

RESOLUTION NO. CR-58-10

A RESOLUTION TO APPROVE AMENDMENTS TO SUBAREA A/LOT 477 OF THE DEVELOPMENT PLAN FOR THE PINNACLE CLUB OF GROVE CITY LOCATED SOUTH OF WHITE ROAD AS APPROVED BY RESOLUTION CR-24-04

WHEREAS, on March 15, 2004, Council approved a Development Plan for The Pinnacle Club of Grove City by Resolution No. CR-24-04; and

WHEREAS, on August 15, 2005, Council approved an Amendment to Subarea "C" of this Plan by Res. CR-64-05 and on May 1, 2006, Council approved an Amendment to Subarea "E" of this Plan by Res. CR-28-06, and on May 7, 2007, Council approved Amendments to the Development Text by Res. CR-20-07, and on Sept. 08, 2009, Council approved Amendments to Subarea "E" of this Plan by Res. CR-45-09; and

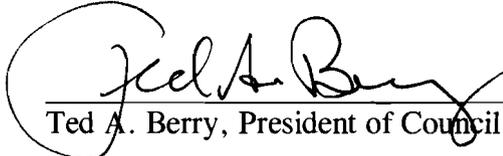
WHEREAS, on November 9, 2010, the Planning Commission recommended approval of amendments to Subarea A/Lot 477 the Development Plan, with the following stipulation:

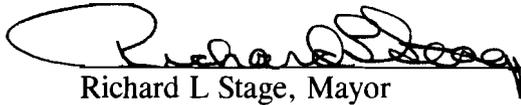
- 1. The Rear setback shall be thirty (30) feet.

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

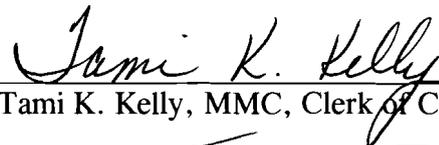
SECTION 1. This Council hereby accepts the amendments to the Development Plan, approved by Resolution CR-24-04, for The Pinnacle Club of Grove City, contingent upon the stipulation set by Planning Commission.

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

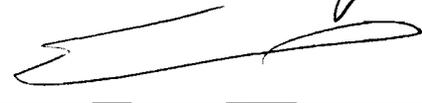

Ted A. Berry, President of Council


Richard L. Stage, Mayor

Passed: 11-16-10
Effective: 11-16-10

Attest: 
Tami K. Kelly, MMC, Clerk of Council

I Certify that this resolution is correct as to form.


Stephen J. Smith, Director of Law

CR-58-10

**PROPOSED AMENDMENT TO
DEVELOPMENT STANDARDS TEXT
REVISED MARCH 15, 2004
APPROVED BY RESOLUTION NO. CR-24-04
FOR SUBAREA A / LOT 477**

RECEIVED
OCT 29 2010
GC PLANNING COMMISSION

Proposal to amend Section II, B, 2:

Amend to: Rear Yard. The minimum required rear yard shall be reduced to 20 feet.

Proposal to amend Section II, D:

Amend to: Pinnacle Club Drive. The front elevation of home will not be required to face Pinnacle Club Drive.

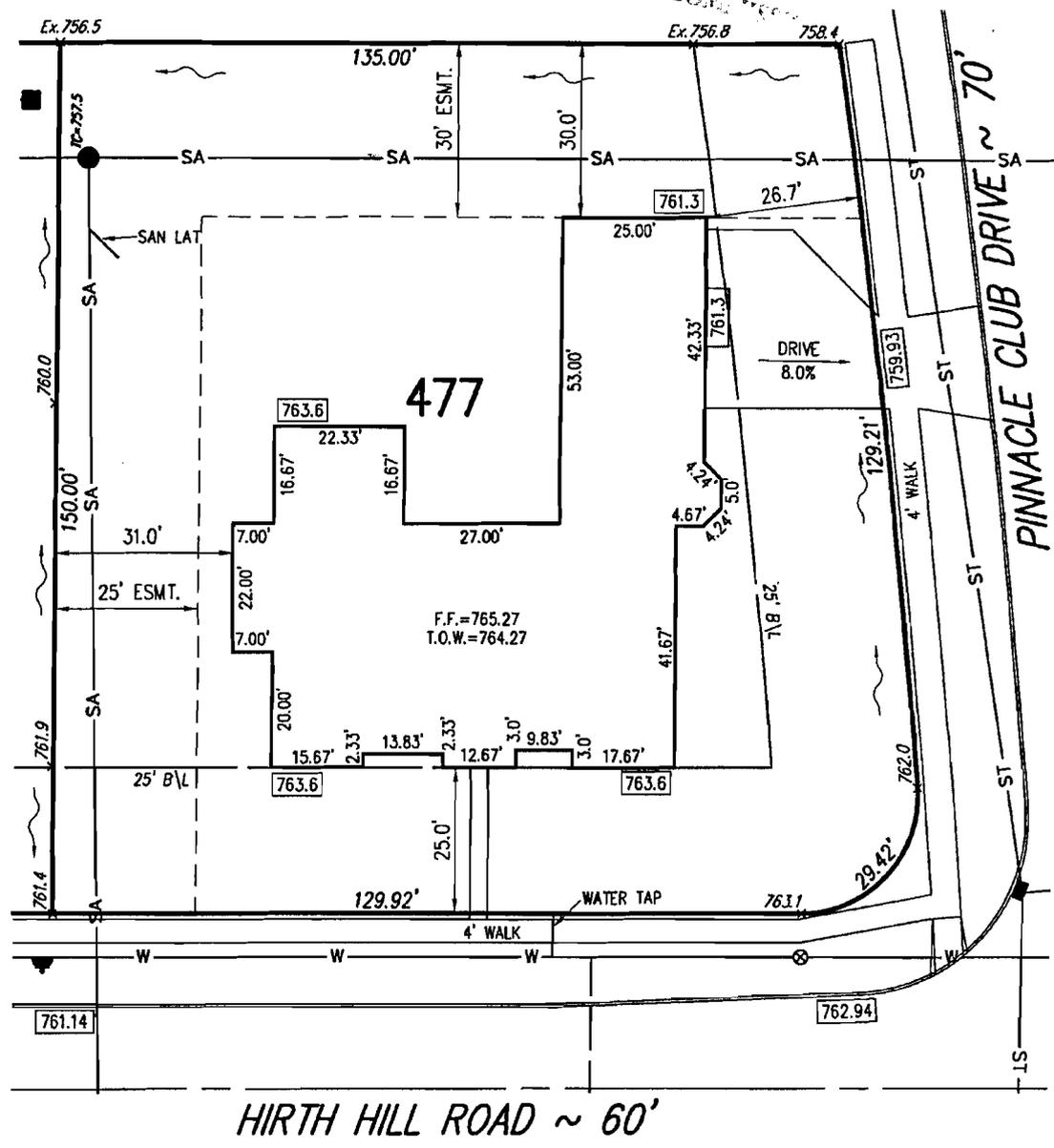
CR-58-10

FOR: ERIC GIRARD HOUSE STYLE: CUSTOM PARCEL NO. 040-013795
LOT No.: 477 ADDRESS: HIRTH HILL ROAD SUBDIVISION: PINNACLE SECTION 5
CITY OF GROVE CITY COUNTY OF FRANKLIN P.B. 109, PGS. 32-34
MIN. SETBACKS: REAR - 30% FLOOD ZONE: X COMMUNITY PANEL: 39049C PAGE: 0401K DATE: 6/17/08
SIDE - 5'



RECEIVED
OCT 29 2009
GC PLANNING COMMISSION

NOTE:
THIS HOUSE WILL NOT
EXCEED 35' IN HEIGHT.



We hereby certify that the forgoing PLOT PLAN was prepared from information provided by the client and data obtained from an engineered subdivision plan. This plot plan is to be used by the CLIENT for the sole purpose of obtaining a BUILDING PERMIT. The use of the plot plan for any other purpose is strictly prohibited.

NOTE TO CONTRACTOR
FOUNDATION CORNERS SHOULD
BE PK SINCE LESS THAN 1
FOOT FROM MIN. SETBACKS.



LOT CALCULATION INFO.

SOD: 2,143 SQ. YDS.
DRIVEWAY: 93 SQ. YDS.
APPROACH WALK: 76 SQ. FT.

THIS SPACE PROVIDED FOR ZONING OFFICER ONLY

**44.3 ACRES
ANNEXATION**

FROM: TOWNSHIP OF JACKSON

TO: CITY OF GROVE CITY

Situated in the State of Ohio, County of Franklin, Township of Jackson, lying in Survey Numbers 1434, 6115, and 1365 of the Virginia Military District, being all of Parcel 22-WL, a 15.497 acre tract, conveyed to the City of Grove City, Ohio of record in Instrument Number 201005260064707, all of the 11.970 acre tract conveyed to the City of Grove City, Ohio of record in Instrument Number 201010150137138, all of the 16.563 acre tract conveyed to the City of Grove City, Ohio of record in Instrument Number 201010220140871, and all of Parcel 20-WL and 20-WD conveyed to the City of Grove City, Ohio of record in Instrument Number 201010260142470 and part of Interstate 71 and London-Groveport Road (State Route 665) as shown on the right-of-way plans FRA-62-2.12 and FRA-71-6.09 on file at the Ohio Department of Transportation, and described as follows:

Beginning at the southwest corner of Lot 1 as shown on the plat entitled "Seeds 665 Subdivision" of record in Plat Book 85, Page 83, in the northerly right-of-way line of Seeds Road dedicated in Plat Book 57, Page 111, the southwest corner of the portion of Seeds Road vacated by ordinance number C-97-96 and of record in Official Record 33981E04, on the easterly right-of-way line of Interstate 71 as shown on said right-of-way plans FRA-62-2.12, a corner to Parcel No. 19-LA, a perpetual highway easement as shown on said Right-of-Way Plans FRA-62-2.12 conveyed to State of Ohio of record in Case Number 201027 on file at the Clerk of Courts, Franklin County, Ohio, a corner to said 11.970 acre tract, and in the existing City of Grove City Corporation line by Ordinance Number C-14-75 and of record in Miscellaneous Record 164, Page 545:

thence southwesterly, a distance of approximately 416 feet, with said northerly right-of-way line, said easterly right-of-way line, an easterly line of said Parcel 19-LA, an easterly line of said 11.970 acre tract, and said existing City of Grove City Corporation line (C-14-75), to a corner thereof;

thence southwesterly, a distance of approximately 655 feet, across said Parcel 19-LA, Parcel 18-LA, a perpetual highway easement as shown on said Right-of-Way Plans FRA-62-2.12 conveyed to State of Ohio of record in Deed Book 2095, Page 290, said 11.970 acre tract, said 16.563 acre tract with said existing City of Grove City Corporation line (C-14-75), to a point;

thence southwesterly, an arc distance of approximately 1258 feet, across said Parcel 18-LA, said 16.563 acre tract with said existing City of Grove City Corporation line (C-14-75), to the westerly line of said Parcel 18-LA and the westerly line of said 16.563 acre tract;

thence northerly, a distance of approximately 356 feet, with said westerly lines, to a corner thereof and in the westerly right-of-way line of Interstate 71;

thence with said westerly right-of-way line, the westerly line of said Parcel 18-LA, the westerly line of said 16.563 acre tract, the following courses:

northeasterly, an arc distance of approximately 495 feet, to a point;

northeasterly, a distance of approximately 583 feet, to a point;

northerly, a distance of approximately 759 feet, to a point;

westerly, a distance of approximately 151 feet, to a point;

northwesterly, a distance of approximately 103 feet, to a point on the centerline of London-Groveport Road (State Route 665), at a northwest corner of said Parcel No. 18-LA, a northwest corner of said 16.563 acre tract, southwest corner of Parcel 18-A, a perpetual highway easement as shown on said Right-of-Way Plans FRA-62-2.12 conveyed to State of Ohio of record in Deed Book 2095, Page 290, a southwest corner of said Parcel 20-WD;

thence northeasterly, a distance of approximately 246 feet, with the west line of said Parcel No. 18-A, said Parcel 20-WD, said Parcel 20-WL, and partly with the existing City of Grove City Corporation line by Ordinance Number C-61-99 and of record in Instrument Number 199909200237661;

**44.3 ACRES
ANNEXATION**

-2-

thence northeasterly, a distance of approximately 225 feet, with the west line of said Parcel No. 18-A, said Parcel 20-WL, and the existing City of Grove City Corporation line (Ordinance Number C-61-99), to the northernmost corner thereof and northwesterly corner of Parcel 19-A, a perpetual highway easement as shown on said Right-of-Way Plans FRA-62-2.12 conveyed to State of Ohio of record in Case Number 201027 on file at the Clerk of Courts, Franklin County, Ohio;

thence southerly, a distance of approximately 140 feet, with the east line of said Parcel No. 18-A and said Parcel 20-WL and the west line of said Parcel No. 19-A, to a common corner thereof, the northernmost corner of Parcel 18-LA, and a northwesterly corner of Parcel 19-LA, a perpetual highway easement as shown on said Right-of-Way Plans FRA-62-2.12 conveyed to State of Ohio of record in Case Number 201027 on file at the Clerk of Courts, Franklin County, Ohio;

thence northeasterly, a distance of approximately 400 feet, with the line common to said Parcel No. 19-A and Parcel No. 19-LA and a northwesterly line of said Parcel 22-WL, to a point;

thence across said Parcel No. 19-A with northwesterly line of said Parcel 22-WL, the following courses:

northeasterly, a distance of approximately 64 feet, to a point;

northeasterly, a distance of approximately 415 feet, to a point;

northeasterly, an arc distance of approximately 440 feet, to a point;

northeasterly, a distance of approximately 52 feet, to a northeast corner of said Parcel No. 19-A, the northernmost corner of said Parcel 22-WL, and in the existing City of Grove City Corporation line (Ordinance Number C-61-99);

thence southerly, a distance of approximately 1243 feet, with a west line of said Parcel No. 19-A, said Parcel No. 19-LA, and said Parcel 22-WL and continuing with the existing City of Grove City Corporation line (Ordinance Number C-61-99); to a point on the centerline of London-Groveport Road (State Route 665), at the southeast corner of said Parcel No. 19-LA and said Parcel 22-WL, and in the north line of said 11.970 acre tract;

thence easterly, a distance of approximately 56 feet, with said centerline and said north line, to said existing City of Grove City Corporation line (Ordinance Number C-14-75) and the northeast corner of said 11.970 acre tract;

thence southerly, a distance of approximately 115 feet, with said existing City of Grove City Corporation line (Ordinance Number C-14-75) and the east line of said 11.970 acre tract, to the west line of said Lot No. 1;

thence southwesterly, a distance of approximately 410 feet, continuing with said existing City of Grove City Corporation line (Ordinance Number C-14-75), said east line, and said west line, to the *Point of Beginning*, containing 44.3 acres, more or less.

This description is from record information and is not to be used for deed transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Edward J. Miller
Registered Surveyor No. 8250