FAIRFIELD COUNTY
REGIONAL PLANNING COMMISSION

210 East Main St.
Room 302
Lancaster, OH 43130
www.co.fairfield.oh.us
(740)-652-7110

TO: Fairfield County Regional Planning Commission

FROM: Loudan Klein
Executive Director

DATE: June 26, 2018

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Thursday, July 5, 2018, at 7:30 p.m.** The meeting will be held at the Fairfield County Courthouse, Commissioners' Hearing Room, 3rd floor, 210 E. Main St., Lancaster, Ohio.

The tentative agenda will be as follows:

1. Approval of minutes of the June 5, 2018, RPC meeting (see enclosed)

2. President's Report

3. Subdivision Activities
   a) General Sherman Junior High School – Preliminary Plan
   City of Lancaster/Greenfield Township (see enclosed)

   b) Meadowmoore Reserve Section 1 – Phase 1 and 2 – Final Plat Extension Request
   Violet Township (see enclosed)

4. Zoning Map Amendment
   a) Applicant: TD Properties of Ohio LLC
   PRB Planned Rural Business and F-P Flood Plain Overlay to General Business District
   Berne Township (see enclosed)

5. Building Department Applications Under Review for Building Permits (see enclosed)

6. Bills (see enclosed)

7. Other Business

Loudan Klein
Executive Director

email: rpc@co.fairfield.oh.us

AGENDA ITEM 1

MINUTES

June 5, 2018

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Courthouse, 210 E. Main Street, Third Floor, Lancaster, Ohio.

Presiding: Phil Stringer, President

Present: Betsy Alt, Clement Chukwu, Todd Edwards, Gail Ellinger, Craig Getz, Charles Hockman, Kent Huston, Dean LaRue, Jennifer Morgan, Larry Neeley, Jerry Rainey, Karen Roberts, John Snook, Ira Weiss, Jeff White, Dave Levacy (County Commissioner), Carri Brown (County Administrator), Rick Szabrak (County Economic Development Director), Loudan Klein (Executive Director), James Mako (Assistant Director), and Gail Beck (Adm. Asst.).

ITEM 1. MINUTES

The Minutes of the May 1, 2018, Fairfield County Regional Planning Commission meeting were presented for approval. Todd Edwards made a motion for approval of the minutes. Kent Huston seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Phil Stringer welcomed everyone to the meeting.

ITEM 3. PRESENTATION

James Mako did a presentation on the CDBG Program and gave a Fair Housing Update.

ITEM 4. SUBDIVISION ACTIVITIES

Loudan Klein presented the following report:

ITEM 4a). Subdivision: Winding Creek - Section 5, Part 2 - Final Plat Extension Requests

Owner/Developer: Bob Deter

Engineer: EMH&T. c/o Ed Miller

Subdivision: Winding Creek - Section 5, Part 2 - Final Plat Extension Requests – Continued

Location and Description: The Winding Creek Subdivision is located in Section 27, Township 16, Range 20 of Violet Township. A preliminary plan for 269 lots was approved by the Regional Planning Commission in January 1996. Centralized water and sewer are provided by the Fairfield County Utilities Department. The Regional Planning Commission conditionally approved the Winding Creek Section 5, Parts 1 and 2 Final Plats on November 4, 2003. The Section 5, Part 1 Final Plat has been recorded. Final Acceptance of the public improvements for Section 5, Part 1 has been granted by the Fairfield County Board of Commissioners.

The Final Plat approval for the Section 5, Part 2 plat has been extended by the Commission to August 15, 2018 The developer is requesting one 180-day extensions, which would take Final Plat approval through February 11, 2019.

The originally approved Section 5, Part 2 plat included 32 lots. On October 7, 2008, the Regional Planning Commission approved the Section 5, Part 1A Final Plat for lots 209 and 217, which were originally a part of the Section 5, Part 2 plat. Therefore, the Section 5, Part 2 plat will include only 30 lots.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the final plat extension, subject to the following conditions:

1. Since development of the Wymer Property (Chesapeake Subdivision) is progressing, the applicant must be aware if a future connection is made or platted across Milnor Road prior to Winding Creek Section 5, Part 2 plat being recorded. The proposed access points may need to be reevaluated.
2. The applicant shall verify the location of utilities installed on this site during the construction of Section 5, Part 1. The verification of utilities must take place prior to commencing construction of the public improvements for Section 5, Part 2.
3. The construction drawings shall be revised to accommodate for post construction water quality required by OEPA as part of the NPDES permit that the site will have to obtain before construction can commence on Section 5, Part 2. In addition, the OEPA may require water quantity requirements to be met, which could result in the loss of additional lots to accommodate water retention facilities and would require a revised plat to be submitted.
4. The plat must be revised to comply with the requirements of the Technical Review Committee, the County Engineer, County Utilities, Fairfield Soil and Water Conservation District, GIS Department, and Violet Township.

Subdivision: Winding Creek - Section 5, Part 2 - Final Plat Extension Requests – Continued

A motion was made by Ira Weiss to approve the Subdivision Regulations Committee recommendation. Jennifer Morgan seconded the motion. Motion passed.

Loudan Klein presented the following report:

ITEM 4b). Subdivision: Snortin Ridge Subdivision - Replat of Lots 9-11

Owner/Developer: Rob Crane

Engineer: 2LMN, Inc.

Location and Description: Located in Madison Township (Fairfield County) and Perry Township (Hocking County). The original plat was recorded in November of 1975. The proposed replat is to create 4 individual cemetery plats. The remaining acreage of lot 10 will be incorporated into lots 9 and 11. These 4 individual lots will not be buildable sites and will be accessed via a 10' common access strip. The subdivision itself is accessed via private roads originating from Jack Run Road in Hocking County.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the proposed replat, subject to the following conditions:

1. The original plat recorded in 1974 placed a restriction on the further subdivision of the numbered lots. Upon consultation with the Fairfield County Prosecutors Office, this restriction is not valid. Restrictive covenants similar in nature have been found by the Court of Appeals to interfere with the government's authority and shall be considered void.
2. The applicant may need to comply with any additional requirements established by the Department of Commerce regarding cemeteries.
3. What is the purpose of Lot 10E? Why is it not combined with 10D under the same ownership?
4. A variance will be required from Section 2.4 (Minimum Lot Size) of the Subdivision Regulations. The Subdivision Regulations Committee is recommending approval of the variance.
5. Language should be added noting lots 10A-D shall not be utilized as buildable sites. This language must be agreed upon by the Health Department.
6. Who will maintain the common access? A note shall be added to the plat when this is determined. This may need to be larger to accommodate equipment.
7. The Fairfield County Health Department is not a "combined" district, please remove all notations from their signature line.

Subdivision: Snortin Ridge Subdivision - Replat of Lots 9-11 – Continued

8. The replat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Fairfield Soil and Water Conservation District, and the GIS Department.

A motion was made by Dean LaRue to approve the variance. Kent Huston seconded the motion. Motion passed. A motion was made by Ira Weiss to approve the Replat of Lots 9-11. Todd Edwards seconded the motion. Discussion followed regarding public access to the cemetery and the definition of a green cemetery. After discussion, a vote was taken and the motion passed.

ITEM 5. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

RPC staff presented a list of building permit applications under review.

Loudan Klein presented the following bills for payment:

ITEM 6. BILLS

543000	REPAIR & MAINTENANCE	$ 92.33
558000	TRAVEL & EXPENSES	$ 165.97
	TOTAL	$ 258.30

A motion was made by Todd Edwards to approve the bills for payment. Jerry Rainey seconded the motion. Motion passed.

ITEM 7. OTHER BUSINESS

Loudan Klein announced that the RPC has a college intern, Lauren Strope. The RPC discussed the meeting date for July, 2018. After discussion, it was decided to move the July meeting to Thursday, July 5, 2018.

There being no further business, a motion was made to adjourn the meeting by Todd Edwards and seconded by Ira Weiss. Motion passed.

Minutes Approved By:

Phil Stringer, President

Kent Huston, Secretary

FAIRFIELD COUNTY
REGIONAL PLANNING COMMISSION

210 East Main St.
Room 302
Lancaster, OH 43130
www.co.fairfield.oh.us

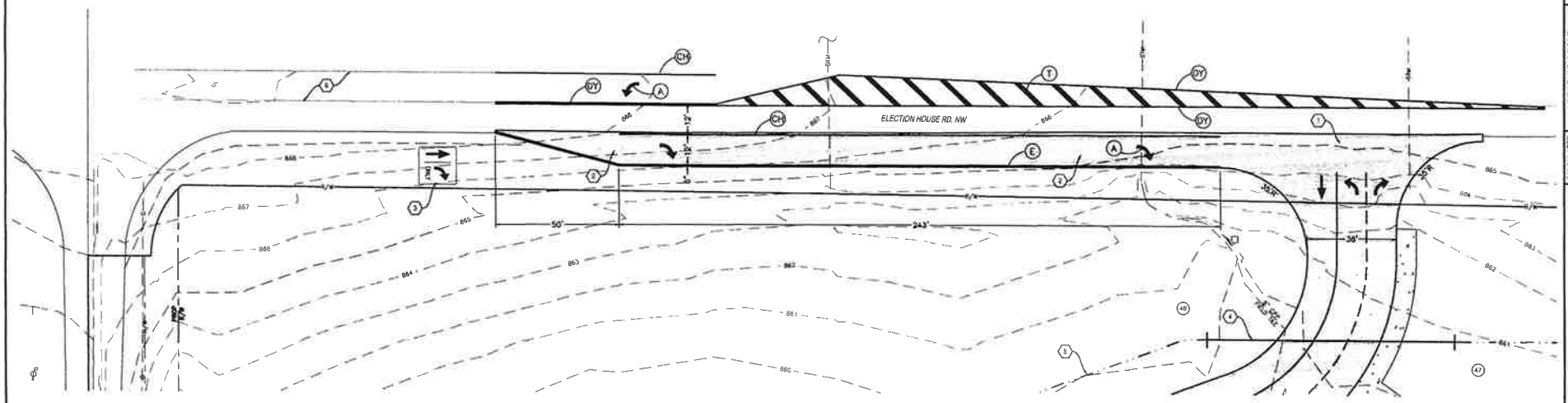
Subdivision: General Sherman Junior High School - Preliminary Plan
Owner/Developer: Lancaster City Schools
Engineer: Sands Decker
Location and Description: The entire site comprised of approximately 42 acres (PN 0630010000) located within the City of Lancaster corp. limit at the southeast corner of Election House Road and Victor Road. However, the right-of-way to be dedicated will be County right-of-way. The Fairfield County Subdivision Regulations require that any opening, extending, or widening of streets shall be considered a major subdivision. We have requested that County agencies focus their review on the turn-lane improvements and utilize the site layout for reference. The purpose of the site layout is for a comprehensive review of traffic flow and access points along Election House Road.

Date: June 25, 2018

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the preliminary plan, subject to the following conditions:

1. **VARIANCE REQUEST TO APPENDIX B, SECTION 3.2.2** (Preliminary Plan Fee) - The applicant is requesting a variance to the full preliminary plan fee since the only public improvements are turn lane improvements. Additionally, the only portion of this development being reviewed by the County is the area within the right-of-way. The request is to pay the flat fee and not the remaining fee based off acres disturbed. **The Subdivision Regulations Committee recommends approval of the variance.**
2. Half-cross section improvements will be required along the east side of Election House Road. ROW dedication dimensions will be determined when further detail is provided regarding the turn lane improvements.
3. Hydraulic reports submitted to the County Engineers Office must be updated per comments dated April 13, 2018. There are concerns about the runoff impact on sites to the south of the school.
4. The preliminary plan must be updated to comply with the requirements of the Technical Review Committee, Fairfield County Engineer, County Utilities, Soil and Water Conservation District, and the City of Lancaster.

Loudan Klein
Executive Director
email: rpc@co.fairfield.oh.us



SITE KEYNOTES

1. ASPHALT DRIVE APRON CONSTRUCTED IN ACCORDANCE WITH FAIRFIELD COUNTY REQUIREMENTS.
2. PAVEMENT WIDENING. SEE DETAIL.
3. APPROPRIATE R3-8 SERIES SIGN SHALL BE LOCATED AS DIRECTED BY THE FAIRFIELD COUNTY ENGINEER.
4. PROP. STORM SEWER.
5. PROP. SWALE.
6. EX. PAVEMENT MARKING.

MISC. NOTES

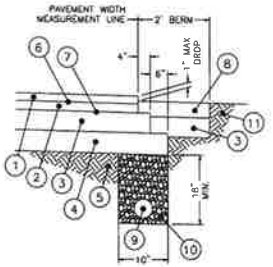
- ALL ITEM NUMBERS REFER TO THE STATE OF OHIO DEPT. OF TRANSPORTATION CONSTRUCTION & MATERIAL SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.
- EDGE LINE SHALL BE PLACED 6" OFF THE EDGE OF ASPHALT PAVEMENT & LANES SHALL BE 12' WIDE MEASURED FROM CENTER TO CENTER OF LANE MARKINGS.
- TURN LANE DIMENSIONS ARE BASED ON DIRECTION FROM THE FAIRFIELD COUNTY ENGINEER'S OFFICE AS FOLLOWS:

  EASTBOUND RIGHT TURN FROM ELECTION HOUSE ROAD NW TO NORTHERN SITE DRIVE:
  283' INCLUDING 50' TAPER

  APPROACH & DEPARTURE TAPERS ARE NOT REQUIRED SINCE THERE IS NO DEFLECTION OR OFFSET FOR EXISTING TRAFFIC LANES.

PAVEMENT MARKING LEGEND

- (A) ARROW (TYP.)
- (DY) DOUBLE YELLOW LINES
- (CH) CHANNELIZING LINE
- (T) TRANSVERSE LINES
- (E) EDGE LINE



1. 1 1/4" ~ ITEM 441, ASPHALT CONCRETE SURFACE COURSE, TYPE 1 (448), PG70-22M
2. 1 3/4" ~ ITEM 441, ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 2
3. 6" ~ ITEM 301 ASPHALT CONCRETE BASE
4. 6" ~ ITEM 304, AGGREGATE BASE
5. ITEM 204, SUBGRADE COMPACTION
6. ITEM 407, TACK COAT FOR INTERMEDIATE COURSE (0.10 GAL/SY)
7. ITEM 407, TACK COAT (0.10 GAL/SY)
8. 3" ~ ITEM 411, STABILIZED CRUSHED AGGREGATE
9. ITEM 605, 4" PIPE UNDERDRAIN
10. #8 OR #57 AGGREGATE.
11. EARTH EMBANKMENT.

PAVEMENT WIDENING (1)
NOT TO SCALE

GENERAL SHERMAN JR HIGH SCHOOL
ELECTION HOUSE ROAD

FAIRFIELD COUNTY
REGIONAL PLANNING COMMISSION

PRELIMINARY PLAN
JUNE 4, 2018

SANDS DECKER CPS
ENGINEERS • SURVEYORS

LOGAN, OH
1495 OLD HENDERSON RD
COLUMBUS, OH 43220
614-459-6992

ZANESVILLE OH

FAX 614-459-6987
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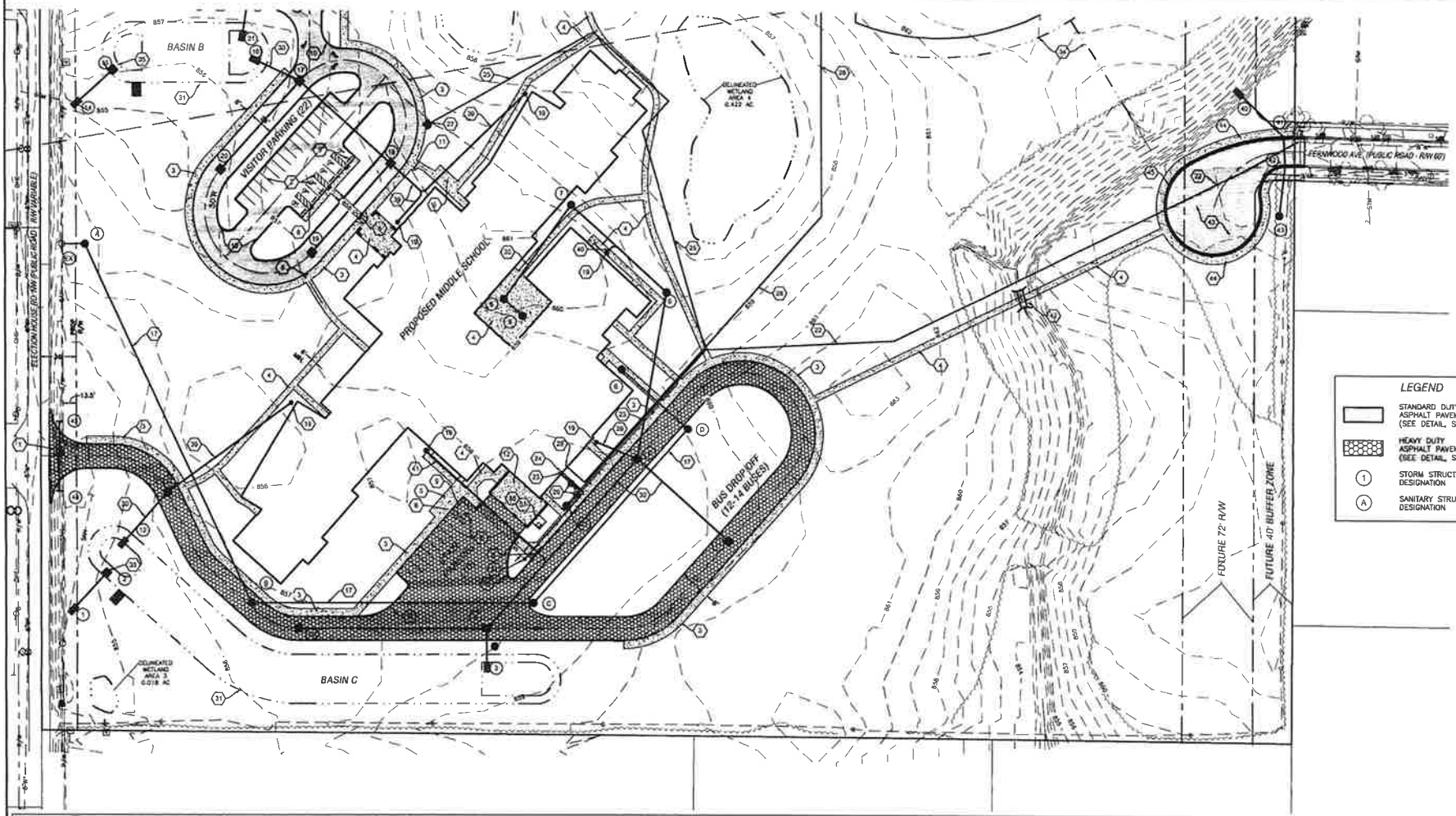
GRAPHIC SCALE
1" = 30'
CALCULATED
CHECKED

SITE DIMENSION PLAN (SOUTH)

GENERAL SHERMAN JR HIGH SCHOOL
ELECTION HOUSE ROAD



SITE KEYNOTES

1. ASPHALT DRIVE APRON CONSTRUCTED IN ACCORDANCE WITH FAIRFIELD COUNTY REQUIREMENTS.
2. PAVEMENT MARKINGS INCLUDING PARKING SPACES, TRANSVERSE LINES, DIRECTIONAL ARROWS & ADA SYMBOLS TO BE PLACED AS SHOWN PER ITEMS 641 & 642.
3. INTEGRAL CURB & SIDEWALK.
4. STD. CONCRETE SIDEWALK.
5. CONCRETE PAD. SEE ARCHITECTURAL PLANS FOR BIKE RACK DETAILS.
6. CONCRETE PAD FOR BLEACHER INSTALLATION.
7. RESERVED.
8. ADA RAMP/DETECTABLE WARNING, TYP.
9. PRECAST CONCRETE WHEEL STOP, TYP. INSTALL & SECURE PER MANUFACTURER'S RECOMMENDATIONS.
10. STD. CONCRETE CURB.
11. PROP. FLAGPOLE. SEE ARCHITECTURAL PLANS FOR DETAILS.
12. DUMPSTER & MECHANICAL EQUIPMENT ENCLOSURE CONFORMING TO CoL SCD M-4, INCLUDING 12' (MIN.) CLEAR OPENING FOR SANITATION DEPT. ACCESS TO DUMPSTERS.
13. PROP. CHAINLINK FENCE (BY OTHERS).
14. DOUBLE SWING GATE (BY OTHERS).
15. SINGLE SWING GATE (BY OTHERS).
16. RESERVED.
17. PROP. 8" SANITARY SEWER.
18. RESERVED
19. STD. CLEANOUT CONFORMING TO CoL S-18 OR CoL S-19 AS APPLICABLE.
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22. 8" DUCTILE IRON WATER SERVICE.
23. 6" DUCTILE IRON WATER SERVICE (WITH SHUTOFF VALVE & BOX 5' OUTSIDE THE BUILDING). SERVICE SPLITS INTO 6" FIRE & 4" DOMESTIC LINES WITH METER & BACKFLOW PREVENTION EQUIPMENT INSIDE THE BUILDING. SEE BUILDING PLUMBING PLANS.
24. 4" C900 WATER LINE & FIRE DEPARTMENT CONNECTION. SEE BUILDING PLUMBING PLANS.
25. 8" DUCTILE IRON WATER LINE TO PRIVATE SITE HYDRANT.
26. 8" VALVE & BOX PER CoL SCD W-16.
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35. OUTLET CONTROL STRUCTURE.
36. CURBED LANDSCAPE ISLAND, TYP., PER LCO 1151.10(d), PLANTED WITH 1 TREE PER 10 PARKING SPACES.
37. PROP. GAS METER. SEE MECHANICAL/PLUMBING PLANS. COORDINATE WORK WITH LANCASTER MUNICIPAL GAS.
38. 10' X 10' (MIN.) SECURITY ENCLOSURE AROUND GAS METER. COORDINATE FENCING & METER LOCATION WITH MECHANICAL/PLUMBING PLANS & LANCASTER MUNICIPAL GAS. FENCE SHALL BE 6' HIGH WITH LOCKABLE GATE.
39. 10" ROOF DRAIN COLLECTOR AT 1.0% MIN. COORDINATE LOCATION & INVERT AT BUILDING CONNECTIONS WITH PLUMBING PLANS.
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41. 4" ROOF DRAIN COLLECTOR AT 1.6% MIN. COORDINATE LOCATION & INVERT AT BUILDING CONNECTIONS WITH PLUMBING PLANS.
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43. ASPHALT PAVEMENT PER CoL SCD P-1.
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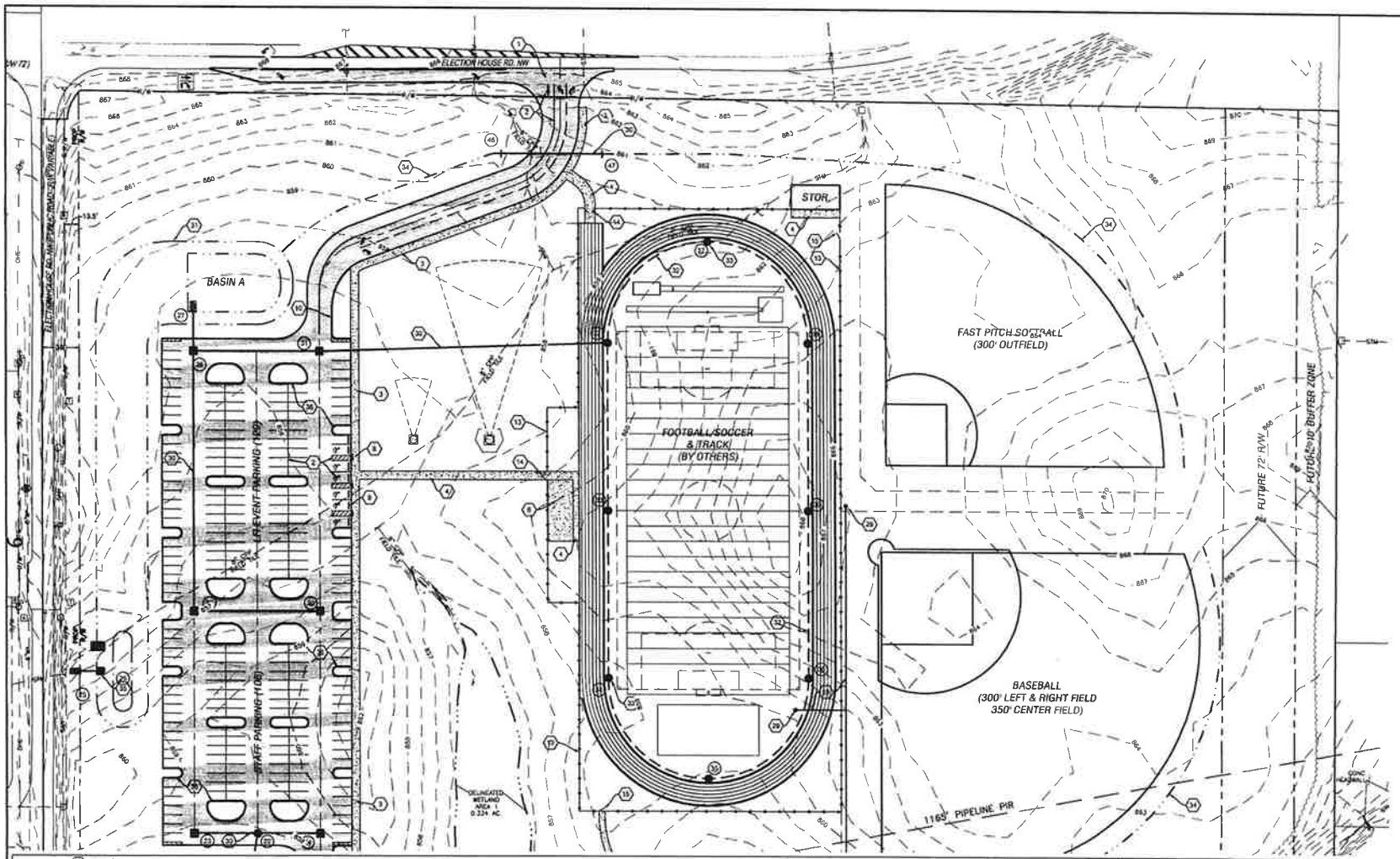
SITE PLAN (SOUTH)

GENERAL SHERMAN JR HIGH SCHOOL
ELECTION HOUSE ROAD



LEGEND

- STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C1.3)
- HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C1.3)
- (1) STORM STRUCTURE DESIGNATION
- (A) SANITARY STRUCTURE DESIGNATION

GRAPHIC SCALE 1" = 50'

CALCULATED | CHECKED

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SITE PLAN (NORTH)

GENERAL SHERMAN JR HIGH SCHOOL
ELECTION HOUSE ROAD

Fairfield County Engineer
3026 W. Fair Ave.
Lancaster, OH 43130
Main: (740) 652-2300
Fax: (740) 687-7055

June 14, 2018

To: Loudan Klein, Executive Director
Fairfield County Regional Planning

From: Todd May, Subdivision Engineer
Eric McCrady, Deputy Engineer
Fairfield County Engineer's Office

Subject: **General Sherman Junior High School-Preliminary Plan/Turn Lane Improvements**
Greenfield Township-City of Lancaster

Please note the following comments on the **General Sherman Junior High School-Preliminary Plan/Turn Lane Improvements**:

1. Half section improvement is needed along the east side of Election House Road. The portion of Election House Road at the north side of the property was improved with the Airport Project, and the required right turn lane must return the shoulder to the same width, composition, and slopes as original. Typical Section for shoulder widening showing the half section improvement along the East Side of Election House Road needs shown. See plans from airport for section example.
2. Additional R/W will be required along Election House Road. Once plans showing the shoulder widening are submitted, the R/W width to be dedicated can be determined.
3. Signage and Pavement Markings shown in the plans for the right turn lane need installed per the ODOT Standards and OMUTCD.
4. Label size of existing conduits under Election House Road.
5. The existing pavement along Election House Road will not be required to be milled and filled for the full width of the turn lane improvement. Provide AC band at the joint between the existing and new pavement.
6. Show the existing pavement of Kull Road for 100 feet so we can verify the West Entrance lanes line up correctly.
7. See previous comments date April 13, 2018 from our office for the review of construction plans and hydraulic reports. Many of the comments have been addressed, but we still have not seen a hydraulic report addressing our comments and concerns from the previous review. Please provide a revised hydraulic report. The area downstream of this site is very susceptible to flooding and property damage. This development should try to reduce this flooding if possible.

Jeremiah D. Upp, P.E., P.S., County Engineer

Fairfield County Engineer
3026 W. Fair Ave.
Lancaster, OH 43130
Main: (740) 652-2300
Fax: (740) 687-7055

April 13, 2018

Sands Decker CPS, LLC
1495 Old Henderson Road
Columbus, OH 43220

Attn: Loretta Armentrout

RE: General Sherman Junior High School –Construction Plan Review

Please note the following comments to the Construction Plan submitted on March 22, 2018 for the General Sherman Junior High School Improvements:

1. The north entrance needs moved to the west to the existing access location per earlier discussions with the School.

2. Show the existing pavement of Kull Road for 100 feet so we can verify the West Entrance lanes line up correctly.

3. Driveways shall meet the Fairfield County Engineer Driveway Detail Standards. Radius needs increased to 35 feet and grading needs shown to verify the requirements of the standard have been achieved.

4. Drive Culvert under the West Entrance must be Reinforced Concrete Pipe.

5. A half dedication of R/W will be required along Election House Road for a minimum width of 36 feet. Additionally, a half section improvement will be required per the County Regulations, Exhibit 1B (7 foot shoulder).

6. Size of Existing Culverts need labeled along Election House Road.

7. The proposed water valve for the line to the school needs located outside the R/W and not in the pavement. Additionally, this will be required to be bored and will require a Maintenance of Traffic Plan along with a shoring plan when the permit is submitted for the work to our office.

Jeremiah D. Upp, P.E., P.S., County Engineer

8. The overflow detail shown on Sheet C4.5 needs to show a trapezoidal shaped weir for the emergency overflow. The elevation of the emergency overflow should be 1 foot above the 100 year elevation and able to contain the entire flow if the primary system fails. The top of the rock and top of the embankment cannot be at the same elevation as a result and should be a minimum of 12 inches below.

9. The Hydraulic Calculations does not include the area offsite for Area "A". Provide calculations for the entire area. The offsite area to the north needs routed through the Basin to verify the allowable release rates are achieved and the overflow is sufficient to avoid damage. This includes providing erosion protection for the velocities and shear stresses to the discharge location at the inlet of the existing 24" road culvert.

Please make the above corrections and resubmit to our office. Finally, the Traffic Impact Study has been submitted to our office for review. Pending the approval of that Study, additional improvements may be needed at the intersection of Kull and Election House Road. If you have any questions, please contact us.

Sincerely,

Eric McCrady, P.E.
Deputy Engineer
Fairfield County Engineer Office

CC: General Sherman File
Mitch Noland, PE, SE City of Lancaster Engineer
Loudan Klein, Fairfield County Regional Planning Commission
Jerry Rainey, City of Lancaster Schools
Reading File

FAIRFIELD COUNTY
REGIONAL PLANNING COMMISSION

210 East Main St.
Room 302
Lancaster, OH 43130
www.co.fairfield.oh.us

Subdivision: Meadowmoore Reserve Section 1 - Phase 1 and 2 - Final Plat Extension Request
Owner/Developer: John E. Donley
Engineer: CEC, Inc.
Location and Description: Located in Violet Township along Ault Road, Township 16, Section 23, Range 20. Phase 1 includes 32 lots on approximately 19 acres of land. Phase 2 contains 33 lots on roughly 25 acres. Access to the site is from Haverington Street, off of Ault Road. The Final Plats were approved on July 5, 2017. The RPC Executive Director granted one 180-day extension till June 30, 2018. The applicant has since requested another extension for each plat which must be approved by the RPC. If approved the plats would expire on December 27, 2018.

Date: June 25, 2018

SECTION 1, PHASE 1. SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the extension, subject to the following conditions:

1. The Final Plat will expire on December 27, 2018.
2. Plat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Soil and Water Conservation District, GIS Department, South Central Power, and Violet Township.

SECTION 1, PHASE 2. SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: The Subdivision Regulations Committee recommends approval of the extension, subject to the following conditions:

1. The Final Plat will expire on December 27, 2018.
2. Plat must be revised to comply with the requirements of the Technical Review Committee, County Engineer, County Utilities, Soil and Water Conservation District, GIS Department, South Central Power, and Violet Township.

Loudan Klein
Executive Director
email: rpc@co.fairfield.oh.us

MEADOWMOORE RESERVE
SECTION 1, PHASE 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET, SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET, SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, CONTAINING 18.885 ACRES OF LAND, MORE OR LESS. SAID 18.885 ACRES BEING PART OF THAT 52.189 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY OF RECORD IN OFFICIAL RECORD 1169, PAGE 2197, PART OF THAT 5.0 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY OF RECORD IN OFFICIAL RECORD 1553, PAGE 2722, AND PART OF THAT 23.912 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY, OF RECORD IN OFFICIAL RECORD 1169, PAGE 2197, ALL OF RECORD IN THE RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO.

THE UNDERSIGNED, JOHN E. DONLEY, BEING THE OWNER OF THE LANDS PLATTED HEREIN, DOES VOLUNTARILY CONSENT TO THE EXECUTION OF MEADOWMOORE RESERVE SECTION 1, PHASE 1, A SUBDIVISION CONTAINING LOTS NUMBERED 1–7, 54–67, & 182–192, INCLUSIVE, AND RESERVES A & B, DOES HEREBY ACCEPT THIS PLAT AND VOLUNTARILY DEDICATES IMBUS TRAIL, HAYDEN AVENUE, HAVERINGTON STREET, NORMAN STREET AND PART OF AULT ROAD AS SHOWN HEREON, COMPRISING A TOTAL OF 3.881 ACRES, TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS: UTILITY EASEMENTS SHOWN IN THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SANITARY SEWER EASEMENTS: EASEMENTS DESIGNATED AS SANITARY SEWER EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID SEWERS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED SANITARY SEWER EASEMENTS.

UTILITY AND SANITARY SEWER EASEMENTS: UTILITY AND SANITARY SEWER EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY AND SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DRAINAGE EASEMENTS: AN EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF CONSTRUCTION, OPERATION, RECONSTRUCTION, USAGE, AND MAINTENANCE OF STORM DRAINAGE SWALES, DITCHES AND UNDERGROUND PIPING AND APPURTENANT WORKS ON ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON INCLUDING THE RIGHT TO CONSTRUCT, CLEAN, REPAIR, KEEP UNOBSTRUCTED, AND CARE FOR SAID SEWERS, SWALES, DITCHES, PIPING AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAID AREAS FOR SAID PURPOSE. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT EXCEPT THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA:

CERTAIN AREAS DESIGNATED "SANITARY SEWER EASEMENT", "DRAINAGE EASEMENT" AND "UTILITY EASEMENT" SHOWN HEREON OUTSIDE OF THE 18.885 ACRES OF LAND BEING PLATTED AS MEADOWMOORE RESERVE SECTION 1, PHASE I ARE WITHIN LANDS LOCATED ADJACENT TO MEADOWMOORE RESERVE SECTION 1, PHASE 1, OWNED BY JOHN E. DONLEY BY DEEDS OF RECORD IN OFFICIAL RECORD 1169, PAGE 2197, IN OFFICIAL RECORD 1553, PAGE 2722, IN OFFICIAL RECORD 1168, PAGE 2197, IN OFFICIAL RECORD 1256, PAGE 1187, AND IN OFFICIAL RECORD 1400, PAGE 1726 ALL OF RECORD IN THE RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO.

DRAINAGE MAINTENANCE DISTRICT: A MAINTENANCE AGREEMENT FOR THE DRAINAGE FACILITIES IS A PART OF THE IMPROVEMENT PLANS OF THE ABOVE REAL ESTATE (MEADOWMOORE RESERVE SECTION 1 PHASE 1) AND THE OBLIGATION TO PAY THE MAINTENANCE FEES SHALL PASS WITH THE TITLE TO THE PROPERTY. THERE SHALL BE INSERTED IN EACH DEED PASSING TITLE TO ANY OF THE LAND HEREIN BY THE OWNER OR DEVELOPER THE WORDS:

"TITLE TO THE FEE INCLUDES THE OBLIGATION TO PAY THE DRAINAGE MAINTENANCE FEE ASSESSED, OR TO BE ASSESSED, BY THE COUNTY, PURSUANT TO THE OHIO REVISED CODE 6137 AND FOLLOWING SECTIONS. THIS INCLUDES THE OBLIGATION TO PAY SUCH PORTION OF THE DRAINAGE MAINTENANCE FEE ASSESSMENT, OR TO BE ASSESSED, TO THE PUBLIC CORPORATION(S) AS ESTABLISHED IN THE ORIGINAL SCHEDULE, AS AMENDED FROM TIME TO TIME."

"ALL LOTS IN THE SUBDIVISION SHALL BE PART OF A DRAINAGE DISTRICT FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE/STORM SEWER SYSTEM SERVING THE SUBDIVISION. EACH LOT SHALL BE ASSESSED IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING SUCH DISTRICT FOR THE INSPECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH DRAINAGE/STORM SEWER SYSTEM."

THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO EACH OF THE LOTS AND LANDS SHOWN HEREON THAT HAS WITHIN IT A PORTION OF THE AREA DESIGNATED HEREON AS "DRAINAGE EASEMENT" OR "DRAINAGE AND SANITARY SEWER EASEMENT" SHALL CARE FOR, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALE WITHIN SAID PORTION OF THE DRAINAGE EASEMENT OR DRAINAGE AND SANITARY SEWER EASEMENT AREA.

THE EASEMENT FOR STORM SEWER, STORM DRAINAGE SWALES, AND WHERE APPLICABLE SANITARY SEWER, AND APPURTENANT WORKS IS HEREBY GRANTED TO THE BOARD OF FAIRFIELD COUNTY COMMISSIONERS AND ITS ASSIGNS, FOR USE AT SUCH TIME AS IT IS DETERMINED THAT FOR REASON OF PUBLIC HEALTH, SAFETY, AND WELFARE IT IS NECESSARY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALES WITHIN SAID DRAINAGE EASEMENT AREA OR DRAINAGE AND SANITARY SEWER EASEMENT AREA, AND THAT THE COSTS THEREOF, BOTH DIRECT AND INCIDENTAL THERETO, SHALL BE PAID FOR BY THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO THE LOTS AND LAND UPON WHICH SUCH MAINTENANCE IS PERFORMED, UNLESS PAID BY A DRAINAGE MAINTENANCE DISTRICT ESTABLISHED FOR THE SUBDIVISION.

MONUMENTS SHOWN ON THE PLAT AS NOT IN PLACE AT THE TIME OF RECORDING SHALL BE PLACED PRIOR TO ACCEPTANCE OF THE STREETS.

A PROPERTY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF THIS PLAT. ALL PROPERTY OWNERS SHALL BE MEMBERS OF SAID ASSOCIATION, AND SHALL BE RESPONSIBLE FOR ITEMS IDENTIFIED IN THE DOCUMENT ESTABLISHING SAID ASSOCIATION.

IN WITNESS WHEREOF, JOHN E. DONLEY, OWNER, HAS HEREUNTO SET HIS HAND THIS _ _ DAY OF ________.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BY: ________________

____

JOHN E DONLEY
OWNER

STATE OF OHIO
COUNTY OF FAIRFIELD:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN E. DONLEY, OWNER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

___DAY OF ____________.

MY COMMISSION EXPIRES __________.

NOTARY PUBLIC STATE OF OHIO

APPROVED AND ACCEPTED THIS ______ DAY OF __________, 20___. THE STREETS, ROADS, ETC., HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO

FAIRFIELD COUNTY COMMISSIONERS
MIKE KIGER

FAIRFIELD COUNTY COMMISSIONERS
DAVID L. LEVACY

FAIRFIELD COUNTY COMMISSIONERS
STEVE DAVIS

IMBUS TRAIL	**1.190 ACRES**
HAYDEN AVENUE	**0.178 ACRES**
HAVERINGTON STREET	**1.239 ACRES**
NORMAN STREET	**0.515 ACRES**
AULT ROAD	**0.759 ACRES**

THIS PLAT IS HEREBY APPROVED AS OF ____________, 20___. HOWEVER, STREETS ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

FAIRFIELD COUNTY ENGINEER
JEREMIAH D. UPP

THIS PLAT IS HEREBY APPROVED AS OF ____________, 20___. HOWEVER, SANITARY SEWERS AND WATERLINES ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

FAIRFIELD COUNTY SANITARY ENGINEER
TONY J. VOGEL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION ON _________ 20___. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN ONE HUNDRED EIGHTY (180) DAYS OF THE APPROVAL.

DIRECTOR, FAIRFIELD COUNTY
REGIONAL PLANNING COMMISSION
LOUDAN KLEIN

THIS PLAT IS CONSISTENT WITH THE CURRENT VIOLET TOWNSHIP ZONING RESOLUTION.

VIOLET TOWNSHIP ZONING
INSPECTOR
KELLY SARKO

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _________, 20___.

FAIRFIELD COUNTY AUDITOR
JOHN A. SLATER JR.

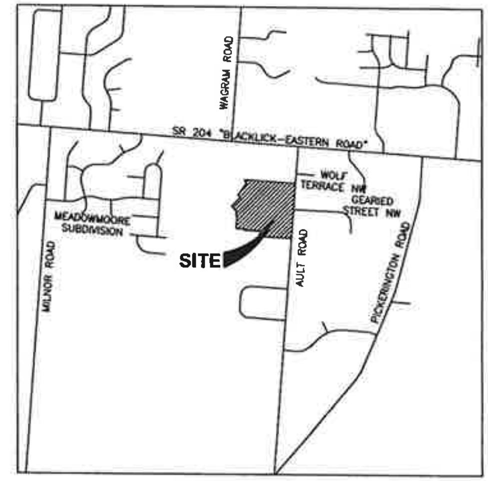
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON __________, 20___, AND THAT IT WAS RECORDED ON

__________, 20___, IN PLAT CABINET ___, SLOT ___.

PLAT RECORDS OF FAIRFIELD COUNTY, OHIO.

FAIRFIELD COUNTY RECORDER
GENE WOOD

FEE $ __________



VICINITY MAP
NO SCALE

SURVEY DATA:
SUBDIVIDER
JOHN E DONLEY
7600 FARMSBURY DRIVE
REYNOLDSBURG,OHIO 43068

BASIS OF BEARINGS:
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 04°13'25" WEST FOR THE CENTERLINE OF AULT ROAD, AS DETERMINED BY GPS OBSERVATIONS AND POST PROCESSED UTILIZING NGS OPUS SOLUTIONS, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE.

SOURCE DATA:
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO.

IRON PINS:
ALL IRON PINS SET ARE ⅝" SOLID REBAR, THIRTY INCHES IN LENGTH WITH 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" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

CERTIFICATION:
I HEREBY CERTIFY THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION ON JUNE 21, 2016, AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733–37 – MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. 8232

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638
www.cecinc.com

DRAWN BY	ALB	CHECKED BY	MJA	APPROVED BY	MAS
DATE	NOVEMBER 2017	DWG SCALE	N/A	PROJECT NO.	161-726

MEADOWMOORE RESERVE
SECTION 1 PHASE 1
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET
SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

DRAWING NO.
PLAT
SHEET 1 OF 5

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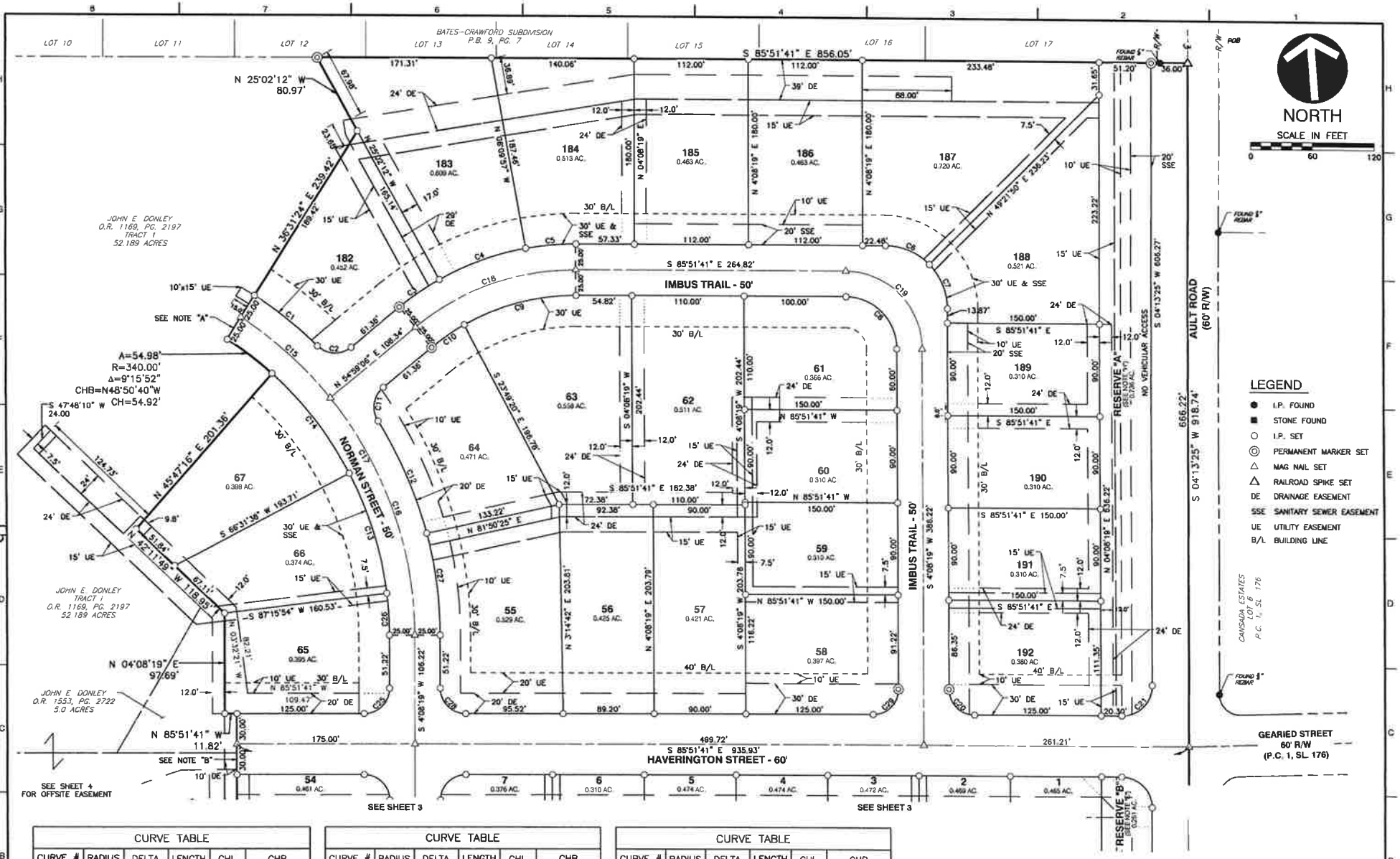

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	390.00'	11°32'31"	78.56'	78.43'	S 47°42'21" E
C2	25.00'	83°04'48"	36.25'	33.16'	S 83°28'30" E
C3	275.00'	9°58'42"	47.89'	47.83'	N 59°58'27" E
C4	275.00'	18°52'14"	90.57'	90.16'	N 74°23'56" E
C5	275.00'	10°18'16"	49.46'	49.39'	N 88°59'11" E
C6	61.00'	45°13'32"	48.15'	46.91'	S 63°14'56" E
C7	61.00'	44°46'28"	47.67'	46.47'	S 18°14'56" E
C8	50.00'	90°00'00"	78.54'	70.71'	N 40°51'41" W
C9	225.00'	28°12'59"	114.73'	113.49'	S 79°31'49" W
C10	225.00'	9°56'14"	39.02'	38.97'	S 59°57'13" W

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C11	25.00'	83°04'48"	36.25'	33.16'	S 13°26'42" W
C12	390.00'	17°30'00"	119.12'	118.66'	N 19°20'42" W
C13	340.00'	20°44'22"	123.07'	122.40'	N 13°06'10" W
C14	340.00'	20°44'22"	123.07'	122.40'	N 33°50'33" W
C15	365.00'	18°27'42"	117.61'	117.10'	S 44°14'45" E
C16	365.00'	39°08'12"	249.43'	244.60'	S 15°26'18" E
C17	365.00'	57°36'55"	367.03'	351.76'	S 24°40'09" E
C18	250.00'	39°09'12"	170.84'	167.53'	N 74°33'42" E
C19	75.00'	90°00'00"	117.81'	106.07'	S 40°51'41" E
C20	25.00'	90°00'00"	39.27'	35.36'	S 40°51'41" E

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C21	30.00'	89°54'53"	47.08'	42.39'	N 49°10'52" E
C22	30.00'	90°05'07"	47.17'	42.46'	N 40°49'08" W
C23	25.00'	90°00'00"	39.27'	35.36'	S 49°08'19" W
C24	25.00'	90°00'00"	39.27'	35.36'	N 40°51'41" W
C25	25.00'	90°00'00"	39.27'	35.36'	N 49°08'19" E
C26	340.00'	6°52'18"	40.78'	40.75'	N 00°42'10" E
C27	390.00'	14°44'01"	100.29'	100.01'	N 03°13'42" W
C28	25.00'	90°00'00"	39.27'	35.36'	S 40°51'41" E
C29	25.00'	90°00'00"	39.27'	35.36'	N 49°08'19" E

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www.cecinc.com

DRAWN BY:	ALB	CHECKED BY:	MJA	APPROVED BY:	MAS
DATE:	NOVEMBER 2017	DWG SCALE:	1"=60'	PROJECT NO:	161-726

MEADOWMOORE RESERVE
SECTION 1 PHASE 1
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET
SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

DRAWING NO.
PLAT
SHEET 2 OF 5

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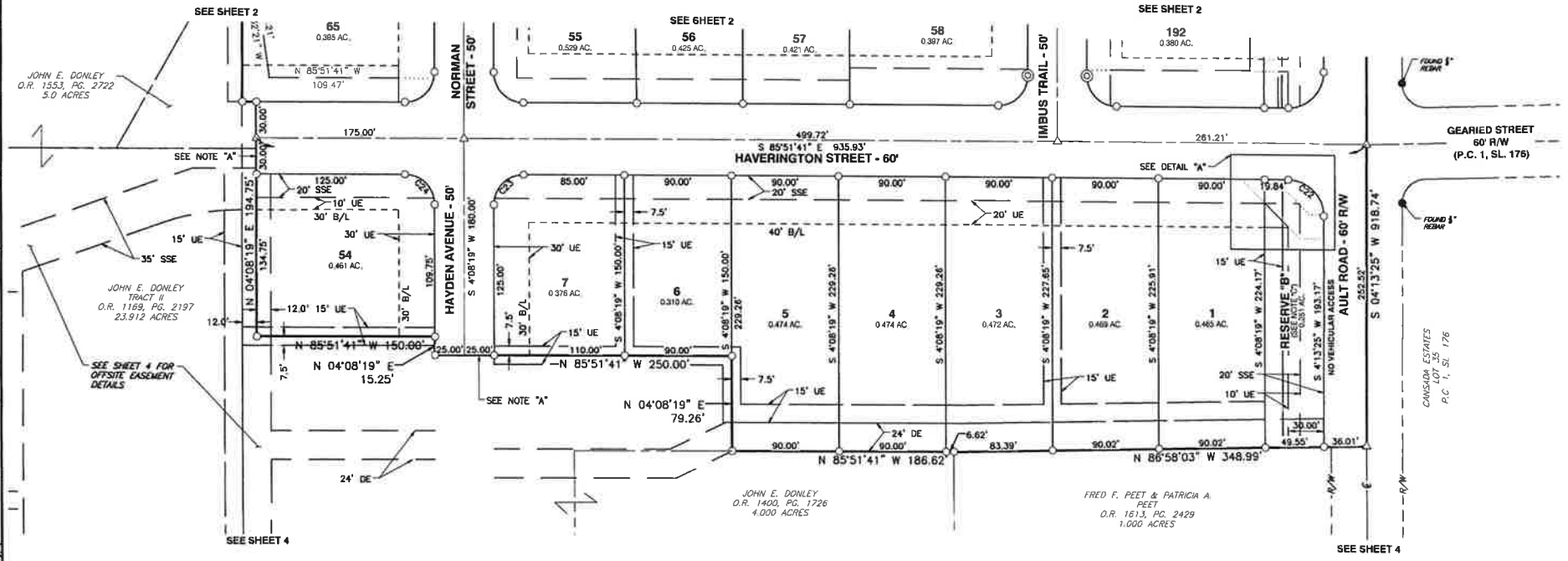


NOTE "A": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

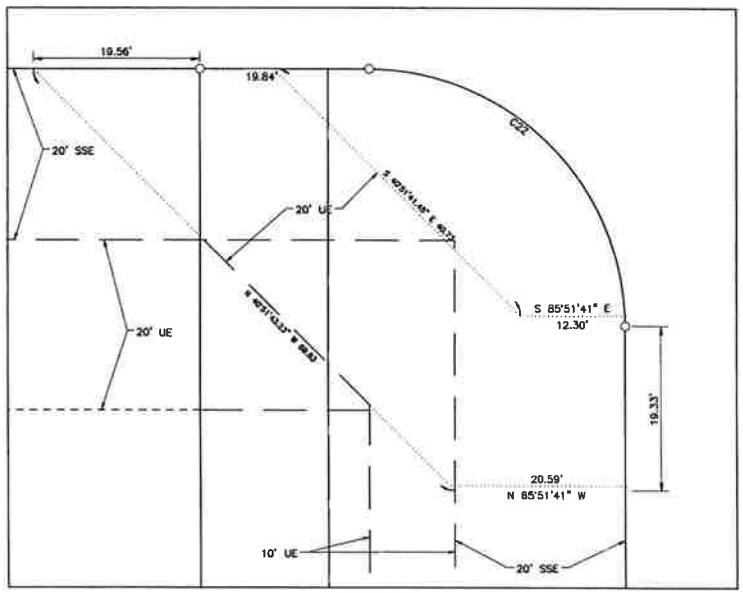
NOTE "B": ALL LOTS IN THE MEADOWMOORE RESERVE SECTION 1 PHASE 1 SUBDIVISION SHALL BE PART OF A DRAINAGE DISTRICT FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE/STORM SEWER SYSTEM SERVING THE SUBDIVISION. EACH LOT SHALL BE ASSESSED IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING SUCH DISTRICT FOR THE INSPECTIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH DRAINAGE/STORM SEWER SYSTEM.

NOTE "C": RESERVES "A" AND "B" ARE TO BE OWNED AND MAINTAINED BY THE MEADOWMOORE RESERVE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF OPEN SPACE.

NOTE "D" ACREAGE BREAKDOWN:

TOTAL ACREAGE:	18.885 ACRES
ACREAGE IN LOTS 1-7, 54-67 & 182-192:	14.017 ACRES
ACREAGE IN RESERVE "A":	0.736 ACRES
ACREAGE IN RESERVE "B":	0.251 ACRES
ACREAGE IN RIGHT-OF-WAY:	3.881 ACRES

PARCEL #	
0360085800	4.570 ACRES
0360085810	4.784 ACRES
0360085100	9.531 ACRES



DETAIL "A"
SCALE:1"=10'

LEGEND

- ● I.P. FOUND
- ○ I.P. SET
- ◎ PERMANENT MARKER SET
- △ MAG NAIL SET
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- B/L BUILDING LINE

NORTH

SCALE IN FEET
0 60 120

Civil & Environmental Consultants, Inc.
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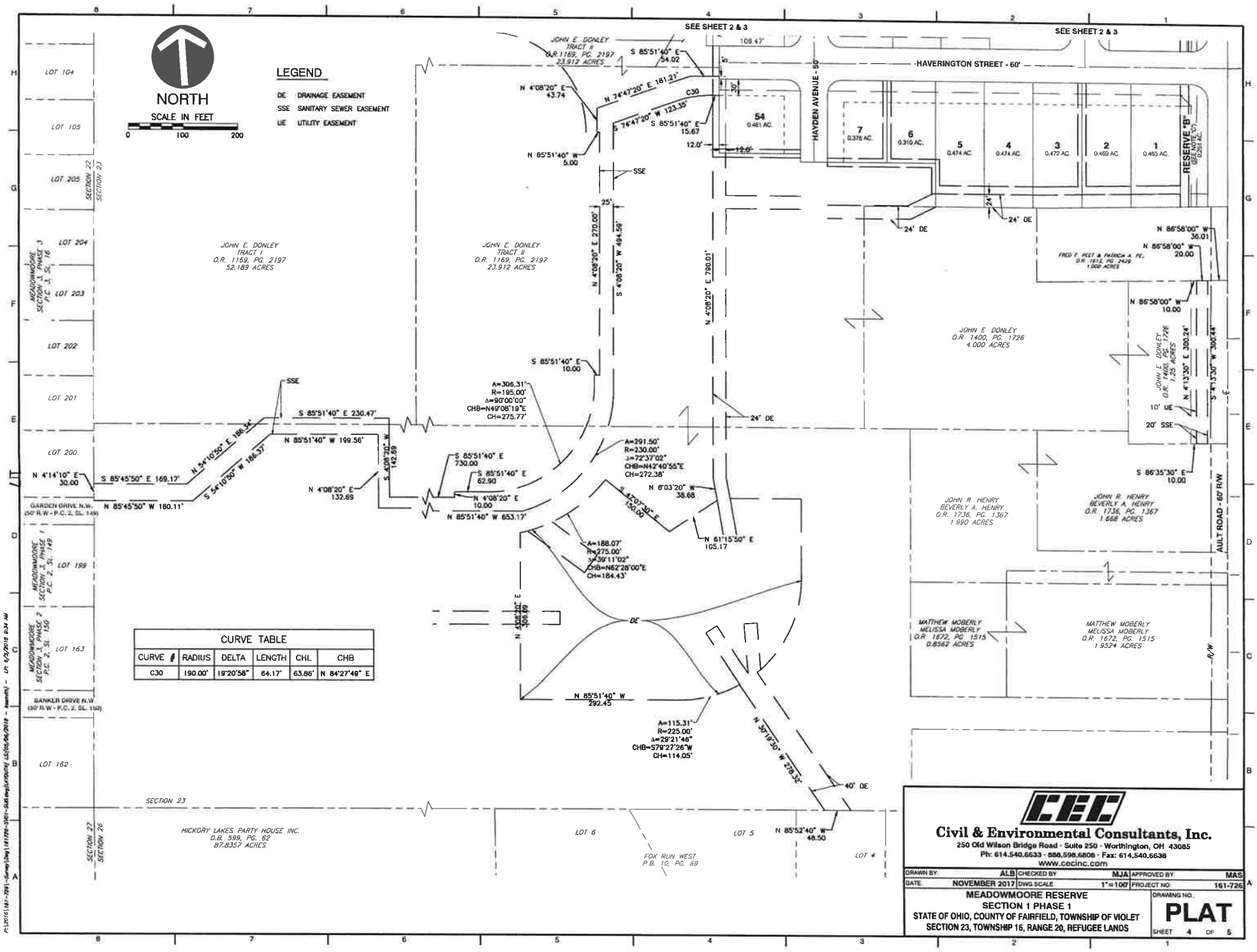
DRAWN BY:	ALB	CHECKED BY:	MJA	APPROVED BY:	MAS
DATE:	NOVEMBER 2017	DWG SCALE:	1"=60'	PROJECT NO:	161-726

MEADOWMOORE RESERVE
SECTION 1 PHASE 1
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET
SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

DRAWING NO.: PLAT

SHEET 3 OF 5



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C30	190.00'	19°20'58"	64.17'	63.86'	N 84°27'49" E

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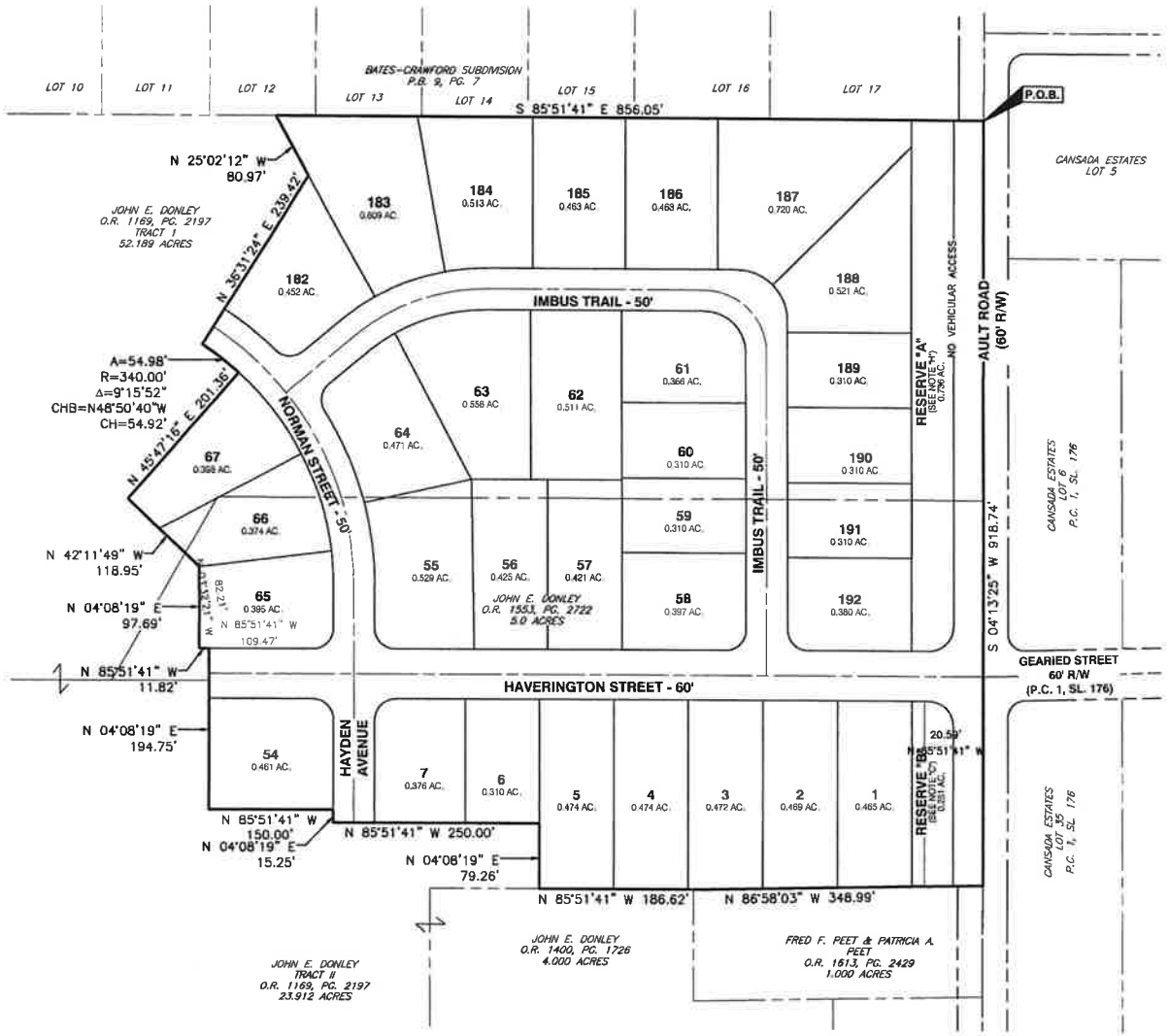
DRAWN BY:	ALB	CHECKED BY:	MJA	APPROVED BY:	MAS
DATE:	NOVEMBER 2017	DWG SCALE:	1"=100'	PROJECT NO:	161-726

MEADOWMOORE RESERVE
SECTION 1 PHASE 1
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET
SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

DRAWING NO.
PLAT
SHEET 4 OF 5



NORTH

SCALE IN FEET

0 100 200

SURVEYOR'S LEGAL DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET, BEING LOCATED IN SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, BEING PART OF THAT 52.189 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY, OF RECORD IN OFFICIAL RECORD 1169, PAGE 2197; PART OF THAT 5.0 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY, OF RECORD IN OFFICIAL RECORD 1553, PAGE 2722; AND PART OF THAT 23.912 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY, OF RECORD IN OFFICIAL RECORD 1169, PAGE 2197, ALL BEING OF RECORD IN THE RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAIL ROAD SPIKE SET IN THE EASTERLY COMMON CORNER OF SAID 52.189 ACRE TRACT AND THE SUBDIVISION ENTITLED BATES-CRAWFORD SUBDIVISION OF RECORD IN PLAT BOOK 9, PAGE 7, BEING IN THE CENTERLINE OF AULT ROAD;

THENCE SOUTH 04°13'25" WEST, WITH THE CENTERLINE OF AULT ROAD AND THE EASTERLY LINES OF SAID 52.198 ACRE TRACT, SAID 5.0 ACRE TRACT, AND SAID 23.912 ACRE TRACT, A DISTANCE OF 918.74 FEET, TO A MAG NAIL SET IN THE COMMON CORNER OF SAID 23.912 ACRE TRACT AND THAT 1.000 ACRE TRACT AS DESCRIBED IN DEED TO FRED F. PEET AND PATRICIA A. PEET, OF RECORD IN OFFICIAL RECORD 1613, PAGE 2429;

THENCE NORTH 86°58'03" WEST, WITH THE NORTHERLY LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 346.99 FEET, TO AN IRON PIN SET IN THE NORTHWESTERLY CORNER OF SAID 1.000 ACRE TRACT;

THENCE THROUGH SAID 52.189 ACRE TRACT, SAID 5.0 ACRE TRACT, AND SAID 23.912 ACRE TRACT, THE FOLLOWING COURSES:

NORTH 85°51'41" WEST, A DISTANCE OF 186.62 FEET, TO AN IRON PIN SET;

NORTH 04°08'19" EAST, A DISTANCE OF 79.26 FEET, TO AN IRON PIN SET;

NORTH 85°51'41" WEST, A DISTANCE OF 250.00 FEET, TO AN IRON PIN SET;

NORTH 04°08'19" EAST, A DISTANCE OF 15.25 FEET, TO AN IRON PIN SET;

NORTH 85°51'41" WEST, A DISTANCE OF 150.00 FEET, TO AN IRON PIN SET;

NORTH 04°08'19" EAST, A DISTANCE OF 194.75 FEET, TO AN IRON PIN SET;

NORTH 85°51'41" WEST, A DISTANCE OF 11.82 FEET, TO AN IRON PIN SET;

NORTH 04°08'19" EAST, A DISTANCE OF 97.69 FEET, TO AN IRON PIN SET;

NORTH 42°11'49" WEST, A DISTANCE OF 118.95 FEET, TO AN IRON PIN SET;

NORTH 45°47'16" EAST, A DISTANCE OF 201.36 FEET, TO AN IRON PIN SET;

WITH A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET, A DELTA ANGLE OF 09°15'52", AN ARC DISTANCE OF 54.98 FEET, A CHORD BEARING OF NORTH 48°50'40" WEST, A CHORD DISTANCE OF 54.92 FEET, TO AN IRON PIN SET;

NORTH 36°31'24" EAST, A DISTANCE OF 239.42 FEET, TO AN IRON PIN SET;

NORTH 25°02'12" WEST, A DISTANCE OF 80.97 FEET, TO A PERMANENT MARKER SET IN THE COMMON LINE OF SAID 52.189 ACRE TRACT AND SAID BATES-CRAWFORD SUBDIVISION;

THENCE SOUTH 85°51'41" EAST, WITH AFORESAID COMMON LINE, A DISTANCE OF 856.05 FEET, TO THE POINT OF TRUE BEGINNING, CONTAINING 18.885 ACRES, MORE OR LESS.

ALL IRON PINS SET ARE 5/8-INCH REBAR, 30 INCHES IN LENGTH, WITH A CAP BEARING THE NAME "CEC, INC". ALL PERMANENT MARKERS SET ARE 1-INCH REBAR, 30 INCHES IN LENGTH, WITH AN ALUMINUM CAP BEARING THE INITIALS "CEC".

THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE BEARING OF SOUTH 04°13'25" WEST FOR THE CENTERLINE OF AULT ROAD, AS DETERMINED BY GPS OBSERVATIONS AND POST PROCESSED UTILIZING NGS OPUS SOLUTIONS, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE.

NOTE:

THE INFORMATION PROVIDED ON THIS SHEET 5 OF 5 HAS BEEN PROVIDED TO COMPLY WITH THE SUBDIVISION REGULATION IN EFFECT AT THE TIME OF PLATTING (REQUIRING A DRAWING AT A SCALE A 1" = 100') AND IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. PLEASE SEE SHEETS 2-4 OF THIS DOCUMENT FOR LOT CONFIGURATIONS, DIMENSIONS, EASEMENTS, RESTRICTIONS AND MONUMENTATION.

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638
www.cecinc.com

DRAWN BY:	ALB	CHECKED BY:	MJA	APPROVED BY:	MAS
DATE	NOVEMBER 2017	DWG SCALE:	1"=100'	PROJECT NO:	161-726

MEADOWMOORE RESERVE
SECTION 1 PHASE 1
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET
SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

DRAWING NO.: **PLAT**

SHEET 5 OF 5

MEADOWMOORE RESERVE
SECTION 1, PHASE 2

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET, SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET, SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, CONTAINING 24.891 ACRES OF LAND, MORE OR LESS. SAID 24.891 ACRES BEING PART OF THAT 52.189 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY OF RECORD IN OFFICIAL RECORD 1169, PAGE 2197, THAT 5.0 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY OF RECORD IN OFFICIAL RECORD 1553, PAGE 2722, THAT 23.912 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY, OF RECORD IN OFFICIAL RECORD 1169, PAGE 2197, AND THAT 43.315 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY, OF RECORD IN OFFICIAL RECORD 1256, PAGE 1187, ALL OF RECORD IN THE RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO.

THE UNDERSIGNED, JOHN E. DONLEY, BEING THE OWNER OF THE LANDS PLATTED HEREIN, DOES VOLUNTARILY CONSENT TO THE EXECUTION OF MEADOWMOORE RESERVE SECTION 1, PHASE 2, A SUBDIVISION CONTAINING LOTS NUMBERED 103–104 & 110–140, INCLUSIVE, AND RESERVES D & E, DOES HEREBY ACCEPT THIS PLAT AND VOLUNTARILY DEDICATES HAVERINGTON STREET, HASTINGS STREET AND HUNTER AVENUE AS SHOWN HEREON, COMPRISING A TOTAL OF 2.690 ACRES, TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS: UTILITY EASEMENTS SHOWN IN THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

SANITARY SEWER EASEMENTS: EASEMENTS DESIGNATED AS SANITARY SEWER EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID SEWERS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED SANITARY SEWER EASEMENTS.

UTILITY AND SANITARY SEWER EASEMENTS: UTILITY AND SANITARY SEWER EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY AND SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DRAINAGE EASEMENTS: AN EASEMENT IS HEREBY GRANTED FOR THE PURPOSE OF CONSTRUCTION, OPERATION, RECONSTRUCTION, USAGE, AND MAINTENANCE OF STORM DRAINAGE SWALES, DITCHES AND UNDERGROUND PIPING AND APPURTENANT WORKS ON ANY PART OF EASEMENT AREAS DESIGNATED "DRAINAGE EASEMENT" HEREON INCLUDING THE RIGHT TO CONSTRUCT, CLEAN, REPAIR, KEEP UNOBSTRUCTED, AND CARE FOR SAID SEWERS, SWALES, DITCHES, PIPING AND APPURTENANT STRUCTURES, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAID AREAS FOR SAID PURPOSE. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN THE DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT EXCEPT THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

RESERVATION OF EASEMENTS OUTSIDE OF THE PLATTED AREA:

CERTAIN AREAS DESIGNATED "SANITARY SEWER EASEMENT", "DRAINAGE EASEMENT" AND "UTILITY EASEMENT" SHOWN HEREON OUTSIDE OF THE 24.891 ACRES OF LAND BEING PLATTED AS MEADOWMOORE RESERVE SECTION 1, PHASE 2 ARE WITHIN LANDS LOCATED ADJACENT TO MEADOWMOORE RESERVE SECTION 1, PHASE 1, OWNED BY JOHN E. DONLEY BY DEEDS OF RECORD IN OFFICIAL RECORD 1169, PAGE 2197, IN OFFICIAL RECORD 1553, PAGE 2722, IN OFFICIAL RECORD 1169, PAGE 2197, IN OFFICIAL RECORD 1256, PAGE 1187, AND IN OFFICIAL RECORD 1400, PAGE 1726 ALL OF RECORD IN THE RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO.

DRAINAGE MAINTENANCE DISTRICT: A MAINTENANCE AGREEMENT FOR THE DRAINAGE FACILITIES IS A PART OF THE IMPROVEMENT PLANS OF THE ABOVE REAL ESTATE (MEADOWMOORE RESERVE SECTION 1 PHASE 2) AND THE OBLIGATION TO PAY THE MAINTENANCE FEES SHALL PASS WITH THE TITLE TO THE PROPERTY. THERE SHALL BE INSERTED IN EACH DEED PASSING TITLE TO ANY OF THE LAND HEREIN BY THE OWNER OR DEVELOPER THE WORDS:

"TITLE TO THE FEE INCLUDES THE OBLIGATION TO PAY THE DRAINAGE MAINTENANCE FEE ASSESSED, OR TO BE ASSESSED, BY THE COUNTY, PURSUANT TO THE OHIO REVISED CODE 6137 AND FOLLOWING SECTIONS. THIS INCLUDES THE OBLIGATION TO PAY SUCH PORTION OF THE DRAINAGE MAINTENANCE FEE ASSESSMENT, OR TO BE ASSESSED, TO THE PUBLIC CORPORATION(S) AS ESTABLISHED IN THE ORIGINAL SCHEDULE, AS AMENDED FROM TIME TO TIME."

ALL LOTS IN THE SUBDIVISION SHALL BE PART OF A DRAINAGE DISTRICT FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE/STORM SEWER SYSTEM SERVING THE SUBDIVISION. EACH LOT SHALL BE ASSESSED IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING SUCH DISTRICT FOR THE INSPECTION, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH DRAINAGE/STORM SEWER SYSTEM.

THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO EACH OF THE LOTS AND LANDS SHOWN HEREON THAT HAS WITHIN IT A PORTION OF THE AREA DESIGNATED HEREON AS "DRAINAGE EASEMENT" OR "DRAINAGE AND SANITARY SEWER EASEMENT" SHALL CARE FOR, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALE WITHIN SAID PORTION OF THE DRAINAGE EASEMENT OR DRAINAGE AND SANITARY SEWER EASEMENT AREA.

THE EASEMENT FOR STORM SEWER, STORM DRAINAGE SWALES, AND WHERE APPLICABLE SANITARY SEWER, AND APPURTENANT WORKS IS HEREBY GRANTED TO THE BOARD OF FAIRFIELD COUNTY COMMISSIONERS AND ITS ASSIGNS, FOR USE AT SUCH TIME AS IT IS DETERMINED THAT FOR REASON OF PUBLIC HEALTH, SAFETY, AND WELFARE IT IS NECESSARY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, AND KEEP OPEN AND UNOBSTRUCTED THE MAJOR STORM DRAINAGE SWALES WITHIN SAID DRAINAGE EASEMENT AREA OR DRAINAGE AND SANITARY SEWER EASEMENT AREA, AND THAT THE COSTS THEREOF, BOTH DIRECT AND INCIDENTAL THERETO, SHALL BE PAID FOR BY THE OWNER OR OWNERS OF THE FEE SIMPLE TITLE TO THE LOTS AND LAND UPON WHICH SUCH MAINTENANCE IS PERFORMED, UNLESS PAID BY A DRAINAGE MAINTENANCE DISTRICT ESTABLISHED FOR THE SUBDIVISION.

MONUMENTS SHOWN ON THE PLAT AS NOT IN PLACE AT THE TIME OF RECORDING SHALL BE PLACED PRIOR TO ACCEPTANCE OF THE STREETS.

A PROPERTY OWNERS ASSOCIATION IS REQUIRED AS A CONDITION OF THIS PLAT. ALL PROPERTY OWNERS SHALL BE MEMBERS OF SAID ASSOCIATION, AND SHALL BE RESPONSIBLE FOR ITEMS IDENTIFIED IN THE DOCUMENT ESTABLISHING SAID ASSOCIATION.

IN WITNESS WHEREOF, JOHN E. DONLEY, OWNER, HAS HEREUNTO SET HIS HAND THIS ____ DAY OF ________.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BY: ____________________ ____________________ JOHN E. DONLEY, OWNER

____

STATE OF OHIO
COUNTY OF FAIRFIELD:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHN E. DONLEY, OWNER, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

____DAY OF ____________.

MY COMMISSION EXPIRES ____________. ____________________ NOTARY PUBLIC STATE OF OHIO

APPROVED AND ACCEPTED THIS ______ DAY OF __________, 20___. THE STREETS, ROADS, ETC., HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO

____
FAIRFIELD COUNTY COMMISSIONERS
MIKE KIGER

HAVERINGTON STREET	**0.241 ACRES**
HASTINGS STREET	**1.972 ACRES**
HUNTER AVENUE	**0.477 ACRES**

____
FAIRFIELD COUNTY COMMISSIONERS
DAVID L. LEVACY

____
FAIRFIELD COUNTY COMMISSIONERS
STEVE DAVIS

THIS PLAT IS HEREBY APPROVED AS OF ____________, 20___. HOWEVER, STREETS ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

____
FAIRFIELD COUNTY ENGINEER
JEREMIAH D. UPP

THIS PLAT IS HEREBY APPROVED AS OF ____________, 20___. HOWEVER, SANITARY SEWERS AND WATERLINES ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

____
FAIRFIELD COUNTY SANITARY ENGINEER
TONY J. VOGEL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION ON ________, 20___. THIS APPROVAL BECOMES VOID UNLESS THIS PLAT IS FILED FOR RECORDING WITHIN ONE HUNDRED EIGHTY (180) DAYS OF THE APPROVAL.

____
DIRECTOR, FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION
LOUDAN KLEIN

THIS PLAT IS CONSISTENT WITH THE CURRENT VIOLET TOWNSHIP ZONING RESOLUTION.

____
VIOLET TOWNSHIP ZONING INSPECTOR
KELLY SARKO

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON __________, 20___.

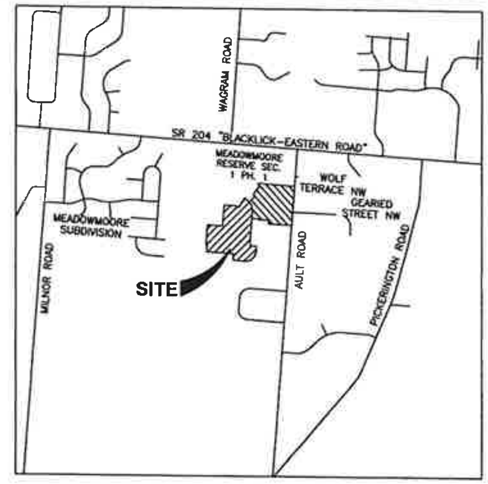
____
FAIRFIELD COUNTY AUDITOR
JOHN A. SLATER JR.

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON __________, 20___, AND THAT IT WAS RECORDED ON ________, 20___, IN PLAT CABINET ___, SLOT ___.

PLAT RECORDS OF FAIRFIELD COUNTY, OHIO.

____
FAIRFIELD COUNTY RECORDER
GENE WOOD

FEE $ ____________



VICINITY MAP
NO SCALE

SURVEY DATA:
SUBDIVIDER
JOHN E DONLEY
7600 FARMSBURY DRIVE
REYNOLDSBURG OHIO 43068

BASIS OF BEARINGS:
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 04°13'25" WEST FOR THE CENTERLINE OF AULT ROAD, AS DETERMINED BY GPS OBSERVATIONS AND POST PROCESSED UTILIZING NGS OPUS SOLUTIONS, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE.

SOURCE DATA:
THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO.

IRON PINS:
ALL IRON PINS SET ARE ⅝" SOLID REBAR, THIRTY INCHES IN LENGTH WITH 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" DIAMETER, 30" LONG WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC".

CERTIFICATION:
I HEREBY CERTIFY THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION ON JUNE 21, 2016, AND THAT ALL MARKERS AND MONUMENTS INDICATED ARE IN PLACE OR WILL BE IN PLACE BY THE TIME OF STREET ACCEPTANCE AND ARE CORRECTLY SHOWN AS TO MATERIALS, LOCATIONS AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 – MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

____
MARK ALAN SMITH
PROFESSIONAL LAND SURVEYOR NO. 8232

Civil & Environmental Consultants, Inc.
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www.cecinc.com

DRAWN BY	ALB	CHECKED BY	MJA	APPROVED BY	MAS
DATE	NOVEMBER 2017	DWG SCALE	N/A	PROJECT NO	161-726

MEADOWMOORE RESERVE
SECTION 1, PHASE 2
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET
SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

DRAWING NO. **PLAT**
SHEET 1 OF 4

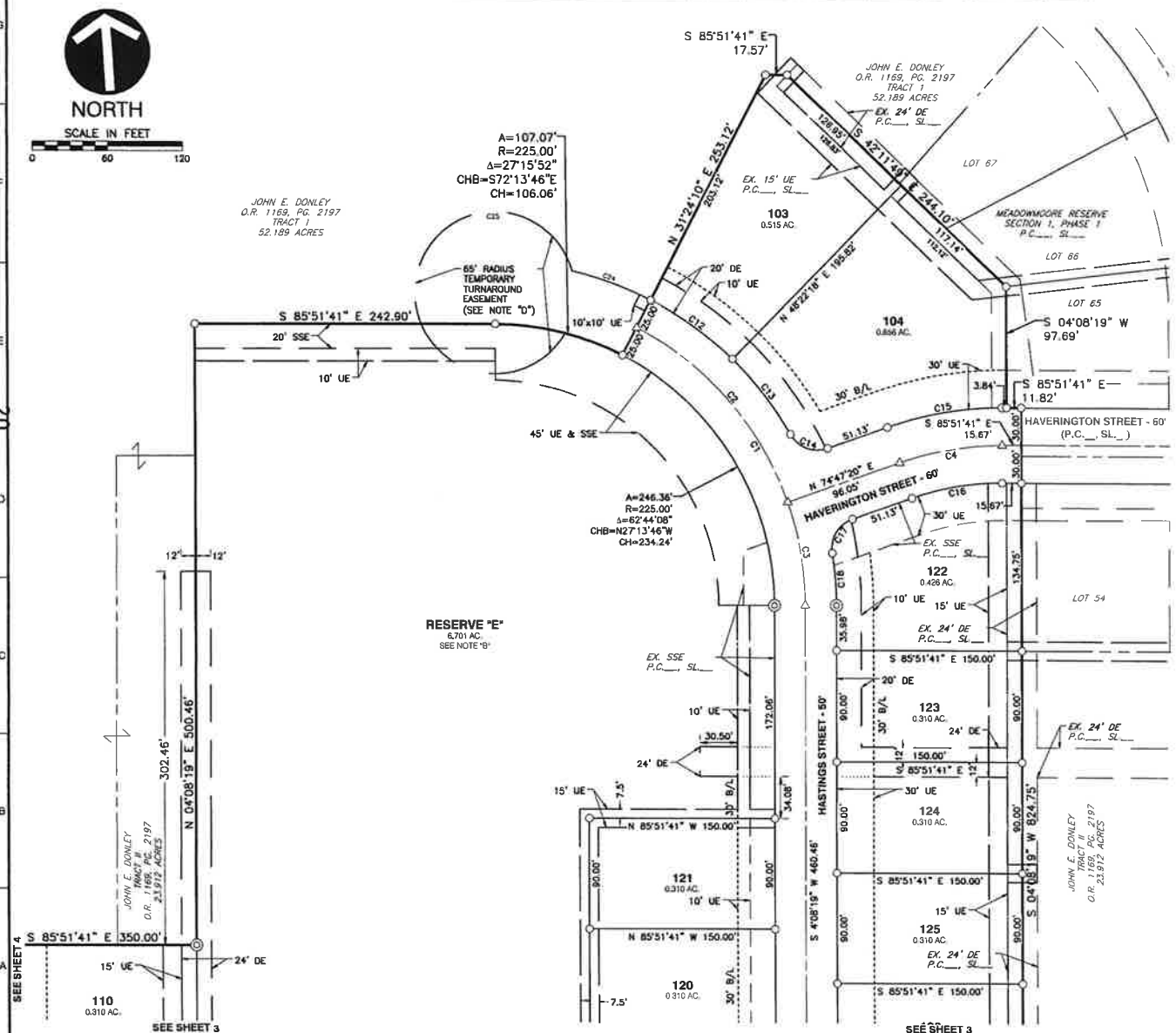
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	250.00'	62°44'08"	273.74'	N 27°13'46" W	260.26'
C2	250.00'	43°23'10"	189.31'	S 36°54'15" E	184.82'
C3	250.00'	19°20'58"	84.43'	S 05°32'11" E	84.03'
C4	250.00'	19°20'58"	84.43'	S 84°27'49" W	84.03'
C5	250.00'	90°00'00"	392.70'	N 49°08'19" E	353.55'
C6	25.00'	90°00'00"	39.27'	N 49°08'19" E	35.36'
C7	25.00'	90°00'00"	39.27'	S 40°51'41" E	35.36'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C8	225.00'	13°16'24"	52.12'	N 87°30'07" E	52.01'
C9	225.00'	5°05'41"	20.01'	N 78°19'04" E	20.00'
C10	225.00'	38°56'22"	152.92'	N 56°18'03" E	149.99'
C11	225.00'	32°41'33"	128.38'	N 20°29'05" E	126.65'
C12	275.00'	16°58'08"	81.44'	N 50°06'46" W	81.15'
C13	275.00'	15°51'11"	76.09'	N 33°42'08" W	75.85'
C14	25.00'	79°26'10"	34.66'	S 65°28'35" E	31.95'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C15	280.00'	19°20'58"	94.56'	S 84°27'49" W	94.11'
C16	220.00'	19°20'58"	74.30'	S 84°27'49" W	73.94'
C17	25.00'	79°26'10"	34.66'	S 35°04'15" W	31.95'
C18	275.00'	8°47'08"	42.17'	N 00°15'16" W	42.13'
C19	275.00'	4°47'54"	23.03'	N 06°32'16" E	23.02'
C20	275.00'	16°58'08"	81.44'	N 17°25'17" E	81.15'
C21	275.00'	16°58'08"	81.44'	N 34°23'25" E	81.15'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C22	275.00'	39°11'02"	188.07'	N 62°28'00" E	184.43'
C23	275.00'	12°04'48"	57.98'	N 88°05'55" E	57.87'
C24	275.02'	14°07'37"	67.81'	S 65°39'38" E	67.64'
C25	65.00'	314°22'23"	356.65'	S 11°02'16" W	50.41'
C26	65.00'	314°45'37"	357.08'	S 04°08'19" W	50.00'
C27	65.00'	314°45'37"	357.08'	N 85°51'41" W	50.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 85°51'41" W	18.06'
L2	S 85°51'41" E	18.06'
L3	N 04°08'19" E	200.46'
L4	S 04°08'19" W	18.06'



NOTE "A": ALL LOTS IN THE MEADOWMOORE RESERVE SECTION 1 PHASE 2 SUBDIVISION SHALL BE PART OF A DRAINAGE DISTRICT FOR THE MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAINAGE/STORM SEWER SYSTEM SERVING THE SUBDIVISION. EACH LOT SHALL BE ASSESSED IN ACCORDANCE WITH THE RULES AND REGULATIONS GOVERNING SUCH DISTRICT FOR THE INSPECTIONS, MAINTENANCE, REPAIR AND REPLACEMENT OF SUCH DRAINAGE/STORM SEWER SYSTEM.

NOTE "B" - RESERVE "E" SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS OF MEADOWMOORE RESERVE FOR THE PURPOSE OF OPEN SPACE, PARKLAND, AND STORMWATER MANAGEMENT, AND RESERVE "D" SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS OF MEADOWMOORE RESERVE FOR THE PURPOSE OF OPEN SPACE AND STORM WATER MANAGEMENT FACILITIES.

NOTE "C" ACREAGE BREAKDOWN:

TOTAL ACREAGE:	24.891 ACRES
ACREAGE IN LOTS 103-104, & 110-140:	11.561 ACRES
ACREAGE IN RESERVE "E":	6.701 ACRES
ACREAGE IN RESERVE "D":	3.938 ACRES
ACREAGE IN RIGHT-OF-WAY:	2.690 ACRES

PARCEL #	
0360085800	10.436 ACRES
0360085810	0.223 ACRES
0360085100	3.839 ACRES
0360085200	10.393 ACRES

NOTE "D" - TEMPORARY TURN-AROUND EASEMENTS SHOWN SHALL REMAIN IN EFFECT UNTIL SUCH STREET IS EXTENDED BY DEED OR PLAT.

NOTE "E" - EASEMENTS SHOWN AS SIDEWALK EASEMENT ARE FOR THE PURPOSE OF AN ASPHALT LEISURE PATH AND SHALL BE MAINTAINED BY AN ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE LOTS OF MEADOWMOORE RESERVE.

LEGEND

●	I.P. FOUND	DE	DRAINAGE EASEMENT
○	I.P. SET	SSE	SANITARY SEWER EASEMENT
◎	PERMANENT MARKER SET	UE	UTILITY EASEMENT
△	MAG NAIL SET	B/L	BUILDING LINE

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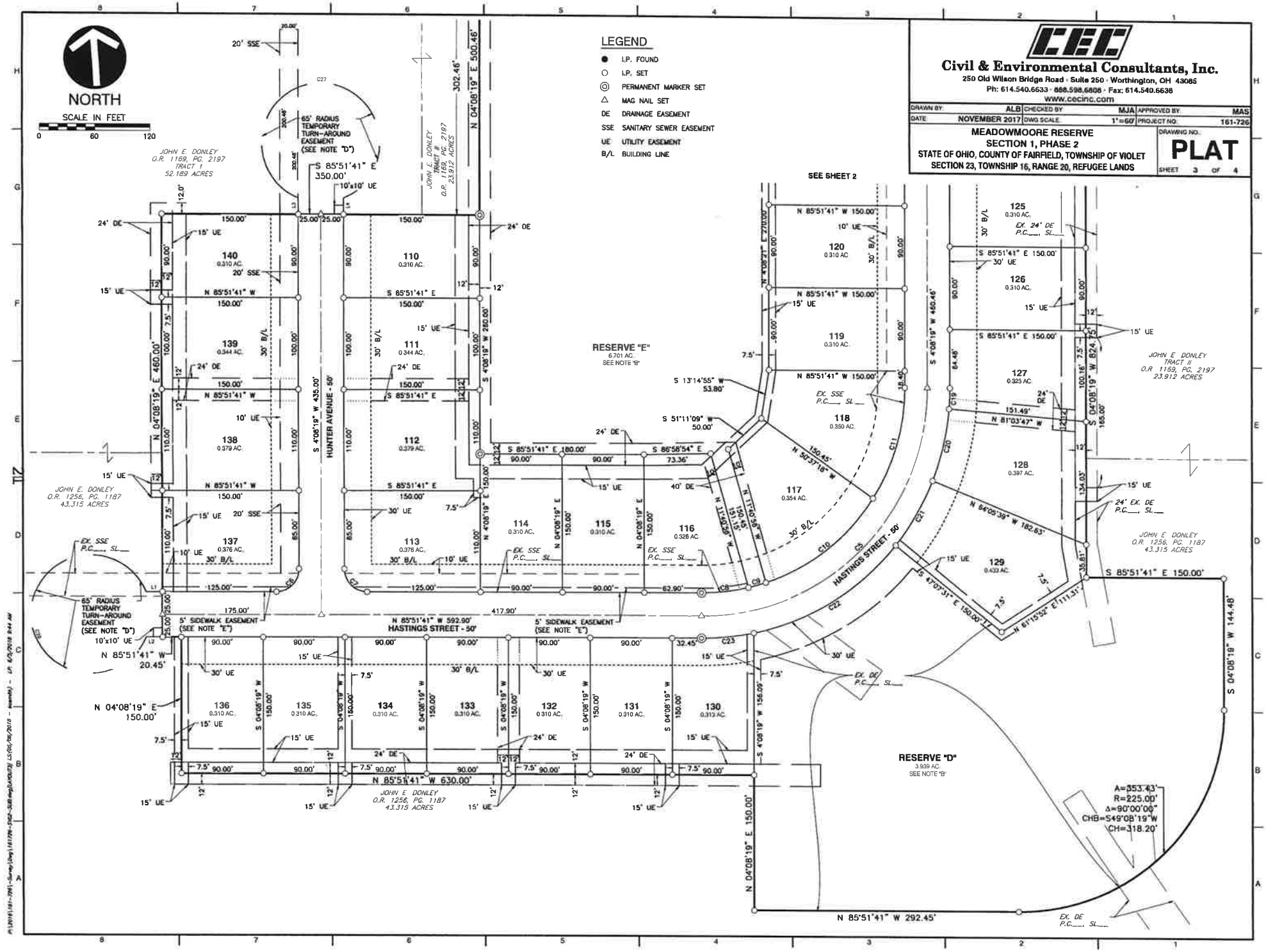
DRAWN BY:	ALB	CHECKED BY:	MJA	APPROVED BY:	MAS
DATE	NOVEMBER 2017	DWG SCALE	1"=60'	PROJECT NO.	161-726

MEADOWMOORE RESERVE
SECTION 1, PHASE 2
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET
SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

DRAWING NO. **PLAT**
SHEET 2 OF 4



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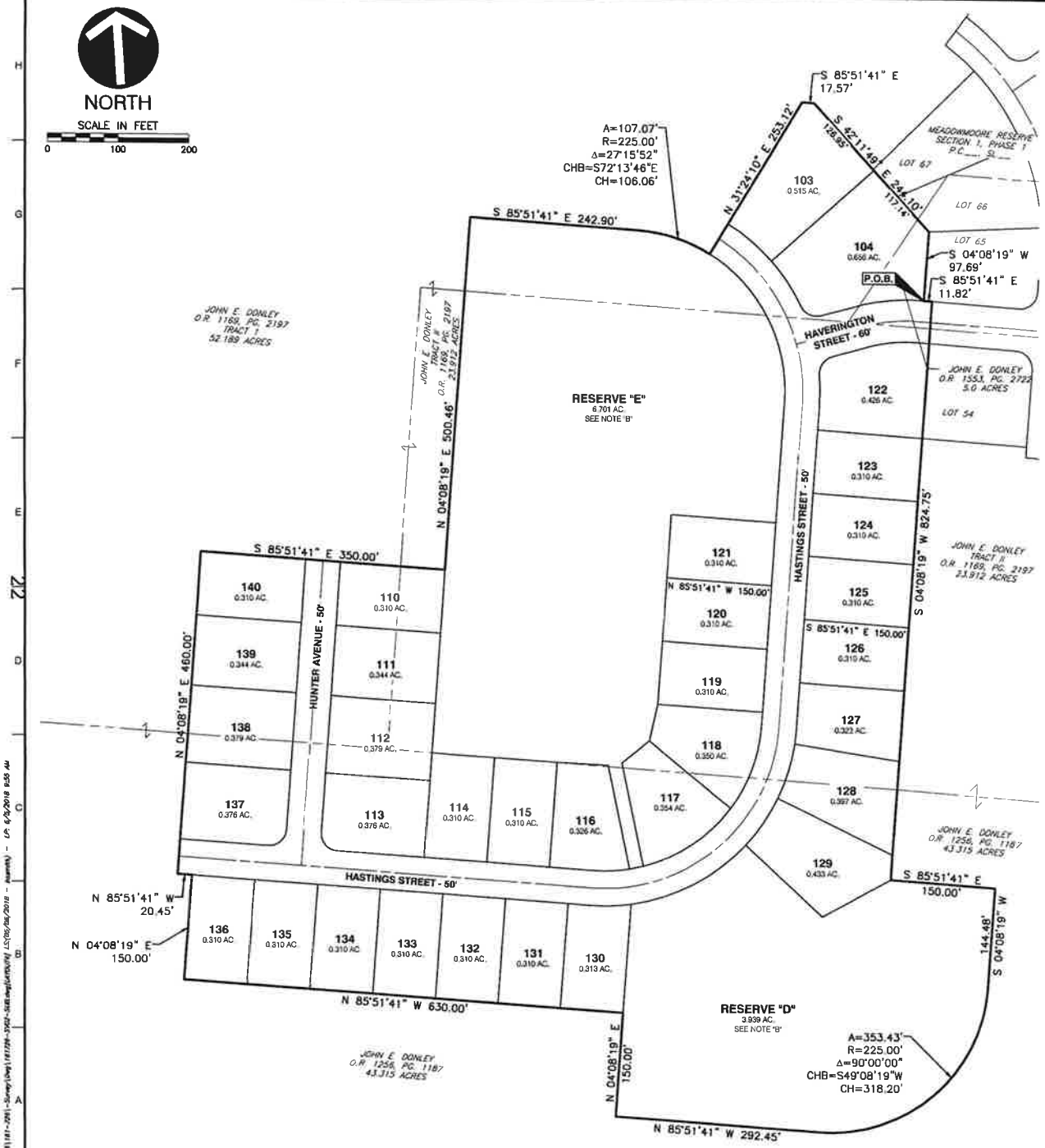
DRAWN BY:	ALB	CHECKED BY:	MJA	APPROVED BY:	MAS
DATE:	NOVEMBER 2017	DWG SCALE:	1"=60'	PROJECT NO:	161-726

MEADOWMOORE RESERVE
SECTION 1, PHASE 2
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET
SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

DRAWING NO.
PLAT
SHEET 3 OF 4



SURVEYOR'S LEGAL DESCRIPTION:

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET, BEING LOCATED IN SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, BEING PART OF THAT 52.189 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY, OF RECORD IN OFFICIAL RECORD 1169, PAGE 2197; PART OF THAT 5.0 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY, OF RECORD IN OFFICIAL RECORD 1553, PAGE 2722; PART OF THAT 23.912 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY, OF RECORD IN OFFICIAL RECORD 1169, PAGE 2197, AND PART OF THAT 43.315 ACRE TRACT AS DESCRIBED IN DEED TO JOHN E. DONLEY, OF RECORD IN OFFICIAL RECORD 1256, PAGE 1187, ALL BEING OF RECORD IN THE RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE WESTERLY LINE OF THE SUBDIVISION ENTITLED MEADOWMOORE RESERVE SECTION 1, PHASE 1, OF RECORD IN PLAT CABINET _____, SLIDE _____, BEING THE SOUTHWESTERLY CORNER OF LOT 65 OF SAID SUBDIVISION;

THENCE SOUTH 85°51'41" EAST, WITH THE WESTERLY LINE OF SAID MEADOWMOORE RESERVE SECTION 1, PHASE 1, A DISTANCE OF 11.82 FEET, TO AN IRON PIN SET IN THE NORTHERLY RIGHT OF WAY OF HAVERINGTON STREET AS SHOWN IN SAID MEADOWMOORE RESERVE SECTION 1, PHASE 1;

THENCE SOUTH 04°08'19" WEST, IN PART WITH THE WESTERLY LINE OF SAID MEADOWMOORE RESERVE SECTION 1, PHASE 1 AND IN PART THROUGH SAID 23.912 ACRE TRACT AND SAID 43.315 ACRE TRACT, A DISTANCE OF 824.75 FEET, TO AN IRON PIN SET;

THENCE THROUGH SAID 43.315 ACRE TRACT, SAID 52.189 ACRE TRACT, SAID 23.912 ACRE TRACT, THE FOLLOWING COURSES:

SOUTH 85°51'41" EAST, A DISTANCE OF 150.00 FEET, TO AN IRON PIN SET;

SOUTH 04°08'19" WEST, A DISTANCE OF 144.48 FEET, TO AN IRON PIN SET IN A POINT OF CURVATURE;

WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 90°00'00", AN ARC DISTANCE OF 353.43 FEET, A CHORD BEARING OF SOUTH 49°08'19" WEST, A CHORD DISTANCE OF 318.20 FEET, TO AN IRON PIN SET IN A POINT OF TANGENCY;

NORTH 85°51'41" WEST, A DISTANCE OF 292.45 FEET, TO AN IRON PIN SET;

NORTH 04°08'19" EAST, A DISTANCE OF 150.00 FEET, TO AN IRON PIN SET;

NORTH 85°51'41" WEST, A DISTANCE OF 630.00 FEET, TO AN IRON PIN SET;

NORTH 04°08'19" EAST, A DISTANCE OF 150.00 FEET, TO AN IRON PIN SET;

NORTH 85°51'41" WEST, A DISTANCE OF 20.45 FEET, TO AN IRON PIN SET;

NORTH 04°08'19" EAST, A DISTANCE OF 460.00 FEET, TO AN IRON PIN SET;

SOUTH 85°51'41" EAST, A DISTANCE OF 350.00 FEET, TO A PERMANENT MARKER SET;

NORTH 04°08'19" EAST, A DISTANCE OF 500.46 FEET, TO A PERMANENT MARKER SET;

SOUTH 85°51'41" EAST, A DISTANCE OF 242.90 FEET, TO AN IRON PIN SET IN A POINT OF CURVATURE;

WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 27°15'52", AN ARC DISTANCE OF 107.07 FEET, A CHORD BEARING OF SOUTH 72°13'46" EAST, , A CHORD DISTANCE OF 106.06 FEET, TO AN IRON PIN SET IN A POINT OF TANGENCY

NORTH 31°24'10" EAST, A DISTANCE OF 253.12 FEET, TO AN IRON PIN SET;

SOUTH 85°51'41" EAST, A DISTANCE OF 17.57 FEET, TO AN IRON PIN SET;

SOUTH 42°11'49" EAST, IN PART WITH THE WESTERLY LINE OF SAID MEADOWMOORE RESERVE SECTION 1, PHASE 1 AND IN PART THROUGH SAID 5.0 ACRES, A DISTANCE OF 244.10 FEET, TO AN IRON PIN SET IN THE COMMON CORNER OF LOT 66 AND LOT 65 OF SAID SUBDIVISION;

THENCE SOUTH 04°08'19" WEST, WITH THE WESTERLY LINE OF SAID MEADOWMOORE RESERVE SECTION 1, PHASE 1, A DISTANCE OF 97.69 FEET, TO THE POINT OF TRUE BEGINNING, CONTAINING 24.891 ACRES, MORE OR LESS.

ALL IRON PINS SET ARE 5/8-INCH REBAR, 30 INCHES IN LENGTH, WITH A CAP BEARING THE NAME "CEC, INC". ALL PERMANENT MARKERS SET ARE 1-INCH REBAR, 30 INCHES IN LENGTH, WITH AN ALUMINUM CAP BEARING THE INITIALS "CEC".

THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE BEARING OF SOUTH 04°13'25" WEST FOR THE CENTERLINE OF AULT ROAD, AS DETERMINED BY GPS OBSERVATIONS AND POST PROCESSED UTILIZING NGS OPUS SOLUTIONS, BASED ON NAD 83 (2011), OHIO STATE PLANE SOUTH ZONE.

NOTE:

THE INFORMATION PROVIDED ON THIS SHEET 5 OF 5 HAS BEEN PROVIDED TO COMPLY WITH THE SUBDIVISION REGULATION IN EFFECT AT THE TIME OF PLATTING (REQUIRING A DRAWING AT A SCALE A 1" = 100') AND IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSE. PLEASE SEE SHEETS 2-4 OF THIS DOCUMENT FOR LOT CONFIGURATIONS, DIMENSIONS, EASEMENTS, RESTRICTIONS AND MONUMENTATION.

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
Ph: 614.540.6633 · 888.598.6808 · Fax: 614.540.6638
www.cecinc.com

DRAWN BY:	ALB	CHECKED BY:	MJA	APPROVED BY:	MAS
DATE:	NOVEMBER 2017	DWG SCALE:	1" = 100'	PROJECT NO.	161-726

MEADOWMOORE RESERVE
SECTION 1, PHASE 2
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET
SECTION 23, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

DRAWING NO.
PLAT
SHEET 4 OF 4

#161726 (161-726) - Survey\Dwg\161726-SUB-dwg[ALTA/NSPS] 10/30/2018 - maxwell - LP, 6/9/2018 9:55 AM

Fairfield County Engineer
3026 W. Fair Ave.
Lancaster, OH 43130
Main: (740) 652-2300
Fax: (740) 687-7055

June 21, 2018

To: Loudan Klein, Executive Director
Fairfield County Regional Planning

From: TM Todd May, Subdivision Engineer
Fairfield County Engineer's Office

Subject: **Meadowmoore Reserve – Section 1 Phase 1 – Final Plat**
Violet Township

Please note the following comments on the **Meadowmoore Reserve Section 1 Phase 1 Final Plat Submittal** for review, comment numbers correspond with previous comments, please provide written response to how comments are addressed with next submittal:

1. Check right-of-way acreage listed in the dedication and Note "F", closure report has acreage as 3.886 acres, individual acreages add up to 3.881 acres.
2. addressed.
3. addressed.
4. Sheet 2 "No Vehicular Access" needs either dimensions or revise Note 'C' to contain language stating no access to Ault Road from Reserves A and B.
5. Sheet 2, between lots 184 and 185 and along the rear of lots 65-67, the drainage easement will need to be 30' because of the depth and size of the pipe (4' for trench around 24" pipe, 1:1 slopes, 10' for spoils on top minimum).
6. Sheet 2, between lots 62 and 63, the drainage easement will need to be 30' because of the depth and size of the pipe.
7. Sheet 2, previous comment ""across the rear of lots 183-187, can the drainage easement be made wider to the north for maintenance purposes?" this was labeled as 39' on lot 186 but the easement has not changed and scales 24'." The dimensions now do not match the easement lines drawn. Because of the collector system being installed for the Bates-Crawford Subdivision, we need the drainage easement to expand to the north property line off the current south limits and dimension these on each lot line, so it can be located in the field.
8. Sheet 2 label the POB on the plat.
9. Sheet 3, the drainage easement along the rear of lots 1-5 and between future lots 8 and 9 will need to be 30' for accessibility and the size and depth of the pipe. Most of the easement to the south has a steep slope into the neighboring property.
10. Sheet 3, "No Vehicular Access" needs either dimensions or revise Note 'C' to contain language stating no access to Ault Road from Reserves A and B.
11. addressed.
12. Sheet 4, the offsite SSE does not match the Phase 2 plat, curves and tangent along lots 116-118.
13. Sheet 4, the offsite DE running south from lot 54 will need to be at least 40' wide for accessibility and the size and depth of the pipe.
14. addressed.
15. Drainage Maintenance District cost estimate will need submitted, lot assessments will be done by this office.
16. Lots 191-192, either separate the easements or show as a combined 24' drainage and utility easement.

Jeremiah D. Upp, P.E., P.S., County Engineer

17. Sheet 3, Note "B", where is this referenced on the plat? Drainage maintenance district language is already stated on sheet 1, is this needed.
18. Sheet 3, label drainage easement on lot 54.
19. Sheet 3, an offsite utility easement will be needed at the Hayden Avenue stub until the next section is platted.
20. Sheet 3, why is a 15' UE and 10' UE labeled between lot1 and Reserve "B" with a gap between them? Needs shown on Detail "A" if this is not a typo.
21. Sheet 4, missing boundary information for offsite easements. Was shown on previous submittal.
22. Sheet 5, use correct note reference for reserves and label No Vehicular Access on Reserve "B".
23. Adjustments to SCP easements will be needed once finalized.

C: Original sent by email
File
Reading File

Fairfield County Engineer
3026 W. Fair Ave.
Lancaster, OH 43130
Main: (740) 652-2300
Fax: (740) 687-7055

June 22, 2018

To: Loudan Klein, Executive Director
Fairfield County Regional Planning

From: TM Todd May, Subdivision Engineer
Fairfield County Engineer's Office

Subject: **Meadowmoore Reserve – Section 1 Phase 2 – Final Plat**
Violet Township

Please note the following comments on the **Meadowmoore Reserve Section 1 Phase 2 Final Plat Submittal** for review:

1. Sheet 1, Drainage Maintenance District
   a. 3rd paragraph should be in quotation marks.
2. Sheets 2 and 3, what are the 10'x10' utility easement shown at each end of Hasting Street and Hunter Avenue for? These will overlap the extension of the right-of-way on future plats.
3. Sheet 3, the ex-SSE does not match the Phase 1 offsite plat, curves and tangent along lots 116-118.
4. Sheet 3, wider drainage easement will be needed along lots 110-116(18"-36" pipe, would like to see 40', extend into the Reserve and offsite north) and 30' between lots 111-112(24" pipe) because of depth and size of the pipe.
5. Sheets 2, 3 and 4, there is a double dash line shown across reserve E, then running south through lot 112 on sheet 4 that is not shown on sheets 2 and 3. Please fix line work to match and add linetypes to the legend.
6. Drainage Maintenance District cost estimate will need submitted, lot assessments will be done by this office.
7. Additional easements are needed for lots 130-136 to get around the structures and lot 103 per SCP last submittal.
8. Label easement off of C22, if this is drainage it is not needed because the entire Reserve is being platted as a drainage easement. Same with other easmeents extending into the Reserve.
9. Label easement on the back of lot 54 on P1 and P2 plats.
10. Missing linework and labels and stray linework on P1 and P2 plats that were on previous plat. Cleanup and resubmit making sure all of South Centrals comments are addressed from their email.

C: Original sent by email
File
Reading File

210 East Main Street, Rm 105
Lancaster, Ohio 43130-3882

FAIRFIELD COUNTY AUDITOR
GIS DEPARTMENT

Voice (740) 652-7055
Fax (740) 681-5596

To: Loudan Klein, Executive Director

From: Nicholas L. Dilley, Senior Specialist

Date: June 12, 2018

Subject: Meadowmoore Reserve, Section 1 Phase 2

The GIS Department has reviewed the Final Plat received June 5, 2018 for Meadowmoore Reserve, Section 1 Phase 2, a subdivision located in Violet Township.

Our comments are as follows:

Page 1 of 4

1. No comments at this time.

Page 2 of 4

2. The northeasterly line of Lots 103 and 104 calculates to 244.09 feet, the plat and legal description states this distance as 244.10 feet.

Page 3 of 4

3. No comments at this time.

Page 4 of 4

4. No comments at this time.

This concludes any GIS Department comments at this time. If you have any questions, please contact me at (740) 652-7057.

Klein, Loudan Wade

From: Kelly Sarko <zoning_inspector@violet.oh.us>
Sent: Monday, June 18, 2018 8:28 AM
To: Klein, Loudan Wade
Cc: Greg Butcher; Holly Mattei
Subject: Meadowmoore Reserve Final Plat - Revised Comments

Dear Mr. Klein,

Thank you for providing us the opportunity to review the final plats for Meadowmoore Reserve Section 1, Phases 1 and 2. We have the following comments:

1. Regarding Note "C" for Reserves "A" and B" the plat currently states: "Reserves "A" and "B" are to be owned and maintained by the Meadowmoore Reserve Homeowners Association for the purposes of open space."

   We prefer that language similar to the following instead be used:

   Reserves "A" and "B" shall be owned, maintained, managed, and governed by the Meadowmoore Reserve Homeowners' Association and shall be used as Passive Open Space. All amenities located on and within Open Space areas including trees, landscaping, landscape structures, multi-use, paths, fencing, signage, etc. constructed by the Developer for the owners within Meadowmoore Reserve shall be owned and maintained by the Meadowmoore Reserve Homeowners Assocation.

2. Regarding Note "B" for Reserves "E" and "D". Note "B" should contain language similar to the following:

   Reserve "E" and "D" shall be owned, maintained, managed and governed by the Meadowmoore Reserve Homeowners' Association and shall be used as Passive Open Space and Recreation and Storm Water management. All amenities located on and within the Open Space areas including trees, landscaping, landscape structures, multi-use paths, fencing, signage, ponds, tot lots, jungle gums, bike racks, trash receptacles, and park benches and other similar recreational installations or amenities, constructed by the Developer for the owners within the Meadowmoore Reserve Subdivision shall be owned and maintained by the Meadowmoore Reserve Homeowners Association. All multi-use paths within the Reserve Areas within the boundaries of Meadowmoore Reserve shall be owned and/or maintained by the Meadowmoore Reserve Homeowners Association.

We believe the text notes as currently written, do not provide guarantees that the Homeowners Association will be responsible for the amenities within the subdivision and provisions for the maintenance of all amenities and installations in the Development need to be maintained by the HOA.

Please do not hesitate to contact me regarding any questions you may have regarding these comments.

Thank you,

Kelly Sarko
Violet Township Zoning Inspector
12970 Rustic Drive
Pickerington, Ohio 43147
614.575.5560 office 614.575.5562 fax
www.violet.oh.us

Berne Township Map Amendment

APPLICANT: TD Properties of Ohio LLC

LOCATION & DESCRIPTION: There are three parcels proposed for rezoning totaling 7.88 acres in size. The parcels are located at 2479 Crawfis Road in Berne Township, Section 21, Township 14, Range 18. The parcel ID are 0040042600, 0040042800 and 0040043000

EXISTING ZONING: PRB Planned Rural Business District- is established to provide for a limited business activity in locations where commercial activity as permitted in the GB District would be inappropriate. Generally, the district will allow a higher level of activity than would typically be permitted as a home occupation. The district permits the property owner to design a business environment that may meet his/her general objectives, while providing a suitable level of protection for present and future owners of adjacent property. The future enjoyment of nearby residential properties should be a primary consideration.

and

F-P Flood Plain Overlay District- It is the intent of the Flood Plain Overlay District (FP) to control the use of floodplains, to limit purposes that could be detrimental to health and welfare for citizens of Berne Township and Fairfield County. The FP District is an overlay-zoning district. This means that the underlying district standards and requirements shall apply in addition to the Flood Plain Overlay District (FP) regulations and requirements.

EXISTING LAND USE: Former location of a towing company and truck repair.

PROPOSED REZONING: General Business District- It is recognized that rural based business activity is unique and may possess characteristics typically associated with both commercial and industrial land uses. The GB District is established in Berne Township to reflect this diversity in areas that have suitable access to federal and state highways, while controlling the adverse impacts of such development on adjacent areas.
Permitted uses within the General Business District must operate in accordance with the following standards:

A. Primarily within enclosed structures.
B. With minimal adverse environmental or economic impact on adjacent properties.
C. Free from noise, odor, dust, smoke, light, glare or vibration at levels in excess of the average level on adjacent streets and properties.

PROPOSED USE: The applicant is not proposing any new use at this time.

	ADJACENT ZONING	ADJACENT USE
NORTH	R-R Rural Residential District GB General Business	Single Family House/Cemetery Business
EAST	Planned Rural Business District	Sand & Gravel Mining
WEST	R-R Rural Residential District F-P Flood Plain Overlay District	Single Family Homes/ Vacant (Former sand/gravel mining)
SOUTH	R-R Rural Residential District	Single Family Homes

Land Use, Environmental, and Regulatory Issues:

1. In June,1999, a request was made by the previous owner to rezone the property from RR (Rural Residential) to GB. The Regional Planning Commission recommended disapproval of that rezoning request. The Berne Township Trustees voted 2-1 in favor of the rezoning, but the rezoning did not pass due to state law in effect at the time. The property owners then proposed for the property to be rezoned from RR to PRB. In January of 2000, the Regional Planning Commission recommended disapproval of this rezoning. However, Berne Township approved the rezoning from RR to the PRB in February of 2000. The property was used as a towing and truck repair company (Midwest Towing) for several years. Midwest Towing went out of business and the property was acquired by TD Properties.

2. The property proposed for rezoning currently has an existing steel storage building, repair garage, office building and a 30' x 100' storage building.

3. Per Section 17.02 of the Berne Township Zoning Code, permitted uses within the General Business District shall operate 1) primarily within enclosed structures,; 2) be free of noise, odor, dust, smoke, light, glare or vibration in excess of the average level on adjacent streets and properties.

4. Per Section 17.04.01 of the Berne Township Zoning Code, in the General Business District, where necessary, a buffer consisting of earthen mounds and/or evergreen trees and shrubs shall provide adequate visual separation from nearby residential properties. Such buffers shall be shown on each application for a zoning certificate in the General Business District.

5. The Fairfield County Development Strategy and Land Use Plan (2018) shows this area being outside of a growth area. The plan identifies this site as a rural management area and conservation resource area.

6. This parcel is located in a FEMA identified flood hazard area as delineated on Flood Insurance Rate Map (FIRM) # 39045C0270G. Per the FIRM, portions of the property (east side of the site) is located within the floodway of the Pleasant Run. Any additional development will need a Special Flood Hazard Development Permit from the Regional Planning Commission.

7. According to the Soil Survey of Fairfield County (2002) the site is contained within the Udorthent Sandy (Ug), Pike silt loam (PkC2) and Algiers Silt Loam (Ag).

8. The Fairfield County Ground Water Resources Map (1992) indicates that the proposed site may support wells capable of producing between 25 and 100 gallons per minute.

9. The Ground Water Pollution Map of Fairfield County (1996) indicates that the property has a Relative Pollution Potential Rating of 150 denotes moderate to high vulnerability.

Utility and Service Issues:

1. Fairfield County Utilities currently does not have sanitary sewer or water available to this property.

2. Fire and emergency services are provided by the Berne Township Fire Department. Response time to the area has been previously estimated to be approximately 10 minutes.

Transportation and Access Issues:

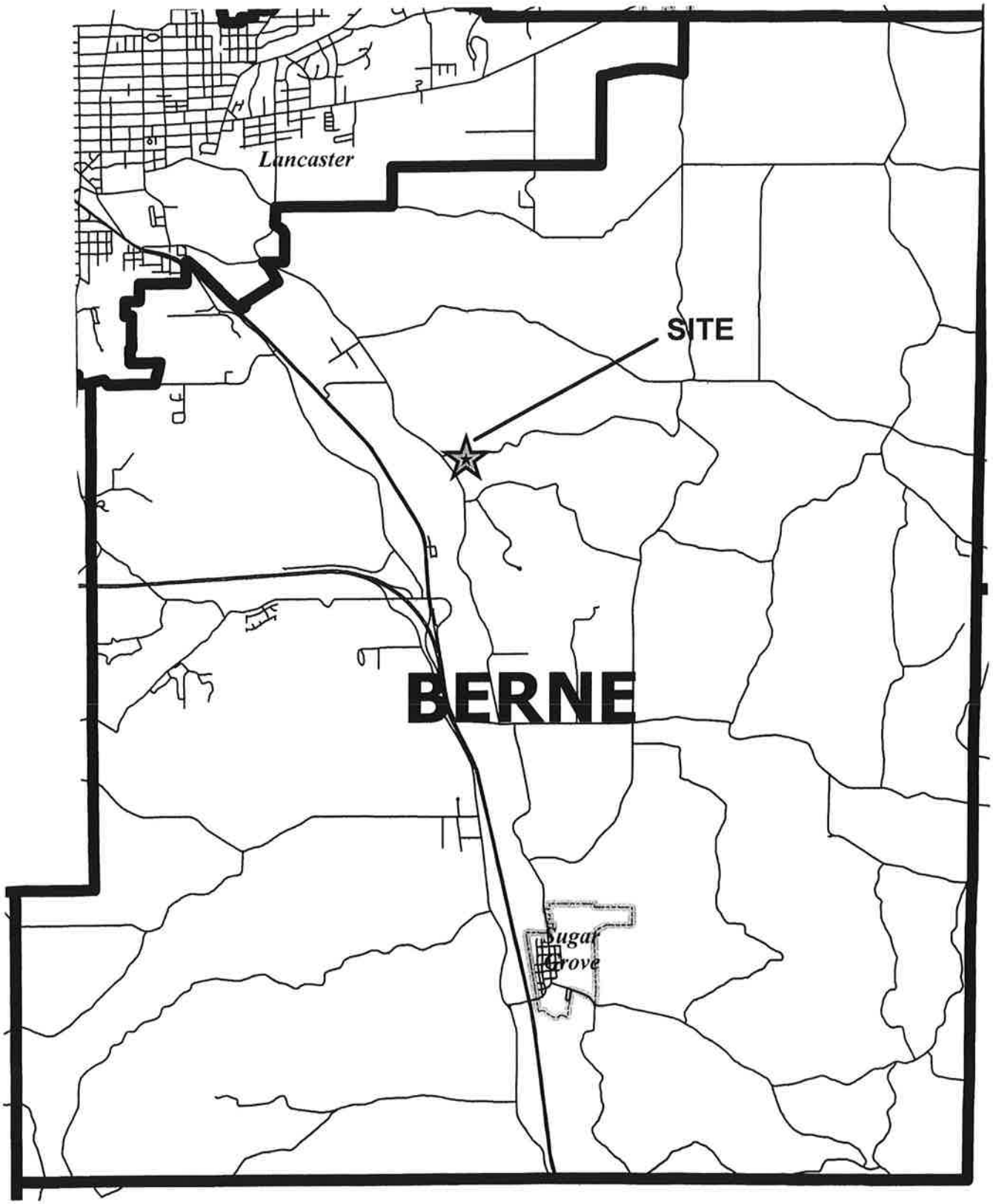
1. Access to the site is provided off of Sugar Grove Road and a continuous drive entrance from Crawfis Road. Crawfis Road is classified as a local road.

RPC STAFF RECOMMENDATION:

1. The Regional Planning Commission accepted staff recommendation of disapproval of the rezoning of this property from RR to GB in 1999. Staff would not support the reversal of a previous recommendation.

2. Staff acknowledges that the township allowed the property to be rezoned from RR to PRB and this rezoning allowed for an intensive commercial use (towing and truck repair business).

3. RPC Staff would recommend a modification to the rezoning request and allow for the current PRB District to remain however, a new development plan should be submitted to the township as stipulated in Section 19.02 of the Berne Township Zoning Resolution. This will provide the township with controls that would limit uses only approved with the rezoning and requires compliance with performance standards.


Lancaster
SITE
BERNE
Sugar Grove

N
2980
0040042600
0040042800
3080

ARTICLE XIX

(PRB) PLANNED RURAL BUSINESS DISTRICT

Section 19.01 Purpose

The Planned Rural Business District is established to provide for a limited business activity in locations where commercial activity as permitted in the GB District would be inappropriate. Generally, the district will allow a higher level of activity than would typically be permitted as a home occupation. The district permits the property owner to design a business environment that may meet his/her general objectives, while providing a suitable level of protection for present and future owners of adjacent property. The future enjoyment of nearby residential properties should be a primary consideration.

*Section 19.02 Permitted Uses

Land and buildings within the Planned Rural Business District shall be used only for the specific use or uses identified by the applicant for zoning plan amendment. The applicant shall demonstrate that the proposed use or uses are appropriate to and compatible with the neighborhood where the proposed activity is to occur, and shall identify the methods to be utilized to achieve compliance with the performance standards in Section 19.04 below. All permitted uses shall be approved by the Board of Township Trustees as part of the Development Plan that is required for zoning the site into the Planned Rural Business District. Said permitted uses shall run with the land as long as the PRB zoning, as approved, remains in effect. Any change of use shall require a zoning amendment and any other changes to the development plan shall require a variance.

Section 19.03 Procedures

The procedures to be followed in placing land in the (PRB) Planned Rural Business District shall comply with those specified in Article VI of this Resolution, with the following additions:

19.3.1 Application

The owner or owners of a tract of land of any size may request that the Official Zoning Map be amended to include such lands as a Planned Rural Business District. The applicant is encouraged to meet with the Zoning Commission prior to submittal of the application to become familiar with the requirements for this district.

19.3.2 Development Plan

In addition to the material required for amendment as specified in Section 6.03 of this Resolution, the applicant shall also submit not less than five (5) copies of a Development Plan which shall contain, in text and map form, the following information:

A. A survey map of the boundaries of the area requested for zoning map amendment.
B. A site plan showing the specific location of all existing and proposed buildings, setbacks and yards, existing and proposed vegetation and landscaping, and other prominent physical features.
C. Specific uses to be permitted within the proposed development, specified according to area or specific building location. An explanation of how these uses shall be designed, or activities carried out, so as to create desired compatibility with adjacent land uses.
D. Existing roads and drives, anticipated traffic impacts and methods to be employed to address adverse impacts.
E. A list of the specific restrictions proposed by the applicant for the zoning map amendment, which are designed to fulfill the concept, proposed and ensure compatibility of the project with the surrounding area. Such restrictions shall become part of the conditions on which any approval is given.
F. A statement that, if approved as a PRB District, the owner shall comply with all of the standards and requirements as specified in the Development Plan.

19.3.3 Criteria for Approval

In acting on the proposed application pursuant to Sections 6.06 and 6.08 of this Resolution, the Zoning Commission and the Board of Township Trustees shall consider the following factors:

A. The proposed development is consistent with the intent and purpose of this Resolution and this specific Article.
B. Suitable measures and restrictions are proposed so as to promote compatibility with adjacent and nearby properties.
C. The proposed development advances the general welfare of the Township and the immediate vicinity.

19.3.4 Effect of Approval

The Development Plan as approved by the Board of Trustees shall constitute an amendment to the Resolution as it applies to the specific land in question. Such approval shall be contingent on the development being completed, as shown on the Development Plan, within three (3) years from date of approval.

Section 19.04 Performance Standards

No land or structure in the PRB District shall be used or occupied in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable impact on any land which is located in any other zoning district. Such impacts shall include those related to noise, vibration, odor, dust, heat, exterior light and glare, or storm runoff. Statements in writing that such uses comply or will comply with such standards may be required by the Zoning Commission at the time of the application for zoning into the PRB District. The subsequent violation of the standards, as determined, by the Board of Zoning Appeals, shall be considered grounds for rescission of the PRB zoning classification.

The open storage and display of material and equipment incidental to permitted uses shall be permitted, provided the area used for open storage shall be effectively screened from all adjoining properties in any residential district by means of walls, fences", earthen mounds and/or plantings. Walls or fences shall be a minimum of six (6) feet in height without advertising thereon. In lieu of such wall or fence, a strip of land not less than ten (10) feet in width, planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than four (4) feet in height at the time of planting may be substituted.

REQUEST FOR DISTRICT CHANGES AND AMENDMENTS

(An Incomplete application will not be processed)

(Please submit six (6) copies of each document)

Application Fee $350.00

1. Name of property owner: TD PROPERTIES OF OHIO, LLC

2. Mailing address: 3293 SOUTH BANK ROAD MILLERSPORT, OHIO 43046

3. Physical address for the property for this application: 2479 CRAWFIS ROAD LANCASTER, OHIO 43130 *

4. Phone number: 740 215 2414

5. Email address: TOM.TAYLOR1@AOL.COM

6. Proposed amendment to the text or legal description of the property affected requested: AMEND TO GENERAL BUSINESS

7. Present use of property and district: NOT PLANTED PRIOR USE TOWING & TRUCK REPAIR

8. Proposed use and district: ANYTHING PERMITTED UNDER SECTION 1702 & 1703 BERNE TOWNSHIP RESOLUTION DATED JAN/2017

9. A map drawn to scale showing property lines, streets, existing and proposed zoning. (Attach to this request)

10. A list of all property owners contiguous to, directly across the street from or within 200 feet of the parcel(s) proposed to be rezoned and their address as appearing on the County Auditor's current tax list.

11. A statement as to how the proposed amendment will impact adjacent and proximate properties: NO ADVERSE EFFECT (ESPECIALLY COMPARED TO PREVIOUS USE)

Fee and how paid: $350.00 CHECK 1441

Signature of Applicant: [signature] Date: 6/14/18

Signature of Zoning Inspector [signature] Date 6/14/18

The applicant is encouraged to meet with the Zoning Commission prior to submittal of the application to become familiar with the requirements for this district

* PARCEL NUMBERS 00400 42900
00400 42900
00400 43000

RATHBURN JEREMY B & SHEILA R SURV
Mailing Address: 2610 CRAWFIS RD SE
LANCASTER OH 43130

RATHBURN HAROLD M & RUTH A SURV
Mailing Address: 2420 CRAWFIS RD
LANCASTER OH 43130

WALTERS BENJAMIN C & PAULA M
Mailing Address: 2478 CRAWFIS RD SE
LANCASTER OH 43130

JACKSON ANDREA CHRISTINE & JOSEPH ADAM SURV
Mailing Address: 2990 SUGAR GROVE RD SE
LANCASTER OH 43130

BERNE TWP EMERY CEMT TRUST
Mailing Address: C/O JOYCE KRILE
1590 BLUE VALLEY RD LANCASTER OH 43130

2LMN RENTALS LLC
Mailing Address: 2475 SUGAR GROVE RD SE
LANCASTER OH 43130

BUCKALEW VICKI M AKA VICKI M BUCKALEW
Mailing Address: 3080 SUGAR GROVE RD SE
LANCASTER OH 43130

GUSEMAN RICHARD A & CAROL J SURV
Mailing Address: 3110 SUGAR GROVE RD SE
LANCASTER OH 43130

BIEBER JOSEPH UTAH & JODI ANN SURV
Mailing Address: 3130 OLD SUGAR GROVE RD SE
LANCASTER OH 43130

MILLER DONNA J TOD
Mailing Address: 3150 SUGAR GROVE RD
LANCASTER OH 43130

COX DENVER G JR & MELINDA SURV
Mailing Address: 2131 LAKE RD SE
LANCASTER OH 43130

JOHNSON MOLLY D TRUSTEE & JOHNSON VAN W TRUSTEE
Mailing Address: 2672 ECKERT RD SE

LANCASTER OH 43130

JOHNSON MOLLY D TRUSTEE & JOHNSON VAN W TRUSTEE
Mailing Address: 2672 ECKERT RD
LANCASTER OH 43130

JOHNSON
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BEATTY
MYERS
COX
AMELER
BIEBER
GUSEMAN
BUCKALEW
PRICE
WALTERS
TRUST
JACKSON
STARKEY
ZLMN

MINUTES

JANUARY 4, 2000

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Courthouse, Lancaster, Ohio.

Presiding: Ira Weiss, President

Present: Ira Weiss (President), Michael Kraft, William Yaple, Kent Huston, Doug Ingram, Robert Ortman, James Getreu, Ray Karlsberger, Lou Varga, Dean LaRue, Ivan Ety, Judy Cushing, Lorraine Arnold, John Schiller, Peter Rockwood, Raymond Albert, Lisa Kessler, Brooks Davis (Executive Director), Charles Wilkins (Regional Planner), Chris Snyder (Regional Planner), and Gail Beck (Secretary).

ITEM 1. MINUTES

The Minutes of the December 7, 1999 Fairfield County Regional Planning Commission meeting were presented for approval. James Getreu made a motion for approval. Michael Kraft seconded the motion. The motion carried.

ITEM 2. PRESIDENT'S REPORT

Mr. Weiss welcomed John Schiller as the new education representative of the commission. Mr. Schiller is the Superintendent of Liberty Union Schools. Brooks Davis talked about the upcoming Zoning Officials Association training sessions. The sessions are scheduled for February 15th and 22nd and will be on Flood Plain Management on the 15th and a Development Plan open house on the 22nd. The next Development Plan Steering Committee meeting is on January 18th with a Transportation Consultant speaking. ODOT will hold a public meeting on January 12th from 4-8 at the Fairfield Career Center on the Lancaster 33 Bypass. The Environmental Impact Statement is now complete and a copy is available in the RPC offices.

ITEM 3. SUBDIVISION ACTIVITY

Mr. Davis presented the following report:

GREENFIELD ESTATES: Preliminary Plan Phase III
OWNER/DEVELOPER: Trevor Development Ltd.
SURVEYOR/ENGINEER: Ross Taylor/Sands Decker Ltd.
DESCRIPTION: The proposed Greenfield Estates Phase III subdivision consists of 21 lots on 35.21 acres in Greenfield Township Section 9, Township 15, Range 19. Access is via Carroll Eastern and then via Arrowhead Drive. On-site water and sewer is proposed.

Violet Meadows Farms, Inc., Proposed Zoning Map Amendment - Continued

The purpose of the planned residential district is to promote progressive and orderly development that maximizes the choice of living environments through increased density, preservation of existing natural topography, and increased efficiency of development due to shorter streets and utility lines.

PROPOSED USE: The applicant proposes to develop 198 single-family residential units. Nineteen (19) of the units are being developed as part of Violet Meadows Section 1.

	ADJACENT ZONING	ADJACENT LAND USE
NORTH:	A-G Agricultural District Etna Township, Licking County	Agriculture
EAST:	R-1 Single Family Residential (Moderate Density) R-2 Single Family Residential (Low Density)	Residence Agriculture
WEST:	R-1 Single Family Residential (Moderate Density)	Residence
SOUTH:	R-1 Single Family Residential (Moderate Density) R-2 Single Family Residential (Low Density)	Residence

Land Use, Environmental, and Regulatory Issues

Site Characteristics

1. The proposed rezoning site consists of approximately 126.5 acres (8.6 acres with 12 residential lots of R-1 zoning and 117.9 acres with 167 residential lots of PD zoning) with a total of 179 units and a gross density of 1.42 units/acre. Under current R-2 zoning the area proposed for Planned Residential would allow up to approximately 140 residential units or 1.19 units/acre.

2. There is a small amount of flood plain located on the southwestern corner of the property. Lot 20 contains a small area within this flood plain. The remainder of the flood plain is located within 3.9 acres designated as park area.

3. The Fairfield County Soil Update identifies five soil types on the site. Bennington silt loam (BeA, 0 to 2 percent slopes) and Bennington silt loam (BeB, 2 to 6 percent slopes) are poorly suited for development due to a high water table. Cardington silt loam (CaB, 2 to 6 percent slopes) is rated as being suitable for both buildings and septic systems. Pewamo silty clay loam (Pe) is poorly suited to both buildings and septic systems. Condit silt loam (Cn) is also poorly suited for buildings and septic systems.

4. The Ground Water Pollution Potential Map of Fairfield County (1996) indicates that the site has a Relative Pollution Potential rating of 103 to 113 across the site. This is a moderate to low vulnerability, which is due in part to the depth to water being 30 to 50 feet.

Long Term Plans

5. The Violet Township Development Plan recommends that this area be developed with single-

Violet Meadows Farms, Inc., Proposed Zoning Map Amendment - Continued

16. Storm water runoff controls and appropriate easements will be reviewed when submitted.

17. The 6.0 acres of "landscape buffer" is not clearly defined on the zoning exhibit.

18. There is a concern about flood routing in the northeast portion of the property. The need for flood routing may affect proposed lot layouts.

19. Given the types of wet soils in the area, construction of basements may cause problems. Measures to deal with these concerns should be proposed.

20. Appropriate measures need to be taken to ensure that wetland levels are maintained and provisions are in place for potential overflow onto adjoining lots.

21. The Ohio EPA and/or the US Army Corps of Engineers need to review the development due to the proposed disturbance of the easternmost ditch. Conformance with a wetlands restoration plan submitted to the Army Corps of Engineers by the applicant should be confirmed prior to development plan approval.

22. There needs to be at least a 10 foot easement area between the west property line and the drainage ditch running along the 8.6 acres zoned R-1.

23. There is a concern about how the southernmost detention pond can be maintained as it sits entirely within private lots. The configuration should be examined and the applicant might consider placement of the pond where lot 162 is currently located.

Utility and Services Issues

1. Fire and emergency services to the site are available through the Violet Township Fire Department. The estimated response time to the site is three minutes from a station located on Refugee Road.

2. Water service can be provided to the development through the County's water tower and 16'' water main. Sanitary sewer service can be provided through Violet Meadows Section 1.

Transportation and Access Issues

1. Blacklick-Eastern Road (SR 204) is classified as a "Minor Collector" by the Fairfield County Functional Classification Map. Minor collector roads service local roads and small communities and are generally used for intracounty travel.

2. Calculations for roadway curve radii are not shown. All street curves must meet subdivision regulations.

SUBDIVISION REGULATIONS COMMITTEE RECOMMENDATION: Modification of the development plan to address issues as described above.

Keith and June Smith, Proposed Zoning Map Amendment - Continued

WEST:	R-R Rural Residential FP Flood Plain Overlay	Agriculture Sand And Gravel Mining
SOUTH:	R-R Rural Residential Flood Plain Overlay	Residence

REGIONAL PLANNING COMMISSION RECOMMENDATION:

RPC staff recommends disapproval of the proposed zone change from R-R Rural Residential to PRB Planned Rural Business. This recommendation is based upon the following findings:

- The proposed access point with Sugar Grove Road is within 300 feet of the intersection with Crawfis Road. Access from Sugar Grove road is not recommended by the Fairfield County Engineer's office.

- There has been no proposal to screen the western edge of the property to enhance both the appearance from Sugar Grove and Crawfis Roads and to ensure that access onto Crawfis Road is limited to designated ingress and egress points.

- The existence of a salvage yard along the southern and eastern portions of the property has not been shown. It should be labeled and the area containing salvage materials clearly defined per Section 19.03.02.B of the Berne Township Zoning Resolution.

- The development plan should include a list of restrictions for the proposed storage buildings to ensure that any materials placed in storage or used on site will not represent a hazard to local surface or groundwater supplies. The existence of a high water table and relatively high vulnerability to ground water pollution on the site highlights the need for a detailed description of proposed activities as required by Section 19.03.02.C and E of the Berne Township Zoning Resolution.

Section 19.03.02 Development Plan

C. Specific uses to be permitted with the proposed development, specified according to area or specific building location. An explanation of how these uses shall be designed, or activities carried out, so as to create desired compatibility with adjacent land uses.

E. A list of the specific restrictions proposed by the applicant for zoning map amendment which are designed to fulfill the concept proposed and ensure compatibility of the project with the surrounding area. Such restrictions shall become part of the conditions on which any approval is given.

ITEM 5. BILLS

5401	CONTRACT SERVICES	$	11,220.40	
5403	TRAVEL & EXPENSES	$	127.57	
5471	DEVELOPMENT PLAN	$	18,027.59	
		GRAND	TOTAL	$ 29,375.56

A motion was made by Judy Cushing to approve the payment of the bills. Dean LaRue seconded the motion. Motion carried.

ITEM 6. OTHER BUSINESS

Bill Yaple discussed his concerns about the Bo-Ka Woods replat that came before the RPC. The RPC had denied the replat, the Berne Township BZA also denied a variance, the applicants took the case to court and the judge overturned the RPC and BZA decision. Mr. Yaple was concerned about how much damage this decision will have on zoning in the townships. Brooks Davis discussed that the applicants followed the process and the judge felt that the neighboring landowners would not be adversely affected by the replat. Raymond Albert said that the RPC needs to keep very good minutes and have discussion about why we are making certain decisions to deny applications. Peter Rockwood stated that county-wide zoning has its merits. Bill Yaple also agreed about the county-wide zoning and stated that larger communities have a totally different enforcement process. Ira Weiss questioned if county-wide zoning should be an issue included in the Development Plan. Brooks Davis stated that county-wide zoning is not the focus of the Development Plan and that we are a long time away from county-wide zoning. Lisa Kessler noted that the wide diversity of the county would make county-wide zoning difficult to implement. Mr. Davis suggested that several townships could combine funds and hire full time zoning inspectors as an alternative to county-wide zoning.

There being no further business, a motion was made to adjourn the meeting by Raymond Albert and seconded by Bill Yaple. Motion carried.

Minutes Approved By:

Ira Weiss, President

Kent Huston, Secretary

RPC 1.4.00

AGENDA ITEM 4b

Berne Township Zoning Map Amendment

APPLICANT: Keith and June Smith

LOCATION AND DESCRIPTION: The area proposed for rezoning is a 7.12-acre property with frontage along Sugar Grove and Crawfis Roads. The property is located in Township 14, Range 18, and Section 21 of Berne Township.

EXISTING ZONING: R-R Rural Residential

EXISTING LAND USE: Towing business and salvage yard

PROPOSED ZONING: PRB Planned Rural Business

PROPOSED USE: Towing business, personal storage business, office/retail outlet business

	ADJACENT ZONING	ADJACENT LAND USE
NORTH:	R-R Rural Residential GB General Business	Residence, Cemetery Business
EAST:	R-R Rural Residential PRB Planned Rural Business FP Flood Plain Overlay	Residence Agriculture Sand and Gravel Mining
WEST:	R-R Rural Residential FP Flood Plain Overlay	Agriculture Sand And Gravel Mining
SOUTH:	R-R Rural Residential Flood Plain Overlay	Residence

Land Use, Environmental, and Regulatory Issues

1. The eastern portion of the property is located in a Federal Emergency Management Agency (FEMA) Designated Flood Hazard Area. Compliance with the Fairfield County Flood Damage Prevention Regulations is required.

2. The Fairfield County Soil Survey (1998) lists Udorthent sandy (Ug) soils as the primary soil type on the site. Ug soils are classified as unsuitable for development. The presence of this soil type is the result of the reclamation of a sand and gravel pit. Pike silt loam (PkC2) is located along the southeastern portion of the tract where the existing salvage area is located. Pike silt loam is rated suitable for building and septic systems. Algiers silt loam (Ag) is located on the eastern edge of the property along Pleasant Run Creek. Algiers silt loam is unsuitable for both building and septic systems. The Ag soil is subject to occasional flooding and within a designated flood hazard area.

3. The Ground Water Resources Map of Fairfield County (1992) indicates that the property may support wells capable of producing between 25 and 100 gallons per minute.

4. The Ground Water Pollution Potential Map of Fairfield County (1996) indicates that the site has a Relative Pollution Potential rating of 150, which is a moderate to high vulnerability. The depth to water in this area is 5 to 15 feet.

5. A salvage yard is located in the southeastern portion of the property.

Utility and Services Issues

1. Fire and emergency services are provided by the Berne Township Fire Department. The estimated response time to the site is 12 minutes for the volunteer fire department.

2. The site is not currently served by public water and sanitary systems. There are no plans by Fairfield County to provide public water or sewer service to this area within the next five years. Review and final approval of an on-site well will be up to the Fairfield county Health Department, unless the property contains a public restroom or serves more than 25 employees, in which case approval would be required from the Ohio Environmental Protection Agency (OEPA).

Transportation and Access Issues

1. The site currently has access from Sugar Grove Road and a continuous drive entrance from Crawfis Road. The proposed site plan would relocate the current Sugar Grove Road access point further south, away from the intersection with Crawfis Road. Sugar Grove Road is classified as a "Minor Collector" by the Fairfield County Functional Classification Map. Crawfis Road is

classified as a "Local Road." Local roads provide access to adjacent land and short distance links to minor and major collectors.

2. The Fairfield County Engineer's office recommends that access from Sugar Grove Road not be allowed and that a single access point on Crawfis Road be established. This recommendation is based upon the property having frontage on two public roads and that access should be placed upon the minor of the two roads.

REGIONAL PLANNING COMMISSION RECOMMENDATION:

RPC staff recommends disapproval of the proposed zone change from R-R Rural Residential to PRB Planned Rural Business. This recommendation is based upon the following findings:

- The proposed access point with Sugar Grove Road is within 300 feet of the intersection with Crawfis Road. Access from Sugar Grove road is not recommended by the Fairfield County Engineer's office.

- There has been no proposal to screen the western edge of the property to enhance both the appearance from Sugar Grove and Crawfis Roads and to ensure that access onto Crawfis Road is limited to designated ingress and egress points.

- The existence of a salvage yard along the southern and eastern portions of the property has not been shown. It should be labeled and the area containing salvage materials clearly defined per Section 19.03.02.B of the Berne Township Zoning Resolution.

- The development plan should include a list of restrictions for the proposed storage buildings to ensure that any materials placed in storage or used on site will not represent a hazard to local surface or groundwater supplies. The existence of a high water table and relatively high vulnerability to ground water pollution on the site highlights the need for a detailed description of proposed activities as required by Section 19.03.02.C and E of the Berne Township Zoning Resolution.

Section 19.03.02 Development Plan

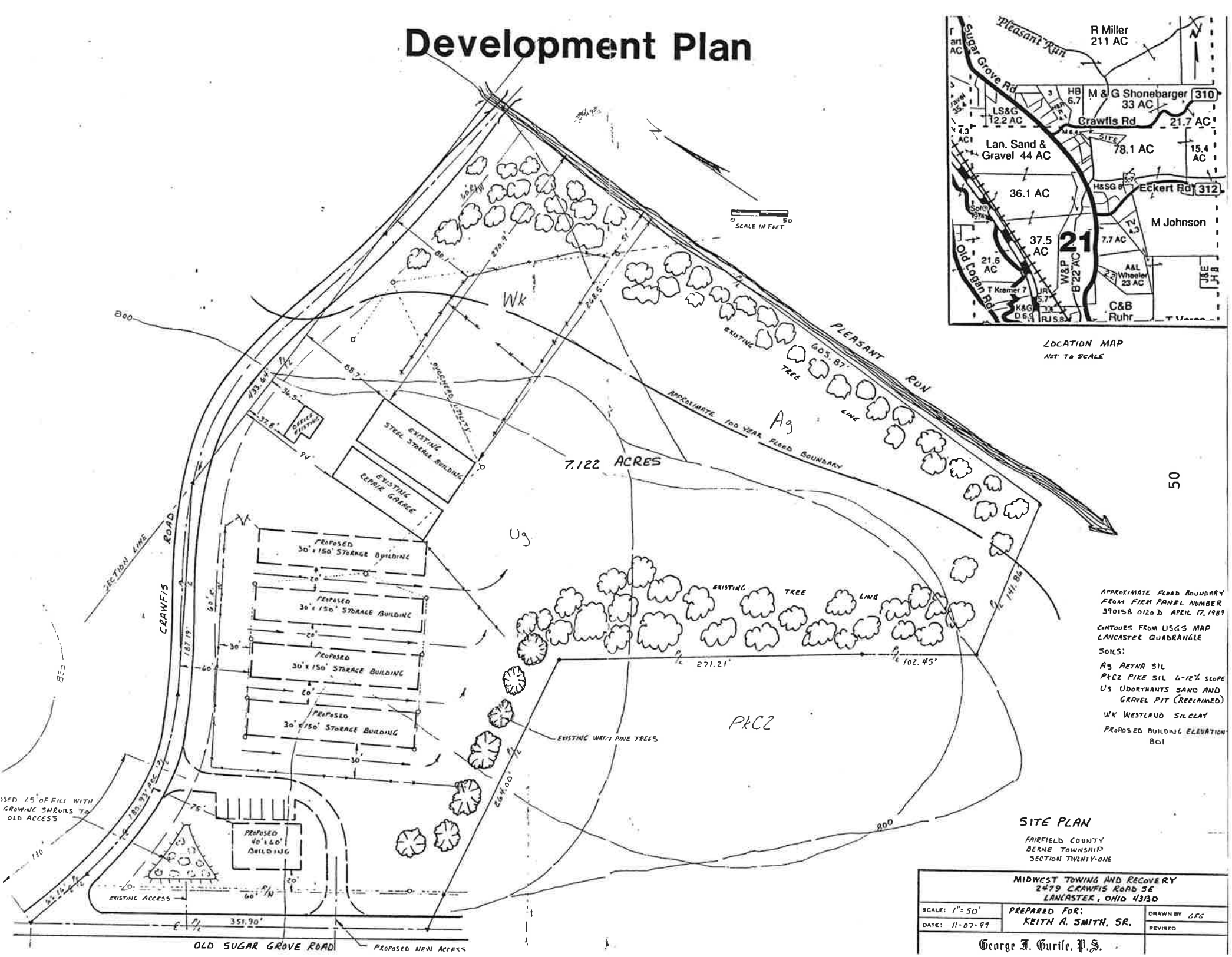
C. Specific uses to be permitted with the proposed development, specified according to area or specific building location. An explanation of how these uses shall be designed, or activities carried out, so as to create desired compatibility with adjacent land uses.

E. A list of the specific restrictions proposed by the applicant for zoning map amendment which are designed to fulfill the concept proposed and ensure compatibility of the project with the surrounding area. Such restrictions shall become part of the conditions on which any approval is given.

- The predominant soil on the site, Udorthent sandy (Ug), is classified as being unsuitable for development. Any development in this area needs to be clearly defined and carefully planned with specific restrictions to ensure the safety of both employees and nearby residents.

The intent of the PRB District is to provide for limited business activity while providing a suitable level of protection for present and future owners of adjacent property. Protection of the surrounding community is to be achieved through specific restrictions placed upon the planned development to ensure that business activities are limited to specific uses. Cases are in fact reviewed on a site-by-site basis in order to develop a site plan that is compatible with the surrounding neighborhood. The lack of any specific restrictions to clearly define the proposed uses and those uses that will not be allowed, along with adequate measures to effectively screen the property, does not fulfill the intent of the Planned Rural Business District.

Development Plan



LOCATION MAP
NOT TO SCALE

APPROXIMATE FLOOD BOUNDARY FROM FIRM PANEL NUMBER 390158 0120 D APRIL 17, 1989

CONTOURS FROM USGS MAP LANCASTER QUADRANGLE

SOILS:

Ag AETNA SIL
PkC2 PIKE SIL 6-12% SLOPE
Ug UDORTHANTS SAND AND GRAVEL PIT (RECLAIMED)
Wk WESTLAND SIL CLAY

PROPOSED BUILDING ELEVATION 801

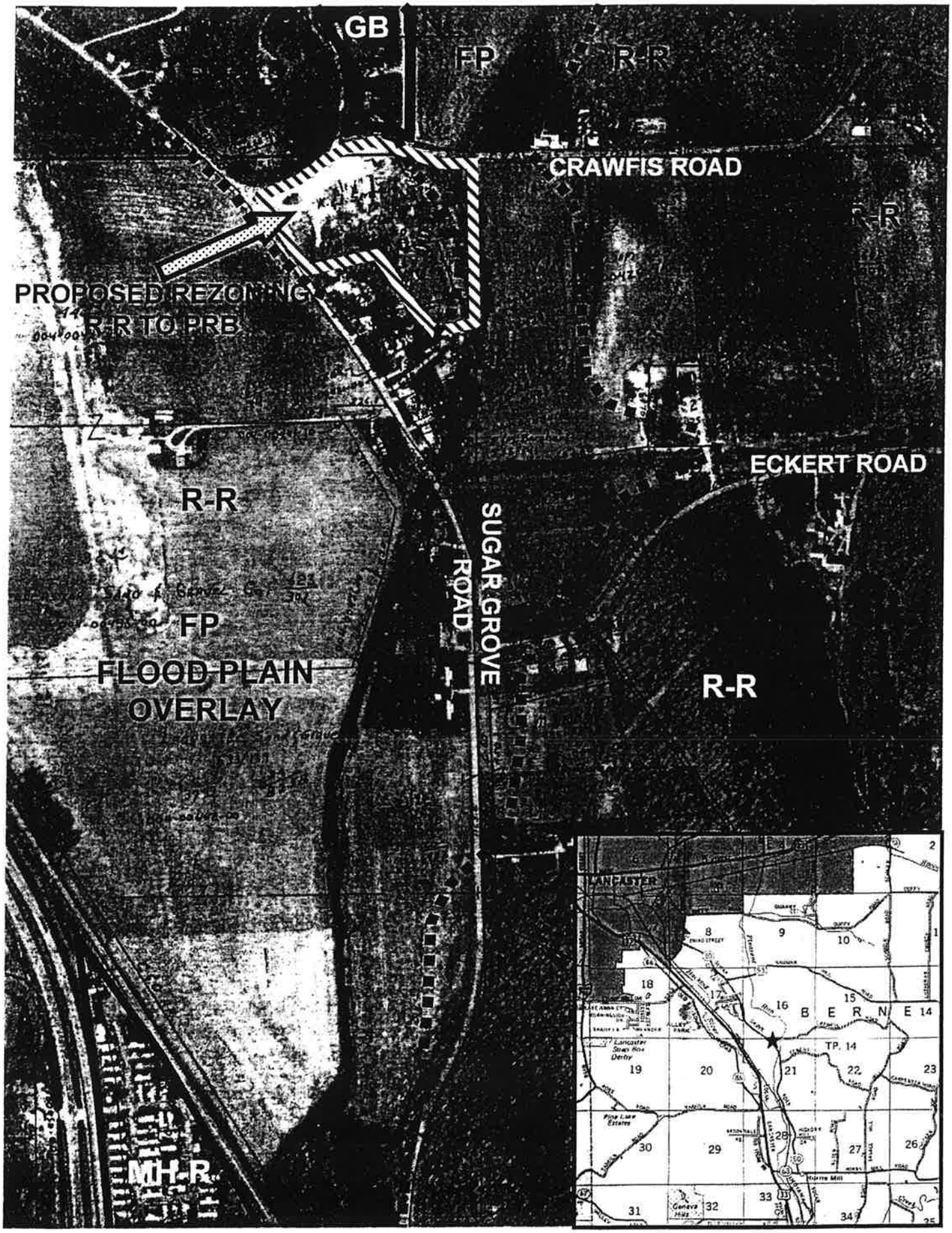
SITE PLAN

FAIRFIELD COUNTY
BERNE TOWNSHIP
SECTION TWENTY-ONE

MIDWEST TOWING AND RECOVERY
2479 CRAWFIS ROAD SE
LANCASTER, OHIO 43130

SCALE: 1" = 50'	PREPARED FOR: KEITH A. SMITH, SR.	DRAWN BY CFG
DATE: 11-07-99		REVISED

George J. Gurile, P.S.


GB
FP
R-R
CRAWFIS ROAD
R-R
PROPOSED REZONING
R-R TO PRB
R-R
ECKERT ROAD
SUGAR GROVE ROAD
FP
FLOOD PLAIN OVERLAY
R-R
MH-R
LANCASTER
BERNE
TP. 14

MINUTES

JUNE 1, 1999

The minutes of the Fairfield County Regional Planning Commission meeting held at the Fairfield County Courthouse, Lancaster, Ohio.

Presiding: Ira Weiss, President

Present: Ira Weiss (President), George Rowe, Dean LaRue, James Getreu, Lorraine Arnold, Doug Ingram, William Yaple, Ray Karlsberger, Peter Rockwood, Margaret Burket, Judy Cushing, Kent Huston, Robert Ortman, Paula DeBolt, Ivan Ety, William Losoncy, Lou Varga, Albert Moyer, Lisa Kessler (County Commissioner), Frank Anderson (County Engineer), Kerry Hogan (Sanitary Engineer), Brooks Davis (Executive Director), Charles Wilkins (Regional Planner), and Gail Beck (Secretary).

MINUTES

The Minutes of the May 4, 1999 Fairfield County Regional Planning Commission meeting were presented for approval. George Rowe made a motion for approval as submitted. James Getreu seconded the motion. The motion carried.

PRESIDENT'S REPORT

Mr. Weiss congratulated Ray Karlsberger on his recent marriage. He also discussed an interesting article that was recently in the Pickerington newspaper discussing whether jurisdictional conflicts hurt schools.

SUBDIVISION ACTIVITIES:

Mr. Davis presented the following report:

SUBDIVISION: Ochs Subdivision - Preliminary Plan
OWNER/DEVELOPER: Charles Ochs
SURVEYOR/ENGINEER: Lockwood and Associates, Inc.
LOCATION AND DESCRIPTION: The proposed Ochs Subdivision is located in Pleasant Township, Section 28, Township 15, Range 18. It consists of 4 lots on 12.229 acres (reduced from 14.16 acres) with access to Graham Drive through Valley View Subdivision No. 1. On-site water and sanitary systems are proposed. The subdivision is zoned R-1 Single Family Residential.

SUBDIVISION REGULATIONS COMMITTEE COMMENTS: Approval of the Preliminary Plan for the Ochs Subdivision subject to the following conditions:

A replat of Valley View Subdivision will be required to build the connection to the proposed new subdivision.

ZONING AMENDMENTS

Mr. Wilkins presented the following report:

APPLICANT: S.L.Y.-3 Partnership
LOCATION AND DESCRIPTION: The site proposed for rezoning is an approximately 41-acre tract in Amanda Township, Township 13, Range 20, Section 35 NW. The property is located on the west side of Amanda-Northern Road, and extends nearly one-half mile north from the U.S. Route 22 intersection (to exclude the Amanda Church of God property.)
EXISTING ZONING: Eleven acres of the property have already been zoned I-1, Industrial. The remaining 30 acres are zoned A-1, Restricted Agricultural.
EXISTING LAND USE: The eleven acres zoned Industrial are currently used as a wood fabrication facility. The remaining thirty acres are used for agricultural purposes.
PROPOSED ZONING: The applicant proposes to rezone an additional twenty-eight acres to I-1 Industrial. The remaining acreage would remain A-1, Restricted Agricultural.
PROPOSED USE: No proposed use is listed. Applicant wishes to have as many options as possible for use or sale of the land.

	ADJACENT ZONING	ADJACENT LAND USE
NORTH:	A-1, Restricted Agricultural	Agricultural
SOUTH:	I-1, Industrial	Industrial
	B-1, Business	Agricultural
	A-1, Restricted Agricultural	Residential
	R-2, Residential	Residential
EAST:	A-1, Restricted Agricultural	Agricultural
WEST:	A-1, Restricted Agricultural	Agricultural

Directly in the center of the property is a five-acre tract owned by the Amanda Church of God, upon which the church is located. The classification A-1, Restricted Agricultural, applies to this use and parcel.

RPC STAFF RECOMMENDATION:
The Land Use Plan calls for retention of the rural character of the area. However, RPC staff recommends approval of the rezoning for the following reasons:

- The soil in the northern portion of the property is well-suited to development. While the southern portion of the property is less well-suited, careful design and construction likely will render the site buildable. If water and sewer service are provided to the parcel, the septic system problems presented by poor soils would be negated.

- The highway network is ideal for industrial development. The existing roads will easily handle such development and route the traffic onto major roads without interfering with the residential or downtown business areas of Amanda.

Proposed Zoning Change - CountryTyme Grove City, Ltd.

- Nearly half of the site is located within FEMA-designated flood plain, which discourages building within this portion of the property. Furthermore, the presence of the floodplain, as well as the accompanying soil types, makes location of water and sewer unwise as well. This severely restricts the use of a large portion of the lot, and staff recommends that this portion of the property be reserved for the 100-year event, in any case.

Mr. Philip Lee representing the applicant CountryTyme Grove City, Ltd. was present at the meeting and asked to speak. He stated that this site is unique because one-half of it is in the flood plain and it is located on State Route 256. It is unlikely that the property will ever be developed as a residential property. He felt that the proposed rezoning to S1 is the least offensive use. Peter Rockwood questioned the shape of the lot and Sycamore Creek. Brooks Davis noted that the property was previously divided by CountryTyme and they could have divided it differently. A motion was made by George Rowe to approve the recommendation of the RPC Staff. Dean LaRue seconded the motion. Motion carried.

Mr. Davis presented the following report:

APPLICANT: Keith and June Smith
LOCATION AND DESCRIPTION: The site proposed for rezoning is 6.49 acre parcel located on the southeast corner of Sugar Grove Road and Crawfis Road in Berne Township, Township 14, Section 21.
EXISTING ZONING: R-R Rural Residential District (Single-Family)
EXISTING LAND USE: Repair and Towing/Salvage
PROPOSED ZONING: GB General Business

The General Business District is established in Berne township to provide areas to reflect the diverse nature of this rural business activity, particularly along the U.S. 33 highway corridor, while controlling the adverse impacts of such development on adjacent areas.

PROPOSED USE: Repair, towing, storage buildings, possible office building, salvage. The proposed use would appear to be a conditional use within the GB General Business District.

	ADJACENT ZONING	ADJACENT LAND USE
North:	RR Rural Residential and GB - General Business	Residences, Business and Cemetery
East:	RR Rural Residential and FP - Flood Plain Overlay	Agricultural
South:	RR Rural Residential	Residential
West:	FP Flood Plain Overlay	Sand and gravel mining

Proposed Zoning Change - Robert E. Sharp - Continued

East:	R-R Rural Residential/ FP Flood Plain Overlay	Agricultural
South:	R-R Rural Residential/ FP Flood Plain Overlay	Residential
West:	R-R Rural Residential/ FP Flood Plain Overlay	Agricultural and Agricultural Building (across U.S. 33)

RPC STAFF RECOMMENDATION:

The staff recommends denial of the zoning change from R-R Rural Residential to GB General Business for the following reasons:

1. All of the property is within a defined flood plain of the Hocking River. A northern portion of the property is within the Hocking River Floodway, notably at where the property could currently be accessed at Sharp Road between U.S. 33 and the railroad tracks.

2. Access to the property from Sharp Road is not at a good location. Access from the farm drive at the southern portion of the property would require extensive review by ODOT and the Federal Highway Administration. New commercial accesses from U.S. 33 are not likely to be viewed favorably.

3. The Columbia Gas pipelines in the area restrict building.

4. The soils on the site are generally poorly rated for building sites.

5. The Fairfield County Development Plan (August 1977) recommends this area as a conservation area and the Berne Township Zoning Resolution shows the area to be a Flood Plain Overlay District.

The site has such severe constraints for development due to transportation and access issues, flooding, soil limitations, and gas mains located on the site that the RPC staff cannot recommend the proposed rezoning. Agriculture is the most appropriate use for the property.

After discussion, a motion was made by Lorraine Arnold to approve the recommendation of the RPC Staff. Judy Cushing seconded the motion. Motion carried with Peter Rockwood abstaining.

BILLS

5301	SUPPLIES	$77.27	
5400	CONTRACT SERVICES - OTHER	$467.93	
5401	CONTRACT SERVICES	$8,272.60	
5403	TRAVEL & EXPENSES	$796.38	
	GRAND TOTAL		$ 9,614.18

A motion was made by George Rowe to approve the payment of the bills. Kent Huston seconded the motion. Motion carried.

OTHER BUSINESS

Brooks Davis announced that the Farmland Task Force will meet on Thursday at the Agricultural Center at 7 p.m. Mr. Tim DeWitt will be working with the Farmland Task Force. Also on the same night will be the first workshop of a series of Community Development workshops geared toward villages' downtown revitalization. He also stated that the Steering Committee for the Development Plan will begin meeting some time late in June or early July. Letters will be out soon regarding the date.

There being no further business, a motion was made to adjourn the meeting by George Rowe and seconded by Lorraine Arnold. Motion carried.

Minutes Approved By:

Ira Weiss, President

Kent Huston, Secretary

RPC 6.7.99

AGENDA ITEM 4c

BERNE TOWNSHIP ZONING AMENDMENT
JUNE 1, 1999

APPLICANT: Keith and June Smith

LOCATION AND DESCRIPTION: The site proposed for rezoning is 6.49 acre parcel located on the southeast corner of Sugar Grove Road and Crawfis Road in Berne Township, Township 14, Section 21.

EXISTING ZONING: R-R Rural Residential District (Single-Family)

EXISTING LAND USE: Repair and Towing/Salvage

PROPOSED ZONING: GB General Business

The General Business District is established in Berne township to provide areas to reflect the diverse nature of this rural business activity, particularly along the U.S. 33 highway corridor, while controlling the adverse impacts of such development on adjacent areas.

PROPOSED USE: Repair, towing, storage buildings, possible office building, salvage. The proposed use would appear to be a conditional use within the GB General Business District.

	ADJACENT ZONING	ADJACENT LAND USE
North:	RR Rural Residential and GB - General Business	Residences, Business and Cemetery
East:	RR Rural Residential and FP - Flood Plain Overlay	Agricultural
South:	RR Rural Residential	Residential
West:	FP Flood Plain Overlay	Sand and gravel mining

FACTS TO BE CONSIDERED:

Land Use, Environmental, Regulatory Issues

1. A portion of the property on the eastern boundary may be located within a Federal Emergency Management Agency (FEMA) designated flood plain. Any commercial buildings built within a flood plain would be required to be elevated or floodproofed.

2. The site is currently used for a towing business and salvage yard. The site is relatively flat.

3. The Fairfield County Soil Survey, 1998 (USDA-NRCS) has identified one soil type on the site which is proposed for rezoning, Ug (Udorthent - Sandy (sand and gravel pits). It appears

that this site is a former gravel pit that has been filled. UG soils are classified as being poorly suited for development.

4. The Land Use and Development Plan for Fairfield County (August 1977) recommends the site be developed at "rural residential" densities. The flood plain areas are recommended for "conservation" areas.

Utility and Service Issues

1. Fire and emergency services are provided by Berne Township Fire Department. Estimated response time to the site is 12 minutes total for the volunteer fire department.

2. Water supply to the site will be by individual wells. The Ground Water Resources Map for Fairfield County indicates that wells in the area can produce yields of 25 to 100 gallons per minute.

3. The Groundwater Pollution Potential Map indicates a moderately high pollution potential index of 140 to 159. The site is outside the 5 year time of travel for pollutants as shown in the City of Lancaster's South Wellfield Final Feasibility Report.

4. The area currently is not served by an existing sanitary sewer system, thus requiring an on-site system. The review and final approval of on-site well and sanitary systems will need to be conducted by the Ohio Environmental Protection Agency (OEPA).

Transportation and Access Issues

1. Sugar Grove Road is classified as minor collector on the Fairfield County Functional Classification Map. Minor collectors collect traffic from local roads and bring this traffic to a major collector road. Crawfis Road is a local road which carries traffic a relatively short distance to minor or major collectors.

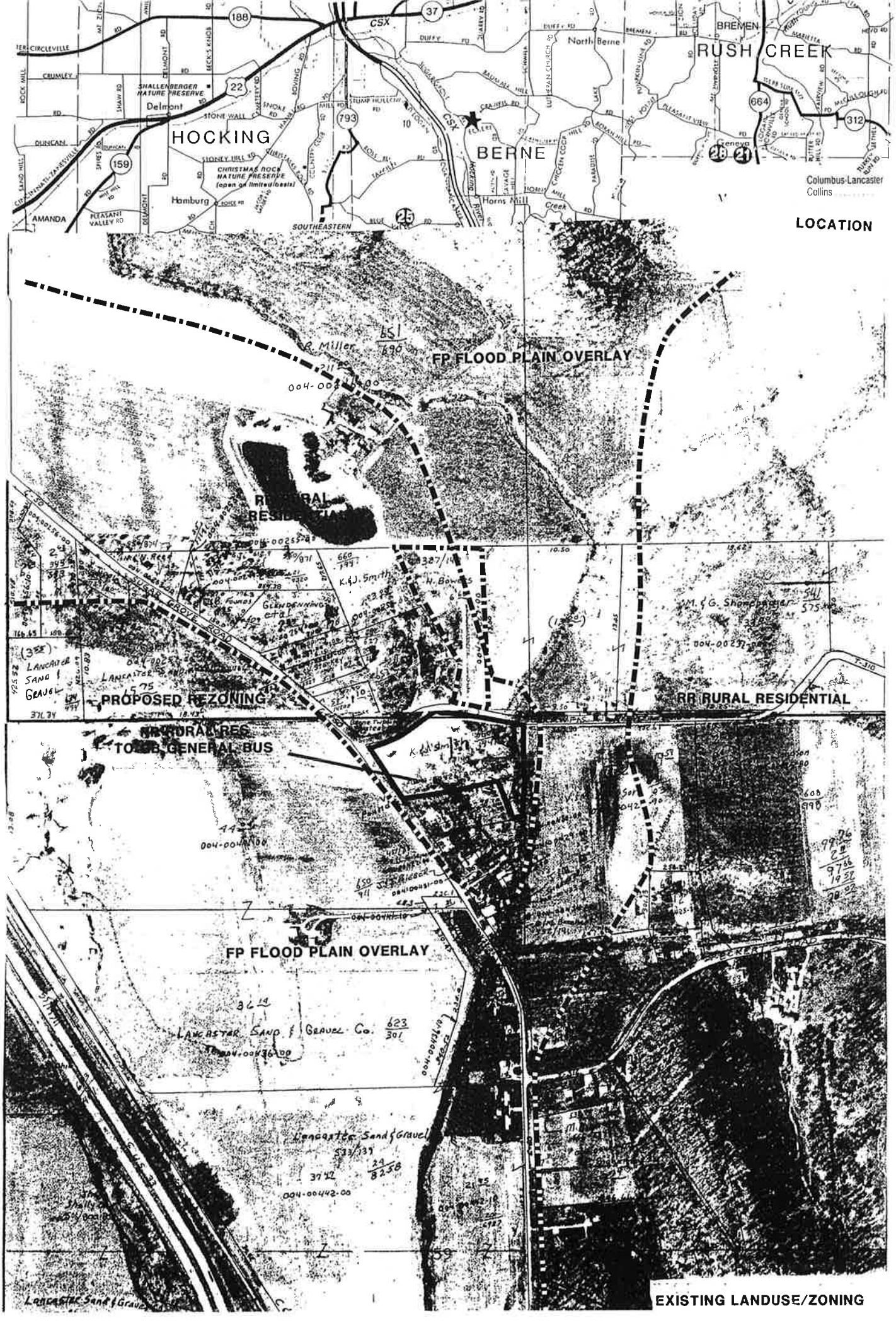
2. The site has a continuous drive entrance along Crawfis Road as well as another drive entrance on Sugar Grove Road near the intersection.

RPC STAFF RECOMMENDATION:

The RPC staff recommends denial of the zoning change from R-R Rural Residential District to GB General Business District for the following reasons:

1. The former gravel pit is rated unsuitable for development by the Fairfield County soil survey. It has been filled and therefore use of on-site sanitary is not recommended on filled sites.

2. Ground water pollution potential for the site is relatively high and this may be a concern for a wide variety of uses permitted in the General Business District including storage and salvage uses.


HOCKING
BERNE
RUSH CREEK
BREMEN
North Berne
Delmont
Hamburg
AMANDA
SOUTHEASTERN
CSX
Columbus-Lancaster
Collins
LOCATION
FP FLOOD PLAIN OVERLAY
PROPOSED REZONING
RR RURAL RESIDENTIAL
FP FLOOD PLAIN OVERLAY
EXISTING LANDUSE/ZONING

Fairfield County Building Department Monthly Report (June 2018)					
	Address	City/Village	Township	Cost Estimate	Date Received
Final Inspection Approved					
Cheers Chalet Kitchen Remodel	1211 Coonpath Rd.	Lancaster	Greenfield	150,000.00	2/2/2018
Cheers Chalet Wet Chemical System for New Hood	1211 Coonpath Rd.	Lancaster	Greenfield	$1,400.00	3/19/2018
Plans Approved - Ongoing Inspection					
Mike's Landscaping Pole Buildings	11350 Tarlton Rd.	Circleville	Clearcreek	$ 60,000.00	2/21/2017
Fairfield County Board of Developmental Disabilities	4465 Coonpath Rd NW	Carroll	Greenfield	$ 95,000.00	2/21/2017
Verizon Wireless Antenna Alteration	4340 Sand Hill Rd.	Amanda	Amanda	$ 7,000.00	5/17/2017
River Valley Life Center Church - Modifications	2190 Coonpath Rd NW	Lancaster	Greenfield	$ 16,000.00	7/3/2017
New Six Unit Rental	Victor Rd	Lancaster	Greenfield	$ 200,000.00	8/2/2017
ATEX Pipeline Added Pump Unit	11410 Lancaster-Newark Rd	Millersport	Walnut	$2,100,000.00	8/2/2017
Lancaster Telecommunications Station - New Shelter	1498 N. High St	Lancaster	Pleasant	$ 125,000.00	8/24/2017
Addition for Nikolce Babamov Commercial Building	3739 Old Columbus Rd.	Carroll	Greenfield	$ 240,000.00	9/15/2017
Ohio Paperboard Fire Alarm Install	310 Water St.	Baltimore	Liberty	$9,998.00	10/17/2017
Victory Hill Church Renovations	4000 Coonpath Rd	Carroll	Greenfield	$1,800,000.00	10/26/2017
The Beach Stop Market - New Building	5095 Fairfield Beach Rd	Thornville	Walnut	None Listed	12/1/2017
Sprint PCS Antenna Modification	5945 Columbus-Lancaster Rd NW	Carroll	Bloom	$21,500.00	12/18/2017
Dollar General - Carroll	Coonpath Rd.	Carroll	Greenfield	$750,000.00	12/21/2017
Ken's Body & Chasis - Update Electric	1200 West Market St.	Baltimore	Liberty	$20,000.00	1/8/2018
Verizon Wireless - Tower Modifications	3085 Pickerington Rd.	Carroll	Bloom	$25,000.00	1/8/2018
Sprint PCS Antenna Modifications	1330 West Rushville Rd.	Lancaster	Rushcreek	$15,000.00	1/16/2018
Sprint Cell Tower Upgrade	3588 Old Millersport Rd.	Lancaster	Pleasant	$15,000.00	1/31/2018
Sprint PCS Cell Tower Modification	11402 Alspach Rd.	Canal Winchester	Bloom	$21,500.00	1/31/2018
Crossfit Gym Renovations	3560 Dolson Ct. NW	Carroll	Greenfield	$75,000.00	2/7/2018
Sprint PCS Tower Upgrade	10507 Peters Rd SW	Amanda	Clearcreek	$21,500.00	2/13/2018
Sprint PCS New Equipment and Antennas	7140 Marcy Rd.	Lancaster	Bloom	$15,000.00	2/20/2018
AT&T Mobility Equipment Upgrades	9265 Lancaster-Kirkersville Rd.	Baltimore	Liberty	$10,000.00	2/27/2018
Verizon Equipment Modification	1800 Sugar Grove Rd.	Lancaster	Berne	$15,000.00	2/28/2018
Southeast Ohio Holiness - New Chapel	11998 Winter Rd. SW	Amanda	Amanda	$43,300.00	3/2/2018
AT&T Mobility Upgrade of Antennas and Equipment	1800 Sugar Grove Rd.	Lancaster	Berne	$10,000.00	3/13/2018
Circle K Baltimore - HVAC Units Replaced	950 Baltimore-Somerset Rd.	Baltimore	Walnut	$21,313.00	3/15/2018
AT&T Upgrade of Wireless Equipment	1315 Granville Pike	Lancaster	Pleasant	$10,000.00	3/22/2018
Carpet Warehouse	2901 Helena Dr. NW	Carroll	Greenfield	$150,000.00	4/2/2018
Self-Storage Bldgs. & Parking -Site Development Only	4020 Old Columbus Rd. NW	Carroll	Greenfield	None Listed	4/3/2018
Amanda Clearcreek Local Schools - New Pole Building	414 N. School St.	Amanda	Amanda	$21,600.00	4/3/2018
Creative Foods - Upgrading Sprinkler System	310 W. Water St.	Baltimore	Liberty	$200,000.00	4/13/2018
KABAJ LLC - Turn on Existing Electric Service	934 W. Market St.	Baltimore	Liberty	$0.00	4/23/2018
Verizon Wireless Equipment Update	302 Maple St.	Sugar Grove	Berne	$25,000.00	4/23/2018
Verizon Wireless Generator Replacement	1796 Sugar Grove Rd.	Lancaster	Berne	$25,000.00	4/25/2018
Dollar General - Carroll - Signs	4087 Coonpath Rd NW	Carroll	Greenfield	$14,000.00	4/25/2018
American Tower Corp. - Fence	4000 Stoney Hill Rd. SW	Lancaster	Hocking	$10,000.00	4/25/2018
River Valley Life Center Church - Breezeway	2190 Coonpath Rd NW	Lancaster	Greenfield	$75,000.00	4/27/2018
Tractor Supply - Replace A/C Unit	3700 Claypool St.	Carroll	Greenfield	$31,732.82	5/8/2018
Texas Roadhouse - Replace HVAC Unit	2890 Columbus-Lancaster Rd.	Lancaster	Greenfield	$16,050.00	5/8/2018
Walnut Township Maintenance Garage Roof	11420 Millersport Rd.	Millersport	Walnut	$30,000.00	5/16/2018
New Submitted Applications					
South Central Power Office Remodel	2780 Coonpath Rd NE	Lancaster	Pleasant	$25,000.00	6/8/2018
AT&T Antenna and Equipment Swap	3620 Cincinnati-Zanesville Rd.	Lancaster	Hocking	$10,000.00	6/21/2018
New Restaurant	5270 Sand Hill Rd.	Amanda	Amanda	$250,000.00	6/25/2018
Baltimore Pint House - Addition	108 N. Main St.	Baltimore	Liberty	$20,000.00	6/26/2018

AGENDA ITEM 6

BILLS
REGIONAL PLANNING COMMISSION
JULY 5, 2018

543000	REPAIR AND MAINTENANCE				
	Gordon Flesch Company, Inc.	$	101.79		
		Subtotal		$	101.79
558000	TRAVEL & EXPENSES				
	Loudan Klein	$	75.26		
	James Mako	$	73.63		
		Subtotal		$	148.89
		TOTAL		$	250.68