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 <u>"Reserve "L" Trail View Run Phase 3B P.B. 129, P. 82".</u> 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

Date Prepared: 7/24/2024

File Name: Disposition of Comments Ph 11

THE UNDERSIGNED SUBORDINATES THE LIEN OF ITS MORTGAGES OF THE AREA WITHIN THE PLAT OF "FARMSTEAD PHASE

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

MY COMMISSION EXPIRES

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

JOHN H. HANCOCK, MANAGER

MY COMMISSION EXPIRES _____

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 LOIS L. HANCOCK LIMITED, AN OHIO LIMITED LIABILITY COMPANY, BY AND THROUGH JOHN H. HANCOCK, MANAGER, DULY AUTHORIZED BY RESOLUTION.

FARMSTEAD PHASE 11

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

APPROVED THIS DAY OF	, 2024	MAYOR
APPROVED THIS DAY OF	_. , 2024	PLANNING COMMISSION CHAIR
APPROVED THIS DAY OF	_. , 2024	CITY ENGINEER
APPROVED THIS DAY OF	_. , 2024	DIRECTOR OF PUBLIC SERVICE
APPROVED AND ACCEPTED BY ORDINANCE NUMBER,, WHEREIN SWEET BASIGROVE CITY.	L LANE IS ACC	, PASSED THIS DAY OF EPTED BY THE COUNCIL OF THE CITY OF
APPROVED THIS DAY OF	₋ , 2024	CITY CLERK / COUNCIL CLERK
TRANSFERRED THIS DAY OF	, 2024	AUDITOR, FRANKLIN COUNTY, OHIO
		DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO

FILED FOR RECORD THIS DAY OF, 2024	RECORDER, FRANKLIN COUNTY, OHIO
ATM.	RECORDER, FRANKLIN COONTI, OTIO
FEE \$	
FILE NO,	
RECORDED THIS, DAY OF, 2024	DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

PLAT BOOK _____, PAGES _____

DEVELOPER

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

SETBACK REQUIREMENTS:

60' MINIMUM

FRONT YARD SETBACK: 25' MIN. REAR YARD SETBACK: 20' SIDE YARD SETBACK**:5' MIN., 10' TOTAL MINIMUM LOT AREA: 0.172 AC (7,200 SF)

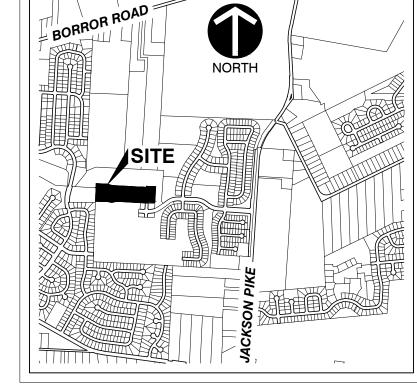
** CORNER LOTS SHALL INCREASE THE SIDE SETBACK ALONG THE ADJOINING RIGHT-OF-WAY TO ONE HALF (½) THE MINIMUM FRONT SETBACK.

ACREAGE BREAKDOWN:

ACREAGE IN LOTS 357-376 INCLUSIVE: 5.798 ACRES ACREAGE IN RESERVE Q: 8.204 ACRES ACREAGE IN RIGHT-OF-WAY: 1.172 ACRES TOTAL ACREAGE: 15.174 ACRES

ACREAGE IN P.I.D.: 040-016097:

15.174 ACRES



VICINITY MAP

SCALE: 1" = 2000'

FEMA NOTE:

AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "FARMSTEAD, PHASE 11", IS IN THE FOLLOWING FLOOD ZONES: ZONE "X", ZONE "X" SHADED AND ZONE "AE" 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 OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE

THIS AREA AFFECTS A PORTION OF RESERVE "Q".

(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) THIS AREA AFFECTS THE REMAINING PORTIONS OF SAID "FARMSTEAD, PHASE 11"

(THE 1% ANNUAL CHANCE FLOOD "100 YEAR FLOOD", WITH BASE FLOOD ELEVATIONS DETERMINED) THIS AREA AFFECTS RESERVE "Q".

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 PHASE" 11" 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

THE PURPOSE OF THIS PLAT IS TO SHOW CERTAIN PROPERTY, RIGHT OF WAYS, AND EASEMENT BOUNDARIES, AS OF THE TIME OF PLATTING. AT THE REQUEST OF ZONING AND PLANNING AUTHORITIES AT THE TIME OF PLATTING, THIS PLAT SHOWS SOME 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.

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 PHASE 11" DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO WETLANDS.

NOTE "D":

THE PROPERTY HEREIN IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR FARMSTEAD RECORDED IN INSTRUMENT NUMBER 202008240124892, AND ALL AMENDMENTS AND SUPPLEMENTS THERETO, RECORDED IN FRANKLIN COUNTY RECORDERS OFFICE, OHIO.

RESERVE "Q" IS TO BE OWNED AND MAINTAINED BY THE CITY OF GROVE CITY.

CERTIFICATION:

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 SHEET 1 OF 2

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250 Suite Wo Ph:

AWING NO.:

