"	59.09'	S62°34'30"E	56.19'
C12	54.00'	38°31'08"	36.30'	N66°48'54"E	35.82'
C13	26.00'	45°34'23"	20.68'	N70°20'31"E	20.14'
C14	54.00'	271°08'46"	255.55'	S3°07'43"W	75.60'
C15	20.00'	90°00'00"	31.42'	S41°52'17"E	28.28'
C16	54.00'	12°34'58"	11.86'	S37°30'57"E	11.83'