

TO: Fairfield County Regional Planning Commission

FROM: Holly R. Mattei, AICP
Interim Director *HRM*

DATE: September 26, 2023

SUBJECT: Meeting Notice and Agenda

There will be a meeting of the Fairfield County Regional Planning Commission on **Tuesday, October 3, 2023, at 5:30 p.m.** The meeting will be held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio. Please be aware that members must be physically present at the meeting to vote. If you would rather attend remotely, please utilize the links below:

Join on your computer, mobile app or room device:

[Click here to join the meeting](#)

Meeting ID: 251 078 444 016

Passcode: eQuVEv

Or call in (audio only)

+1 917-809-8575,,273657865# United States, New York City

+1 872-704-2343,,273657865# United States, Chicago

Phone Conference ID: 273 657 865#

The tentative agenda will be as follows:

1. Approval of Minutes – September 5, 2023
2. President's Report
3. Subdivision Activity
 - a) South Hampton Sec. 1 Part 1 - Final Plat
Violet Township
 - b) South Hampton Sec. 2 – Final Plat
Violet Township
 - c) Stone Hill Estates - Final Plat
Bloom Township
 - d) Sheetz - Preliminary Plan
Violet Township
 - e) MedVet - Preliminary Plan, Final Plat, & Variance Request
Violet Township

Holly R. Mattei, AICP
Interim Director

www.co.fairfield.oh.us/rpc

Violet Township

4. Zoning Map Amendment
Dennis E. Reed
R-1 (Residential District) to B-1 (Business District)
Greenfield Township
5. Appropriation of Funds for Personal Services and Fringe Benefits – Resolution #2023-4
6. Building Department Applications Under Review for Building Permits
7. Bills
8. Other Business
9. Adjourn

MINUTES

September 5, 2023

The minutes of the Regional Planning Commission meeting held at the Fairfield County Records Center, 138 West Chestnut Street, Lancaster, Ohio, and via livestream and conference call.

Presiding: Jennifer Morgan, President

Present: Bernice Anderson, Frank Anderson, Robert Alt, Scott Barr, Carol Bault, Steve Bault, Paul Bender, Linda Berge Dissen, Ric Biling, Debbie Blue, Ann Brandt, Jay Brandt, Sharon Brewer, Mark Boring, Anne Brown, Francis Brown, Vince Carpico, James Carter, Dave Catnic, Clement Chukwu, Patsy Cole, Melissa Conner, Aundrea Cordle, Beth Cottrell, Jim Cottrell, Chad Crose, Nancy Crow, Bev Cusic, Stephanie Cusic, Anne Darling Cyphert, Michelle Dumolt, Joe Ebel, Cindi Edies, Todd Edwards, Gail Ellinger, Mark Fleming, Rich Foreman, Jim Glasure, Edward Gamble, Craig Goodman, Linda Goodman, Melissa Gutridge, Dave Gry, AnnMarie Haemmerle, Cathy Haemmerle, Mary Haemmerle, Mike Haemmerle, Diane Harper, Tim Harper, Chad Hawkins, Christina Hill, Patricia Hill, Charles Hockman, Gina Homa, Amber Hoisington, Ralph Hugus, Rick Hulse, Kent Huston, Gregory Jenkins, Cathy Jerric, Michael Jones, Don Keller, Randy Kemmerer, Lonnie Kosch, Brenda LaVeck, Jack LaVeck, David Lowe, Chusea Maociomu, Matt Maociomu, Jarrod Mahaffey, Sean Maloue, Barb Martin, Kelly McCully, Melinda McManis, Patrick McManis, Barbara Metz, Jim Miller, Marlene Miller, Roger Miller, Andrew Murray, Rich Navin, Janis Neeley, Paul Neeley, Mitch Noland, Julia Noor, William Patterson, Bishop Pierce, Joseph Poston, Kate Poston, Jeff Porter, Sherry Pymmer, Donal Rawlings, Teresa Rawlings, Diana Reichelderfer, Austin Reid, Cathy Rennell, Dean Rennell, Steve Rickly, Dennis Rider, Shirley Rider, Debbie Rockwood, Matt Rumora, Frank Saltsman, July Saltsman, Lori Sanders, Denise Sayre, Amy Schleich, Kent Searle, Marcey Shafer, Dan Singer, Robert Slater, Jason Smith, Andrew Steveson, Matthew Stitzlein, Michelle Stitzlein, Nathaniel Stitzlein, Dan Solt, Audrey Stoffel, Rick Szabrak, Mary Turley, Melissa Tremblay, Morgan Twehues, Darlene Valero, Tony Vogel, Linda Waidehil, Ira Weiss, Chad Wertz, July White, Wendy Wiley, Lee Winters, Curtis Witham, Joe Young and Commissioner Jeff Fix.

RPC Staff: Holly Mattei, Tamara Ennist and Sharlene Bails.

ITEM 1. MINUTES

The minutes of the August 1, 2023 and August 3, 2023, Fairfield County Regional Planning Commission meeting, were presented for approval. Dan Singer made a motion for approval of the minutes. Kent Huston seconded the motion. Motion passed.

ITEM 2. PRESIDENT'S REPORT

Jennifer Morgan welcomed everyone to the meeting and made announcements. She explained how the meeting would be conducted, including the structure of the Public Hearing.

ITEM 3. SUBDIVISION ACTIVITY

Tamara Ennist presented the following report:

Sycamore Grove Subdivision – Violet Twp at Tollgate Rd– Variance Request

A request was submitted for a Design Variance to Fairfield County Subdivision Regulation Section 4.10.3(B), Vertical Alignment, Grade at Intersection.

The applicant is requesting an approach grade of 3.20% while maintaining no more than 2% in front of the ADA ramps. The location of the variance request was identified as Walden Drive at the Bemington Trail intersection.

The variance request was reviewed by the Technical Review Committee at their August 21st meeting.

The County Engineers office agrees that this is a reasonable request and determined that this small change will not be detrimental to the overall design, safety, and public welfare. FCEO supports the passage of this variance request.

The Subdivision Regulations Review Committee recommends approval of the design variance from Section 4.10.3(B) for the Sycamore Grove subdivision.

A motion was made by Joe Ebel to approve the Subdivision Regulations Committee recommendation. Ira Weiss seconded the motion. The motion passed with Lori Sanders, Violet Township, abstaining.

ITEM 4. PUBLIC HEARING

Commissioner Fix explained the long-range planning concept and wanted to clear up some misconceptions about the process for the 2023 Comprehensive Plan. He said growth is coming to Fairfield County and this plan was created as a tool for use by the townships and the villages. He emphasized the fact that zoning still falls under the jurisdiction of the townships and villages.

Commissioner Fix said the Route 33 connector road concept has been discussed for many years. The estimated cost of \$240 million has not been budgeted and no one knows if or when this project would happen. This was included in the plan in the event future funding became available.

The plan references solar but does not promote or discourage solar farm development. The reference to solar farms was to simply state there is land currently leased for solar and therefore would be unavailable to be used for other development.

Vince Papsidero from Planning Next gave an overview and summary of the Fairfield County 2023 Comprehensive Plan. This plan does not replace zoning and is to be used as a tool. The planning process was about nine months, including input from the steering committee, residents and public meetings. The growth concept map was created from input from the public meeting. The concept was to preserve agricultural, plan for growth, and focus development where it needs to be in the next 5 to 10 years.

RPC Members

Gail Ellinger, Hocking Township, said she supports the effort but has heard a lot of misconceptions regarding the plan and the process. She would like to see the adoption of the plan moved to December 2023.

Lori Sanders, Violet Township, said she went through this process about a year ago and appreciates being involved in this process.

Don Keller, Liberty Township, said their citizens want open green areas and they will be holding meetings to discuss options available to support their needs.

Public Comments

Michelle Stitzlein does not feel the plan preserves green space and farms. She wants to see the preservation of the rural landscape, jobs, and the quality of life.

Nathanael Stitzlein, resident of Liberty Twp, his emphasis was on the land and water resources. Are we giving away our water for other people's benefits?

Roger Miller, resident of Liberty Twp, had concerns about transparency and prior notice to the public for the planning process.

Sherry Pymer, resident of Walnut Twp, appreciated the solar comments from Commissioner Fix and Vince Papsidero. There are currently 5,000 acres of leased land and she was concerned about the lack of support to deal with upcoming solar projects.

Ralph Hugus, resident of Richland Twp, voiced concerns about shared revenue and he personally wants his money to go to his township. He stated we live in Fairfield County not downtown Columbus.

Melissa Conner, resident of Walnut Twp, was upset about the loss of prime farmland. She would like a complete agriculture impact study to ensure what is best for Fairfield County.

Joe Young, resident of Richland Twp, his objective was to support land preservation and ask for more time to evaluate the plan.

Jarrold Mahaffey, resident of Liberty Twp, discussed managing growth, job creation and employment.

Frank Anderson discussed concerns about the road connector corridor, asking what studies have been done on road alignment, environmental impacts, residential development and limited access.

Edward Gamble, resident of Pleasant Twp, was deeply concerned about the connector corridor affecting his property and farm.

Steve Rickly, resident of Amanda Twp, was concerned about the loss of his farm and felt growth and expansion is not always good.

Andrew Stevenson, resident of Greenfield Twp, said he is committed to the preservation of the rural areas. The proposal lacks transparency and does not reflect in the environment we live in. Also, the plan does not discuss the negative impact of growth.

Nancy Crow encouraged everyone to do their part to preserve our way of life and to protect our waters.

Mathew Stitzlein, a resident of Liberty Twp since 1979, said he wants to be involved in the process and asked for an extension of the time before the adoption of the plan.

Melissa Trembley, resident of Amanda Twp, asked for a delay in the passage of the plan.

Bob Slater, Walnut Twp, would like to have this issued tabled.

Andrew Murray, Local 18 Operating Engineers, voiced his support of solar projects in Fairfield County.

Morgan Twehues, posed the question, does the data show the connector would alleviate the Route 33 congestion.

Andrew Lewis, resident of Liberty Twp, commented on the map, was the county GIS mapping department involved with this process.

Kevin Elder said he owns properties in several townships. He feels the data is questionable and was upset about how the information was provided to the public on these controversial issues. He felt we will continue to lose farmland. Why do we need to redo a plan that is only five years old.

Richad Jolley, resident of Liberty Twp, said he does not want to see warehouses everywhere in Fairfield County. He did applaud the work that went into this plan. He wanted to know where our mass transit system is, and he felt this would help lighten up the traffic on Rt. 33.

Betty Bennett, resident of Walnut Twp, said there are solar fields going in across from our land and the topsoil will be gone. She felt it would not be possible to reclaim the land for farming in the future.

Robert Alt, Liberty Twp, said they will prepare their own land use plan.

Jennifer Morgan said we will not be voting on the plan tonight and we will consider postponing adoption of the plan.

ITEM 5. ZONING TEXT AMENDMENT

Holly Mattei presented the following report:

APPLICANT: Rushcreek Township

Rushcreek Township is proposing changes to its zoning resolution, adding Section 11.9 (A) – Short Term Rental. Rushcreek Township has submitted Section 11.9 for consideration. The Fairfield County Prosecutor's office has reviewed and provided feedback prior to submitting to the Fairfield County Regional Planning Commission.

Staff Recommendation:

Fairfield County Regional Planning Commission staff recommends modification of Section 11.9 (A) in accordance with the analysis.

A motion was made by Ira Weiss to approve the RPC staff recommendation. Dan Singer seconded the motion. The motion passed with Charles Hockman abstaining.

ITEM 6. APPROPRIATION OF FUNDS

A resolution was presented to the board to allow for the proper appropriation of funds for contract services.

A motion was made by Todd Edwards to approve the appropriation of funds. Gail Ellinger seconded the motion. Motion passed.

ITEM 7. DISCUSSION ON RPC MEMBERSHIP

The board discussed the RPC membership and participation in the meetings. Holly Mattei suggested adding some presentations on different topics to the agenda to attract more participation and the board agreed this would be beneficial.

ITEM 8. BUILDING DEPARTMENT APPLICATIONS UNDER REVIEW FOR BUILDING PERMITS

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

ITEM 9. BILLS

Holly Mattei presented the following bills for payment:

530000	CONTRACTUAL SERVICES	
	Crossroads Community	\$11,000.00
	TOTAL	\$11,000.00

A motion was made by Gail Ellinger to approve the bills for payment. Ira Weiss seconded the motion. Motion passed.

ITEM 10. OTHER BUSINESS

Holly Mattei gave an update on the new planners starting in September.

There being no further business, a motion was made to adjourn the meeting by Lori Sanders and seconded by Kent Huston. Motion passed.

Minutes Approved By:

Jennifer Morgan, President

Kent Huston, Secretary

SOUTH HAMPTON, SECTION 1, PART 1 – FINAL PLAN

OWNER/DEVELOPER: SP Hill Road Development, Inc. / Palmieri Builders

ENGINEER: WATCON Consulting Engineers & Surveyors / James Watkins

LOCATION AND DESCRIPTION: VIOLET TOWNSHIP

EAST SIDE OF HILL ROAD - south of Busey Rd and north of Basil Western Rd, located south of the City of Pickerington and north and east of the City of Canal Winchester. Just to the west of the Woodstream subdivision to the east. R-2, Single Family Residential (Low Density) zoning district.

PARCELS: #0370209500 (50.904 Ac.)

AREA: 12.538 Acres

SINGLE-FAMILY BUILDING LOTS: Nineteen (19) Lots

OPEN SPACE RESERVE: Three (3) open space lots – 6.428 Acres

STREET RIGHTS-OF-WAY DEDICATION: 1.858 Acres; Crescent View Drive (New); Alban Woods Way (New Stub).

- Curbs, Gutters, and Sidewalks

CENTRAL SEWER AND WATER: Fairfield County. Water connections will be made at Woodside Street on the east side of the site and at Hill Road on the west side of the site creating a loop. Sanitary Sewer service is being provided through an off-site extension to connect to an existing 15" sanitary main on Basil-Western Road.

STORM WATER CONTROL: Street and yard catch basin collection directed into one of two proposed retention ponds. The southern pond outflow will be piped to a swale to the west. In addition, a Bio-Retention vegetative swale is proposed near the entrance at Hill Road for storm water from a small area of South Hampton Street and from Open Space 'A'.

ACCESS: Connection to Hill Road to the west and to Busey Road through the Woodstream Subdivision to the east. Stub streets provide for future connections to undeveloped parcels to the west and south.

DATE: September 25, 2023

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee reviewed the South Hampton, Section 1, Part 1 final plat submitted August 31st, 2023, at their September 25th meeting and they recommend Approval with Conditions as follows.

1. Homeowners Association.
 - a. Prior to recording the first final plat of the subdivision, the Homeowners Association will need to be created.
 - i. Provide a copy of the recording page of the Articles of Incorporation.

Tamara Ennist

Planner

email: tamara.ennist@fairfieldcountyohio.gov

- b. Identify the recording information of the Covenants, Conditions and Restrictions (CC&R's) on the final plat in Note F. (sht. 2)
2. Reword Note E.
 - a. The 'No Build Zone' easement can be held by the HOA, but the HOA cannot own the 'No Build Zone' unless it is entirely within an open space lot. Lots encumbered with the 'No Build Zone' easement will be owned by the property owners.
 - b. Revise Note E' by removing the restriction on mowing within the 30' 'No Build Zone' buffer.
3. Provide a plat note that states the purpose of the 4' pedestrian easement.
4. Rename the 12' Pedestrian Easement to a 12' Multi-Use Path.
5. Reference the Subdivision Regulations, Section 5.6.2, for permanent monuments and markers, a minimum of 6 permanent monuments are required.
6. Only the specified drainage easement passing between, and past lots #7 & 8 is needed in Open Space 'A'. Remove the note that states, "All Reserve 'A' is a drainage easement. (sht. 4)
7. Revise the temporary turnaround so that it has a radius of 65' instead of 60' (C31) and so that C30 and C32 have a 50' radius. (sht. 5)
 - a. The temporary cul-de-sac will need to meet the FD's 51 ft turning radius.
8. The 15' utility easement that runs diagonally across lot #1, crosses Crescent View Drive and runs diagonally across Open Space B, should be shown as a water line easement to cover the water line relocation.
9. Remove the references to Heron Crossing from the Drainage Maintenance District plat note and from Note D. (sht. 2)
10. Adjoining parcel #0370209540 should be updated to match other pages.
11. South Hampton is within a Violet Township Planned District; therefore, the Township Trustees must approve the final plat for each section of the subdivision.
12. Comply with County Engineer requirements.
13. Comply with County Utility requirements.
14. Comply with SWCD requirements.
15. Comply with GIS requirements.
16. Comply with Violet Township requirements.
17. Comply with Violet Township FD requirements.

*Township of Violet, County of Fairfield, State of Ohio,
Township 15, Range 20, Section 21, Southeast Quarter*

Situated in the Township of Violet, County of Fairfield, State of Ohio, of Violet, Township 15, Range 20, Section 21, Southeast Quarter and being 12.538 acres out of a 50.904 acre parcel conveyed to **SP HILL ROAD DEVELOPMENT, INC.**, of record in instrument #202300004129, while being part of P.P.N. 03702029500, all references to records being on file in the Office of the Recorder, Fairfield County, Ohio.

I, the undersigned, **BERARDINO PALMIERI**, President of **SP HILL ROAD DEVELOPMENT, INC.**, being the owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents the subdivision of the lands shown on the map of the subdivision of the lands of **SP Hill Road** in **South Hampton Section I, Part 1**, a subdivision containing Lots numbered 1-13 and 33-38 inclusive, **Open Space "A"**, **Open Space "B"**, and **Open Space "C"**, do voluntarily consent to the execution of said plat and dedicates to public use, as such, **Crescent View Drive** and **Alban Woods Wox** shown hereon.

Signed and acknowledged
in the presence of:

WITNESS:

By BERARDINO PALMIERI, President

STATE OF OHIO
COUNTY OF

Before me, a Notary Public in and for said State, personally appeared **BERARDINO PALMIERI**, President of **SPHILL ROAD DEVELOPMENT, INC.**, Acknowledged the signing of the foregoing instrument his voluntary act and deed and the free and voluntary act and deed of said company, for the uses and purposes expressed therein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2023.

Notary Public, State of Ohio

My commission expires _____

I hereby certify that this plot represents a true and complete survey made by me or under my supervision in November of 2021, 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.

By Scott A England, Date _____
Professional Survivor No 7452

PARENT PARCEL

SP Hill Road Development, Inc.
Instrument Number 202300004129
PID# 037-02095-00,
Total Acreage = 50.904 Acres

Total Acreage	=	12.539 Acres
Lot Area	=	4.252 Acres
Total # of Lots	=	19 Lots
Open Space Area	=	6.428 Acres
Right of Way Area	=	1.858 Acres
Length of Street	=	1,192.13 L.F.
Front Setback	=	30' Feet (min.)
Side Yard Setback	=	6' Feet (each side)

NO SCALE

SP Hill Road Development, Inc.
Instrument Number 202300004129
PID# 037-02095-00,
Total Acreage = 50.904 Acres

BASIS OF BEARINGS: For the purpose of this plat the bearings are based on the South line of the Southeast Quarter of Section 21, as being S 89°50'20" W, and is an assumed Meridian used to denote angles only.

SOURCE OF DATA: The sources of recorded survey data are the records of the Fairfield County, Ohio Recorder, and referenced in the plan and text of this plat.

MONUMENT MARKERS: Permanent Monuments set are 30" x 1" solid iron pins to be set upon completion of construction.

Markers shall be three-fourths (3/4) inch steel rod eighteen (18) inches in length, or more with a cap inscribed P.S. 7452. Markers shall be placed at each corner of all lots and at all angles in property line where permanent monuments are not already located. The markers shall be flush with the finish grade or counter sunk to afford protection from being disturbed.

Monuments shown on the plat as not in place at the time of recording shall be placed prior to acceptance of the streets.

Iron Pins Set are 30" x 1" iron pipe w/cap inscribed PS 7452.

Fairfield County Commissioners

Approved and accepted this _____ day of _____, 2023. The streets, roads, etc. herein dedicated to public use are hereby accepted as such for the County of Fairfield, Ohio.

This plot is hereby approved as of 2023, however, streets are not accepted until inspected and approved.

This plat is hereby approved as of 2023, however, sanitary sewers and waterlines are not accepted until inspected and approved.

I hereby certify that this plat was approved by the Fairfield County Regional Planning Commission on _____, 2023. This approval becomes void unless this plat is filed for recording within one hundred and eighty (180) days of the above approval.

This plot is consistent with the current Violet Township Zoning Resolution.

I hereby certify that the land described by this plat was transferred on 2023

I hereby certify that this plot was filed
for recording on _____
2023, at _____ am-pm and that it was
recorded on _____,
2023, in Cabinet _____ Slot _____
_____ plot records of Fairfield
County, Ohio. Fee \$ _____

SP Hill Road Development, Inc.
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44145
Ph. 440-498-9411

WATCON

**CONSULTING ENGINEERS
& SURVEYORS**
83 Shull Avenue
Cahanna, Ohio 43230
Ph. (614) 414-7979



PALMIERI
—BUILDERS—

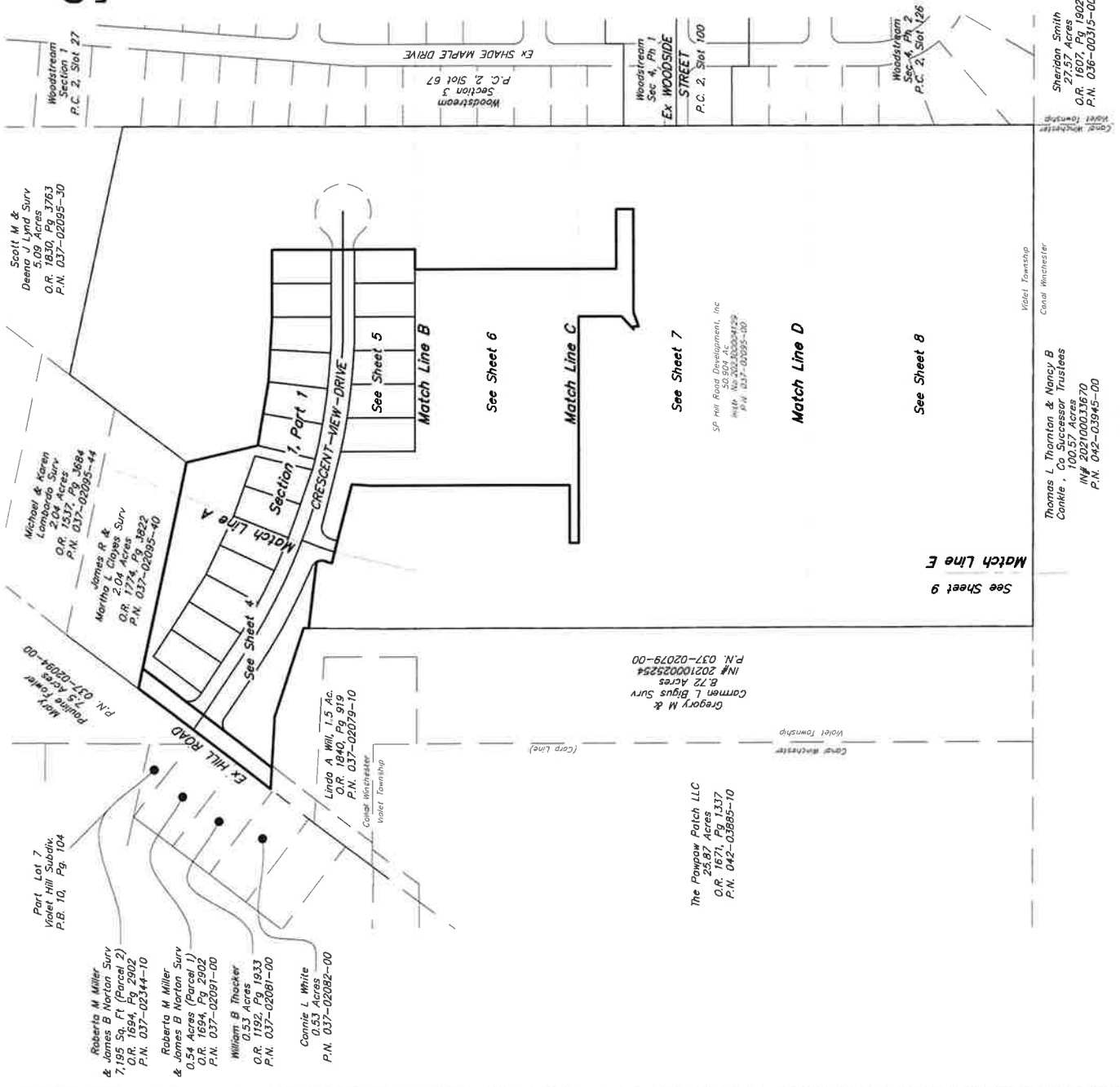
5201 Richmond Road, Suite 1
Bedford Heights, Ohio 44146
Ph. 440-498-9411

FINAL PLAT
FOR

South Hampton

Section 1, Part 1

Township of Violet, County of Fairfield, State of Ohio, Township 15, Range 20, Section 21, Southeast Quarter



Prepared By:

TAT WATSON

CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue, P.O.
Gahanna, Ohio 43230
(614) 414-7979

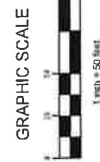
SHEET INDEX
Scale: 1"=150'

South Hampton

Section 1, Part 1

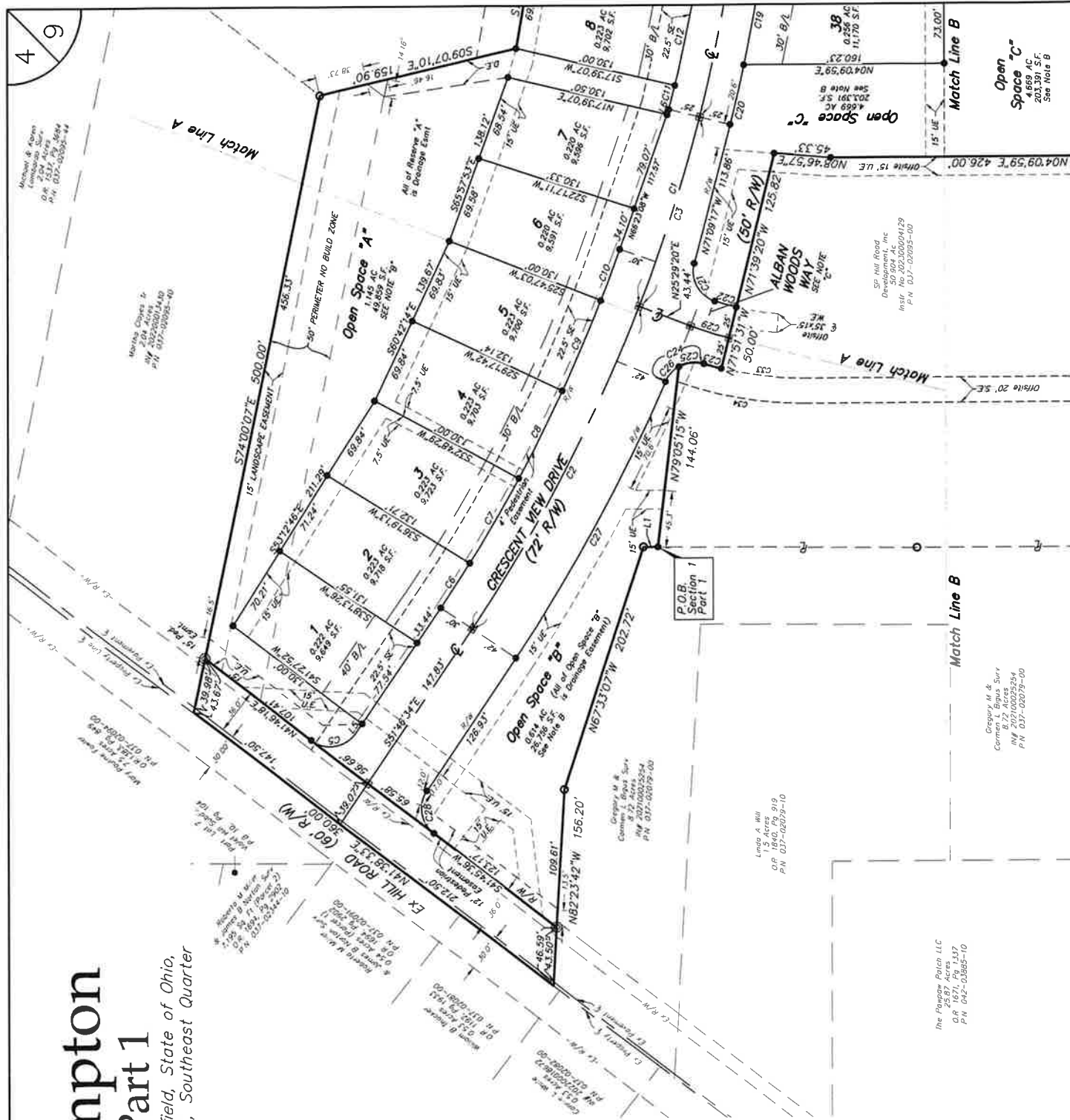
LEGEND

- = 3/4" Iron Pin Found
 Capped WATCON 7452
 = 3/4" Steel Rod Set
 = 3/4" Iron Pin Found
 = MAG Nail to be set
 = MAG Nail found
 DE = Drainage Easement
 SE = Sanitary Easement
 UE = Utility Easement



**TAT
WATCON**

CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue Ph.
Gahanna, Ohio 43230
(614) 414-7979



LEGEND

- = 3/4" Iron Pin Found
- = 3/4" Steel Rod Set
- = 5/8" Iron Pin Found
- = MAG Nail to be set
- ▲ = MAG Nail Found
- DE = Drainage Easement
- SE = Sanitary Easement
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Prepared By:



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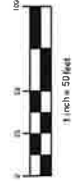
FINAL PLAT
FOR

South Hampton

Section 1, Part 1

Township of Violet, County of Fairfield, State of Ohio,
Township 15, Range 20, Section 21, Southeast Quarter

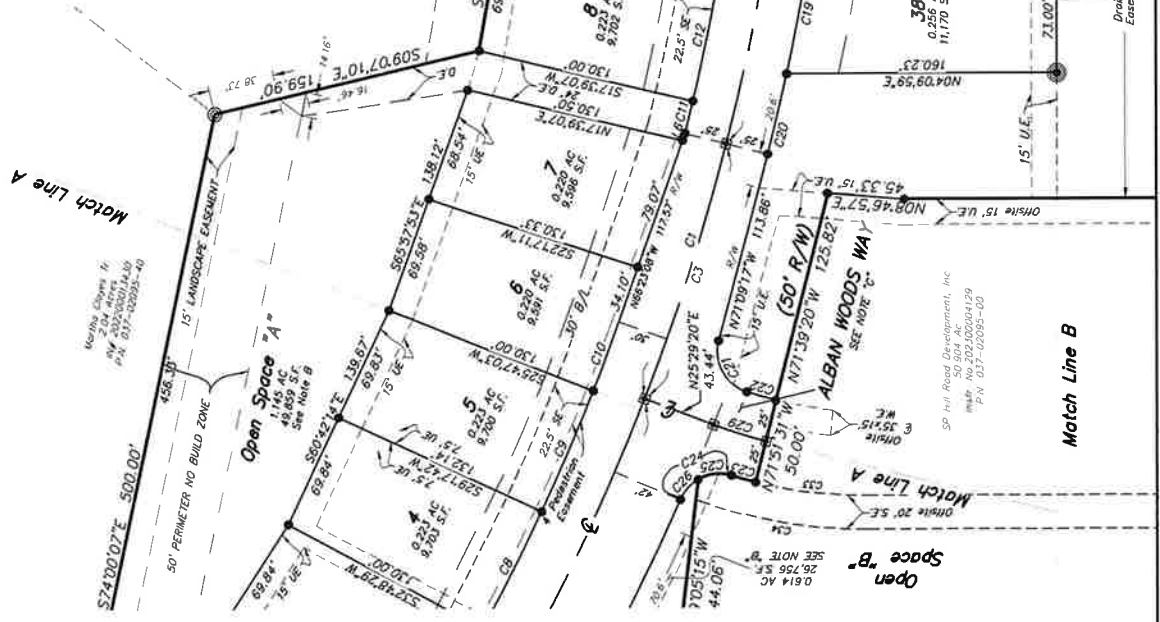
GRAPHIC SCALE



Curve Table				Curve Table				Curve Table			
Curve #	Radius	Delta	Length	Chord Bearing	Chord	Curve #	Radius	Delta	Length	Chord Bearing	Chord
C1	1300.00'	34°03'27"	772.74'	S68°48'18"E	761.41'	C13	1275.00'	3°29'52"	77.83'	S77°35'41"E	77.82'
C2	1300.00'	12°44'06"	288.95'	S58°08'37"E	288.35'	C14	1275.00'	3°29'45"	77.79'	S81°05'29"E	77.78'
C3	1300.00'	6°57'17"	157.80'	S67°58'19"E	157.70'	C15	1275.00'	2°59'39"	66.83'	S84°20'11"E	66.62'
C4	1300.00'	14°22'04"	325.98'	S78°38'59"E	325.14'	C16	1325.00'	2°42'03"	62.46'	N81°32'59"W	62.46'
C5	25.00'	93°33'32"	40.82'	S52°43'40"E	36.43'	C17	1325.00'	3°09'57"	73.21'	N87°22'28"W	73.20'
C6	1270.00'	1°54'13"	42.19'	S52°43'40"E	42.19'	C18	1325.00'	3°11'02"	73.63'	N75°10'35"W	73.62'
C7	1270.00'	3°30'45"	77.85'	S55°26'09"E	77.84'	C19	1325.00'	3°12'45"	74.29'	N75°10'35"W	74.28'
C8	1270.00'	3°30'45"	77.85'	S58°56'53"E	77.84'	C20	1325.00'	2°08'16"	48.66'	N72°31'05"W	48.66'
C9	1270.00'	3°30'41"	77.83'	S62°27'36"E	77.82'	C21	25.00'	86°10'06"	37.60'	S85°45'40"W	34.15'
C10	1270.00'	1°57'33"	43.43'	S85°11'44"E	43.43'	C22	225.00'	4°32'08"	17.48'	S20°24'33"W	17.41'
C11	1275.00'	0°52'56"	19.63'	N71°54'25"W	19.63'	C23	275.00'	3°00'47"	14.46'	N19°36'53"E	14.46'
C12	1275.00'	3°29'52"	77.83'	S74°05'49"E	77.82'	C24	25.00'	83°36'19"	36.48'	N20°36'54"W	33.33'

SP Hill Road Development, Inc.
Inst. No. 202-00004129
P.N. 017-02095-00

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	N4°42'16"E	11.47'	L5	N51°46'34"W	8.40'
L2	S74°13'42"W	31.91'	L6	N66°23'08"W	4.39'
L3	N4°09'59"E	10.88'	L7	N85°50'01"W	5.00'
L4	N85°50'01"W	5.87'	L8	S85°50'01"E	5.00'



SP Hill Road Development, Inc.
Inst. No. 202-00004129
P.N. 017-02095-00

SP Hill Road Development, Inc.
Inst. No. 202-00004129
P.N. 017-02095-00

Match Line B

Match Line B



FINAL PLAT
FOR

South Hampton

Section 1, Part 1

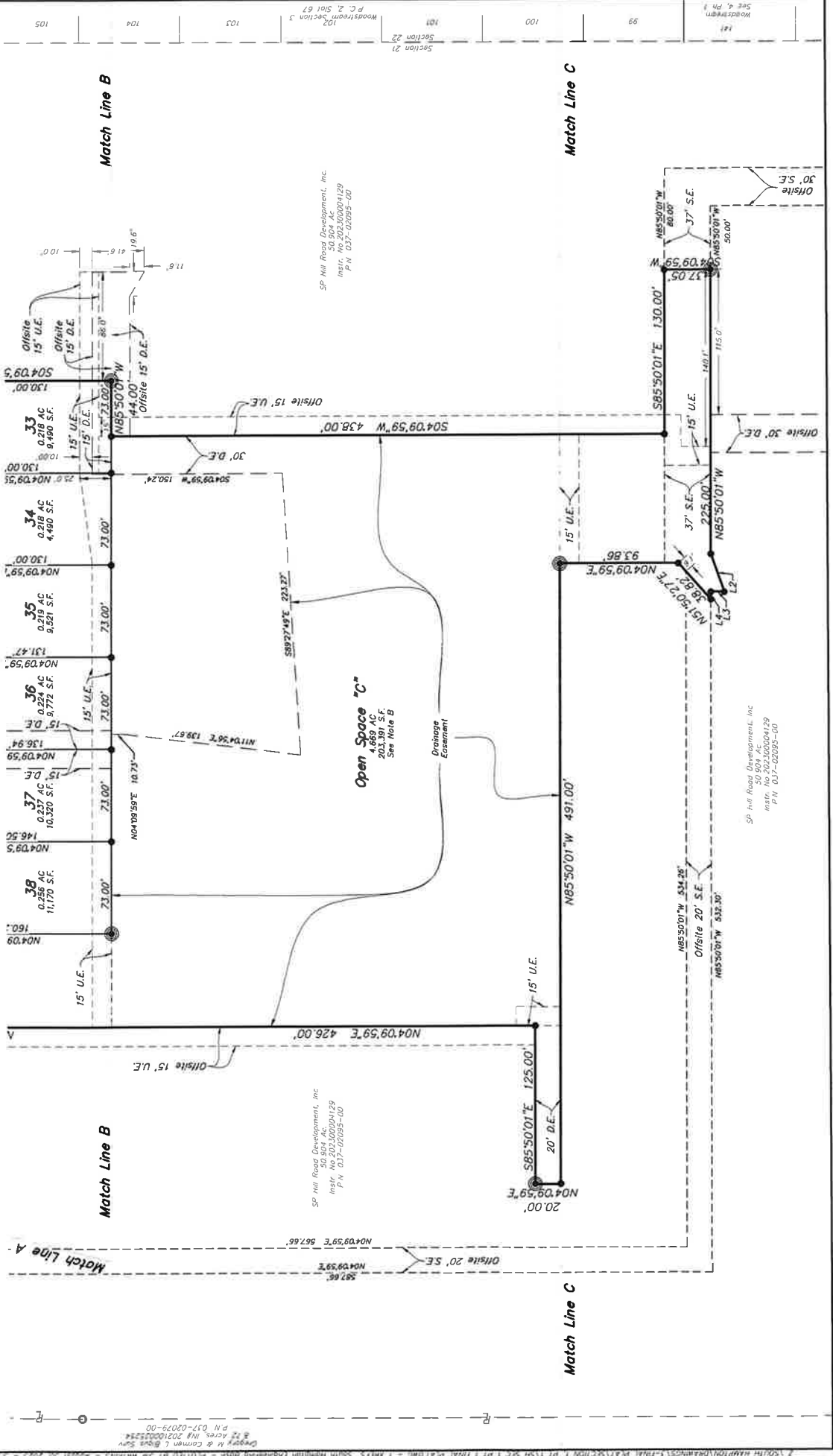
Township of Violet, County of Fairfield, State of Ohio,
Township 15, Range 20, Section 21, Southeast Quarter

Prepared By:



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- LEGEND**
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 - DE = Drainage Easement
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 - UE = Utility Easement



LEGEND

- = 3/4" Iron Pin Found
- = Capped WATCON 7452
- = 3/4" Steel Rod Set
- = 5/8" Iron Pin Found
- = MAG Nail to be set
- ▲ = MAG Nail Found
- DE = Drainage Easement
- SE = Sanitary Easement
- UE = Utility Easement

Prepared By:



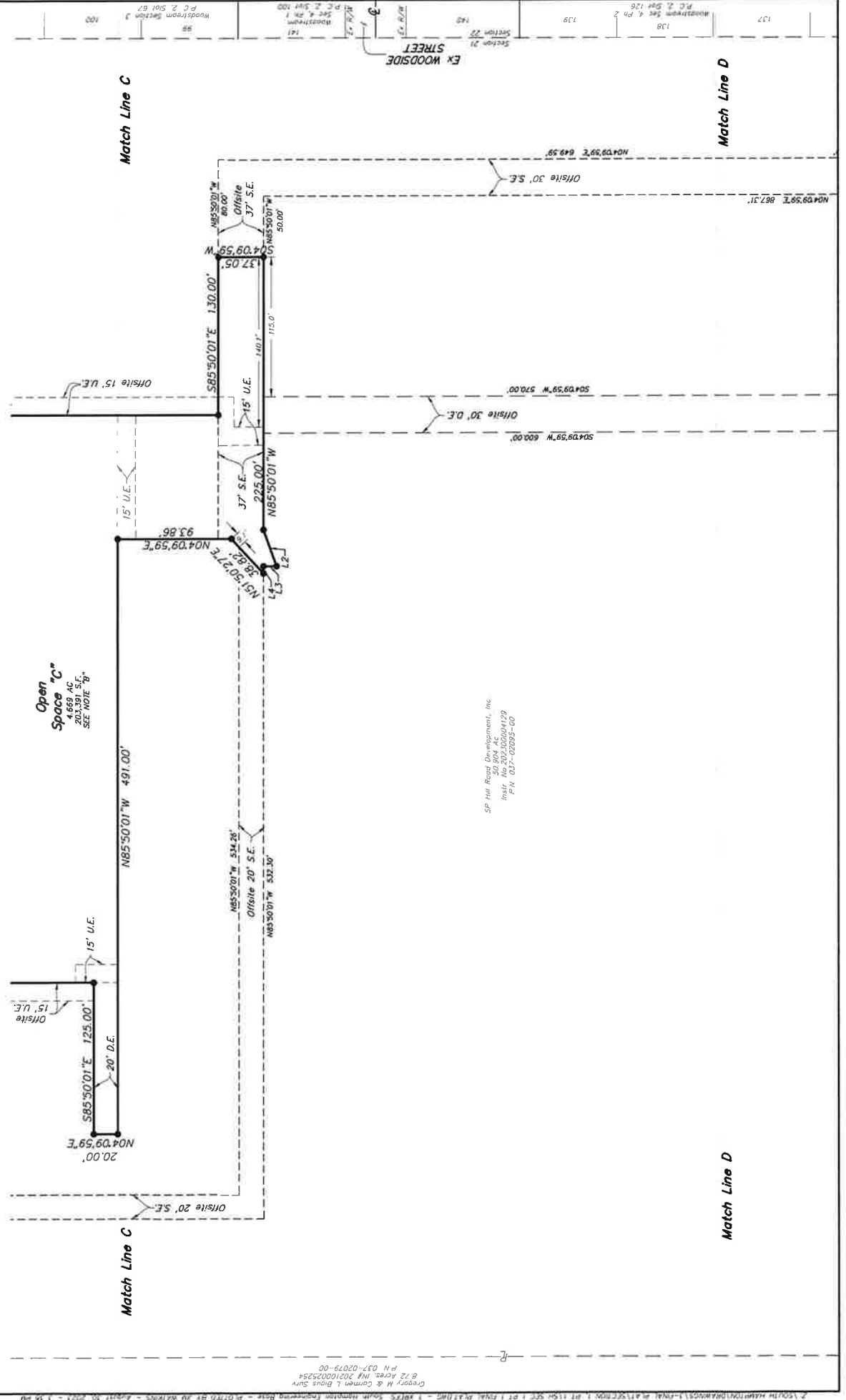
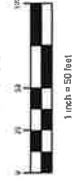
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue N.
Gahanna, Ohio 43230
(614) 414-7979

FINAL PLAT
FOR

South Hampton Section 1, Part 1

Township of Violet, County of Fairfield, State of Ohio,
Township 15, Range 20, Section 21, Southeast Quarter

GRAPHIC SCALE



SP Hill Road Development, Inc.
50.804 AC
Instr. No. 202100004129
PIN 037-02079-00

Gregory H. & Carmen L. Bous Surv
B 72 Acres, IN# 202100025294
P.N. 037-02079-00

*Township of Violet, County of Fairfield, State of Ohio,
Township 15, Range 20, Section 21, Southeast Quarter*

**TAT
WATCON**

(614) 414-7979

= 3/4" Iron Pin Found
 Capped WATCON 7452
 = 3/4" Steel Rod Set
 = 5/8" Iron Pin Found
 = MAG Nail to be set
 = MAG Nail found
 DE = Drainage Easement
 SE = Sanitary Easement
 UE = Utility Easement

Match Line D

SP Hill Road Development, Inc
50 904 AC
Instr No. 202300004129
P N 037-02095-00

Thomas L Thornton
& Nancy B Conkle,
Co Successor Trustees
IN# 202100033670
PN 042-03945-00

P.O.C.
SE Corner
Section 21

Section 28
Section 27 Sheridan Smith
27.57 Acres
O.R. 1607, Pg. 1902
P.N. 036-00315-00

Section 21 - Violet Township
Section 28 - City of Canal Winchester

616510001704 44mm
instn 2071001519

Offsite D.E.

Match Line E

N 85° 50' 01" W 833.95'

Section 21
Section 22
134
135
136
137
Woodstream Sec 4, Pn 2
P.C. 2, Slot 126

GRAPHIC SCALE

0 20 40

1 inch = 50 feet

2. SOUTH HAMPTON (BARNHURST) - FINAL PLAT SPECIFY: P1 1/2" SET; P1 FINAL PLATING - 1" SETS; SOUTH HAMPTON ENGINEERING, BAY - PLOTTED BY JAV WATKINS - AUGUST 30, 2023 - 1.18 PM

LEGEND

- = 3/4" Iron Pin Found
- = Copied WATCON 7452
- = 3/4" Steel Rod Set
- = 5/8" Iron Pin Found
- = MAG Nail to be set
- ▲ = MAG Nail found
- DE = Drainage Easement
- SE = Sanitary Easement
- UE = Utility Easement

Prepared By:

WATCON

CONSULTING ENGINEERS & SURVEYORS
833 Shull Avenue
Gahanna, Ohio 43230
(614) 414-7979

OWEN KENNETH W.
SHERRY L. TRUSTEES
&
CANAL WINCHESTER OH 43110
P.N. 037-02092-20

ANG TAMARA C.
& THOMAS E. SURY
8011 Hill Rd
Canal Winchester OH 43110
P.N. 037-02078-00

DAVIS GARY W.
& DAVID CHARLES MARTIN SURY
8011 Hill Rd NW
Canal Winchester OH 43110
P.N. 037-02079-00

RECONSTRUCTION M
2009 Hill Rd NW
Canal Winchester OH 43110
P.N. 037-02078-00

Pow-Pow Patch LLC
25.87 Acres, O.R. 1671; Pg 1337
P.N. 042-03885-10

Gregory M & Carmen L Biggs SURY
8.72 Acres, IN# 202100025254
P.N. 037-02079-00

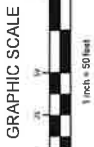
Thomas L Thornton & Nancy B Conkle, Co
Successor Trustees
100.57 Acres
IN# 202100025250
P.N. 042-03945-00

Thomas L Thornton & Nancy B Conkle, Co
Successor Trustees
100.57 Acres
IN# 202100025250
P.N. 042-03945-00

FINAL PLAT
FOR

South Hampton Section 1, Part 1

Township of Violet, County of Fairfield, State of Ohio,
Township 15, Range 20, Section 21, Southeast Quarter



Match Line D

Match Line E

SP Hill Road
Development, Inc
50 904 Ac
IN# 202100025250
P.N. 037-02079-00

Offsite D.E.
N85°38'47"W 908.18'
Ea. Stormwater Easmt
IN# 202100019819

Violet Township
Canal Winchester

Section 21
Section 28

S85°27'23"E 1341.22'
Ea. Stormwater Easmt
IN# 202100019819

S85°27'23"E 25.31'

S85°27'23"E 12.66'

10' Temp. Construction Easement
20' Drainage Easement

Violet Township
Canal Winchester

SOUTH HAMPTON, SECTION 2 – FINAL PLAN

OWNER/DEVELOPER: SP Hill Road Development, Inc. / Palmieri Builders

ENGINEER: WATCON Consulting Engineers & Surveyors / James Watkins

LOCATION AND DESCRIPTION: VIOLET TOWNSHIP

EAST SIDE OF HILL ROAD - south of Busey Rd and north of Basil Western Rd, located south of the City of Pickerington and north and east of the City of Canal Winchester. Just to the west of the Woodstream subdivision to the east. R-2, Single Family Residential (Low Density) zoning district.

PARCEL: #0370209500 (50.904 Ac.)

AREA: 8.484 Acres

SINGLE-FAMILY BUILDING LOTS: Forty-One (41) Lots

OPEN SPACE RESERVE: No Open Space Lots

STREET RIGHTS-OF-WAY DEDICATION: 1.806 acres; Alban Woods Way (Extension); Seths Street (New); Brittany Drive (New).

- Curbs, Gutters and Sidewalks

CENTRAL SEWER AND WATER: Fairfield County. Water connections will be made at Woodside Street on the east side of the site and at Hill Road on the west side of the site creating a loop. Sanitary Sewer service is being provided through an off-site extension to connect to an existing 15" sanitary main on Basil-Western Road.

STORM WATER CONTROL: Street and yard catch basin collection directed into one of two proposed retention ponds. The southern pond outflow will be piped to a swale to the west. A Bio-Retention vegetative swale is proposed near the entrance at Hill Road for storm water from a small area of the Crescent View Drive and from Open Space 'A'.

ACCESS: Access to Hill Road via Alban Woods Way to Crescent View Drive and to Busey Road through the Woodstream Subdivision to the east. Stub streets provide for future connections to undeveloped parcels to the west and south.

DATE: September 26, 2023

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee reviewed the South Hampton, Section 2 final plat, submitted August 31st, 2023, at their September 25th meeting and they recommend Approval with Conditions as follows.

1. Fill in the recording information for South Hampton, Section 1, Part 1 in the blanks on the final plat prior to recording Section 2 final plat.

Tamara Ennist

Planner

email: tamara.ennist@fairfieldcountyohio.gov

2. Reword Note E.

- a. The 'No Build Zone' easement can be held by the HOA, but the HOA can not own the 'No Build Zone' unless it is entirely within an open space lot. Lots encumbered with the 'No Build Zone' easement will be owned by the property owners.
 - b. Revise Note E' by removing the restriction on mowing within the 30' 'No Build Zone' buffer.
3. Provide a temporary cul-de-sac for Brittany Drive.
 4. Reference the Subdivision Regulations, Section 5.6.2, for permanent monuments and markers, a minimum of 6 permanent monuments are required.
 5. Between lots 56 & 57 there is a 37' sanitary sewer easement is shown; however, this should be a 41' SE, DE and UE according to the grading plans and drainage easement north of that through open space C.
 6. South of lots 60-62, the 7.5' offsite easement should be for drainage.
 7. Extend the sanitary sewer easements to cover MH 20 and MH 28.
 8. Remove the references to Heron Crossing Subdivision from the Drainage Maintenance District plat note and from Note D. (sht. 2)
 9. Provide the distances and bearings leading from the Point of Commencement to the Point of Beginning in the legal description and show this on the plat.
 10. South Hampton is within a Violet Township Planned District; therefore, the Township Trustees must approve the final plat for each section of the subdivision.
 11. Identify the multi-use path between lots #56-57, as shown in the approved Development Plan.
 12. Comply with Regional Planning requirements
 13. Comply with County Engineer requirements.
 14. Comply with County Utility requirements.
 15. Comply with SWCD requirements.
 16. Comply with GIS requirements.
 17. Comply with Violet Township requirements.
 18. Comply with Violet Township FD requirements.

Tamara Ennist

Planner

email: tamara.ennist@fairfieldcountyohio.gov

FINAL PLAT
FOR

South Hampton Section 2

Township of Violet, County of Fairfield, State of Ohio,
Township 15, Range 20, Section 21, Southeast Quarter

SITUATE

Situated in the Township of Violet, County of Fairfield, State of Ohio, of Violet, Township 15, Range 20, Section 21, Southeast Quarter and being 8.484 acres out of a 50.904 acre parcel conveyed to SP HILL ROAD DEVELOPMENT, INC. of record in Instrument #202300004129, while being part of P.P.N. 0370209500, all references to records to be on file in the Office of the Recorder, Fairfield County, Ohio

OWNER AGREEMENT

I, the undersigned, BERARDINO PALMIERI, President of SP HILL ROAD DEVELOPMENT, INC. being the owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents South Hampton Section 2, a subdivision containing Lots numbered 39-79 inclusive, do voluntarily consent to the execution of said plat and dedicates to public use, as such, Sethis St., Alban Woods Way, and Brittany Dr., shown hereon.

In Witness Whereof, BERARDINO PALMIERI, President of SP HILL ROAD DEVELOPMENT, INC. have hereunto set their hand

this _____ day of _____, 2023.

Signed and acknowledged
in the presence of:

WITNESS:

SP Hill Road Development, Inc.

WITNESS:

BY BERARDINO PALMIERI, President

STATE OF OHIO

COUNTY OF _____

Before me, a Notary Public in and for said State, personally appeared BERARDINO PALMIERI, President of SP HILL ROAD DEVELOPMENT, INC. Acknowledged the signing of the foregoing instrument his voluntary act and deed and the free and voluntary act and deed of said company, for the uses and purposes expressed herein.

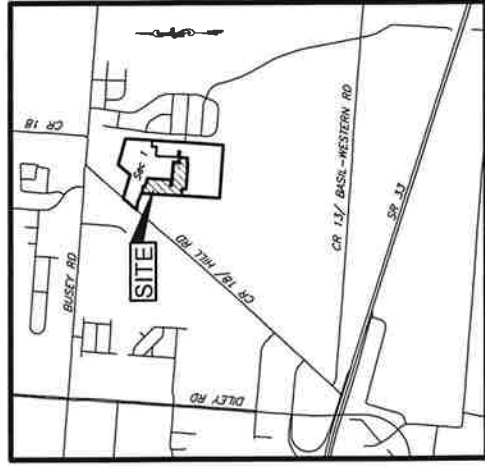
In Witness Whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2023.

Notary Public, State of Ohio _____

My commission expires _____

I hereby certify that this plat represents a true and complete survey made by me or under my supervision in November of 2021, and that all markers and monuments indicated are in place or will be in place by the time of street dedication and meet the latest provision of Ohio Administrative Code Chapter 4733-37 - Minimum Standards for Boundary Surveys in the State of Ohio.

By Scott A. England,
Professional Surveyor No 7452 _____ Date _____



South Hampton Section 2

Township of Violet, County of Fairfield, State of Ohio,
Township 15, Range 20, Section 21, Southeast Quarter

Description of 8.484 Acres

Situated in the Township of Violet, County of Fairfield, State of Ohio, and being a part of the Southeast Quarter of Section 21, Township 15N, Range 20W, of the Congress Lands, and being more particularly described as follows:

Being a Survey of 8.484 Acres all out of a 50.904 Acre parcel conveyed to SP Hill Road Development, Inc., as recorded in Instrument No. 2012-00104129 while being part of Auditor's p p N 037-012095-000, all references to records being on file in the Fairfield County Deed Records and further described as follows:

Commencing at a stone found marking the Southeast corner of the Southeast Quarter of Section 21, the same being the Southeast corner of Woodstream Section 4, Phase 2, as recorded in Plat Cabined 2, Slot 126, the same being the Northwest corner of a 27.57 Acre parcel conveyed to Sheridan Smith, as recorded in Official Record 1607, Page 1902, the same being the Northeast corner of a 100.57 Acre parcel conveyed to Thomas L. Thurn, as recorded in Official Record 1373, Page 3396, the same being the Southeast corner of said 50.904 Acre parcel, of which this description is a part, and being the **PLACE OF BEGINNING**;

Thence with the South and East line of said South Hampton Section 1, Part 1 for the following length (10) courses and distances:

1. S 79°05'15" E 144.00 feet, to a 3/4" o.d. iron pin found w/ red cap stamped "Watcon 7452"; with a chord bearing S 02°11'35" E 19.82 feet, to a 3/4" o.d. iron pin found w/ red cap stamped "Watcon 7452";
2. with a curve to the left (Radius of 275.00', Delta Angle 03°40'47", arc length 14.40 feet) with a chord bearing S 19°38'53" W 14.46 feet, to a 3/4" o.d. iron pin found w/ red cap stamped "Watcon 7452";
3. S 71°51'31" E 50.00 feet, to a 3/4" o.d. iron pin found w/ red cap stamped "Watcon 7452";
4. S 71°39'20" E 125.82 feet, to a 3/4" o.d. iron pin found w/ red cap stamped "Watcon 7452";
5. S 08°46'57" W 45.33 feet, to a 3/4" o.d. iron pin found w/ red cap stamped "Watcon 7452";
6. S 04°09'59" W 426.00 feet, to a 3/4" o.d. iron pin found w/ red cap stamped "Watcon 7452";
7. S 85°50'01" W 125.00 feet, to a 3/4" o.d. iron pin found w/ red cap stamped "Watcon 7452";
8. S 04°09'59" W 20.00 feet, to a 3/4" o.d. iron pin found w/ red cap stamped "Watcon 7452";
9. S 04°09'59" W 491.00 feet, to a 3/4" o.d. iron pin found w/ red cap stamped "Watcon 7452";
10. S 85°50'01" E 491.00 feet, to a 3/4" o.d. iron pin found w/ red cap stamped "Watcon 7452";

Thence crossing said 50.904 Acre parcel of which this description is a part, for the following twelve (12) courses and distances:

1. S 04°09'59" W 93.86 feet, to a set iron pin;
2. S 51°50'27" W 38.82 feet, to a set iron pin;
3. S 85°50'01" E 5.87 feet, to a set iron pin;
4. S 04°09'59" W 10.88 feet, to a set iron pin;
5. N 74°13'42" E 31.91 feet, to a set iron pin;
6. S 85°50'01" E 95.00 feet, to a set iron pin;
7. S 04°09'59" W 161.00 feet, to a set iron pin;
8. N 85°50'01" W 125.00 feet, to a set iron pin;
9. S 04°09'59" W 14.00 feet, to a set iron pin;
10. N 85°50'01" W 518.17 feet, to a set iron pin;
11. N 04°09'59" E 83.00 feet, to a set iron pin;
12. N 85°50'01" W 135.11 feet, to a set iron pin;

Thence with the East line of said Buggy parcel, the same being the West line said 50.904 Acre parcel, of which this description is a part, for the following two (2) courses and distances:

1. N 04°09'29" E 590.12 feet, to a 3/4" o.d. iron pin found;
2. N 04°42'16" E 206.52 feet, to the **PRINCIPLE PLACE OF BEGINNING**;

Said parcel as surveyed contains **8.484 Acres**, more or less, and is subject to all legal easements, right of way, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the South line of South Hampton, Section 1, Part 1, as recorded in Plat Cabined _____, Slot _____, as being S 85°50'01" W, and is an assumed Meridian used to denote angles only.

All iron pins set are 3/4" o.d. iron pipes 30" long with caps labeled "Watcon #5-7452".

The above description is based on an actual field survey, in December of 2020 by Watcon Engineering & Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #5-7452.

UTILITY EASEMENTS: Utility easements shown on this plat are for the construction, operation, repair, replacement, and removal of utility lines, including but not limited to, electric, gas, water, sewer, and other utilities, and for providing ingress and egress to the property for said purposes and are to be maintained as such forever.

UTILITY AND SANITARY SEWER EASEMENTS: Utility and sanitary sewer easements shown on this plat are for the construction, operation, maintenance, repair, replacement, or removal of utility and sanitary sewer lines and appurtenant structures, 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 appurtenant structures, and for the 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.

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 easement areas 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 as delineated on this plat, except those shown on the approved construction drawings and approved landscape plans.

Drainage Maintenance District: A maintenance agreement for drainage facilities is a part of the improvement plans of the Heron Crossing subdivision and the obligation to pay the maintenance fees shall pass with the title to the property. There shall be no separate assessed fees passing title to any of the land hereon 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 portions 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 South Hampton Subdivision shall be part of a drainage maintenance district for the maintenance, repair and replacement of the drainage/storm sewer system serving the South Hampton Subdivision. Each lot shall be assessed for the maintenance, repair and replacement of such district for the inspections, 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" shall care for, maintain, and keep open and unobstructed the major storm drainage swale within said portion of the drainage easement area.

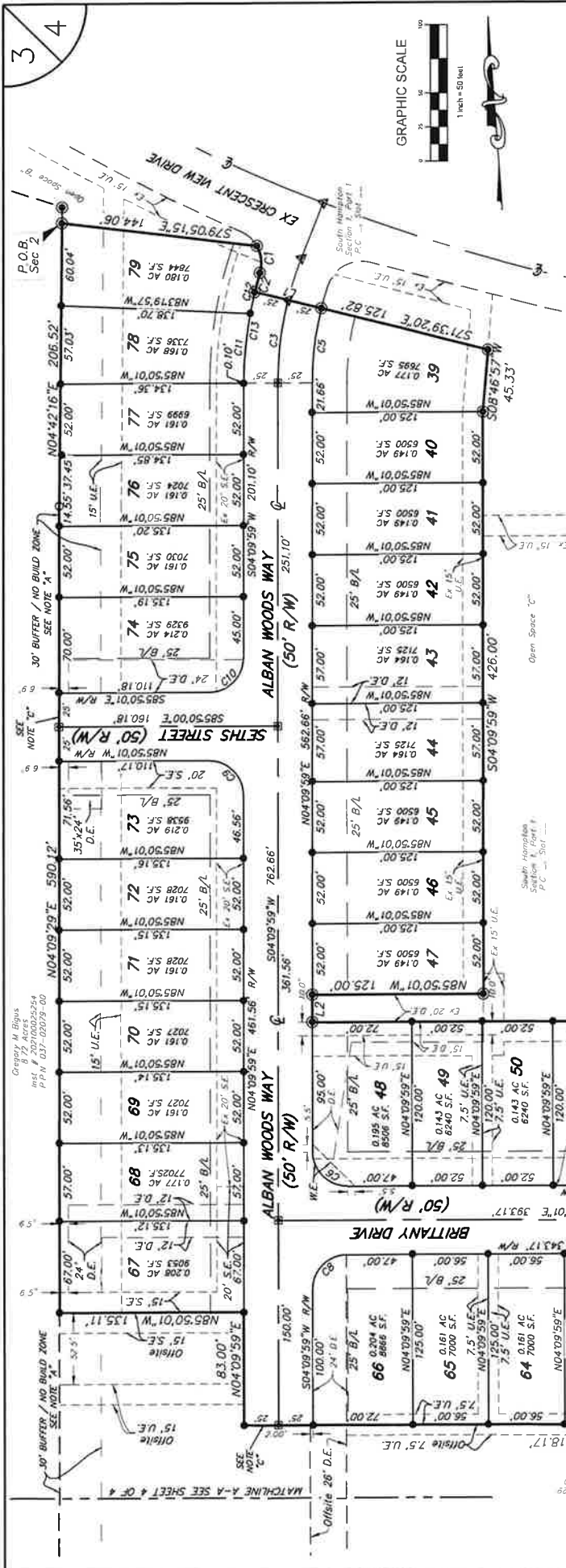
The easement for storm sewer, storm drainage swales, and appurtenant works, is hereby granted to the owners of the fee simple title to each of the lots and lands shown hereon for the purpose of public health, safety, and welfare it is necessary to construct, reconstruct, maintain, and keep open and unobstructed the major storm drainage swales within said "drainage easement area" 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 Heron Crossing Subdivision.

A property owners association is required as a condition of this plat. All property owners and owners of interests in the property shall be subject to the provisions of a Declaration of Covenants, Easements, Restrictions and Assessments for South Hampton and responsible for items identified in the document establishing said association and the Declaration.

Prepared By:

WATCON

CONSULTING ENGINEERS
& SURVEYORS
83 Shull Avenue Ph.
Gahanna, Ohio 43230
(614) 414-7979



South Hampton

Section 2

*Township of Violet, County of Fairfield, State of Ohio,
Township 15, Range 20, Section 21, Southeast Quarter*

LEGEND

- = 3/4" Iron Pin Found
 Capped WATCH 7452
 ● = 3/4" Steel Rod Set
 ○ = 3/4" Iron Pin Found
 ■ = MAG Nail to be set
 ▲ = MAG Nail found
 DE = Drainage Easement
 SE = Sanitary Easement
 UE = Utility Easement
 WE = Water Easement

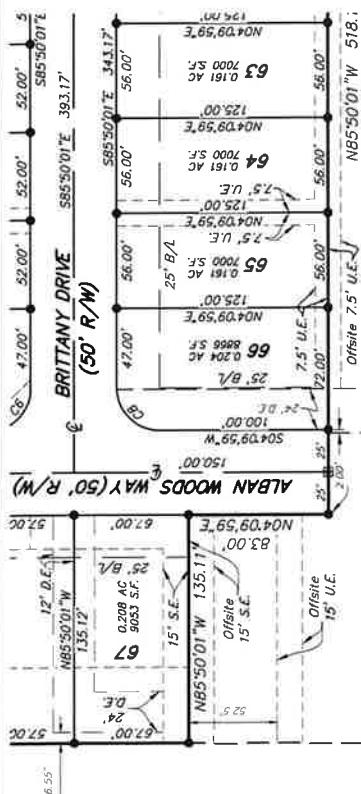
Curve Table					Chord Bearing	Chord
Curve #	Length	Radius	Delta			
C1	20.37	25.00'	46°41'42"	S2°11'35"E	19.62'	
C2	14.46'	275.00'	3°00'43"	S79°35'53"W	14.46'	
C3	61.07'	250.00'	13°59'43"	S11°08'51"W	60.51'	
C4	117.81'	75.00'	50°00'00"	N40°53'01"W	108.07'	
C5	54.88'	225.00'	13°58'30"	S11°08'14"W	54.74'	
C6	39.27'	25.00'	80°00'00"	N40°53'01"E	35.36'	
C7	76.54'	50.00'	90°00'00"	N40°53'01"W	70.71'	
C8	39.27'	25.00'	80°00'00"	S46°09'59"W	35.36'	
C9	39.27'	25.00'	90°00'00"	N40°53'01"W	35.36'	
C10	39.27'	25.00'	80°00'00"	N49°09'55"E	35.36'	
C11	51.17'	275.00'	10°39'43"	S72°28'48"W	51.10'	
C12	30.37'	275.00'	6°19'37"	S77°59'28"W	30.35'	

Line Table		
Line #	Direction	Length
L1	S71°51'31"E	50.00'
L2	S04°09'59"W	20.00'
L3	S51°50'27"W	38.92'
L4	S85°50'01"E	5.87'
L5	S04°09'59"W	10.88'
L6	N74°13'42"E	31.91'
L7	S04°09'59"W	14.00'

South Hampton

Section 2

*Township of Violet, County of Fairfield, State of Ohio,
Township 15, Range 20, Section 21, Southeast Quarter*



GRAPHIC SCALE



MATCHLINE A-A SEE SHEET 3 OF 4

MATCHLINE A-A SEE SHEET 3 OF 4

LEGEND

- = 3/4" Iron Pin Found
 ○ = Capped WATCON 7452
 ● = 3/4" Steel Rod Set
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 UE = Utility Easement
 WE = Water Easement

Prepared By:

**TAT
WATCON**

CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue Ph.
Gahanna, Ohio 43230
(614) 414-7979

STONE HILL ESTATES, SECTION 1 – FINAL PLAN

OWNER/DEVELOPER: Price Seaton, LLC / Price Custom Homes

ENGINEER: Sands Decker Engineers & Surveyors

LOCATION AND DESCRIPTION: BLOOM TOWNSHIP

North side of Brandt Road, south of Winchester Road and west of the Village of Carroll and SR 33 in Bloom Township.

PARCELS: #0080031800 (160.43Ac.)

AREA: 103.835 Acres

SINGLE-FAMILY BUILDING LOTS: Forty-two (42) Lots

OPEN SPACE RESERVE: No dedicated open space lots are provided. Instead, the existing stream and wetland areas are being placed within a conservation easement that will be monitored by a third party.

STREET RIGHTS-OF-WAY DEDICATION: 9.593 Acres; Stone Hill Drive (west & east) (New), Boulder Court (New), & Pebble Creek Drive (New).

- Curbs, Gutters, and Sidewalks

WELL AND SEPTIC: Wells and Septic Systems are proposed. Sanitary Sewer easements have been provided for future sanitary service.

STORM WATER CONTROL: A system of storm sewers and perimeter drains will direct storm water into a retention pond. The stream flowing through the site will remain and continue to follow its natural boundaries.

ACCESS: Two points of ingress/egress are provided with this first section to Brandt Road.

DATE: September 26, 2023

SUBDIVISION REGULATIONS REVIEW COMMITTEE REPORT: The Subdivision Regulations Review Committee reviewed Stone Hill Estates, Section 1 final plat at their September 25th meeting and they recommend an approval with conditions. The following is a summary of their findings and the full review comments are attached.

1. Conservation Easement.
 - a. Correctly identify the lots that will be encumbered with the Conservation easement and the lots that will be encumbered with the Stream Preservation easement.
2. Identify the width of the full half width dedication of the Brandt Road right-of-way not just the additional 5-6' as shown. (shts. 5 & 11)

Tamara Ennist

Planner

email: tamara.ennist@fairfieldcountyohio.gov

3. Homeowners Association.

- a. Prior to recording the first final plat of the subdivision, a Homeowners Association will need to be created with the State.
 - i. Provide a copy of the recording page of the Articles of Incorporation.
 - b. Identify the recording information of the Covenants, Conditions and Restrictions (CC&R's) on the final plat.
4. The scale (1" = 50') has made the final plat harder to review, please go back to the 1" = 100'
 5. Revise the Health Department Note so that it is worded as shown in Sub Regs. Sec. 7.3 except the health district is now called the Fairfield County Health Department.
 6. The second paragraph of the legal description needs to be identified on the final plan drawing.
 7. Label the utility easements without using the arrows extending across each lot. This method makes it appear like a blanket easement encumbering the whole lot.
 8. Add a 'No vehicular access strip' note to the temporary cul-de-sacs until extended by deed or plat.
 9. Explain why the Temporary Turnaround Easement states that Bloom Township will have sole authority to extinguish, remove, or abandon the easements as this is not typical.
 10. Identify and label bearings and distances and curve data where missing.
 11. Provide a plat note stating that the number of bedrooms allowed on each lot is shown on the plat and this number cannot be changed unless otherwise approved by the Health Department.
 12. Comply with County Engineer requirements.
 13. Comply with County Utility requirements.
 14. Comply with the Health Department requirements.
 15. Comply with SWCD requirements.
 16. Comply with GIS requirements.
 17. Comply with Violet Township requirements.
 18. Comply with Violet Township FD requirements.
 19. Comply with RPC requirements.

Tamara Ennist

Planner

email: tamara.ennist@fairfieldcountyohio.gov

NOTARIZED OWNERS DEDICATION AND ACKNOWLEDGEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM, BEING PART OF SECTIONS 11 & 12, TOWNSHIP 14N, RANGE 20W, AND BEING PART OF THE RECORDS OF THE FAIRFIELD COUNTY RECORDS, OFFICE OF THE FAIRFIELD COUNTY CLERK, IN OFFICIAL RECORD 1423, PAGE 1422 (ALL REFERENCES MADE IN THIS DESCRIPTION, REFER TO THE RECORDS OF THE RECORDS OFFICE, FAIRFIELD COUNTY, OHIO)

WE, THE UNDERSIGNED, BEING ALL THE OWNERS AND LIEN HOLDERS OF THE LAND PLATTED HEREIN, DO VOLUNTARILY AGREE TO THE EXECUTION OF SAID PLAT, AND DEDICATE THE STREETS HEREON, COMPRISING A TOTAL OF 3.410 ACRES, TO THE PUBLIC USE FOREVER.

UTILITY EASEMENTS: UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PURPOSE OF REMOVING AND REPLACING ANY AND ALL UTILITY LINES AND SERVICES, AND FOR THE EXPRESS PURPOSE OF PROVIDING ACCESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

FUTURE SANITARY SEWER EASEMENTS: EASEMENTS DESIGNATED AS SANITARY SEWER EASEMENTS ON THIS PLAT ARE TO BE MAINTAINED AS SUCH FOREVER. THE EASEMENTS ARE TO BE MAINTAINED AS SUCH FOREVER. THE EASEMENTS ARE TO BE MAINTAINED AS SUCH FOREVER. THE EASEMENTS 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 EASEMENTS HEREON INCLUDING THE RIGHT TO CONSTRUCT, CLEAN, REPAIR, KEEP UNOBTSTRUCTED, AND CARE FOR SAID SEWERS, SWALES, DITCHES, PIPING AND APPURTENANCE STRUCTURES, TOGETHER WITH THE RIGHT OF ACCESS TO THE SAID AREAS FOR SAID PURPOSES. NO ABOVE GRADE STRUCTURES, DAMS, OR OTHER OBSTRUCTIONS TO THE FLOW OF WATER SHALL BE PLACED ON OR NEAR THE SAID EASEMENT AREAS AS DELINEATED ON THIS PLAT, EXCEPT THOSE SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

DRAINAGE MAINTENANCE DISTRICT: A MAINTENANCE AGREEMENT FOR DRAINAGE FACILITIES IS A PART OF THE IMPROVEMENT PLANS OF THE ABOVE REAL ESTATE (STONE HILL ESTATE) AND THE OBLIGATION TO PAY THE FEE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES SHALL BE PASSED ON TO THE OWNER OF THE REAL ESTATE PASSED ON TO ANY OF THE LAND HEREIN BY THE OWNER OF DEVELOPER THE WORDS.

TITLE TO THE FEE INCLUDES THE OBLIGATION TO PAY THE DRAINAGE MAINTENANCE FEE ASSESSED, 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 OF 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.

ENTRY SIGN & LANDSCAPE EASEMENT: THERE IS HEREBY RESERVED IN FAVOR OF DEVELOPER AND GRANTED TO THE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNS, AN EASEMENT UPON, OVER, THROUGH AND UNDER THE PROPERTY FOR INGRESS, EGRESS, INSTALLATION, REPLACEMENT, REPAIR AND MAINTENANCE OF ALL SIGNS AND LANDSCAPING INSTALLED OR DETERMINED TO BE INSTALLED BY DEVELOPER AND/OR THE HOMEOWNERS ASSOCIATION.

CONSERVATION EASEMENT & STREAM PRESERVATION EASEMENT: SEE PAGE THREE.

TEMPORARY TURNAROUND EASEMENTS: TEMPORARY TURNAROUND EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF A PUBLIC ROADWAY. THE TURNAROUND EASEMENTS SHALL NOT BE UTILIZED FOR OR CONTAIN PUBLIC OR PRIVATE UTILITIES. THE TOWNSHIP OF BLOOM SHALL HAVE THE SOLE AUTHORITY TO PERMIT PUBLIC OR PRIVATE UTILITIES WITHIN THESE DESIGNATED EASEMENT AREAS.

THE TOWNSHIP OF BLOOM INCLUDING ITS AGENTS, EMPLOYEES, DESIGNERS, CONTRACTORS, GUESTS, INVITEES, SUCCESSORS AND ASSIGNS, AND ALL THOSE ACTING BY OR ON BEHALF OF THE TOWNSHIP, SHALL PERFORM ANY CONSTRUCTION, MAINTENANCE, OPERATION, OR REPAIR ACTIVITIES WITHIN SAID EASEMENTS.

THE SAID TEMPORARY TURNAROUND EASEMENTS SHALL BE EXTINGUISHED, REMOVED, OR ABANDONED AT SUCH TIME AS THE TOWNSHIP OF BLOOM SHALL DETERMINE THAT NO LONGER NEEDED FOR ITS INTENDED PURPOSE. THE TOWNSHIP OF BLOOM SHALL HAVE THE SOLE AUTHORITY TO EXTINGUISH, REMOVE, OR ABANDON SAID TEMPORARY TURNAROUND EASEMENTS.

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

WITNESS

GREGORY L PRICE, OWNER

WITNESS

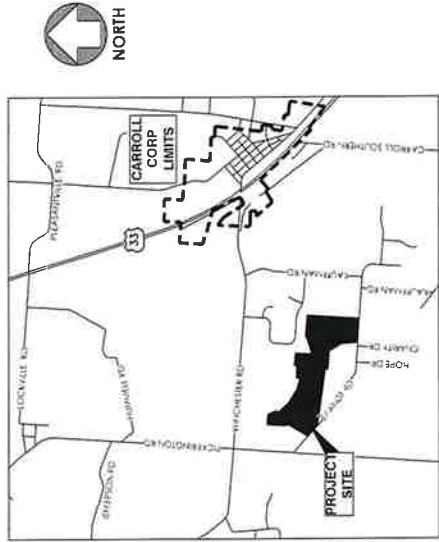
ROBERT C SEATON III, PROPERTY CO-OWNER

STATE OF OHIO
FAIRFIELD COUNTY

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____ 20____, PERSONALLY CAME THE SAID AND EXECUTION OF THE FOREGOING STATEMENT TO BE THEIR VOLUNTARY ACT AND DEED.

MY COMMISSION EXPIRES

NOTARY PUBLIC IN AND FOR
FAIRFIELD COUNTY, OHIO



VICINITY MAP
NOT TO SCALE

APPROVAL BY COUNTY AUDITOR

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _____ 20____.

CARRIE L. BROWN
FAIRFIELD COUNTY AUDITOR

APPROVAL BY COUNTY RECORDER

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON _____ 20____ AT _____ AM-PM AND THAT IT WAS RECORDED ON _____ 20____ IN PLAT CABINET _____ SLOT _____ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO. FEE \$_____.

LISA MCKENZIE
FAIRFIELD COUNTY RECORDER

HEALTH DEPARTMENT APPROVAL

FAIRFIELD COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF THE FAIRFIELD COUNTY HEALTH BOARD (KNOWN AS THE FAIRFIELD DEPARTMENT OF HEALTH) FOR THE INSTALLATION OF WASTEWATER PROPOSED FOR ON-SITE WASTEWATER TREATMENT SYSTEMS SHALL BE APPROVED BY THE FAIRFIELD DEPARTMENT OF HEALTH AND THIS APPROVAL SHALL BE NOTED ON CONSTRUCTION DRAWINGS PRIOR TO WORK BEING COMMENCED.

JOE EBEL
COMMISSIONER, FAIRFIELD COUNTY HEALTH DEPARTMENT

APPROVAL BY REGIONAL PLANNING COMMISSION

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

JOEY MAYER
DIRECTOR, FAIRFIELD COUNTY REGIONAL PLANNING COMMISSION
These drawings are instruments of professional service by Sands Decker CPE, LLC for the designated project. Sands Decker CPE, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.

APPROVAL BY COUNTY COMMISSION

APPROVED AND ACCEPTED THIS _____ DAY OF _____ 20____ THE STREETS, ROAD, AND EASEMENTS AND ALL TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO.

STEVE TUNNS
FAIRFIELD COUNTY COMMISSIONERS

DAVID LEVACUT
FAIRFIELD COUNTY COMMISSIONERS

JEFF FRY
FAIRFIELD COUNTY COMMISSIONERS

APPROVAL BY COUNTY ENGINEER

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

STEFAN LIPP
FAIRFIELD COUNTY ENGINEER

APPROVAL BY COUNTY SANITARY ENGINEER

THIS PLAT IS HEREBY APPROVED AS OF _____ 20____. SANITARY SEWER EASEMENTS FOR FUTURE SANITARY SEWERS HAVE BEEN PROVIDED AND ARE HEREBY ACCEPTED.

TONY VOGEL
FAIRFIELD COUNTY SANITARY ENGINEER

APPROVAL BY ZONING INSPECTOR

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

ANNE CYPHER
TOWNSHIP ZONING INSPECTOR

CERTIFICATION OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION IN SEPTEMBER 2022, 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.

Karen Beechey
KAREN BEECHEY
OHIO PROFESSIONAL
SURVEYOR 7891

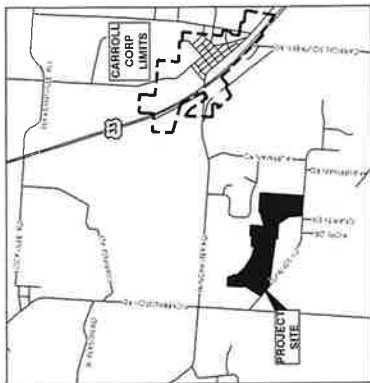
8/31/2023

DATE

128 East Main Street
Ligon, Ohio 43138
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6972

507 Main Street
Zanesville, Ohio 43701
740-450-1640



VICINITY MAP
NOT TO SCALE

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO ZONE 16N (NAD83) BY GPS OBSERVATION, REFERENCED TO THE 2007 VRS NETWORK.

SURVEYOR'S NOTES

- BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY SANDS DECKER IN MAY, 2019 AND RECORDS ON FILE AT THE FAIRFIELD COUNTY RECORDER'S OFFICE, AUDITOR'S OFFICE, AND ENGINEER'S OFFICE.
- REFERENCES: DOCUMENTS AS NOTED HEREON.

NO TITLE WORK WAS PROVIDED FOR THIS PROPERTY. EXISTING RECORDED EASEMENT INFORMATION DESIRED ABOUT STONE HILL ESTATES SECTION 1 OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THEN CURRENT PUBLIC RECORD, INCLUDING THOSE IN THE FAIRFIELD COUNTY RECORDER'S OFFICE.

IRON PINS: ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPES, 30" IN LENGTH WITH A 1" DIAMETER YELLOW CAP STAMPED "SANDS DECKER."

PERMANENT MONUMENTS: PERMANENT MONUMENTS, WHERE INDICATED, HAVE BEEN SET BY SANDS DECKER. MONUMENTS ON SOLID IRON PINS ARE TO BE SET TO MONUMENT THE POINTS INDICATED AND ARE TO BE SET WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH ALUMINUM CAP STAMPED "SANDS DECKER." ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.

SURVEYS USED

1934	8051
6413	8779
7208	11301
7207	13403
7209	15458
7209	16652
7210	16763
7222	

STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12

LEGAL DESCRIPTION OF SUBDIVISION (STONE HILL ESTATES SECTION 1)

THENCE LEAVING SAID SOUTH LINE AND ACROSS SAID 161.437 ACRE PRICE-SEATON TRACT, THE FOLLOWING ELEVEN (11) COURSES;

- 1) SOUTH 24°24'00" EAST, A DISTANCE OF 267.87 FEET TO AN IRON PIN SET;
- 2) SOUTH 20°38'36" EAST, A DISTANCE OF 60.00 FEET TO AN IRON PIN SET;
- 3) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 18°26'18", AN ARC LENGTH OF 77.24, A CHORD LENGTH OF 76.90 FEET BEARING SOUTH 60°08'15" WEST TO AN IRON PIN SET;
- 4) SOUTH 42°42'32" EAST, A DISTANCE OF 451.59 FEET TO AN IRON PIN SET;
- 5) SOUTH 56°46'12" EAST, A DISTANCE OF 566.00 FEET TO AN IRON PIN SET;
- 6) SOUTH 7°51'16"23" EAST, A DISTANCE OF 374.94 FEET TO AN IRON PIN SET;
- 7) NORTH 13°32'47" EAST, A DISTANCE OF 128.38 FEET TO AN IRON PIN SET;
- 8) SOUTH 86°15'50" EAST, A DISTANCE OF 435.12 FEET TO AN IRON PIN SET;
- 9) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 6°13'38", AN ARC LENGTH OF 68.47, A CHORD LENGTH OF 68.44 FEET BEARING NORTH 25°25'09" WEST TO AN IRON PIN SET;
- 10) NORTH 67°41'41" EAST, A DISTANCE OF 60.00 FEET TO A PERMANENT MONUMENT SET;
- 11) SOUTH 86°16'14" EAST, A DISTANCE OF 375.48 FEET TO AN IRON PIN SET ON THE WEST LINE OF LOT 16 OF CASTLEWOOD SUBDIVISION SOUTH AS RECORDED IN PLAT BOOK 10, PAGE 111;

THENCE ALONG THE WEST LINE OF SAID LOT 16 AND ALSO THE WEST LINE OF LOT 15 OF SAID CASTLEWOOD SUBDIVISION SOUTH, SOUTH 3°42'22" WEST, A DISTANCE OF 552.98 FEET TO AN IRON PIN SET AT THE SOUTHWEST CORNER OF SAID LOT 15, PASSING A 5/8" IRON PIN FOUND (TOBIN MCFARLAND CAP) AT 403.85 FEET;

THENCE ALONG THE SOUTH LINES OF SAID LOT 15 AND LOT 14 OF SAID CASTLEWOOD SUBDIVISION SOUTH, NORTH 74°05'20" EAST, A DISTANCE OF 572.12 FEET TO AN IRON PIN SET AT A CORNER OF SAID LOT 14;

THENCE ALONG A WEST LINE OF SAID LOT 14, NORTH 4°01'20" EAST, A DISTANCE OF 49.60 FEET TO AN IRON PIN SET AT A CORNER OF SAID LOT 14;

THENCE ALONG THE SOUTH LINES OF SAID LOT 14 AND LOTS 10-13 OF SAID CASTLEWOOD SUBDIVISION SOUTH, SOUTH 85°59'40" EAST, FOR A DISTANCE OF 765.66 FEET TO AN IRON PIN SET AT A CORNER OF SAID LOT 10, PASSING A 5/8" IRON PIN FOUND (P5 4372 CAP) AT 316.41 FEET AND A 1/2" IRON PIPE FOUND (NO CAP) AT 646.09 FEET;

THENCE ALONG THE WEST LINE OF SAID LOT 10, SOUTH 3°20'20" WEST, A DISTANCE OF 216.66 FEET TO AN IRON PIN SET AT A CORNER OF SAID LOT 10, SOUTH 3°20'20" WEST, A DISTANCE OF 216.66 FEET TO A 35.07 ACRE TRACT OF LAND CONVEYED TO KARYN (LAMB) REIS AND MICHELLE L. BEATY AND EDWARD B. LAMB, II, AS RECORDED IN O.R. 1636, PAGE 647;

THENCE ALONG THE WEST LINE OF SAID 35.07 ACRE TRACT, SOUTH 3°54'54" WEST, A DISTANCE OF 1429.81 FEET TO A MAG NAIL SET AT THE SOUTHWEST CORNER OF SAID 35.07 ACRE TRACT, ALSO BEING THE NORTHWEST CORNER OF A 6.4601 ACRE TRACT OF LAND CONVEYED TO GEORGE R. BURGESS AS RECORDED IN OFFICIAL RECORD 1546, PAGE 1685, ALSO BEING THE NORTHEAST CORNER OF A 0.81 ACRE TRACT OF LAND CONVEYED TO TANIA S. MCKITTRICK, TRUSTEE AS RECORDED IN OFFICIAL RECORD 1655, PAGE 1655, ALSO BEING THE CENTERLINE OF SAID BRANDT ROAD, AND ALSO BEING THE SOUTH LINE OF SAID SECTION 12, PASSING AN IRON PIN SET AT 1399.91 FEET;

THENCE ALONG THE WEST LINE OF SAID 0.81 ACRE MCKITTRICK TRACT, ALSO ALONG THE NORTH LINES OF A 0.848 ACRE TRACT OF LAND CONVEYED TO HUBERTA J. NEW AS RECORDED IN OFFICIAL RECORD 690, PAGE 993, A 1.183 ACRE TRACT OF LAND CONVEYED TO HUBERTA J. NEW AS RECORDED IN OFFICIAL RECORD 1132, PAGE 1814, A 0.50 ACRE TRACT OF LAND CONVEYED TO TANIA S. MCKITTRICK, TRUSTEE AS RECORDED IN OFFICIAL RECORD 1655, PAGE 1655, AND LOT 1 OF FAITH HILL SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 47, ALSO BEING ALONG THE SOUTH LINE OF SAID SECTION 12, AND ALSO ALONG THE CENTERLINE OF SAID BRANDT ROAD, NORTH 86°09'39" WEST, A DISTANCE OF 820.40 FEET TO TRUE POINT OF BEGINNING.

CONTAINING A TOTAL OF 103.835 ACRES, MORE OR LESS.
TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD.
ALL IRON PINS SET ARE 3/4" INSIDE DIAMETER IRON PIPE BEING 30 INCHES IN LENGTH WITH A 1" YELLOW PLASTIC CAP INSCRIBED "SANDS DECKER".

ALL PERMANENT MONUMENTS SET ARE TO BE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH A 2 INCH DIAMETER ALUMINUM CAP STAMPED "SANDS DECKER." ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD83) BY GPS OBSERVATIONS, REFERENCED TO THE ODOT VRS NETWORK.

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM, BEING PART OF SECTIONS 11 & 12, TOWNSHIP 14, RANGE 20, AND CONTAINING 103.835 ACRES, MORE OR LESS, AND BEING ALL OF A 161.437 ACRE TRACT OF LAND CONVEYED TO PRICE-SEATON, LLC AS RECORDED IN OFFICIAL RECORD 1823, PAGE 4122 (ALL REFERENCES USED IN THIS DESCRIPTION, REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FAIRFIELD COUNTY, OHIO), SAID 103.835 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWED;

BEGINNING FOR REFERENCE AT A 5/8" IRON PIN FOUND (NO CAP) BEING LOCATED AT THE SOUTHWEST CORNER OF SECTION 12 AND IN THE CENTERLINE OF BRANDT ROAD (60 FOOT WIDE); THENCE ALONG THE CENTERLINE OF SAID BRANDT ROAD AND THE SOUTH LINE OF SAID SECTION 12, SOUTH 86°09'39" EAST, A DISTANCE OF 959.46 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF A 5.01 ACRE TRACT OF LAND CONVEYED TO TOBIN C. COOK AND DEBORAH E. COOK AS RECORDED IN OFFICIAL RECORD 1251, PAGE 693, AND ALSO BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE ALONG THE EAST LINES OF SAID 5.01 ACRE COOK TRACT FOR THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 04°32'02" WEST, A DISTANCE OF 442.48 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.32 FEET;
- 2) NORTH 32°16'14" WEST, A DISTANCE OF 484.27 FEET TO AN IRON PIN SET;

THENCE ALONG THE NORTH LINE OF SAID 5.01 ACRE COOK TRACT, ALSO ALONG THE NORTH LINE OF A 5.01 ACRE TRACT OF LAND CONVEYED TO KENNETH M. TETER AND VICTORIA M. TETER AS RECORDED IN OFFICIAL RECORD 1596, PAGE 3795, AND ALSO ALONG THE NORTH LINE OF A 5.01 ACRE TRACT OF LAND CONVEYED TO WILLIAM ZACK WATTS AND JAMIE C. WATTS AS RECORDED IN OFFICIAL RECORD 1745, PAGE 4428, NORTH 86°09'39" WEST, A DISTANCE OF 606.84 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF SAID 5.01 ACRE WATTS TRACT, ALSO ON THE EAST LINE OF A 2.114 ACRE TRACT OF LAND CONVEYED TO ERIN W. BREEDLOVE & DONNA S. BREEDLOVE AS RECORDED IN OFFICIAL RECORD 1419, PAGE 2087, AND ALSO BEING ON THE WEST LINE OF SECTION 12;

THENCE ALONG THE EAST LINE OF SAID 2.114 ACRE BREEDLOVE TRACT, ALSO ALONG THE EAST LINE OF A 2.653 ACRE TRACT OF LAND CONVEYED TO BARRY KIRBY AND JAMI KIRBY AS RECORDED IN OFFICIAL RECORD 1360, PAGE 3207, AND ALSO ALONG THE WEST LINE OF SECTION 12, NORTH 04°01'54" EAST, A DISTANCE OF 81.10 FEET TO AN IRON PIN SET AT A NORTHEAST CORNER OF SAID 2.653 ACRE KIRBY TRACT;

THENCE ALONG THE NORTH LINE OF SAID 2.653 ACRE KIRBY TRACT, ALSO ALONG THE NORTH LINES OF A 2.464 ACRE TRACT OF LAND CONVEYED TO WILLIAM K. BLEVINS AND KAREN DEVER BLEVINS AS RECORDED IN OFFICIAL RECORD 1600, PAGE 2516, A 2.262 ACRE TRACT OF LAND CONVEYED TO SUE W. HIGLEY AND CHARLES S. HIGLEY, JR. AS RECORDED IN OFFICIAL RECORD 1612, PAGE 3010, A 3.918 ACRE TRACT OF LAND CONVEYED TO BRIGITTE E. RICKARDS AND LOWELL D. RICKARDS, TRUSTEE AS RECORDED IN OFFICIAL RECORD 1717, PAGE 349, A 2.396 ACRE TRACT OF LAND CONVEYED TO JULIE RICHARDS AND MICHAEL RICHARDS AS RECORDED IN OFFICIAL RECORD 1714, PAGE 1226, A 1.85 ACRE TRACT OF LAND CONVEYED TO RICKET Y. & MELINDA S. GILLESPIE AS RECORDED IN INSTRUMENT NUMBER 202100018040, AND A 1.72 ACRE TRACT OF LAND CONVEYED TO RICKET Y. & MELINDA S. GILLESPIE AS RECORDED IN INSTRUMENT NUMBER 202100018040, NORTH 79°06'02" WEST, A DISTANCE OF 1829.51 FEET TO A MAG NAIL SET AT THE NORTHWEST CORNER OF SAID 1.72 ACRE GILLESPIE TRACT, ALSO BEING ON THE NORTH LINE OF A 1.05 ACRE TRACT OF LAND CONVEYED TO BLAKE S. & SARAH E. POWERS AS RECORDED IN INSTRUMENT NUMBER 20210002704, AND ALSO BEING IN THE CENTERLINE OF SAID BRANDT ROAD, PASSING AN IRON PIN SET AT 1770.30 FEET;

THENCE ALONG SAID BRANDT ROAD CENTERLINE, ALSO ALONG THE NORTH LINE OF SAID 1.05 ACRE POWERS TRACT, ALSO ALONG THE NORTH LINES OF A 1.05 ACRE TRACT OF LAND CONVEYED TO JONATHAN J. & WANCY S. COX AS RECORDED IN INSTRUMENT NUMBER 20210006551, A 1.04 ACRE TRACT OF LAND CONVEYED TO RICHARD C. & MARCIA L. GRAEFF, TR. AS RECORDED IN INSTRUMENT NUMBER 202200017396, A 2.098 ACRE TRACT OF LAND CONVEYED TO WALTER F. CALLAHAN, JR. AS RECORDED IN INSTRUMENT NUMBER 202100019027, NORTH 48°38'49" WEST, A DISTANCE OF 510.98 FEET TO A MAG NAIL SET AT THE SOUTHEAST CORNER OF A 3.083 ACRE TRACT OF LAND CONVEYED TO MEGAN R. ROBERSON AND GENEAL M. ROBERSON III AS RECORDED IN OFFICIAL RECORD 1387, PAGE 284;

THENCE ALONG THE EAST LINE OF SAID 3.083 ACRE ROBERSON TRACT, NORTH 28°30'41" EAST, A DISTANCE OF 700.26 FEET TO A FOUND 5/8" REBAR (NO CAP) AT THE NORTHEAST CORNER OF SAID 3.083 ACRE ROBERSON TRACT, PASSING AN IRON PIN SET AT 30.76 FEET;

THENCE ALONG THE NORTH LINE OF SAID 3.083 ACRE ROBERSON TRACT, NORTH 84°52'40" WEST, A DISTANCE OF 68.48 FEET TO A FOUND 5/8" REBAR (NO CAP) AT THE SOUTHEAST CORNER OF A 7.579 ACRE TRACT OF LAND CONVEYED TO PRICE-SEATON, LLC AS RECORDED IN INSTRUMENT NUMBER 202200018555;

THENCE ALONG THE EAST LINE OF SAID 7.579 ACRE PRICE-SEATON TRACT, NORTH 03°53'41" EAST, A DISTANCE OF 660.20 FEET TO A 5/8" REBAR FOUND (NO CAP) AT THE NORTHEAST CORNER OF SAID 7.579 ACRE PRICE-SEATON TRACT, ALSO BEING THE SOUTHEAST CORNER OF A 4.014 ACRE TRACT OF LAND CONVEYED TO WILLIAM F. GILCREST AS RECORDED IN OFFICIAL RECORD 1662, PAGE 1595, AND ALSO BEING THE SOUTHWEST CORNER OF A 1.0 ACRE TRACT OF LAND CONVEYED TO JASON W. FOX AND SARAH J. FOX AS RECORDED IN OFFICIAL RECORD 1646, PAGE 566;

THENCE ALONG THE SOUTH LINE OF SAID 1.0 ACRE FOX TRACT, SOUTH 84°56'12" EAST, A DISTANCE OF 338.37 FEET TO AN IRON PIN SET;

STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12

STREAM PRESERVATION
EASEMENT NOTES

THE STREAMS AND WETLANDS SHOWN ARE OUTLINED IN THE PRELIMINARY JURISDICTIONAL WETLAND/WATERS DELINEATION REPORT, DATED OCTOBER 7, 2020, PERFORMED BY STONE ENVIRONMENTAL ENGINEERING AND SCIENCE, INC. THESE AREAS ARE PROTECTED VIA THE EASEMENTS SHOWN ON PLAT. OUTLINED IN THE AFOREMENTIONED REPORT, THE ACTIVITY AND USE LIMITATIONS WITHIN THESE AREAS

THE PLACEMENT OR CONSTRUCTION OF ANY MAN-MADE
MODIFICATIONS SUCH AS BUILDINGS, STRUCTURES, FENCES, ROADS AND PARKING LOTS ON THE STREAM PRESERVATION
MEASUREMENTS IS PROHIBITED, OTHER THAN CONSTRUCTION ACTIVITIES THAT ARE AUTHORIZED BY THE MITIGATION PLAN
APPROVED BY THE OHIO EPA;

MANY CUTTING OF TREES, GROUND COVER OR VEGETATION, OR DESTROYING BY MEANS OF HERBICIDES OR PESTICIDES ON THE STREAM PRESERVATION EASEMENTS IS PROHIBITED, OTHER THAN THE REMOVAL OR CONTROL OF INVASIVE AND TOXIC SPECIES AND NOxious SPECIES AND CONTROL ACTIVITIES THAT ARE AUTHORIZED BY THE MITIGATION PLAN APPROVED BY THE OHIO EPA:

THE REMOVAL OF SOIL, SAND, GRAVEL, ROCK, MINERALS OR OTHER MATERIALS FROM THE STREAM PRESERVATION EASEMENTS, OR DOING ANY ACT THAT WOULD ALTER THE TOPOGRAPHY OF THE PROPERTY SHALL BE PROHIBITED:

WASTE, GARBAGE AND UNSIGHTLY OR OFFENSIVE MATERIALS ARE NOT PERMITTED AND MAY NOT BE ACCUMULATED ON THE STREAM PRESERVATION EASEMENTS;

NATURAL WATER COURSES AND STREAMS AND ADJACENT RIPARIAN

NATURAL WATER COURSES AND STREAMS AND ADJACENT RIPARIAN AREAS SHALL NOT BE DREDGED, STRAIGHTENED, FILLED, CHANNELLED, IMPEDED, DIVERTED OR OTHERWISE ALTERED ON THE STREAM BED OR BANKS. THE MITIGATION PLAN APPROVED BY THE OHIO EPA, RESERVATION EASEMENTS, OTHER THAN AS PART OF ACTIVITIES THAT ARE AUTHORIZED BY THE MITIGATION PLAN APPROVED BY THE OHIO EPA, RECREATIONAL USES THAT DISTURB OR COMPACT THE SOILS OR DESTROY OR INHIBIT GROWTH OF VEGETATION ARE PROHIBITED.

CONSTRUCTION OF UTILITIES ON THE STREAM PRESERVATION EASEMENTS SHALL BE PROHIBITED. UNDERGROUND OR ABOVE-GROUND UTILITIES MAY ONLY BE CONSTRUCTED IF NO OTHER ALTERNATIVE IS AVAILABLE AND OHIO EPA HAS APPROVED THE EXCEPTION; ALLOWING FOR NECESSARY REPAIRS TO EXISTING FACILITIES.

EACH AND EVERY OTHER ACTIVITY OR CONSTRUCTION PROJECT WHICH MIGHT ENDANGER THE NATURAL, SCENIC, BIOLOGICAL, ECOLOGICAL INTEGRITY OF THE STREAM PRESERVATION EASEMENTS AREAS SHALL BE PROHIBITED OTHER THAN AS PART OF ACTIVITIES THAT ARE AUTHORIZED BY THE MITIGATION PLAN APPROVED BY THE OHIO EPA

CONSERVATION
EASEMENT NOTES

THE CONSERVATION EASEMENT GRANTED HEREUNDER IDENTIFIED IN THE LEGAL DESCRIPTION, FOR THE PURPOSES OF THE CONSERVATION EASEMENT, SHALL HAVE NO EXPIRATION DATE. THE CONSERVATION EASEMENT AREA POSSESSES SUBSTANTIAL VALUE IN CONSERVING AND PROTECTING THE PHYSICAL, BIOLOGICAL, CHEMICAL AND OVERALL ECOLOGICAL INTEGRITY OF THE EASEMENT AREA, ANY ACTIVITY OR USE OF THE EASEMENT AREA INCONSISTENT WITH THE PURPOSES OF THIS CONSERVATION EASEMENT, OR DETRIMENTAL TO THE CONSERVATION VALUES EXPRESSED HEREIN IS EXPRESSLY PROHIBITED.

THIS CONSERVATION EASEMENT IS TRANSFERABLE AND RUNS WITH THE LAND. THE GRANTEE SHALL NOTIFY THE PROPERTY OWNER AND BE GRANTED ACCESS TO THE EASEMENT AREA FOR THE PURPOSE OF CONDUCTING A MONITORING PROGRAM TO ENSURE THE TERMS OF THIS CONSERVATION EASEMENT ARE BEING UPHOLD. IF THE GRANTEE SHALL HAVE THE RIGHT TO REQUIRE THE RESUME OF THIS CONSERVATION EASEMENT, THE EASEMENT AREA, WHICH ARE DAMAGED BY ANY ACTIVITY INCONSISTENT WITH THIS CONSERVATION EASEMENT.

THIS FOREMENTIONED CONSERVATION EASEMENT WILL APPLY TO LOT 62; LOT 39 AND LOT 38 IN THE STONE HILL ESTATES SUBDIVISION. THE GRANTEE, SHALL HAVE THE RIGHT AND MAY PLACE SIGNS ON THE EASEMENT AREA WHICH IDENTIFY THE LAND AS BEING PROTECTED BY THE CONSERVATION EASEMENT.

MONUMENT LEGEND

- IRON PIN FOUND
IRON PIN TO BE SET
WAG NAIL TO BE SET
PERMANENT MONUMENT TO BE SET
(SEE SURVEYOR'S NOTES - PAGE 2)

LINE TYPE LEGEND AND

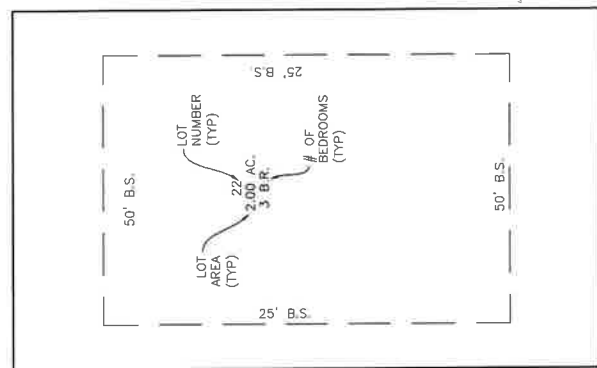
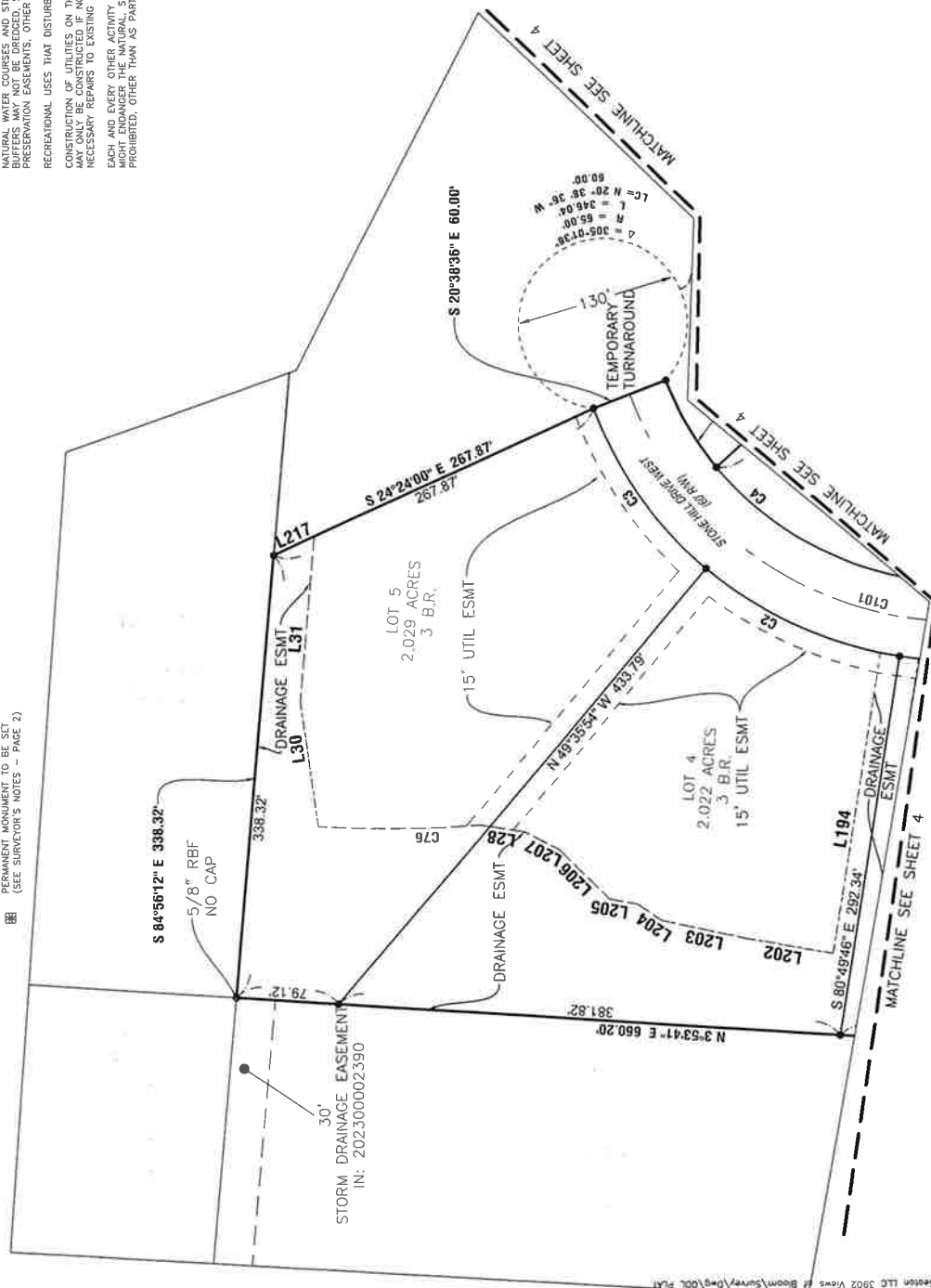
STONE HILL WEST 1 826 AC.
PRICE CREEK DRIVE 2 97 AC.
STONE HILL EAST 4 01 AC.
BOULDER COURT 0 612 AC.
TOTAL AREA 9 418 AC.

AREA SUMMARY

PUBLIC ROAD AREA	9.418 AC
LOT AREA	93,290 AC
RESERVE AREA	0.000 AC
NUMBER OF LOTS	42
R/W DEDICATION AREA (BRAND HO)	0.1754 AC
TOTAL AREA	102,883 AC

ZONING DATA

150 FEET
 2 ACRES
 50 FEET
 50 FEET
 25 FEET
 50 FEET



TYPICAL LOT

**STONE HILL
ESTATES
SECTION 1**

SHEET 3 OF 12

These drawings are instruments of professional service by Sinda Dacker CPS, LLC for the designated project. Sinda Dacker CPS, LLC assumes no liability for unauthorized use of these drawings, specifications, and documents.



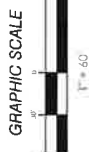
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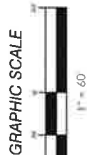


STONE HILL ESTATES SECTION 1 STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12



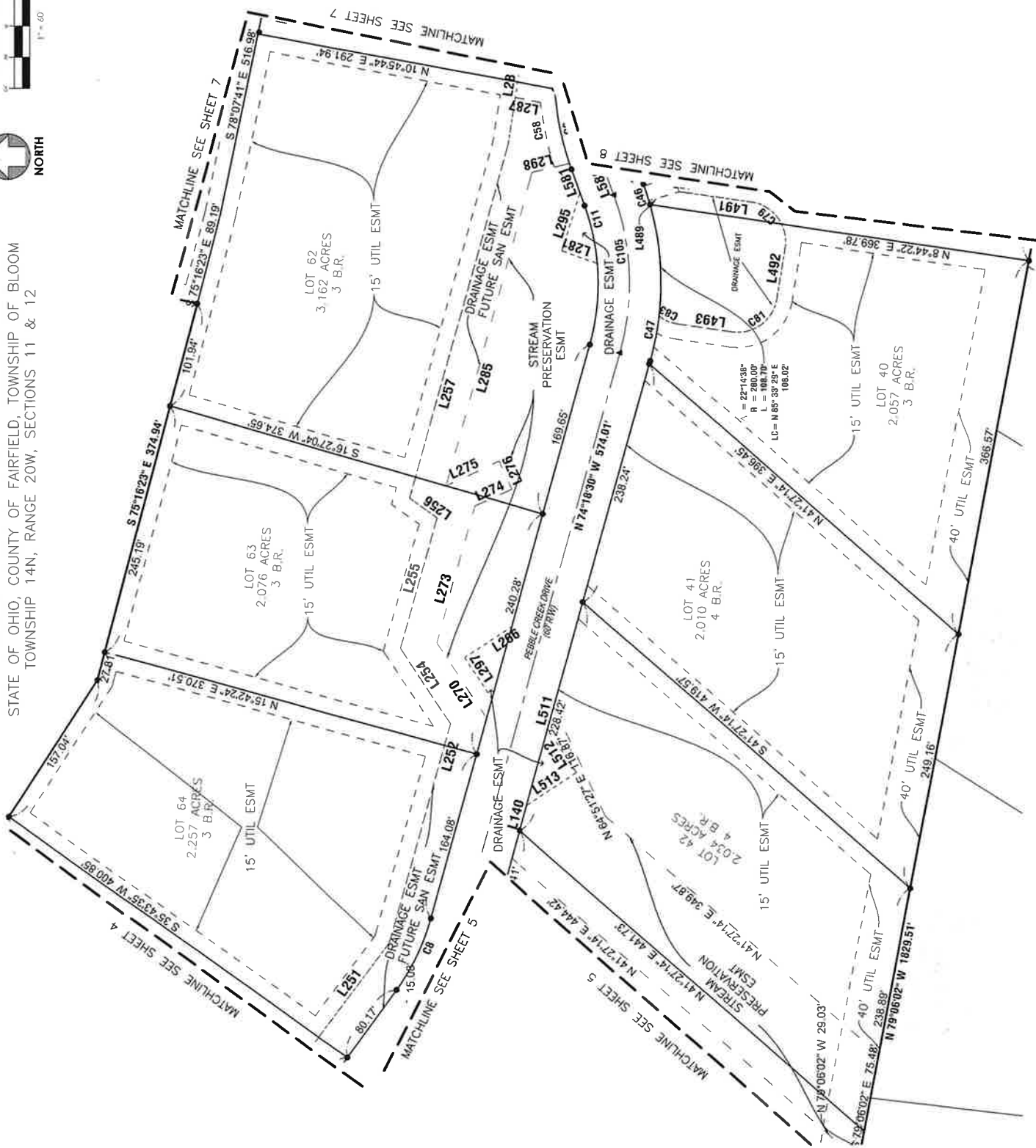
STONE HILL ESTATES SECTION 1
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12





STONE HILL ESTATES SECTION 1

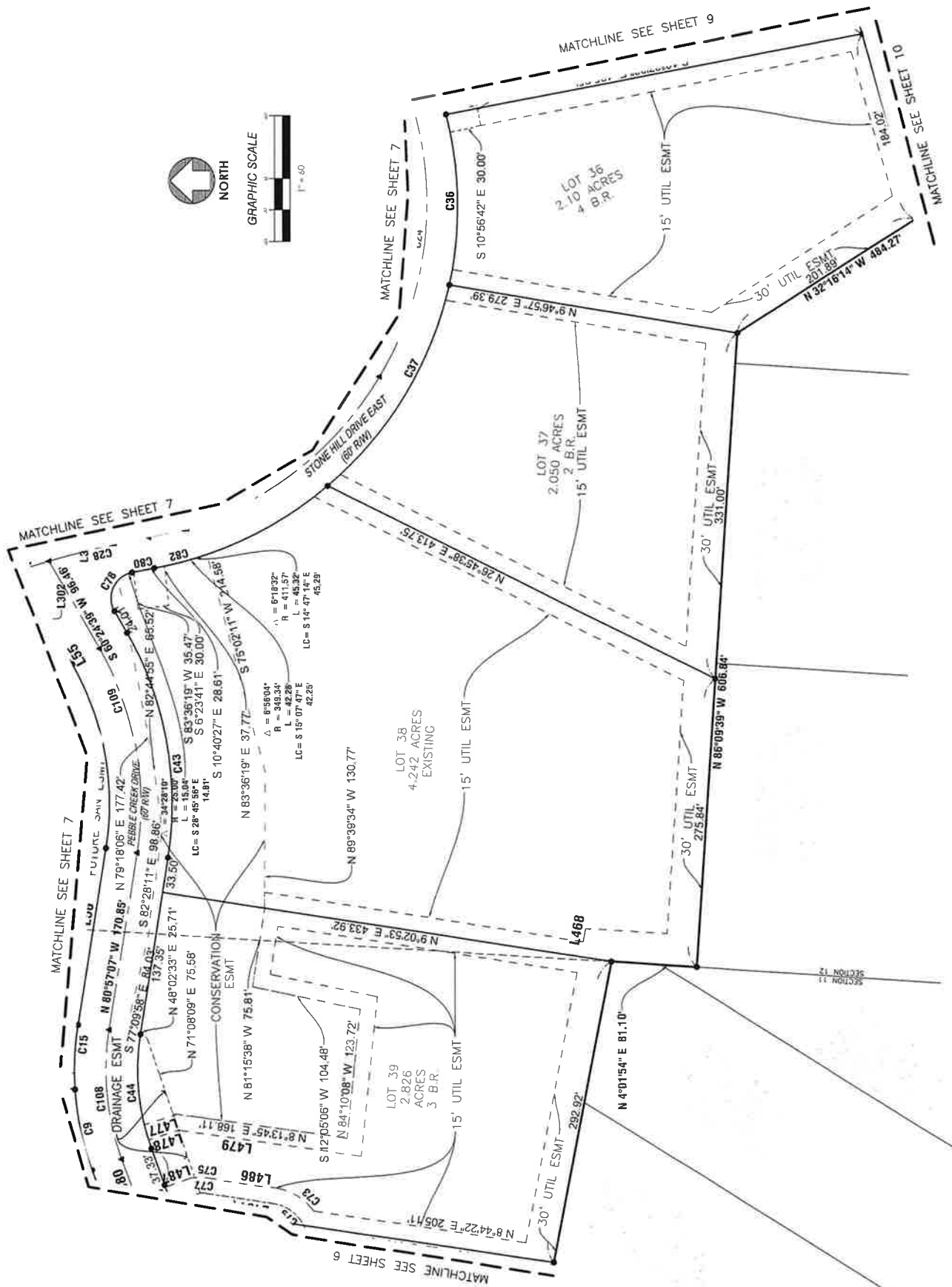
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TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12

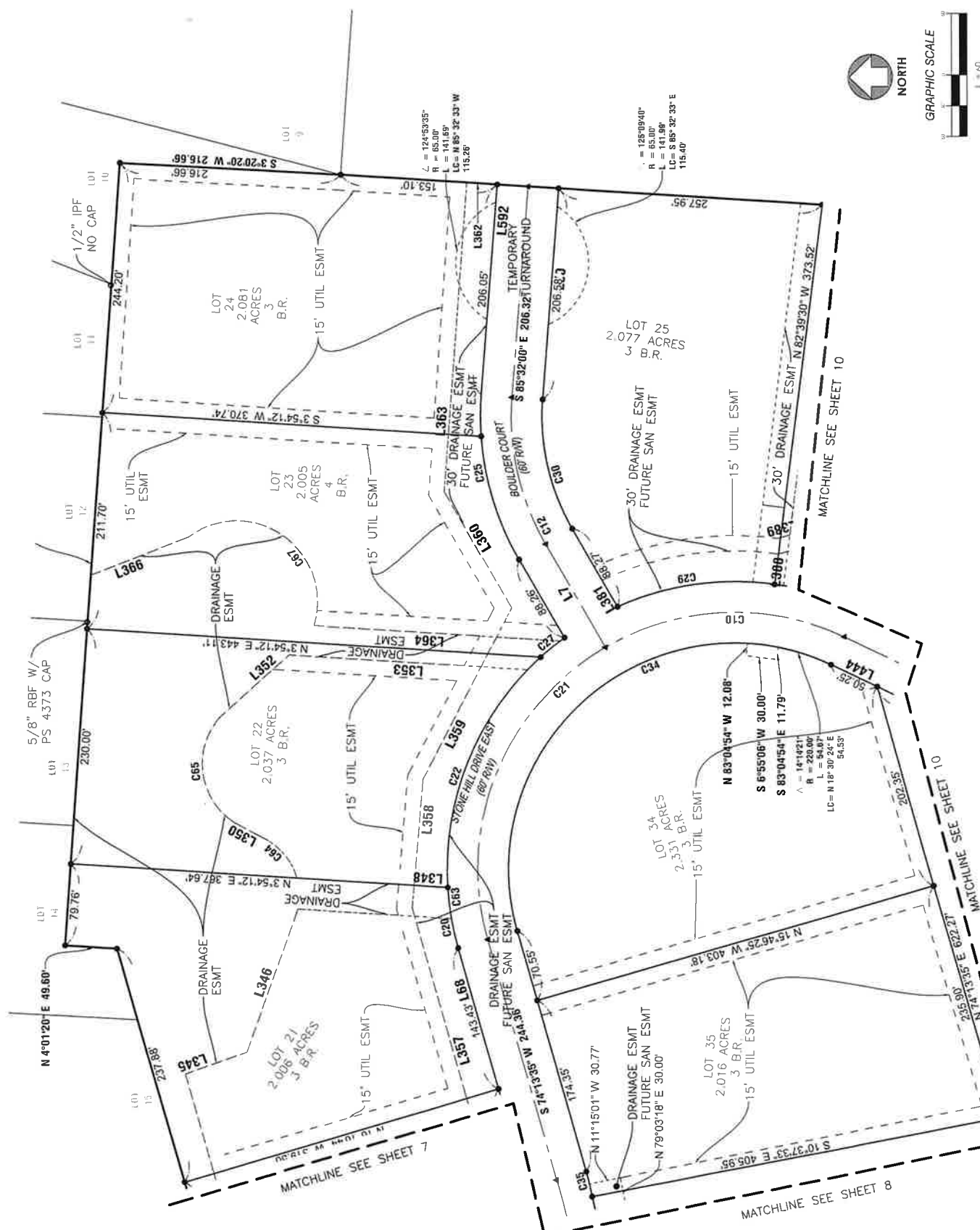


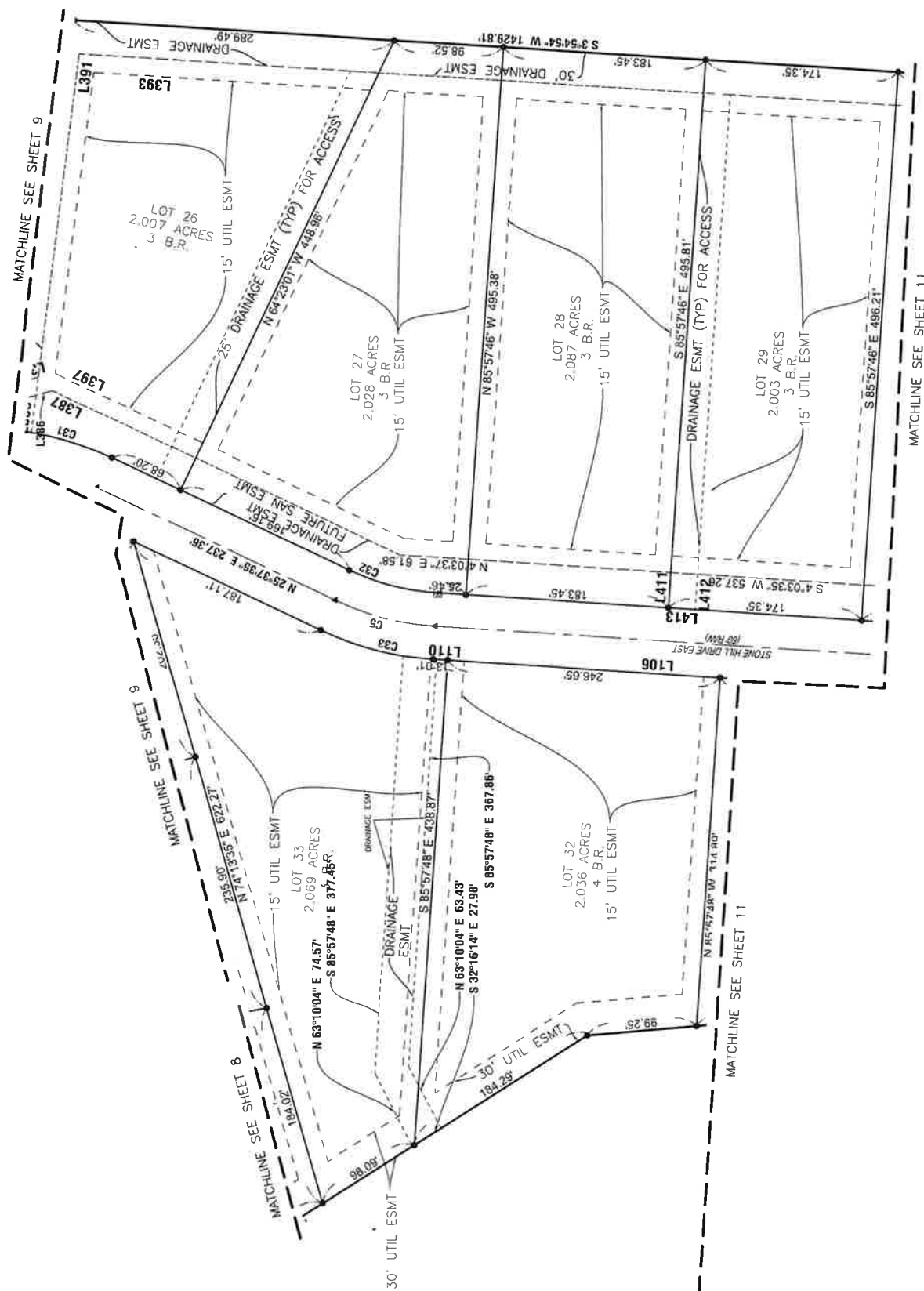
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STONE HILL ESTATES SECTION 1

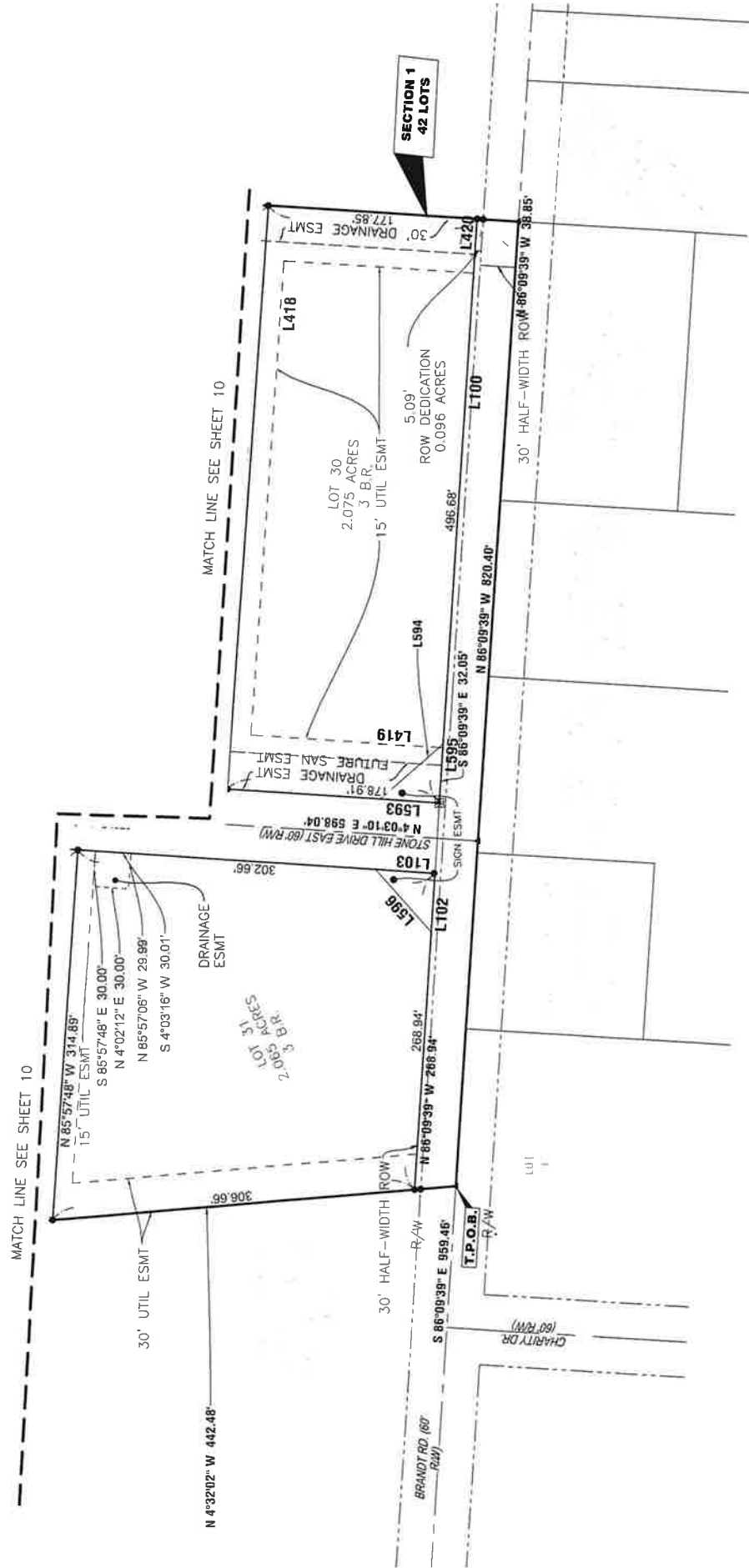
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12







STONE HILL ESTATES SECTION 1
STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12



STONE HILL ESTATES SECTION 1

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF BLOOM
TOWNSHIP 14N, RANGE 20W, SECTIONS 11 & 12

Line #	Length	Direction
L7	116.85	N60° 03' 23"E
L23	12.89	S23° 36' 05"E
L24	42.66	S4° 08' 57"W
L25	8.66	S32° 06' 06"E
L26	66.62	S85° 51' 03"E
L27	6.55	S15° 47' 13"E
L28	33.99	N8° 10' 22"E
L30	95.53	N81° 50' 15"E
L31	126.62	S84° 56' 12"E
L33	161.65	N85° 51' 03"W
L34	37.88	S85° 50' 59"E
L35	72.07	N60° 24' 39"E
L56	170.85	S80° 57' 07"E
L61	298.10	S28° 35' 21"E
L66	143.43	N74° 13' 35"E
L60	206.58	N85° 32' 00"W
L100	496.68	S86° 08' 38"E
L102	268.94	S86° 09' 38"E
L103	302.66	N4° 02' 54"E
L108	246.85	N4° 03' 10"E
L110	13.01	N4° 03' 10"E
L140	228.42	N74° 18' 30"W
L154	14.93	S48° 30' 33"W
L162	294.02	S48° 38' 53"E
L165	274.17	N41° 27' 36"E
L177	53.77	S66° 55' 56"W
L178	62.77	N61° 29' 22"E
L194	216.87	S80° 49' 46"E
L202	67.18	S10° 23' 36"W
L203	64.88	S12° 30' 18"W
L204	22.96	S33° 08' 56"W
L205	21.44	S58° 48' 08"W
L206	54.10	S44° 29' 23"W
L207	30.02	S27° 19' 42"W
L217	34.46	S24° 24' 00"E
L218	64.03	S62° 36' 24"W
L219	295.21	S10° 08' 52"W
L220	128.57	S4° 08' 57"W
L222	368.99	S38° 46' 42"E
L239	150.41	N38° 46' 42"W
L240	126.36	N53° 25' 39"W
L251	113.39	N53° 25' 39"W
L252	218.88	N74° 18' 30"W
L254	67.28	S56° 40' 50"W
L255	130.86	N74° 14' 12"W
L256	32.58	N35° 32' 50"E
L257	353.97	S74° 20' 29"E
L266	54.78	S33° 02' 42"E
L270	87.27	S56° 40' 50"W
L273	136.68	N74° 18' 30"W

Line #	Length	Direction
L274	39.21	N24° 05' 27"W
L275	26.30	S24° 56' 10"E
L276	30.00	S65° 54' 33"W
L281	36.27	N19° 31' 07"E
L285	313.35	N74° 28' 07"W
L287	24.97	S10° 45' 44"W
L288	291.75	S80° 57' 07"E
L295	58.61	S72° 35' 32"E
L297	48.08	N86° 57' 18"E
L298	37.13	N12° 58' 28"W
L301	27.12	N60° 24' 39"E
L302	29.71	N85° 39' 58"W
L303	25.00	N65° 39' 58"W
L304	94.39	S0° 40' 57"W
L305	152.42	N26° 18' 45"W
L312	215.64	S80° 57' 07"E
L313	24.05	N85° 39' 58"W
L314	24.05	N85° 39' 58"W
L321	20.40	N29° 33' 56"W
L322	172.06	S60° 24' 39"W
L323	217.99	S3° 42' 22"W
L328	31.89	S86° 16' 14"E
L331	60.29	S86° 24' 39"E
L332	52.37	S60° 24' 39"W
L333	35.44	S60° 24' 39"W
L335	57.21	S64° 35' 51"E
L336	76.05	S80° 24' 39"W
L337	61.01	S7° 46' 49"E
L338	31.80	N86° 17' 40"W
L339	36.61	S64° 35' 51"E
L340	55.19	S7° 46' 49"E
L341	498.84	S3° 42' 22"W
L342	20.64	N25° 17' 38"W
L343	24.69	N25° 08' 45"W
L345	64.32	N19° 22' 05"W
L346	144.71	N70° 13' 03"W
L348	147.37	S3° 54' 12"W
L350	26.82	S28° 34' 27"W
L352	90.23	N41° 32' 34"W
L353	233.14	N3° 54' 12"E
L354	30.22	S60° 24' 39"W
L355	56.11	N7° 46' 49"W
L357	347.44	S74° 13' 35"W
L358	126.26	N85° 04' 49"W
L359	186.13	N62° 23' 11"W
L360	131.65	S60° 03' 23"W
L362	30.03	N3° 54' 54"E
L363	302.50	N85° 41' 38"W
L364	240.55	S3° 54' 12"W
L366	101.88	S21° 01' 04"E

Line #	Length	Direction
L361	28.44	S60° 03' 23"W
L366	25.07	N14° 55' 29"W
L367	346.85	N25° 37' 35"E
L368	344.25	N82° 39' 30"W
L369	14.45	S14° 55' 29"E
L371	294.23	N82° 39' 30"W
L383	294.23	N3° 54' 54"E
L387	146.11	S72° 35' 32"E
L398	276.20	N82° 39' 30"W
L411	464.61	N85° 57' 46"W
L413	24.00	N4° 02' 57"E
L418	403.22	N85° 57' 46"W
L419	162.91	N4° 03' 37"E
L420	30.00	N86° 05' 06"W
L444	50.25	N25° 37' 35"E
L468	12.57	S79° 06' 02"E
L477	33.86	S17° 31' 38"E
L478	30.43	S17° 31' 38"E
L479	176.08	S8° 13' 45"W
L488	62.63	N8° 44' 22"E
L487	26.31	S19° 23' 30"E
L489	30.10	S16° 21' 32"E
L491	63.06	N8° 44' 22"E
L492	49.40	S80° 33' 00"E
L493	52.98	S8° 58' 09"W
L511	21.74	S74° 18' 30"E
L512	50.69	S96° 58' 39"W
L513	57.76	N33° 02' 42"W
L523	9.31	N48° 32' 46"W
L537	67.23	N85° 51' 03"W
L542	61.47	N22° 44' 47"E
L543	18.90	N29° 05' 54"E
L564	13.48	N41° 38' 02"E
L565	290.37	N79° 08' 02"W
L566	244.91	N48° 39' 13"W
L568	37.33	S70° 11' 20"W
L581	37.33	S70° 11' 20"W
L585	70.77	S86° 24' 09"W
L586	50.00	N41° 27' 16"E
L587	50.00	S48° 38' 51"E
L588	50.00	N41° 27' 13"E
L589	70.85	S3° 35' 52"E
L590	50.00	N48° 38' 10"W
L592	206.05	S85° 32' 00"E
L593	50.66	N4° 03' 10"E
L594	70.02	N86° 09' 39"W
L596	71.56	N48° 31' 33"E

Curve #	Arc Length	Radius	Chord Beginning	Chord Length	Delta
C1	143.32	2720.00	N22° 48' 45"E	140.80	37° 19' 36"
C2	163.27	300.00	N42° 48' 39"W	161.26	31° 10' 55"
C3	151.61	300.00	S54° 52' 45"W	150.00	28° 57' 18"
C4	195.91	240.00	S27° 32' 01"W	190.51	46° 46' 09"
C5	94.13	250.00	N14° 50' 22"E	93.58	21° 34' 28"
C6	202.80	280.00	N46° 31' 33"W	198.40	41° 29' 57"
C7	58.50	220.00	N46° 31' 33"W	59.32	15° 29' 43"
C8	76.93	220.00	N84° 17' 27"W	76.54	20° 02' 05"
C9	79.18	280.00	N78° 17' 24"E	78.92	16° 12' 09"
C10	573.34	250.00	N40° 04' 25"W	455.70	131° 24' 00"
C11	136.32	220.00	N87° 56' 25"E	134.15	35° 30' 10"
C12	148.81	250.00	S77° 13' 32"W	147.39	34° 17' 17"
C13	192.82	861.54	N24° 49' 28"W	190.43	12° 41' 25"
C14	182.07	270.00	S79° 43' 46"W	178.64	36° 38' 14"
C15	61.85	280.00	S87° 16' 49"E	61.73	12° 39' 25"
C16	72.46	570.00	N95° 56' 50"W	72.41	7° 17' 02"
C17	284.90	913.66	N19° 00' 45"W	283.75	17° 51' 58"
C18	284.90	913.66	N19° 00' 45"W	283.75	17° 51' 58"
C19	482.60	282.55	N61° 15' 36"W	429.71	94° 31' 07"
C20	60.16	280.00	N80° 22' 54"E	60.05	12° 18' 39"
C21	573.34	250.00	N40° 04' 25"W	455.70	131° 24' 00"
C22	250.46	280.00	S67° 50' 13"E	242.18	51° 15' 05"
C24	276.70	322.39	N83° 47' 11"W	288.28	49° 10' 28"
C25	127.21	280.00	N75° 05' 49"E	126.12	26° 01' 50"
C26	276.68	322.52	N34° 38' 07"W	268.28	49° 09' 12"
C27	30.06	280.00	S39° 08' 10"E	30.04	6° 09' 01"
C28	97.22	878.78	N13° 13' 31"W	97.17	6° 20' 19"
C29	156.40	280.00	S7° 45' 27"E	154.38	32° 00' 16"
C30	131.63	220.00	S77° 13' 21"W	129.88	34° 16' 54"
C31	84.94	280.00	S16° 56' 08"W	84.62	17° 22' 54"
C32	82.84	220.00	N14° 50' 22"E	82.35	21° 34' 25"
C33	105.43	280.00	N14° 50' 22"E	104.81	21° 34' 25"
C34	504.54	220.00	S40° 04' 25"E	401.02	131° 24' 00"
C35	25.16	280.00	S76° 48' 01"W	25.15	5° 08' 52"
C36	164.02	358.24	S88° 56' 57"W	162.59	26° 13' 57"
C37	227.83	352.57	N58° 43' 34"W	223.98	37° 02' 24"
C40	222.34	878.78	N23° 38' 34"W	221.75	14° 29' 47"
C41	76.26	500.00	N25° 56' 50"W	76.22	7° 17' 02"
C43	222.53	330.00	S79° 43' 46"W	218.34	38° 38' 14"
C44	110.81	220.00	N84° 37' 06"E	109.84	28° 51' 33"

Curve #	Arc Length	Radius	Chord Beginning	Chord Length	Delta
C46	20.76	280.00	S72° 18' 45"W	20.75	4° 14' 51"
C47	152.74	280.00	N89° 56' 10"W	150.86	31° 15' 20"
C48	97.91	280.00	N64° 17' 27"W	97.41	20° 02' 05"
C49	75.72	280.00	N46° 31' 33"W	75.49	15° 29' 43"
C50	180.75	220.00	N62° 18' 52"W	175.70	47° 04' 21"
C51	173.98	279.99	S23° 40' 14"W	171.19	35° 36' 11"
C52	133.55	205.00	N22° 48' 45"E	131.20	37° 19' 36"
C58	64.15	295.00	N77° 53' 18"E	64.02	12° 27' 34"
C59	161.84	240.00	N79° 43' 46"E	158.79	38° 38' 14"
C62	46.27	555.00	N27° 12' 04"W	46.25	4° 46' 35"
C63	30.52	280.00	N83° 24' 51"E	30.51	6° 14' 46"
C64	55.90	62.50	S48° 59' 18"W	54.05	51° 14' 30"
C65	119.08	68.02	S82° 32' 33"W	104.44	100° 18' 44"
C66	381.14	262.55	N55° 44' 03"W	348.54	83° 10' 37"
C67	198.16	79.08	S35° 31' 36"W	150.24	143° 33' 53"
C73	43.32	53.50	N31° 56' 20"E	42.15	46° 23' 56"
C75	19.17	53.09	N1° 26' 53"E	19.06	20° 40' 55"
C76	122.66	895.23	N07° 02' 27"W	122.56	7° 51' 02"
C77	7.81	38.09	N8° 28' 09"E	7.79	11° 44' 29"
C78	47.15	25.00	S65° 33' 36"E	40.47	108° 03' 30"
C79	60.95	38.50	N54° 05' 41"E	54.78	90° 42' 38"
C80	21.61	853.60	S10° 48' 20"E	21.61	1° 27' 02"
C81	60.15	38.50	S35° 47' 26"E	54.22	89° 31' 09"
C82	52.32	350.37	S14° 18' 38"E	52.27	8° 33' 20"
C83	18.66	38.50	S23° 00' 16"W	18.67	28° 04' 15"
C84	96.57	316.03	N32° 33' 42"E	96.20	17° 30' 32"
C91	76.90	310.00	N47° 10' 01"W	76.70	14° 12' 47"
C92	104.34	190.00	N70° 07' 08"W	103.03	31° 27' 49"
C93	80.79	325.00	N47° 09' 08"W	80.58	14° 14' 33"
C95	33.09	2046.55	S29° 05' 54"W	33.09	0° 55' 35"
C96	33.09	2046.57	N29° 05' 54"E	33.09	0° 55' 35"
C98	162.87	250.00	S22° 48' 45"W	160.00	37° 19' 36"
C101	307.28	270.00	S36° 45' 11"W	290.97	65° 12' 27"
C102	205.39	250.00	N62° 18' 52"W	199.68	47° 04' 21"
C103	67.61	250.00	N46° 31' 33"W	67.40	15° 29' 43"
C104	87.42	250.00	N64° 17' 27"W	86.97	20° 02' 05"
C105	154.91	250.00	S87° 56' 25"W	152.44	35° 30' 10"
C108	125.92	250.00	S84° 37' 06"W	124.60	28° 51' 33"
C109	202.30	300.00	S79° 43' 46"W	198.49	38° 38' 14"

SUBDIVISION: Sheetz – Preliminary Plan

OWNER/DEVELOPER: Rocco Sabatino

ENGINEER/SURVEYOR: Mannik Smith Group, c/o Anders Amelson, P.E.

DATE: September 25, 2023

LOCATION AND DESCRIPTION: Sheetz is located at 8430 Refugee Road (northeast corner of Refugee and Milnor Roads) in Violet Township. This site is currently comprised of three parcels:

Parcel #036-00929-00 – 1.0 acre

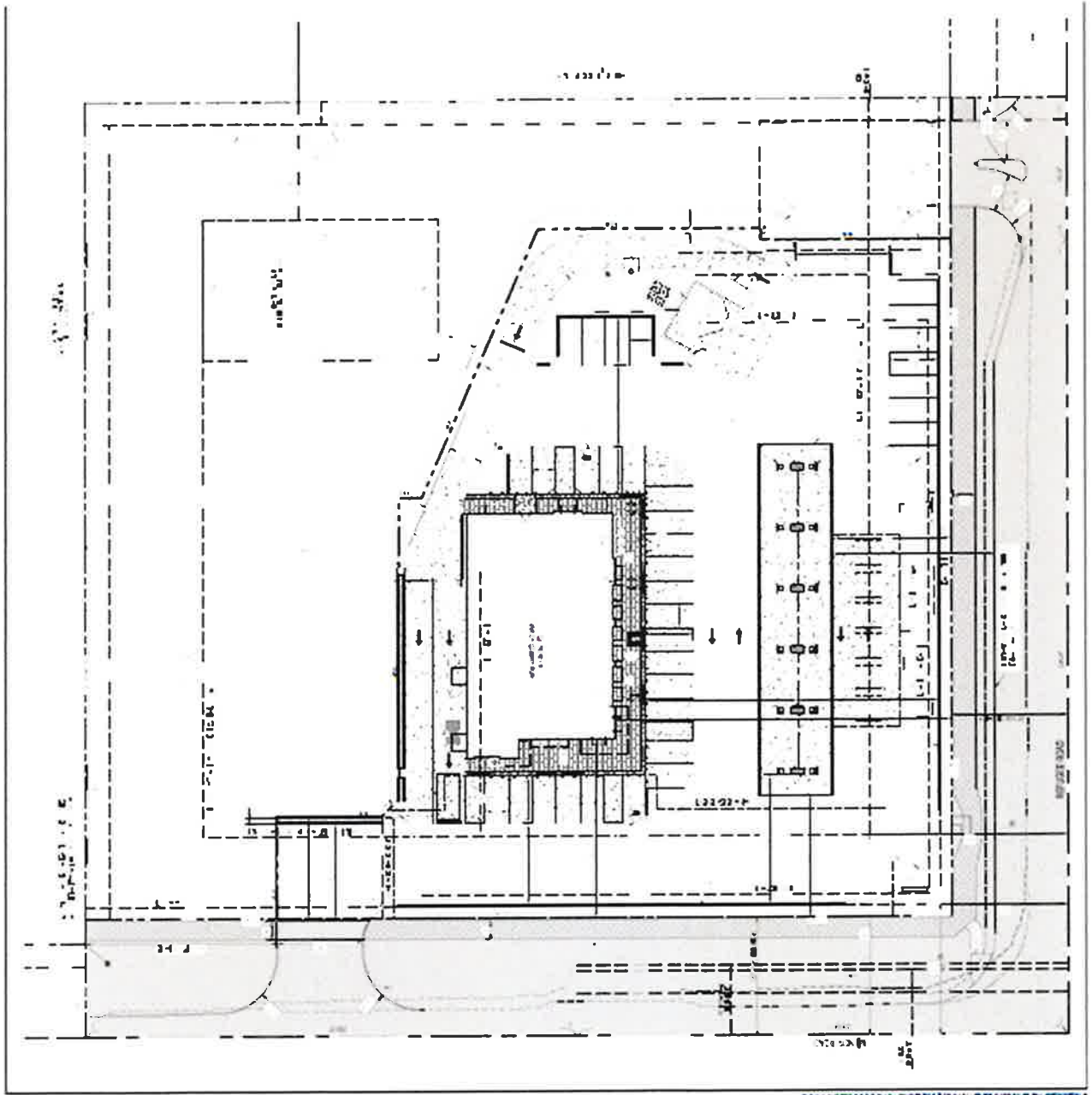
Parcel #036-00928-11 – 1.2 acres

Parcel #036-00928-12 – 1.62 acres

This preliminary plan shows all three tracts being divided into two lots. The application states the acreage for the preliminary plan is 2.94 acres. The site is zoned C-2 for Violet Township. Utilities are proposed from Fairfield County Utilities. Access is proposed from Refugee and Milnor Roads.

Request: Preliminary Plan Approval

Subdivision Regulations Committee Recommendation: The Subdivision Regulations Committee recommends approval of the Sheetz Refugee Road Preliminary Plan, subject to the applicant complying with the requirements of the Technical Review Committee, the Fairfield County Engineer, the Fairfield County Utilities Department, the Fairfield Soil and Water Conservation District, the Fairfield County Auditor/GIS, and Violet Township Zoning.



SUBDIVISION: MedVet – Diley Hill – Preliminary Plan, Final Plat and Variance Request

OWNER/DEVELOPER: MedVet Associates, LLC

ENGINEER/SURVEYOR: E.P. Ferris & Associates, Inc.

DATE: September 25, 2023

LOCATION AND DESCRIPTION: MedVet is located along the south side of Basil Western Road in Violet Township. The site will contain 2.565 acres (parcel #0370211921, #0370211927) and is zoned M-2 within the Violet Township Zoning. It is also within the Cooperative Economic Development Area (CEDA) for Violet Township and Canal Winchester. Utilities are proposed from Fairfield County Utilities. Access is proposed from Basil Western Road.

Requests:

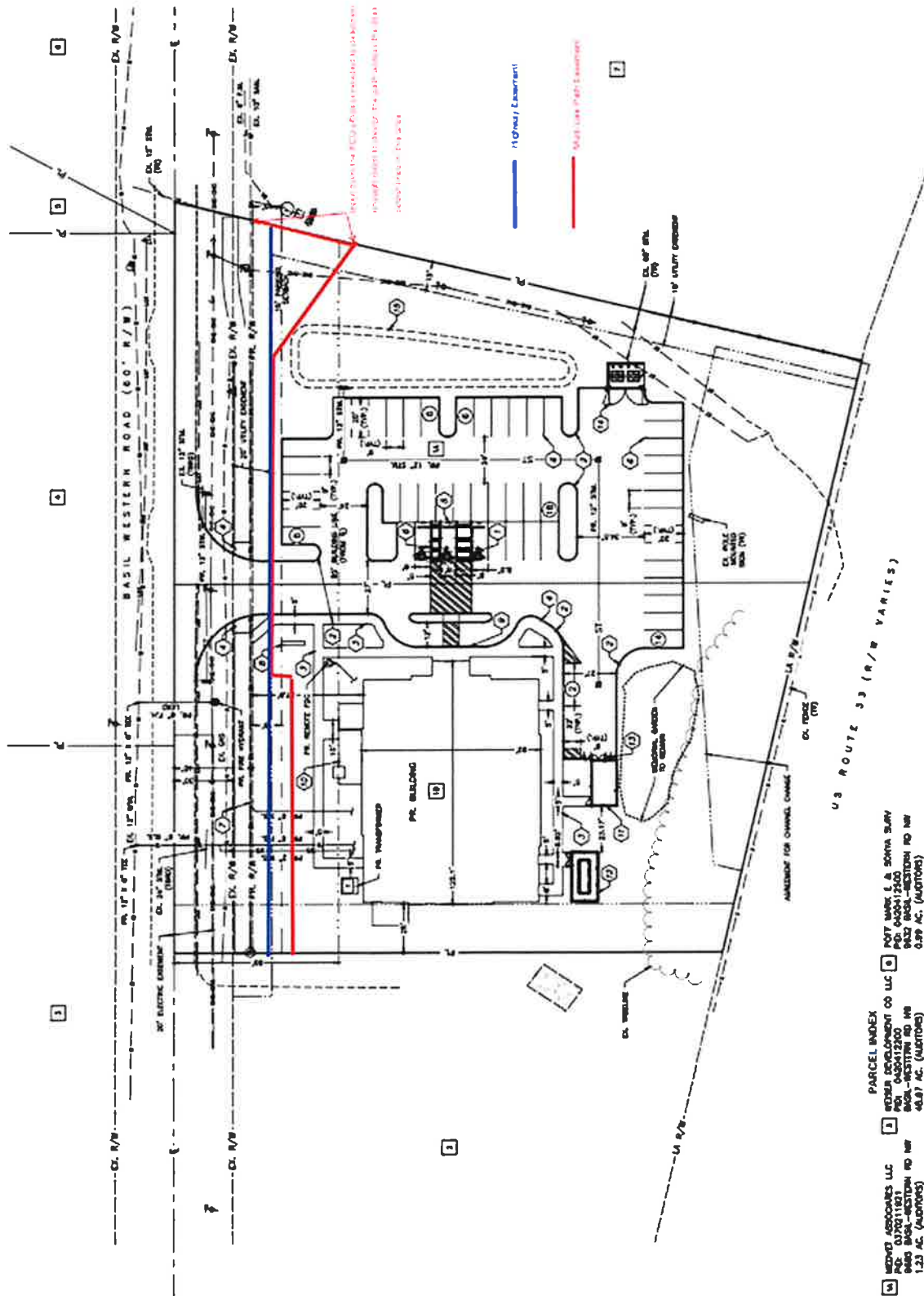
1. **Variance to Sections 3.4 and 3.2.2(A) of Appendix B:** The applicant is requesting a variance to Section 3.4 to allow the preliminary plan and final plat to be submitted simultaneously and Section 3.2.2(A) of Appendix B to waive the preliminary plan fees. The applicant has paid the final plat fees.
2. **Approval of the Preliminary Plan and Final Plat** – The applicant is requesting approval of both the preliminary plan and final plat at this time.

Subdivision Regulations Committee Recommendations:

1. **Variance to Sections 3.4 and 3.2.2(A) of Appendix B:** Due to the development being one lot and having limited easements and site improvements, the Subdivision Regulations Committee recommends approval of the requested Variance to Sections 3.4 and 3.2.2(A) of Appendix B to allow for submission of the Final Plat without preliminary plan approval prior to the final plat being submitted and to waive the preliminary plan fees.
2. **Preliminary Plan:** The Subdivision Regulations Committee recommends approval of the MedVet Preliminary Plan, subject to the following requirements:
 - a) The applicant shall provide an additional highway easement and multi-use path (MUP) easement as depicted in Exhibit A attached to this report.
 - b) The applicant shall comply with the requirements of the Technical Review Committee, the Fairfield County Engineer, the Fairfield County Utilities Department, the Fairfield Soil and Water Conservation District, the Fairfield County Auditor/GIS, and Violet Township Zoning.
3. **Final Plat:** The Subdivision Regulations Committee recommends approval of the MedVet Final Plat, subject to the following requirements:
 - a) The applicant shall provide funds for the cost of the MUP in the form of a Construction Assurance per Section 6.4(B) (Certified Check) of the Fairfield County Subdivision Regulations.
 - b) The applicant shall be required to execute a development agreement with the County that would allow these funds to be passed onto the Fairfield County Transportation Improvement District to construct this portion of the path to avoid the MUP being constructed and potentially needing to be torn out depending upon the future road realignment.

- c) The following specifications shall be utilized to calculate the cost of the MUP, which will be utilized to determine the amount of the Construction Assurance to be provided.
- 10-foot-wide path
 - 4" of ODOT 304
 - 1.75" of intermediate asphalt course (Type 2)
 - 1.25" of surface asphalt course (Type 1)
- d) The applicant shall comply with the requirements of the Technical Review Committee, the Fairfield County Engineer, the Fairfield County Utilities Department, the Fairfield Soil and Water Conservation District, the Fairfield County Auditor/GIS, and Violet Township Zoning.
- e) The applicant shall execute the required development agreement with the county, furnish construction assurances, pay all required recreation fees, and any required inspection fee deposit.

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Greenfield Township Map Amendment

APPLICANT: Dennis E. Reed

LOCATION & DESCRIPTION: The property proposed to be rezoned is located at 980 Ginder Road in Greenfield Township 15 S Range 19, Section 13 NW. The property was previously two parcels 0130031900 (zoned R-1) and 0130031600 (zoned B-1), and the applicant requested that the Auditor's office combine these parcels into one parcel. This lot combination occurred in August 2023, and the property is now one parcel consisting of 1.57 acres. This parcel contains two different zoning classifications (R-1 to the north and B-1 to the south). The purpose of this rezoning is to rezone the northern portion of the parcel R-1 to B-1.

EXISTING ZONING: The northern portion of the property is currently zoned R-1 – Rural Residential District. According to the Greenfield Township Zoning Code, the purpose of this district is “to provide areas for the continuance of agriculture as well as large lot single family residential development reflecting very low density and a rural lifestyle. Such development may occur as a transitional area between agricultural and urban areas and is typically not served by public water or sewer systems” (310.01). The southern portion of the property is zoned B-1. According to the Greenfield Township Zoning Code, the Business District (B-1) shall apply only to existing properties zoned B-1 as of the effective date of this Zoning Code and as shown on the current Greenfield Township Zoning Map. Residential units of any kind or for any purpose are not permitted in Business District (B-1).

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Business District (B-1)

PROPOSED REZONING: B-1 Business District. According to the Business District (B-1) district in the Greenfield Township Zoning Resolution, this district shall apply only to existing properties zoned B-1 as of the effective date of this Zoning Code and as shown on the current Greenfield Township Zoning Map.

ADJACENT ZONING**ADJACENT USES**

NORTH	R-1 Rural Residential	Agricultural
EAST	R-1 Rural Residential	Agricultural
WEST	R-1 Rural Residential	Agricultural
South	R-1 Rural Residential	Agricultural

Land Use, Environmental, and Regulatory Issues:

1. According to the application, the property is proposed for B-1 Business District. Some examples of uses listed as permitted are professional offices, restaurants, and retail stores. The B-1 District also lists industrial uses as conditional uses in the B-1 district.
2. The applicant has indicated that having a property with two different zoning classifications has been difficult for future development, especially complying with the side and rear yard setbacks.
3. According to the Business District (B-1) district in the Greenfield Township Zoning Resolution, this district shall apply only to existing properties zoned B-1 as of the effective date of this Zoning Code and as shown on the current Greenfield Township Zoning Map. As a result, other business districts within the Greenfield Township Zoning Resolution should be utilized when rezoning properties for business uses in the future.
4. The Greenfield Township Zoning Resolution includes a Local Business District (LB) that offers opportunities in Greenfield Township for a variety of smaller retail and business opportunities that will provide goods and services to residents at a size and scale that fits within, or on the edge of, residential neighborhoods, local street corners, and less intense land uses. Neighborhood businesses generally will be smaller in scale, generate less traffic, and require less space-consuming parking areas. For more information on the Local Business District see section (335) of Greenfield Township zoning code.

5. The Fairfield County Comprehensive Land Use Plan (2018) shows that this property is in a rural management area. Rural Management areas are intended primarily for residential uses.
6. The Fairfield County Ground Water Resources Map (p. 60 of Comprehensive Plan) indicates that the proposed site may support wells capable of producing up to 10-25 gallons per minute.
7. As the map in (p.60) indicates, this amount of water may support limited use.
8. The Fairfield County Flood Hazards Area map (p.59 of Comprehensive Plan) Indicated that the proposed parcel is located outside Flood hazards area.
9. The Ground Water Pollution Map of Fairfield County (p. 61 of Comprehensive Plan) indicates that the property has a Relative Pollution Potential Rating of 62-106 which denotes low vulnerability.

Utility Services

1. The site will need to have on-site well and septic systems.
2. Permits may need to be obtained from Ohio EPA or the Fairfield County Health Department (depending upon the proposed system) since it is being rezoned to commercial property.

Soil, Drainage and Erosion Control

1. The site may need to obtain an NPDES permit from Ohio EPA when it is developed.
2. There is a significant drainage pattern on the north side of the property. The applicant indicated it was a "stream bed". Any impacts to this pattern may require permits from Ohio EPA and US Army Corps of Engineers.
3. The Office of Fairfield Water and Soil Conservation District, has no objection to combining the parcel or the rezoning from R-1 to B-1

Fire and Emergency Services

Fire and emergency services are provided by the Greenfield Township Fire Department. The fire department is located at 3245 Havensport Road NW, Carroll, OH 43112

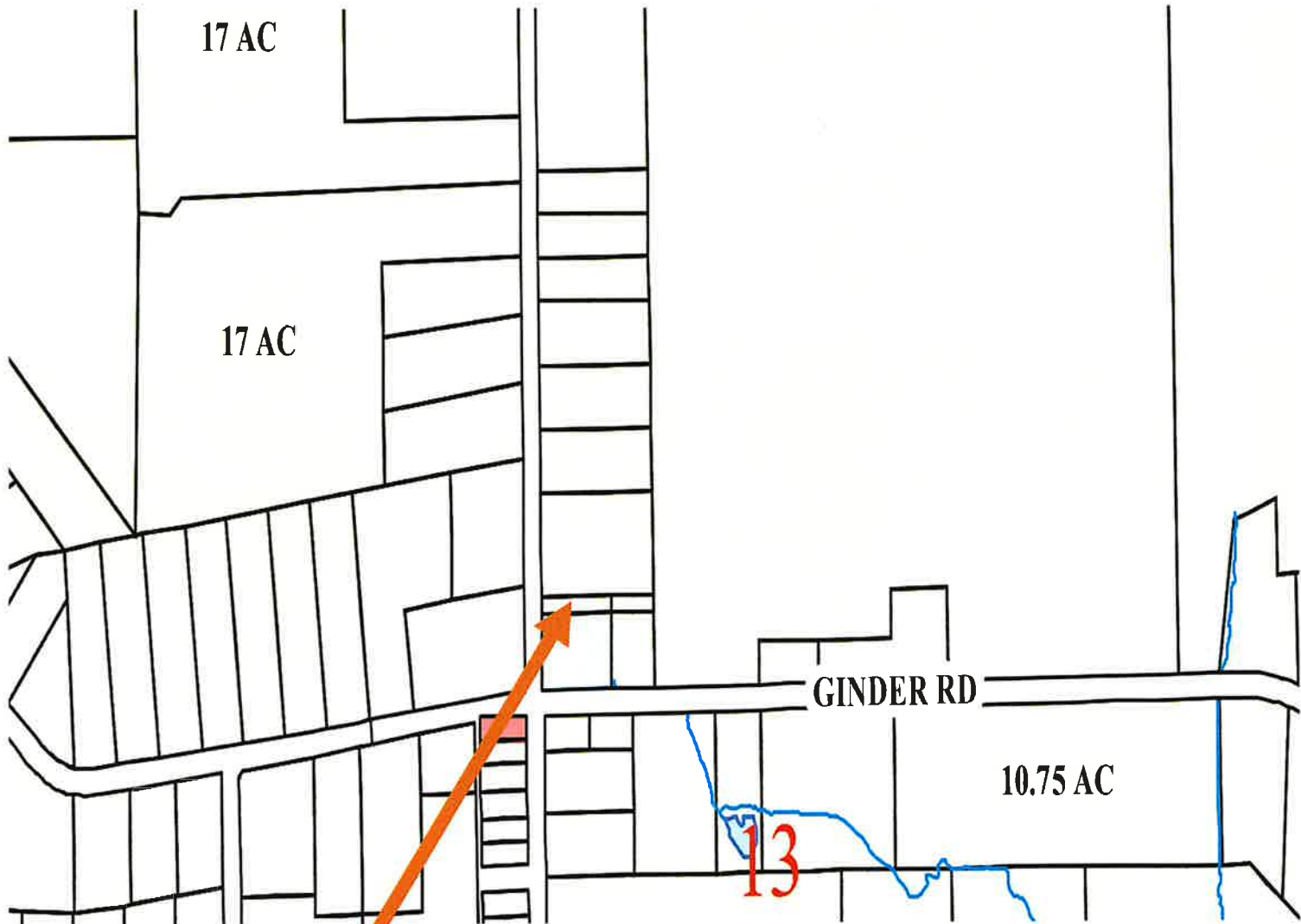
Transportation and Access

1. ODOT would recommend that access remain off Ginder Road for the following reasons:
 - a) The limited amount of frontage along SR 158 (driveway spacing not met as per the Access Management Manual)
 - b) Ginder Road is a stop condition whereas SR 158 is the thru highway.
 - c) Ginder Road is the lower level and volume of traffic roadway.
2. Fairfield County Engineer they are not opposing to rezoning or combining of parcels.

STAFF RECOMMENDATION:

RPC staff recommends approval with modification. As noted in the report, the B-1 District in the Greenfield Township Zoning Resolution is only intended to be applied to existing parcels that were zoned B-1 as the effective date of the resolution. Future rezonings for future business uses should be limited to the other business districts in the zoning resolution. The majority of this parcel is zoned B-1 but rezoning the remaining portion of the parcel to B-1 would not comply with the intent of the zoning resolution. For this reason, the RPC staff recommends that the entire parcel be zoned Local Business (LB) to comply with the intent of the Greenfield Township Zoning Resolution. This recommendation is supported by the following:

- The majority of the site is already zoned B-1 and allows for a variety of business and industrial uses. The Township is unable to utilize the B-1 District for this new section proposed to be rezoned. The LB district would allow for this site to continue to provide neighborhood business opportunities that are appropriate when there are adjacent residential areas.
- There are no existing uses or structures on this site that would become nonconforming based upon this zoning change.
- Rezoning the R-1 portion to the same district as the remaining parcel will allow this parcel to be utilized for business purposes as originally intended when it was zoned to B-1. It will also allow for proper setbacks from adjacent residential uses.
- It should be noted that the county's future land use map does not promote business uses in this area. The only reason this recommendation includes the rezoning to the LB district is because of the existing B-1 zoning designation on the majority of this parcel.



ZONING

R-1 Rural Residential District

Site

RESOLUTION #2023-4

**RESOLUTION AUTHORIZING TO APPROPRIATE FROM
UNAPPROPRIATED FUNDS**

WHEREAS, appropriations are needed in the major expenditure object category for Personal Services and Fringe Benefits; and

WHEREAS, appropriate from unappropriated funds will allow proper classification in the major expenditure object categories.

BE IT RESOLVED, by the Fairfield County Regional Planning Commission, State of Ohio:

1. The Regional Planning Commission appropriate from unappropriated into the following categories:

74703000 511010 - \$25,500
Salary, Employees

74703000 521000 - \$5,000
Health Insurance

Motion by _____ seconded by _____
that the resolution be adopted was carried by the following vote:

YEAS: _____ NAYS: _____
ABSTENTIONS: _____

Adopted: _____

Jennifer Morgan, President
Fairfield County Regional Planning Commission

Fairfield County Building Department Monthly Report - September 2023

Final Approved	Address	City/Village	Township	Cost Estimate	Date Received
Bob Boyd Ford AC Unit	2840 N Columbus St NW	Lancaster	Greenfield	9,850.00	06/13/23
Enchanted Celebrations - COO	218 W Market Street	Baltimore	Liberty	0.00	04/18/23
Tails of the Village Dog Grooming - COO	103 S Main Street	Pleasantville	Pleasant	0.00	06/12/23
Keller Family Chiropractic Addition	10400 Lancaster-Newark Rd	Millersport	Walnut	None Listed	06/24/22
RPG Management Storage Building	2185 Rolling Hills Street	Lancaster	Greenfield	None Listed	03/20/23
Green Bean Junction II - COO	2820 Helena Drive NW	Carroll	Greenfield	0.00	01/09/23
New Applications	Address	City/Village	Township	Cost Estimate	Date Received
T-Mobile Upgrades	1496 N High St	Lancaster	Pleasant	8,000.00	09/08/23
Eversole Business Park - New Building	1771-85 Victor Rd. NW	Lancaster	Greenfield	None Listed	09/20/23

BILLS
REGIONAL PLANNING COMMISSION
October 3, 2023

530000	CONTRACTUAL SERVICES	
	Crossroads Community	\$11,000.00
	TOTAL	\$11,000.00