

RESOLUTION NO. CR-12-03

A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR PINE GROVE
LOCATED AT THE NORTHEAST CORNER OF BIG RUN SOUTH AND DEMOREST ROADS

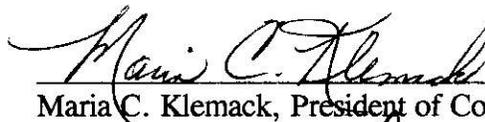
WHEREAS, on February 11, 2003, the Planning Commission approved the Development Plan for Pine Grove (Weygandt Property) with the following stipulations:

1. Bike path design to be reviewed and approved by City's Consulting Engineer;
2. If deemed appropriate, easement to be provided to the City of Grove City for bike path extension near Big Run South and Demorest Road intersection;
3. Landscaping and bike path to be installed on the south side of retention pond (on the Weygandt West property);
4. Homeowners Association will have the right to perform maintenance in all retention ponds servicing development and be granted easement(s) to do so;
5. Ponds to be engineered according to City Standards;
6. Applicant has agreed to a modified aesthetic landscaping in and around pond areas;
7. Dominion has committed to a \$275,000.00 pledge to the City's funding efforts for road improvements in area of development;
8. Development standards and deed restrictions to be modified to state HOA will be responsible, and City of Grove City has the right but not the obligation, to enforce deed restrictions;
9. Applicant will work with Urban Forester to finalize landscaping plan for area of Big Run South and Demorest Road area.

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 Development Plan for Pine Grove (Weygandt Property) located at the northeast corner of Big Run South and Demorest Roads, contingent upon the stipulations set forth by the Planning Commission, except for stipulation #7, and including the following stipulation attached hereto as Exhibit "A".

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



Maria C. Klemack, President of Council



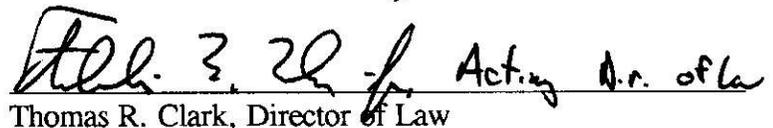
Cheryl L. Grossman, Mayor



Tami K. Kelly, CMC/AEE, Clerk of Council

Passed: 3-17-03
Effective: 3-17-03

Attest:



Thomas R. Clark, Director of Law

I Certify that this resolution
is correct as to form.

CR-12-03
Exhibit "A"

Section 1; stipulation -

- (1) Dominion is seeking development plan approval and/or the rezoning of three (3) tracts of land located near the Big Run South Road and Demorest Road intersection: the tract referred to as Pine Grove (Weygandt Property) consists of 70 lots in Grove City (the "Pine Grove Tract"); the Weygandt Tract west with a proposed total of 159 single-family condominium units in the City of Columbus (the "Weygandt West Tract"); and, the Sladeco Tract with a proposed total of 270 single-family lots in the City of Columbus (the "Sladeco Tract"). Dominion's commitment to the City relative to roadway improvement is as follows:
 - (a) Dominion will contribute to the City \$100,000 towards the improvement of Demorest Road at the time of the recording of the first plat of the development of the Pine Grove Tract, but no later than September 1, 2003;
 - (b) After the rezoning of the Weygandt West Tract, Dominion will contribute to the City \$75,000 towards the improvement of Demorest Road prior to the beginning of site work on the Weygandt West Tract, but no later than September 1, 2003;
 - (c) After the rezoning of the Sladeco Tract, Dominion will contribute to the City \$100,000 towards the improvement of Demorest Road prior to the beginning of site work on the Sladeco Tract, but no later than September 1, 2003.