

## RESOLUTION NO. CR-44-02

### A RESOLUTION TO APPROVE THE PRELIMINARY DEVELOPMENT PLAN FOR CLAYBROOKE CROSSING LOCATED ON THE NORTHWEST CORNER OF HAUGHN AND ORDERS ROADS

WHEREAS, on June 11, 2002, the Planning Commission approved the preliminary development plan for Claybrooke Crossing with the following stipulations:

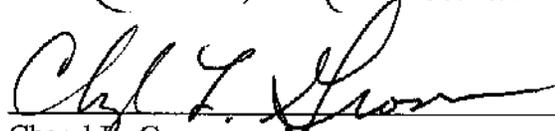
1. Development Text to be revised. Following items were discussed, but changes are not limited to: Landscaping, no build zones, street alignment, connections and lines of visibility, anticipated timing of Old Haughn Road and Haughn Road realignment.
2. Roadway and pedestrian connections are a concern, regarding surrounding development and park property.
3. Open spaces to be shown on plans and noted as to ownership;
4. Turn lane consideration given for new Haughn Road intersection;
5. Two lots on either side of new Haughn Road intersection to access new road rather than Haughn Road;
6. Additional detail is required for most aspects of the condominium development;
7. Square footage of proposed homes are a concern;
8. Landscaping concerns such as streetscape, common areas, buffering, individual lots and condo units, tree spec's with caliper, and pond detail to be addressed;
9. Engineering concerns include (but are not limited to:
10. The proposed sanitary system will require an additional branch line to provide sanitary sewer service to the four properties to the east of Haughn Road;
11. The sanitary sewer line running parallel to Orders Road to be designed and constructed so as to provide service to the properties to the south of Orders Road and west of Haughn Road;
12. Sanitary sewer lines to be extended to property lines of the site and be sized for future extension;
13. The sanitary line along Haughn Road to be sized to handle future flows from future development west along Orders Road;
14. Inverts of the proposed line along Haughn Road to be deep enough to provide service to the existing properties and to the future development;
15. Drainage issues;
16. Pavement widths.
17. Bike trail connectivity to be provided;
18. All existing zoning classifications to be shown on plans.

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the preliminary development plan for Claybrooke Crossing, located on the northwest corner of Haughn and Orders Roads, contingent upon the stipulations set by Planning Commission.

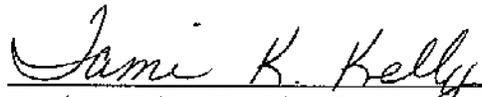
SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

  
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Maria C. Klemack, President of Council

  
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Cheryl Z. Grossman, Mayor

Passed: 7-01-02  
Effective: 7-01-02

Attest:

  
\_\_\_\_\_  
Tami K. Kelly, CMC/AAE, Clerk of Council

I Certify that this resolution  
is correct as to form.

  
\_\_\_\_\_  
Thomas R. Clark, Director of Law