

September 25, 2024

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

Dear Mr. Barr:

Subject: Farmstead – Phase 5B Plat Submittal

Grove City, Franklin County, Ohio

CEC Project 302-711

Please see below for disposition of comments:

- 1. Staff is not supportive of the access easements on lots 155 and 200 as they were not shown on previous plats for Phase 3 and Phase 4. The easements should be fully contained in lots created by the Phase 5B Plat or removed and the easements finalized between the affected property owners. CBU Access easements have been updated to be limited within Phase 5B plat
- 2. Label the drainage easement location starting at the rear of lot 247. Label added
- 3. Call out existing easement areas from phase 4 on lot 252. Existing easement linestyle added to legend, 20' san esmt label on Lot 251. Access easement from previous phase is only in effect until the platting of this phase and cease to exist.
- 4. Call out existing easement areas from phase 3 on lots 237 and 261 (Windcliff Drive east easements). Existing easement linestyle added to legend. Access easement from previous phase is only in effect until the platting of this phase and cease to exist.
- 5. Add language for access easements. Language from Note "F" on previous Phases 3 and 4 should be added. Access note for the CBU boxes has been added to the dedication to be consistent with previous plats. The Note "F" from phases 3 and 4 do not apply to this phase as all roads are tying into existing streets.

Date Prepared: 9/25/2024 Page 1 of 2:

File Name: Disposition of Comments Ph 5B

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

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

9/25/2024

eremy L. Van Ostran, P.S.

Date

IN WITNESS WHEREOF, GRAND COMMUNITIES, LLC, ______, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS _____, 2024.

SIGNED AND ACKNOWLEDGED	
IN THE PRESENCE OF:	

GRAND COMMUNITIES. LLC

A KENTUCKY LIMITED LIABILITY COMPANY

BY:		
	 NAME	

TITLE

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 _____, 2024 BY ____ 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 PHASE 5B" WITH 1.174 ACRES OF DEDICATED RIGHT-OF-WAY. ALL ON-SITE EASEMENTS 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

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 5B

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

APPROVED THIS _____ , 2024 APPROVED THIS _____ DAY OF _____, 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 WINDCLIFF DRIVE AND WINDCLIFF DRIVE EAST ARE ACCEPTED BY THE COUNCIL OF THE CITY OF GROVE CITY. APPROVED THIS _____ , 2024 CITY CLERK / COUNCIL CLERK TRANSFERRED THIS _____, 2024 AUDITOR, FRANKLIN COUNTY, OHIO DEPUTY AUDITOR, FRANKLIN COUNTY, OHIO FILED FOR RECORD THIS _____, 2024 RECORDER, FRANKLIN COUNTY, OHIO FEE \$_____ FILE NO. ______,

SETBACK REQUIREMENTS:

PLAT BOOK _____, PAGES ____

50' MINIMUM FRONT YARD SETBACK**: 20' MIN. REAR YARD SETBACK: 20' SIDE YARD SETBACK: 5' MIN., 10' TOTAL MINIMUM LOT AREA: 0.143 AC (6,000 SF)

RECORDED THIS ______, DAY OF ______, 2024

80' MINIMUM FRONT YARD SETBACK**: 30' MIN. REAR YARD SETBACK: 20' SIDE YARD SETBACK: 5' MIN., 10' TOTAL MINIMUM LOT AREA: 0.225 AC (10,000 SF)

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)

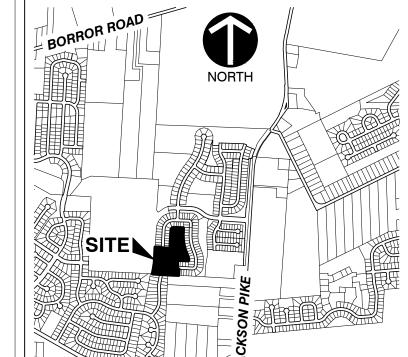
** CORNER LOTS SHALL INCREASE THE SIDE SETBACK LONG THE ADJOINING RIGHT-OF-WAY TO ONE HALF (%) THE MINIMUM FRONT SETBACK.

DEPUTY RECORDER, FRANKLIN COUNTY, OHIO

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.

JEREMY L. VAN OSTRAN PROFESSIONAL LAND SURVEYOR NO. 8283 DATE



VICINITY MAP SCALE: 1" = 2000'

DEVELOPER:

GRAND COMMUNITIES. LLC 3940 OLYMPIC BOULEVARD, SUITE 400 ERLANGER, KENTUCKY 41018 PHONE: (859)341-4709 CONTACT: TODD HUSS

EMAIL: THUSS@FISCHERHOMES.COM

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

ACREAGE BREAKDOWN:

ACREAGE IN LOTS 237-261 INCLUSIVE: 4.042 ACRES 4.749 ACRES ACREAGE IN RESERVE "M": ACREAGE IN RIGHT-OF-WAY: 1.174 ACRES TOTAL ACREAGE: 9.965 ACRES

FEMA NOTE:

AT THE TIME OF PLATTING, BY GRAPHIC PLOTTING ONLY, HEREBY BEING PLATTED AS "FARMSTEAD, PHASE 5B", 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.

9.965 ACRES

ZONE "X"

(AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN)

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.

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.

IRON PINS:

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 5B" 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

NOTE "B":

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 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 5B" DOES NOT IMPLY ANY APPROVAL OF THE SITE AS IT MAY PERTAIN TO

NOTE "D": RESERVE "M":

RESERVE "M" IS TO BE OWNED AND MAINTAINED BY FARMSTEAD HOMEOWNERS' ASSOCIATION, INC.

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.

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