



AGENDA

PLANNING COMMISSION THURSDAY, DECEMBER 2, 2021 6:00 PM

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning Commission – Regular Meeting – November 4, 2021
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

1. Application #2021-5396; Summit Rd SW, Etna; Applicant Joe Ciminello; Major Site Plan (Eastwood)
2. Application #2021-5395; Summit Rd SW, Etna; Applicant Joe Ciminello; Preliminary Plat (Eastwood)

D. NEW BUSINESS

1. Application #2021-5550; 734 Waggoner Road; Applicant Matt Kirk (EMH&T); Section 3 Part A Final Plat (Spring Hill Farm)
2. Application #2021-5552; 734 Waggoner Road; Applicant Matt Kirk (EMH&T); Section 3 Part B Final Plat (Spring Hill Farm)
3. Application #2021-5528; 7354 French Drive; Applicant Mark Zarcone; Certificate of Appropriateness (J.A.Z. Dance & More)
4. Application #2021-5505; Summit Road SW; D.R. Horton - Indiana, LLC; Major Site Plan (Maplewood)
5. Application #2021-5504; Summit Road SW; D.R. Horton - Indiana, LLC; Preliminary Plat (Maplewood)

E. OTHER BUSINESS

F. ADJOURNMENT

Reynoldsburg

OHIO • 1839

MINUTES

PLANNING COMMISSION THURSDAY, NOVEMBER 4, 2021 6:00 PM

**PLACE: COUNCIL CHAMBERS
7232 EAST MAIN STREET, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Cullinan, Zollars, Hicks, Furst
ABSENT: Benner (Excused)

2. APPROVAL OF MINUTES

1. Planning Commission – Regular Meeting – October 7, 2021

Minutes Stand Approved

3. APPROVAL OF AGENDA

Agenda Stands Approved

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None

C. UNFINISHED BUSINESS

1. Application #2021-5454; 8555 East Main Street; Applicant Skilken Gold; Rezoning (Sheetz)

Mr. Zollars: You want to go item number one, please?

Ms. Wheeler: Yes, thank you, Mr. Chair. First item this evening is application 2021-5454. This is at the address 8555 East Main Street. This was a resubmittal for the 17 acre parcel on the corner of Main and Taylor, and the resubmittal includes proposed uses as requested by a planning commission last month. I believe the applicants are here this evening if they'd like to add some additional commentary and we will pull that up as well. And I apologize. The monitors are still not working.

Mr. Zollars: Just so everyone knows we're working from paper up here, so it's going to be a lot of paper noise. Identify yourself and name and address, if you would please.

Mr. Elizondo: Yes. Eric Elizondo, I'm with excuse my voice too I've got a little bit of hoarseness. 4270 Morse Road, Columbus, Ohio. I'm with SkilkenGold. I'm the project manager and SVP of Operations.

Minutes Acceptance: Minutes of Nov 4, 2021 6:00 PM (APPROVAL OF MINUTES)

Mr. Samuelson: Andrew Samuelson, 1160 Dublin Road, I work for Mannik Smith Co..

Mr. Elizondo: Yeah, so thank you for having us again, appreciate it. Really the big change here is that, you know, last time we were here, we were showing a full rezoning of the entire parcel. At this time, we are proposing some potential uses for the front four parcels, which are not split right now per your request, and to show this additional information. We also are showing the Sheetz on the corner, which we discussed last time, and we have some uses of the drawing that's up on the board. (Inaudible). We have it here as well is showing some office use and another auto use, we spoke at length last time about we do not have the only piece right now that we have there we're going to take to site development is that corner, which is the Sheetz. The others are just proposed uses. But we would like to have this, this front portion of the site rezoned to community commercial. And with that, I'll take any questions that you may have.

Mr. Furst: I have just a couple of minor questions here, so I think on one of the earlier drawings, there was a child care facility, but now you're trying to just kind of general office buildings, is that correct?

Mr. Elizondo: That's correct.

Mr. Furst: OK, I just want to make sure we're seeing the latest version.

Mr. Elizondo: Yes, thank you. So we got some feedback from Andrew and so we did make a revision. And I appreciate you guys giving us the time to resubmit that.

Mr. Furst: I don't really have any problems with your proposed uses here or anything like that. Would you be open to us making approval conditional on since you are asking for kind of the whole split of the lot there to be rezoned, it conditional to be uses such for the other parcels, those be parcels like you've presented here.

Mr. Elizondo: At this time. Yeah, I think that would be fine. I mean, the community commercial zoning is yeah, with the uses that we've got laid out, we would have no issue with that.

Mr. Furst: OK. And then my only other question is, did you plan to conduct a traffic impact study or anything like that as far as the traffic?

Mr. Elizondo: Yes, we are. Right now the conversation based on the on having the Sheetz was we would not need a traffic study of the conversations we have with Andrew. But as the project gets larger, we would do that. But if you're, you know, you're requesting us to do that with the Sheetz right now, we can do that.

Mr. Furst: I doubt it would really be necessary with just the Sheetz. But, you know, I

think it would make a lot of the residents in the area more comfortable if you did do a traffic impact study for the whole area.

Mr. Elizondo: We would at least make some assumptions on the other uses and perform a traffic study.

Mr. Furst: OK, great. That's all I had.

Mr. Zollars: (Microphone wasn't on, but he did ask for a motion).

Mr. Furst: I move that we accept this proposal as submitted with the following conditions that a traffic impact study is conducted for the rezoned parcel, depending on how the lot split is determined, and that the other uses identified here as the B lots would be similar to what's presented here in this application.

Mr. Shook: And Mr. First, is that any motion to recommend the approval of the zoning change to City Council with those conditions?

Mr. Furst: Yes, it is, sir.

Mr. Shook: Thank you.

Mr. Elizondo: Can I ask? I have one more question. So, with this condition, if we have another use that it is proposed, then what would be the process? Will we come back again? In terms of, if we had another user, we would still we would come back then the planning commission to request a change in use, whether it's not office or these other uses that are shown on this this page.

Mr. Bowsher: But since he wasn't very specific and he left it kind of ambiguous a little bit. Regardless, you have to come back for a major site plan for that other section. Same thing with the Sheetz. So at that time, they would make that determination, whether or not that they wanted to continue and whether that felt like that fit within the confines of the similar uses that they're seeing here on the page today.

Mr. Elizondo: OK, that's fair. Thank you.

Mr. Hicks: I'll second.

Mr. Zollars: Can we have the roll please?

Ms. Wheeler: Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED PENDING COUNCIL REVIEW [UNANIMOUS] Next: 11/8/2021 6:30 PM
MOVER:	Alex Furst, Commissioner
SECONDER:	Steven Hicks, Commissioner
AYES:	Cullinan, Zollars, Hicks, Furst
EXCUSED:	Benner

D. NEW BUSINESS

1. Application #2021-5487; 7350 Broadwyn Drive; Applicant Chris Baer; Certificate of Appropriateness (Masonic Lodge)

Mr. Zollars: OK, now we'll move on to new business. First one up is the Masonic Lodge. Staff, anything you want to add to preface this with?

Ms. Wheeler: Thank you, Mr. Chair. The next application is for a certificate of appropriateness number 2021-5487. This is for the property at 7350 Broadwyn Drive. This is home to the Reynoldsburg Masonic Lodge, and the applicant is requesting Planning Commission approval to replace the existing roof and the proposed replacement I believe, is in your packets, but I'll do my best to pull up here as well. The property is within the old Reynoldsburg Neighborhood District and we do require a certificate of appropriateness for any exterior modifications within the old Reynoldsburg districts, and that does include any customary maintenance involving a change in material or color. With that the applicants here, if you have any questions.

Mr. Furst: Ms. Wheeler, I believe the code states it's for commercial properties only. Not residential. So I just wanted to be clear on the only reason they're here is because it's a commercial property.

Ms. Wheeler: That's correct.

Mr. Furst: All right. Thank you.

Mr. Zollars: Any questions from the commissioners on this roof? OK, no question, staff, you have anything you want to add?

Mr. Bowsher: The only thing that I would add is in the code we only list that it has to be 20 years lifetime warranty on the roof materials that they have. If we could have approved it administratively, we would have.

Mr. Zollars: I'm sorry, this is this is more than a 20 year single. Correct?

Mr. Bowsher: Right.

Mr. Zollars: OK, at this time, Mr. Baer. Do you have anything you want to add to this as a public record?

Mr. Baer: Since we're here, I'd like to make a brief introduction and explain what we're doing here. For those unfamiliar with my face or name, I'm Chris Bear. I'm a trustee of the Reynoldsburg Masonic Lodge. I'd like to introduce Mr. David Gubanc, he's also a trustee and a past master. We're here representing the Reynoldsburg Masonic Lodge to request approval of a complete roof replacement. The existing roof is a three tab obsolete single. The roof had no drip edge, had no ice water guard, had no ridge vent, and had no starter shingles. So, we've submitted a proposal and a plan that this roof is going to be upgraded to meet code. Is going to have a dimensional appearance shingle. It's a shingle used by 90 percent of all contractors replacing roofs. If we do get the approval and a permit we can call this in for an inspection. We would like an inspection tomorrow, but that may not be up to you, may be up to the building department. So if you have any questions, we're here to answer. It's a pleasure to appear in front of the planning commission. I want to thank Ms. Wheeler for putting this on the agenda. And this is going to beautify the building from a brown roof, which looks drab to a harbor blue appearance, which will be very conspicuous. It'll be one of the most beautiful buildings an roof in the historic district of Reynoldsburg.

Mr. Zollars: Very good. Thank you. Okay. No other questions. Emily, can you call the roll please?

Mr. Furst: We should probably make a motion.

Mr. Zollars: Oh sorry, I'll entertain a motion.

Mr. Furst: I do move that we accept this as submitted. I wanted to let you know, I do think it's quite the upgrade from an architectural perspective, and thank you for that.

Mr. Baer: Thank you. We invite you to drive by. We've done a lot to the landscaping. We're really concentrating on making this one of the most beautiful buildings in historic Reynoldsburg. We have landscaping lights. We've completely trimmed the shrubs to beautify the building and we'll continue with the windows. This roof is a major investment. It's one of the best things that we're doing for ourselves and for historic Reynoldsburg. Very good

Mr. Gubanc: Mr. Furst lives across the street. He gets to see it all the time.

Mr. Furst: That's right.

Mr. Cullinan: I'll second.

Mr. Zollars: All right. Now we're ready for the roll call, please.

Ms. Wheeler: Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Abstain. Mr. Zollars. Yes.

RESULT:	APPROVED [3 TO 0]
MOVER:	Alex Furst, Commissioner
SECONDER:	Tyler Cullinan, Vice Chairman
AYES:	Cullinan, Zollars, Furst
ABSTAIN:	Hicks
EXCUSED:	Benner

2. Application #2021-5511; Taylor Road (PID 013-027414); Mark Larrimer; Major Site Plan (West Licking Fire Station)

Mr. Zollars: OK, next up, we have West Licking fire station, Emily, can you give us some information on this one, please? When you're ready. Just while she's getting ready, I do have another speaker form, and we'll have that with this discussion.

Ms. Wheeler: Thank you, Mr. Chair. Our next application is for a major site plan, application number 2021-5511. This is for the West Licking Fire Station 404. And the property is located on the west side of Taylor Road, Southwest Parcel I.D. Number 013-027414. The applicant is requesting Planning Commission approval of a major site plan for the construction of a new fire station on approximately 11 acres. Site is currently vacant and the property is within the Open Space Zone. This is a permitted use within the Open Space Zone and does meet the requirements as far as building height, block coverage, setback requirements and up concerns. Obviously here if there are any questions from the board.

Mr. Zollars: I just do have a question I couldn't for some reason place this. About where on Taylor is this?

Mr. Bowsher: Yeah. So if you know where their current station is, it is just southwest of that and just south of the L Brands parcel to its rear.

Mr. Zollars: OK, thank you. Table's yours, whoever is speaking, just please identify yourself with name and address.

Mr. Boone: Jay Boone with Moody Nolan Architects. Address 300 Spruce Street. Just a quick brief overview, I don't know if you guys want to introduce yourselves. I don't know if you're going to speak tonight. I know Mark is going to speak, I'm sure.

Mr. Larimer: Mark Larimer, Remedy Engineering, Civil Engineering on the project.

Mr. Boone: So this is a brand new fire station located, like you said, on a vacant lot, and it's if you can see on your plans in front of you the high tension power lines are to the north of us. So they're up to the north of us and we've placed the building just on the corner of the easement. The setback from the high power lines. Just a quick overview. This is about a fourteen thousand square foot fire station, three apparatus phase. There's going to be eight people on a shift. I think the only thing that I really wanted to address was the parking. The reason there's actually three parking lots,

the visitor's front, the area to the south, there's about 10 spaces there and then the staff firefighter parking is back here and there are 16 spaces back here, one for each firefighter that is on shift. And then there's eight additional spaces for shift changeover. The reason why we have additional parking spaces directly south is because when we submitted this and um, Mr. Baker's help, we were originally going to have a smallish community room on the eastern side of this and we needed some parking to accommodate that. In the last two weeks or so we've kind of reorganized the plan in that community room is going away, so we'll have less of a demand for parking for outside visitors. So. Eventually, we'll get back to you with a revised plan that really only accommodates the five visitor spots up front, plus the ADA and the 16 parking spaces in the back. Mark, I don't know if you wanted to address some of the other comments on here. One last thing I'd like to say is I know vegetation and keeping the fire station and some of the noise and light is important to neighbors that live down here and we are going to berm up that south edge and heavily vegetated. We've got cut off light fixtures that won't bleed into the neighbor's yards, so we're doing everything we can to keep the fire station on the fire station site.

Mr. Zollars: Okay. Thank you.

Mr. Larimer: We got forwarded some comments from the city engineer from Emily, which looked to be predominately additional information which will go through in the plot grade utility submission. We appreciate the consideration for a wider apron for the fire station to access the base. I guess I can answer any specific questions, I think most of these were kind of technical in nature. I don't know if you guys want any elaboration on any of that.

Mr. Zollars: Questions, comments up here?

Mr. Furst: To your point about the landscaping, that that certainly is a concern, I think for the residents to the south there and I do appreciate the detail you went into in the plans, even as far as to vary the vegetation the berm and everything like that, I think is very, very attractive, very helpful. So thank you for that. I did just have one question about the engineering comments. It looks like our city engineer had recommended a five foot sidewalk when your plans call for a four foot. I tried to determine the width of the sidewalk from Google Maps imagery. It's something of a fool's errand. It looks like they might be five feet across the street to the north, and then four feet is existing there. I think as long as you match what the existing width is there, I think that would be perfectly acceptable as far as I'm concerned. But that's all I wanted to add and thank you.

Mr. Larimer: We'll work through that with city engineer here when we get closer to submitting the PGU plan.

Mr. Zollars: Mr. Hicks, any comments or questions?

Mr. Hicks: No, I mean, you know, I appreciate what you're doing to try to put the

buffer in for the neighbors, obviously, you know, people don't really want to have a fire station next to their house until they're the ones that need it at their house. So. And there's already an existing fire station across the street, just a little bit to the north there. So hope that it helps the fire department operate more efficiently and be able to service the community.

Mr. Zollars: OK. All right, very good with that I'd entertain a motion.

Mr. Hicks: I move that we accept the proposal I submitted.

Mr. Furst: I second.

Mr. Furst: Emily, would you mind calling her on this one, please?

Ms. Wheeler: Mr. Cullinan. Yes. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

Mr. Boone: Thank you all.

Mr. Zollars: Thank you. Thanks, gentlemen. You. OK, I'm sorry. One thing here, Mr. Baker, you had a comment card, do you want to say anything or are you covered?

Mr. Baker: I would just say it would be a great addition to Reynoldsburg. I tour the current fire station across the street, the store front for our station, and it is very cramped. I think this is like 100 times of an upgrade for our men and women that work out in that fire station and would just briefly touch on the vegetation. I wanted to make sure when we did this that that vegetation was a thick vegetation. So when the residents are sitting on the back porch or not staring at a brick wall, so they've made real strides to make that happen. So overall, it's going to be a beautiful building. I've see some of the renderings and it'll fit straight into that neighborhood. So it's not going to be out of sorts of anything. So but since I put in a slip, I guess, and I was just say a couple of words.

Mr. Zollars: Thanks, Mr. Baker.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Alex Furst, Commissioner
AYES:	Cullinan, Zollars, Hicks, Furst
EXCUSED:	Benner

- Application #2021-5503; Waggoner Road (PID 263-001065); David Hodge; Major Site Plan (Brookside Ridge)

Mr. Zollars: OK, Emily, whenever you're ready, we'll take number three, please.

Ms. Wheeler: All right, thank you, Mr. Chair, last application this evening is for a major site plan application number 2021-5503. This is for the property located at 755

South Wagner Road Parcel ID 263-001065. The property is in the process of being annexed into the city from Truro Township, and the proposal calls for subdividing the parcel into twenty six lots. The applicant is requesting Planning Commission approval of a major site plan for the construction of a new residential development on approximately 8.11 Acres. The project will consist of 26 detached single family residential units with attached garages, and by default the property will be annexed into the city within the suburban residential zone. Dwelling detached single family is listed as a permitted use within this zoning district and otherwise the proposed development does comply with the S.R. Zone in terms of building height, lot coverage and setback requirements. With that, I believe applicants are here if there are any additional comments or questions from the board.

Mr. Zollars: Excuse me. Have you signed in?

Mr. Hodge: Yes, sir.

Mr. Zollars: OK, very good, if you state your name and address the record and tell us a little bit about it.

Mr. Hodge: OK, great. David Hodge, attorney with the law firm Underhill and Hodge 8000 Walton Parkway Suite 260 New Albany 43054. Attorney for the applicant and property owner. Really, a thorough staff report kind of hit on everything that I was going to hit on. You know, one thing I might add you can obviously see to the north there that Caton Drive, if that's the way it's pronounced stubbed into this property, this property was, you know, therefore kind of contemplated for future growth, future single family residential here. We are in the process of annexing it into the city of Reynoldsburg. There's been some back and forth between our civil engineer and the Franklin County Engineer about some right of way dedication necessary out along Waggoner Road. Working through that, for whatever reason, they want us to dedicate that right of way before they'll stamp our annexation plat. So that's kind of where that stands. But really, I think a great addition here to the existing single family residential subdivision, to the North and some additional growth here in the city of Reynoldsburg. With that, I'll answer any questions.

Mr. Zollars: OK, very good questions from up here?

Mr. Furst: I'll jump in here. Staff, to the point of the right away, do you know, is that because of the upcoming Waggoner Road improvements? I would imagine it is since the county would be involved with that.

Mr. Bowsher: The County is involved in that. As of that's probably my assumption as well. That's a safe bet.

Mr. Hodge: I can take a crack at answering that question to, there's probably somewhere and I don't know whether it's a City of Reynoldsburg document or a Franklin County document, but there's a thorough, fair plan. And so every time we're

in any place for a process like this, the local government has us dedicate the right of way so that we meet the comprehensive plan. It is for a future road improvement and we don't know when that's going to happen, obviously. But the government has a crack at us and they're going to take it now.

Mr. Furst: Yeah, fair enough. I only had one additional question maybe request, if you will. So in reviewing the landscape portion of the plan. I did notice that along kind of the main thoroughfare of the community was the street trees where a so-called green face zelkova. I understand that's pretty disease and insect resistant, but would you be open to adding a little more variety to the vegetation there, just in case? I mean, for instance, you know, ash was pretty disease and insect resistant until the emerald ash borer appeared, right? So we'd hate to have an instance where some blight came and all the trees had to be removed. Along my street there used to be street trees, and with just a couple of exceptions, they've all been removed now. So just adding a little more, I think heterogeneity would not only increase the esthetic value of the neighborhood, but also kind of increase its hardiness. Is that possible?

Mr. Hodge: That makes perfect sense to me and we would agree to such a condition.

Mr. Furst: OK, great. Thank you. That's all I had.

Mr. Hodge: I've never heard that before, but more people ought to do that, I mean, it shouldn't all be uniform, there should be a variety of tree species for street trees.

Mr. Furst: Any other questions? Mr. Hicks? Mr. Cullinan?

Mr. Cullinan: No.

Mr. Zollars: Staff do you want to add anything? OK, then I'll entertain a motion on this piece of agenda item.

Mr. Hicks: I move that we approve the submittal under the condition that the applicant add additional tree species to the landscape plan for resistant to insect and rot purposes.

Mr. Zollars: OK, second, please.

Mr. Furst: Well, I guess it'll be me again. I second.

Mr. Zollars: Very good. We have the first and a second. Can we get a roll call, please, Emily?

Ms. Wheeler: Mr. Cullinan. Abstain. Mr. Furst. Yes. Mr. Hicks. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [3 TO 0]
MOVER:	Steven Hicks, Commissioner
SECONDER:	Alex Furst, Commissioner
AYES:	Zollars, Hicks, Furst
ABSTAIN:	Cullinan
EXCUSED:	Benner

E. OTHER BUSINESS

None

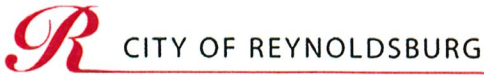
F. ADJOURNMENT

6:28

 Chairman

 Planning and Zoning Administrator

Minutes Acceptance: Minutes of Nov 4, 2021 6:00 PM (APPROVAL OF MINUTES)



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Received
Received

AUG 12 2021

Reynoldsburg Building Division

App./Case#: 2021-5396

Date Submitted: 8/12/21

Fee Amount: \$500.00

☒ Paid: CK

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address:
Summit Road SW, Etna, OH 43068

Description of Location:
West side of Summit Road approximately 2,200 ft north of E Main Street

Parcel ID#(s):
107-018030-00.000 & 107-018030-00.001

Number of Lots: 262

Present Zoning: SR

Present Use: Agricultural Land

Complete Where Applicable:

Engineer/Surveyor: CESO, Inc

Builder/Developer: AMH Development, LLC

FOR DISTRICT CHANGE ONLY

Proposed Zoning:

Size of Area to be Rezoned:

Existing Structures:

II. PROPERTY OWNER OF RECORD

Property Owner Name(s): Howard & Rosemary Emswiler

Property Owner Address(s): 13167 Morse Road, Pataskala, OH 43062

III. APPLICANT INFORMATION

Applicant Name: Joe Ciminello

Applicant Address: 567 Lazelle Road, Westerville, OH 43081

Applicant Phone Number: (614) 207-7607

Applicant Email: ciminelloj@aol.com

☐ Property Owner

☒ Business Owner/Tenant

☐ Contractor

☐ Architect/Engineer

PROJECT INFORMATION

☐ District Change (Rezoning)
(\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)

☐ Amendment of
Development Plan or Text
(\$500)

☒ Major Site Plan
(\$500)

Description of Project: Applicant proposes to construct a residential development consisting of 256 single-family homes and 80 multi-family units with a fully amenitized club house and pool.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature:

Date: 8/12/21

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information

☐ Historic District
☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Planning Com. Meeting

Date: 9/2/2021

☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting

Date: _____

☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION

Property Address:

Summit Road SW, Etna, OH 43068

Description of Location:

West side of Summit Road approximately 2,200 ft north of E Main Street

Parcel ID#(s):

107-018030-00.000 & 107-018030-00.001

Number of

Lots: 262

Present Zoning:

SR

Present Use:

Agricultural Land

Complete Where Applicable:

Engineer/Surveyor: CESO, IncBuilder/Developer: AMH Development, LLC

FOR DISTRICT CHANGE ONLY

Proposed Zoning: _____

Size of Area to be Rezoned: _____

Existing Structures: _____

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Howard & Rosemary Emswiler

Property Owner Address(s):

13167 Morse Road, Pataskala, OH 43062

III. APPLICANT INFORMATION

Applicant Name:

Joe Ciminello

Applicant Address:

567 Lazelle Road, Westerville, OH 43081

Applicant Phone Number:

(614) 207-7607

Applicant Email:

ciminelloj@aol.com



Property Owner



Business Owner/Tenant



Contractor



Architect/Engineer

PROJECT INFORMATION



District Change (Rezoning)

(\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)

Amendment of
Development Plan or Text
(\$500)Major Site Plan
(\$500)

Description of Project: Applicant proposes to construct a residential development consisting of 256 single-family homes and 80 multi-family units with a fully amenitized club house and pool.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature:

Date: 8/12/21

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

☐ Historic District☐ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Planning Com. Meeting

Date: _____

☐ Approved as Submitted☐ Approved w/ Conditions☐ Tabled☐ Denied

City Council Meeting

Date: _____

☐ Approved as Submitted☐ Approved w/ Conditions☐ Tabled☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Section 1143.03 MAJOR SITE PLAN

Overview

The following checklist of requirements is to be used to assist in site plan preparation. An application for major site plan review shall be submitted to the Planning & Zoning Administrator and shall include the following information:

- ☐ (1) General Requirements.
 - ☐ Completed application form.
 - ☐ All plans shall be signed and sealed by a professional engineer, architect, or landscape architect registered with the State of Ohio.
 - ☐ Each sheet shall contain a title block.
 - ☐ A vicinity map showing the location of the proposed development in relationship to the surrounding area including major thoroughfares.
- ☐ (2) Site Plan. A site plan indicating the following:
 - ☐ The dimensions of property lines, parcel dimensions and adjoining rights-of-way.
 - ☐ The names and addresses of all adjoining property within one hundred fifty feet (150FT) of the proposed development.
 - ☐ The current zoning of the parcel and all adjacent parcels.
 - ☐ The location of proposed buildings and structures.
 - ☐ The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty feet (150FT) of the proposed development.
 - ☐ Setbacks and building separations shall be noted in accordance with zoning requirements.
- ☐ (3) Environmental/Landscape Plan. An environmental plan that indicates the following:
 - ☐ Topography with a maximum contour interval of two feet (2FT).
 - ☐ The location of all proposed and existing structures with one hundred fifty feet (150FT) of parcel.
 - ☐ The location of existing water bodies, streams, drainage ditches, stands of trees and other pertinent features within one hundred fifty feet (150FT) of the proposed development.
 - ☐ The limits of all wetlands and of the one hundred (100) year flood plain.
 - ☐ The approximate location, dimensions, and area of all property proposed to be set aside for parks, open space, and other public or private reservation, with designation of the purpose and proposed ownership thereof.
 - ☐ The location of all new landscape material and plantings. Utilities shall be shown on all landscape plans.
- ☐ (4) Utility Plan. A basic utility plan that indicates the following:
 - ☐ All existing conditions, including but not limited to: ditches, culverts, waterways, utilities, sidewalks, power poles, easements, building footprint and finish grade, finish grade of adjacent buildings, wetlands and woodlands, etc.
 - ☐ Preliminary proposals for connection to existing water supply and sanitary sewer systems and for the collection and discharge of surface water drainage including the location and size of existing and proposed water mains, sanitary sewers and drainage facilities.
- ☐ (5) Parking/Transportation Plan. A transportation/parking plan that indicates the following:
 - ☐ The location, width, names, and classification of existing and proposed streets, rights-of-way, and easements, and where pertinent, their designated use within one hundred fifty feet (150') of the proposed development.
 - ☐ Complete facility demand worksheets.
 - ☐ The location, typical dimensions, and number of all parking and loading spaces and the number of spaces required by Chapter 1179.

☐ The location of all proposed walkways and pedestrian accesses within or to the site.

(6) Lighting Plan. A lighting plan that indicates the following:

☐ All exterior lighting shall be shown, including parking lot, pedestrian, and building accent lighting. Lighting intensity and installation height shall be indicated.

☐ The styles and method of illumination of all heads and colors of all poles shall be indicated.

(7) Architectural Plan. An architectural plan that indicates the following:

☐ Exterior building design and surface treatments shall be indicated, including building material and color. Color and material samples shall be made available for inspection.

☐ The location of all service areas or structures and all fences.

☐ (8) A completed zoning certificate application and fees as required by Chapter 1155.

☐ (9) Such other information as the Planning & Zoning Administrator or Planning Commission may require so as to carry out the full intent of the Zoning Code.

Major Site Plan – Final Submittal Checklist

☐ Fourteen (14) complete sets of plans satisfying the requirements items 1-9.

☐ All plans to be folded into 8.5” x 11” size.

☐ PDF or similar scan of completed application and submittal packet, to be submitted by CD or other electronic means in coordination with the Planning & Zoning Administrator.

☐ Payment for the amount calculated on the attached form: “Plan Review Fee Schedule – Major Site Plans.”

☐ Traffic evaluation, as stated on the attached “Facilities Demand Worksheet”.

[illegible]

AMH DEVELOPMENT, LLC

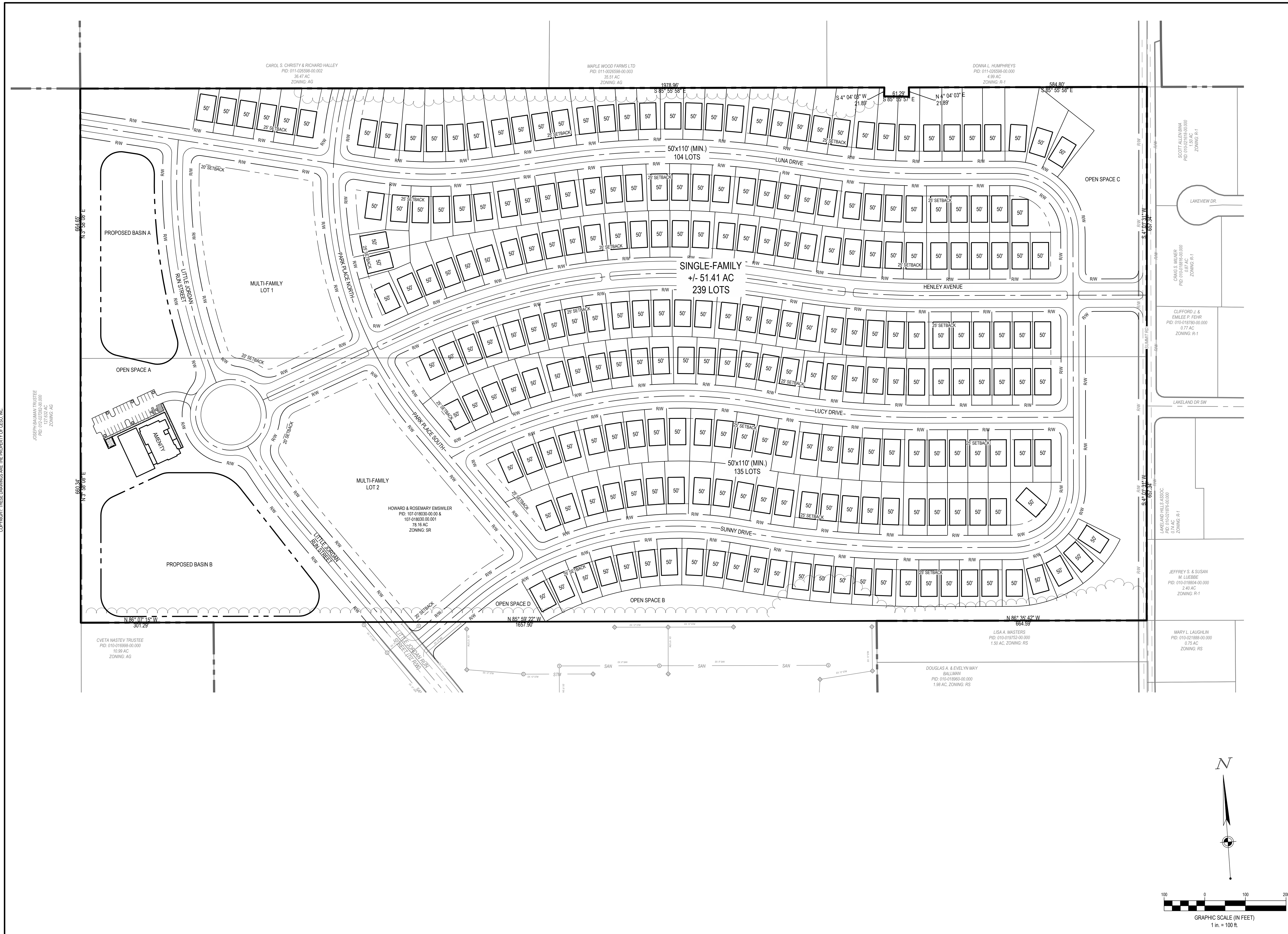
EASTWOOD

-ICKING COUNTY, OH

CITY OF REYNOLDSBURG

ALTERNATE LAYOUT

ISSUE:	
NOT FOR CONSTRUCTION	
DATE:	
SEPTEMBER 2021	
JOB NO.:	75954
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	
1	



3. Facilities Demand Worksheet

(To be completed for Major Site Plan, Zoning District Change, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 152,000 gpd
- b. How much pressure is required? 35 psi

Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement? 152,000 gpd

Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).

3. Traffic:

a. Definitions:

- i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
- ii. Traffic Impact Study: An impact study is to be completed for uses that generate more than 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. This type of evaluation usually includes all access points and nearby intersections. The scope of the Traffic Impact Study is to be determined by affected agencies and the Applicant.
- iii. Regional Traffic Analysis: This type of analysis is suited for large scale or groups of smaller projects that impact a large geographical area significant enough in the judgment of City to require an evaluation of impacts on a Comprehensive or Thoroughfare Plan Scale. Road segments, intersections, and perhaps alternative road networks shall be analyzed and long term needs identified. The scope is to be determined by affected agencies and the Applicant.

- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

2,905 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>218</u> AM	<u>215</u> AM	7:15 - 8:15 AM
<u>294</u> PM	<u>287</u> PM	4:45 - 5:45 PM

- c. USE FOR ZONING DISTRICT CHANGES: Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

_____ Yes, Traffic Impact Study or Regional Traffic analysis is required.

_____ No, Traffic Access Study Required.

- d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

 X There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

_____ There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

_____ There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

Applicant's Signature

Date



Engineers, Surveyors, Planners, Scientists

MEMO

Date: September 1, 2021

To: Mr. Andrew Bowsher, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Eastwood (North)

Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the private development plan for the Eastwood (North) project. The following summarizes our findings and recommendations with respect to this development.

ROADWAY ACCESS AND SITE PARKING

1. We understand that a traffic impact study is being prepared and will be submitted to the City. The study will include the subject area and the area to the south. It will evaluate the site access points as well as nearby intersections to determine turn lane and traffic control requirements. Developer shall submit the traffic impact study prior to or along with the PGU submittal.
2. The layout features an extension of Little Jordan Run Street from the proposed development to the south. Although not labeled, the right-of-way appears to be 70' wide, which is sufficient for a three-lane road and sidewalks and/or Multi-use Trails. Roadway typical section shall conform to Reynoldsburg Standard Drawing R-15.
3. The project proposes local streets (Luna Drive, Lucy Drive, Park Place South, Park Place North and Sunny Drive) with 60' R/W and 28' width (back of curb to back of curb). The 28' width exceeds the 26' width shown on Reynoldsburg Standard Drawing R-13 but is less than the 32' width shown on Standard Drawing R-14. Please modify the pavement width to adhere to Standard Drawing R-15.
4. A boulevard street (Henley Blvd) is proposed with an 80' R/W, a 20' center median and 20' lanes on either side of the median. The pavement and median dimensions vary from the Reynoldsburg Standard Drawing R-16. Is on-street parking being considered? If so, the minimum width is 21' (8' parking and 13' lane). The fire department should be consulted to confirm acceptable pavement widths for the one way traffic as well as frequency of median openings.
5. The townhome blocks propose 22' wide streets which is sufficient for normal vehicular traffic.
6. A traffic circle feature is shown in the west central area of the site. The boulevard street connects to the east side of the circle and site amenity (clubhouse and pool) is located to the west of the circle. The developer will need to work with Staff to provide details on the intended design and function of the circle, i.e. roundabout vs. traffic circle, etc.
7. Little Jordan Run Street is currently shown terminating at the north property line. Please work with Staff and adjacent developer(s) to ensure location of stub is coordinated and best located for future extension.
8. On the boulevard street, the limits of the medians at the intersections will need to be evaluated for turning movements of both passenger and emergency vehicles.
9. Does additional R/W on Summit Road need to be dedicated?

10. Should additional site parking be considered within the townhome blocks?

UTILITIES

11. Water Demand – The Facility Demand Worksheet shows a need of 152,000-gpd at 35-psi. This site is located in the Summit Pressure District, which has a hydraulic grade line of 1175-ft +/- . However, please be advised that the site will be fed by the Taylor District, which has a hydraulic grade line of 1155-ft +/- , until such time that the waterline is connected to a waterline to the north which is within the Summit District. A pressure reducing valve will be needed at the junction at the time of connection. The preliminary plan does not provide proposed building elevations, but the approximate existing ground elevation in the area of the proposed townhomes appears to be between 1025 and 1030. Based on this information, water pressure could be an issue on the upper levels of these three story townhome buildings. It is recommended that the developer evaluate the need for booster pumps to assist with water pressure in these locations.
12. Sewer Demand – The Facility Demand Worksheet shows an average daily flow of 152,000-gpd. This equates to a population density of approximately 14-15 people per acre, which matches previous studies of the area. The developer's engineer has submitted detailed calculations and tributary map information for this development and the proposed development directly to the south. This information is currently being evaluated to determine the impact to the downstream existing sewer system and further comments/direction will be forthcoming as the information is reviewed.
13. No utility sizes have been shown. All sizes shall be shown in future submissions and calculations provided to justify size of sanitary and storm sewers.
14. The plan shows a 20-ft sanitary sewer easement throughout the development, which is sufficient.
15. As noted, the sanitary sewer route and service to the surrounding areas is under consideration. Further comments will follow. For the time being, please show a 40-ft easement along the western property line and the north property line from the northwest property corner to Little Jordan Run Street. Based on further evaluation, this may be modified.
16. A public water main is being extended through the site from the proposed development to the south to allow for looping of the City's public water system. A stub has been provided at the north terminus of Little Jordan Run Street and at the connection to Summit Road on the east side. The City is currently evaluating how the water system will connect to the existing 12" WM located between Summit Rd and Mastell Drive, which feeds the Summit School Campus on the east side of Summit Road. Further direction regarding potential watermain extension up Summit Road and sizing within the development is forthcoming.
17. Please note the water service for the townhomes will need to be private, with a meter pit and backflow preventer for each block.
18. For lighting, cut sheets and a layout have been provided for the townhome blocks only. The public streets will be required to have street lights and spacing per Reynoldsburg standards.

STORMWATER

19. The project includes two proposed stormwater basins on the western portion of the site. The site generally drains to the west, so it appears as though the basins are situated in an appropriate location on site. The basins appear to be wet basins, which shall be designed in accordance with the City's Stormwater Design Manual. Provide stormwater management reports with the PGU.
20. The basin outfalls are shown going to a remaining segment of the existing stream at the western boundary of the site. Please show the stream corridor protection zone (SCPZ) around the stream that will remain.
21. Show flood routing arrows and normal pool elevations for the detention ponds on future submittals.

22. Although this will be reviewed in detail with the PGU, it appears additional storm sewer structures would be necessary in the townhome blocks.

DETAILS / SPECIFICATIONS

23. On the existing conditions plan, the presence of a wetland and a stream is noted and it is assumed these will require to be permitted. Please provide documentation of Nationwide and/or 401/404 permits through Ohio EPA and/or US Army Corps of Engineers as part of the PGU review and approval process. Permits must be in place prior to construction.
24. Please note that on pages 3 and 5, the pavement and R/W widths on the western end of Henley Blvd are incorrect and should be revised.
25. Please confirm street names are available with Building Department/Fire Department.
26. Where applicable, refer to Reynoldsburg Standard Construction Drawings.

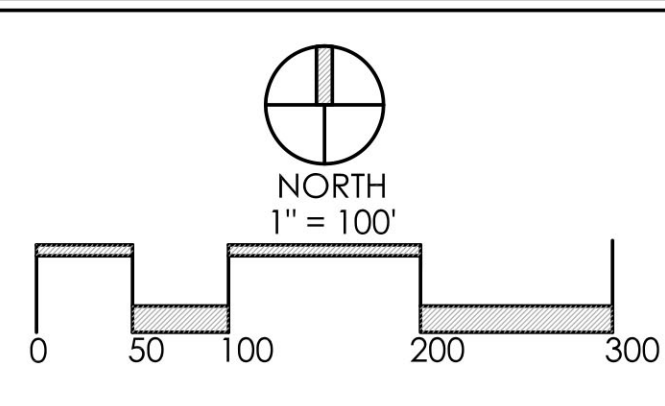


Attachment: Overall Development Plan (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

DEVELOPMENT PLAN

SUMMIT ON MAIN

PREPARED FOR CIMINELLO'S INC.
DATE: 1/14/21



SITE DATA	
TOTAL ACRES	+/- 138.017 ACRES
OPEN SPACE ACRES	+/- 15.08 ACRES
COMMERCIAL ACRES	+/- 11.64 ACRES
ROW ACRES (NOT IN SF OR EXISTING ROW)	+/- 7.73 ACRES
RESIDENTIAL ACRES (INCLUDES OPENSACE AND ROW)	+/- 126.37 AC.
MF	423 UNITS
SF	254 LOTS
4 UNIT DWELLINGS	80 UNITS
TOTAL UNITS	757 UNITS
RESIDENTIAL DENSITY	+/- 5.99 D.U./AC

Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

August 26, 2021

Planning Commission
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: East Main – Major Site Plan #2021-5396 Staff Report

Planning Commission:

Below is the staff review of the above referenced application.

1. **Project Summary**

- a. The property is located on the West side of Summit Road (parcel ID #010-017466). The property was recently annexed in to the City from Etna Township. The proposal calls for subdividing the parcel (see Preliminary Plat application #2021-5395), all zoned Suburban Residential.
- b. The applicant, Joe Ciminello, is requesting Planning Commission approval of a Major Site Plan for the construction of a new residential development on approximately 78.16 acres. This section of the site will consist of 256 detached single-family residential units, as well as 80 townhomes with attached garages. The site is currently vacant.

2. **Zoning Review (Section 1103.17)**

- a. The property is within the Suburban Residential (SR) Zone. 'Dwelling – Detached Single-Family' is listed as a permitted use in SR, while 'Dwelling - Attached Single-Family' is listed as a conditional use in SR. The applicant will seek conditional use approval at the September 16th BZBA meeting.
- b. The proposed development complies with the SR Zone in terms of building height, lot coverage, and setback requirements. The SR Zone does not set a density requirement; the proposal calls for 3.28 units an acre. A variance will be required for lot width/frontage for the detached single-family homes, which will be heard before BZBA on September 16th.
- c. Staff is generally supportive of the proposed site layout. The suggested building typology for 'Dwelling - Attached Single-Family' encourages rear garage access as well as private open space for each unit. The townhomes keep garage access on the interior with front facades fronting the right-of-way. Additionally, the City's Comprehensive Plan encourages pedestrian-friendly features for infill development such as walking paths and/or trail

connectivity. The proposal calls for sidewalks and walking paths throughout the development, as well as an 8' bike path along Eastwood Drive.

- d. The applicant has met the parking requirement. The required parking for single-family units is 1 enclosed and 1 unenclosed off-street parking space. Each unit will have a 2-car garage, as well as driveway parking for 2 vehicles.
 - e. Access to the site and all units will be from a new public road off of Summit Road, as well as access from the Southern portion of the site off of Main Street. A traffic impact study is being prepared and the City Engineer will review submitted plans to further understand any adverse traffic impacts and make appropriate recommendations.
 - f. The applicant has submitted a landscape concept plan that meets code requirements, including provision of street trees along the main arterials, as well as preservation of existing trees throughout the property. A tree survey will be conducted during the engineering phase of the project.
 - g. To address surface water drainage, the proposal also calls for 2 stormwater detention basins along the western edge of the site. Please see engineer's report for further analysis.
 - h. Neighborhood entry signs are permitted in SR. Separate zoning sign permits will need to be submitted for all site signage.
3. **Staff Recommendation**
- a. The Commission shall consider whether the proposed Major Site Plan is consistent with the standards contained in the City's zoning ordinance and Comprehensive Master Plan.

Please contact the Development Department with any questions or comments.



Transmittal

2800 Corporate Exchange Drive Suite 400, Columbus, OH 43231

PROJECT: AMH DEVELOPMENT - DATE: 11/18/2021
 Eastwood
 759547

SUBJECT: Major Site Plan Resubmittal - TRANSMITTAL ID: 00005
 Residences at Eastwood

PURPOSE: For your review and comment VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Jon Buchanan 2800 Corporate Exchange Drive Suite 400 Columbus OH 43231 United States	CESO, Inc	buchanan@cesoinc.com	614-942-3019

TO

NAME	COMPANY	EMAIL	PHONE
ewheeler@ci.reynoldsburg.oh.us		ewheeler@ci.reynoldsburg.oh.us	

REMARKS:

Good afternoon Emily,

Please see the links provided to download the updated Major Site Plan associated with the northern portion of the Eastwood project.

Hard copies were dropped off at your office today (11/18).

If you need anything additional at this time, please let me know.

Sincerely,

Jonathan S. Buchanan, PE
 Senior Project Manager



2800 Corporate Exchange Drive, Suite 400
 Columbus, Ohio 43231-7628

MOBILE: 937.609.4381

OFFICE: 614.942.3019

buchanan@cesoinc.com

www.cesoinc.com

Attachment: Transmittal - 00005 (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

Transmittal

DATE: 11/18/2021
TRANSMITTAL ID: 00005



Akron | Charlotte | Columbus | Dayton | Lansing | Nashville | NW Arkansas | Orlando |
Phoenix | Pittsburgh

This message may contain information that is privileged, confidential and protected from disclosure. If you are not an intended recipient, use and disclosure of this message are prohibited. If you received this transmission in error, please notify the sender by reply e-mail and delete the message and any attachments.

DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	11/18/2021	Major Site Plan - Eastwood_Nov 2021.pdf	
1	11/17/2021	Facilities Demand Worksheet_REV - Eastwood.pdf	

COPIES:

Eli Cowan (CESO, Inc)
mmedvedkov@ah4r.com
ciminelloj@aol.com
Todd Faris (Faris Planning & Design, LLC)
avagedes@farisplanninganddesi
gn.com

Attachment: Transmittal - 00005 (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

3. Facilities Demand Worksheet

(To be completed for Major Site Plan, Zoning District Change, and Plot, Grade, & Utility Plan Applications.)

1. Water:

- a. What will the total demand for water be in gallons per day (gpd) for this proposed site improvement? 145,000 gpd
- b. How much pressure is required? 35 psi

Coordinate with the City Engineer to determine if a Water Usage/Flow Study is required (614.322.6810).

2. Sanitary Sewer:

- a. What will the total anticipated flow in gallons per day for this proposed site improvement? 145,000 gpd

Coordinate with the City Engineer to determine if a Utility Study is required (614.322.6810).

3. Traffic:

a. Definitions:

- i. Traffic Access Study: This type of study is to be used for small scale projects generating 50- 200 trip ends during the peak hour of the adjacent street or during the peak hour of the generator, whichever is higher. These studies are applicable to projects that do not have a significant impact on the overall transportation system, but will have impacts on site access points. Analysis is typically limited to review of access point location, type, and size. Analysis of turn lane requirements on the public road at the proposed access point may also be reviewed.
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- b. What are the anticipated Average Daily Traffic (ADT), Generator Peak Traffic, Adjacent Street Peak Traffic volumes, generated by the site improvement and what are the Peak Hours of operation (using ITE Trip Generation Manual).

2,780 ADT

Generator Peak	Adjacent Street Peak	Peak Hour
<u>209</u> AM	<u>205</u> AM	7:15 - 8:15 AM
<u>281</u> PM	<u>274</u> PM	4:45 - 5:45 PM

- c. USE FOR ZONING DISTRICT CHANGES: Is a zoning district being requested for uses that can generate 200 or more peak hour trip ends that the current zoning does not anticipate?

_____ Yes, Traffic Impact Study or Regional Traffic analysis is required.

_____ No, Traffic Access Study Required.

- d. USE FOR MAJOR SITE PLANS: Check the following as applicable to the site development:

 X There are 200 or more Peak Hour trips anticipated.
(Traffic Impact Study or Regional Traffic Study is required.)

_____ There are between 50-200 Peak Hour trips anticipated.
(Traffic Access Study is required.)

_____ There are less than 50 Peak Hour trips anticipated. (No additional requirements.)

- e. The information presented in this section is to assist the applicant with the requirements for traffic analysis within the City of Reynoldsburg. The City reserves the right to change these requirements if special conditions exist. If a Traffic Impact Statement or Regional Traffic Analysis is required, the applicant and the City Engineer must schedule a scope verification meeting with the City and any other local, state, or federal agencies affected by the proposed site improvements.

I certify that the information provided with this application is correct and accurate to the best of my knowledge, in filing this application with the City of Reynoldsburg.

Applicant's Signature

Date



REVISION DESCRIPTION

NO. DATE

• • • • •

• • • • •

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

COVER SHEET

ISSUE:
NOT FOR CONSTRUCTION
DATE:
NOVEMBER 2021
JOB NO.: 759547
DESIGN: EAC
DRAWN: RJL
CHECKED: JSB

SHEET NO.
1

MAJOR SITE PLAN EASTWOOD

NOVEMBER 2021

STATE OF OHIO, COUNTY OF LICKING, CITY OF REYNOLDSBURG

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	OVERALL SITE PLAN
4	SITE PLAN
5	SITE PLAN
6	SITE PLAN
7	SITE PLAN
8	OVERALL UTILITY PLAN
9	UTILITY PLAN
10	UTILITY PLAN
11	UTILITY PLAN
12	UTILITY PLAN

SITE DATA:

ZONING: SR - SUBURBAN RESIDENTIAL

TOTAL ACREAGE: 78.16 AC
TOTAL UNITS: 322 UNITS (242 SF UNITS & 80 MF UNITS)
DENSITY: 4.12 UNITS/AC
OPEN SPACE: 17.12 AC

TOTAL PARKING REQUIRED:
AMENITY: 30.47 SPACES (1 SPACE / 200 SQUARE FEET)
MULTI-FAMILY: 160 SPACES (1 ENCLOSED & 1 UNENCLOSED PER UNIT)

TOTAL PARKING PROVIDED:
AMENITY: 31 SPACES
MULTI-FAMILY: 328 SPACES (160 ENCLOSED & 168 UNENCLOSED)

BUILDING SETBACKS:
FRONT: 25'
SIDE: 5' MINIMUM
REAR: 25' MINIMUM

NOTES:

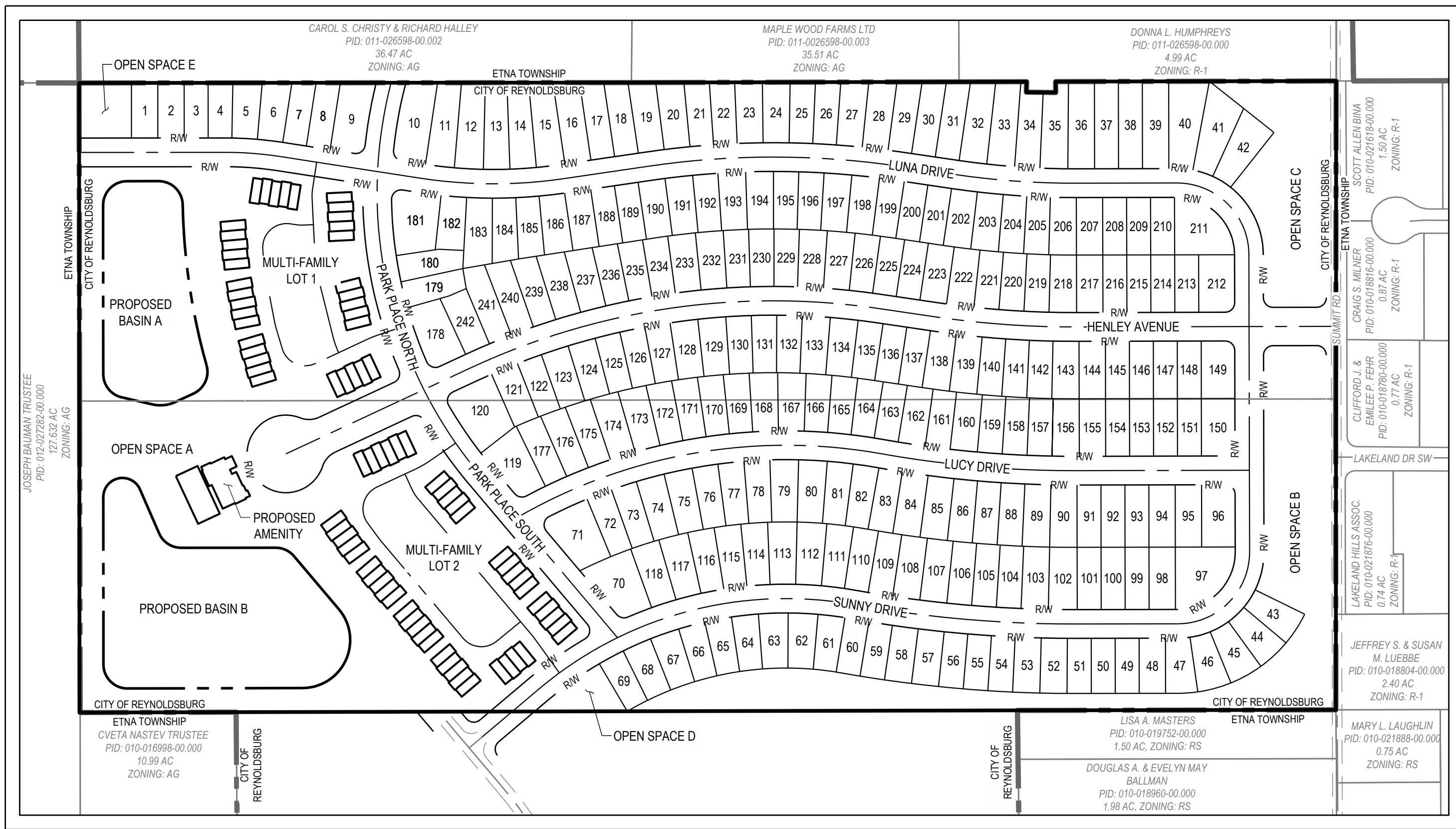
- ALL EXISTING LINEWORK HEREON WERE PULLED FROM THE LICKING COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS).
- STREAM AND WETLAND INFORMATION SHOWN HEREON ARE APPROXIMATE LOCATIONS FROM THE NATIONAL WETLANDS INVENTORY AND ARE SUBJECT TO CHANGE UPON FURTHER FIELD INVESTIGATION.

FEMA FLOODPLAIN DATA

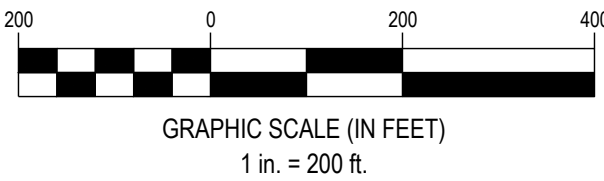
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39089C0409J, WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1-800-362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE



INDEX MAP
SCALE: 1"=200'



VICINITY MAP
N.T.S.

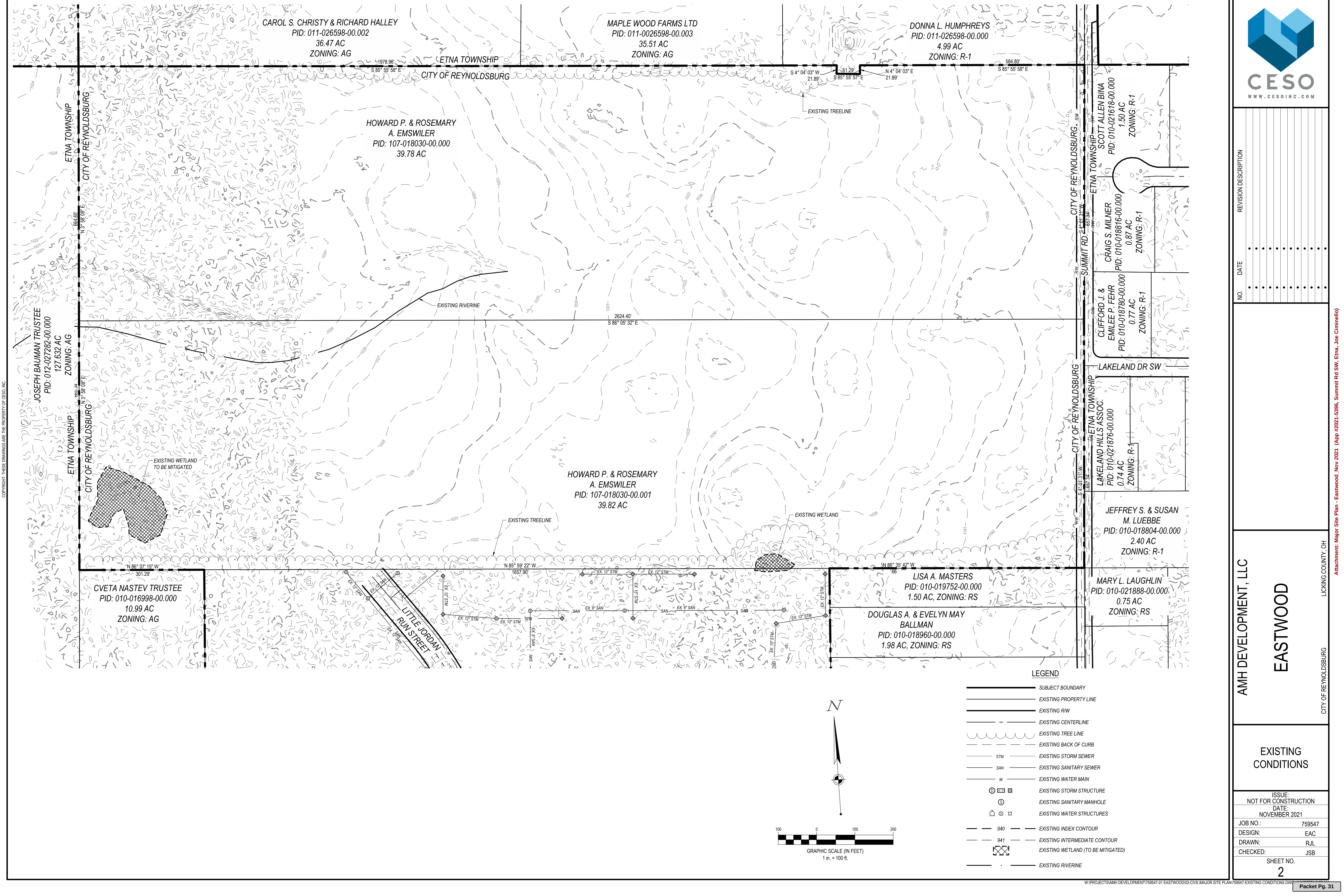
OWNER:
HOWARD & ROSEMARY EMSWILER
13167 MORSE ROAD
PATASKALA, OH 43062

DEVELOPER:
AMH DEVELOPMENT, LLC
781 BROOKSLEDGE PLAZA DRIVE
WESTERVILLE, OH 43081
EMAIL: MMEDVEDKOV@AH4R.COM
PHONE: (614) 914-4077
CONTACT: MICHAEL MEDVEDKOV

ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43221
PHONE: (614) 794-7080
CONTACT: JON BUCHANAN

REGISTERED ENGINEER

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL MINIMUM STANDARDS FOR FAIRFIELD COUNTY, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN OUR OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE.



[illegible]

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

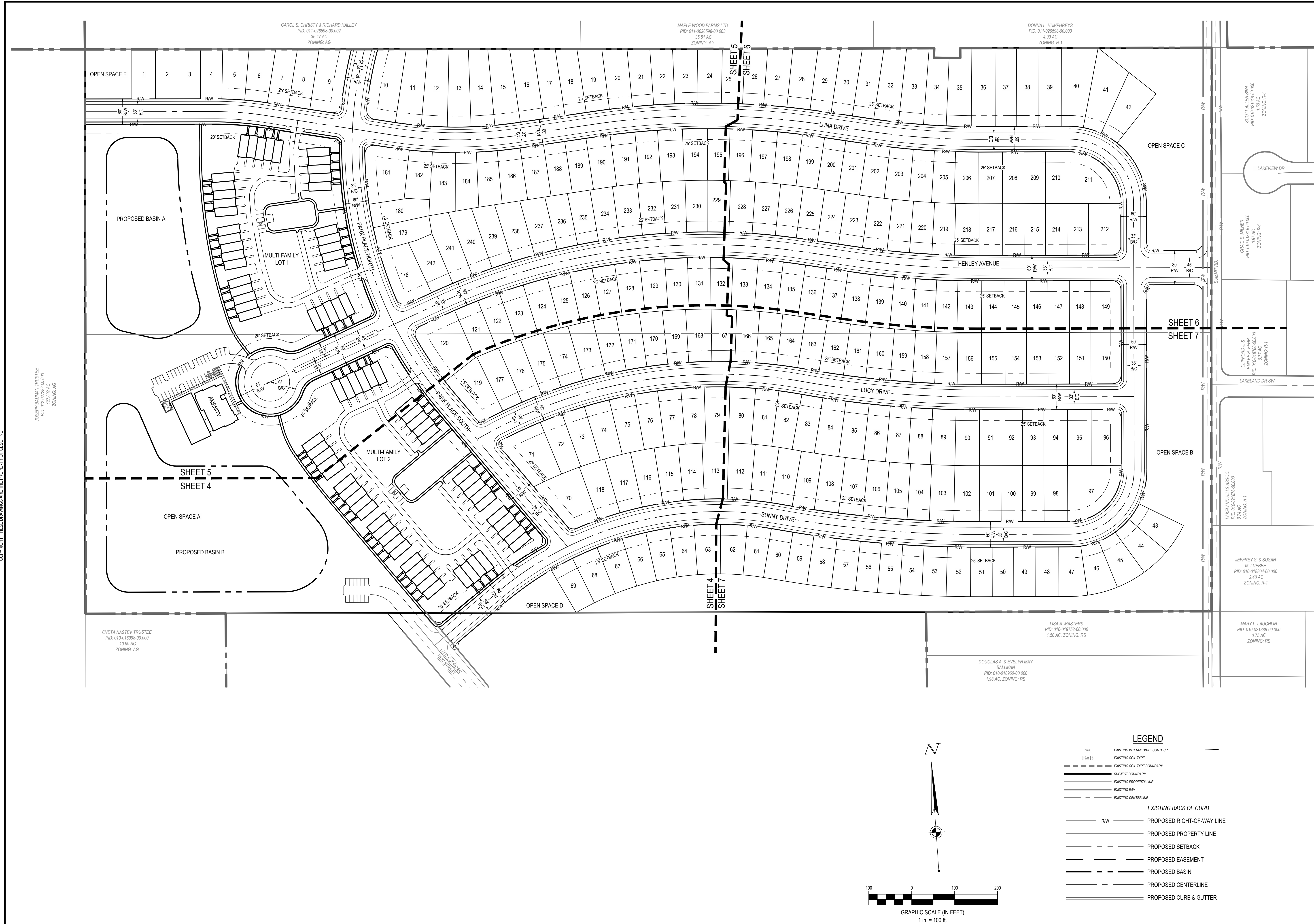
CITY OF REYNOLDSBURG

Attachment: Major Site Plan - Eastwood Nov 2021 (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

OVERALL
SITE PLAN

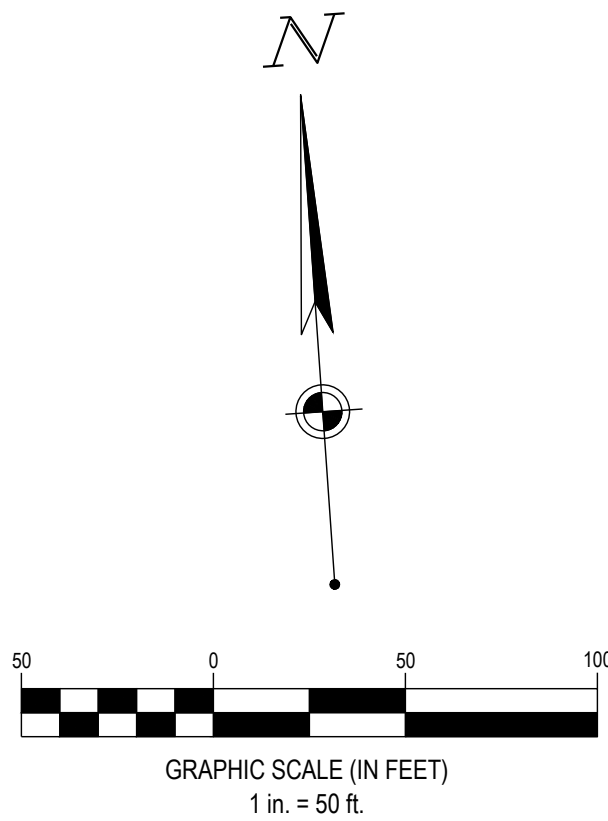
ISSUE: NOT FOR CONSTRUCTION	
DATE: NOVEMBER 2021	
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB

SHEET NO.
3



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CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C9	800.00'	505.74'	497.36'	S86° 00' 14"W	036° 13' 15"	261.64'
C10	800.00'	142.13'	141.94'	S62° 48' 13"W	010° 10' 46"	71.25'
C11	800.00'	54.55'	54.54'	S55° 45' 38"W	003° 54' 24"	27.28'
C17	1120.00'	787.69'	771.55'	S83° 57' 59"W	040° 17' 44"	410.92'
C23	50.00'	77.74'	70.14'	N80° 43' 55"W	089° 04' 42"	49.20'
C24	200.00'	15.64'	15.63'	N33° 57' 10"W	004° 28' 47"	7.82'

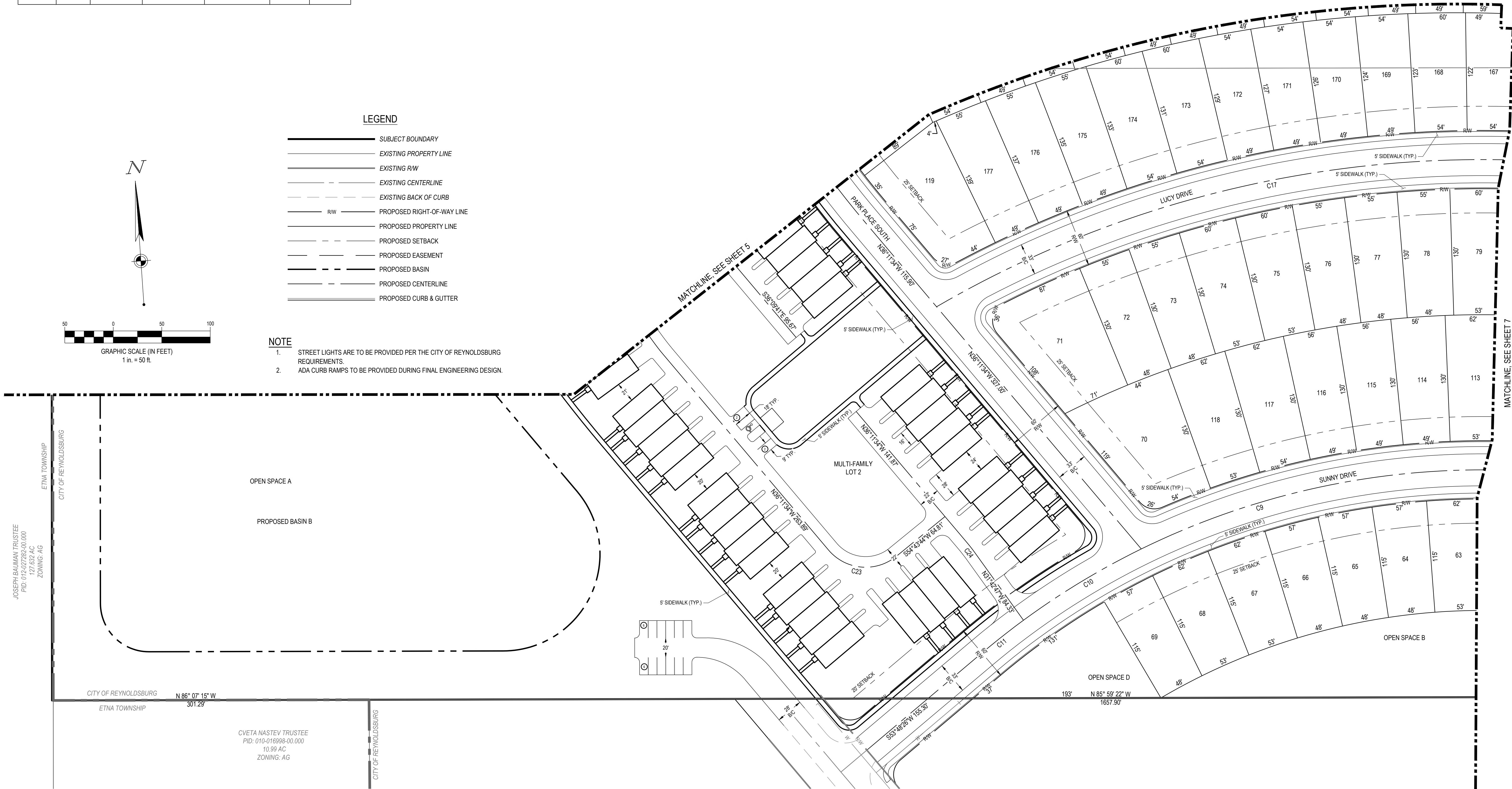


LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RW
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- RW PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER

NOTE

- STREET LIGHTS ARE TO BE PROVIDED PER THE CITY OF REYNOLDSBURG REQUIREMENTS.
- ADA CURB RAMPS TO BE PROVIDED DURING FINAL ENGINEERING DESIGN.



REVISION DESCRIPTION

NO. DATE

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

SITE PLAN

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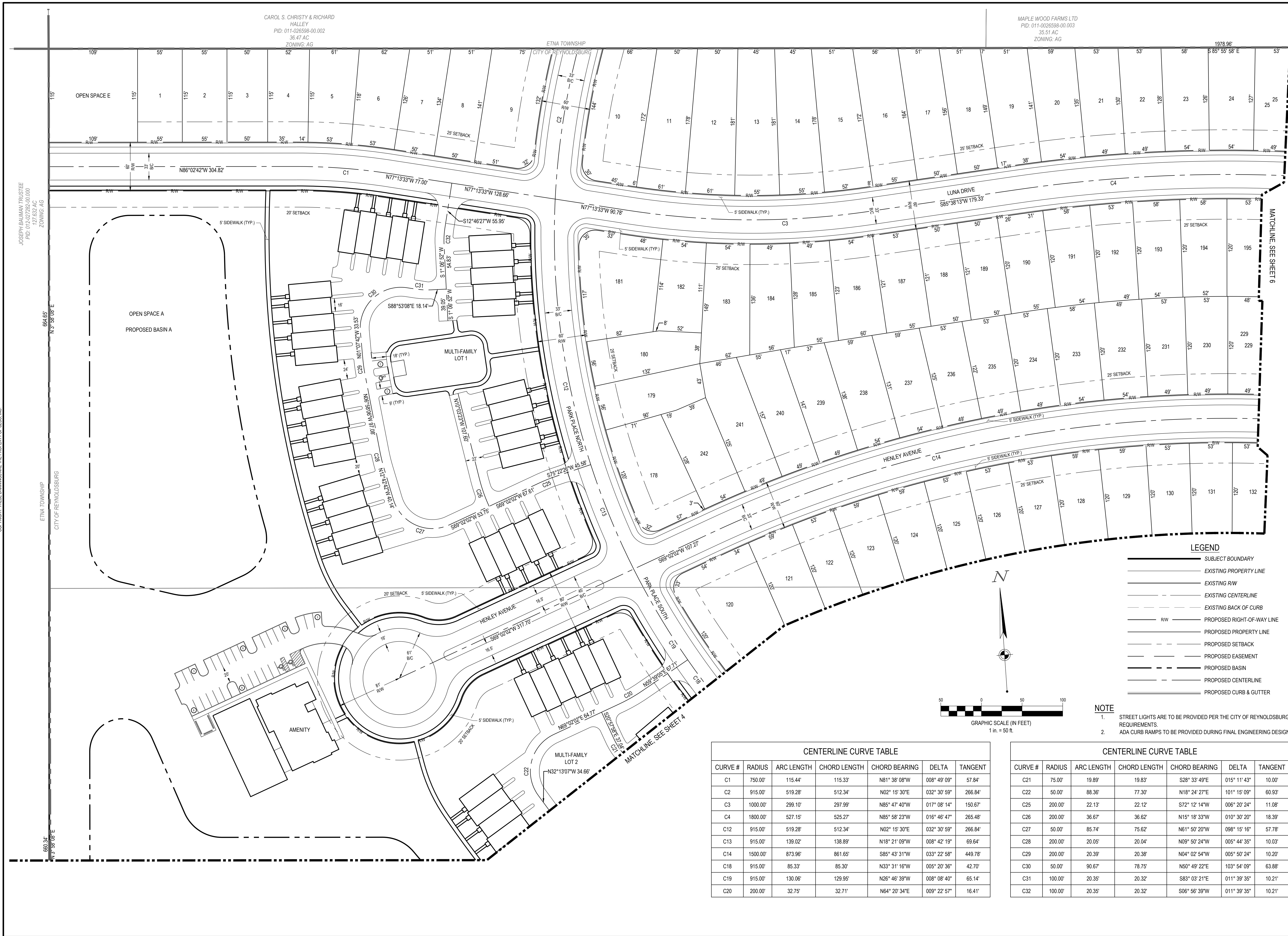
SHEET NO.
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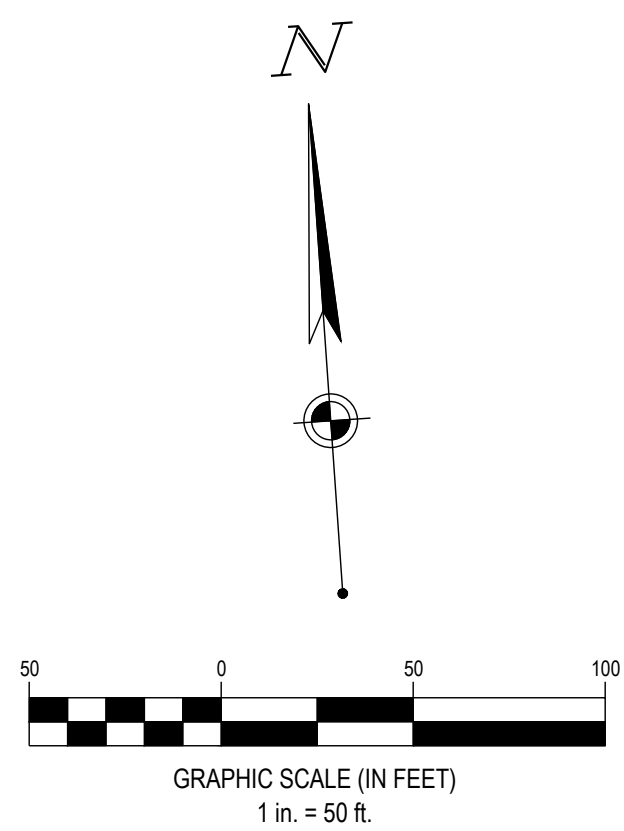
AMH DEVELOPMENT, LLC

EASTWOOD

REYNOLDSBURG OHIO 43075
614.891.1100
WWW.AMHDEVELOPMENT.COM

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5	



[illegible]

AMH DEVELOPMENT, LLC

EASTWOOD

CITY OF REYNOLDSBURG

LICKING COUNTY, OH

ISSUE:	
NOT FOR CONSTRUCTION	
DATE:	
NOVEMBER 2021	
JOB NO.:	759547
DESIGN:	EAC
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CHECKED:	JSB
SHEET NO.	

Packet Pg. 35

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C5	1700.00'	253.60'	253.36'	N81° 51' 24"W	008° 32' 49"	127.03'
C6	1500.00'	235.62'	212.13'	N41° 07' 49"W	090° 00' 00"	150.00'
C15	2000.00'	298.35'	298.07'	N81° 51' 24"W	008° 32' 49"	149.45'

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C5	1700.00'	253.60'	253.36'	N81° 51' 24"W	008° 32' 49"	127.03'
C6	1500.00'	235.62'	212.13'	N41° 07' 49"W	090° 00' 00"	150.00'
C15	2000.00'	298.35'	298.07'	N81° 51' 24"W	008° 32' 49"	149.45'

[illegible]

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

SITE PLAN

ISSUE: NOT FOR CONSTRUCTION	
DATE: NOVEMBER 2021	
JOB NO.:	75954
DESIGN:	EAC
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SHEET NO.
7

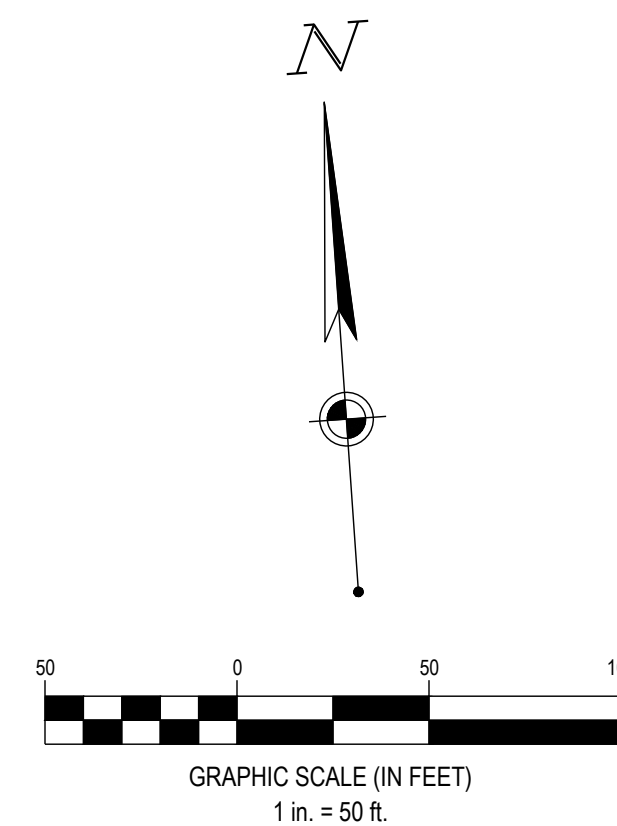
Packet Pg. 36

1. STREET LIGHTS ARE TO BE PROVIDED PER THE CITY OF REYNOLDSBURG REQUIREMENTS.
2. ADA CURB RAMPS TO BE PROVIDED DURING FINAL ENGINEERING DESIGN.

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C7	150.00'	235.62'	212.13'	S48° 52' 11"W	090° 00' 00"	150.00'
C8	2620.00'	468.45'	467.83'	N81° 00' 29"W	010° 14' 40"	234.85'
C16	2300.00'	411.24'	410.69'	N81° 00' 29"W	010° 14' 40"	206.17'

LEGEND

- | | |
|---|----------------------------|
|  | SUBJECT BOUNDARY |
|  | EXISTING PROPERTY LINE |
|  | EXISTING R/W |
|  | EXISTING CENTERLINE |
|  | EXISTING BACK OF CURB |
|  | PROPOSED RIGHT-OF-WAY LINE |
|  | PROPOSED PROPERTY LINE |
|  | PROPOSED SETBACK |
|  | PROPOSED EASEMENT |
|  | PROPOSED BASIN |
|  | PROPOSED CENTERLINE |
|  | PROPOSED CURB & GUTTER |



GRAPHIC SCALE (IN FEET)
1 in. = 50 ft.

OPEN SPACE E

CLIFFORD J. & EMILEE P. FEHR
PID: 010-018780-00.000
0.77 AC
ZONING: R-1

LAKELAND HILLS ASSOC
PID: 010-021876-00.000
0.74 AC
ZONING: R-1

JEFFREY S. & SUSAN M. LUEBBE
PID: 010-018804-00.000
2.40 AC
ZONING: R-1

MARY L. LAUGHLIN
PID: 010-021888-00.000
0.75 AC
ZONING: RS

LISA A. MASTERS
PID: 010-019752-00.000
1.50 AC, ZONING: RS

MATCHLINE, SEE SHEET 6

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MATCHLINE, SEE SHEET 4

CITY OF REYNOLDSBURG
ETNA TOWNSHIP

N 86° 35' 42" W
664.59'

CITY OF REYNOLDSBURG

[illegible]

Attachment: Major Site Plan - Eastwood Nov 2021 (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

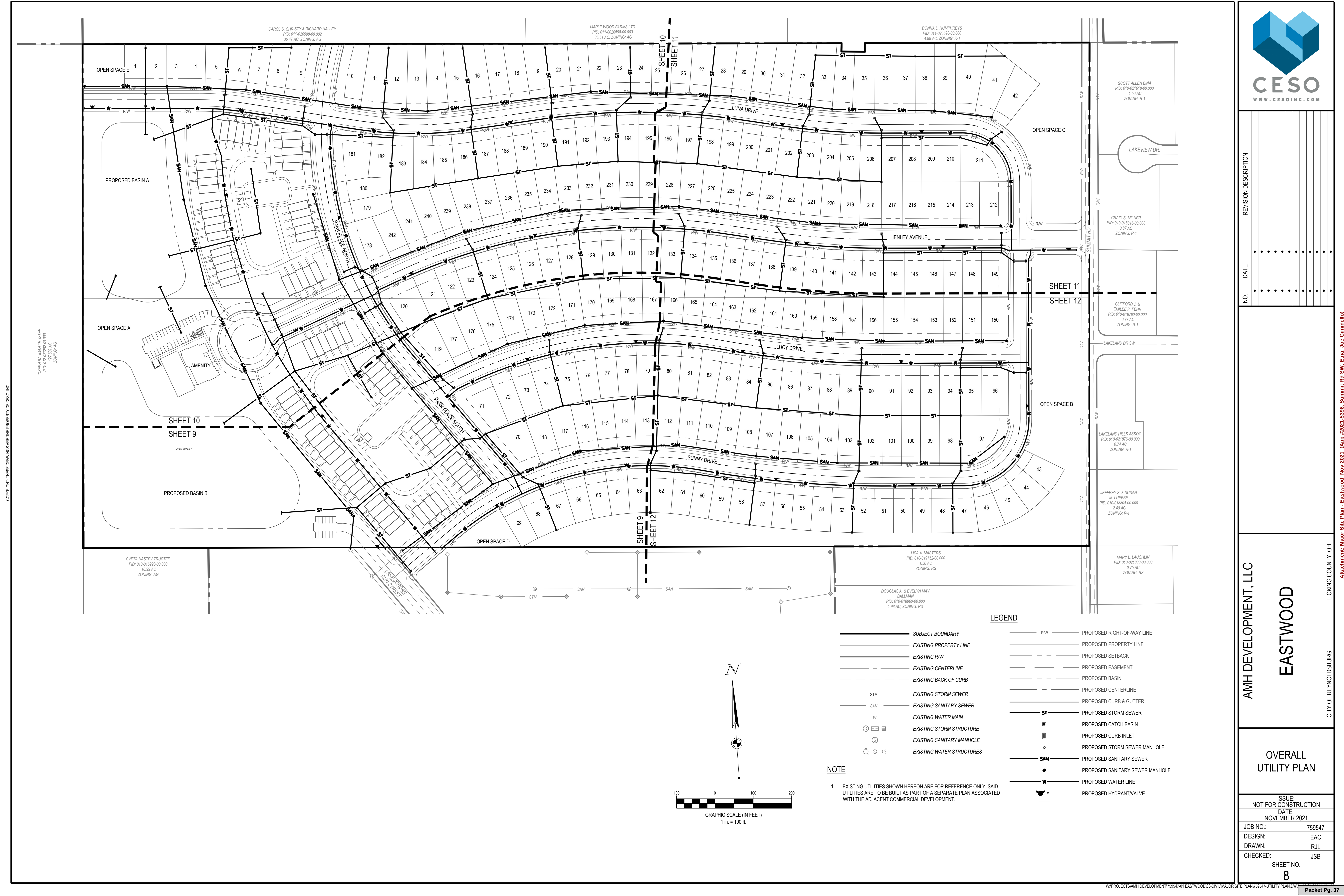
AMH DEVELOPMENT, LLC

EASTWOOD

OVERALL UTILITY PLAN

ISSUE:	
NOT FOR CONSTRUCTION	
DATE:	
NOVEMBER 2021	
JOB NO.:	759547
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8



[illegible]

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

COUNTY, OH	Attachment: Major Site Plan - Eastwood Nov 2021 (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)
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UTILITY PLAN

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SHEET NO.
9

Packet Pg. 38

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JOSEPH BAUMAN TRUSTEE
PID: 012-027282-00.000
127.632 AC
ZONING: AG

ETNA TOWNSHIP
CITY OF REYNOLDSBURG

CITY OF REYNOLDSBURG
ETNA TOWNSHIP

CVETA NASTEV TRUSTEE
PID: 010-016998-00.000
10.99 AC
ZONING: AG

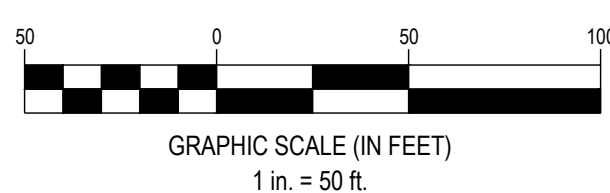
CVETA NASTEV TRUSTEE
PID: 010-016998-00.000
10.99 AC
ZONING: AG

LEGEND

- | | |
|--|--|
| | SUBJECT BOUNDARY |
| | EXISTING PROPERTY LINE |
| | EXISTING RW |
| | EXISTING CENTERLINE |
| | EXISTING BACK OF CURB |
| | EXISTING STORM SEWER |
| | EXISTING SANITARY SEWER |
| | EXISTING WATER MAIN |
| | EXISTING STORM STRUCTURE |
| | EXISTING SANITARY MANHOLE |
| | EXISTING WATER STRUCTURES |
| | PROPOSED RIGHT-OF-WAY LINE |
| | PROPOSED PROPERTY LINE |
| | PROPOSED SETBACK |
| | PROPOSED EASEMENT |
| | PROPOSED BASIN |
| | PROPOSED CENTERLINE |
| | PROPOSED CURB & GUTTER |
| | PROPOSED STORM SEWER |
| | PROPOSED CATCH BASIN |
| | PROPOSED CURB INLET |
| | PROPOSED STORM SEWER MANHOLE |
| | PROPOSED SANITARY SEWER |
| | PROPOSED SANITARY SEWER MANHOLE |
| | PROPOSED WATER LINE |
| | PROPOSED HYDRANT/VALVE |

NOTE

1. EXISTING UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. SAID UTILITIES ARE TO BE BUILT AS PART OF A SEPARATE PLAN ASSOCIATED WITH THE ADJACENT COMMERCIAL DEVELOPMENT.

 N 

MATCHLINE, SEE SHEET 10

MULTI-FAC

LAKE
RUN

MATCHLINE, SEE SHEET 12

W:\PROJECTS\AMH DEVELOPMENT\759547-01 EASTWOOD\03-CIVIL\MAJOR SITE PLAN\759547-UTILITY PLAN.DWG



REVISION DESCRIPTION
NO. DATE

AMH DEVELOPMENT, LLC
EASTWOOD

UTILITY PLAN

ISSUE:
NOT FOR CONSTRUCTION
DATE:
NOVEMBER 2021
JOB NO.: 759547
DESIGN: EAC
DRAWN: R.J.L.
CHECKED: JSB
SHEET NO.
10

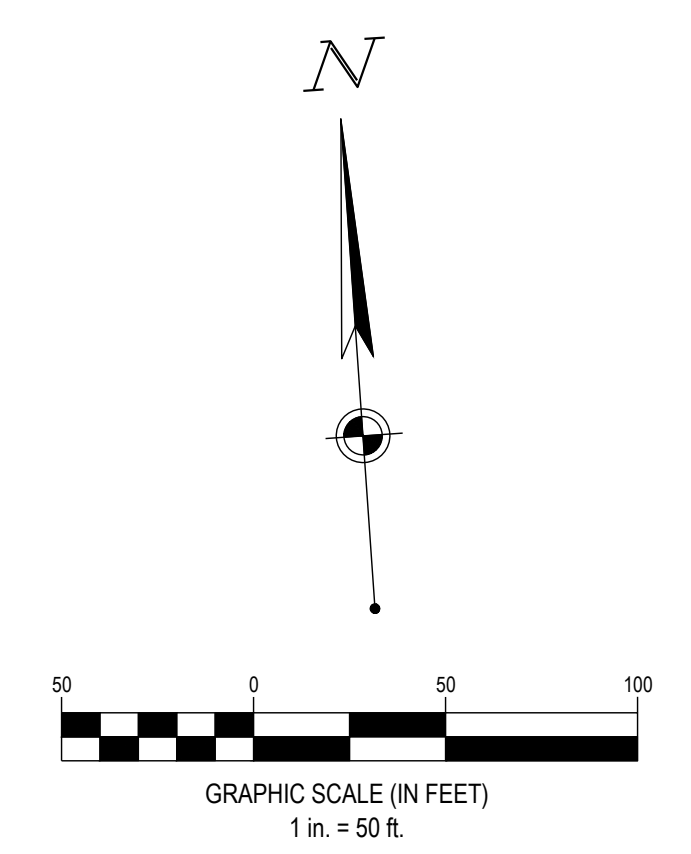
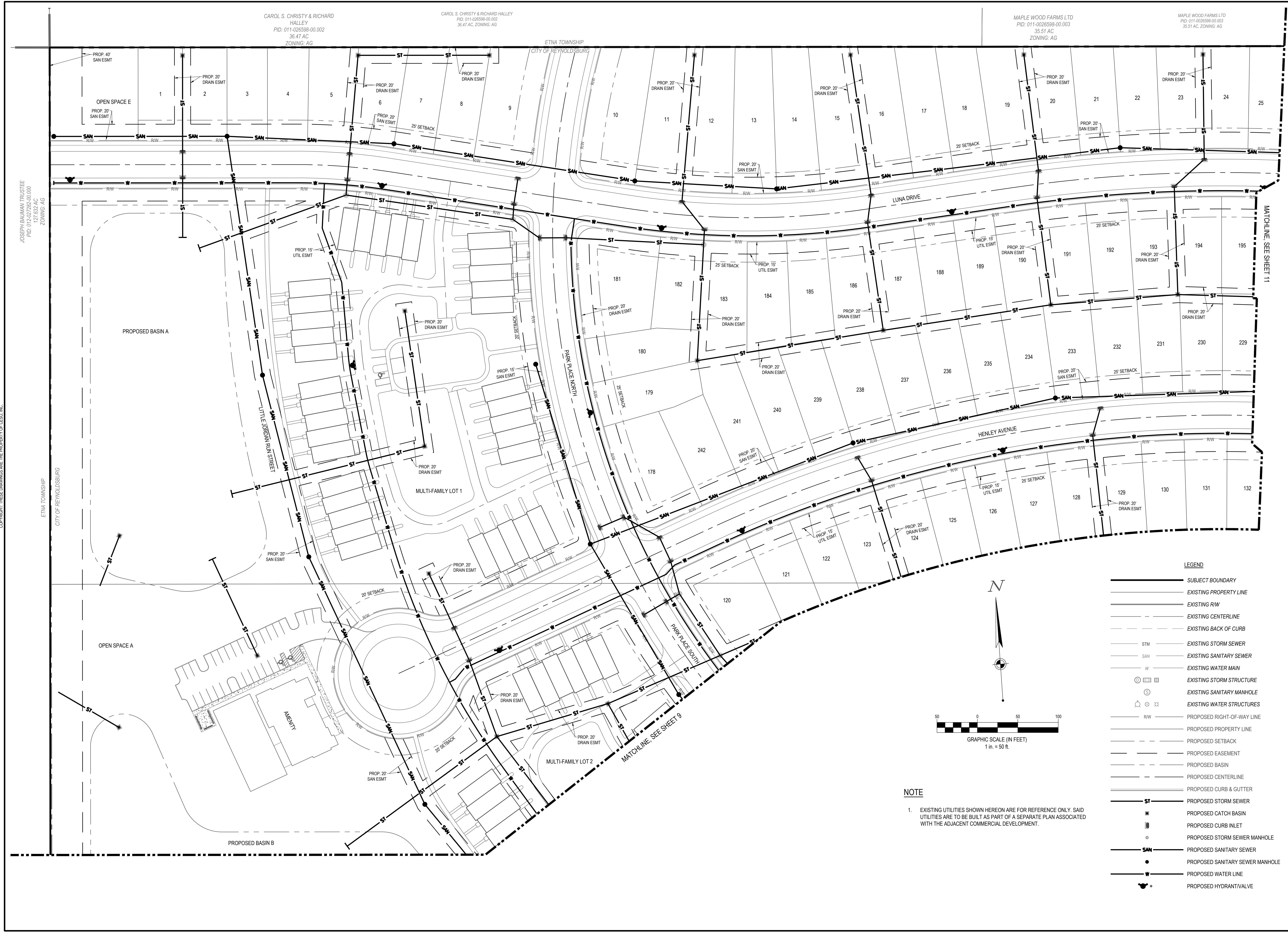
CAROL S. CHRISTY & RICHARD
HALLEY
PID: 011-026598-00.002
36.47 AC
ZONING: AG

CAROL S. CHRISTY & RICHARD
HALLEY
PID: 011-026598-00.002
36.47 AC, ZONING: AG

MAPLE WOOD FARMS LTD
PID: 011-0026598-00.003
35.51 AC
ZONING: AG

MAPLE WOOD FARMS LTD
PID: 011-0026598-00.003
35.51 AC, ZONING: AG

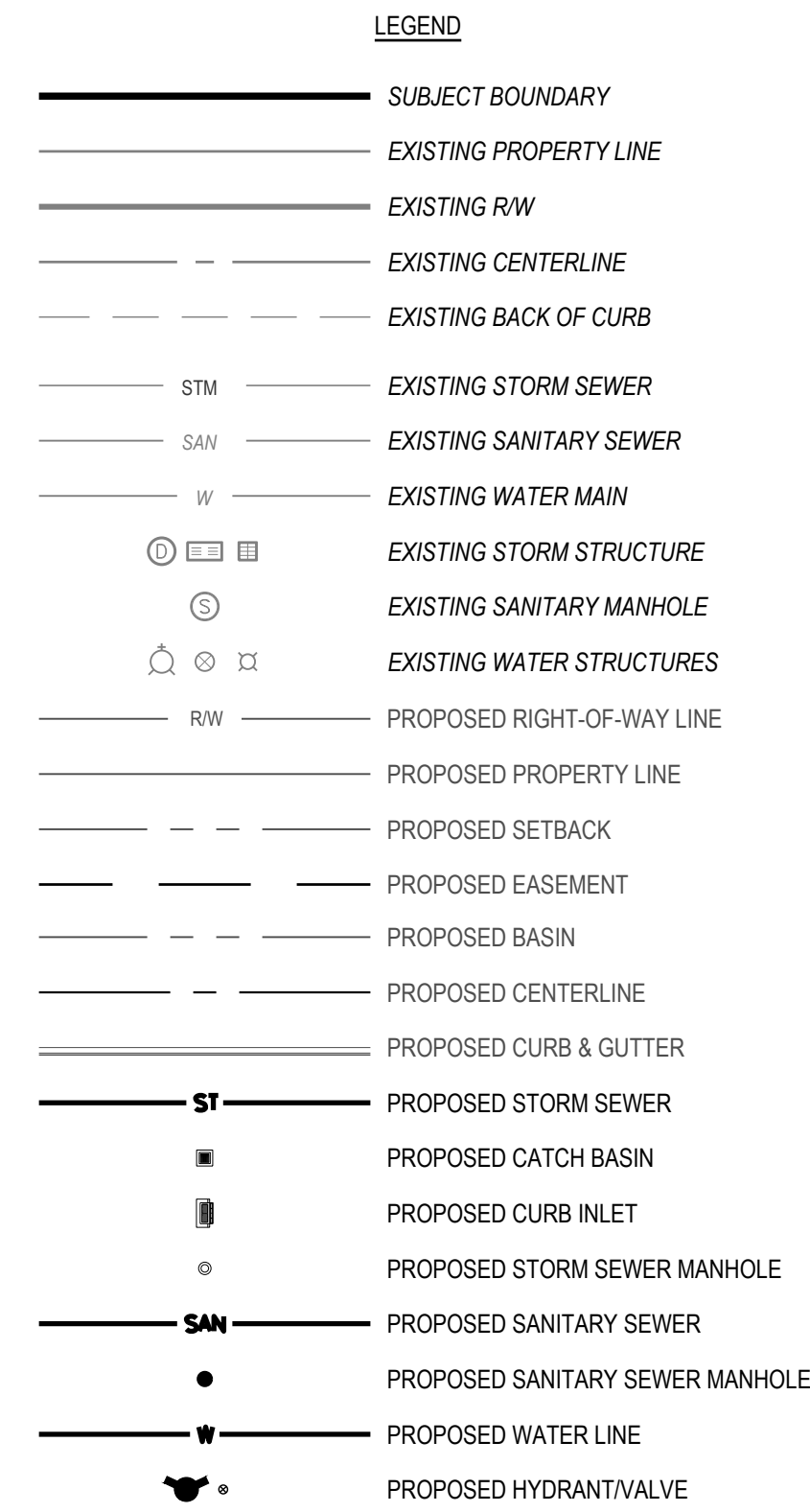
JOSEPH BAUMAN TRUSTEE
PID: 012-02782-00.000
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ZONING: AG



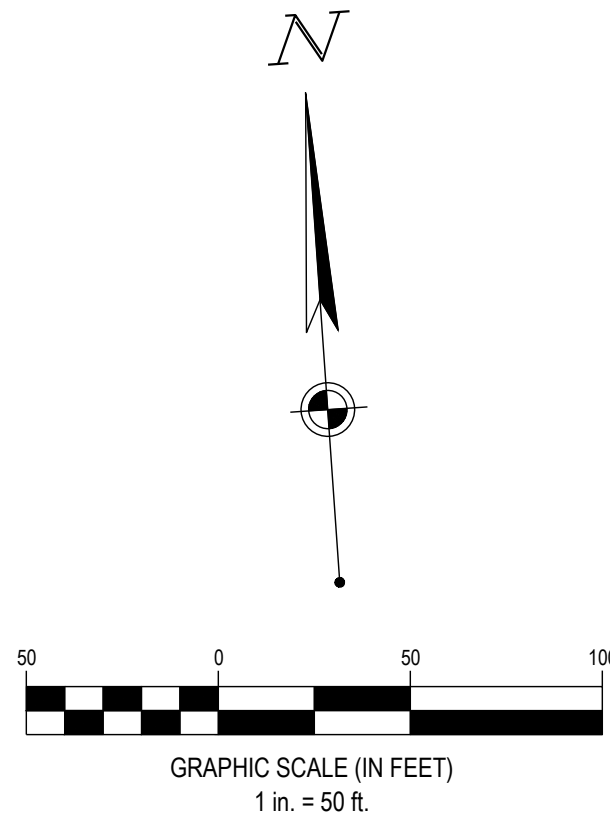
NOTE

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LEGEND	
	SUBJECT BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RW
	EXISTING CENTERLINE
	EXISTING BACK OF CURB
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	EXISTING STORM STRUCTURE
	EXISTING SANITARY MANHOLE
	EXISTING WATER STRUCTURES
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED BASIN
	PROPOSED CENTERLINE
	PROPOSED CURB & GUTTER
	PROPOSED STORM SEWER
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED STORM SEWER MANHOLE
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED WATER LINE
	PROPOSED HYDRANT/VALVE



1. EXISTING UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. SAID UTILITIES ARE TO BE BUILT AS PART OF A SEPARATE PLAN ASSOCIATED WITH THE ADJACENT COMMERCIAL DEVELOPMENT.

[illegible]

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

Attachment: Major Site Plan - Eastwood Nov 2021 (App #2021-5396, Summit Rd SW, Etna, Joe Ciminello)

UTILITY PLAN

ISSUE: NOT FOR CONSTRUCTION	
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CHECKED:	JSB

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11



REVISION DESCRIPTION

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AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

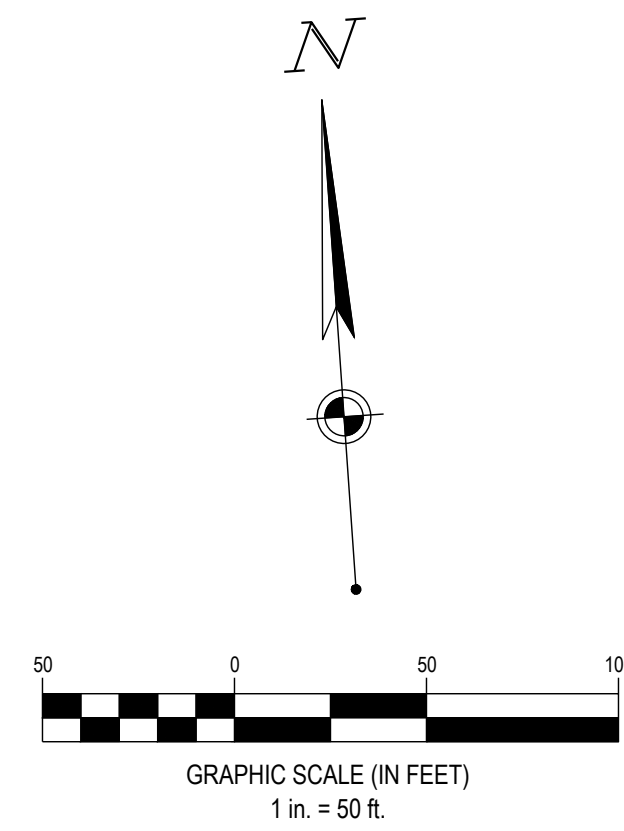
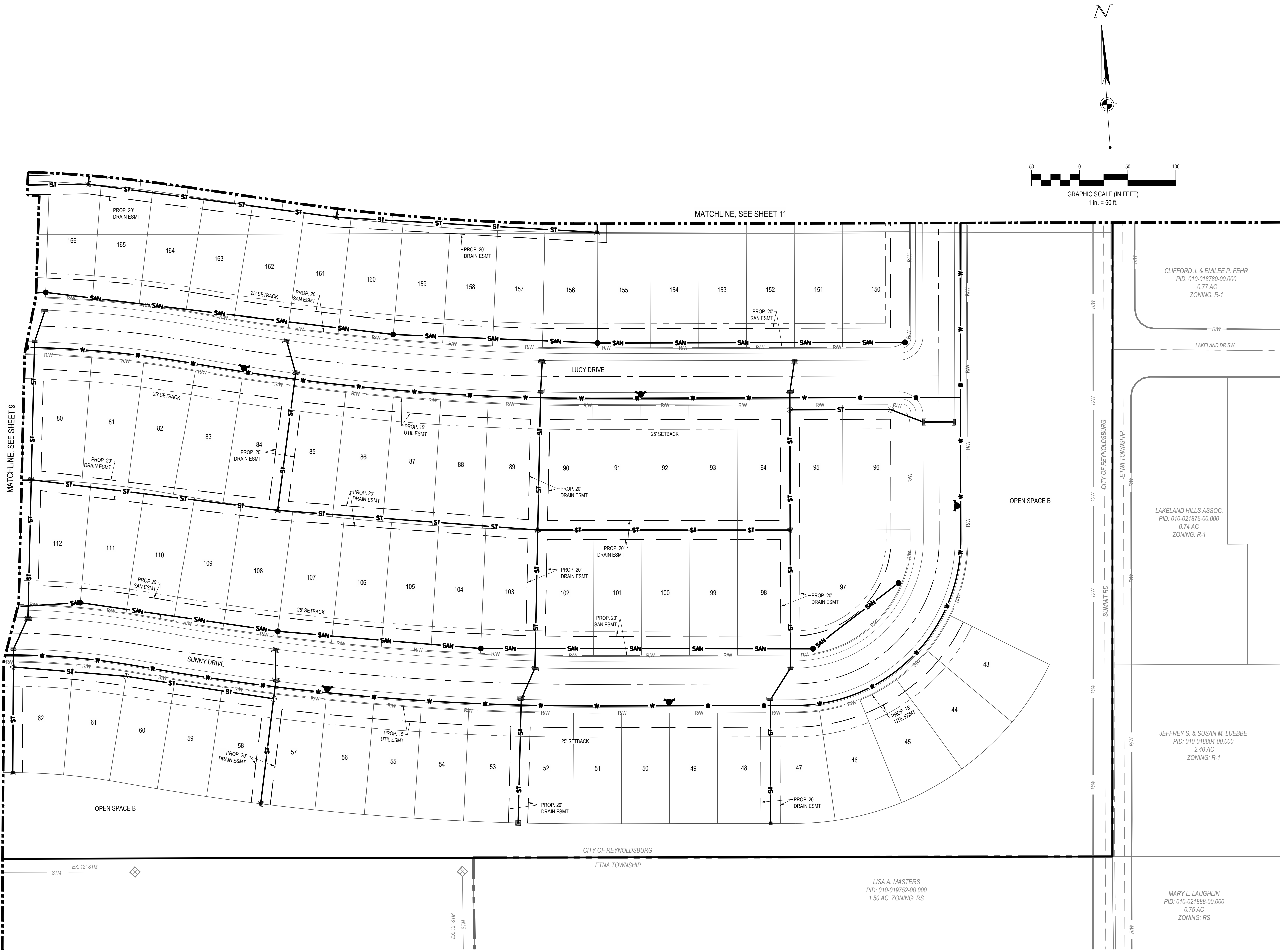
CITY OF REYNOLDSBURG

UTILITY PLAN

ISSUE: NOT FOR CONSTRUCTION	
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DESIGN:	EAC
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Attachment: Major Site Plan - Eastwood Nov 2021 (App #2021-5396, Summit Rd SW, Etna, Joe Cimminello)

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- LEGEND
- SUBJECT BOUNDARY
 - EXISTING PROPERTY LINE
 - EXISTING RW
 - EXISTING CENTERLINE
 - EXISTING BACK OF CURB
 - STM EXISTING STORM SEWER
 - SAN EXISTING SANITARY SEWER
 - W EXISTING WATER MAIN
 - EXISTING STORM STRUCTURE
 - EXISTING SANITARY MANHOLE
 - EXISTING WATER STRUCTURES
 - RW PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED SETBACK
 - PROPOSED EASEMENT
 - PROPOSED BASIN
 - PROPOSED CENTERLINE
 - PROPOSED CURB & GUTTER
 - ST PROPOSED STORM SEWER
 - PROPOSED CATCH BASIN
 - PROPOSED CURB INLET
 - PROPOSED STORM SEWER MANHOLE
 - SAN PROPOSED SANITARY SEWER
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED WATER LINE
 - PROPOSED HYDRANT/VALVE

NOTE

1. EXISTING UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. SAID UTILITIES ARE TO BE BUILT AS PART OF A SEPARATE PLAN ASSOCIATED WITH THE ADJACENT COMMERCIAL DEVELOPMENT.

LISA A. MASTERS
PID: 010-019752-00.000
1.50 AC. ZONING: RS

MARY L. LAUGHLIN
PID: 010-021888-00.000
0.75 AC.
ZONING: RS

LAKELAND HILLS ASSOC.
PID: 010-021876-00.000
0.74 AC
ZONING: R-1

CLIFFORD J. & EMILEE P. FEHR
PID: 010-018780-00.000
0.77 AC
ZONING: R-1



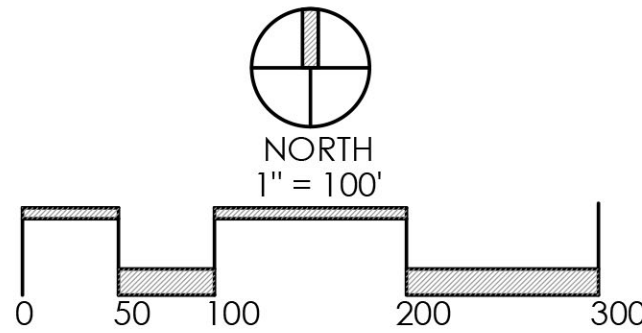
Attachment: Major Site Plan - Eastwood Nov 2023 (App #2023-3398, Summit St SW, Etna, Joe Ciminello)

MASTER PLAN

EASTWOOD

PREPARED FOR CIMINELLO

DATE: 11/17/21



5' WIDE SIDEWALK
ENTRY FEATURE
PARKING LOT
COMMUNITY CENTER
EVERGREEN SHRUB
DECIDUOUS TREE
POOL
ORNAMENTAL TREE

PARKING LOT
DECIDUOUS TREE
EVERGREEN SHRUB

ENTRY FEATURE
ORNAMENTAL TREE
STREET TREE
5' WIDE SIDEWALK

STREET TREE
5' WIDE SIDEWALK

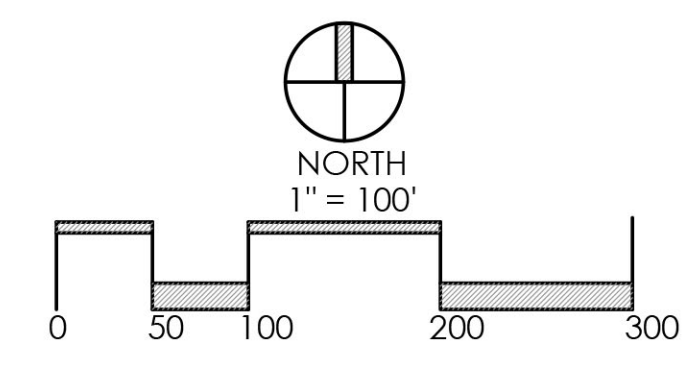
5' WIDE SIDEWALK
STREET TREE

STREET TREE
ORNAMENTAL TREE
STREET TREE

ILLUSTRATIVE PLAN

EASTWOOD - SINGLE FAMILY

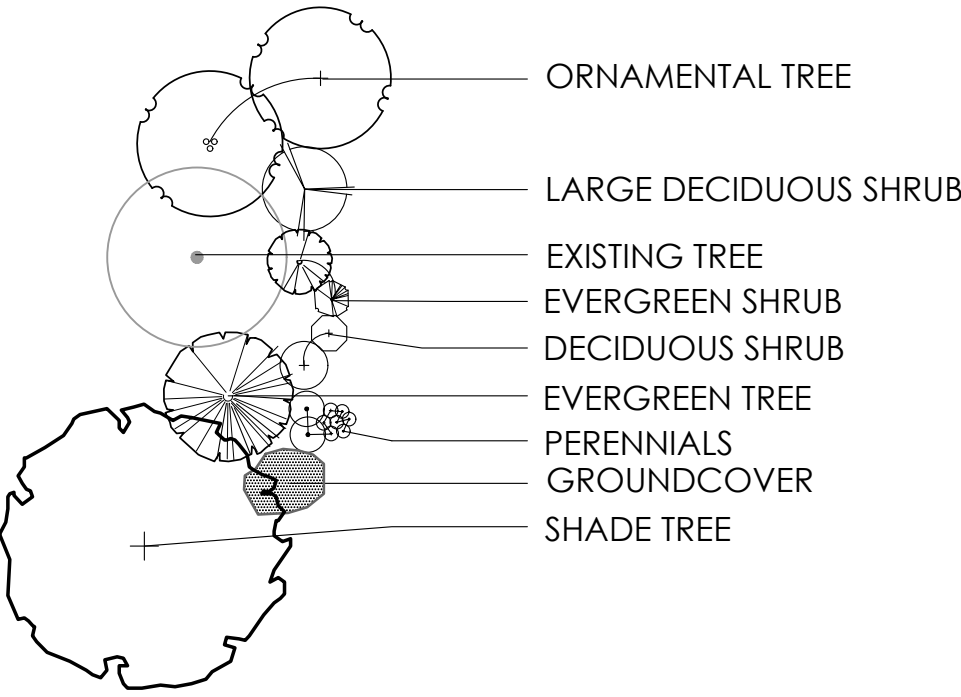
PREPARED FOR CESO
DATE: 11/16/21



Faris Planning & Design
LAND PLANNING
LANDSCAPE ARCHITECTURE
Hilliard, OH 43026
4876 Cemetery Road
p (614) 487-1964
www.farisplanninganddesign.com

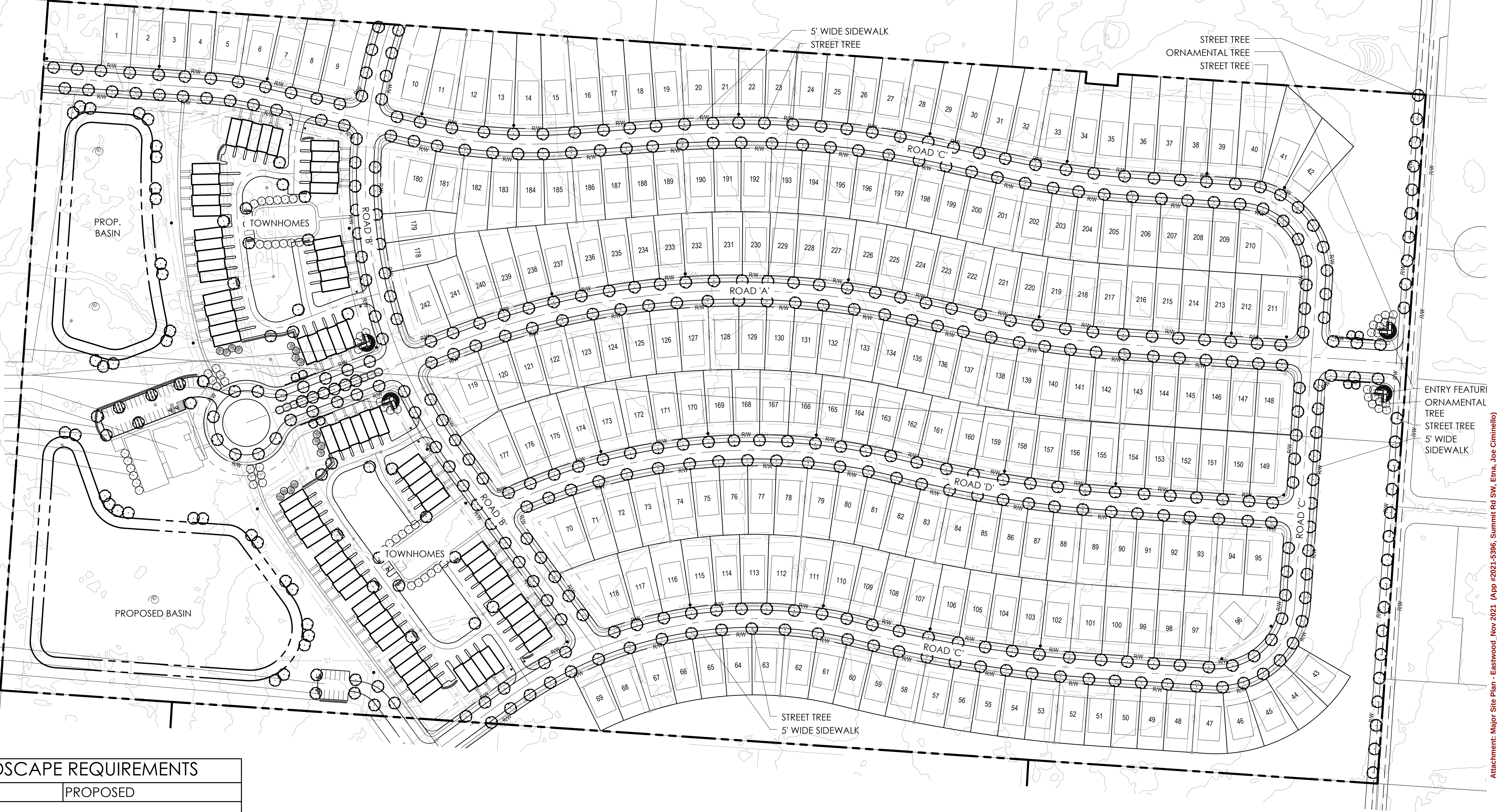
PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



5' WIDE SIDEWALK
ENTRY FEATURE
PARKING LOT
COMMUNITY CENTER
EVERGREEN SHRUB
DECIDUOUS TREE
POOL
ORNAMENTAL TREE

PARKING LOT
DECIDUOUS TREE
EVERGREEN SHRUB



ENTRY FEATURI
ORNAMENTAL
TREE
STREET TREE
5' WIDE
SIDEWALK

REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS	
CODE	PROPOSED
TREE REPLACEMENT (1105.07 - E.) ***	
EACH EXISTING MAJOR TREE (WITH A CALIPER OF 18" OR LARGER) REMOVED SHALL BE REPLACED WITH (1) TREE, HAVING A MINIMUM CALIPER OF (1.75") MEASURED AT (1') ABOVE THE GROUND	TREE REPLACEMENT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING
STREET TREES (1105.07 - G.)	
TREES, TO BE APPROVED BY THE CITY OF REYNOLDSBURG, SHALL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY OF ANY DEVELOPMENT, MINIMUM 2" CAL. AND SPACED AT 35' ON CENTER	403 STREET TREES PROVIDED ALONG PUBLIC R.O.W. AT 45' ON CENTER
INTERIOR LOT LANDSCAPING (1105.07 - H. - i.) FOR RESIDENTIAL LAND USE	
0.5" TREE CALIPER MUST BE PLANTED FOR EACH 3,000 SQUARE FEET OF LOT SIZE. TOTAL LOT SIZE: 1,669,099 SQ. FT. = 279 CALIPER INCHES REQUIRED FOR INTERIOR LOT LANDSCAPING.	279 CALIPER INCHES PROVIDED (SHADE AND ORNAMENTAL TREES)
CREDIT OF EXISTING TREES ON SITE (1105.07 - H. - ii.) ***	
EXISTING TREES PROTECTED DURING CONSTRUCTION MAY BE CREDITED TOWARDS THE INTERIOR PLANTING REQUIREMENTS (CALIPER MEASURED AT 4.5' ABOVE THE GROUND)	EXISTING TREE CREDIT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING
MECHANICAL EQUIPMENT SCREENING (1105.07 - K. - iii.)	
MECHANICAL EQUIPMENT ASSOCIATED WITH A BUILDING SHALL BE INCORPORATED WITH LANDSCAPING SO THAT THESE FUNCTIONS ARE OUT OF VIEW OF THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES, WHILE ALLOWING CONVENIENT ACCESS.	LANDSCAPING AND FENCE TO BE INSTALLED IN FRONT OF A/C UNITS

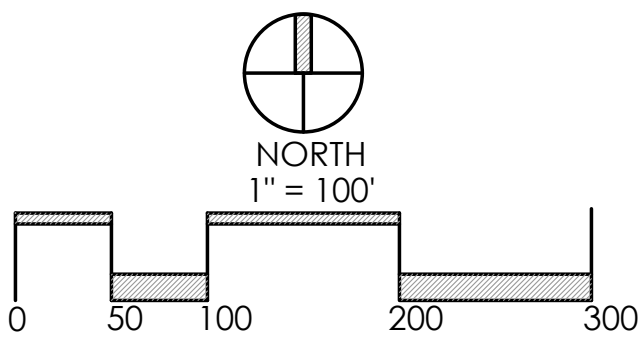
REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS	
CODE	PROPOSED
PARKING AREA LANDSCAPING (1105.07 - J. - ii.)	
FOR EVERY (10) PARKING SPACES OR FRACTION THEREOF, (200) SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREAS ARE REQUIRED, CONTAINING AT LEAST (1) TREE WITH A MINIMUM DIAMETER OF 2", AND (4) SHRUBS. MINIMUM AREA PERMITTED SHALL BE (200) SQUARE FEET, WITH A MINIMUM WIDTH OF (10'). 43 PARKING SPACES PROVIDED:	5 TREES AND 20 SHRUBS PROVIDED
PARKING AREA BERM (1105.07 - J. - v.)	
PARKING LOT PERIMETER LANDSCAPING SHALL BE PROVIDED, TO BE A MINIMUM OF 10' WIDE, EXCLUDING ANY VEHICULAR OVERHANG. LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND, OR COMBINATION THEREOF, REACHING A HEIGHT OF 36" WITHIN (1) YEAR OF INSTALLATION. PERIMETER LANDSCAPING SHALL ALSO CONTAIN A MINIMUM OF (1) DECIDUOUS TREE PER (50) LINEAL FEET OF PARKING PERIMETER. APPROXIMATELY 250' LINEAR FEET OF PARKING PERIMETER.	5 DECIDUOUS TREES PROVIDED & HEDGE TO REACH 36" HEIGHT WITHIN ONE YEAR OF INSTALLATION PROVIDED.

LANDSCAPE PLAN

EASTWOOD - SINGLE FAMILY

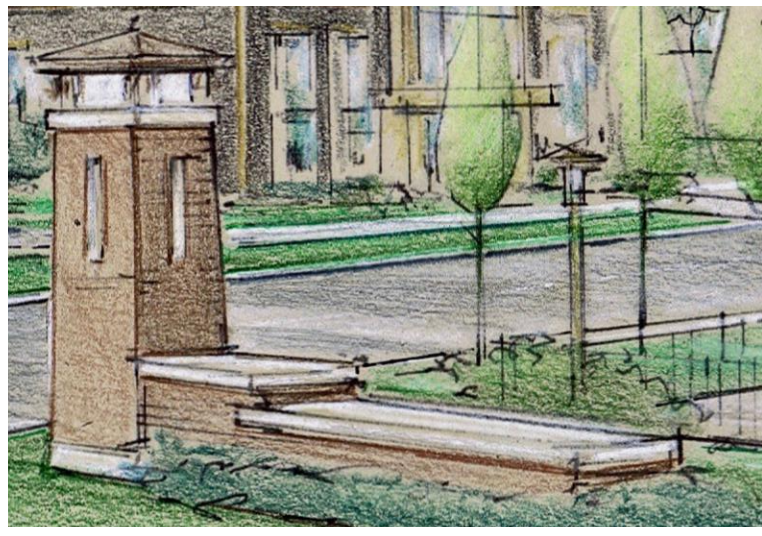
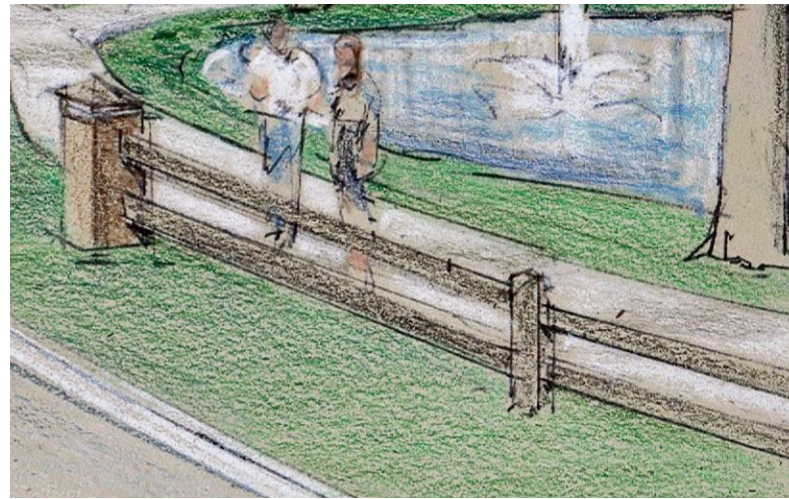
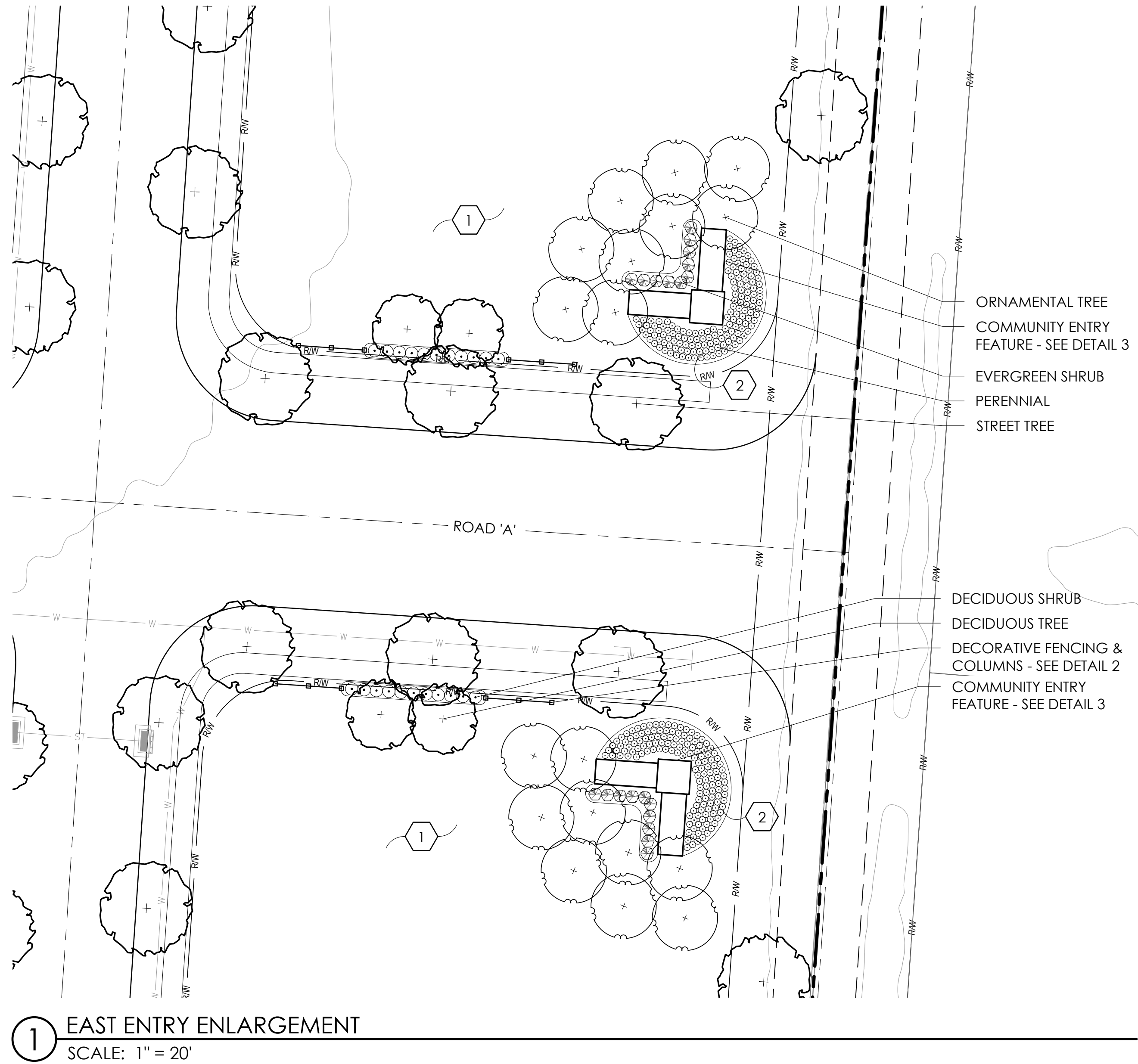
PREPARED FOR CESO

DATE: 11/16/21



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
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p (614) 487-1964 www.farisplanninganddesign.com

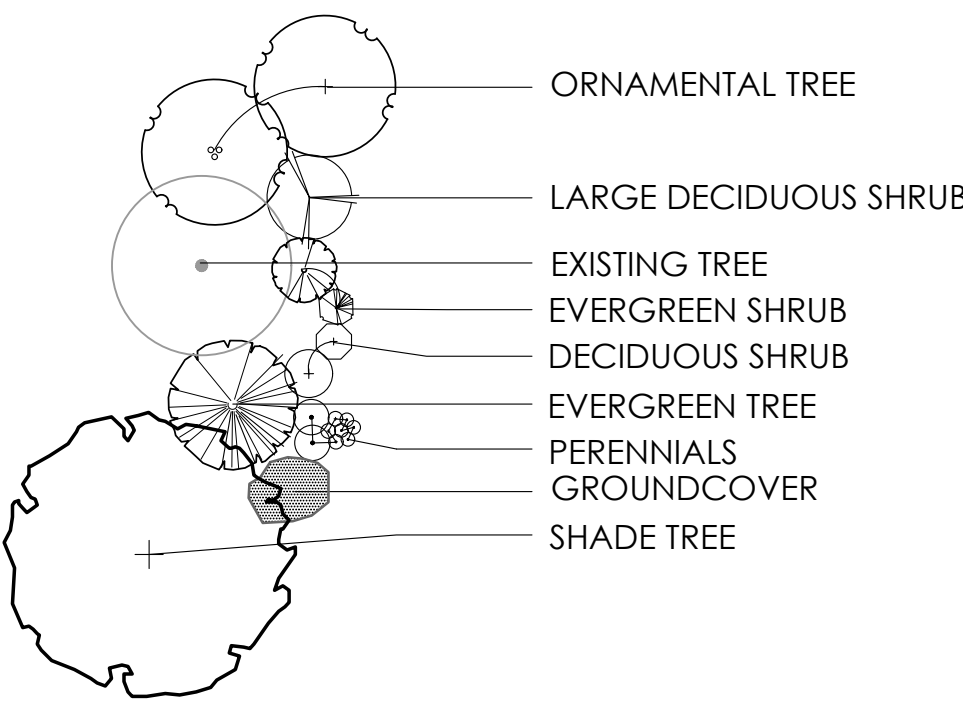


CONSTRUCTION NOTES:

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

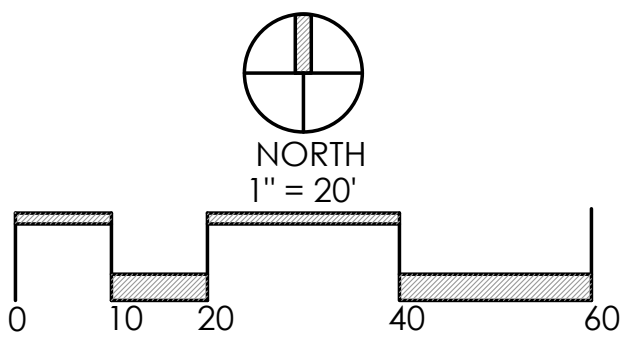
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



LANDSCAPE ENLARGEMENT PLAN

EASTWOOD - SINGLE FAMILY

PREPARED FOR CESO
DATE: 11/16/21



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4876 Cemetery Road Hilliard, OH 43026
p (614) 487-1964 www.farisplanninganddesign.com



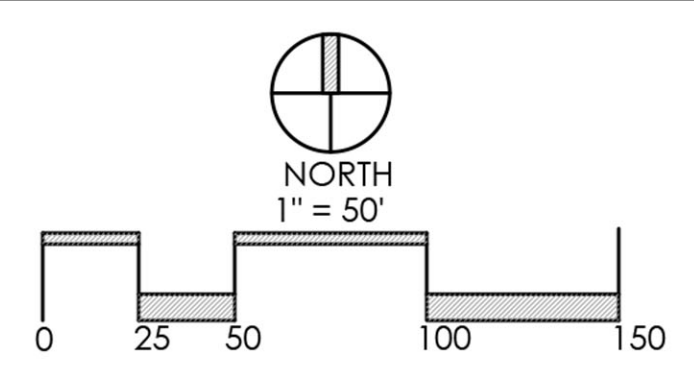
Attachment: Major Site Plan - Eastwood Nov 2021 (App #2021-5396, Summit Rd SW, Elma, Joe Cimmiello)

ILLUSTRATIVE PLAN

EASTWOOD - TOWNHOMES

PREPARED FOR NVR, INC.

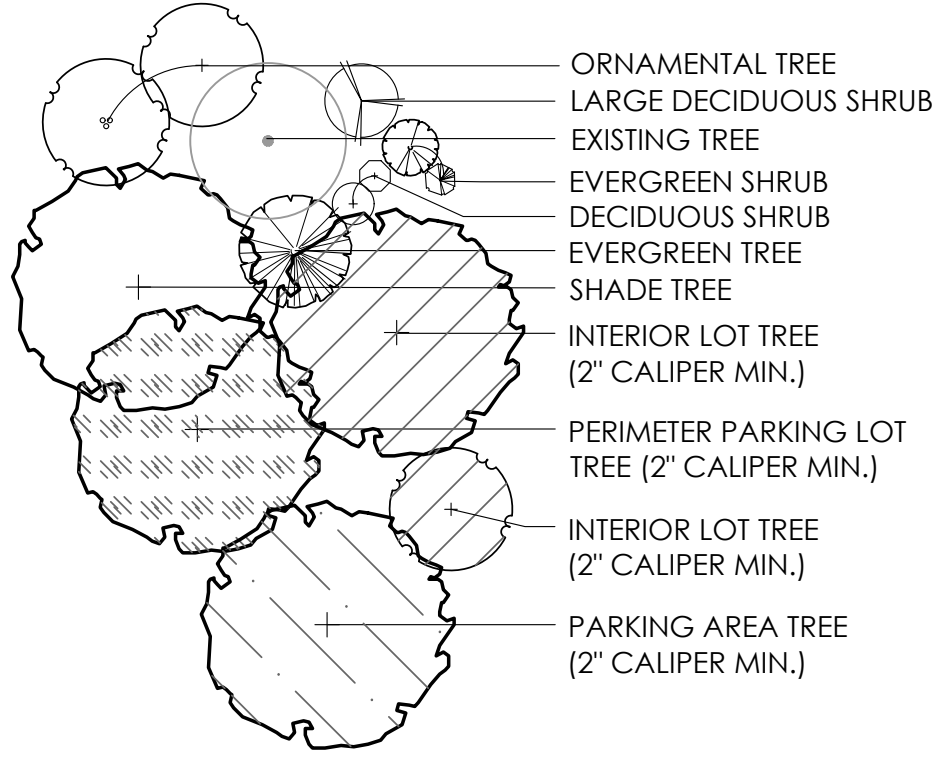
DATE: 11/18/21





REYNOLDSBURG ZONING CODE LANDSCAPE REQUIREMENTS	
CODE	PROPOSED
TREE REPLACEMENT (1105.07 - E.) ***	
EACH EXISTING MAJOR TREE (WITH A CALIPER OF 18" OR LARGER) REMOVED SHALL BE REPLACED WITH (1) TREE, HAVING A MINIMUM CALIPER OF (1.75") MEASURED AT (1') ABOVE THE GROUND	TREE REPLACEMENT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING
STREET TREES (1105.07 - G.)	
TREES, TO BE APPROVED BY THE CITY OF REYNOLDSBURG, SHALL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY OF ANY DEVELOPMENT, MINIMUM 2" CAL. AND SPACED AT 35' TO 45' ON CENTER	STREET TREES TO BE PLANTED BY SINGLE FAMILY DEVELOPMENT ALONG PUBLIC R.O.W.
INTERIOR LOT LANDSCAPING (1105.07 - H. - i.) FOR RESIDENTIAL LAND USE	
0.5" TREE CALIPER MUST BE PLANTED FOR EACH 3,000 SQUARE FEET; LOT SIZE: 352,830 SQ. FT. = 59 CALIPER INCHES REQUIRED FOR INTERIOR LOT LANDSCAPING.	59 CALIPER INCHES PROVIDED
CREDIT OF EXISTING TREES ON SITE (1105.07 - H. - ii.) ***	
EXISTING TREES PROTECTED DURING CONSTRUCTION MAY BE CREDITED TOWARDS THE INTERIOR PLANTING REQUIREMENTS (CALIPER MEASURED AT 4.5' ABOVE THE GROUND)	EXISTING TREE CREDIT QUANTITIES TO BE FINALIZED AFTER FINAL ENGINEERING
PARKING AREA LANDSCAPING (1105.07 - J. - ii.)	
FOR EVERY (10) PARKING SPACES OR FRACTION THEREOF, (200) SQUARE FEET OF INTERIOR LANDSCAPED PARKING LOT AREAS ARE REQUIRED, CONTAINING AT LEAST (1) TREE WITH A MINIMUM DIAMETER OF 2", AND (4) SHRUBS. MINIMUM AREA PERMITTED SHALL BE (200) SQUARE FEET, WITH A MINIMUM WIDTH OF (10'). 168 PARKING SPACES PROVIDED:	17 TREES AND 68 SHRUBS PROVIDED
PARKING AREA BERM (1105.07 - J. - v.)	
PARKING LOT PERIMETER LANDSCAPING SHALL BE PROVIDED, TO BE A MINIMUM OF 10' WIDE, EXCLUDING ANY VEHICULAR OVERHANG. LANDSCAPING SHALL CONSIST OF A CONTINUOUS EVERGREEN HEDGE, EVERGREEN TREES, EARTHEN MOUND, OR COMBINATION THEREOF, REACHING A HEIGHT OF 36" WITHIN (1) YEAR OF INSTALLATION. PERIMETER LANDSCAPING SHALL ALSO CONTAIN A MINIMUM OF (1) DECIDUOUS TREE PER (50) LINEAL FEET OF PARKING PERIMETER. APPROXIMATELY 382' LINEAR FEET OF PARKING PERIMETER.	8 DECIDUOUS TREES PROVIDED & HEDGE TO REACH 36" HEIGHT WITHIN ONE YEAR OF INSTALLATION PROVIDED.
MECHANICAL EQUIPMENT SCREENING (1105.07 - K. - iii.)	
MECHANICAL EQUIPMENT ASSOCIATED WITH A BUILDING SHALL BE INCORPORATED WITH LANDSCAPING SO THAT THESE FUNCTIONS ARE OUT OF VIEW OF THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES, WHILE ALLOWING CONVENIENT ACCESS.	LANDSCAPING AND FENCE TO BE INSTALLED IN FRONT OF A/C UNITS

COMPLIANCE PLANT KEY

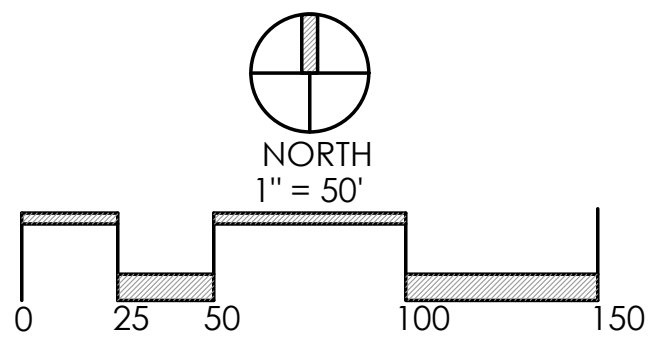


LANDSCAPE PLAN

EASTWOOD - TOWNHOMES

PREPARED FOR NVR, INC.

DATE: 11/18/21



Faris Planning & Design

LAND PLANNING
4876 Cemetery Road
p (614) 487-1964

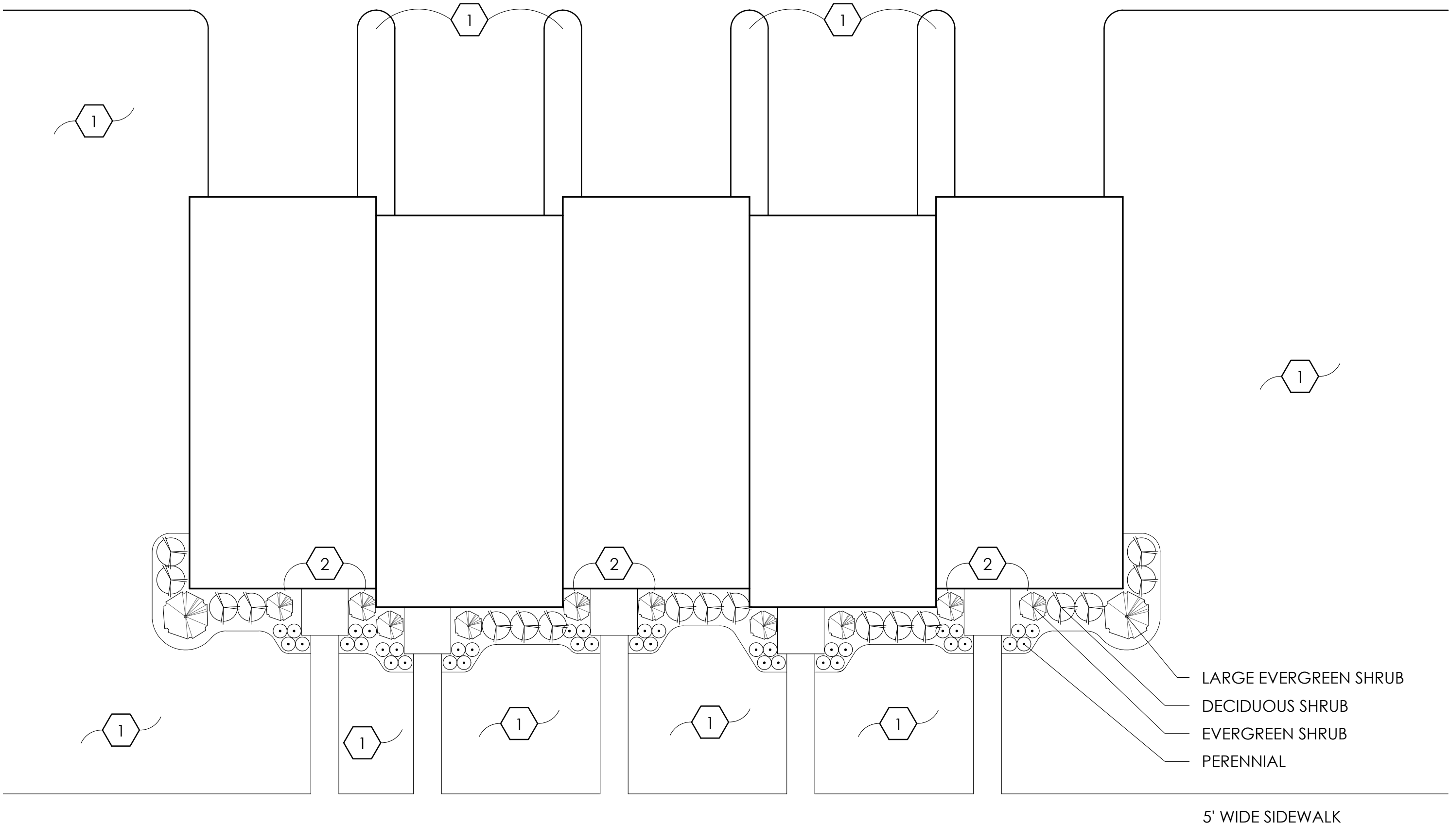
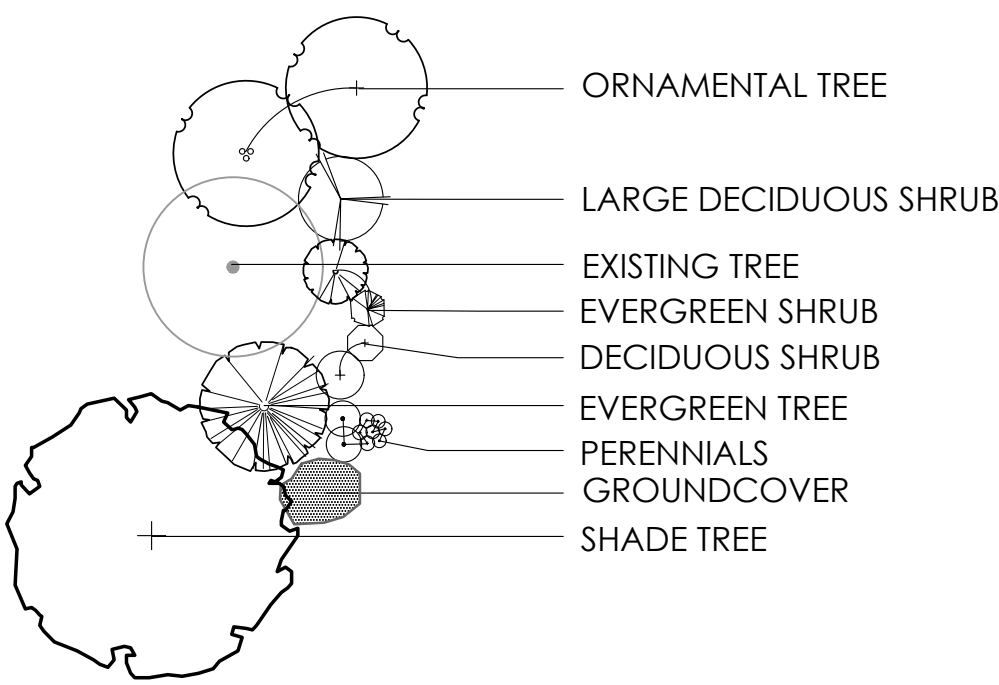
LANDSCAPE ARCHITECTURE
Hilliard, OH 43026
www.farisplanninganddesign.com

CONSTRUCTION NOTES:

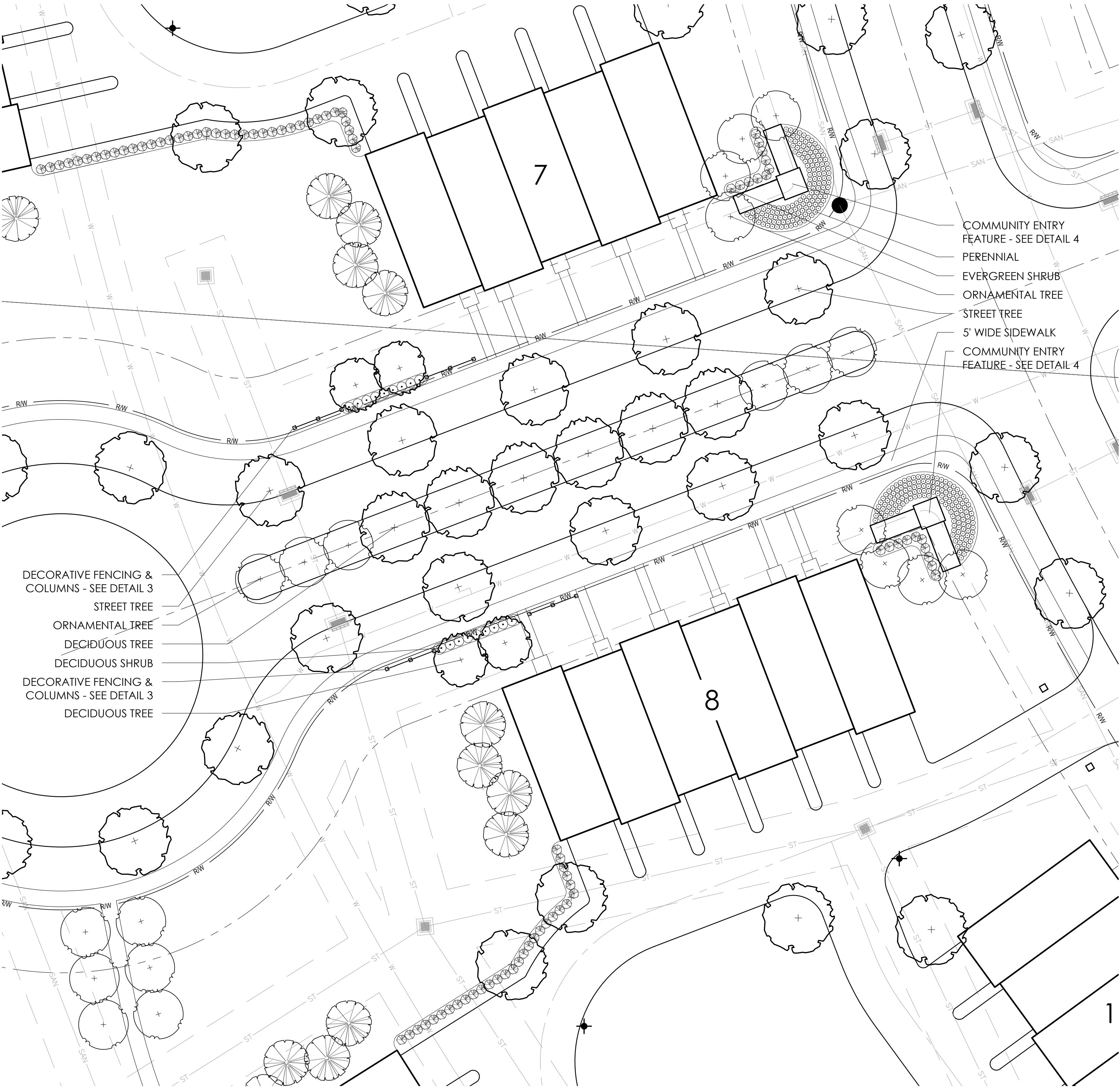
- 1
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2
- LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

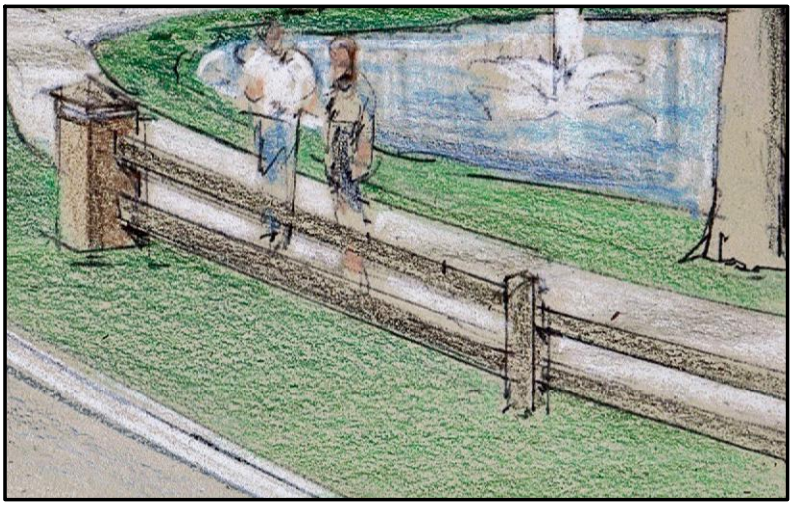
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



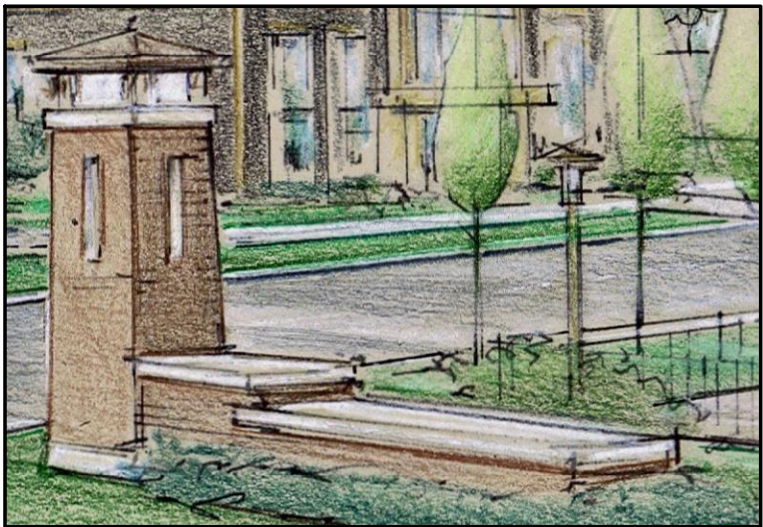
1 TOWNHOME TYPICAL PLANTING PLAN
SCALE: 1" = 10'



2 SOUTH ENTRY ENLARGEMENT
SCALE: 1" = 20'



3 DECORATIVE FENCING & COLUMNS
SCALE: N.T.S

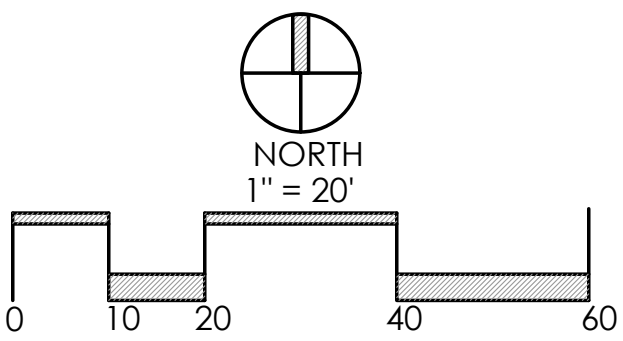


4 COMMUNITY ENTRY FEATURE
SCALE: N.T.S

LANDSCAPE ENLARGEMENT PLANS

EASTWOOD - TOWNHOMES

PREPARED FOR NVR, INC.
DATE: 11/18/21



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 487-1964 www.farisplanninganddesign.com



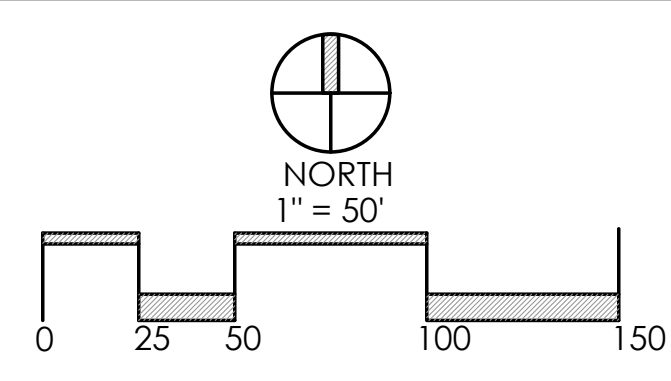
*FOR MORE INFORMATION OF THE TYPICAL LIGHT FIXTURE, SEE LIGHTING CUT SHEET

Attachment: Major Site Plan - Eastwood Nov 2021 (App #2021-5396, Summit Rd SW, Etna, Joe Cimmiello)

LIGHTING PLAN

EASTWOOD - TOWNHOMES

PREPARED FOR NVR, INC.
DATE: 11/18/21





PRIMARY PARK RD



US ROUTE 40 FRONTAGE

EASTWOOD
SINGLE-FAMILY – EXTERIOR ELEVATIONS
(EXAMPLE ONLY)















EASTWOOD
MULTI-FAMILY – EXTERIOR ELEVATIONS
(EXAMPLE ONLY)



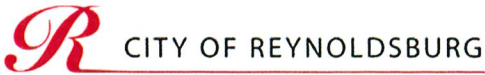




EASTWOOD
COMMUNITY CENTER – EXTERIOR ELEVATIONS
(EXAMPLE ONLY)







CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Received

AUG 12 2021

Reynoldsburg Building Division

Application/Case#:

Date Submitted:

Fee Amount:

☒ Paid:

LAND SUBDIVISION/PLAT APPLICATION

II. PROPERTY INFORMATION

Property Address/Name of Plat:

Summit Road SW, Etna, OH 43068

Description of Location:

West side of Summit Road approximately 2,200 feet north of E Main Street

Parcel ID#(s):

107-018030-00.000 & 107-018030-00.001

Number of Lots:

256 Single-Family Lots

4 Reserves & 2 Multi-Family Lots

Present Zoning:

SR - Suburban Residential

Present Use:

Agricultural Land

Complete Where Applicable:

Engineer/Surveyor: CESO, Inc

Builder/Developer: AMH Development, LLC

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Howard & Rosemary Emswiler

Property Owner Address(s):

13167 Morse Road, Pataskala, OH 43062

IV. APPLICANT INFORMATION

Applicant Name:

Joe Ciminello

Applicant Address:

567 Lazelle Road, Westerville, OH 43081

Applicant Phone Number:

(614) 207-7607

Applicant Email:

ciminelloj@aol.com

I. PROJECT TYPE

☐ Subdivision Without Plat

(\$150 Residential/\$250 Non-Residential)

☒ Preliminary Plat

(\$750 + \$50 per lot)

☐ Final Plat

(\$750 + \$50 per lot)

☐ Plat Modification/Vacation

(\$500)

 262
Applicant Signature:

Date:

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information

☐ Historic District

☐ CC Overlay

Planning Com. Meeting

Date:

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting Date:

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Admin.:

Date:

Clerk of Council:

Date:



Department of Development
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7232 East Main Street
Reynoldsburg, Ohio

Application/Case#: _____

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☐ Final Plat
(\$750 + \$50 per lot)

☐ Plat Modification/Vacation
(\$500)

Applicant Signature: 

Date: 8/12/12

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Planning Com. Meeting

Date: _____

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting Date:

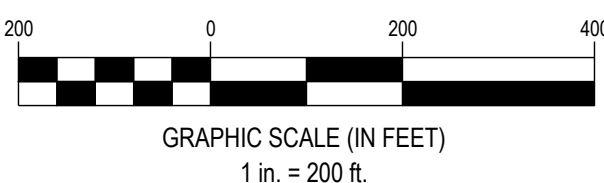
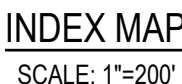
- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

STATE OF OHIO, COUNTY OF LICKING, CITY OF REYNOLDSBURG

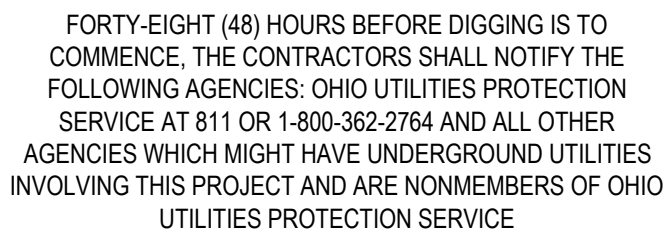
1. ALL EXISTING LINEWORK HEREON WERE PULLED FROM THE LICKING COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS).
2. STREAM AND WETLAND INFORMATION SHOWN HEREON ARE APPROXIMATE LOCATIONS FROM THE NATIONAL WETLANDS INVENTORY AND ARE SUBJECT TO CHANGE UPON FURTHER FIELD INVESTIGATION.
3. ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD (NORTH AMERICAN VERTICAL DATUM) 1988 DATUM. CONTOUR INFORMATION WAS ACCESED FROM THE OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM.



ENGINEER:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 794-7080
CONTACT: ION BUCHANAN

SUBJECT TO ALL COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS CONTAINED IN ANY INSTRUMENT OF RECORD PERTAINING TO THE ABOVE DESCRIBED TRACT OF LAND.

Attachment: 20210812 Eastwood - Preliminary Plat (App #2021-5395, Summit Rd SW, Etna, Joe Ciminello)



BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 39089C0409J, WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2015.

[illegible]

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

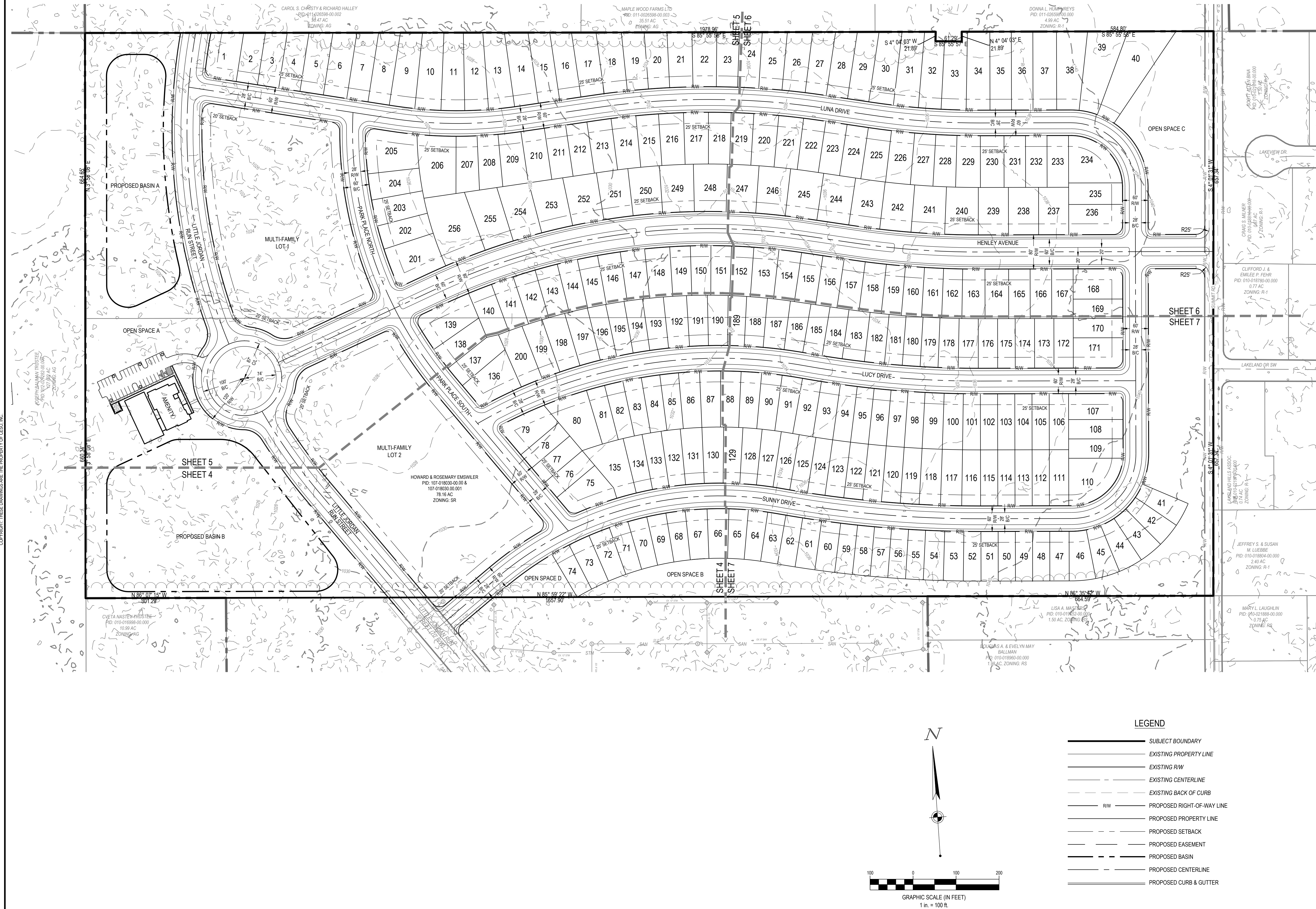
COUNTY, OH

OVERALL
PRELIMINARY
PLAT

ISSUE:
NOT FOR CONSTRUCTION
DATE:
AUGUST 2021

JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB

SHEET NO
2



[illegible]

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

Attachment: 20210812 Eastwood - Preliminary Plat (App #2021-5395, Summit Rd SW, Etna, Joe Ciminello)

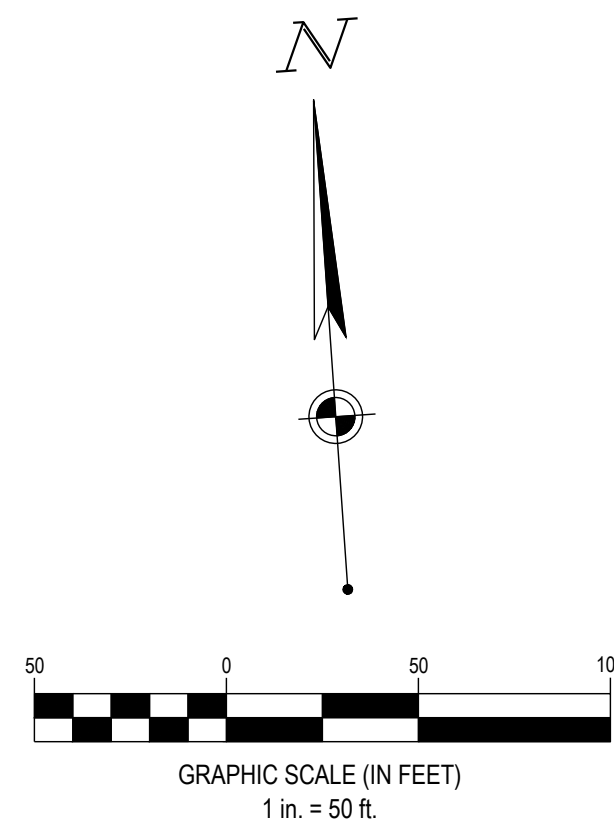
PRELIMINARY
PLAT

ISSUE:
NOT FOR CONSTRUCTION
DATE:
AUGUST 2021

JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB

SHEET NO.
3

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C7	800.00'	505.74'	497.36'	S86° 00' 14"W	036° 13' 15"	261.64'
C8	800.00'	134.13'	133.93'	S63° 05' 25"W	009° 36' 23"	67.22'
C9	800.00'	62.55'	62.53'	S56° 02' 50"W	004° 28' 47"	31.29'
C21	1120.00'	781.69'	771.55'	S83° 57' 59"W	040° 17' 44"	410.92'

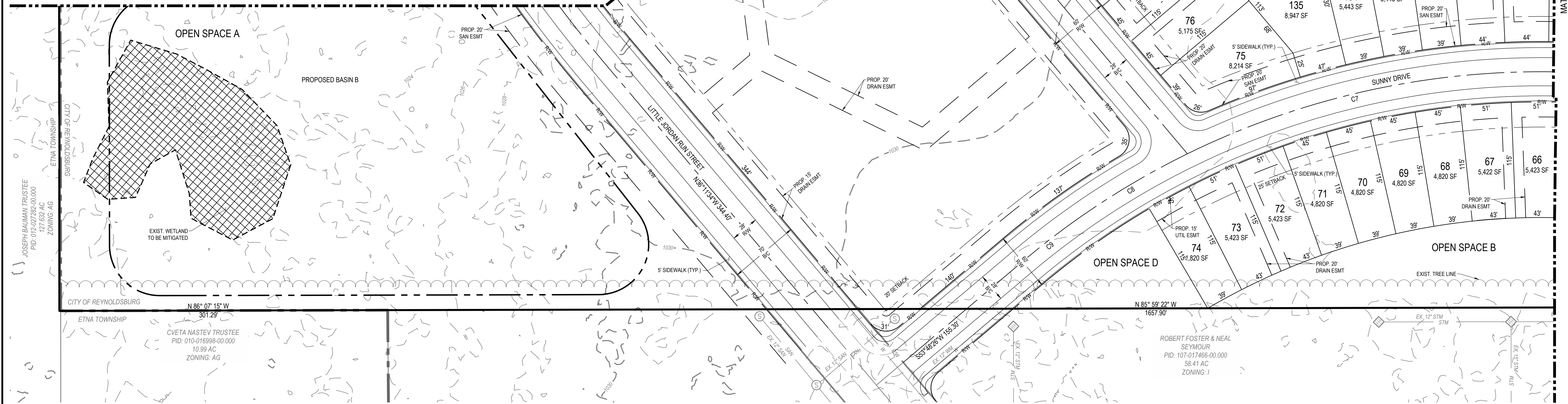


LEGEND

- | | |
|---|----------------------------|
|  | SUBJECT BOUNDARY |
|  | EXISTING PROPERTY LINE |
|  | EXISTING R/W |
|  | EXISTING CENTERLINE |
|  | EXISTING BACK OF CURB |
|  | PROPOSED RIGHT-OF-WAY LINE |
|  | PROPOSED PROPERTY LINE |
|  | PROPOSED SETBACK |
|  | PROPOSED EASEMENT |
|  | PROPOSED BASIN |
|  | PROPOSED CENTERLINE |
|  | PROPOSED CURB & GUTTER |

NOTE

1. EXISTING UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. SAID UTILITIES ARE TO BE BUILT AS PART OF A SEPARATE PLAN ASSOCIATED WITH THE ADJACENT COMMERCIAL DEVELOPMENT.



[illegible]

Attachment: 20210812 Eastwood - Preliminary Plat (App #2021-5395, Summit Rd SW, Etna, Joe Ciminello)

LICKING COUNTY OH

CITY OF REYNOLDSBURG

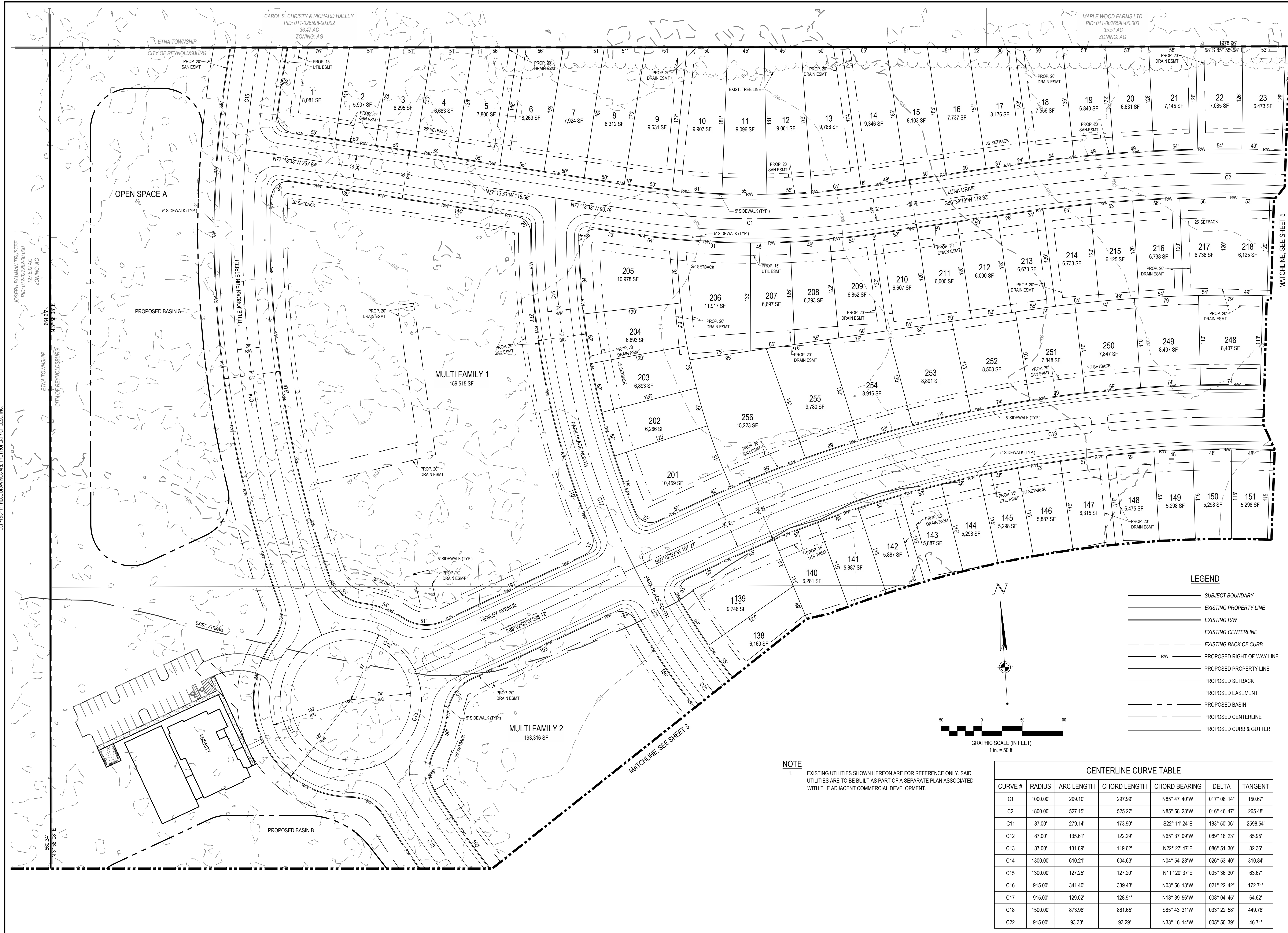
AMH DEVELOPMENT, LLC

EASTWOOD

PRELIMINARY
PLAT

ISSUE:	
NOT FOR CONSTRUCTION	
DATE:	
AUGUST 2021	
JOB NO.:	75954
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB

SHEET NO.
4



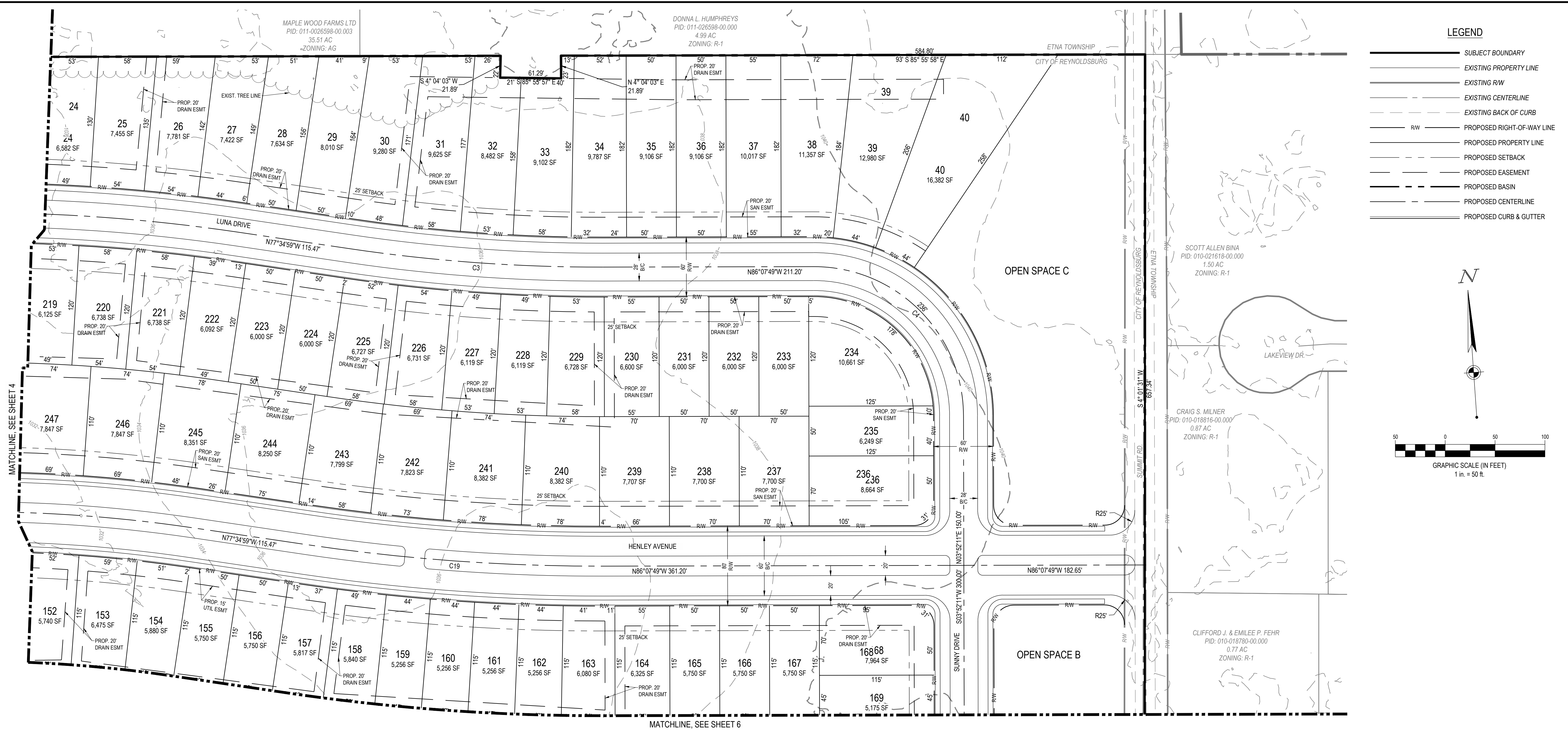
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EASTWOOD
AMH DEVELOPMENT, LLC

PRELIMINARY
PLAT

ISSUE:	
NOT FOR CONSTRUCTION	
DATE:	
AUGUST 2021	
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO.	

5



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CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C3	1700.00'	253.60'	253.36'	N81° 51' 24"W	008° 32' 49"	127.03'
C4	150.00'	235.62'	212.13'	N44° 07' 49"W	090° 00' 00"	150.00'
C19	2000.00'	298.35'	298.07'	N81° 51' 24"W	008° 32' 49"	149.45'



REVISION DESCRIPTION

DATE

NO.

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

Attachment: 20210812 Eastwood - Preliminary Plat (App #2021-5395, Summit Rd SW, Etina, Joe Ciminello)

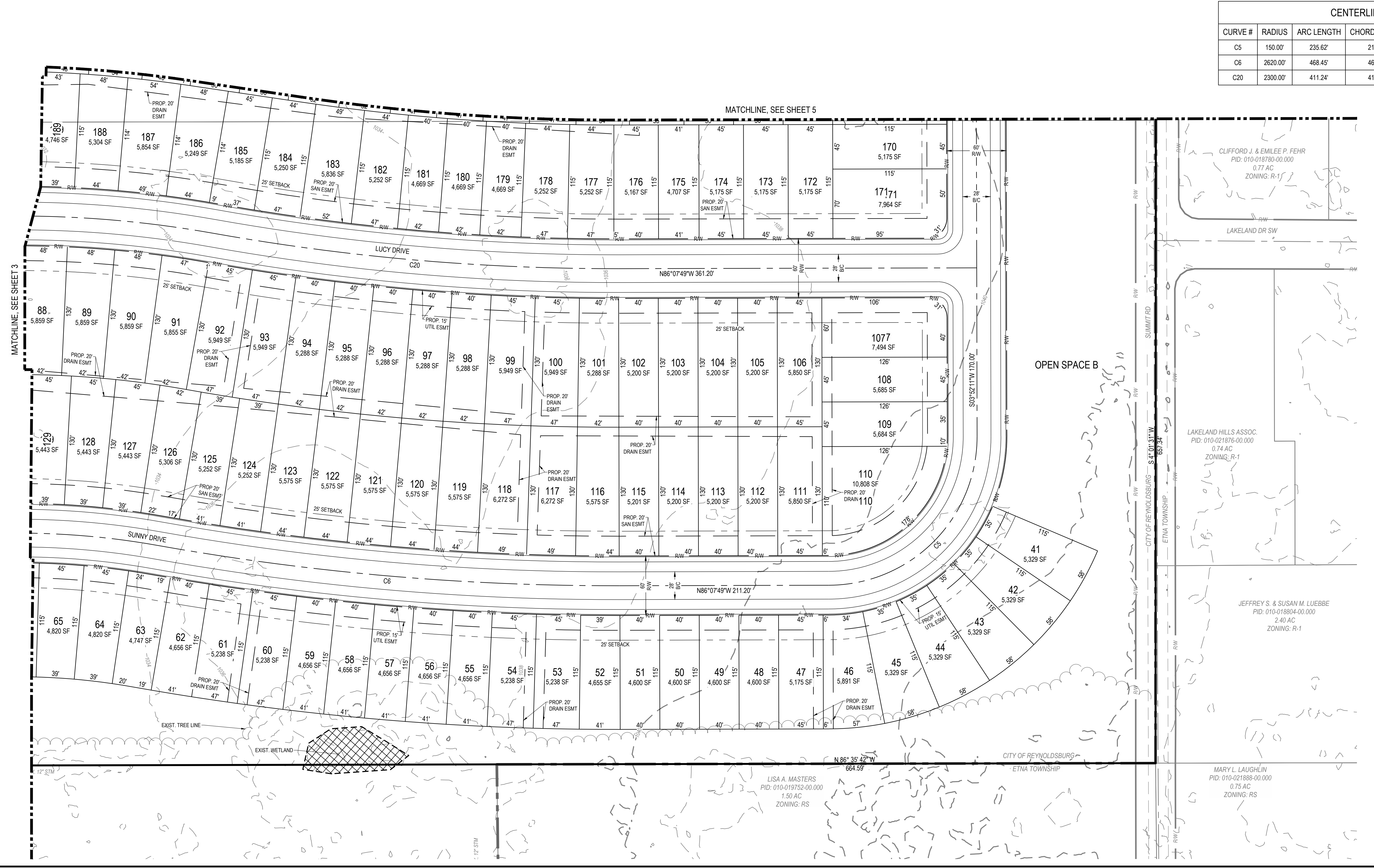
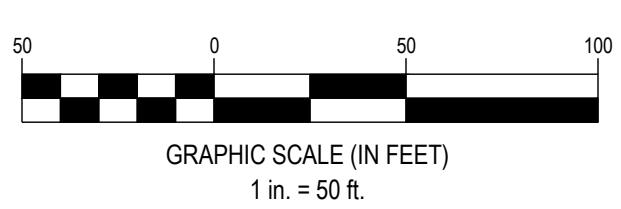
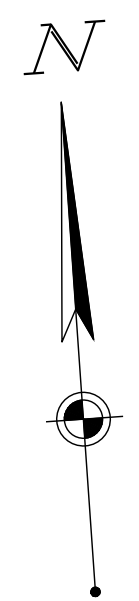
PRELIMINARY PLAT

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DRAWN:	RJL	
CHECKED:	JSB	
SHEET NO.		6

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C5	150.00'	235.62'	212.13'	S48° 52' 11"W	090° 00' 00"	150.00'
C6	2620.00'	468.45'	467.83'	N81° 00' 29"W	010° 14' 40"	234.85'
C20	2300.00'	411.24'	410.69'	N81° 00' 29"W	010° 14' 40"	206.17'

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER



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Transmittal

2800 Corporate Exchange Drive Suite 400, Columbus, OH 43231

PROJECT: AMH DEVELOPMENT - DATE: 11/18/2021
 Eastwood
 759547

SUBJECT: Preliminary Plat Resubmittal - TRANSMITTAL ID: 00006
 Residences at Eastwood

PURPOSE: For your review and comment VIA: Info Exchange

FROM

NAME	COMPANY	EMAIL	PHONE
Jon Buchanan 2800 Corporate Exchange Drive Suite 400 Columbus OH 43231 United States	CESO, Inc	buchanan@cesoinc.com	614-942-3019

TO

NAME	COMPANY	EMAIL	PHONE
ewheeler@ci.reynoldsburg.oh.us		ewheeler@ci.reynoldsburg.oh.us	

REMARKS: Good afternoon Emily,

Please see the links provided to download the updated Preliminary Plat associated with the northern portion of the Eastwood project.

Hard copies were dropped off at your office today (11/18).

If you need anything additional at this time, please let me know.

Sincerely,

Jonathan S. Buchanan, PE
 Senior Project Manager



2800 Corporate Exchange Drive, Suite 400
 Columbus, Ohio 43231-7628

MOBILE: 937.609.4381

OFFICE: 614.942.3019

buchanan@cesoinc.com

www.cesoinc.com

Attachment: Transmittal - 00006 (App #2021-5395, Summit Rd SW, Etna, Joe Ciminello)

Transmittal

DATE: 11/18/2021
TRANSMITTAL ID: 00006



Akron | Charlotte | Columbus | Dayton | Lansing | Nashville | NW Arkansas | Orlando |
Phoenix | Pittsburgh

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DESCRIPTION OF CONTENTS

QTY	DATED	TITLE	NOTES
1	11/18/2021	Preliminary Plat - Eastwood_Nov 2021.pdf	

COPIES:

mmedvedkov@ah4r.com
ciminelloj@aol.com
Eli Cowan

(CESO, Inc)

Attachment: Transmittal - 00006 (App #2021-5395, Summit Rd SW, Etna, Joe Ciminello)

STATE OF OHIO, COUNTY OF LICKING, CITY OF REYNOLDSBURG

W:\PROJECTS\AMH DEVELOPMENT\759547-01 EASTWOOD\03-CIVIL\PRELIMINARY PLAT\759547-COVER SHEET.DWG

[illegible]

Attachment: Preliminary Plat - Eastwood Nov 2021 (App #2021-5395, Summit Rd SW, Etna, Joe Ciminello)

AMH DEVELOPMENT, LLC

EASTWOOD

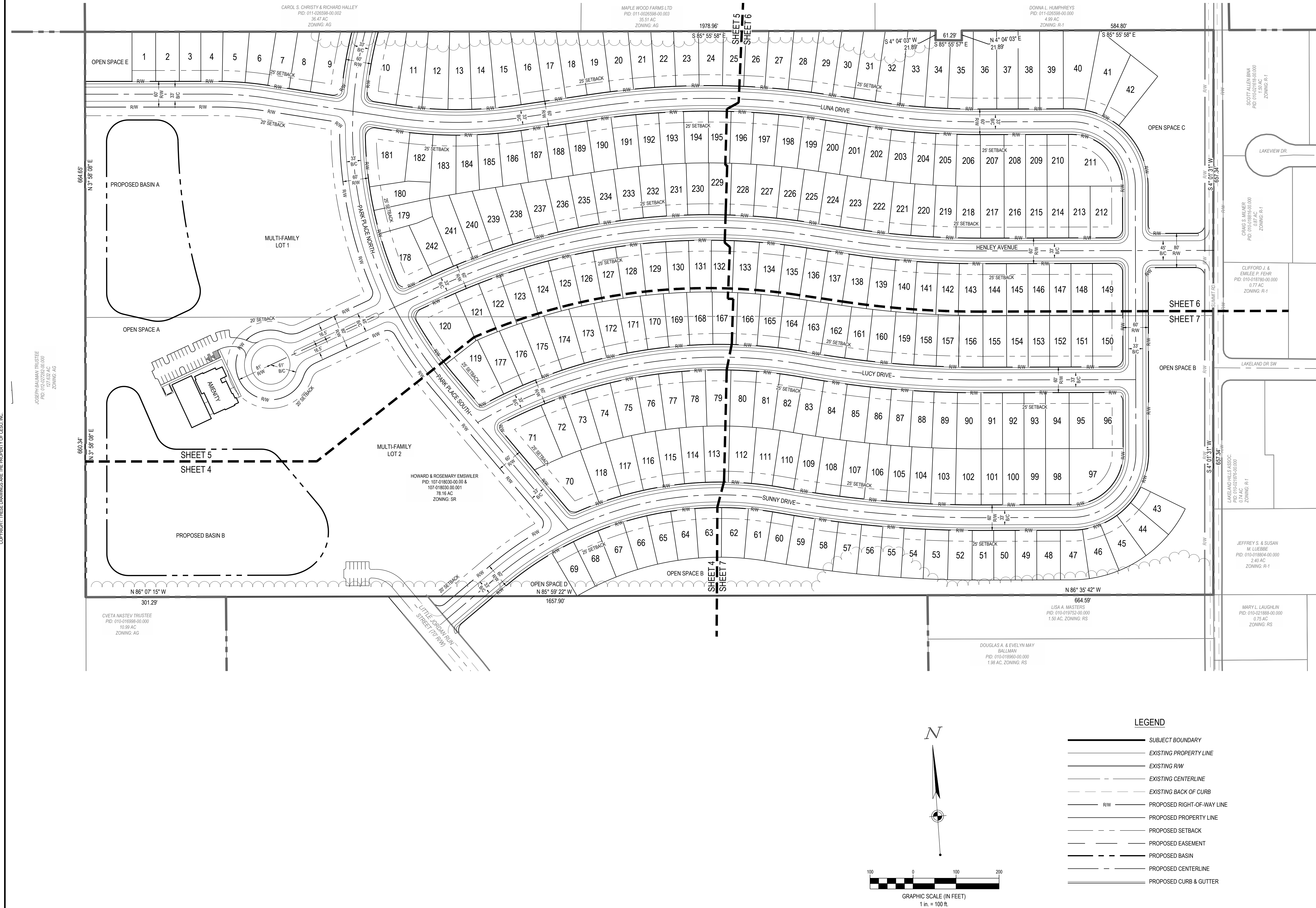
LICKING COUNTY, OH

CITY OF REYNOLDSBURG

OVERALL
PRELIMINARY PLAT

ISSUE:	
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2





REVISION DESCRIPTION

NO. DATE

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

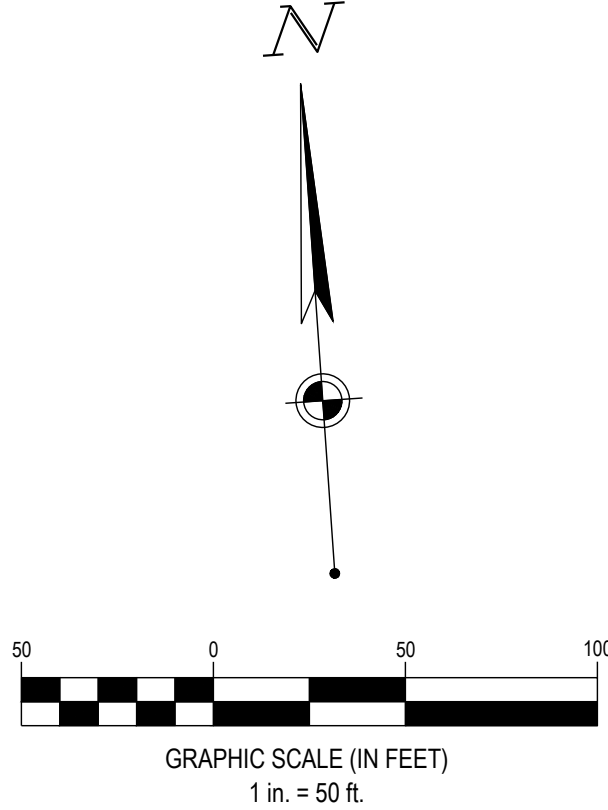
CITY OF REYNOLDSBURG

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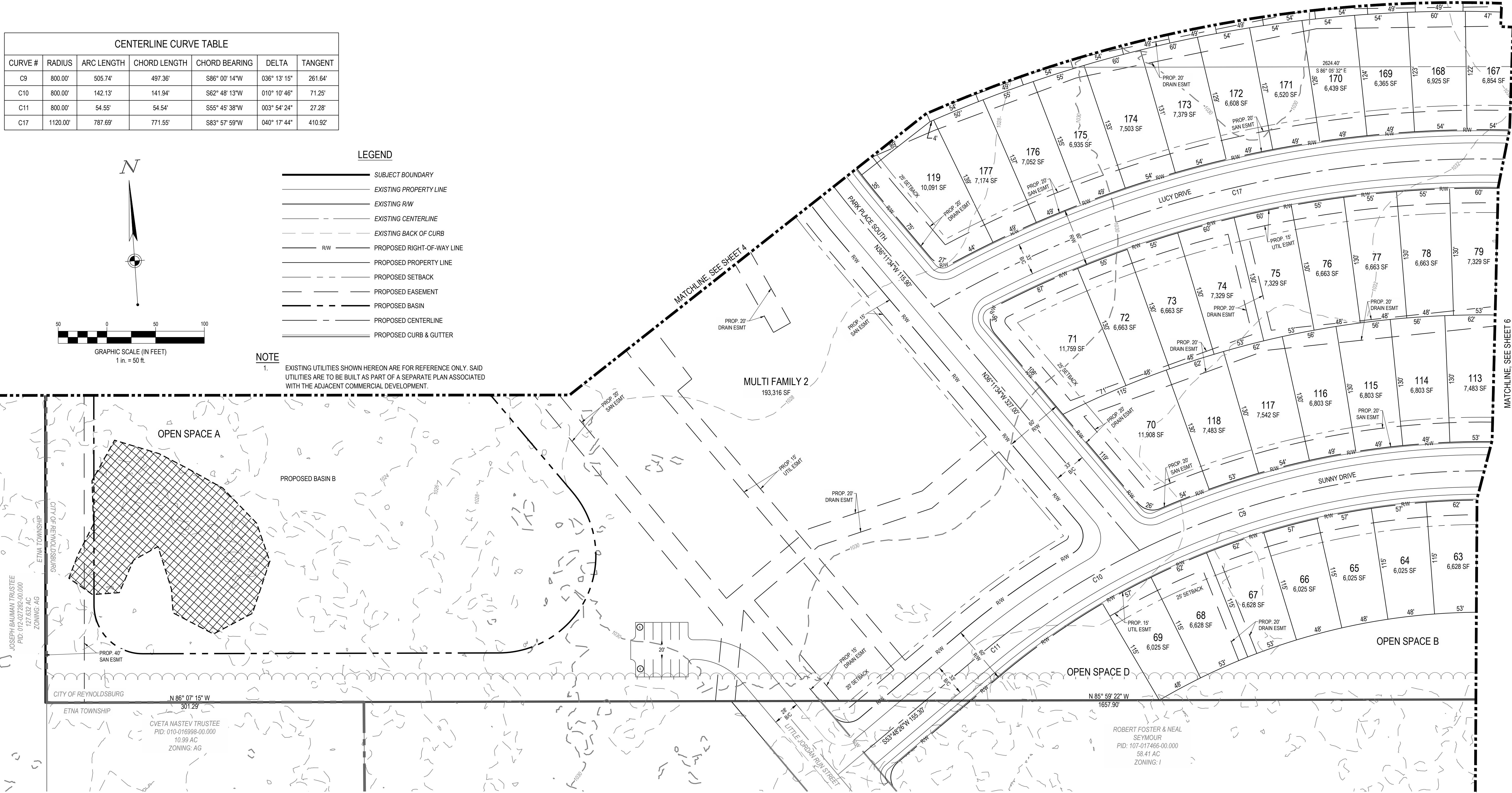
Attachment: Preliminary Plat - Eastwood Nov 2021 (App #2021-5995, Summit Rd SW, Etna, Joe Ciminelio)

CENTERLINE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C9	800.00'	505.74'	497.36'	S86° 00' 14"W	036° 13' 15"
C10	800.00'	142.13'	141.94'	S62° 48' 13"W	010° 10' 46"
C11	800.00'	54.55'	54.54'	S55° 45' 38"W	003° 54' 24"
C17	1120.00'	787.69'	771.55'	S83° 57' 59"W	040° 17' 44"



- LEGEND
- SUBJECT BOUNDARY
 - EXISTING PROPERTY LINE
 - EXISTING RW
 - EXISTING CENTERLINE
 - EXISTING BACK OF CURB
 - RW
 - PROPOSED RIGHT-OF-WAY LINE
 - PROPOSED PROPERTY LINE
 - PROPOSED SETBACK
 - PROPOSED EASEMENT
 - PROPOSED BASIN
 - PROPOSED CENTERLINE
 - PROPOSED CURB & GUTTER

NOTE
1. EXISTING UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. SAID UTILITIES ARE TO BE BUILT AS PART OF A SEPARATE PLAN ASSOCIATED WITH THE ADJACENT COMMERCIAL DEVELOPMENT.



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REVISION DESCRIPTION

NO. DATE

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

PRELIMINARY PLAT

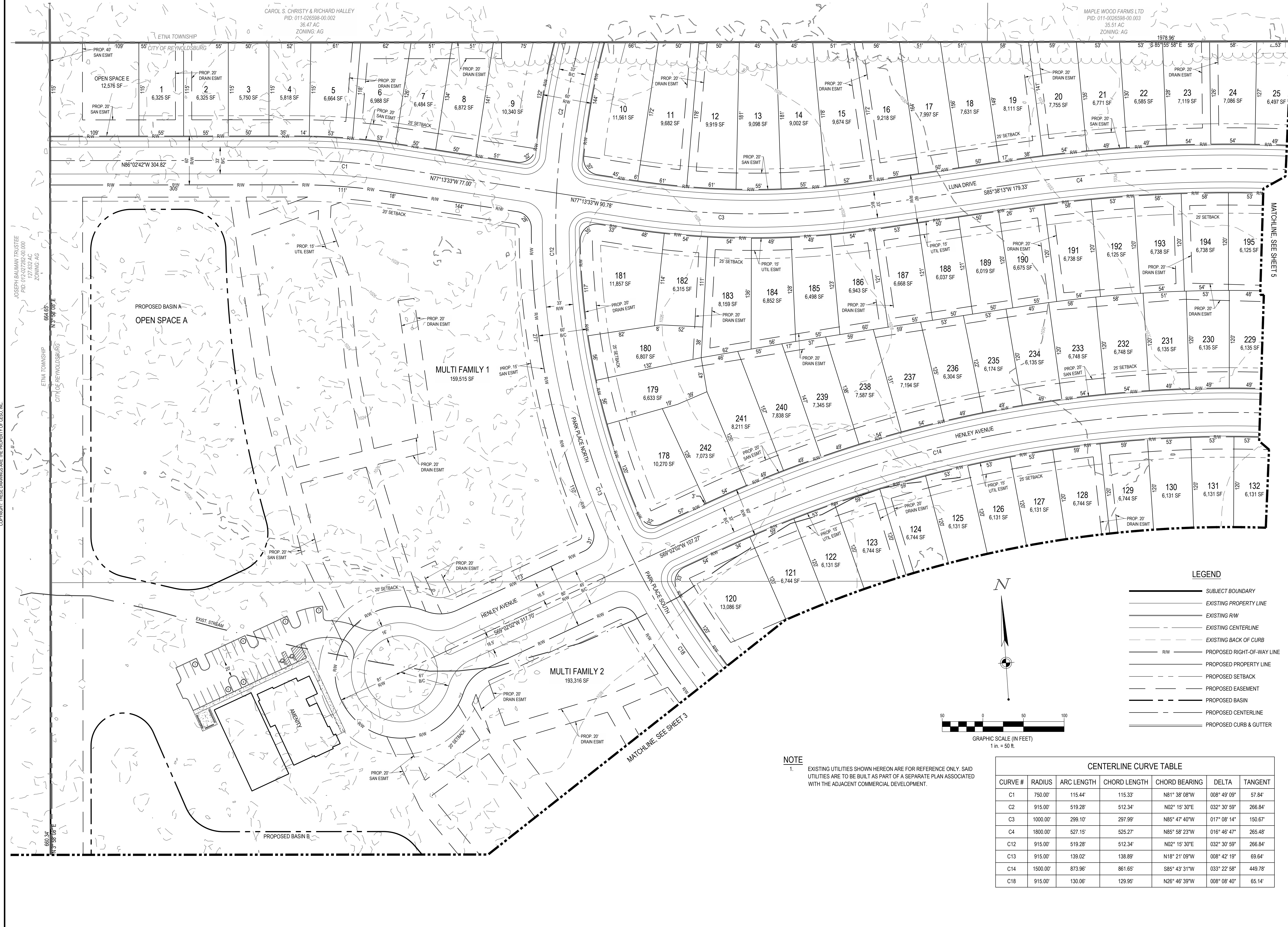
ISSUE: NOT FOR CONSTRUCTION
DATE: NOVEMBER 2021
JOB NO.: 759547
DESIGN: EAC
DRAWN: RJL
CHECKED: JSB
SHEET NO. 4

CAROL S. CHRISTY & RICHARD HALLEY
PID: 011-026598-00.002
36.47 AC
ZONING: AG

MAPLE WOOD FARMS LTD
PID: 011-0026598-00.003
35.51 AC
ZONING: AG

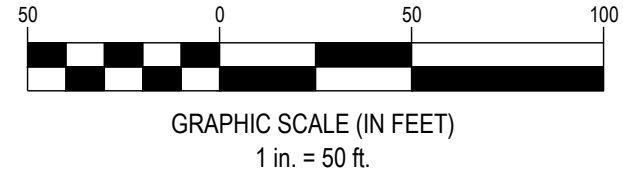
JOSEPH BAUMAN TRUSTEE
PID: 012-027285-00.000
127.632 AC
ZONING: AG

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LEGEND

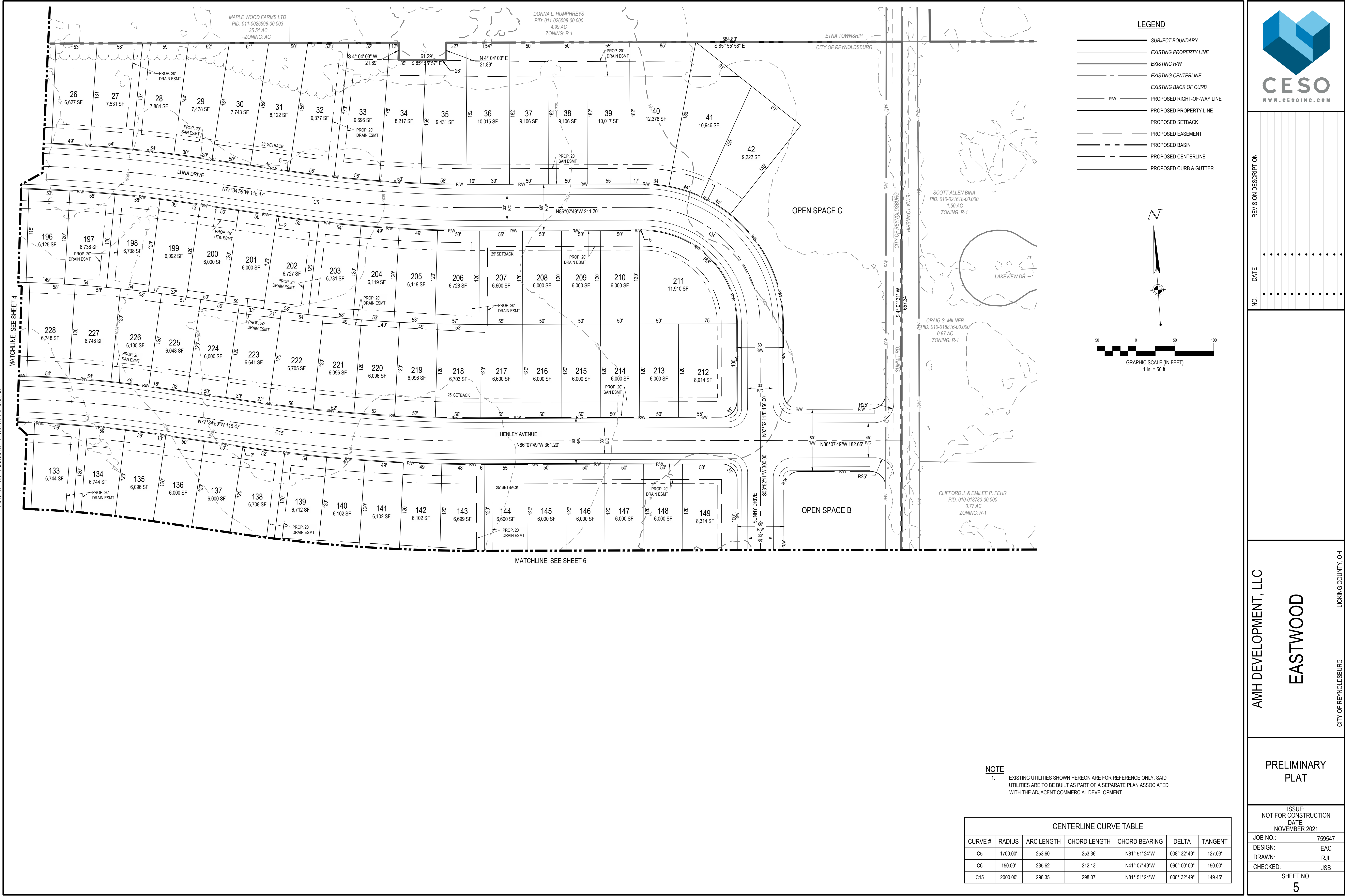
- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING R/W
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- R/W
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER



NOTE
1. EXISTING UTILITIES SHOWN HEREON ARE FOR REFERENCE ONLY. SAID UTILITIES ARE TO BE BUILT AS PART OF A SEPARATE PLAN ASSOCIATED WITH THE ADJACENT COMMERCIAL DEVELOPMENT.

CENTERLINE CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	750.00'	115.44'	115.33'	N81° 38' 08"W	008° 49' 09"	57.84'
C2	915.00'	519.28'	512.34'	N02° 15' 30"E	032° 30' 59"	266.84'
C3	1000.00'	299.10'	297.99'	N85° 47' 40"W	017° 08' 14"	150.67'
C4	1800.00'	527.15'	525.27'	N85° 58' 23"W	016° 46' 47"	265.48'
C12	915.00'	519.28'	512.34'	N02° 15' 30"E	032° 30' 59"	266.84'
C13	915.00'	139.02'	138.89'	N18° 21' 09"W	008° 42' 19"	69.64'
C14	1500.00'	873.96'	861.65'	S85° 43' 31"W	033° 22' 58"	449.78'
C18	915.00'	130.06'	129.95'	N26° 46' 39"W	008° 08' 40"	65.14'



CESO
WWW.CESOINC.COM

REVISION DESCRIPTION

NO. DATE

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

PRELIMINARY
PLAT

ISSUE:
NOT FOR CONSTRUCTION
DATE:
NOVEMBER 2021
JOB NO.: 759547
DESIGN: EAC
DRAWN: RJL
CHECKED: JSB

SHEET NO.

5



REVISION DESCRIPTION

DATE

NO.

• • • • •

• • • • •

AMH DEVELOPMENT, LLC

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

PRELIMINARY PLAT

ISSUE:
NOT FOR CONSTRUCTION
DATE:
NOVEMBER 2021

JOB NO.: 759547

DESIGN: EAC

DRAWN: RJL

CHECKED: JSB

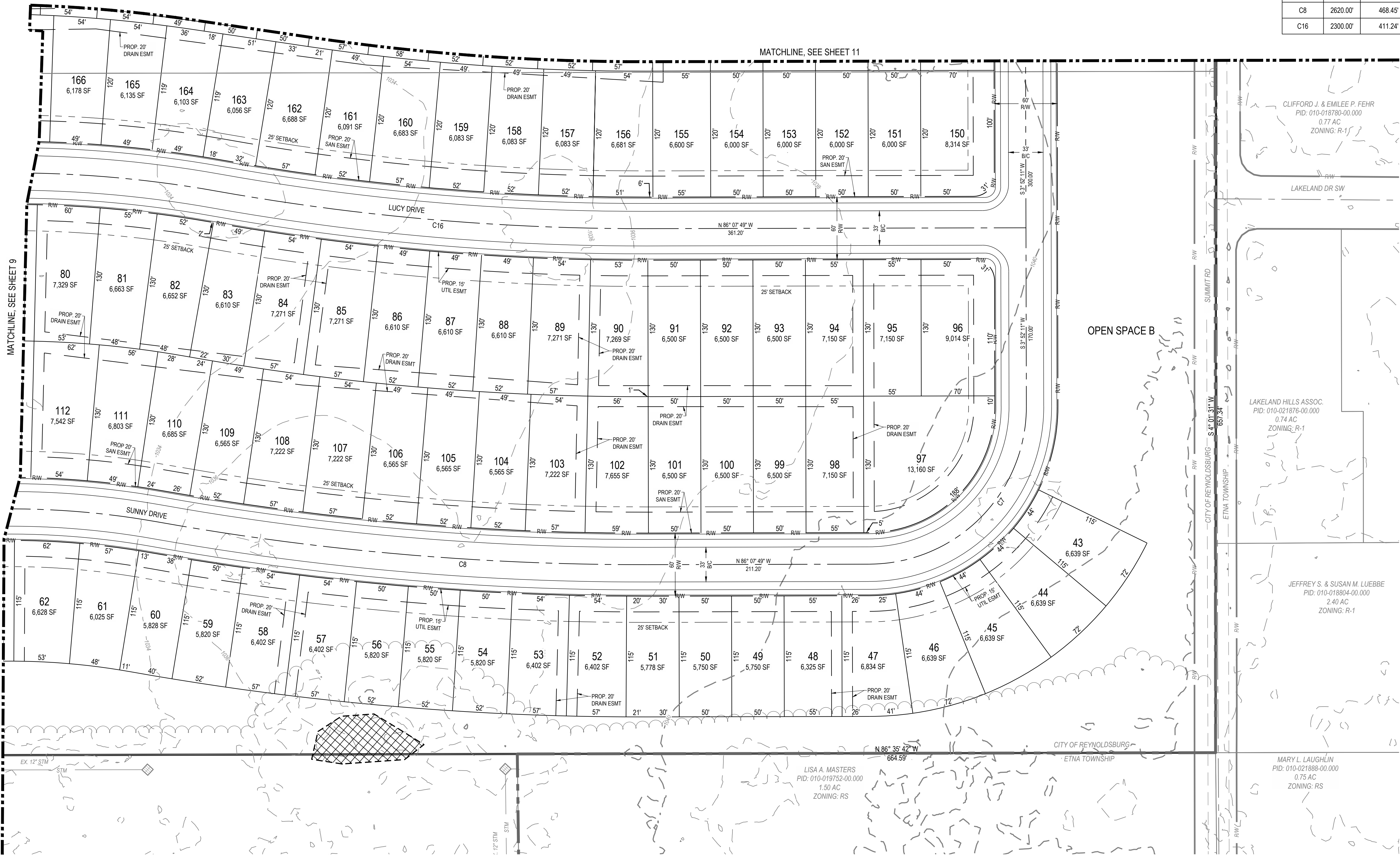
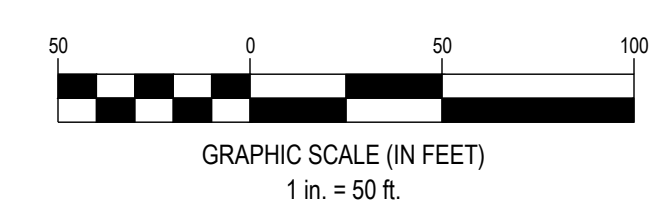
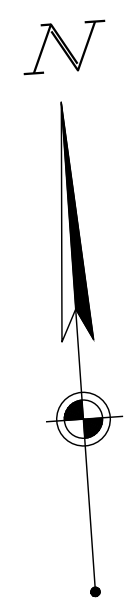
SHEET NO.

6

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C7	150.00'	235.62'	212.13'	S48° 52' 11"W	090° 00' 00"	150.00'
C8	2620.00'	468.45'	467.83'	N81° 00' 29"W	010° 14' 40"	234.85'
C16	2300.00'	411.24'	410.69'	N81° 00' 29"W	010° 14' 40"	206.17'

LEGEND

- SUBJECT BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RW
- EXISTING CENTERLINE
- EXISTING BACK OF CURB
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED BASIN
- PROPOSED CENTERLINE
- PROPOSED CURB & GUTTER



MATCHLINE, SEE SHEET 11

OPEN SPACE B

LISA A. MASTERS
PID: 010-019752-00.000
1.50 AC
ZONING: RS

JEFFREY S. & SUSAN M. LUEBBE
PID: 010-018804-00.000
2.40 AC
ZONING: R-1

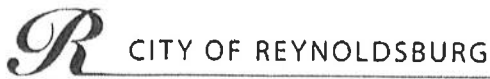
MARY L. LAUGHLIN
PID: 010-021888-00.000
0.75 AC
ZONING: RS

LAKELAND HILLS ASSOC.
PID: 010-021876-00.000
0.74 AC
ZONING: R-1

CLIFFORD J. & EMILEE P. FEHR
PID: 010-018780-00.000
0.77 AC
ZONING: R-1

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MATCHLINE, SEE SHEET 9



CITY OF REYNOLDSBURG

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application/Case#:

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

LAND SUBDIVISION/PLAT APPLICATION

II. PROPERTY INFORMATION

Property Address/Name of Plat:

Spring Hill Farm Section 3 Part A

Description of Location:

East of Waggoner Road, South of Marilyn Road

Parcel ID#(s):

060-009329, 060-009343

Number of Lots:

25

Present Zoning:

SR

Present Use:

Vacant

Complete Where Applicable:

Engineer/Surveyor: EMH&T

Builder/Developer: M/I Homes of Central Ohio, LLC

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/I Homes of Central Ohio, LLC

Property Owner Address(s):

4131 Worth Avenue, Suite 310, Columbus, Ohio

IV. APPLICANT INFORMATION

Applicant Name:

Applicant Address:

Same as property owner

Applicant Phone Number:

jfrancis@mihomes.com

Applicant Email:

jfrancis@mihomes.com

I. PROJECT TYPE

☐ Subdivision Without Plat
(\$150 Residential/\$250 Non-Residential)

☐ Preliminary Plat
(\$750 + \$50 per lot)

☒ Final Plat
(\$750 + \$50 per lot)

☐ Plat Modification/Vacation
(\$500)
Applicant Signature: 

Date: 11-3-21

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Planning Com. Meeting
Date:

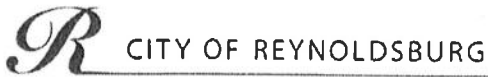
- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting Date:

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application/Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

LAND SUBDIVISION/PLAT APPLICATION

II. PROPERTY INFORMATION

Property Address/Name of Plat:

Spring Hill Farm Section 3 Part B

Description of Location:

East of Waggoner Road, South of Marilyn Road

Parcel ID#(s):

060-009329, 060-009343, 606-009404

Number of Lots:

29

Present Zoning:

SR

Present Use:

Vacant

Complete Where Applicable:

Engineer/Surveyor: EMH&T

Builder/Developer: M/I Homes of Central Ohio, LLC

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/I Homes of Central Ohio, LLC

Property Owner Address(s):

4131 Worth Avenue, Suite 310, Columbus, Ohio

IV. APPLICANT INFORMATION

Applicant Name:

Applicant Address:

Same as property owner

Applicant Phone Number:

jfrancis@mihomes.com

Applicant Email:

jfrancis@mihomes.com

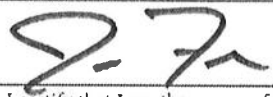
I. PROJECT TYPE

☐ Subdivision Without Plat
(\$150 Residential/\$250 Non-Residential)

☐ Preliminary Plat
(\$750 + \$50 per lot)

☒ Final Plat
(\$750 + \$50 per lot)

☐ Plat Modification/Vacation
(\$500)

Applicant Signature: 

Date: 11-3-21

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Planning Com. Meeting

Date: _____

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting Date:

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

SPRING HILL FARM SECTION 3 PART A

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, and in Section 5, Township 16, Range 20, Refugee Lands, containing 15.284 acres of land, more or less, said 15.284 acres being comprised of a part of each of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC**, by deeds of record in Instrument Numbers 202103170048951, 202103170048952, 202103170048953, and _____, Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**SPRING HILL FARM SECTION 3 PART A**", a subdivision containing Lots numbered 112 to 136, both inclusive, and an area designated as Reserve "H", does hereby accept this plat of same and dedicates to public use, as such, all of Clark Drive and Griffin Drive shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of: **M/I HOMES OF CENTRAL OHIO, LLC**

By **TIMOTHY C. HALL JR.,**
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ____ day of _____, 20__.

Chairman, Planning Commission,
Reynoldsburg, Ohio

Approved this ____ day of _____, 20__.

City Engineer and Director of Public Service,
Reynoldsburg, Ohio

Approved and accepted this _____ day of _____, 20__, by Ordinance No. _____ wherein all of Clark Drive, Griffin Drive dedicated hereon are accepted as such by the Council for the City of Reynoldsburg, Ohio.

City Clerk, _____ Reynoldsburg, Ohio Mayor, _____ Reynoldsburg, Ohio

Transferred this ____ day of _____, 20__.

Auditor, _____ Franklin County, Ohio

Deputy Auditor, _____ Franklin County, Ohio

Filed for record this ____ day of _____, 20__ at _____ M. Fee \$ _____

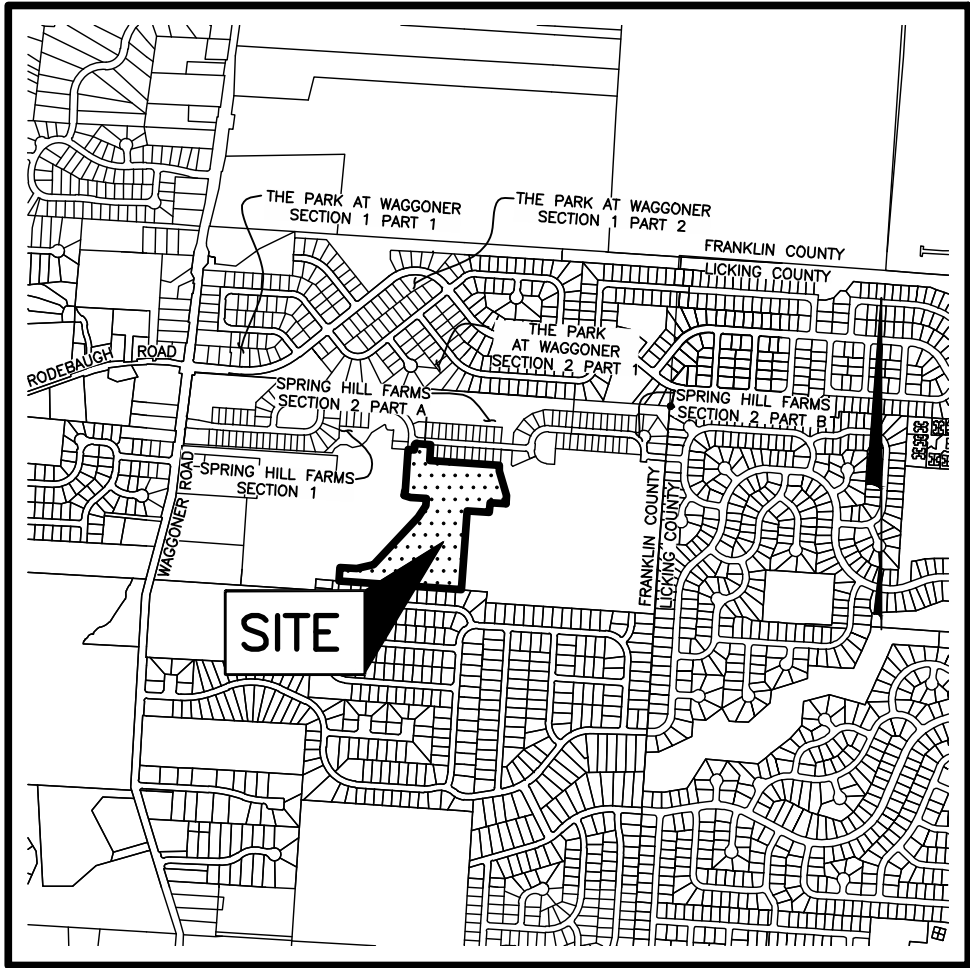
Recorder, _____ Franklin County, Ohio

File No. _____

Recorded this ____ day of _____, 20__.

Deputy Recorder, _____ Franklin County, Ohio

Plat Book _____, Pages _____



LOCATION MAP AND BACKGROUND DRAWING

NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 48, GLENREST and FCGS 4408 RESET.

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

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



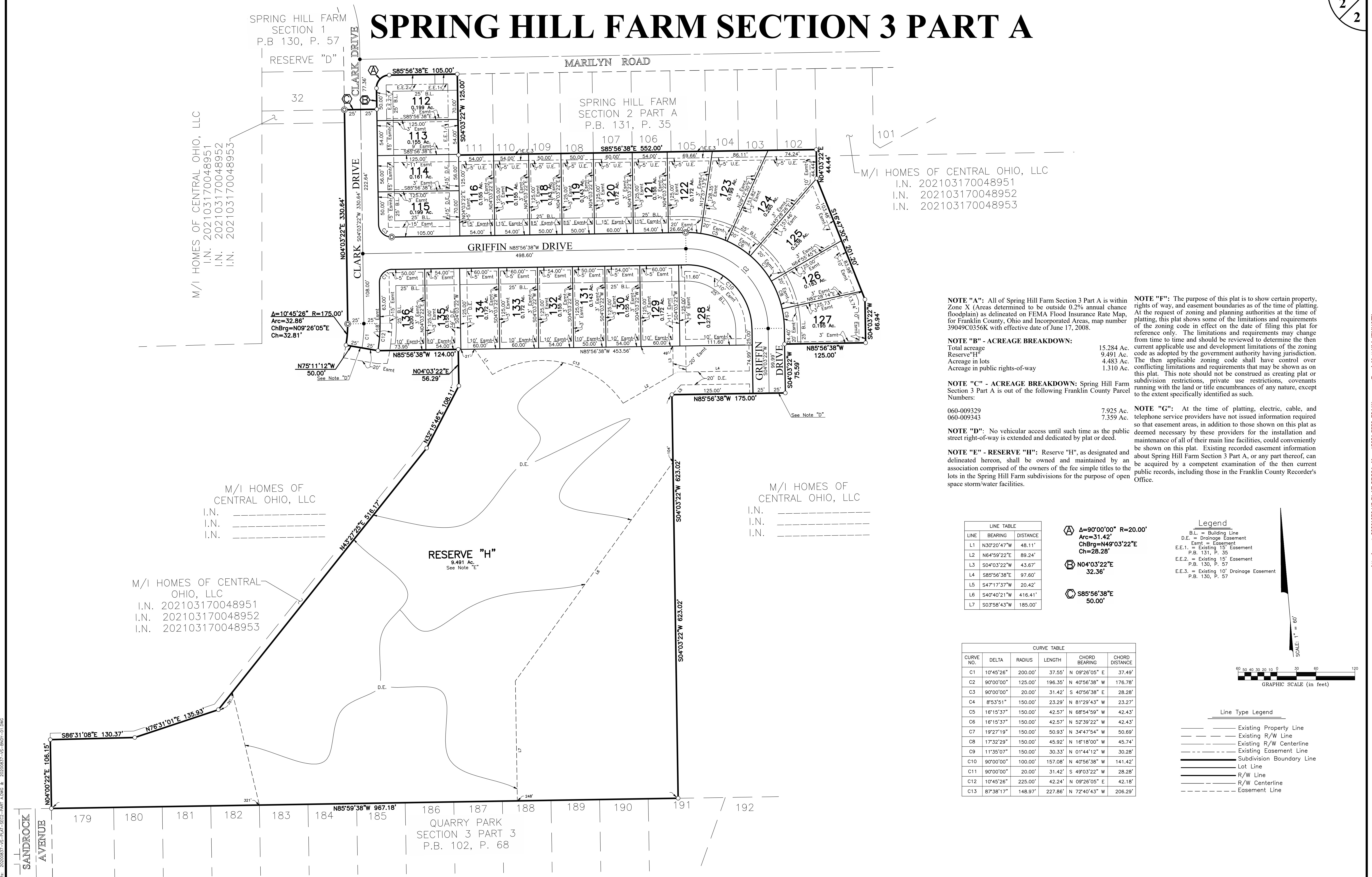
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

Date

SPRING HILL FARM SECTION 3 PART A



NOTE "A": All of Spring Hill Farm Section 3 Part A is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0356K with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage	15.284 Ac.
Reserve "H"	9.491 Ac.
Acreage in lots	4.483 Ac.
Acreage in public rights-of-way	1.310 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Spring Hill Farm Section 3 Part A is out of the following Franklin County Parcel Numbers:

060-009329	7.925 Ac.
060-009343	7.359 Ac.

NOTE "D": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

NOTE "E" - RESERVE "H": Reserve "H", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Spring Hill Farm subdivisions for the purpose of open space storm/water facilities.

NOTE "F": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "G": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Spring Hill Farm Section 3 Part A, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N30°20'47"W	48.11'
L2	N64°59'22"E	89.24'
L3	S04°03'22"W	43.67'
L4	S85°56'38"E	97.60'
L5	S47°17'37"W	20.42'
L6	S40°40'21"W	416.41'
L7	S03°58'43"W	185.00'

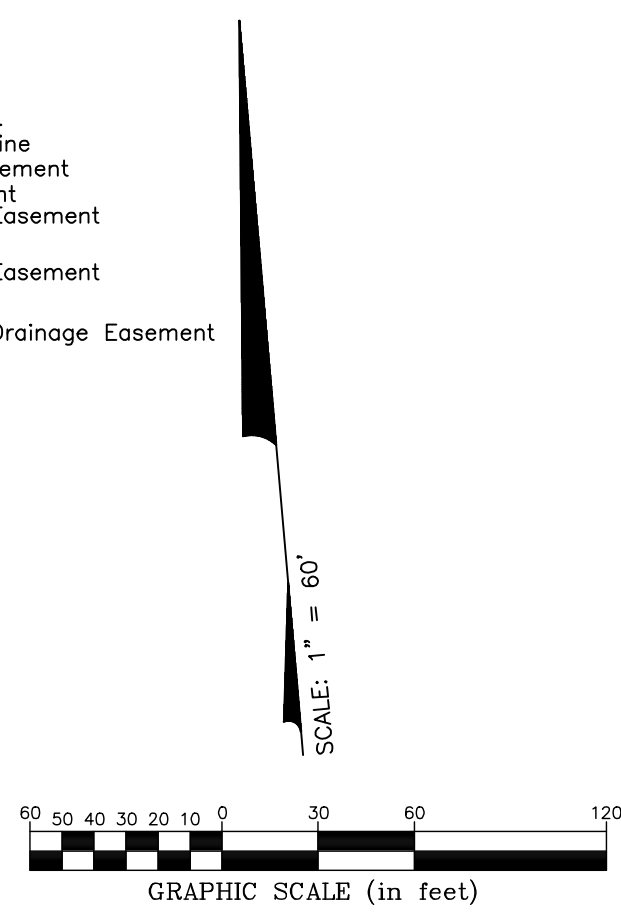
A Δ=90°00'00" R=20.00'
Arc=31.42'
ChBrg=N49°03'22"E
Ch=28.28'

B N04°03'22"E
32.36'

C S85°56'38"E
50.00'

Legend

B.L. = Building Line
D.E. = Drainage Easement
Esmt. = Easement
E.E.1. = Existing 15' Easement
P.B. 131, P. 35
E.E.2. = Existing 15' Easement
P.B. 130, P. 57
E.E.3. = Existing 10' Drainage Easement
P.B. 130, P. 57



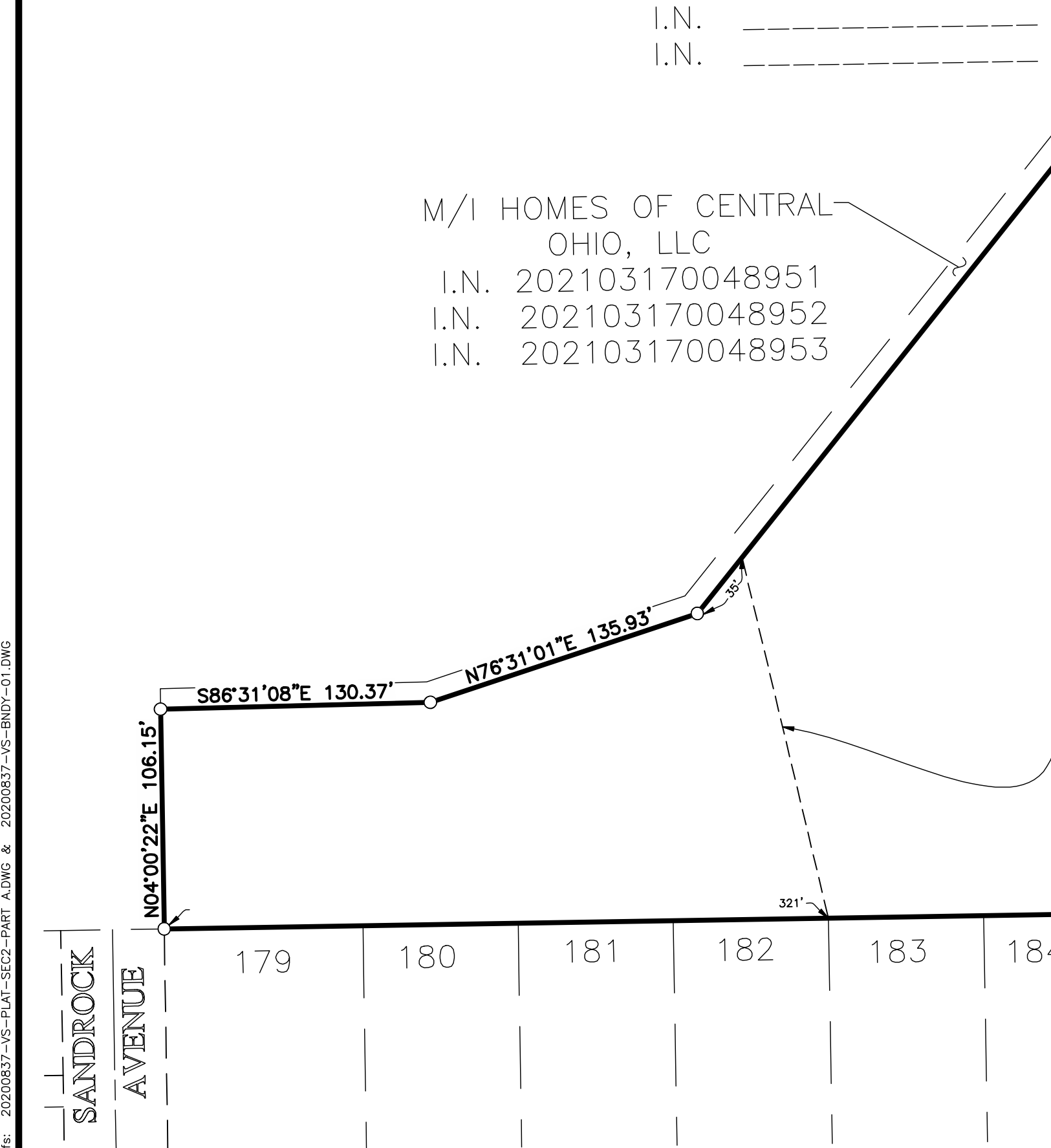
CURVE TABLE				
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	10°45'26"	200.00'	37.55'	N 09°26'05" E
C2	90°00'00"	125.00'	196.35'	N 40°56'38" W
C3	90°00'00"	20.00'	31.42'	S 40°56'38" E
C4	8°53'51"	150.00'	23.29'	N 81°29'43" W
C5	16°15'37"	150.00'	42.57'	N 68°54'59" W
C6	16°15'37"	150.00'	42.57'	N 52°39'22" W
C7	19°27'19"	150.00'	50.93'	N 34°47'54" W
C8	17°32'29"	150.00'	45.92'	N 16°18'00" W
C9	11°35'07"	150.00'	30.33'	N 01°44'12" W
C10	90°00'00"	100.00'	157.08'	N 40°56'38" W
C11	90°00'00"	20.00'	31.42'	S 49°03'22" W
C12	10°45'26"	225.00'	42.24'	N 09°26'05" E
C13	8°73'17"	148.97'	227.86'	N 72°40'43" W

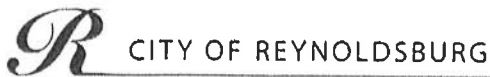
Line Type Legend

— Existing Property Line
— Existing R/W Line
- - - Existing R/W Centerline
- - - Existing Easement Line
- - - Subdivision Boundary Line
— Lot Line
— R/W Line
— R/W Centerline
- - - Easement Line

M/I HOMES OF CENTRAL OHIO, LLC
I.N. _____
I.N. _____
I.N. _____

M/I HOMES OF CENTRAL OHIO, LLC
I.N. 202103170048951
I.N. 202103170048952
I.N. 202103170048953





CITY OF REYNOLDSBURG

Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application/Case#:

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

LAND SUBDIVISION/PLAT APPLICATION

II. PROPERTY INFORMATION

Property Address/Name of Plat:

Spring Hill Farm Section 3 Part A

Description of Location:

East of Waggoner Road, South of Marilyn Road

Parcel ID#(s):

060-009329, 060-009343

Number of Lots:

25

Present Zoning:

SR

Present Use:

Vacant

Complete Where Applicable:

Engineer/Surveyor: EMH&T

Builder/Developer: M/I Homes of Central Ohio, LLC

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

M/I Homes of Central Ohio, LLC

Property Owner Address(s):

4131 Worth Avenue, Suite 310, Columbus, Ohio

IV. APPLICANT INFORMATION

Applicant Name:

Applicant Address:

Same as property owner

Applicant Phone Number:

jfrancis@mihomes.com

Applicant Email:

jfrancis@mihomes.com

I. PROJECT TYPE

☐ Subdivision Without Plat
(\$150 Residential/\$250 Non-Residential)

☐ Preliminary Plat
(\$750 + \$50 per lot)

☒ Final Plat
(\$750 + \$50 per lot)

☐ Plat Modification/Vacation
(\$500)
Applicant Signature: 

Date: 11-3-21

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Planning Com. Meeting
Date: _____

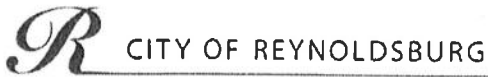
- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting Date: _____

- ☐ Approved as Submitted
☐ Approved w/ Conditions
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P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application/Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

LAND SUBDIVISION/PLAT APPLICATION

II. PROPERTY INFORMATION

Property Address/Name of Plat:

Spring Hill Farm Section 3 Part B

Description of Location:

East of Waggoner Road, South of Marilyn Road

Parcel ID#(s):

060-009329, 060-009343, 606-009404

Number of Lots:

29

Present Zoning:

SR

Present Use:

Vacant

Complete Where Applicable:

Engineer/Surveyor: EMH&T

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Applicant Email:

jfrancis@mihomes.com

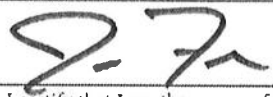
I. PROJECT TYPE

☐ Subdivision Without Plat
(\$150 Residential/\$250 Non-Residential)

☐ Preliminary Plat
(\$750 + \$50 per lot)

☒ Final Plat
(\$750 + \$50 per lot)

☐ Plat Modification/Vacation
(\$500)

Applicant Signature: 

Date: 11-3-21

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

- ☐ Historic District
☐ CC Overlay

Planning Com. Meeting

Date: _____

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

City Council Meeting Date:

- ☐ Approved as Submitted
☐ Approved w/ Conditions
☐ Tabled
☐ Denied

P&Z Admin.: _____

Date: _____

Clerk of Council: _____

Date: _____

SPRING HILL FARM SECTION 3 PART B

Situated in the State of Ohio, County of Franklin, City of Reynoldsburg, and in Section 5, Township 16, Range 20, Refugee Lands, containing 24.823 acres of land, more or less, said 24.823 acres being comprised of a part of each of those tracts of land conveyed to **M/I HOMES OF CENTRAL OHIO, LLC**, by deeds of record in Instrument Numbers 202103170048951, 202103170048952, 202103170048953, 202106250111327, 202106250111328, 202106250111329, _____, and _____, Recorder's Office, Franklin County, Ohio.

The undersigned, **M/I HOMES OF CENTRAL OHIO, LLC**, an Ohio limited liability company, by **TIMOTHY C. HALL JR.**, Area President, owner of the lands platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**SPRING HILL FARM SECTION 3 PART B**", a subdivision containing Lots numbered 137 to 165, both inclusive, and an area designated as Reserve "I", does hereby accept this plat of same and dedicates to public use, as such, all of Hilton Drive and Rhoderick Circle shown hereon and not heretofore dedicated.

Easements are hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement", for the construction, operation and maintenance of all public and quasi public utilities above and beneath the surface of the ground and, where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Reynoldsburg City Engineer. Easement areas shown hereon outside of the platted area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

In Witness Whereof, **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, has hereunto set his hand this ____ day of ____, 20__.

Signed and Acknowledged
In the presence of: **M/I HOMES OF CENTRAL OHIO, LLC**

By **TIMOTHY C. HALL JR.**,
Area President

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **TIMOTHY C. HALL JR.**, Area President of **M/I HOMES OF CENTRAL OHIO, LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **M/I HOMES OF CENTRAL OHIO, LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this ____ day of ____, 20__.

My commission expires _____
Notary Public, _____ State of Ohio

Approved this ____ day of ____, 20__.

Chairman, Planning Commission,
Reynoldsburg, Ohio

Approved this ____ day of ____, 20__.

City Engineer and Director of Public Service,
Reynoldsburg, Ohio

Approved and accepted this ____ day of ____, 20__, by Ordinance No. _____ wherein all of Hilton Drive and Rhoderick Circle dedicated hereon are accepted as such by the Council for the City of Reynoldsburg, Ohio.

City Clerk, _____ Reynoldsburg, Ohio Mayor, _____ Reynoldsburg, Ohio

Transferred this ____ day of ____, 20__.

Auditor, _____ Franklin County, Ohio

Deputy Auditor, _____ Franklin County, Ohio

Filed for record this ____ day of ____, 20__ at _____ M. Fee \$ _____

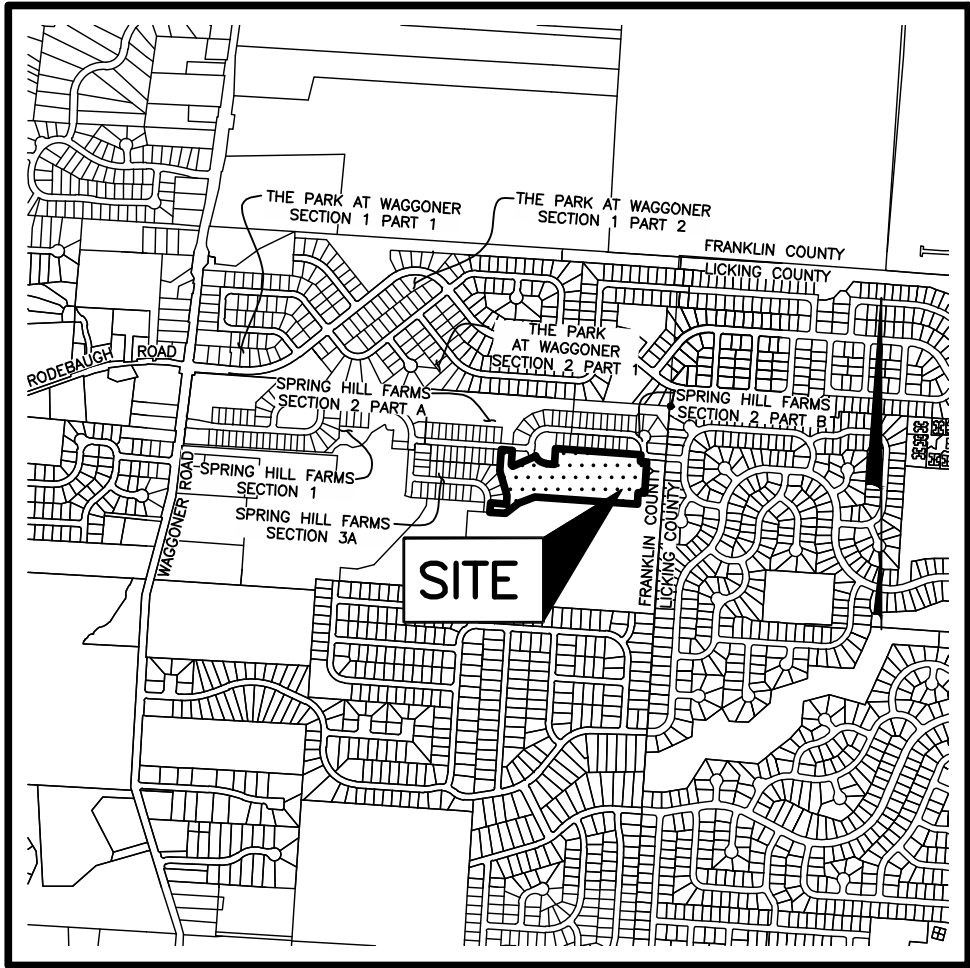
Recorder, _____ Franklin County, Ohio

File No. _____

Recorded this ____ day of ____, 20__.

Deputy Recorder, _____ Franklin County, Ohio

Plat Book _____, Pages _____



SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS2007). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FRANK 48, GLENREST and FCGS 4408 RESET.

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

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inches long, solid iron pins, are to be set to monument the points indicated, are to be set with the top end flush with the surface of the ground, and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATTED
BY



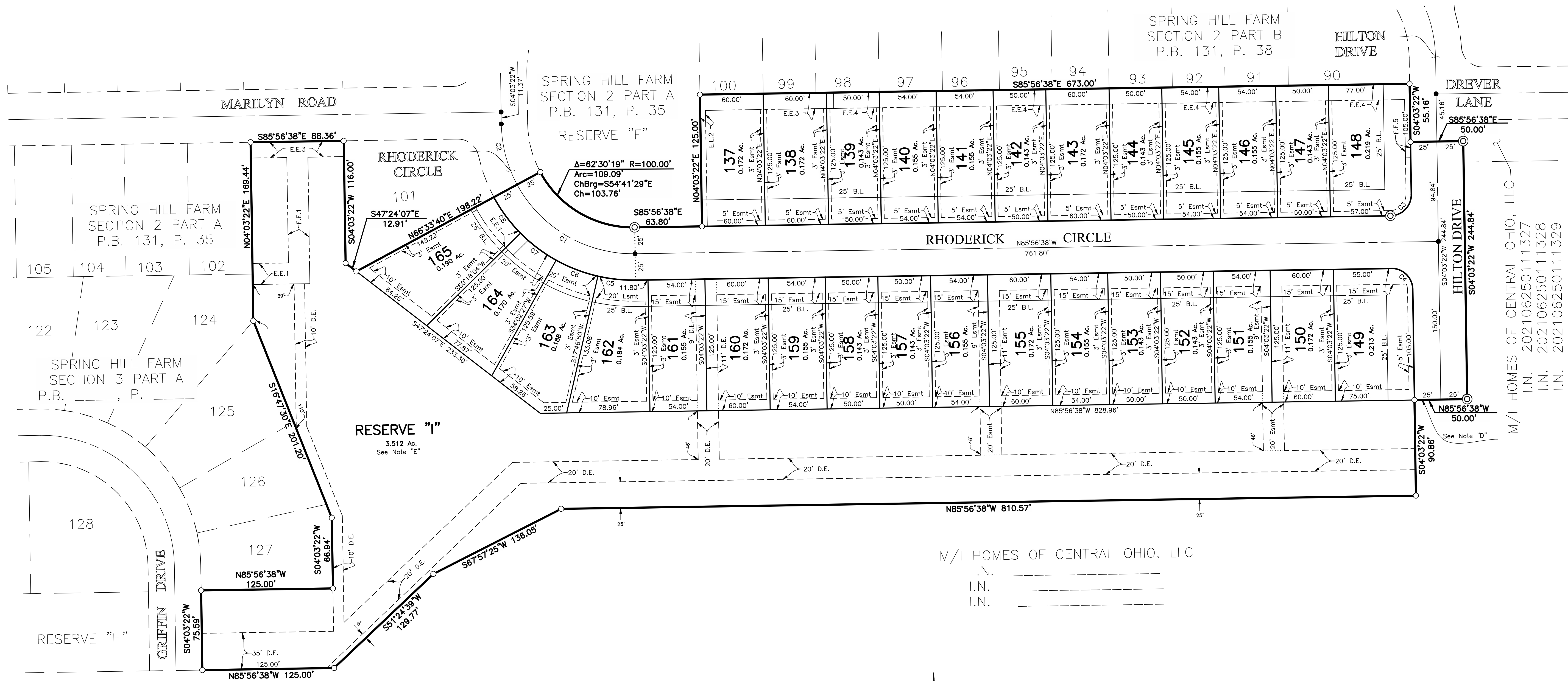
We do hereby certify that we have surveyed the above premises, prepared the attached plat, and that said plat is correct. All dimensions are in feet and decimal parts thereof.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)

By _____ Date _____
Professional Surveyor No. 7865

Date

SPRING HILL FARM SECTION 3 PART B



NOTE "A": All of Spring Hill Farm Section 3 Part B is within Zone X (Areas determined to be outside 0.2% annual chance floodplain) as delineated on FEMA Flood Insurance Rate Map, for Franklin County, Ohio and Incorporated Areas, map number 39049C0356K with effective date of June 17, 2008.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage	9,538 Ac.
Reserve "I"	3,512 Ac.
Acreage in lots	4,739 Ac.
Acreage in public rights-of-way	1,287 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Spring Hill Farm Section 3 Part B is out of the following Franklin County Parcel Numbers:

060-009329	6,888 Ac.
060-009343	1,213 Ac.
060-009404	1,437 Ac.

NOTE "D": No vehicular access until such time as the public street right-of-way is extended and dedicated by plat or deed.

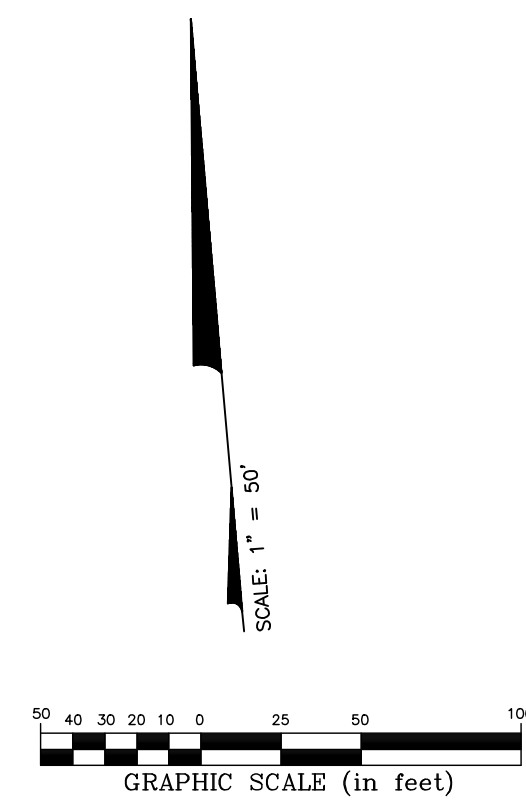
NOTE "E" - RESERVE "I": Reserve "I", as designated and delineated hereon, shall be owned and maintained by an association comprised of the owners of the fee simple titles to the lots in the Spring Hill Farm subdivisions for the purpose of open space storm/water facilities.

NOTE "F": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "G": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Spring Hill Farm Section 3 Part B, or any part thereof, can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

Line Type Legend	
	Existing Property Line
	Existing R/W Line
	Existing R/W Centerline
	Existing Easement Line
	Subdivision Boundary Line
	Lot Line
	R/W Line
	R/W Centerline
	Easement Line

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	62°30'19"	125.00'	136.37'	S 54°41'29" E	129.70'
C2	27°29'41"	125.00'	59.98'	S 09°41'29" E	59.41'
C3	90°00'00"	20.00'	31.42'	N 49°03'22" E	28.28'
C4	90°00'00"	20.00'	31.42'	N 40°56'38" W	28.28'
C5	13°43'29"	150.00'	35.93'	S 79°04'54" E	35.85'
C6	16°15'37"	150.00'	42.57'	S 64°05'21" E	42.43'
C7	16°15'37"	150.00'	42.57'	S 47°49'45" E	42.43'
C8	16°15'37"	150.00'	42.57'	S 31°34'08" E	42.43'



Legend

B.L. = Building Line
D.E. = Drainage Easement
Esmt = Easement
E.E.1 = Existing 20' Easement
P.B. 131, P. 35
E.E.2 = Existing 5' Easement
P.B. 131, P. 35
E.E.3 = Existing 15' D.E.
P.B. 131, P. 35
E.E.4 = Existing 15' D.E.
P.B. 131, P. 38
E.E.5 = Existing 5' Easement
P.B. 131, P. 38

M/I HOMES OF CENTRAL OHIO, LLC
I.N. 20210625011327
I.N. 20210625011328
I.N. 20210625011329

OCT 26 2021

Reynoldsburg Building Division

Date Submitted:

2001-2002

CK

Section 1103.01

Property Address:

Property Owner Name(s):

Contact Email:

Contact Phone Number: 614 581 7379

Business Name:

Contact Name: Mark

6145817379

Contact Email:

Contact Email: mszpreperthes@aol.com

Applicant Name:

Applicant Address: 5055 H Applicant Email:

Applicant Email: mszprpcthes@aol.com

☒ Property Owner

Business Owner/Tenant

Contractor

☐ Architect/Engineer

☐ Building

(S400)

New Accessory Building

Plan _____

(S150)

Signature ☐

(10)

Replace South Entrance doors with glass block to match existing windows. The south door is not used as an entrance to our building. we are trying to keep the water out of our building due to the flooding problem.

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.

Applicant Signature:

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:

Zoning Information

Zoning District:

☒ Historic District

CC BY

Add'l Approvals Req'd

☐ BZBA

P&Z Admin.: _____ Date: _____

Meeting Results

☐ Approved w/ Conditions ☐ Denied

Approved as Submitted ☐ Tabled ☐

Meeting Date:

12/2/2021

J.A.Z. Dance & More
7354 French Dr.
Reynoldsburg, Ohio 43068

Reynoldsburg Building Division

OCT 26 2021

received

We propose to remove the doors on the south end of our building which are not used as an entrance. The Glass Block Warehouse will replace with glass block to match existing glass block windows.

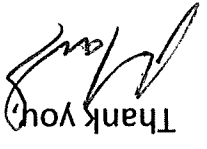
We have three other entrances and exits for the building, one on the west side and two on the east side.

The reason for this is due to the flooding problem in Reynoldsburg. Our

building has flooded three out of the last four years, entering through the south door. This has cost us many thousands of dollars in damage and it sounds like it is going to continue. Installing the glass block will help protect our building and

business.

We met with the Mayor, Joe Begeny, and the service director, William Dorman at our building and they agreed that this would be our best option to help with the flooding of our building.

Thank you,

Mark Zarcone

614-581-7379

mszproperties@aol.com

7354 French Drive
Reynoldsburg, OH 43068

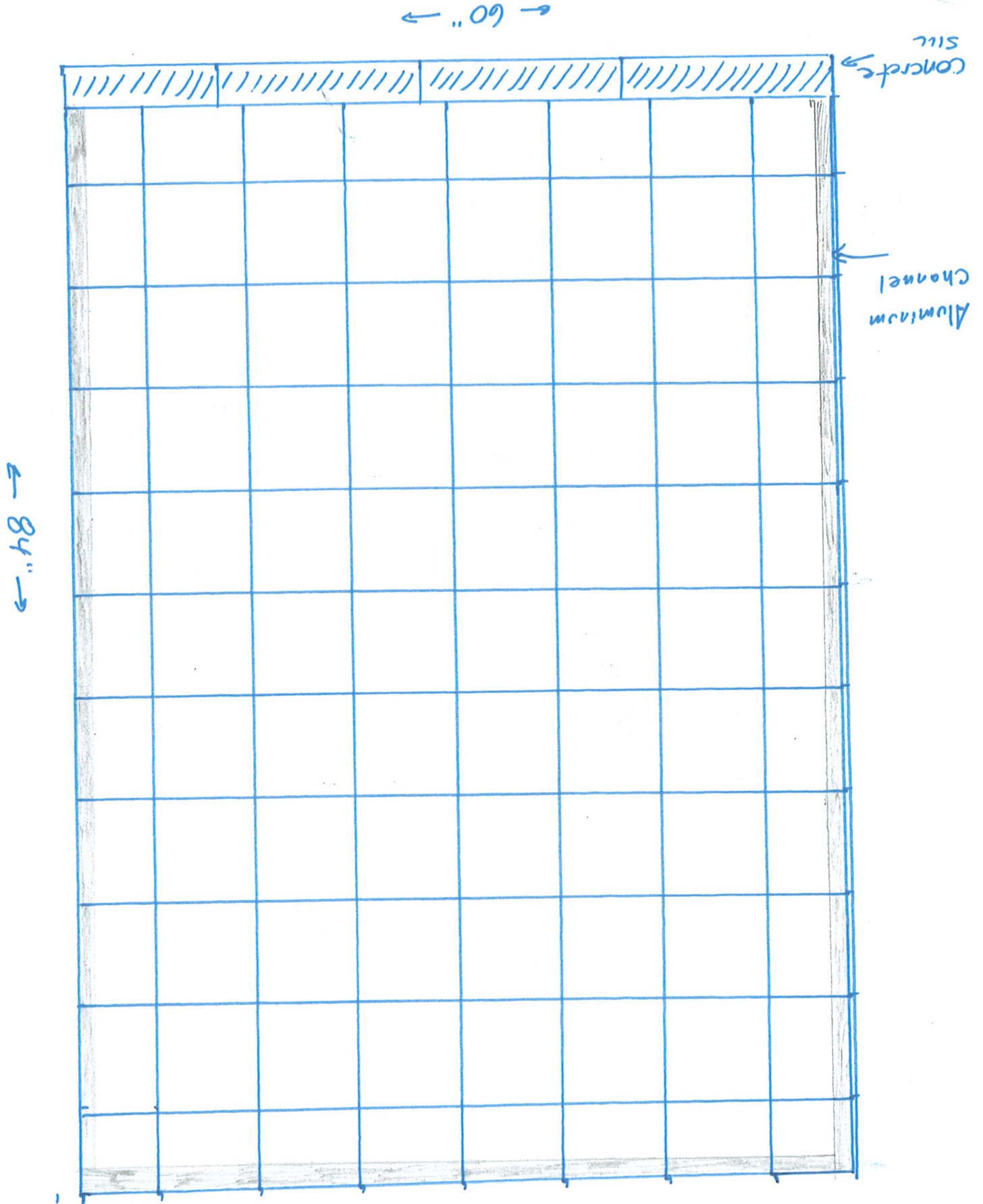
MAIN ENTRANCE DOOR (1) East Side of Building

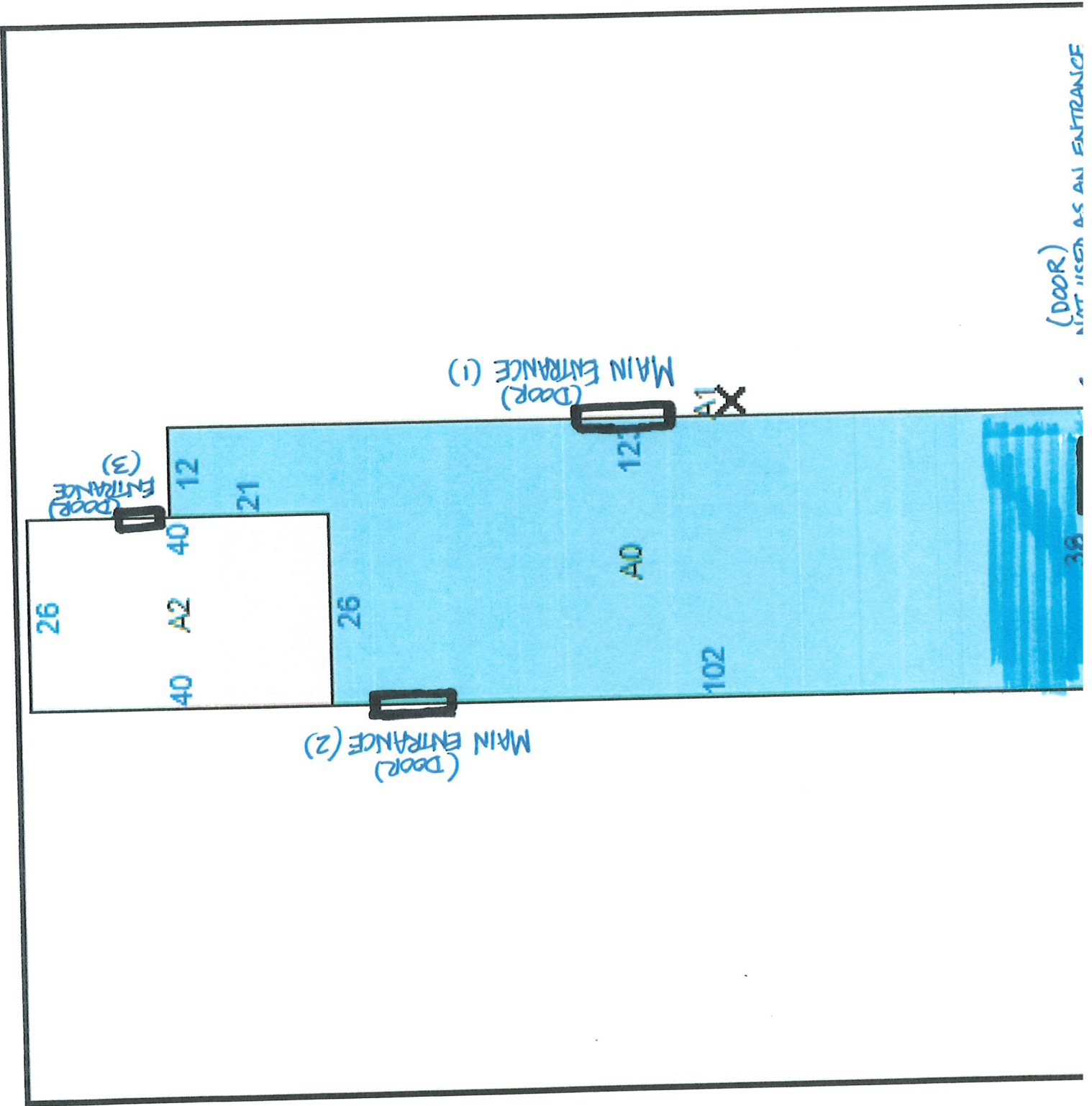
MAIN ENTRANCE DOOR (2) West Side of Building

ENTRANCE DOOR (3) East Side of Building

DOOR (MARKED NOT AN ENTRANCE) IS NOT and HAS
NEVER been used as an entrance. South Side of Building

ALL DOORS have EXIT signs that are hard wired with battery
back up





(DOOR)
NOT USED AS AN ENTRANCE

Attachment: COA Submittal (App #2021-5528, 7354 French Drive, Mark Zarcone)

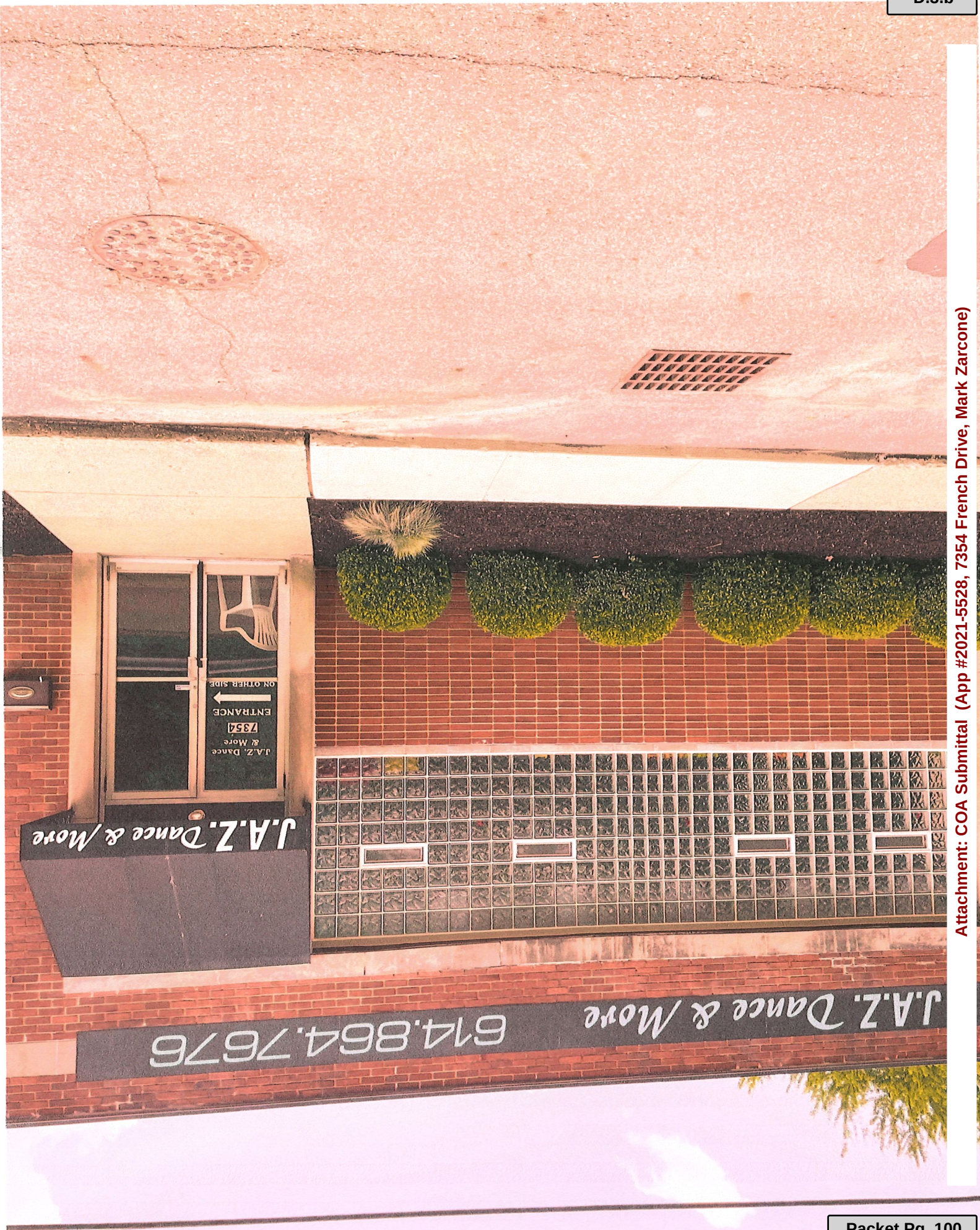


MAIN DOOR
ENTRANCE (1)
EAST
SIDE OF BLDG

DOOR
ENTRANCE (3)
EAST SIDE OF
BLDG.







APPLICATION FOR
MAJOR SITE PLAN AND PRELIMINARY PLAT

Maplewood

CITY OF REYNOLDSBURG, OHIO
October 14, 2021

DEVELOPER, APPLICANT



D.R. Horton – Indiana, LLC
507 Executive Campus Drive
Suite 100
Westerville, Ohio 43082

ENGINEER, PLANNER, LANDSCAPE ARCHITECT



EMH&T
5500 New Albany Road
Columbus, Ohio 43054

ATTORNEY
Glen Dugger
207 NORTH 4TH STREET
COLUMBUS, OHIO 43215

Attachment: 0 cover Maplewood (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

MAPLEWOOD

PROJECT STATEMENT

DR Horton – Indiana, LLC (hereinafter “DR Horton” or “Applicant”) submits this Project Statement as part of its Major Site Plan and Preliminary Plat Applications. The Applications concern a 35+/- acre site currently zoned Suburban Residential (SR), located on the west side of Summit Road, south of Refugee Road, and east of Sorohan Street. The land is primarily used for agriculture.

Consistent with SR Zoning, the Applicant is proposing 81 single-family and 72 attached single-family homes for a total of 153 homes on individual lots on public streets. Approximately 7.68 acres of open space will be established with the proposed plan that will be owned and maintained by the Maplewood Homeowners Association. As shown on the plans submitted herewith, the lots will generally comply with the SR Zoning Development Standards, including building height, minimum lot width, and setback requirements. Furthermore, the development will achieve Goal 1 of Reynoldsburg’s Comprehensive Plan, which is to “promote a diverse mix of housing options.”

Concurrent with the Preliminary Plat and Major Site Plan, the Applicant is submitting a Special Exception Use Permit application to the Board of Zoning and Building Appeals to allow 72 attached single-family homes within the existing SR District per conditional use as depicted on the Major Site Plan and Preliminary Plat.

In addition, the Applicant requests some flexibility in the interpretation of the following regulations as they pertain to the proposed development. These minor design standard deviations will allow the applicant to develop the property consistent with their vision, preferences and business plan.

1. Section 1103.17 states: *Minimum side yard setback 8 feet, side yard setback (min. aggregate) 20 feet.*

Design Standard Deviation Request: The applicant is requesting a minor deviation / clarification to allow 0-lot line setbacks for the interior single-family attached homes, and 5 feet minimum side yard setback for end units. Note the applicant will provide a minimum of 20 feet between buildings.

2. Section 1105.07 G states: *It shall be required in all zones and districts that applicants plant trees along public streets of their development. Trees shall be planted in such manner, type, quantity and locations as approved by the Planning and Zoning Administrator or the Planning Commission in conjunction with the site plan and design review process, as defined by the following conditions, and that any undeveloped street or existing street with undeveloped frontage shall conform to these requirements at the time of the development.*

Design Standard Deviation Request: The applicant will install street trees along Summit Road, between the sidewalk and right-of-way, where indicated on the Landscape Plan; however, request a minor deviation to this standard to exempt the planting of street trees for the portion of Summit Road north of the site in front of the existing mass of trees.

3. Section 1105.07 G iii states: *The maximum spacing between trees shall be forty-five feet (45') for large trees, thirty-five feet (35') for medium trees, and twenty-five feet (25') for small trees.*

Design Standard Deviation Request: The applicant is requesting a minor deviation that will allow street trees spacing as depicted on the landscape plan. That is, since the single-family attached homes will be on individual lots (0 lot line), the applicant requests a minor deviation to allow street trees adjacent Summit Road at a rate of two per front façade plus one between buildings; and adjacent Capricornus Drive at a rate of three per building plus one between buildings.

4. Section 105.07 H 1 states: *All residences and residential land uses, per dwelling unit, there must be planted one-half inch (1/2") in trunk diameter for every one 3,000 square feet of lot size or fraction thereof, with a minimum of two inches (2") of total trunk diameter.*

Design Standard Deviation Request: Compliance with this regulation on the single-family attached lots, in combination with the street tree requirements, will result in an overplanted landscape design as the trees and other plants mature. The Applicant is requesting a minor design standard deviation to allow five two-inch caliper trees per building as depicted on the landscape plan.

5. Section 1105.03 C vi 1 states: Sign lighting is not permitted in SR Zones.

Design Standard Deviation Request: The Applicant is requesting a minor deviation from this standard to allow low-level external lighting directed on to the sign face as well as internal accent lighting to be located in the top of the column.

MAPLEWOOD

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Project Statement

- A. Application: 1. Land Subdivision / Plat (Preliminary Plat)
2. Planning Commission (Major Site Plan)

B. Vicinity Map

C. Major Site Plan

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Exhibit B-1	Boundary Description
Exhibit B-2	Boundary Exhibit
Exhibit C-1	Existing Conditions Plan
Exhibit C-2	Preliminary Investigation of Surface Waters
Exhibit D-1	Cover Sheet and Location Map
Exhibit D-2	Major Site Plan
Exhibit E-1	Illustrative Development Plan
Exhibit F-1	Overall Landscape / Street Tree Plan
Exhibit F-2	Entry Landscape Enlargement and Details
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Exhibit I-1	Sample Deed Restrictions
Exhibit J-1	Architecture

D. Preliminary Plat

E. Regional Master Plan



CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application/Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

LAND SUBDIVISION/PLAT APPLICATION

II. PROPERTY INFORMATION

Property Address/Name of Plat:

Summit Road, SW

Description of Location:

36.1 acres located on the west side of Summit Road, south of Refugee Road SW, east of Sorohan Street.

Parcel ID#(s):

125-026616-00.001, 125-026616-00.00

Number of Lots:

153

Present Zoning:

SR

Present Use:

Agricultural

Complete Where Applicable:

Engineer/Surveyor: EMH&T

Builder/Developer: D. R. Horton - Indiana, LLC

III. PROPERTY OWNER OF RECORD

Property Owner Name(s):

1. SRJ Properties of Ohio, LLC
2. Maplewood Farms LRD

Property Owner Address(s):

1. 100 TWP Highway 133, Nevada, Ohio 44849
2. 8718 Summit Rd SW

IV. APPLICANT INFORMATION

Applicant Name:

D.R. Horton - Indiana, LLC

Applicant Address:

507 Executive Campus Drive, Suite 100, Westerville, OH 43082

Applicant Phone Number:

614-365-0066

Applicant Email:

teandrews@drhorton.com

I. PROJECT TYPE

☐ Subdivision Without Plat

(\$150 Residential/\$250 Non-Residential)

☒ Preliminary Plat

(\$750 + \$50 per lot)

☐ Final Plat

(\$750 + \$50 per lot)

☐ Plat Modification/Vacation

(\$500)

Applicant Signature: 

Date: 10.16.2021

*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *

OFFICE USE ONLY

Additional Notes:

Zoning Information

☐ Historic District

☐ CC Overlay

Planning Com. Meeting

Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting Date:

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

P&Z Admin.: _____ Date: _____

Clerk of Council: _____ Date: _____

Attachment: 1a Plat application (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

☐ Paid: _____

PLANNING COMMISSION APPLICATION

I. PROPERTY INFORMATION			
Property Address: Summit Road, SW		FOR DISTRICT CHANGE ONLY	
Description of Location: 36.1 acres located on the west side of Summit Road, south of Refugee Road SW, east of Sorohan Street		Proposed Zoning:	
Parcel ID#(s): 125-026616-00.001, 125-026616-00.00		Size of Area to be Rezoned:	
Number of Lots: 153	Present Zoning: SR	Present Use: Agricultural	
Complete Where Applicable:		Existing Structures:	
Engineer/Surveyor: EMH&T			
Builder/Developer: D.R. Horton - Indiana, LLC			
II. PROPERTY OWNER OF RECORD			
Property Owner Name(s): 1. SRJ Properties of Ohio, LLC 2. Maplewood Farms LRD		Property Owner Address(s): 1. 100 TWP Highway 133, Nevada, Ohio 44849 2. 8718 Summit Rd SW	
III. APPLICANT INFORMATION			
Applicant Name: D.R. Horton - Indiana, LLC		Applicant Address: 507 Executive Campus Drive, Suite 100, Westerville, OH 43082	
Applicant Phone Number: 614-365-0066		Applicant Email: teandrews@drhorton.com	
☐ Property Owner	☐ Business Owner/Tenant	☐ Contractor	☐ Architect/Engineer
PROJECT INFORMATION			
☐ District Change (Rezoning) (\$750 Residential plus \$50 per lot/\$1,000 Non-Residential)		☐ Amendment of Development Plan or Text (\$500)	
		☒ Major Site Plan (\$500)	
Description of Project: <u>Proposed residential development with 81 Single-Family lots per Suburban Residential Standards and 72 attached single-family homes on individual lots pending approval of a Special Exception Use Permit.</u>			
Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Planning & Zoning Administrator.			
Applicant Signature: <u>[Signature]</u>		Date: <u>10.6.2021</u>	
*By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner. *			

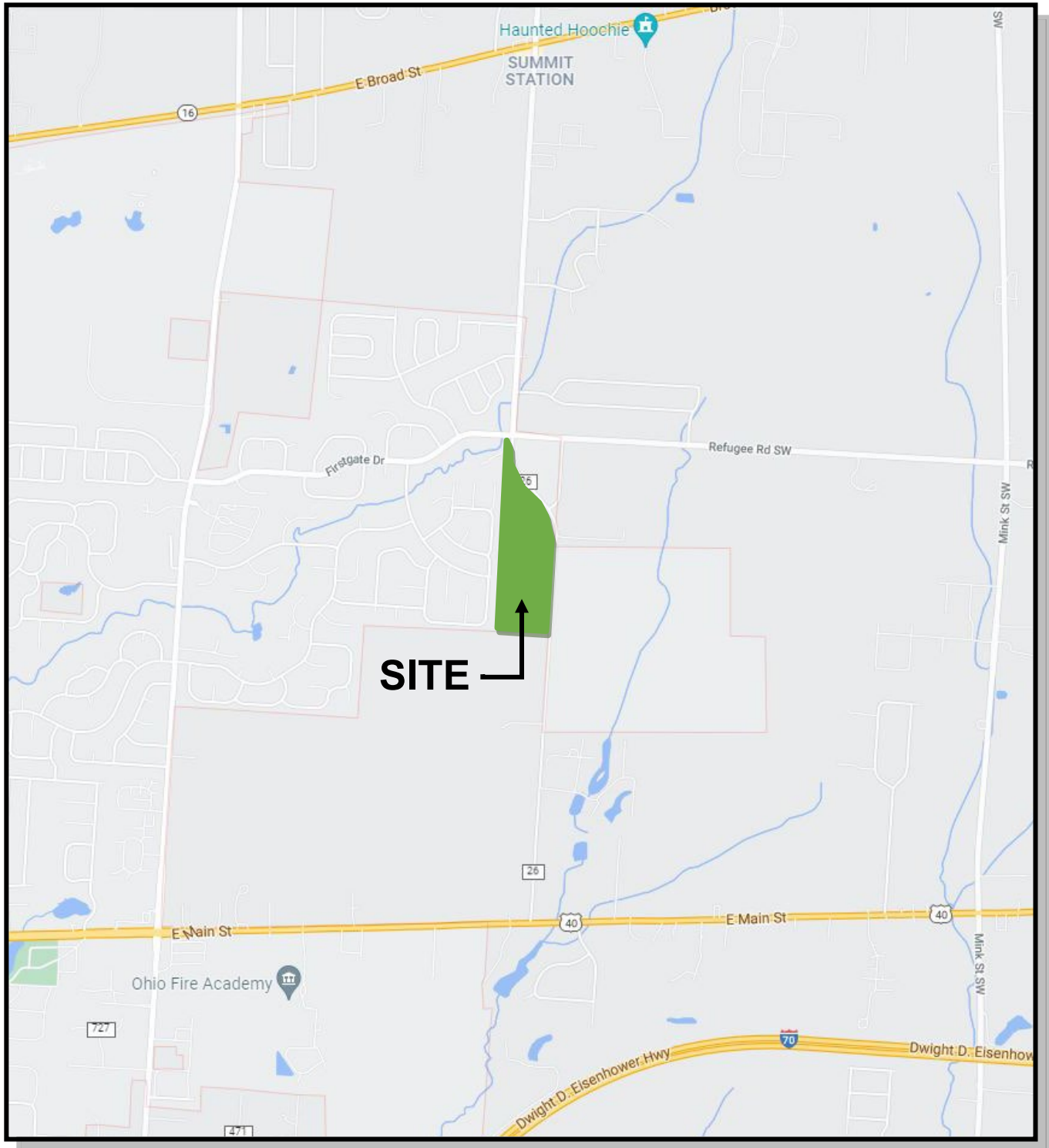
OFFICE USE ONLY

Additional Notes:	Zoning Information ☐ Historic District ☐ CC Overlay	Planning Com. Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	City Council Meeting Date: _____ ☐ Approved as Submitted ☐ Approved w/ Conditions ☐ Tabled ☐ Denied	
	Add'l Approvals Req'd ☐ BZBA	P&Z Admin.: _____ Date: _____ Clerk of Council: _____ Date: _____		

Attachment: 1b major site plan application (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

MAPLEWOOD

VICINITY MAP



Attachment: 2 VC MAP (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

Inn at Summit Trail Limited
8115 Summit Rd SW
Reynoldsburg, OH 43068

Sasanska-Stojkoska Ljupka &
Stojkoski Zoran
1226 Mastell Dr
Reynoldsburg, OH 43068

Days Timothy Sr & Freeman-Days
Elizabeth R
1245 Mastell Dr
Reynoldsburg, OH 43068

Schmitt Donald R
8333 Summit Rd SW
Etna, OH 43068

Chapagai Dilli Ram & Chapagai Khada
1234 Mastell Dr
Reynoldsburg, OH 43068

Neal Chad J & Traci
1253 Mastell Dr
Reynoldsburg, OH 43068

Reynoldsburg City School Board of
Education
8579 Summit Rd SW
Reynoldsburg, OH 43068

Alexander Bruce S II & Tasha L
1242 Mastell Dr
Reynoldsburg, OH 43068

Guragain Nar B & Budathoki Asha
1261 Mastell Dr
Reynoldsburg, OH 43068

Reynoldsburg City School Board of
Education
8591 Summit Rd SW
Reynoldsburg, OH 43068

Shaw Jeffrey A & Chrstine E
1250 Mastell Dr
Reynoldsburg, OH 43068

Gordon Victor L & Margaret S Truste
1006 Fortkort Dr
Reynoldsburg, OH 43068

Harvey Margaret J Trustee & Harvey
Richard F Trustee ETAL
12506 Palmer Rd SW
Reynoldsburg, OH 43068

Herron Loletia L
1047 Mueller Dr
Reynoldsburg, OH 43068

Kiner Michelle L et al
996 Fortkort Dr
Reynoldsburg, OH 43068

Maplewood Farms Ltd
8718 Summit Rd SW
Etna, OH 43068

Hicks Elizabeth A & Zimmerman
Heather L
1205 Mastell Dr
Reynoldsburg, OH 43068

Hilton Jermain B & Lakeisha S
986 Fortkort Dr
Reynoldsburg, OH 43068

Collins Kimberly A & Timothy
1189 Mastell Dr
Reynoldsburg, OH 43068

Johnson Darin J
1213 Mastell Dr
Reynoldsburg, OH 43068

Drabick Nancy L
982 Fortkort Dr
Reynoldsburg, OH 43068

AH4R Properties LLC
1197 Mastell Dr
Reynoldsburg, OH 43068

Bowers Stephone M
1221 Mastell Dr
Reynoldsburg, OH 43068

Subedi Chuda & Beda Khatiwoda
968 Sorohan St
Reynoldsburg, OH 43068

American Homes 4 Rent Properties
Three LLC
1204 Mastell Dr
Reynoldsburg, OH 43068

Cassidy Matthew S & Kristina M
1229 Mastell Dr
Reynoldsburg, OH 43068

Pandey Mohan & Sapkota Ambika
962 Sorohan St
Reynoldsburg, OH 43068

Ufferman Frederick A & Susan E
1218 Mastell Dr
Reynoldsburg, OH 43068

Walton Keana L
1237 Mastell Dr
Reynoldsburg, OH 43068

WBH Ohio LLC
852 Sorohan St
Reynoldsburg, OH 43068

Attachment: A-1 adjacent prop owners (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

Dhungana Bhawanishankar & Dilli M
942 Sorohan St
Reynoldsburg, OH 43068

Dhakal Krishna & Khadka Santosh
820 Gummer Ct
Reynoldsburg, OH 43068

Kimbrow Joseph M Sr & McFarland
Carmen L
921 Sorohan St
Reynoldsburg, OH 43068

Bonner Monica P
932 Sorohan St
Reynoldsburg, OH 43068

Law Kyle L & Lori A
812 Gummer Ct
Reynoldsburg, OH 43068

Dowling Damian & Susan
931 Sorohan St
Reynoldsburg, OH 43068

Owens Kevin R & Dawn L
924 Sorohan St
Reynoldsburg, OH 43068

Pokwal Gopal & Som M
813 Gummer Ct
Reynoldsburg, OH 43068

Corcoran Kevin J & Deborah S
939 Sorohan St
Reynoldsburg, OH 43068

Mainali Ram & Khatri Minakshi
914 Sorohan St
Reynoldsburg, OH 43068

Davis Carla C & Rommel K
819 Gummer Ct
Reynoldsburg, OH 43068

Ables Jim P & Mary Lou
947 Sorohan St
Reynoldsburg, OH 43068

Maokhamphiou Yuphey M &
Phommasane Donald
904 Sorohan St
Reynoldsburg, OH 43068

Flemister Lewis J
825 Gummer Ct
Reynoldsburg, OH 43068

Summa Frank L
978 Fortkort Dr
Reynoldsburg, OH 43068

Ellzy Douglas S & Charlotte R
894 Sorohan St
Reynoldsburg, OH 43068

DDR
831 Gummer Ct
Reynoldsburg, OH 43068

Dahal Som & Kaushila
977 Fortkort Dr
Reynoldsburg, OH 43068

Huntley Richard L & Rachel J
858 Gummer Ct
Reynoldsburg, OH 43068

Compton Jessee K & Alicia A
837 Gummer Ct
Reynoldsburg, OH 43068

Mcintyre Andrea N & Matthew R
989 Fortkort Dr
Reynoldsburg, OH 43068

Acharya Krishna & Hem P
848 Gummer Ct
Reynoldsburg, OH 43068

Gebremariam Kibreab
843 Gummer Ct
Reynoldsburg, OH 43068

Mattox Larry D
999 Fortkort Dr
Reynoldsburg, OH 43068

Varner Paul D & Lisa A
840 Gummer Ct
Reynoldsburg, OH 43068

Mengel Morris M & Joanne P Trustees
893 Sorohan St
Reynoldsburg, OH 43068

Trivett Katherine M
8056 Summit Rd SW
Reynoldsburg, OH 43068

Dillard George E
832 Gummer Ct
Reynoldsburg, OH 43068

Matson Richard E & Jeanne E
909 Sorohan St
Reynoldsburg, OH 43068

Sparks William B Jr
8046 Summit Rd
Pataskala, OH 43062

Attachment: A-1 adjacent prop owners (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

Sparks William B & Patricia R
250 McGee Lane
Chuckey, TN 37641

Wickline Donald L
8027 Summit Rd
Pataskala, OH 43062

Lott Marjorie F
14126 Refugee Rd SW
Pataskala, OH 43062

Attachment: A-1 adjacent prop owners (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

35.243 ACRES

Situated in the State of Ohio, County of Licking, City of Reynoldsburg, in Lot 4, Township 16, Range 20, Refugee Lands, being comprised of part that 11.945 acre tract of land conveyed to SRJ Properties of Ohio, LLC by deed of record in Instrument Number 201606010010985 and part of that 25.06 acre tract of land conveyed to Maple Wood Farms, Ltd by deed of record in Official Record 849, Page 558 (all references refer to the records of the Recorder's Office, Licking County, Ohio) and more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of Lot 542 the subdivision entitled "Taylor Woods Section 9", of record in Plat Book 17, Page 237, in the northerly line of that 36.479 acre tract conveyed to Carol S. Christy and Richard Halley by deed of record in Instrument Number 200809150020609;

Thence North $04^{\circ} 01' 52''$ East, with the easterly lines of said "Taylor Woods Section 9", the subdivision plat entitled "The Villages at Summit Woods Section 2 Part 1", of record in Plat Book 15, Page 353, the subdivision plat entitled "The Villages at Summit Woods Section 2 Part 2", of record in Plat Book 16, Page 165, and that 6.062 acre tract conveyed to Katherine M. Trivett by deeds of record in Official Record 288, Page 478, Official Record 915, Page 140, and Instrument Number 201009090017700, a distance of 2812.40 feet to a point in the southerly right of way line of Firstgate Drive;

Thence with said southerly right of way line and with the arc of a curve to the right, having a central angle of $72^{\circ} 07' 43''$, a radius of 33.57 feet, an arc length of 42.26 feet, a chord bearing of South $32^{\circ} 17' 15''$ East and chord distance of 39.52 feet to a point in the westerly right of way line of Summit Road;

Thence with said westerly right of way line the following courses and distances:

South $02^{\circ} 52' 29''$ West, a distance of 146.39 feet to a point of curvature to the left;

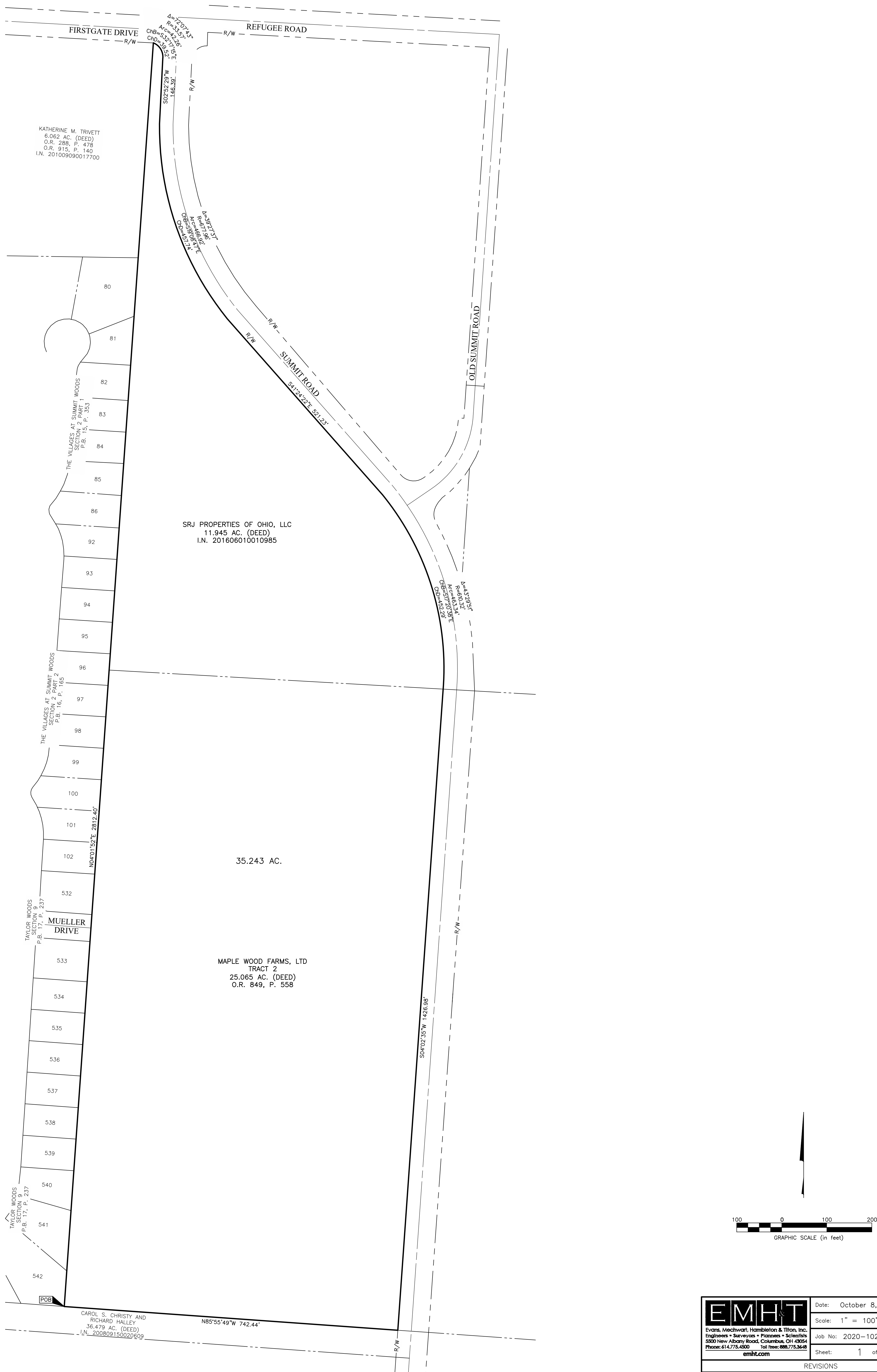
With the arc of said curve, having a central angle of $39^{\circ} 27' 37''$, a radius of 677.96 feet, an arc length of 466.92 feet, a chord bearing of South $19^{\circ} 08' 47''$ East and chord distance of 457.74 feet to a point;

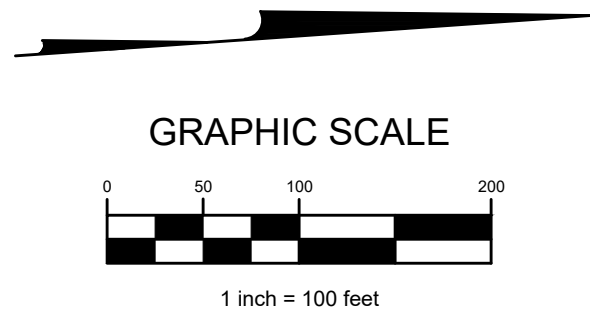
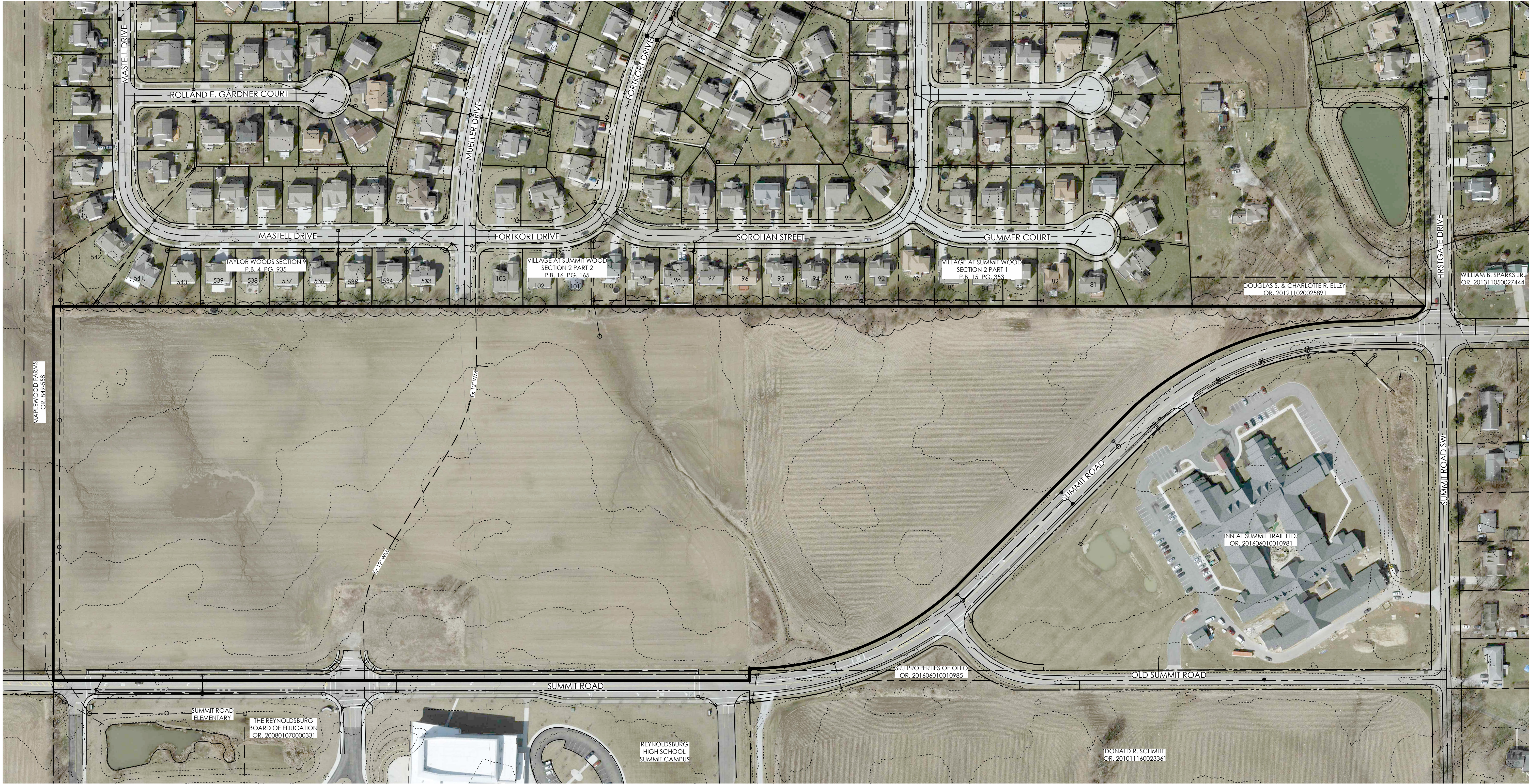
South $41^{\circ} 24' 22''$ East, a distance of 521.23 feet to a point of curvature to the right;

With the arc of said curve, having a central angle of $43^{\circ} 29' 51''$, a radius of 610.32 feet, an arc length of 463.34 feet, a chord bearing of South $17^{\circ} 20' 38''$ East and chord distance of 452.29 feet to a point; and

South $04^{\circ} 02' 35''$ West, a distance of 1426.98 feet to a point in the northerly line of said 36.479 acre tract;

Thence North $85^{\circ} 55' 49''$ West, with said northerly line, a distance of 742.44 feet to the POINT OF BEGINNING, containing 35.243 acres of land, more or less.

[illegible]



GRAPHIC SCALE

1 inch = 100 feet

EXHIBIT "C-1"

MAJOR SITE PLAN
FOR
MAPLEWOOD
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

EXISTING
CONDITIONS PLAN

D.R. HORTON
America's Builder
507 EXECUTIVE CAMPUS DRIVE
WESTERVILLE, OHIO 43082
Phone: (614) 891-4545

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5500 New Albany Road, Columbus, OH 43254
Phone: 614/235-5500
www.emht.com

DATE:	OCTOBER 14, 2021
REVISED:	
REVISED:	
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REVISED:	
REVISED:	



Engineers, Surveyors, Planners, Scientists

D.4.k

April 5, 2021

Mr. Terry Andrews
D.R. Horton – Indiana, LLC
507 Executive Campus Drive
Suite 100
Westerville, OH 43802

Subject: Preliminary Investigation – Summit Road Tracts in Etna Township, Licking County, Ohio
EMH&T No. 2020-0124

Dear Terry,

On March 10 and 12, 2021 EMH&T conducted a Preliminary Investigation (PI) for Waters of the United States for an approximately 109-acre subject property located on the west side of Summit Road and north of East Main Street, in Etna Township, Licking County, Ohio. The subject property consists of Licking County Parcel Numbers: 125-026616-00.001, 125-026616.00.000, 011-026598-00.003, and 011-026598-00.002. The approximate center of the subject property lies at 39.9663°, -82.754069°. The subject property consists of actively farmed agricultural fields, a construction staging area, and an approximately 16 acre woodlot.

Literature Review

According to the USGS 7.5' Series *Reynoldsburg, Ohio* quadrangle (USGS, 1985), the elevation of the subject property lies between 1,030 and 1,054 feet above sea level (National Geodetic Vertical Datum). No marsh symbols or streams were mapped for the subject property.

A hydric soil is a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation (USDA-SCS, 1985). According to the Web Soil Survey for Licking County, Ohio (NRCS, 2010), four (4) soil types are mapped for the subject property. The mapped soils are listed in Table 1 along with their hydric status.

TABLE 1
Hydric Status of Onsite Soils

Mapped Soil Unit	Hydric Status	Hydric Inclusions	Location of Hydric Inclusions
Bennington silt loam, 0 to 2 percent slopes (BeA)	Non-hydric with inclusions	Condit (5%) Pewamo (3%)	Drainageways, Depressions
Bennington silt loam, 2 to 6 percent slopes (BeB)	Non-hydric with inclusions	Condit (3%) Pewamo (3%)	Drainageways, Depressions
Condit silt loam, 0 to 1 percent slopes (Cn)	Hydric	--	--
Pewamo silty clay loam, low carbonate till, 0 to 2 percent slopes (Pe)	Hydric	--	--

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) was reviewed for the subject property (FEMA, 2007 & 2015). The subject property is mapped within Zone X (unshaded), which are areas mapped outside the 500-year floodplain.

The United States Fish and Wildlife Service's (USFWS) National Wetland Inventory Map (NWI) for the *Reynoldsburg, Ohio* quadrangle was reviewed for the subject property (USFWS, 2007). No NWI features were mapped for the subject property.

Onsite Findings

EMH&T completed a field investigation of the subject property on March 10 and 12, 2021. The subject property currently consists of actively farmed agricultural fields, a construction staging area, and an approximately 16 acre woodlot. EMH&T identified six (6) potential wetlands, two (2) jurisdictional streams, one (1) non-jurisdictional (ephemeral) stream and two (2) non-jurisdictional ephemeral swales on the subject property. The wetlands and streams have been GPS surveyed in the field and are shown in Exhibit 1. Pictures of these features are located in the Photographs Section. These features are discussed below:

Potential Wetlands

- Wetland A is located on the northeastern portion of the subject property. This feature is situated within a poorly drained ditch along the western edge of Summit Road. It parallels the road and extends nearly perpendicular to the road into the agricultural field and eventually loses wetland hydrology and vegetation becoming a potentially non-jurisdictional ephemeral swale. This is a low quality emergent wetland that is dominated by *Typha latifolia* (broad leaved cattail). This feature is not adjacent to a jurisdictional stream and would be considered a non-jurisdictional (isolated) wetland by the USACE.
- Wetland B was observed in the northern corner of the subject property. This feature is located within a depression and is between Summit Road and an adjacent residential property. The feature appears to receive surface drainage from the adjacent agricultural field to the south. This is a low quality forested wetland that is dominated by *Acer saccharinum* (silver maple) and *Phalaris arundinacea* (reed canary grass). This feature is not adjacent to a jurisdictional stream and would be considered a non-jurisdictional (isolated) wetland by the USACE.
- Wetland C was observed within the northern portion of the subject property along the western project boundary. This feature is located within a depression and has been avoided by row-crop farming. The feature appears to collect surface drainage from the adjacent agricultural field. This is a low quality emergent wetland that is dominated by *Phalaris arundinacea* and *Leersia oryzoides* (rice cut-grass). This feature is not adjacent to a jurisdictional stream and would be considered a non-jurisdictional (isolated) wetland by the USACE.
- Wetland D was observed in the southwestern portion of the subject property. This feature is located within a depression that appears to receive surface drainage from areas within the woodlot and areas of the adjacent agricultural field. This is a medium quality, forested wetland that is dominated by *Acer saccharinum* and *Lindera benzoin* (spicebush). This feature is not adjacent to a jurisdictional stream and would be considered a non-jurisdictional (isolated) wetland by the USACE.
- Wetland E was observed within a depression in the southwestern portion of the subject property. It appears to receive surface drainage from the adjacent residential house lots to the north and west as well as from the surrounding woodlot located on the subject property. Wetland A also receives flow from Stream 1 as well as the draitile system under the agricultural field on the subject property. This is a medium quality, forested wetland that is dominated by *Quercus palustris* (pin oak), *Quercus bicolor*

(swamp white oak), *Ulmus americana* (American elm), *Lindera benzoin* (spicebush), and *Cinna arundinacea* (stout wood-reed). This feature would be considered a jurisdictional wetland by the U.S. Army Corps of Engineers (USACE) due to being directly adjacent to a jurisdictional stream (Stream 1).

- Wetland F was observed within a depression in the southwestern portion of the subject property. This potential wetland feature appears to receive surface drainage from the immediately surrounding upland areas. This is a low quality, emergent wetland that is dominated by *Phalaris arundinacea*. This feature is not adjacent to a jurisdictional stream and would be considered a non-jurisdictional (isolated) wetland by the USACE.

Potential Streams

- Stream 1 originates in the southwestern portion of the subject property. The stream starts at a draitile outfall and flows for approximately 892 linear feet to the southwest through the subject property before continuing off-site to the west. The stream would be considered intermittent due to a seasonal connection to the groundwater table.
- Stream 2 originates in the southwestern portion of the subject property. The stream flows west for approximately 137 linear feet before having a confluence with Stream 3. The stream would be considered non-jurisdictional (ephemeral) due to the lack of a connection to the groundwater table and only flowing directly following precipitation.
- Stream 3 originates in the southwestern portion of the subject property. The stream begins at a draitile outfall and flows for approximately 599 linear feet to the southwest through the subject property before continuing offsite to the south. The stream would be considered intermittent due to a seasonal connection to the groundwater table.

Non-Jurisdictional Ephemeral Swales

Two (2) potentially non-jurisdictional ephemeral swales were observed within the active agricultural fields on the subject property. These ephemeral swales appear to have been formed above a failing draitile system. These features lack a defined channel, are actively farmed, and would be considered non-regulated features. These features were not surveyed but were drawn from the aerial photograph and included on Exhibit 1.

Recommendations

Six (6) wetlands, two (2) jurisdictional streams, and one non-jurisdictional (ephemeral) stream would be considered regulated features by either the USACE or Ohio EPA. The two (2) non-jurisdictional ephemeral swales would not be regulated by either agency. It is our understanding that you are planning to impact less than 0.5 acre of potentially isolated wetland, less than 0.5 acre of potentially jurisdictional stream, and less than 300 linear feet of non-jurisdictional (ephemeral) stream. Based on these anticipated impacts, the project would require a Level 1 Isolated Wetlands Permit from Ohio EPA and a Nationwide Permit #29 from the USACE. The next step would be to prepare a formal delineation report that can be submitted to the USACE for verification.

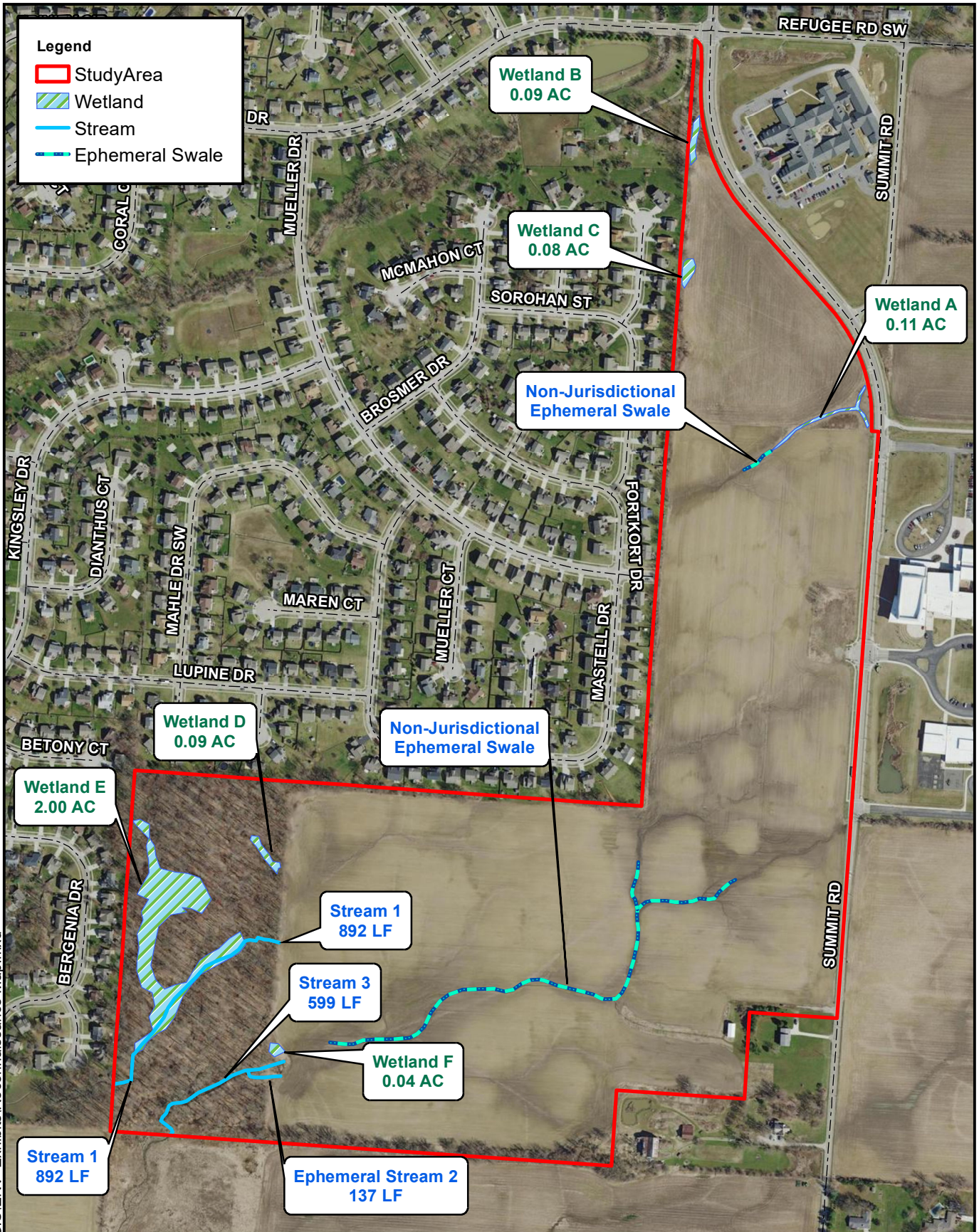
If you have any questions about the content of this letter or wish to further discuss potential surface water permitting, please contact me at (614) 775-4518.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric T. Nagy". The signature is fluid and cursive, with the first name "Eric" and last name "Nagy" clearly legible.

Eric Nagy
Senior Environmental Scientist

EXHIBIT



Path: J:\20201024\GIS\ENV Exhibits\Reconnaissance Map.mxd

EMH&T
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

ETNA TOWNSHIP, LICKING COUNTY, OHIO

**Summit Road Tracts
Reconnaissance Map
Exhibit 1**

SCALE: 1" = 500'

0 250 500 1,000 Feet

Source: Aerial - OSIP, 2019



PHOTOGRAPHS



Photograph 1

View of Wetland A, looking north, in the eastern portion of the subject property.
(EMH&T 3/10/21)



Photograph 2

View of Wetland B, looking north, in the northern corner of the subject property.
(EMH&T 3/10/21)



Photograph 3

View of Wetland C, looking north, in the northwestern portion of the subject property.
(EMH&T 3/10/21)



Photograph 4

View of Wetland D, looking southeast, in the southwestern portion of the subject property.
(EMH&T 3/12/21)



Photograph 5

View of Wetland E, looking west, in the southwestern portion of the subject property.
(EMH&T 3/12/21)



Photograph 6

View of Wetland F, looking north, located in the southwestern portion of the subject property.
(EMH&T 3/12/21)



Photograph 7

View of Stream 1, facing northeast, in the southwestern portion of the subject property.
(EMH&T 3/10/21)



Photograph 8

View of Ephemeral Stream 2, looking west, in the southwestern portion of the subject property.
(EMH&T 3/12/21)



Photograph 9

View Stream 3, looking west, in the southwestern portion of the subject property.
(EMH&T 3/12/21)



Photograph 10

View of Non-Jurisdictional Ephemeral Swale, looking east, in the south-central portion of the subject property. (EMH&T 3/12/21)



Photograph 11

View of Non-Jurisdictional Ephemeral Swale, looking west, in the north-central portion of the subject property. (EMH&T 3/10/21)

SITE STATISTICS:

SITE AREA: ±36.1 ACRES
FUTURE R/W DEDICATION: ±0.86 ACRES
TOTAL ACREAGE: ±35.24 ACRES

TOTAL NUMBER OF UNITS: 153 UNITS
SINGLE-FAMILY LOTS: 81
50' X ±125' LOTS: 23 LOTS
54' X ±125' LOTS: 26 LOTS
60' X ±125' LOTS: 32 LOTS
SINGLE-FAMILY ATTACHED LOTS: 72 UNITS

TOTAL GROSS DENSITY: ±4.34 LOTS/ACRE

TOTAL OPEN SPACE PROVIDED: ±7.63 ACRES (21.1%)

RESERVE "A": ±0.8 ACRES
RESERVE "B": ±0.3 ACRES
RESERVE "C": ±0.1 ACRES
RESERVE "D": ±0.08 ACRES
RESERVE "E": ±0.05 ACRES
RESERVE "F": ±0.05 ACRES
RESERVE "G": ±0.05 ACRES
RESERVE "H": ±0.6 ACRES
RESERVE "I": ±0.4 ACRES
RESERVE "J": ±0.4 ACRES
RESERVE "K": ±1.4 ACRES

EXISTING ZONING: SR (SUBURBAN RESIDENTIAL)
SCHOOL DISTRICT: CITY OF REYNOLDSBURG

SECTION 1, INCLUDES FEE SIMPLE LOTS FOR SINGLE-FAMILY HOMES ON PUBLIC STREETS.

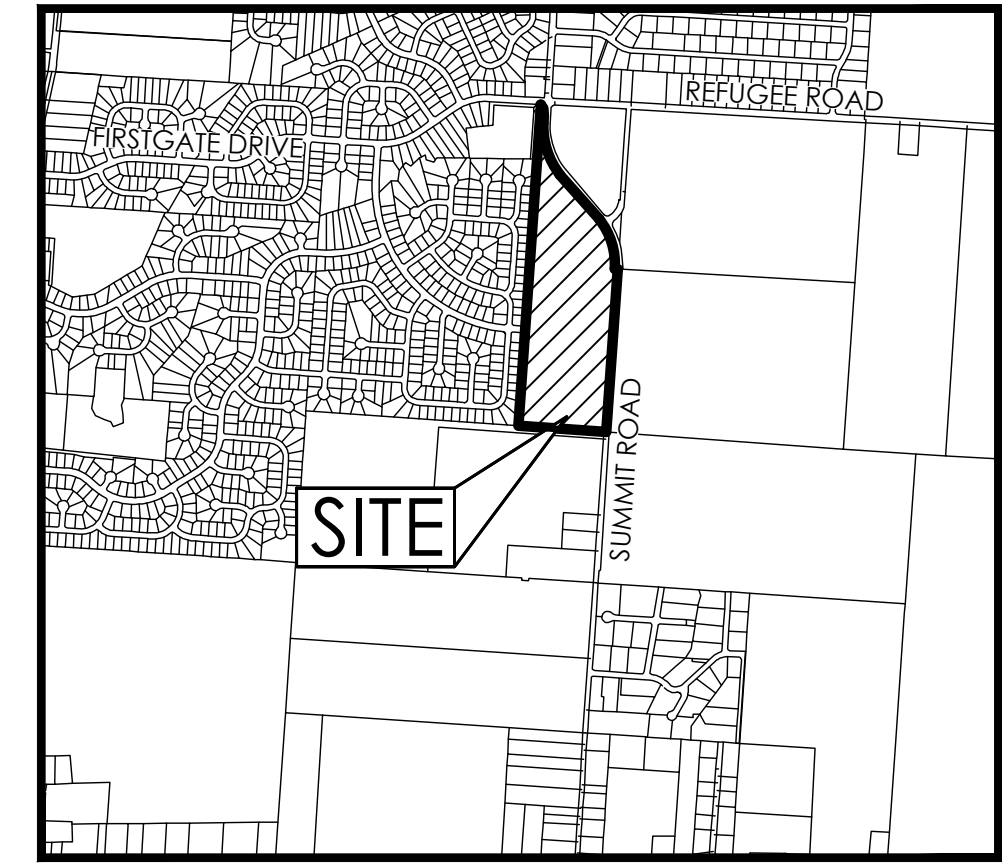
SECTION 2, INCLUDES FEE SIMPLE LOTS FOR SINGLE-FAMILY ATTACHED HOMES ON PUBLIC STREETS.

DESIGN STANDARDS :

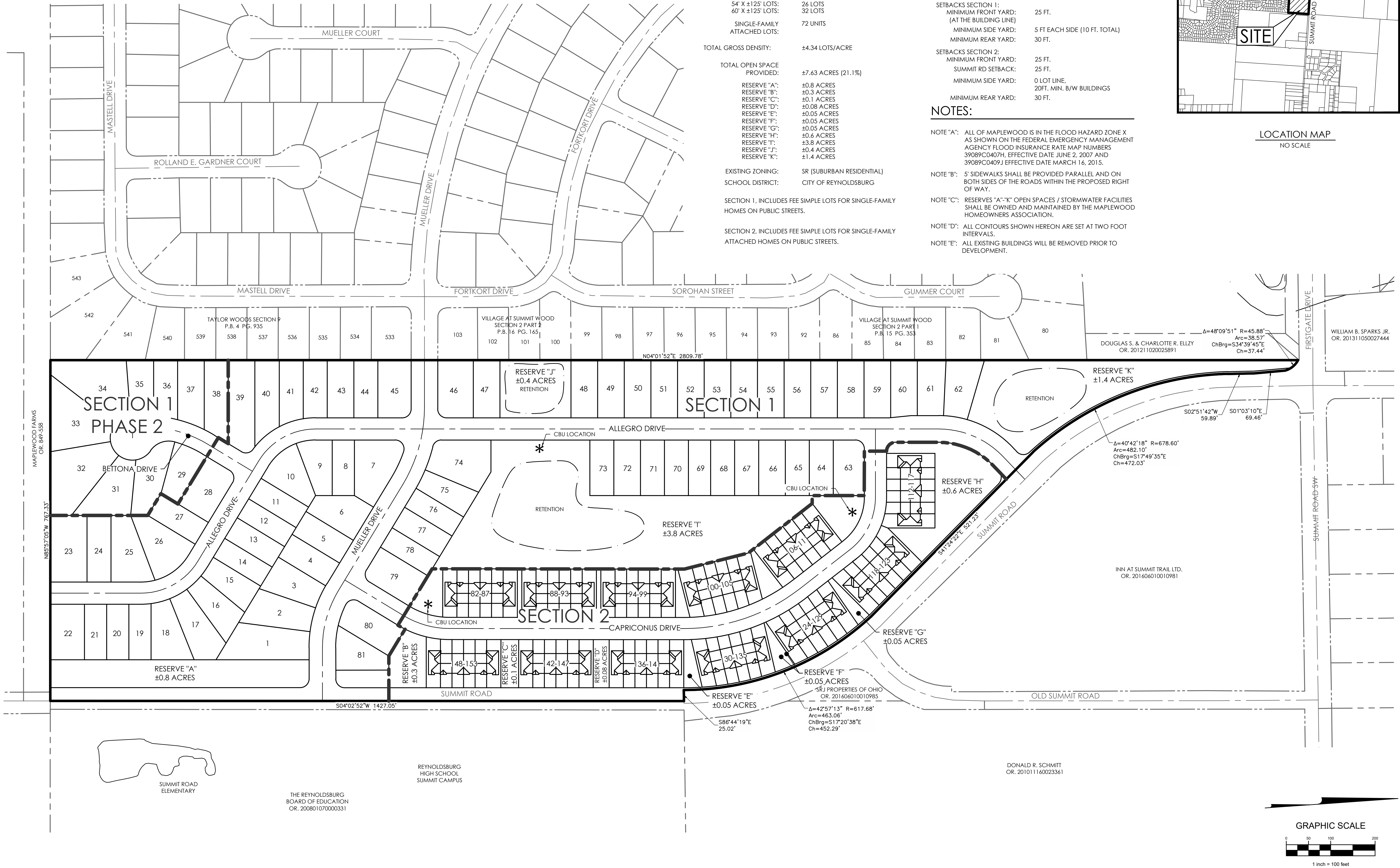
MINIMUM LOT AREA:
50' WIDE LOTS: 6,000 SQ. FT.
54' WIDE LOTS: 6,750 SQ. FT.
60' WIDE LOTS: 7,200 SQ. FT.
MINIMUM LOT WIDTH: (AT THE BUILDING LINE) 50 FT, 54 FT & 60 FT
MINIMUM LOT DEPTH: 100 FT
LOT COVERAGE MAX: 60%
SETBACKS SECTION 1:
MINIMUM FRONT YARD: (AT THE BUILDING LINE) 25 FT.
MINIMUM SIDE YARD: 5 FT EACH SIDE (10 FT. TOTAL)
MINIMUM REAR YARD: 30 FT.
SETBACKS SECTION 2:
MINIMUM FRONT YARD: 25 FT.
SUMMIT RD SETBACK: 25 FT.
MINIMUM SIDE YARD: 0 LOT LINE, 20FT. MIN. B/W BUILDINGS
MINIMUM REAR YARD: 30 FT.

NOTES:

NOTE "A": ALL OF MAPLEWOOD IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 39089C0407H, EFFECTIVE DATE JUNE 2, 2007 AND 39089C0409J, EFFECTIVE DATE MARCH 16, 2015.
NOTE "B": 5' SIDEWALKS SHALL BE PROVIDED PARALLEL AND ON BOTH SIDES OF THE ROADS WITHIN THE PROPOSED RIGHT OF WAY.
NOTE "C": RESERVES "A"-"K" OPEN SPACES / STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE MAPLEWOOD HOMEOWNERS ASSOCIATION.
NOTE "D": ALL CONTOURS SHOWN HEREON ARE SET AT TWO FOOT INTERVALS.
NOTE "E": ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO DEVELOPMENT.



LOCATION MAP
NO SCALE



GRAPHIC SCALE

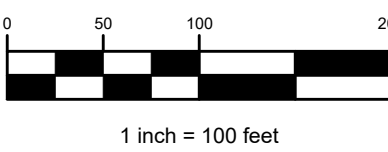
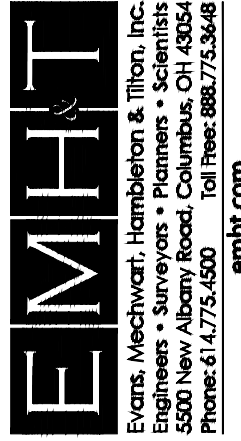


EXHIBIT "D-1"

DATE:	OCTOBER 14, 2021
REVIEWED:	
REVIEWED:	
REVIEWED:	
REVIEWED:	
REVIEWED:	



PREPARED BY:



PREPARED FOR:

COVER SHEET AND
LOCATION MAP

MAJOR SITE PLAN
FOR
MAPLEWOOD

SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS

CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Attachment: D-1 Cover Sheet and Location Map (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

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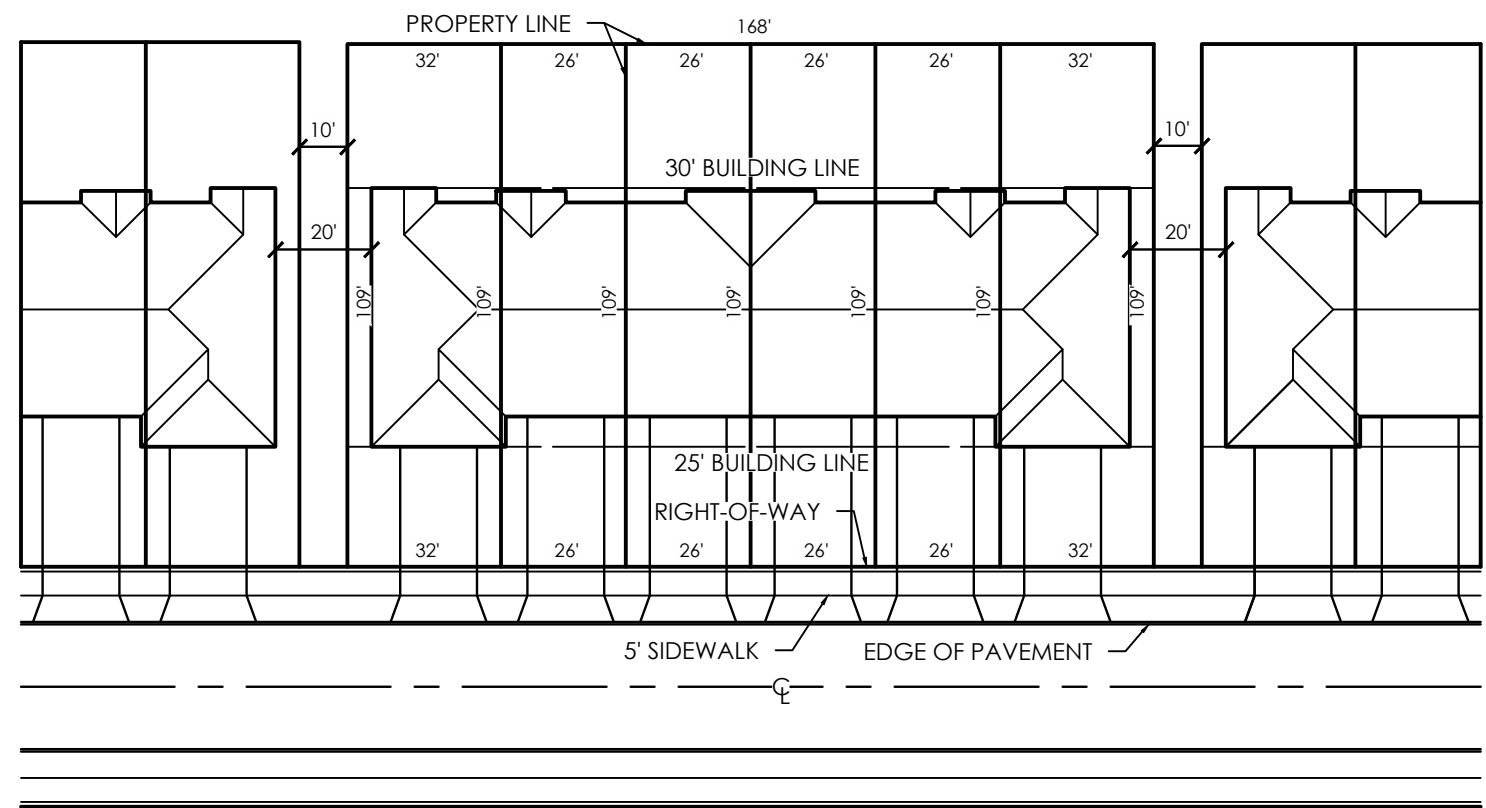
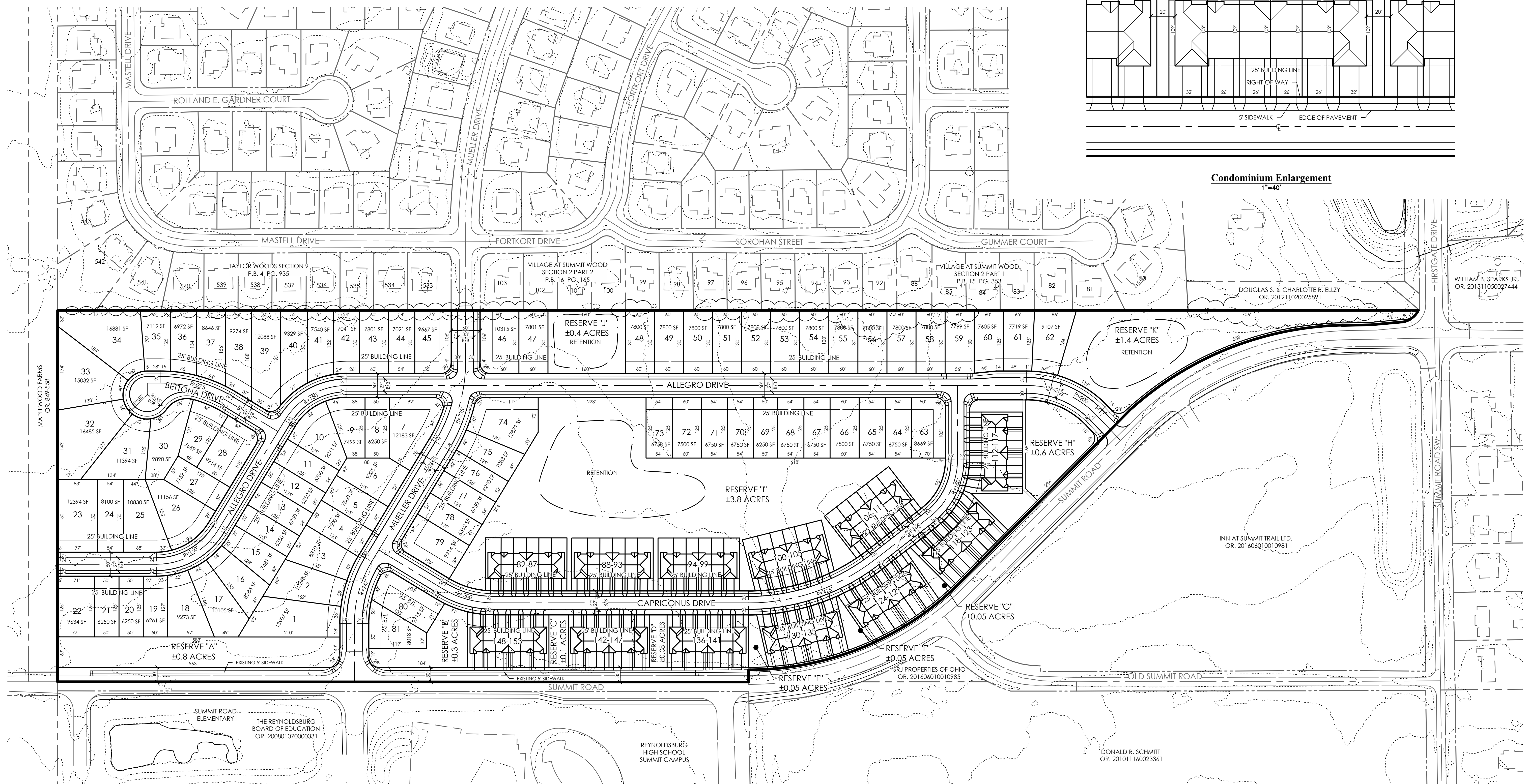
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America's Builder
507 EXECUTIVE CAMPUS DRIVE
WESTERVILLE, OHIO 43082
Phone: (614) 891-4545

MAJOR SITE PLAN

MAJOR SITE PLAN
FOR
MAPLEWOOD
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Attachment: D-2 Major Site Plan (App #2021-5506, Summit Road SW, D.R. Horton - Indiana, LLC)



Condominium Enlargement
1"=40'

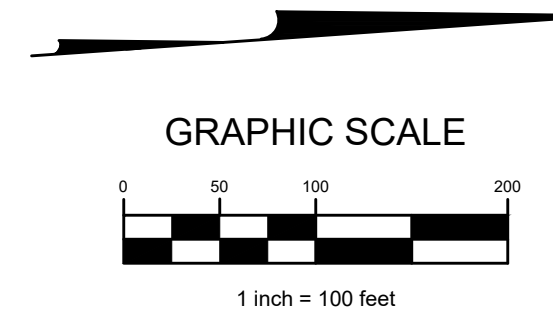
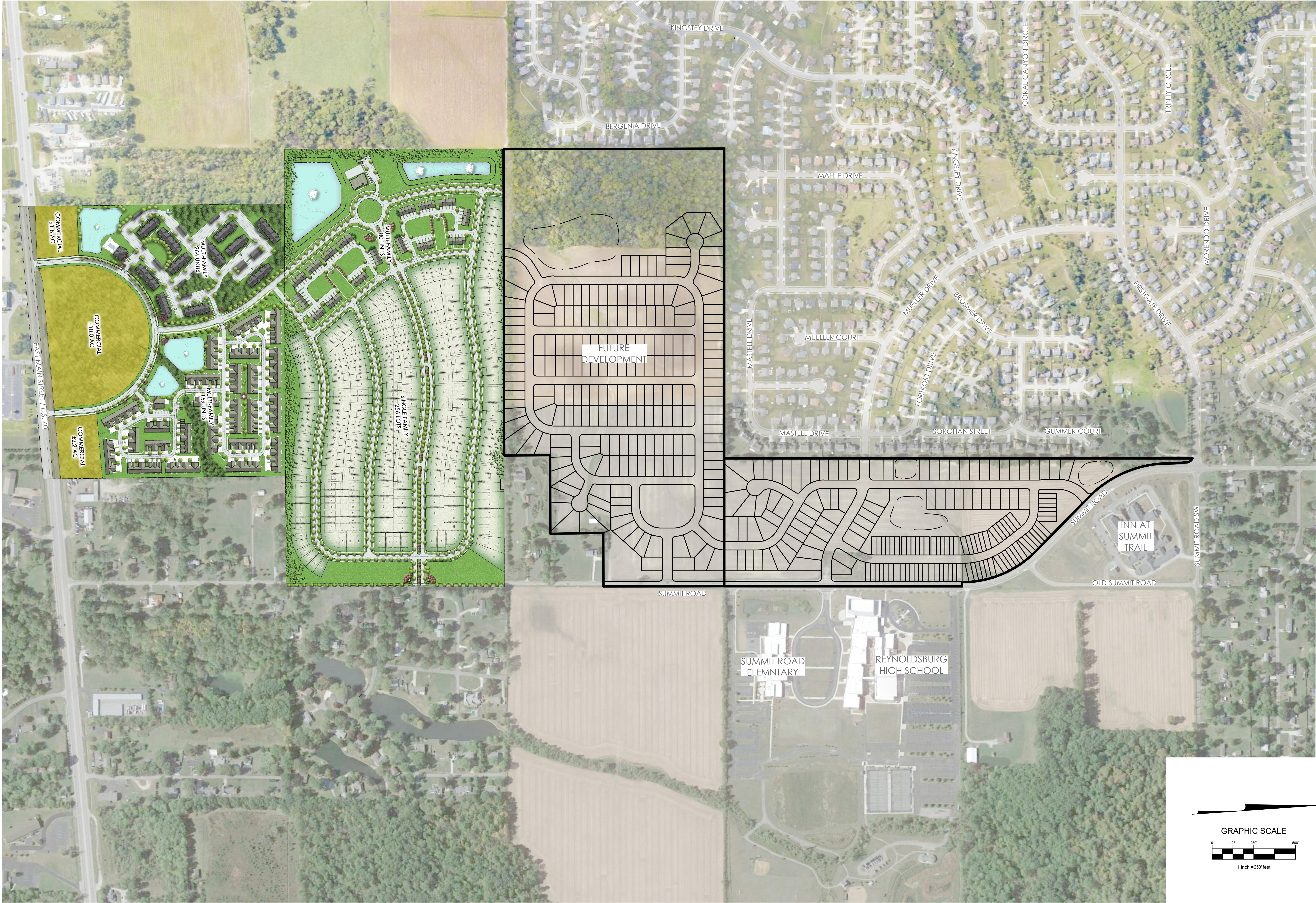


EXHIBIT "D-2"

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MAJOR SITE PLAN
FOR
MAPLEWOOD
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

**REGIONAL
MASTER PLAN**

D.R. HORTON
America's Builder
507 EXECUTIVE CAMPUS DRIVE
WESTERVILLE, OHIO 43082
Phone: (614) 891-4545

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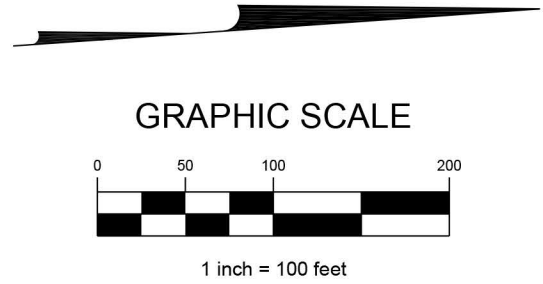


EXHIBIT "E-1"

MAJOR SITE PLAN
FOR
MAPLEWOOD
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS

CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

ILLUSTRATIVE SITE
PLAN

D.R. HORTON
America's Builder
507 EXECUTIVE CAMPUS DRIVE
SUITE 100
WESTERLE, OHIO 43082
Phone: (614) 891-8845

EMT
Evans, Mechwart, Hamilton & Thon, Inc.
550 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Toll Free: 888.775.3648
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DATE:	OCTOBER 14, 2021
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EMHT

EMHT ENGINEERING, ARCHITECTURE & DESIGN, INC.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43254
Phone 614.733.5500
www.emht.com

PREPARED BY:

D.R. HORTON
America's Builder

507 EXECUTIVE CAMPUS DRIVE
WESTERVILLE, OHIO 43082
Phone: (614) 891-4545

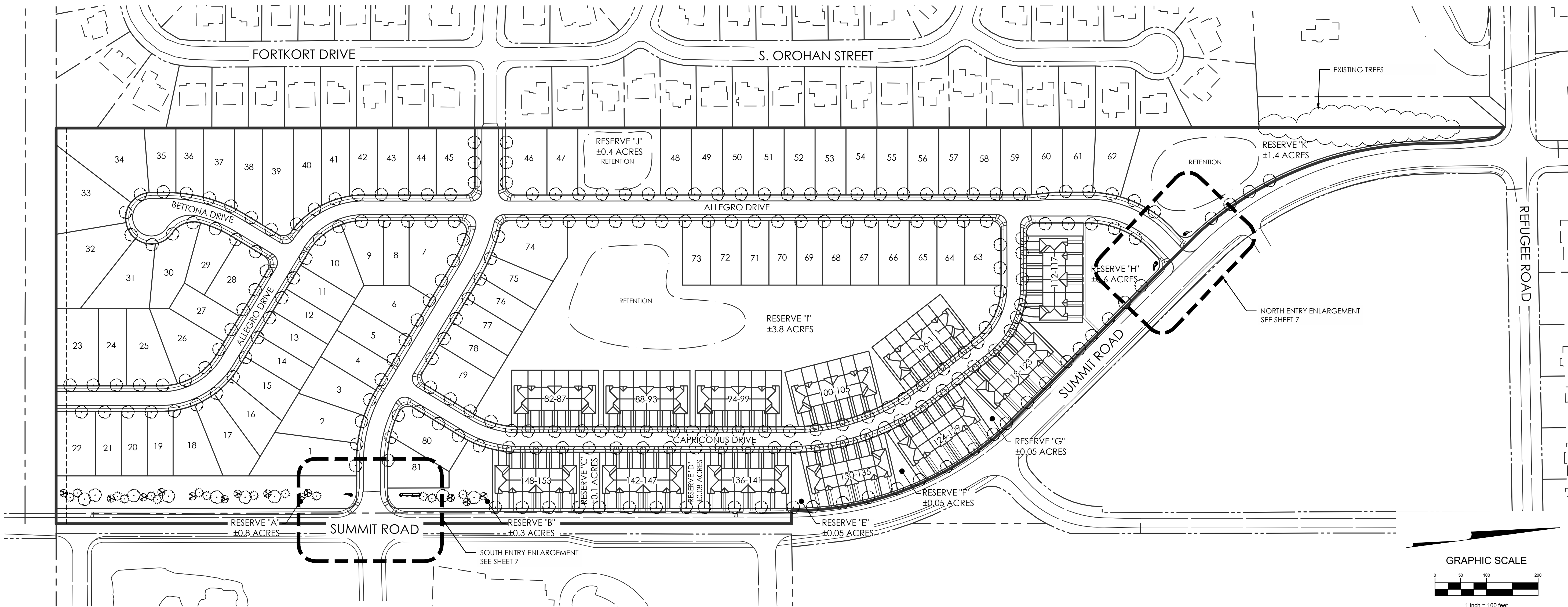
OVERALL
LANDSCAPE &
STREET TREE PLAN

MAJOR SITE PLAN
FOR
MAPLEWOOD

SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS

CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Attachment: F-1 Overall Landscape & Street Tree Plan (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)



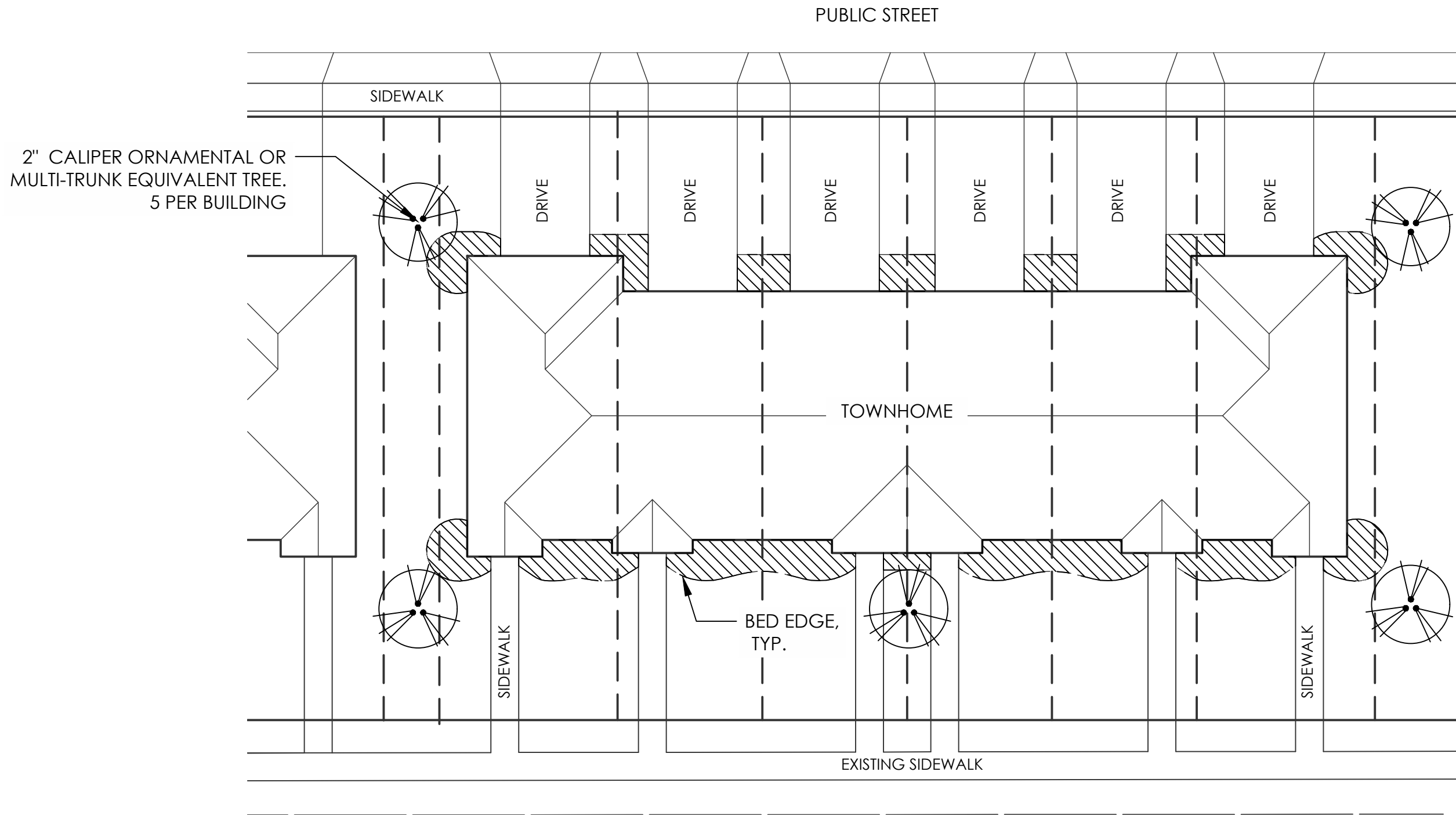
Landscape Plan
1"=100'

LANDSCAPE NOTES:

- STREET TREES:**
1105.07 G (PAGE 148) STREET TREES
IT SHALL BE REQUIRED IN ALL ZONES AND DISTRICTS THAT APPLICANTS PLANT TREES ALONG PUBLIC STREETS OF THEIR DEVELOPMENT. TREES SHALL BE PLANTED IN SUCH MANNER, TYPE, QUANTITY AND LOCATIONS AS APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR OR THE PLANNING COMMISSION IN CONJUNCTION WITH THE SITE PLAN AND DESIGN REVIEW PROCESS, AS DEFINED BY THE FOLLOWING CONDITIONS, AND THAT ANY UNDEVELOPED STREET OR EXISTING STREET WITH UNDEVELOPED FRONTAGE SHALL CONFORM TO THESE REQUIREMENTS AT THE TIME OF THE DEVELOPMENT.
- A. TREES PLANTED SHALL BE ON THE LIST OF APPROVED STREET TREES MAINTAINED BY THE CITY OF REYNOLDSBURG.
- B. THE MINIMUM SPACING BETWEEN THIS AND OTHER TREES SHALL BE 35 FEET FOR LARGE TREES (MATURE HEIGHT OF FIFTY FEET (50') OR MORE)
- C. THE MAXIMUM SPACING BETWEEN TREES SHALL BE FORTY-FIVE FEET (45') FOR LARGE TREES, THIRTY-FIVE FEET (35') FOR MEDIUM TREES, AND TWENTY-FIVE FEET (25') FOR SMALL TREES. STREET TREES ALONG SUMMIT ROAD SHALL BE INSTALLED PER THIS SHEET.
- D. THE MINIMUM DISTANCE BETWEEN THE TREE AND THE EDGE OF THE STREET SHALL BE TWO AND ONE-HALF FEET (2 1/2') FOR A LARGE TREE. STREET TREES ALONG SUMMIT ROAD SHALL BE PLACED WHERE SHOWN ON THIS SHEET.
- E. TREES SHALL BE LOCATED SO THAT A TWENTY-FOOT (20') SIGHT TRIANGLE IS MAINTAINED AT STREET INTERSECTIONS.
- F. AT THE TIME OF PLATTING, THE DEVELOPER SHALL DEVELOP A STREET TREE PLAN THAT ESTABLISHES THE SPECIES AND SIZE OF TREES TO BE PLANTED ALONG THE STREETS OF THE PROPOSED SUBDIVISION.
- G. THE DEVELOPERS SHALL BE REQUIRED TO MAINTAIN ALL TREES FOR A PERIOD OF ONE (1) YEAR AFTER ANY INSTALLATION AND REPLACE ANY TREE WHICH FAILS TO SURVIVE OR DOES NOT EXHIBIT NORMAL GROWTH CHARACTERISTICS OF HEALTH AND VIGOR WITHIN SUCH ONE (1) YEAR PERIOD.
- H. ALL STREET TREES ALONG ANY ONE STREET SHALL BE OF THE SAME SPECIES AND VARIETY TO PROMOTE A CONTINUOUS LANDSCAPE TREATMENT. A CHANGE IN VARIETY WILL ONLY BE PERMITTED AT INTERSECTIONS AND OTHER LOGICAL BEGINNING AND ENDING POINTS.
- I. THE MINIMUM TRUNK CALIPER MEASURED ONE FOOT ABOVE THE GROUND FOR ALL STREET TREES SHALL BE NO LESS THAN TWO INCHES (2').

- BUFFERS:**
1105.07 I (PAGE 151) PROPERTY BUFFER REQUIREMENTS.
- A. ADJACENT LAND USE:
NORTH: SUMMIT ROAD (NOT ARTERIAL)
SOUTH: FUTURE DEVELOPMENT (NOT CURRENTLY WITHIN CITY)
WEST: SUBURBAN RESIDENTIAL
EAST: SUMMIT ROAD
- B. NO LANDSCAPE BUFFERS REQUIRED PER 1105.07, HOWEVER THE DEVELOPER HAS AGREED TO INSTALL LANDSCAPE BUFFERS ADJACENT SUMMIT ROAD IN AREAS WHERE SINGLE-FAMILY HOMES ARE ADJACENT PER THE FOLLOWING:
- ±680' OF BUFFER ZONE
 - ONE DECIDUOUS TREES PER 30', ONE EVERGREEN PER 50', PLUS MOUNDING.
- INDIVIDUAL LOT TREES:**
105.07 H 1: ALL RESIDENCES AND RESIDENTIAL LAND USES. PER DWELLING UNIT, THERE MUST BE PLANTED ONE-HALF INCH (1/2") IN TRUNK DIAMETER FOR EVERYONE 3,000 SQUARE FEET OF LOT SIZE OR FRACTION THEREOF, WITH A MINIMUM OF TWO INCHES (2") OF TOTAL TRUNK DIAMETER.
- A. FOR SECTION 1, SINGLE-FAMILY LOTS, INSTALL YARD TREE PER REQUIREMENT.
- B. FOR SECTION 2, SINGLE-FAMILY ATTACHED INSTALL FIVE TWO-INCH CALIPER TREES PER BUILDING AS DEPICTED ON THE LANDSCAPE PLAN.

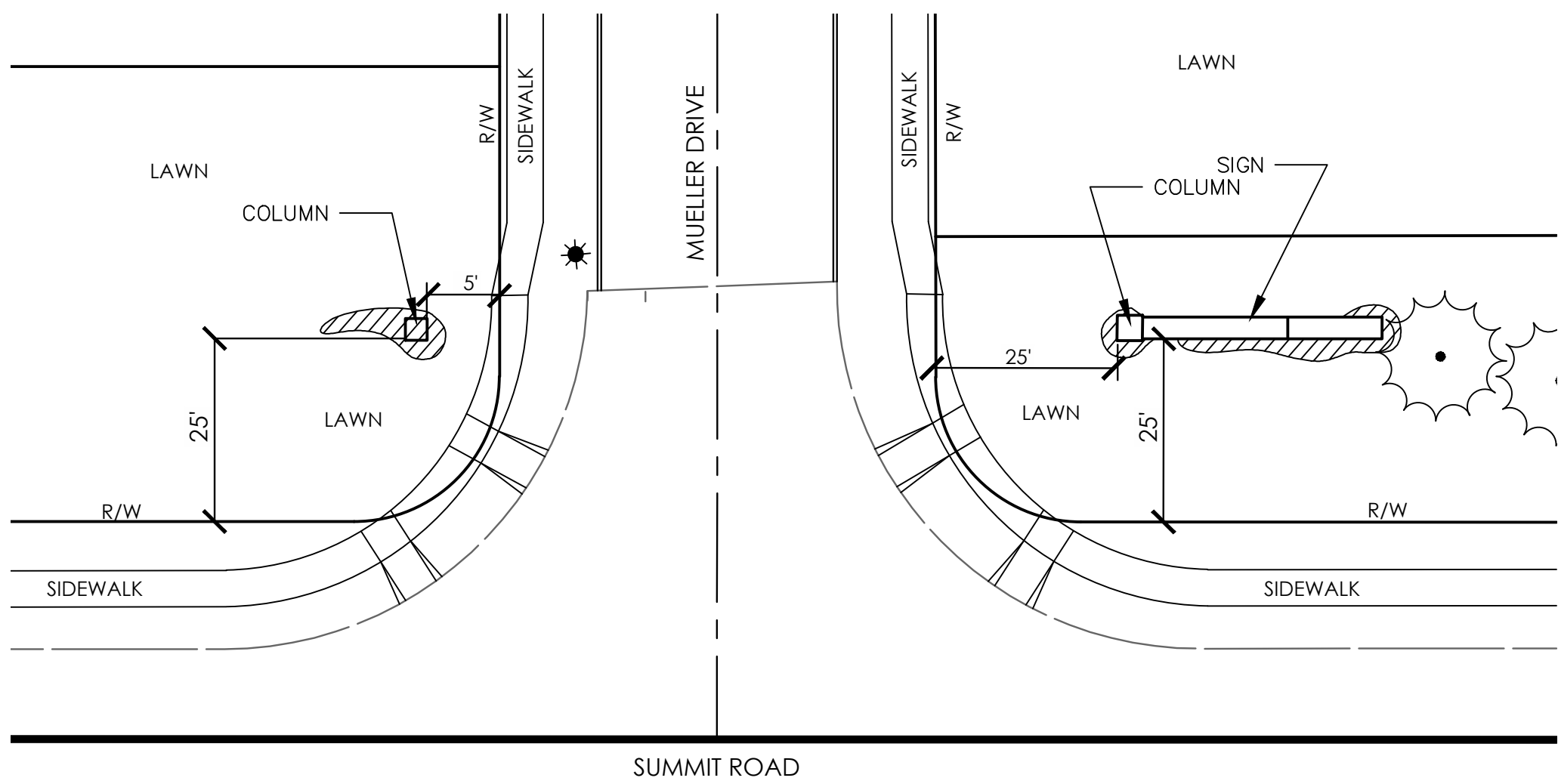
NOTE: LANDSCAPE QUANTITIES AND LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.



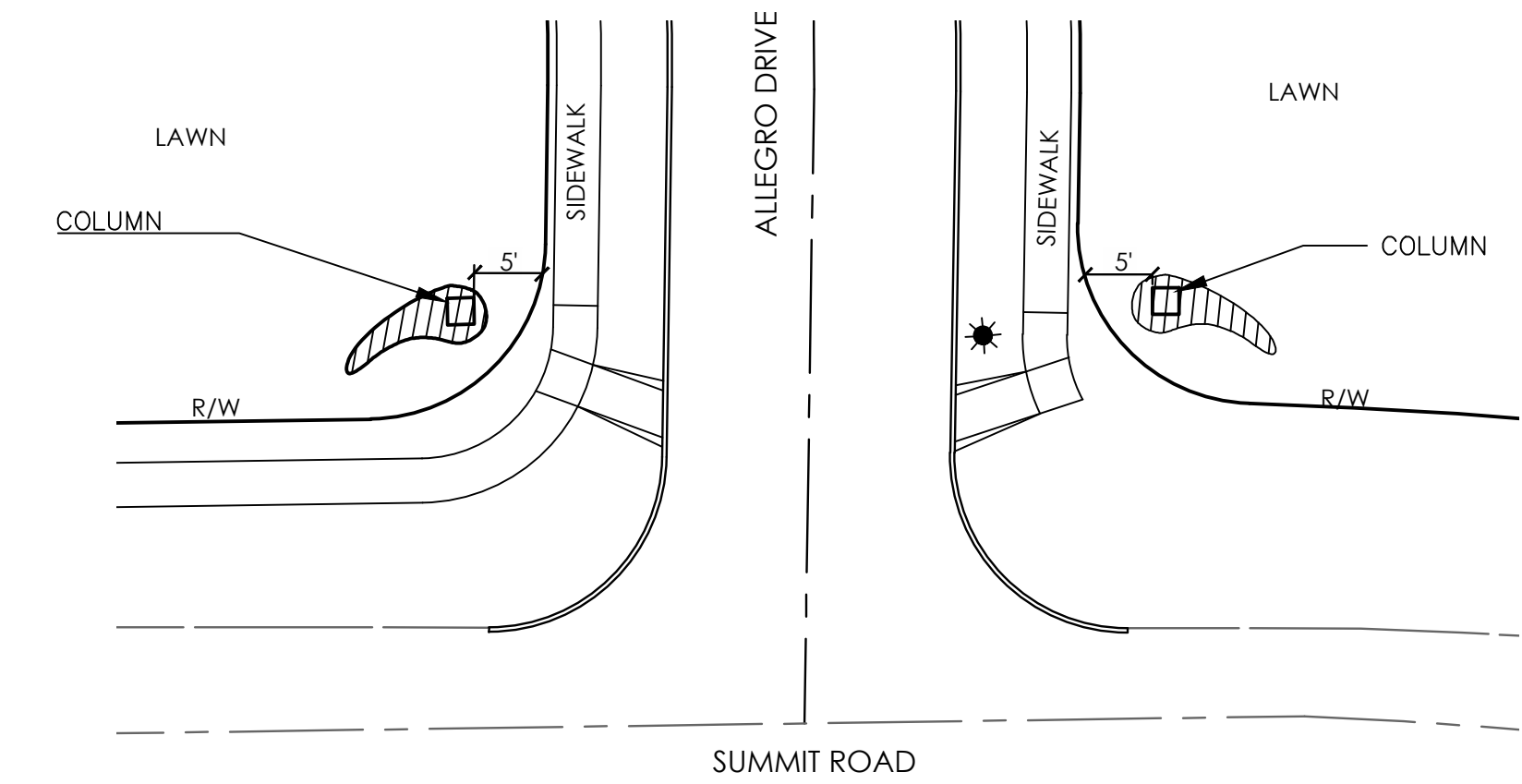
CONCEPT STREET TREE	
	DECIDUOUS TREES 201
SUMMIT ROAD STREET TREES	
	DECIDUOUS TREES 33
CONCEPT SUMMIT ROAD BUFFER	
	DECIDUOUS TREES 9
	ORNAMENTAL TREES 13
	EVERGREEN TREES 14
TYPICAL TOWNHOME LANDSCAPE	
	ORNAMENTAL TREES 5
	PLANTING AREA 1,344 sf
*APPROXIMATE LOCATION OF FOUNDATION PLANTING CONSISTING OF LOW SHRUBS AND PERENNIALS	

Typical Townhome Landscape
1"=10'

EXHIBIT "F-1"

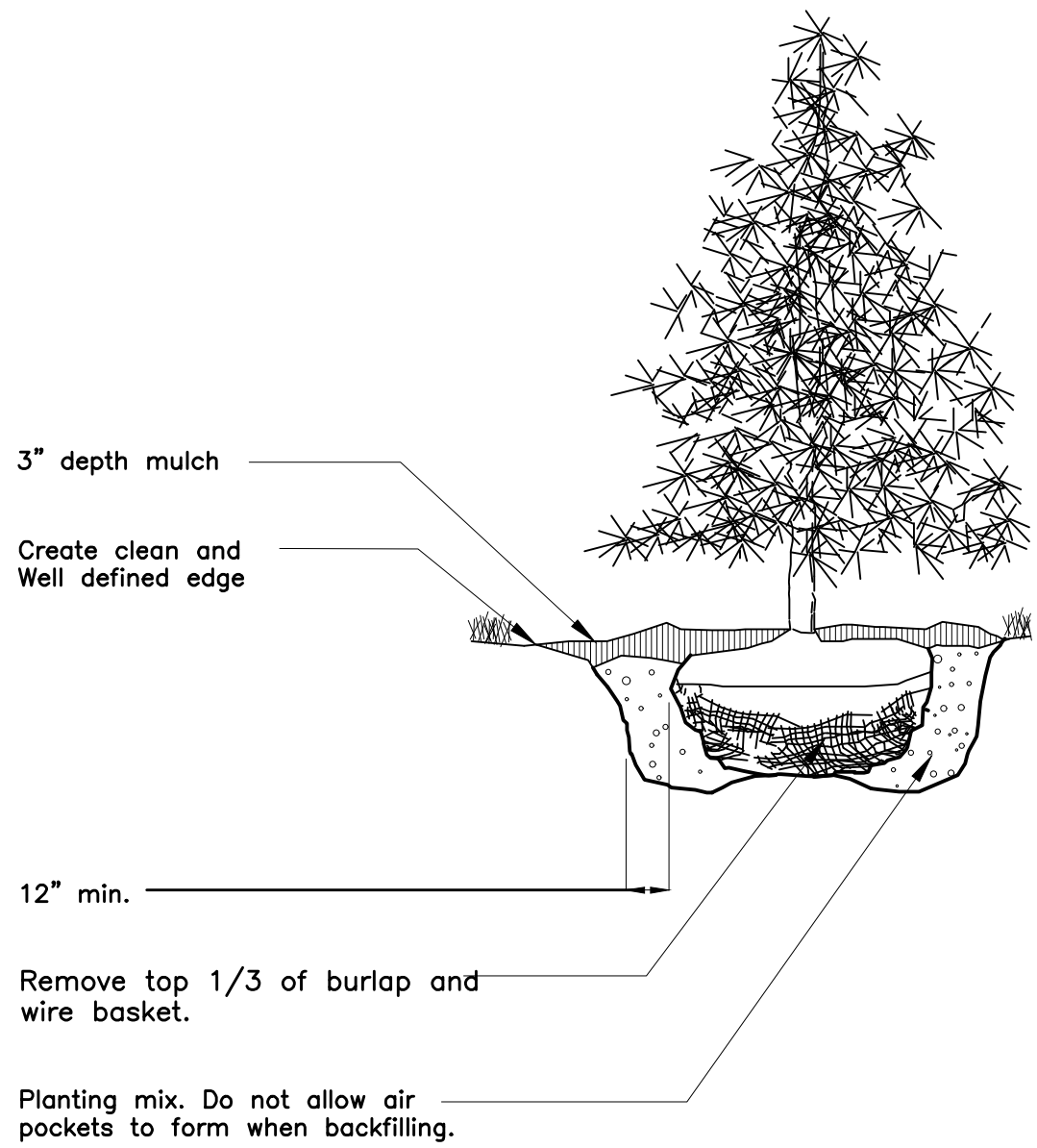
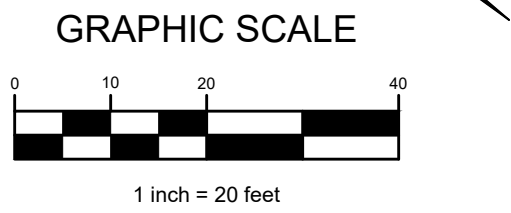
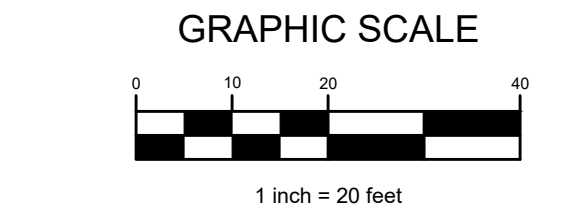


South Entry Enlargement
1"=20'

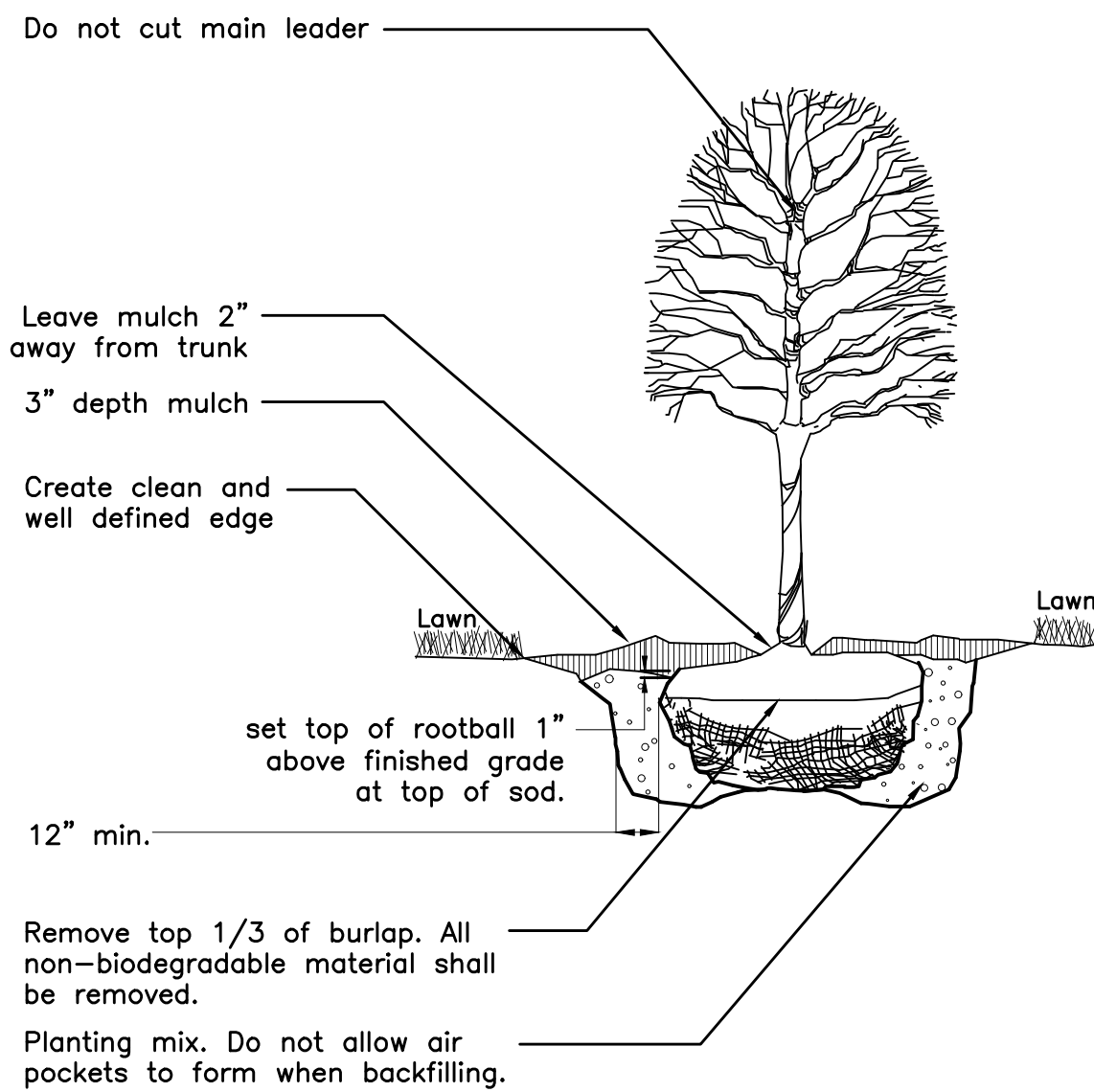


North Entry Enlargement
1"=20'

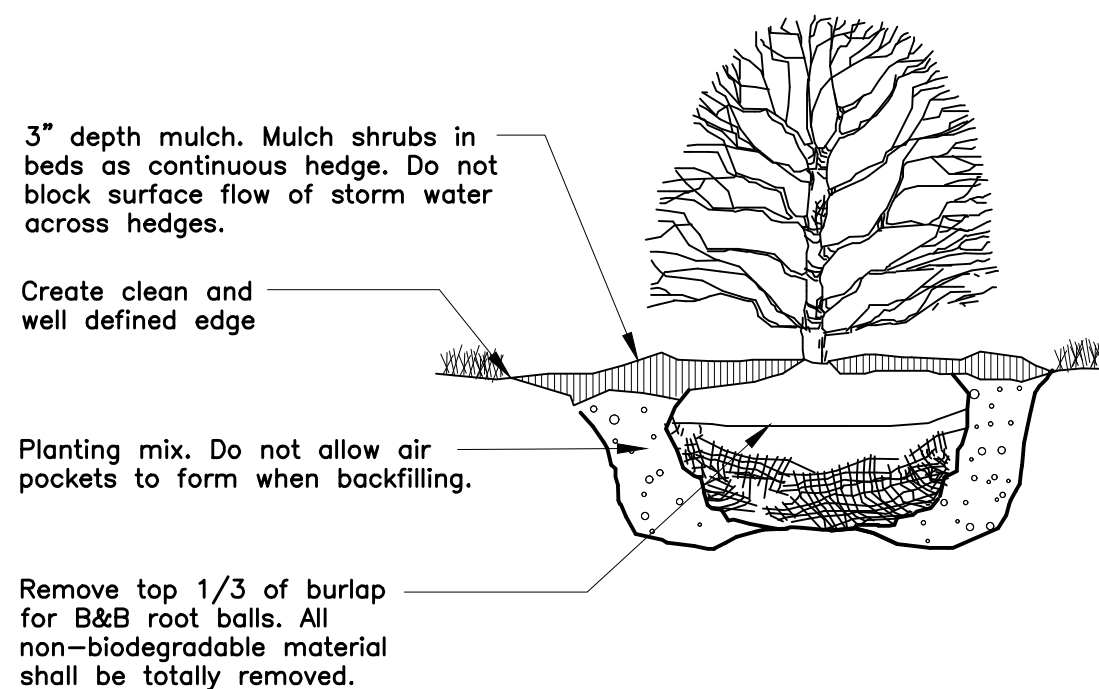
- NEIGHBORHOOD ENTRY SIGN NOTES:
1. DEVELOPER SHALL INSTALL ONE ENTRY SIGN WITH COLUMN SIMILAR TO IMAGE DEPICTED ON THIS SHEET ON THE NORTH SIDE OF MUELLER DRIVE
 2. DEVELOPER SHALL INSTALL ONE COLUMN ON THE SOUTH SIDE OF MUELLER DRIVE, AND ONE COLUMN ON EACH SIDE OF ALLEGRO DRIVE
 3. SIGN SHALL BE INSTALLED AT LEAST 25 FEET FROM RIGHT-OF-WAY
 4. COLUMNS SHALL BE INSTALLED AT 5 FEET FROM RIGHT-OF-WAY
 5. SEE DIMENSIONS OF SIGN WALL DEPICTED ON THIS SHEET
 6. SIGN FACE SHALL BE EXTERNALLY LIT WITH LOW LEVEL LIGHT
 7. COLUMNS MAY BE INTERNALLY LIT AT THE TOP.
 8. SIGN ILLUSTRATION DEPICTED ON THIS SHEET IS NOT AN EXACT DEPICTION OF THE FINAL DESIGN.



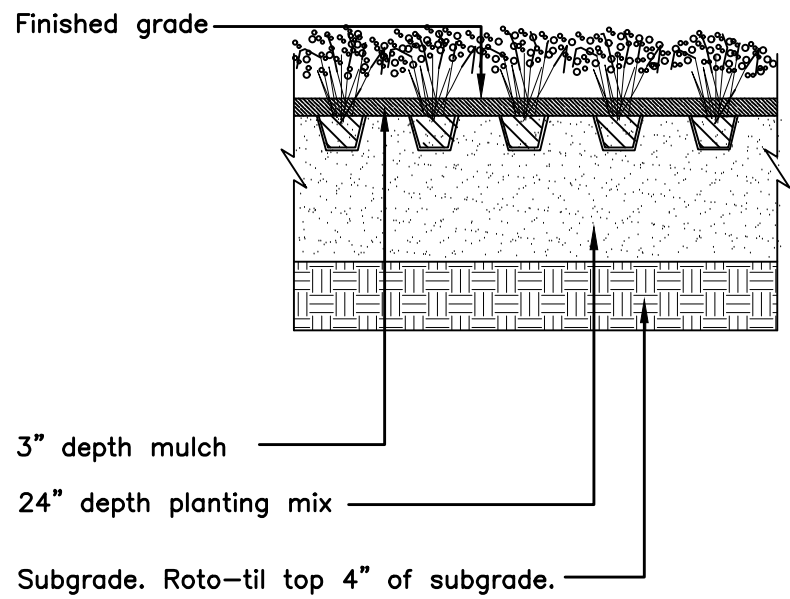
Evergreen Tree Planting
No Scale



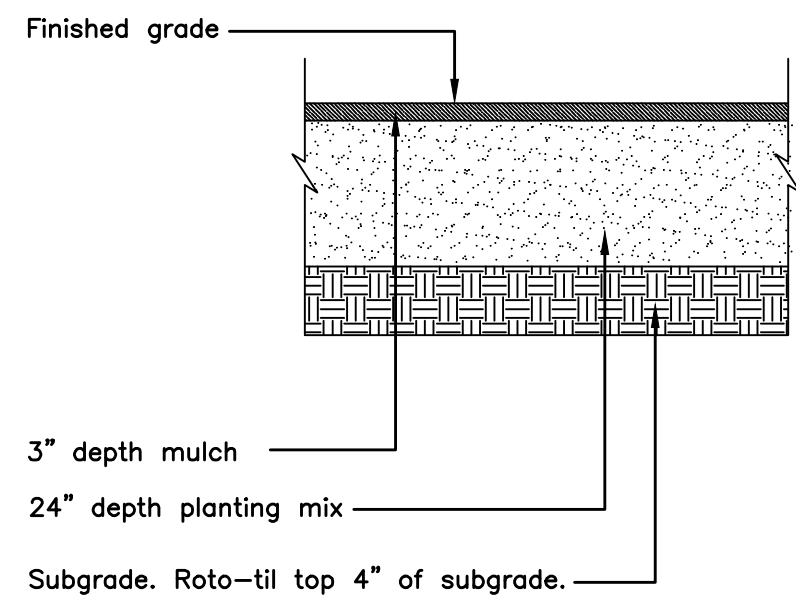
Deciduous Tree Planting
No Scale



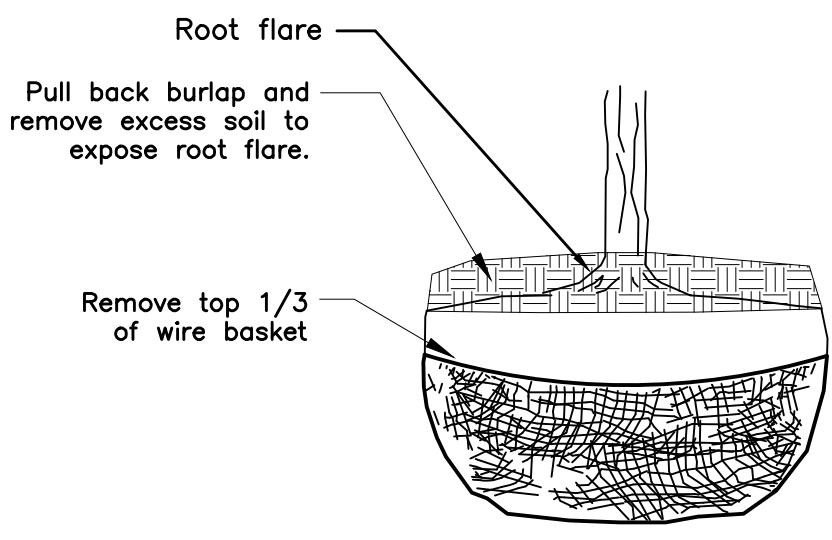
Shrub Planting
No Scale



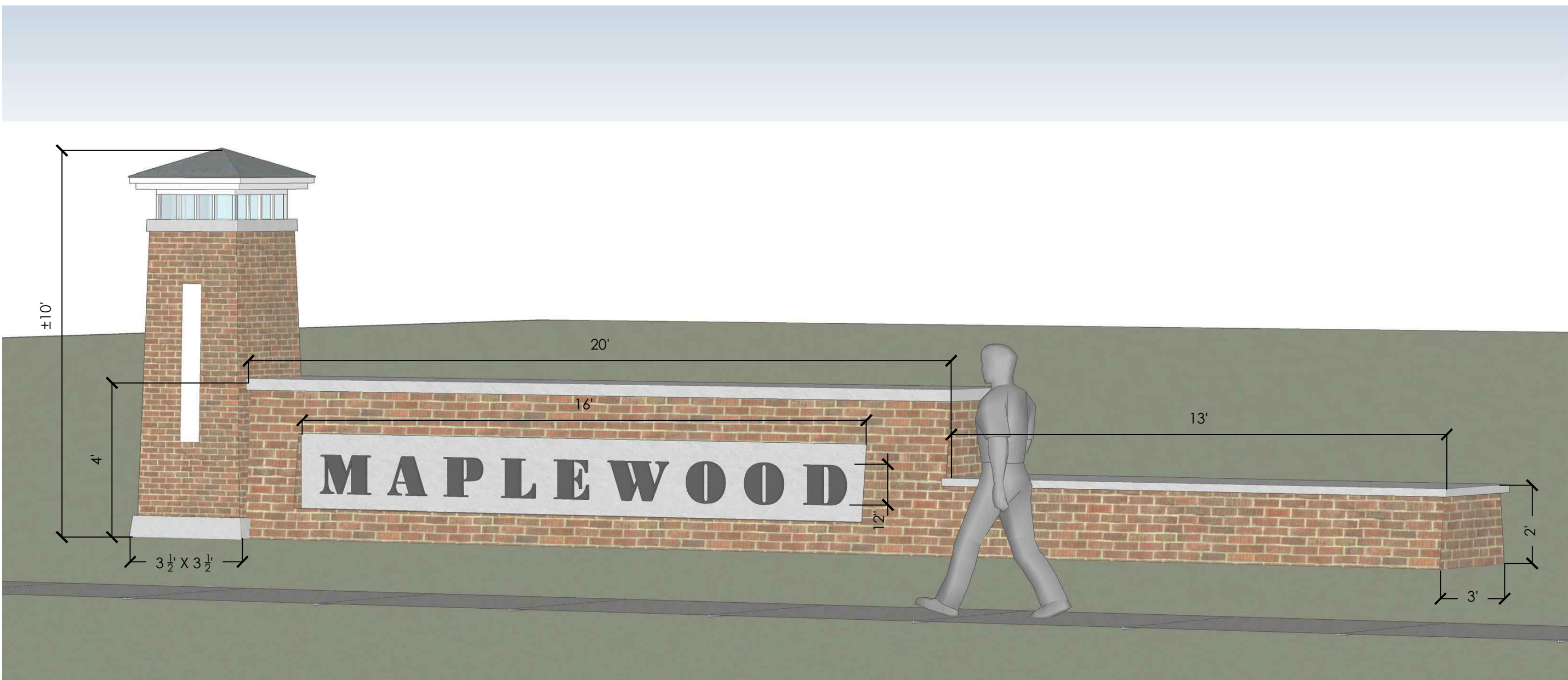
Perennial & Groundcover Planting
No Scale



Planting Area Establishment
No Scale



Rootball Preparation
No Scale



Monument Sign Dimesions



Monument Sign and Column

DATE	OCTOBER 14, 2021
REVISED	
REVISED	
REVISED	
REVISED	
REVISED	

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ENGINEERING, MECHANICAL & ARCHITECT
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507 EXECUTIVE CAMPUS DRIVE
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PREPARED FOR:

ENTRY LANDSCAPE
ENLARGEMENT &
DETAILS

MAJOR SITE PLAN
FOR
MAPLEWOOD
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS

CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Attachment: F-2 Entry Landscape Enlargement & Details (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

DATE:	OCTOBER 14, 2021
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	

EMHT

ENGINEERING, MECHANICAL, ARCHITECTURAL & TRAFFIC
ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
5500 New Albany Road, Columbus, OH 43254
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PREPARED BY:

D.R. HORTON

America's Builder

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PREPARED FOR:

UTILITY PLAN

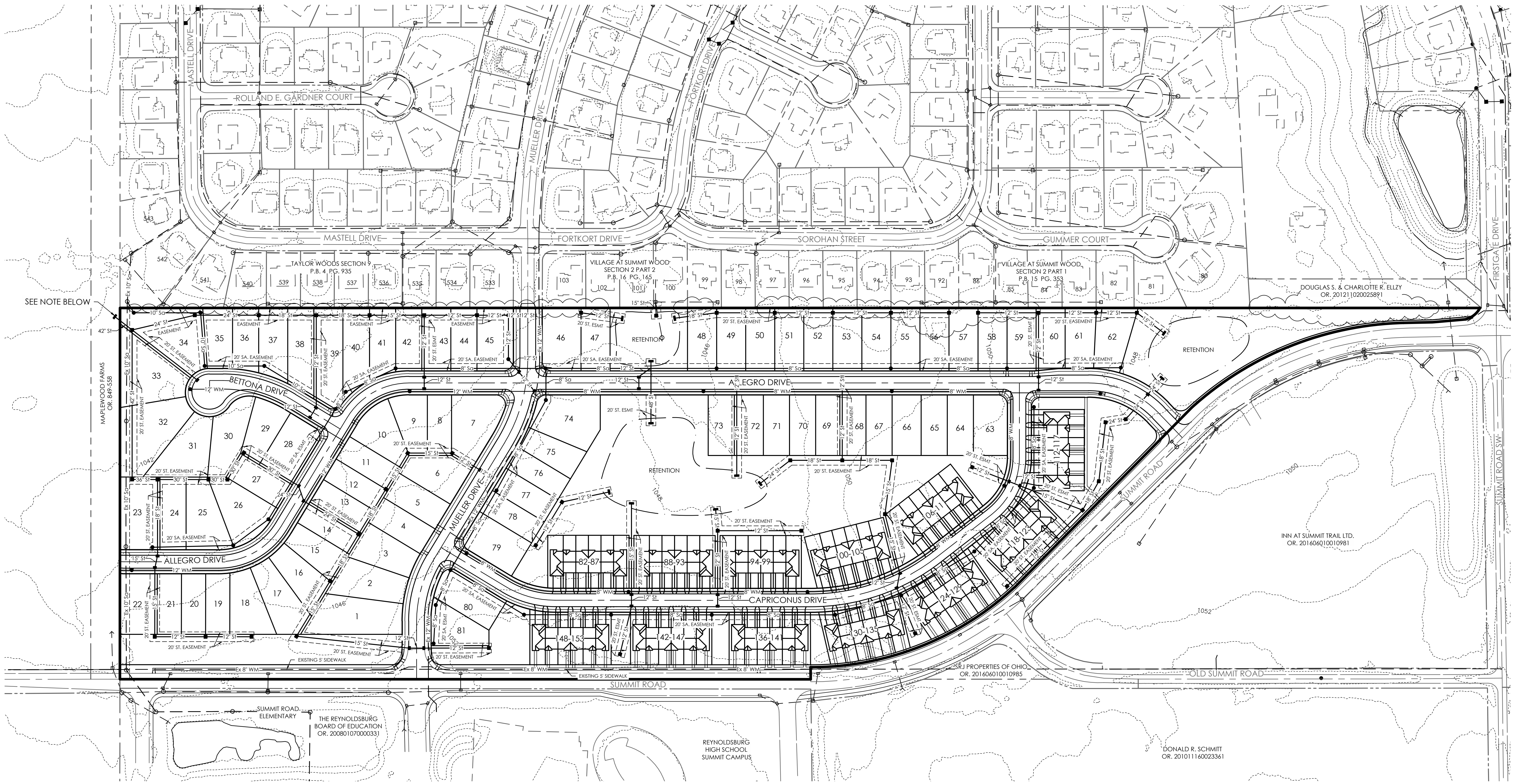
MAJOR SITE PLAN
FOR

MAPLEWOOD

SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS

CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Attachment: G-1 Utility Plan (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)



NOTE:

A TEMPORARY STORM WATER MANAGEMENT BASIN MAY BE NECESSARY IN THIS VICINITY UNTIL THIS SITE'S STORM WATER CAN BE RELEASED INTO THE FUTURE STORM WATER SYSTEM TO THE SOUTH

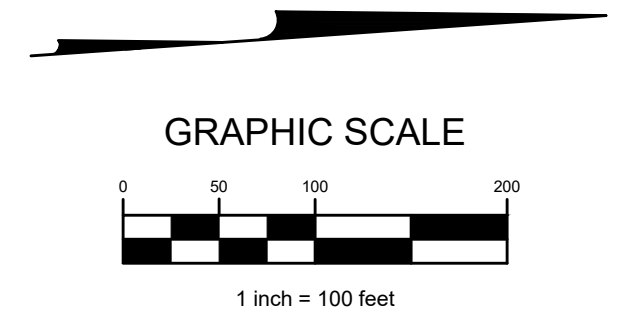
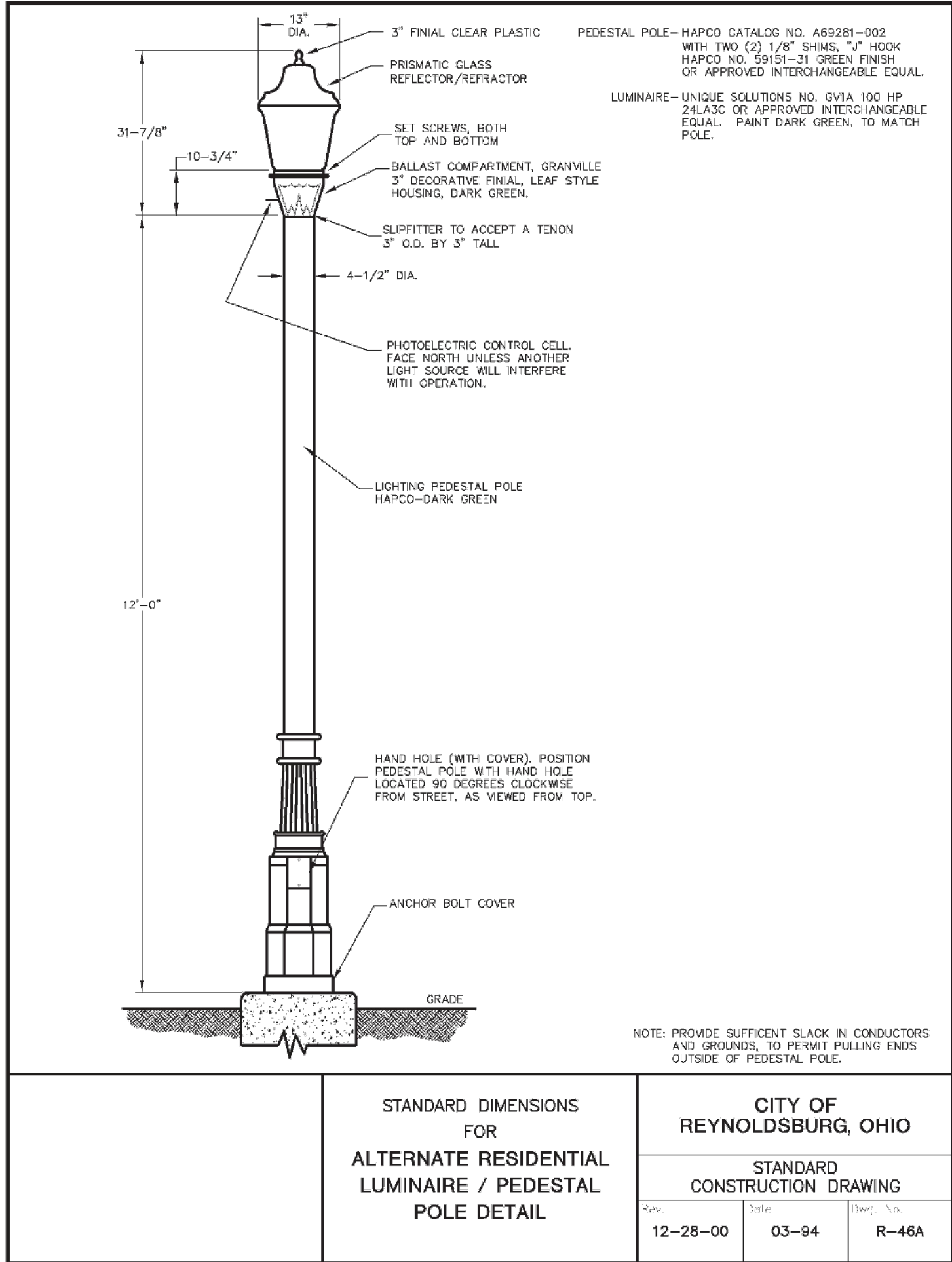
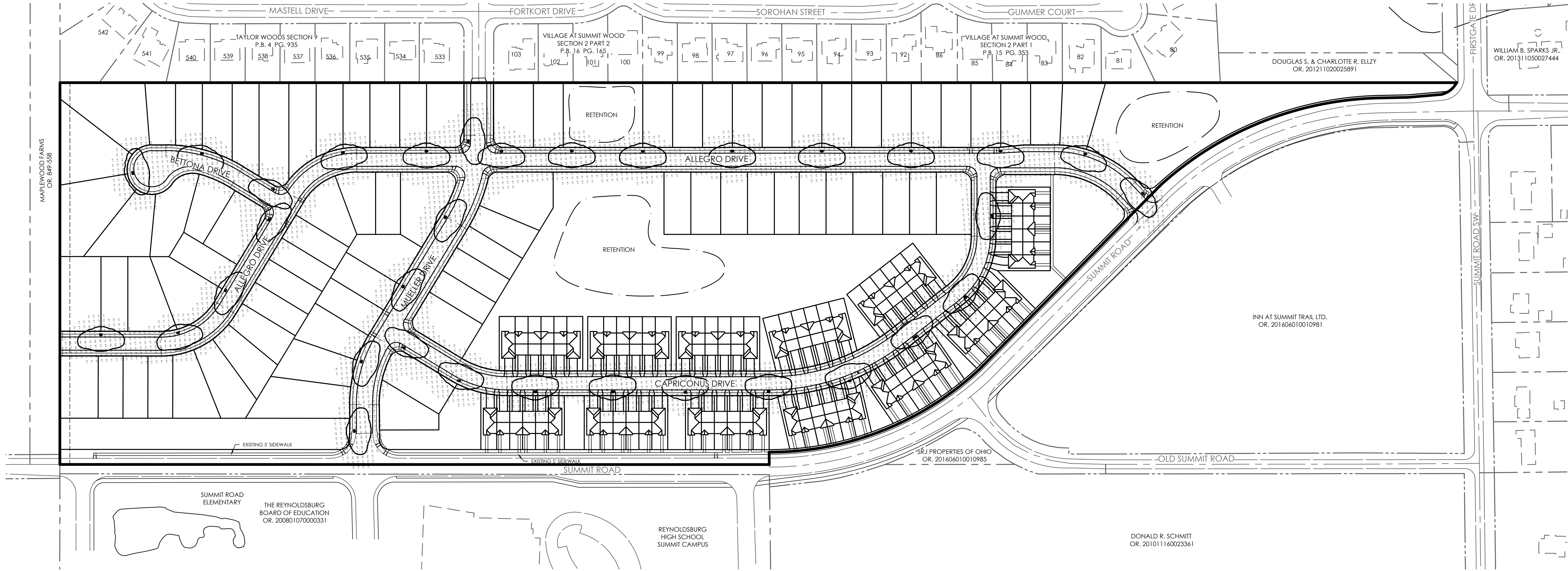
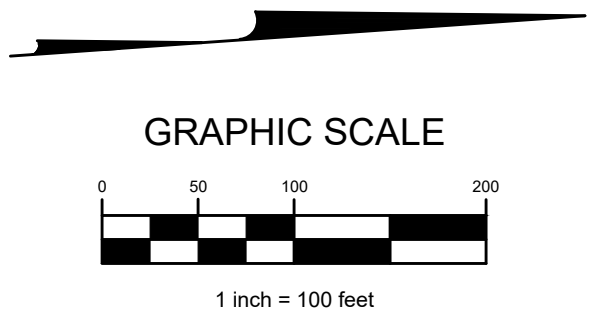


EXHIBIT "G-1"



Schedule											
QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	Distribution
33	Holophane	GVD3 P20 30K XXXX GL3	Granville Gen3, P20 Performance Package, 3000K CCT, 70CRI, Type 3, distribution no trim	1	GVD3_P20_30K_XXXX_GL3.ies	5695	1	0.86	37	100%	TYPE IV, MEDIUM, BUG RATING: B2 - U4 -G4

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Maplewood Roadways	0.4 fc	1.2 fc	0.1 fc	12.0:1	4.0:1



DATE	OCTOBER 14, 2021
REVISED	
REVISED	
REVISED	
REVISED	
REVISED	

EMHT
Eckman, Mink, Hootman, Thibault & Thibault
Engineers - Surveyors - Planners - Scientists
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STREET LIGHTING PLAN

MAJOR SITE PLAN FOR
MAPLEWOOD
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

EXHIBIT "H-1"

**MASTER DECLARATION OF COVENANTS, EASEMENTS,
CONDITIONS AND RESTRICTIONS**

FOR

MAPLEWOOD SUBDIVISION

DRAFT COPY

THIS MASTER DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS (the "Declaration") is made as of the _____ day of _____, 2021, by D.R. Horton – Indiana, LLC, a Delaware limited liability company at 507 Executive Campus Drive, Suite 100, Westerville, Ohio, 43082 (the "Developer").

A. Developer is the owner of the real property more fully described in Exhibit A attached hereto and by this reference incorporated herein (the "Property" as defined hereinafter); and

B. Developer desires to develop the Property into a residential subdivision consisting of multiple housing types; Single Family Homes and Fee Simple Townhomes, and to restrict the use and occupancy of the Property for the protection of the Property and the future owners of the Property; and

C. Developer deems it desirable to establish an association consisting of itself and/or future owners of portions of the Property, for the purpose of owning and/or maintaining certain areas at and/or improvements constructed as part of the Subdivision; and

Attachment: I-1 HOA docs (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

D. Developer declares that all of the Property shall be held, developed, encumbered, leased, occupied, improved, used, and conveyed subject to the following covenants, easements, conditions and restrictions (the "Restrictive Covenants"), which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner of any portion of the Property.

This Declaration is hereby declared to inure to the benefit of all future owners of any Lot (as hereinafter defined) and all others claiming under or through them ("Owners"); the Developer, its successors and assigns; and all utility companies or agencies or instrumentalities of local government providing utility services.

It is hereby declared that irreparable harm will result to the Developer and other beneficiaries of this Declaration by reason of violation of the provisions hereof or default in the observance thereof and therefore, each Owner shall be entitled to relief by way of injunction, damages or specific performance to enforce the provisions of this Declaration as well as any other relief available at law or in equity.

NOW, THEREFORE, in pursuance of a general plan for the protection, benefit and mutual advantage of the Property described above and of all persons who now are or may hereafter become owners of any of the Property or plats thereof, the following restrictions, conditions, easements, covenants, obligations, and charges are hereby created, declared and established:

GENERAL PROVISIONS

I. APPLICABILITY

A. This Declaration shall apply to the entire Property as described on the attached Exhibit A. Developer intends to develop the Property in Sections and/or Phases, and into two, different housing types, individual homes on traditional single-family lots, and detached cluster housing. The covenants, conditions and restrictions contained herein may apply differently to lots and homes within the areas in which differing housing types are constructed. In addition, as separate Sections and Phases are platted, Developer may amend this Declaration as it relates to each such Section and/or Phase. If Developer owns, and/or acquires additional parcels adjacent to the Property intended by Developer for future development, generally consistent with the development types within the Property, Developer may annex said additional parcels to, and declare them to be, subsequent phases of the Blues Creek Subdivision. Upon such annexation, Developer shall have the right, but not the obligation, to subject such annexed parcels to the terms and conditions of this Declaration. Developer may subject annexed adjacent parcels to this Declaration without modification, or Developer may supplement and amend this Declaration as it applies to such additional phases of development. This Declaration applies to each development phase of Maplewood, Developer may amend and/or re-record this Declaration with an attached exhibit which modifies and/or supplements this Declaration with respect to separate sections or phases, or Developer may incorporate this Declaration by reference into a supplemental declaration which establishes the modifications and/or supplemental provisions desired by Developer to be applicable to such phase. The modifications and/or supplemental provisions applicable to different phases of development may be comparable to, more restrictive or less restrictive than the parallel provisions applicable to other development phases, as

determined to be appropriate by Developer in the exercise of its sole discretion. In the event of any inconsistency between the provisions of this Declaration and the provisions of any phase-specific modifications and/or supplements hereto, the terms of the phase-specific document shall control.

B. Developer shall, prior to the transfer of the first Lot (as defined hereinafter) owned by it at Blues Creek, create an association for the purpose of carrying out and performing certain obligations as described herein. As specifically provided herein after, (i) membership in the Association shall be mandatory for all Lot owners; (ii) the Association shall be required to maintain the common areas in Maplewood, and the funding of such maintenance shall be the legally enforceable obligation of each Lot owner; and (iii) the obligations of the Association and its individual members shall be enforceable by each Lot owner, by the Developer, the Association and by the City of Reynoldsburg.

II. DEFINITIONS

A. "Annual Assessment" - amount to be paid to the Association by each Owner annually.

B. "Assessments" - collectively referring to all charges made by the Association to an Owner relating to the Association, including but not limited to Annual Assessments, Lot Assessments and Special Assessments as defined herein after.

C. "Association" – the legal entity (and its successors and assigns) formed for the purpose of owning and/or maintaining any portion of the Property on behalf of the owners of two (2) or more Lots in the Subdivision. The Association shall be named Maplewood Homeowners' Association, Inc. (or similar name), and shall be formed as an Ohio non-profit corporation or other appropriate non-profit entity. Developer reserves the right, in the exercise of its discretion or if required by governmental approval processes, to form a "Master" Association, with a separate "Sub-Association" for the separate Sub-Areas (as defined below), and if a Master and Sub-Associations are in fact formed, the term "Association" as used herein shall refer collectively and individually, as the context requires, to the Master and/or Sub-Association(s).

D. "Association Documents" – the formative documents of the Association (or each Association, if Sub-Area Associations are formed), consisting of the articles of incorporation, code of regulations, this Declaration (as the same may be amended from time to time), and any and all procedures, rules, regulations or policies adopted by the Association, or comparable formative documents if the Association is not a corporate entity.

E. "Board" - the board of trustees or other management body of the Association.

F. "Common Expenses" - expenses incurred in maintaining the Common Property and operating the Association.

G. "Common Property" - all real and personal property now or hereafter acquired, pursuant to this Declaration or otherwise, and owned by the Association for the common use and the enjoyment of the Owners, or if not owned by the Association, real or personal property for the

use and/or maintenance of which the Association is responsible under the terms of this Declaration, applicable zoning regulations, or under any other agreement or instrument to the terms of which the Association is bound.

H. "Developer" – D.R. Horton – Indiana, LLC, a Delaware limited liability company and any manager, general partner, shareholder, subsidiary, successor or assignee thereof to which Developer specifically assigns any of its rights under this Declaration. The term "Developer" also includes any home builder constructing homes on the Property if such builder is legally affiliated with the Developer.

I. "Improvements" - all man-made or man-installed alterations to the Property, following the initial erection of a primary residential structure on a Lot, which are visible from the exterior of any primary structure on a Lot, which cause the Property to deviate from its condition prior to such alteration(s), including but not limited to buildings, outbuildings and garages and the collective and individual component parts thereof including but not limited to roofs, walls, windows, doors, awnings and room additions; permanent or temporary signs or sign structures; overhead, aboveground and underground installations, including without limitation, utility facilities and systems, lines, pipes, wires, towers, cables, conduits, poles, antennae and satellite dishes; flagpoles; swimming pools and recreational courts; slope and drainage alterations; roads, driveways, covered or uncovered parking areas and other paved areas; recreational devices and equipment whether fixed in place or movable; fences, trellises, walls, retaining walls, exterior stairs, decks, patios and porches, gazebos, playground equipment, play houses, walkways, paths, trees, hedges, shrubs and other forms of landscaping, and all structures of every type.

J. "Lot" - a discrete parcel of real property identified upon the recorded subdivision plat of the Property, or recorded re-subdivision thereof and any other discrete parcel of real property designated by Developer, excluding the Common Property and any portion of the Property dedicated for public use. Developer has and reserves the right to split and/or combine currently platted Lots into new platted Lots without the consent or approval of owners of other Lots in the subdivision, as Developer may deem such split or combination to be beneficial to the Property from time to time. Any and all references herein to a "Lot" shall include any such re-platted Lots. Once a split/combination is completed by Developer, the former lots shall cease to be "Lots" for any and all purposes hereunder; Lot combinations obtained by Owners other than Developer shall NOT cause each of the Lots combined to cease being separate Lots for any and all purposes hereunder.

K. "Lot Assessment" an assessment that the Board may levy against one or more (but fewer than all) Lots to reimburse the Association for costs incurred on behalf of those Lot(s), including without limitation, costs associated with making repairs that are the responsibility of the Owner of those Lots; costs of additional insurance premiums specifically allocable to an Owner; costs of any utility expenses chargeable to an Owner but not separately billed by the utility company; fines and related expenses assessed by the Association in connection with the enforcement of the Association's rights hereunder; and all other charges reasonably determined to be a Lot Assessment by the Board.

L. "Manager" - the person or entity retained by the Board to assist in the management of the Association as set forth in Article VIII, Paragraph F.

M. "Member" - any person or entity entitled to membership in the Association, as provided for in Article VII.

N. "Operating Fund" - the fund established pursuant to Article IX.

O. "Owner" - the record owner, whether one or more persons or entities, of fee simple title to a Lot, including contract sellers, but excluding those having an interest merely as security for performance of an obligation and also excluding the Developer.

P. "Property" - all of the real property described in Exhibit A attached hereto and such additional property as may be annexed by amendment to this Declaration, or that is owned in fee simple by the Association, together with all easements and appurtenances.

Q. "Rules" - the rules and regulations governing use of and activities upon the Property and the Common Property, as may be established by the Board from time to time pursuant to Article VIII.

R. "Special Assessment" - an assessment levied by the Association against all Lots pursuant to Article IX or at a special meeting of the Members of the Association to pay for capital expenditures or interest expense on indebtedness incurred for the purpose of making capital expenditures and not projected to be paid out of the Operating Fund.

S. "State" - the State of Ohio, and, unless the context requires otherwise, any political subdivision thereof exercising governmental jurisdiction over the Property.

T. "Sub-Area" – a portion of the Property on which a distinctly identifiable type of housing is developed and constructed. Within a given Sub-Area, separate standards may exist and unique rules may be adopted and applied according to which the ownership and use of Lots and Improvements within such Sub-Area may be limited and restricted. Separate and distinct associations may be formed with regard to separate Sub-Areas, and such Associations may have obligations to one or more other Associations, including but not limited to a "Master Association" for the Blues Creek community as a whole. Additional and/or different services may be provided by one or more Associations within and/or around various Sub-Areas.

U. "Turnover Date" - the date described in Article VII, Paragraph B.

III. GOALS

The covenants, easements, conditions and restrictions contained in this Declaration are declared to be in furtherance of the following purposes:

A. Compliance with all zoning and similar governmental regulations;

- B. Promotion of the health, safety and welfare of all Owners and residents of the Property;
- C. Preservation, beautification and maintenance of the Property and all Improvements; and
- D Establishment of requirements for the development and use of the Property.

DEVELOPMENT & USE RESTRICTIONS

IV. USE RESTRICTIONS

The following restrictions and covenants concerning the use and occupancy of the Property shall run with the land and be binding upon the Developer and every Owner or occupant, their respective heirs, successors and assigns, as well as their family members, guests, and invitees.

A. Use of Lots. Except as otherwise permitted herein, each Lot shall be occupied and used exclusively for single-family, residential purposes and purposes customarily incidental to a residence. No Improvements may be constructed on any Lot (other than the initial construction of a primary residential structure pursuant to plans approved by Developer) until and unless the plans therefor have been approved by the Design Review Board (or Developer if no Design Review Board has been established) as provided for hereinafter. All Improvements, excepting only landscaping, shall be constructed no nearer the street or streets on which a Lot fronts than the platted setback line(s) for such Lot, unless a variance to permit construction forward of a setback line has been approved by the appropriate governmental entity exercising jurisdiction over the property, and by the Design Review Board. No Improvements may be constructed, erected or installed within any area designated as a "Drainage Easement" on a recorded plat for Blues Creek unless approved by all governmental entities exercising jurisdiction over such Improvements, and by the Design Review Board. Front, rear and side yard areas shall consist, primarily, of grassed lawn areas, with a reasonable amount of planting bed, hardscape and other landscape components.

B. Use of Common Property. Any Common Property may be used only in accordance with the purposes for which it is intended and for any reasonable purposes incidental to the residential use of a Lot. All uses of the Common Property shall benefit or promote the health, safety, welfare, convenience, comfort, recreation, and enjoyment of the Owners and occupants, and shall comply with the provisions of this Declaration, the laws of the State, and the Rules.

C. Hazardous Actions or Materials. Nothing shall be done or kept in or on any Lot or in or on any portion of the Common Property that is unlawful or hazardous, that might reasonably be expected to increase the cost of casualty or public liability insurance covering the Common Property or that might unreasonably disturb the quiet occupancy of any person residing on any other Lot. This paragraph shall not be construed so as to prohibit the Developer from construction activities consistent with its residential construction practices.

D. Signs. No signs of any character shall be erected, posted or displayed upon the Property, except: (i) subdivision identification signage as approved through applicable zoning and

development requirements, (ii) marketing signs installed by the Developer (or by one or more builders with Developer's approval) while marketing the Lots and residences for sale; (iii) street identification and traffic control signs installed by (or with the approval of) governmental agencies, the Association or the Developer; (iv) one temporary real estate sign not to exceed six square feet in area advertising that such Lot is for rent or sale; and (v) for a reasonable period of time before, and not to exceed three (3) days after a public governmental election in which the Lot Owners are permitted to vote, up to three (3) temporary political signs on any Lot, of not more than six (6) square feet each, expressing support for or opposition against an individual candidate or issue which is the subject of the current election. Political signs containing information or expressing opinions other than simple support for or opposition against a specific candidate or issue may be removed by the Association (and each Owner specifically grants the Association the right and easement as necessary to cause such removal), and not more than one sign for or against any specific candidate or issue may be posted or displayed on any one Lot. No such signs may be posted in the Common Area without the approval of the Board.

E. Animals. No person may keep, breed, board or raise on any Lot or in or upon any part of the Common Property, any animal, livestock, farm animal (including but not limited to horses, chickens, ducks and pigs regardless of size), reptile, or poultry of any kind, nor any animal for any commercial purpose, unless expressly permitted by the Rules. Common domestic pets such as cats and/or dogs, and pets that are kept only inside of the residence at all times, are permitted for non-commercial, and non-breeding purposes. All permitted domestic pets shall be properly restrained when outside of the house and shall not be permitted to roam free or loose on the Property, other than on the Lot of the owner of such pet(s). No animal, including a domestic pet, shall be kept on the Property if the size, type or characteristics of such animal, or number of such animals, constitute a nuisance (including unreasonable volume or repetitive barking). Proper Lot maintenance as required elsewhere herein shall include the obligation to regularly remove pet waste from an Owner's Lot. Outdoor dog houses, dog kennels, catteries, animal cages, dog runs and other similar objects, whether or not affixed to the ground, are prohibited without the express prior review and approval of the Design Review Board, which may be withheld in the Board's discretion.

F. Nuisances. No noxious or offensive activity or trade shall be permitted on the Property or within any dwelling located on the Property, nor shall any use be made nor condition allowed to exist on any Lot which unreasonably disturbs or interferes with the quiet occupancy of any person residing on any other Lot.

G. Business. No industry, business, trade, occupation or profession of any kind may be conducted, operated or established on the Property, without the prior written approval of the Board, and as limited by applicable zoning and governmental regulations. This provision shall not prohibit a "home office" use, in connection with which no non-resident employees are working on the Property, and no customers, employees, subcontractors or other third parties park on the Property.

H. Storage. No open storage of any kind is permitted. No storage buildings or structures of any kind are permitted, whether attached to or detached from the principal structure on a Lot and specifically including without limitation, sheds or barns (nor pre-fabricated plastic,

composite or other “Rubber-Maid” or comparable type units exceeding three feet [3’] in height or 24 cubic feet of storage capacity). No shed or structure of any kind is permitted within any area designated on a recorded plat for Blues Creek as a “Drainage Easement.”.

I. Hotel/Transient Uses; Leases. No Lot may be used for hotel or transient uses, including without limitation, uses in which the occupant is provided customary hotel services such as room service for food and beverage, maid service, furnishing laundry and linen, or similar services, or leases to roomers or boarders. All leases shall be in writing and shall be subject to this Declaration.

J. Vehicles.

1. The Board has the right and power to adopt and enforce reasonable rules concerning the parking of any vehicle permitted on the Property. In addition to its authority to levy Lot Assessments as penalties for the violation of such rules, the Board shall be authorized to cause the removal of any vehicle violating such rules.
2. No vehicles shall be parked other than on a paved surface designed, installed and approved for parking purposes. No commercial vehicles, boats, trailers, campers, buses or mobile homes shall be parked or stored on the street in the Subdivision, or on any Lot (except in an enclosed structure shielded from view), for any time period longer than twenty-four (24) hours in any ten (10) day period, nor forty-eight (48) cumulative hours in any thirty (30) day period, and the burden of establishing that said time periods have not been exceeded is borne by the Owner of the Lot on or in front of which such parking occurs, and/or by the owner of the vehicle. The foregoing notwithstanding, the Board may change the time periods during which vehicles described in this subparagraph may be parked (and where), upon the exercise of the Board’s judgment, that different times, locations and types of parking are appropriate and desirable in any given Sub-Area. Nothing contained herein shall prohibit the reasonable use of such vehicles as may be necessary during construction of residences on the Lots. In addition, no automobile or other motorized vehicle of any type or description which is not functionally or legally operable on public highways shall be kept, stored, operated or maintained on or in front of any Lot within the Subdivision for a period longer than seven (7) days (the burden of proving that such time period has not been exceeded in each/any instance is borne by the Owner of the Lot on or in front of which the vehicle is located, and/or the owner of the vehicle), unless the same is entirely contained and shielded from view within a permitted structure. Any vehicle so kept, stored, operated or maintained shall be considered a nuisance, and the Board shall have the right and authority, but not the obligation, to have the same removed at the owner’s expense.

As used herein, the word "trailer" shall include trailer coach, house trailer, mobile home, automobile trailer, camp car, camper or any other vehicle, whether or not self-propelled, constructed or existing in such a manner as would permit occupancy thereof, or the storage or conveyance of machinery, tools or equipment, whether resting on wheels, jacks, tires or other foundation. The word "commercial vehicle" shall include and mean every type of vehicle, whether or not motorized, which is designed and used exclusively or primarily for other than personal transportation of ten or fewer persons at one time. Vehicles larger than ten-person passenger vans are conclusively presumed to be commercial vehicles, whereas

passenger cars, passenger vans (full-sized or mini-vans), pickup trucks, sports-utility vehicles, and motorcycles are presumed to be designed and used for personal transportation. Vehicles which are not conclusively presumed to be commercial by virtue of their size, and which are used by the operator thereof for both business and personal purposes, shall not be considered “commercial vehicles” merely by virtue of advertising information painted or otherwise affixed thereto, but may be deemed to be Commercial Vehicles by virtue of the combination of such factors as determined by the Board. The Board’s determination that a vehicle meets the definition of a “trailer” or “commercial vehicle” (or boat, camper, bus or mobile home) shall be deemed final and conclusive.

K. Trash. Except for the reasonably necessary activities of the Developer during the original development of the Property, no burning or storage of trash of any kind shall be permitted on the Property. All trash shall be deposited in covered, sanitary containers, stored either inside of a permitted structure, or (if outside) screened from view by approved landscaping or approved screening, and located to the side or rear of the home constructed on the lot.

L. Antennae; Miscellaneous Improvements. No outside television or radio aerial or antenna, or other aerial or antenna, including satellite receiving dishes, for reception or transmission, shall be maintained on the premises, to the extent permissible under applicable statutes and regulations, including those administered by the Federal Communications Commission, except that this restriction shall not apply to satellite dishes with a diameter less than one (1) meter, erected or installed to minimize visibility from the street which the dwelling fronts. No clothesline or other apparatus designed or intended for use of air drying clothes or other items shall be permitted. No metal swing set shall be permitted on any lot.

M. Utility Lines. All utility lines on the Property shall be underground, subject to the requirements of relevant governmental authorities and utility companies.

N. Tanks. No tanks for the storage of propane gas or fuel oil or other flammable liquid or gas, shall be permitted to be located above or beneath the ground of any Lot except that propane gas in residentially sized containers such as are common for the use of residential gas cooking grills are permitted. The provisions of this subparagraph shall not prohibit the Developer from utilizing propane gas for the heating of homes under construction, or from having one or more model homes that use propane gas as a heating fuel prior to the time that electric or gas furnace hook-ups are available for such model(s). If natural gas is not available, or ceases to be available, as a heating fuel source for Maplewood, the prohibition against propane and fuel oil tanks shall be deemed removed from this Declaration without the need for further action by the Declarant.

O. Street Trees. Developer may designate one (1) or more species or types of trees as deemed necessary by Developer, and/or as required by governmental authorities having jurisdiction over the Property, to be planted along the street or in the front or side yards of the Lots (the designated locations of such trees may, as determined by Developer or required by local governmental regulation, be in the “tree lawn” located within the road right-of-way, or on the Owner’s Lot along the road right-of-way). If Developer determines to designate street tree(s) then the Lot Owners agree to such uniform trees. Each Lot Owner on whose Lot a required Tree is

located, shall care for, and, if necessary, replace such tree or trees at the Lot Owner's expense with a like type of tree.

P. Mailbox. If applicable governmental regulations require or result in the installation of “ganged” mailboxes in the Subdivision, the Association shall have maintenance responsibility for such ganged boxes, and the style thereof shall conform to the ganged box originally installed by Developer. If applicable governmental regulations do not require or result in ganged mailboxes, each Lot shall have a curb side mailbox in the design (size, color, materials, style) specified by Developer (and, if applicable, depicted in Exhibit C attached hereto), the purpose of which is to give uniformity to the subdivision. A Lot’s Owner shall be responsible at his/her/their sole expense, for the maintenance in good appearance and functional condition of the mailbox for such Owner’s Lot. If the mailbox is damaged, destroyed or deteriorates, then each Lot Owner, at such Lot Owner's expense, shall repair or replacesuch mailbox with another matching the design, color, size and materials of individual mailbox, as originally installed, and/or if/as shown in Exhibit C. An Owner’s Mailbox may not be painted, stained, covered, wrapped or otherwise decorated in any manner that causes its appearance to deviate from the uniform appearance of individual boxes if/as depicted on Exhibit C.

Q. Yard Lights and Lamp Posts. All yard lights and lamp posts shall conform to the standards set forth by the Developer and Design Review Board.

R. Fencing. The Design Review Board shall have the authority to establish standards according to which fencing and walls may be permitted in the Subdivision. Said authority shall include the power to prohibit fencing or walls, or both, entirely, to prohibit or require fencing or walls of certain types, and to prohibit or require fencing or walls of certain types (or entirely) in certain Sub-Areas or portions of Sub-Areas. All fencing and walls shall meet any applicable requirements (if any) in subpart T below, and shall conform to the standards set forth by the Design Review Board, and must be approved by the Board, in writing, prior to the installation thereof. By way of example, and not limitation, and subject to the provisions of subsection T below, compliance with the following standards shall be considered by the Board in reviewing fence applications:

1. No fencing, except as required by law, shall be erected on any Lot on which a Townhouse (sometimes referred to as “Townhomes”) is located;
2. Where permitted, fences or walls shall be constructed of wood, vinyl, wrought iron (or high quality aluminum wrought iron style), stone or brick, as approved by the Design Review Board, and in no event shall chain link or other metal wire fencing be permitted. Chain link and/or wire fencing material may not be used in the construction of any Improvement that is visible from the exterior of a lot;
3. No fence or wall shall be constructed in excess of forty-eight inches (48”) above finished grade, provided however that if a governmental agency exercising jurisdiction over the property on which the fence or wall is to be constructed requires a minimum height in excess of 48” for safety reasons (i.e. swimming pool enclosure), such fence or wall may

exceed 48” above finish grade, but only to the extent necessary to meet the governmentally required minimum;

4. Fences or walls shall not be located closer to the street than a line parallel to the street and extending from the rear corners of the home, and in no event shall fences be located closer to any street than the building line shown on the recorded plat (front and side yard building lines on corner lots), except that ornamental railings, walls or fences not exceeding three feet (3’) in height which are located on or entirely adjacent to entrance platforms or steps are permitted;
5. Treated wood split rail fences are permitted. Dark painted or coated wire mesh or plastic mesh attached to a split rail fence is permitted, but in no event may uncoated “chicken wire” be used for such purpose;
6. Decorative wood and plastic fencing are permitted only by express, case-by-case approval of the Design Review Board or its assigns; and

Nothing contained herein shall be interpreted or construed to permit the use of approved fencing materials to accomplish a purpose or use otherwise prohibited hereunder.

S. Swimming Pools. No above ground swimming pool shall be permitted upon any Lot except that this Article IV, Paragraph S shall not be intended to prohibit the installation of a hot tub or sauna. A swimming pool shall be deemed to be an “above ground” pool if any portion thereof extends twelve inches (12”) or more above the surrounding yard elevation that exists prior to the installation/placement of the pool on the Lot, subject to the Design Review Board’s power to allow minor grade adjustments for the installation of an in-ground pool if such installation does not negatively impact the routing and management of storm and surface water. Any pool designed or manufactured for use as an above-ground pool shall be and constitute an “above-ground pool,” even if less than 12” of such pool extends above the surrounding yard elevation. One “babypool” which contains less than thirty-six (36) square feet of water surface area and has no filtration system of any kind, and which is conveniently capable of being filled, emptied and moved on a daily basis, is permitted on a Lot.

T. Compliance with Zoning and Plat Requirements. Certain provisions of this Declaration may have been included herein as a result of governmental requirements established through the zoning, platting and development plan approval processes in the State, County, City, Township and/or Village in which the Property is located. Compliance with all such governmental requirements, for so long as such requirements are effective and binding, is required by this Declaration. However, in the event the governmental entity(ies) change or agree to a modification of such underlying obligation(s), or if such obligations lapse or for any reason whatsoever become legally unenforceable, this Declaration shall be deemed modified, ipso facto and without the need for further action on the part of the Declarant or any Member, such that this Declaration requires compliance with the obligation as affected by such change or modification. Specifically, requirements so imposed include, but are not limited to the following:

1. Lot square footage and lineal dimensions including setbacks required by applicable zoning;
2. Homes will be constructed of the following exterior materials: stone, stucco stone, brick veneer, stucco, cementitious siding, vinyl siding, metal and vinyl soffit material, metal gutters and downspouts, metal flashing and accents, thirty (30) year dimensional shingles, natural wood, and composite and vinyl trim material.
3. The following colors will be utilized on the exterior finishes of the homes: white, buff, beige, earth tones, grays, light blues, light greens, light yellows that are non-high chroma colors. Accent colors for doors and shutters are: black, blue, green, red, burnt red, or they can match the trim of the house.
4. Home size/style limitations, if any, imposed by applicable zoning
5. Site amenity requirements, if any, imposed by applicable zoning; and
6. Special use limitations applicable to any common areas, if any, imposed by applicable zoning.

V. ARCHITECTURAL STANDARDS

All Property at any time subject to this Declaration shall be governed and controlled by this Article. Maplewood is a planned community under Ohio Revised Code Chapter 5312.01 et seq., and Developer requires strict adherence to the design review standards and processes established herein, for the benefit of itself, the community in which the Subdivision is situated, and for the future owners of the individual lots that collectively comprise Blues Creek.

A. Design Review Board. Unless otherwise constituted as permitted herein after, the Design Review Board shall be a board consisting of three (3) persons. Until the Turnover Date, Developer shall have the sole and exclusive right to appoint and remove all three members of the Design Review Board at will, and may elect in the exercise of its sole discretion, to act itself as the Board (or to appoint an agent to act in its place) in lieu of appointing individuals. After the Turnover Date, the Board shall have the right to appoint all three members to the Design Review Board, to act as the Design Review Board itself, or to appoint an agent to act in the Board's place, at will. The then current Board of Trustees shall handle the administration of the election, pursuant to which the new Board members are to be elected, if applicable, each for a term of one year.

The Design Review Board shall have the exclusive authority, at a private or public meeting by action of two or more of the members thereof (if Developer or Board has not elected to act itself or appoint an agent to act, in which case such authority shall be exercised by the Developer, Board, or its agent) to determine the architectural standards which shall govern the construction of Improvements on the Property, except that Developer shall have and retain in all circumstances and at all times, the right and power to approve or disapprove of the architectural standards for the initial construction of each, any and all primary home structures being erected on each Lot. Each Owner covenants and agrees by acceptance of a deed to a Lot, to comply with, and to cause his/her Lot and any occupant thereof to comply with the standards promulgated by the Design Review

Board. No Improvement shall be placed, erected or installed on the Property, no construction (which term shall include in its definition staking, clearing, excavation, grading and other site work) and no plantings or removal of plants, trees or shrubs shall be permitted without, until and unless the Owner first obtains the written approval thereof of the Developer or Design Review Board and otherwise complies with the provisions of this Declaration. The power of the Design Review Board to adopt and implement design/architectural standards, may be exercised before or after the Design Review Board's receipt of an application for approval of an Owner's desired modification or installation of Improvements; but architectural/design standards may not be implemented retroactively to cause previously installed Improvements that have been approved by the Design Review Board, to lose their status as 'approved'.

B. Modifications. Except as otherwise provided in this Declaration, the Design Review Board shall have jurisdiction over all construction, modifications, additions, removals or alterations of Improvements on or to each individual Lot at the Property, made, installed, erected, placed or removed after the completion of construction of the primary residence on a Lot. No person shall construct, remove or modify any Improvement on any Lot, including without limitation, alter surfaces of existing Improvements, change paint colors or roofing materials, construct, remove or modify fencing, or install or remove any recreational device, without the prior written consent of the Design Review Board. Owners shall submit plans and specifications showing the nature, kind, shape, color, size, materials and location of Improvements and proposed alterations to the Design Review Board for its approval. The Design Review Board (or its agent, if the Design Review function has been delegated to a third-party agent) may charge a reasonable fee in connection with processing applications submitted pursuant to this section. Nothing contained herein shall be construed to limit the right of an Owner to remodel or decorate the interior of his/her residence in any way that is not visible to the exterior of the residence.

C. Variances. To avoid unnecessary hardship and/or to overcome practical difficulties in the application of the provisions of this Declaration, the Design Review Board shall have the authority on a case-by-case basis to grant reasonable variances from the provisions of Article IV, and from the provisions of this Article and from the architectural standards established pursuant to this Article, provided that the activity or condition is not prohibited by applicable law; and provided further that, in its judgment, the variance is in the best interest of the community and is within the spirit of the standards of the Design Review Board. No variance granted pursuant to this Section shall constitute a waiver of any provision of this Declaration as applied to any other person or any other part of the Property. Variances are intended to be able to be granted in circumstances in which the physical attributes of a Lot cause such Lot to be unique or meaningfully distinguishable from the physical attributes of other Lots in the Subdivision, such physical difference(s) giving rise to the above-described unnecessary hardship or practical difficulties. Variances are not intended to be available to enable an Owner to avoid the application of these Restrictions by virtue of such Owner's personal life circumstances or decision-making (i.e., having a dog that can jump more than 48" is NOT a justification for a variance to the 48" maximum fence height limitation; whereas having a Lot that abuts railroad tracks would be such a justification).

D. Improvements by Developer. Notwithstanding any of the foregoing to the contrary, all Improvements constructed and landscaping installed by the Developer in connection with the development of the subdivision or initial construction of a home on a Lot, shall be deemed to

comply in all respects with the requirements of the Design Review Board, and separate approval thereof by the Design Review Board is not required.

VI. EASEMENTS AND LICENSES

A. Easement of Access and Enjoyment Over Common Property. Every Owner shall have a right and easement (in common with all other Owners) of enjoyment in, over, and upon the Common Property (if any), and a right of access to and from his/her Lot, which rights shall be appurtenant to, and shall pass with the title to, his/her Lot, subject to the terms and limitations set forth in this Declaration, subject to the Rules. An Owner may delegate his/her rights of access and enjoyment to family members, occupants, guests and invitees. All such easements are limited by such restrictions as may apply to the Common Property affected thereby, and no person shall have the right by virtue of such easements to engage in activities on the Common Property which are not permitted according to these Restrictions, pursuant to the provisions of any applicable plat(s) or under agreements with any governmental entities or other third parties.

B. Right of Entry. The duly authorized agents, officers, managers, contractors, and employees of the Association shall have a right of entry and access to the Property, including without limitation the Lots, for the purpose of performing the Association's rights or obligations set forth in this Declaration, including entering upon any Lot(s) for the purpose of inspecting areas to confirm compliance (or non-compliance) with this Declaration, and further including the right and power to photograph or otherwise record/document conditions on a Lot. The Association may enter any Lot to remove or correct any violation of this Declaration or the Rules, or to maintain, repair, and replace the Common Property, but only during reasonable hours and after providing seventy-two (72) hours advance notice to the Owner, except in cases of emergency. Nothing contained in this paragraph shall act to create an obligation on the part of the Association to enter upon Lots to inspect, or to perform maintenance thereon.

C. Easement for Utilities and Other Purposes. The Board or Developer may convey easements over the Common Property to any entity for the purpose of constructing, installing, maintaining, and operating poles, pipes, conduit, wires, swales, land contours, ducts, cables, and other equipment or conditions necessary to furnish electrical, gas, sanitary or storm sewer, storm water retention or detention, potable water, telephone, cable television, and other similar utility or security services, whether of public or private nature, to the Property and to any entity for such other purposes as the Board or Developer deems appropriate; provided that such equipment or condition(s), or the exercise of such easement rights shall not unreasonably interfere with the Owners' use and enjoyment of the Property. The Board or Developer may grant such easements over all portions of the Property for the benefit of adjacent properties as the Board or Developer deems appropriate; provided that the grant of such easements imposes no undue, unreasonable, or material burden or cost upon the Property; and further provided that the Board or Developer may not convey any easement over a Lot without the prior written consent of the Owner of such Lot (which consent shall not be unreasonably delayed or withheld). Developer shall have the absolute right within (i) areas designated as drainage courses on the recorded plat of the subdivision, (ii) all areas encumbered by general utility or specific storm drainage easements, and (iii) areas determined by sound engineering practice to be necessary to the proper drainage of all or part of

the subdivision, to enter upon Lots and perform grading and other construction activities deemed appropriate in the exercise of Developer's judgment, to install, modify, alter, remove or otherwise work on storm water drainage facilities and conditions (including both surface grading and subsurface structures). If any such entry and/or work performed by Developer results in damage to other portions of a Lot, or to any improvements thereon, Developer shall be responsible for the restoration of such portions or improvements at Developer's sole cost.

D. Easement for Services. A non-exclusive easement is hereby granted to all public safety personnel including police and fire departments, ambulance operators, mailmen, deliverymen, garbage removal personnel, and all similar persons, and to the local governmental authorities and the Association (but not to the public in general) to enter upon the Lots and Common Property to perform their duties. A specific easement is granted to the State, County, Township, Village and/or City in which the subdivision is located, granting the right but creating no obligation, for the maintenance of any and all improvements or conditions located in areas designated by plat as "Drainage Easements."

E. Reservation of Special Easements. Attached hereto as Exhibit B is a site plan of Blues Creek, upon which certain areas have been "shaded" or "cross-hatched." The areas marked by shading or cross-hatching identify and represent portions of the Property over, across, under and through which the Developer reserves Special Easements for the purpose of constructing Improvements or conveying rights deemed by the Developer to be beneficial to the Property. Unless indicated otherwise on Exhibit B, the Special Easement areas are also No-Build Zones. The Special Easement areas may be parts of individual Lots instead of on Common Property. In such cases, the owner(s) of the Lot(s) affected by the Special Easement(s) shall be and remain responsible for the ordinary care and maintenance of the Special Easement area. If special fencing, landscaping, storm water detention/retention, or community safety or entry features are constructed in a Special Easement area by the Developer, the State or the Association, the responsibilities of the Lot owner on whose Lot such Improvement has been constructed shall not exceed ordinary grass cutting, trimming and watering around such Improvements. Nothing contained in this Section shall require that the Developer reserve or establish Special Easements, and if no areas on Exhibit B have been shaded or cross-hatched, or if no Exhibit B is attached hereto, Developer has not reserved any Special Easements.

F. No-Build Zones/Non-Disturbance. Any areas (if any) designated on the recorded plat(s) or re-plats of Blues Creek, in prior deed restrictions, or on Exhibit B, as "No-Build Zones" shall be areas in which no Owner shall have the right to construct or locate any Improvements, including but not limited to fencing. Landscaping may be located in no-build zones, provided that prior approval for such landscaping has been granted by the Design Review Board. In vegetated No-Build Zones, Owners may perform maintenance necessary for the safety of persons and property (i.e. removing noxious and poisonous plants, or removing dead trees which may fall and harm persons or other Improvements). Grassed No-Build Zones shall be mowed, trimmed and watered by the person(s) responsible for the maintenance of the specific area in question according to the other terms hereof. Any areas designated as "Non-Disturbance" zones shall be construed to be No-Build Zones, except that within Non-Disturbance zones, owners may not perform any maintenance without the prior approval of the Developer.

HOMEOWNERS' ASSOCIATION

VII. MEMBERSHIP AND VOTING RIGHTS

A. Membership. Every Owner shall be deemed to have a membership in the Master Association, and in the Association for the Sub-Area in which the Owner's Lot is located; and by acceptance of a deed to property in Maplewood such Owner agrees to be and acknowledges being a member of the Associations, obligated to pay assessments as described herein after. Membership is a right appurtenant to and inseparable from an Owner's fee simple title in a Lot, and such right of membership shall automatically transfer to any transferee of fee simple title to a Lot at the time such title is conveyed or at such time as a land installment contract is entered for the conveyance of fee simple title. The foregoing is not intended to include persons who hold an interest merely as security for the performance of an obligation, and the giving of a security interest or mortgage shall not terminate an Owner's membership. No Owner, whether one or more persons, shall have more than one membership per Lot owned, other than separate memberships in the Master Association and Sub-Area Association. In the event an Owner consists of more than one person, such persons collectively shall have one membership in the Association in common. At the discretion of the Developer, the Master Association membership may be structured to create membership of the Sub-Area Associations as distinct entities, rather than having the individual Lot Owners in the Sub-Areas being individual members in the Master Association. In either event, all Owners shall be responsible for the payment of Assessments to the Master Association (directly, or through the Sub-Area Association), and to the Sub-Area Association of which such Owner is a member. All references herein to an "Association" are deemed to refer, as the context requires, to all Associations, each Association, or a specific Association, as interpreted by the Developer, and after the Turnover Date, by the Board of the Master Association.

B. Governance. Except as otherwise provided herein, each Association shall be governed by a Board of Directors, sometimes referred to as "Trustees", consisting of three (3) persons. Prior to the date that the Developer elects to transfer control of the Master Association and/or each Sub-Area Association to the Lot Owners (as to each, the "Turnover Date"), the members of the Board shall be appointed by the Developer, or the Developer may elect to act as the Board, or it may appoint a managing agent to act as the Board on its behalf. No members, other than the Developer, shall have voting rights in any Association matters until the Turnover Date, nor shall any meetings of the Members be required prior to the Turnover Date. The transfer of control on the Turnover Date shall take place at a meeting which shall occur within six months of the end of the year in which the Developer ceases to own at least one Lot (in any Sub-Area) at the subdivision. If Developer establishes a Master Association and separate Sub-Associations for Sub-Areas, the Turnover of the Master and every Sub-Association shall occur concurrently, after Developer ceases to own any Lots in any Sub-Area. Voting and all other matters regarding the governance and operation of the Association following the Turnover Date shall be set forth in the Association Documents. Nothing contained herein or in the Association Documents shall be interpreted or construed to limit the right of the Developer to cause the Turnover Date to occur any time prior to the time Developer ceases to own lots at the subdivision, in Developer's sole exercise

of its discretion, nor to required such Turnover Date to occur prior to the time that the Developer ceases to own at least one Lot in the Subdivision.

VIII. RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

A. Common Property. Developer may, from time to time, at Developer's option, obligate an Association to maintain property not owned by such Association, and may convey to an Association for the use and benefit of the Association and the Members, real or personal property, or any interest therein, as part of the Common Property in the nature of an easement appurtenant to the Property. Such Association shall accept title to any interest in any real or personal property transferred to it by Developer. Each Association, subject to the rights of the Owners set forth in this Declaration and the Association Documents, shall be responsible for the exclusive management and control of the Common Property, if any, and all improvements thereon, and shall keep it in good, clean, attractive, and sanitary condition, order, and repair, in accordance with the terms and conditions of this Declaration. The Developer and Association shall each have the right to grant easements to third parties over, across, under and/or through the Common Property, including but not limited to easements for the construction, extension and/or expansion of utilities, and conservation easements, all as the Developer and/or Association may be legally obligated or voluntarily disposed to grant.

B. Personal Property and Real Property for Common Use. The Association may acquire, hold, mortgage and dispose of tangible and intangible personal property and real property in addition to that property conveyed to it by Developer.

C. Cost-Sharing Agreements; Sub-Area Maintenance. The Associations may enter into cost-sharing agreements with other homeowners' associations pursuant to which the Associations agree to share in the cost of maintaining, repairing and replacing entranceway features, landscaping, storm water retention facilities, mounding, fencing and any other improvements that benefit the Property. Additionally, the Master and/or Sub-Area Associations may provide site maintenance services, such as but not limited to snow removal, yard mowing, and fertilization, in one or more Sub-Areas, and the assessments (as defined and described below) may differ from Sub-Area to Sub-Area as deemed necessary and appropriate by the Association to equitably apportion the costs of such services to the Owners in the Sub-Area(s) receiving the benefits of such services.

D. Rules and Regulations. The Associations may make and enforce reasonable rules and regulations governing the use of the Property, and the operations of the Associations, which shall be consistent with but which may clarify and/or expand the terms of this Declaration and the other Association Documents. The Associations shall have the power to impose sanctions on Owners for violations of the Restrictions, including without limitation: (i) reasonable monetary fines which shall be considered Lot Assessments, (ii) suspension of the right to vote as a Member of the Association, and (iii) suspension of the right to use the Common Property. In addition, the Board shall have the power to seek relief in any court for violations or to abate unreasonable disturbances. If the Board expends funds for attorneys' fees or litigation expenses in connection with enforcing this Declaration, the Association Documents or the Rules against any Owner, tenant, guest or invitee of any Owner, the amount shall be due and payable by such Owner and

shall be a Lot Assessment against such Owner's Lot. The provisions of ORC 5212.11 notwithstanding, the Board may, but shall not be required to give prior notice nor appeal/hearing rights to an Owner relative to the imposition of a Lot Assessment, if the Lot Assessment consists of a monetary fine related to non-compliance with the provisions of this Declaration, and further if at least 50% of any such fine is to be waived upon the Owner's taking remedial action relative to such violation within such time period as may be required by the Board.

E. Implied Rights. The Association may exercise any other right or privilege given to it expressly by the laws of the State and this Declaration, and every other right or privilege reasonably implied from the existence of any right or privilege granted in this Declaration, or reasonably necessary to effect any such right or privilege.

F. Managing Agent. The Board may retain and employ on behalf of the Association a Manager, which may be the Developer, and may delegate to the Manager such duties as the Board might otherwise be authorized or obligated to perform. As the Association's agent, the Manager (if any) shall have no direct liability for actions taken thereby at the direction of the Board (but shall be liable for its own malfeasance). The compensation of the Manager shall be a Common Expense, and one or more components of the Manager's compensation may consist of variable amounts payable to the manager directly by Owners as a result of transactions and or occurrences (i.e. the late payment of assessments) involving such individual Owners' Lots/accounts. The term of any management agreement shall not exceed two years (exclusive of possible renewals) and shall allow for termination by either party, without cause, and without penalty, upon no more than 90 days' prior written notice. Part of the Manager's compensation may include an assessment chargeable upon the initial sale of a Lot for residential occupancy, and miscellaneous fees payable in the event of subsequent transfers or other transactions involving the Lots.

G. Insurance.

1. The Association may obtain and maintain property insurance, liability insurance and/or flood insurance covering all or any portion(s) of the Common Property as deemed advisable by the Board, in an amount as is commonly required by prudent institutional mortgage investors. The Association shall carry liability insurance on any and all Retention or Detention Basins for the maintenance of which the Association is responsible. The cost of any such insurance shall be included as a Common Expense for Association budgeting purposes, provided that if specific insurance costs are incurred by the Association relative to the types of construction or services rendered in some, but not all Sub-Areas, then the increased costs thereof shall be paid through the Assessments charged to Owners in such Sub-Area(s).
2. The Association shall acquire and pay the premiums attributable to the types of insurance as is required by law, in amounts required by law or as otherwise deemed necessary and prudent by the Board, and any other insurance the Association deems necessary.
3. In the event of damage or destruction of any portion of the Common Property, the Association shall promptly repair or replace the same, to the extent that insurance proceeds

are available. Each Owner hereby appoints the Association as its attorney-in-fact for such purpose. If such proceeds are insufficient to cover the cost of the repair or replacement, then the Association may levy a Special Assessment pursuant to Section IX to cover the additional costs.

H. Condemnation. The Association shall represent the Owners in any condemnation proceedings or in negotiations, settlements and agreements with the condemning authority for acquisition of the Common Property, or any portion thereof. Each Owner hereby appoints the Association as its attorney-in-fact for such purpose. The awards or proceeds of any condemnation action shall be payable to the Association, to be held in trust for the benefit of the Owners.

I. Books, Records. Upon reasonable request of any Member, the Association shall be required to make available for inspection all books, records and financial statements of the Association. Compliance with the foregoing requirement may be achieved, in whole or in part, by books and records available electronically. A reasonable fee may be charged to cover the costs of handling, copying and/or delivering any books and records to a Member who requests the same, and the Association shall not be obligated to provide copies of records containing information of a personal or private nature concerning other Owners' names, account numbers, contact information or similar information; nor unredacted records containing the Association's account numbers.

IX. ASSESSMENTS

A. Operating Fund. The Board shall establish an Operating Fund for financing the operation of the Association, for paying necessary costs and expenses of operating the Association and repairing and maintaining the Common Property. The Operating Fund shall be funded by Member Assessments.

B. Types of Assessments. The Developer, for each Lot owned, covenants and agrees, and each Owner, by accepting a deed to a Lot, is deemed to covenant and agree, to pay to the Association the initial assessment referred to in Article VIII, Section (F) above, an initial capital contribution to the Association if deemed desirable and in such amount as determined to be reasonable, initially by the Developer and thereafter by the Board from time to time (chargeable upon each conveyance of the title of a Lot, and, unless otherwise specified by the Developer/Board, to be in the amount of Three Hundred Dollars [\$300.00]), and the following assessments: (i) Annual Assessments; (ii) Special Assessments; and (iii) Lot Assessments. No Owner may gain exemption from liability for any Assessment by waiving or foregoing the use or enjoyment of any of the Common Property or by abandoning his/her Lot. Annual and Special Assessments shall be fixed at a uniform rate for all Lots. Additionally, each lot is also subject to assessments charged by the Ostrander New Community Authority, a body politic formed under Chapter 349 of the Ohio Revised Code. Subject to waiver, reduction or termination as provided in Chapter 349, the Ostrander New Community Authority assessment is 5 mills (.0005 times parcel valuation). Community Authority assessments are separate from and independent of assessments payable to the Association as described herein.

C. Annual Assessments. The Board shall estimate the Common Expenses and the expenses, if any, it expects the Association to incur for the maintenance, operation and management of the Association, and including appropriate amounts to fund Reserves as provided by law, and shall assess each Owner of a Lot an Annual Assessment an equal amount based on such estimated expenses and reserves as divided by the total number of Lots. As part of the estimation process, the Board shall also determine which, if any, of the Association's costs are to be incurred for the benefit of or in the rendering of services to, one or more but less than all of the Sub-Areas, and the Annual Assessments chargeable to Owners in such Sub-Areas as receive special benefits or services shall be adjusted to cause such costs to be paid by the Owners in such Sub-Areas. Within any given Sub-Area, all Owners shall be assessed an equal amount based on the combination of the estimated Common Expenses attributable to all Sub-Areas, and the Common Expenses attributable to some but not all Sub-Areas. The Annual Assessments shall be paid in accordance with the procedures set forth in the Rules. Notwithstanding the foregoing, prior to the Turnover Date, Developer may elect to pay the Annual Assessments applicable to Lots owned by Developer or in lieu thereof, not pay such Annual Assessments and pay any deficit incurred in operating the Association.

D. Special Assessments. The Board may levy against the Lots a Special Assessment to pay for capital expenditures or to fund necessary costs and expenditures not projected to be paid out of the Operating Fund; provided that any such assessment shall have the assent of two-thirds (2/3) of Members who are voting in person or by proxy at a meeting duly called for this purpose. Written notice of any meeting called for the purpose of levying a Special Assessment shall be sent to all Members not less than 30 days nor more than 60 days in advance of the meeting. A quorum must be present at any such meeting.

E. Lot Assessments. The Board may levy a Lot Assessment against any Lot(s) and the Owner(s) thereof to reimburse the Association for costs incurred on behalf of the Lot(s), including without limitation, costs associated with making repairs that are the responsibility of the Owner; costs of enforcement (including court costs and the Association's legal fees, if applicable) relative to any deed restriction violation which exists on such Lot(s); costs of additional insurance premiums specifically allocable to an Owner; costs of any utility expenses chargeable to an Owner but not separately billed by the utility company; and all other fines and charges reasonably determined to be a Lot Assessment by the Board. Upon its determination to levy a Lot Assessment, the Board shall give the affected Owner(s) written notice and the right to be heard by the Board or a duly appointed committee thereof in connection with such Lot Assessment, 10 days prior to the effective date of the levy of any Lot Assessment. The foregoing notwithstanding, the Board may levy a Lot Assessment in the nature of a fine reasonably determined by the Board against the Lot of any Owner who violates the Rules, the Association Documents or any provision of this Declaration, or who suffers or permits his/her family members, guests, invitees or tenants to violate such Rules, the Association Documents, or provisions of this Declaration, and no such notice and hearing shall be required if at least 50% of the fine can be avoided by the Owner by taking such actions as are necessary, within 30 days of the date of the imposition of the Lot Assessment, to eliminate or remove the violative condition that gave rise to the Lot Assessment.

F. Remedies.

1. Interest; Late Charge. If any Assessment remains unpaid for 10 days after all or any part thereof shall become due and payable, the Board may charge interest at rate up to the lesser of 12% per annum or the highest rate permitted by law, and the Board, or the Manager, if applicable, may collect an administrative collection charge of \$25. Such interest and Late Fees shall not be considered "Lot Assessments" as such term is defined in ORC Chapter 5312.
2. Liability for Unpaid Assessments. Each Assessment or installment of an Assessment, together with interest thereon and any costs of collection, including interest, late fees and reasonable attorneys' fees (none of which shall be considered "Lot Assessments" as such term is defined in ORC Chapter 5312) shall become the personal obligation of the Owner(s) beginning on the date the Assessment or installment thereof becomes due and payable. The Board may authorize the Association to institute an action at law on behalf of the Association against the Owner(s) personally obligated to pay any delinquent assessment. An Owner's personal obligation for a Lot's delinquent Assessments shall also be the personal obligation of his/her successors in title who acquire an interest after any Assessment becomes due and payable and both such Owner and his/her successor in title shall be jointly and severally liable therefor. Except as otherwise provided herein, the transfer of an interest in a Lot shall neither impair the Association's lien against that Lot for any delinquent Assessment nor prohibit the Association from foreclosing that lien.
3. Liens. All unpaid Assessments, together with any interest and charges thereon or costs of collection, shall constitute a continuing charge in favor of the Association and a lien on the Lot against which the Assessment was levied. If any Assessment remains unpaid for 10 days after it is due, then the Board may (but shall not be required to) authorize any officer or appointed agent of the Association to file a certificate of lien for all or any part of the unpaid balance of that Assessment, together with interest and costs, with the appropriate governmental office containing a description of the Lot which the lien encumbers, the name(s) of the Owner(s) of that Lot, the amount of the unpaid portion of the Assessment, and such other information as the laws of the State may require. The certificate may be signed by any officer, authorized agent or Manager of the Association. The Association's continuing right to file its lien shall survive a transfer of title to a Lot unless expressly otherwise provided by applicable law, and said rights and any actually filed lien for Assessments provided for in this Section shall be subordinate to the lien of any bona fide first mortgage on a Lot.
4. Vote on Association Matters; Use of Common Property. If any Assessment remains unpaid for 30 days after it becomes due, then the delinquent Owner's voting rights upon Association matters and privileges to use the Common Property, except for necessary ingress and egress to his/her Lot, shall be suspended until such Assessment is paid.

X. MAINTENANCE

A. Maintenance by Association. Subject to reasonable fiscal limitations and the exercise of the Board's reasonable business judgment, the Association shall maintain and keep in good repair the Common Property. This maintenance shall include, without

limitation, maintenance, repair, and replacement of all landscaping and other flora, structures (including entry and similar signage as applicable), and improvements situated upon the Common Property and all personal property used in connection with the operation of the Common Property.

B. Maintenance by Owner. Except as otherwise provided herein, each Owner or occupant shall repair, replace, and maintain in good order and safe and sanitary condition, at his/her expense, his/her Lot, and all portions of, Improvements on and to, structures on, and, equipment and components used in connection with, his/her Lot. This maintenance responsibility includes, without limitation, regularly watering and mowing grass during the grass growing season, regularly weeding planting beds, and a duty to maintain an Owner's Lot and house and all Improvements on the Lot in a reasonably neat, clean and well-maintained condition ("well-maintained" being definable from time-to-time by the Board as the average condition of all other Lots in the Subdivision). Each Owner shall promptly furnish all necessary materials and shall perform or cause to be performed at his/her own expense, all maintenance, repairs and replacements on such Owner's Lot that, if omitted, would adversely affect the safety and usefulness of the Common Property, or unreasonably diminish property values in the Subdivision. Each Owner shall maintain those portions of his/her Lot that are adjacent to any portion of the Common Property in accordance with the Rules and the requirements set forth in this Declaration.

C. Right of Association to Repair Lot. If any Owner fails to maintain his/her Lot in the manner required herein, and if the Board determines that any maintenance of that Lot is necessary to ensure public safety, to permit reasonable use or enjoyment of the Common Property by Owners, to prevent damage to or destruction of any other part of the Common Property or to comply with the Rules or the terms of this Declaration, then the Board may authorize its employees or agents to enter the Lot at any reasonable time to complete the necessary maintenance and the Board may levy a Lot Assessment for all reasonable expenses incurred in doing so, including administrative costs for the coordination of such work.

D. Damage to Common Property by Owner or Occupant. If the Common Property is damaged by any Owner or occupant, his/her family, guests, or invitees, then the Board may levy a Lot Assessment against such Owner for the cost of repairing or replacing the damaged property. The Association shall be entitled to enter a Lot to repair or maintain any Common Property adjacent to such Lot.

XI. MISCELLANEOUS

A. Term. This Declaration shall bind and run with the land for a term of thirty (30) years from and after the date that this Declaration is filed for recording with the appropriate governmental office, and may not be terminated without Developer's consent during such time; and thereafter shall automatically renew forever for successive periods of 10 years each, unless earlier terminated by a vote of not less than 75% of the Members.

B. Enforcement; Waiver. This Declaration may be enforced by any proceeding at law or in equity by the Developer, any Owner, the Association, the Design Review Board, the City of Reynoldsburg, and their respective heirs, successors and assigns, against any person(s) violating, or

attempting to violate, any covenant or restriction, to restrain and/or to enjoin violation, to obtain a decree for specific performance as to removal of any nonconforming Improvement, and to recover all damages, costs of enforcement and any other costs incurred (including without limitation, in the case of an action brought by the Developer or Association, the recovery of reasonable attorneys' fees). Failure of Developer, the Association, the Design Review Board or any Owner to enforce any provision of this Declaration or the Rules in any manner shall not constitute a waiver of any right to enforce any violation of such provision. By accepting a deed to a Lot, each Owner is deemed to waive the defenses of laches and statute of limitations in connection with the enforcement of this Declaration or the Rules. Any person having the right to enforce these Restrictions may also require that the Association be required to discharge its duties as described herein, but the Association shall not, in any case, be liable for any monetary damages, nor shall an award of attorney's fees be available to a Plaintiff in any such case. If the Association fails to discharge its duties hereunder, the City of Reynoldsburg shall have, in addition to the other rights and remedies described herein, the right to perform any maintenance that is the obligation of the Association, and to assess the Lot owners for all costs (including administrative costs and reasonable overhead, legal fees, etc.) incurred by the Village in performing such maintenance work.

C. Amendments. Until the Turnover Date Developer may, in its sole and absolute discretion, unilaterally amend this Declaration at any time and from time to time, without the consent of any other Owners. Any such amendment may modify the provisions hereof, and/or impose covenants, conditions, restrictions and easements upon the Property in addition to those set forth herein including, without limitation, restrictions on use and covenants to pay additional charges with respect to the maintenance and improvement of the Property. After the Turnover Date, Developer may unilaterally amend this Declaration, without the consent of any other Owners, if such amendment is: (a) necessary to bring any provision hereof into compliance with any applicable governmental statute, rule, regulation or judicial order, (b) necessary to enable any reputable title insurance company to issue title insurance coverage on the Lots, (c) necessary to conform to the requirements of United States Federal Housing Administration, or (d) necessary to correct errors; provided, however, any such amendment shall not materially adversely affect the title to any Lot unless the Owner thereof has consented to such amendment in writing. No amendment may remove, revoke, or modify any right or privilege of Developer without the written consent of Developer or the assignee of such right or privilege. Developer shall have the right and power, but neither the duty nor the obligation, in its sole and absolute discretion and by its sole act, to subject additional property to this Declaration at any time and from time to time by executing and recording in the appropriate governmental office an amendment to this Declaration specifying that such additional property is part of the Property. An amendment to this Declaration shall not require the joinder or consent of the Association, other Owners, mortgagees or any other person. In addition, such amendments to the Declaration may contain such supplementary, additional, different, new, varied, revised or amended provisions and memberships as may be necessary or appropriate, as determined by Developer, to reflect and address the different character or intended development of any such additional property.

D. Developer's Rights to Complete Development. Developer shall have the right to: (a) complete the development, construction, promotion, marketing, sale, resale and leasing of properties; (b) construct or alter Improvements on any property owned by Developer; (c) maintain

model homes, offices for construction, sales or leasing purposes, storage areas, construction yards or similar facilities on any property owned by Developer or the Association; or (d) post signs incidental to the development, construction, promotion, marketing, sale and leasing of property within the Property. Further, Developer or its assignee shall have the right of ingress and egress through the streets, paths and walkways located in the Property for any purpose whatsoever, including, but not limited to, purposes related to the construction, maintenance and operation of Improvements. Nothing contained in this Declaration shall limit the rights of Developer or require Developer or its assignee to obtain approval to: (i) excavate, cut, fill or grade any property owned by Developer, or to construct, alter, remodel, demolish or replace any Improvements on any Common Property or any property owned by Developer as a construction office, model home or real estate sales or leasing office in connection with the sale of any property; or (iii) require Developer to seek or obtain the approval of the Association or the Design Review Board for any such activity or Improvement on any Common Property or any property owned by Developer. Nothing in this Section shall limit or impair the reserved rights of Developer as elsewhere provided in this Declaration.

E. Developer's Rights to Replat Developer's Property. Developer reserves the right, at any time and from time to time, to amend, alter or replat any plat or development plan and to amend any zoning ordinance which affects all or any portion of the Property; provided, however, that only real property owned by Developer and Owners consenting to such amendment, alteration or replatting shall be the subject of any such amendment, alteration or replatting. Each Owner and Member and the Association whose Lot is not altered by such amendment, alteration or replatting, for themselves and their successors and assigns, hereby consents to and approves any such amendment, alteration or replatting and shall be deemed to have joined in the same.

F. Mortgagee Rights. A holder or insurer of a first mortgage upon any Lot, upon written request to the Association (which request shall state the name and address of such holder or insurer and a description of the Lot) shall be entitled to timely written notice of:

- (a) any proposed amendment of this Declaration;
- (b) any proposed termination of the Association; and
- (c) any default under this Declaration which gives rise to a cause of action by the Association against the Owner of the Lot subject to the mortgage of such holder or insurer, where the default has not been cured in 60 days.

Each holder and insurer of a first mortgage on any Lot shall be entitled, upon request and at such mortgagee's expense, to inspect the books and records of the Association during normal business hours.

G. Indemnification. The Association shall indemnify every Board member, officer and trustee of the Association against any and all claims, liabilities, expenses, including attorneys' fees, reasonably incurred by or imposed upon any officer or trustee in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the Board) to which he/she may be a party by reason of being or having been an officer or trustee. The Board

members, officers and trustees shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misconduct, bad faith or gross negligence. The Board members, officers and trustees of the Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association (except to the extent that such Board members, officers or trustees may also be Members of the Association), and the Association shall indemnify and forever hold each such Board member, officer and trustee free from and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided herein shall not be exclusive of any other rights to which any Board member, officer or trustee, or former Board member, officer or trustee, may be entitled. The Board may cause the Association to indemnify a third party manager hired by the Board, for losses and liabilities arising from such manager's performance of services in conformity to the directions of the Board.

H. Severability. If any article, section, paragraph, sentence, clause or word in this Declaration is held by a court of competent jurisdiction to be in conflict with any law of the State, then the requirements of such law shall prevail and the conflicting provision or language shall be deemed void in such circumstance; provided that the remaining provisions or language of this Declaration shall continue in full force and effect.

I. Captions. The caption of each Article, section and paragraph of this Declaration is inserted only as a matter of reference and does not define, limit or describe the scope or intent of the provisions of this Declaration.

J. Notices. Notices to an Owner shall be given in writing, by personal delivery, at the Lot, if a residence has been constructed on such Lot, or by depositing such notice in the United States Mail, first class, postage prepaid, to the address of the Owner of the Lot as shown by the records of the Association, or as otherwise designated in writing by the Owner.

IN WITNESS WHEREOF, the Developer has caused the execution this Declaration as of the date first above written.

D.R. HORTON – INDIANA, LLC
a Delaware limited liability company

BY: D.R. Horton, Inc. – Midwest, a California corporation, its sole member

BY: _____
Name: _____
As its: _____

STATE OF _____)

COUNTY OF _____) ss:
)

The foregoing instrument was acknowledged before me, a Notary Public in and for said County and State, this _____ day of _____, 2021, by _____, the _____ of D.R. Horton, Inc. - Midwest, the sole member of D.R. Horton – Indiana, LLC, on behalf of said corporation and limited liability company.

 Notary Public

Draft

Attachment: I-1 HOA docs (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

EXHIBIT A**LEGAL DESCRIPTION OF THE PROPERTY**

Consisting of the following described platted lots, and acreage description of anticipated future section and phase plat(s):

Attachment: I-1 HOA docs (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

EXHIBIT B

SPECIAL EASEMENTS SITE PLAN

[NONE IF NOTHING ATTACHED]

Attachment: I-1 HOA docs (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

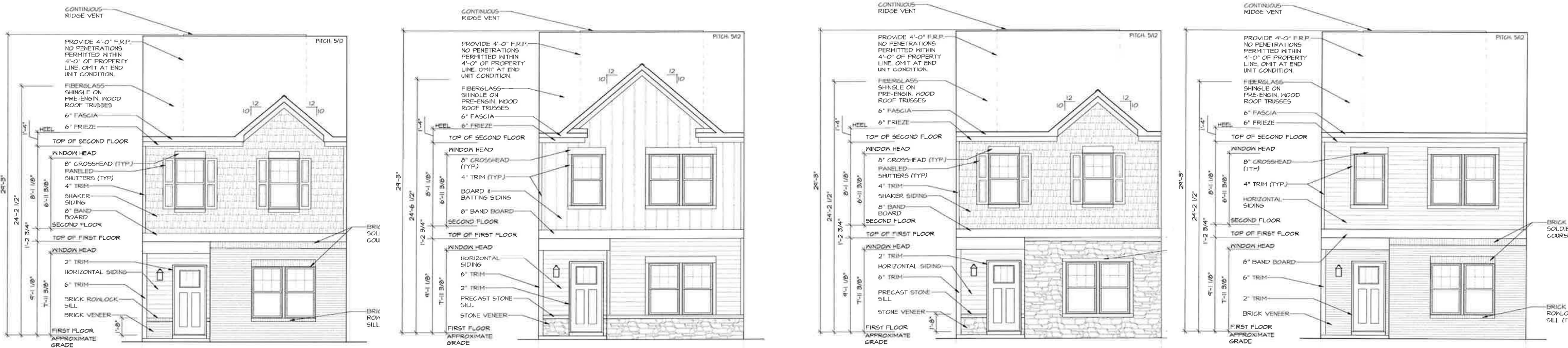
EXHIBIT CAPPROVED MAILBOX DETAIL

[NONE IF NOTHING ATTACHED]

Attachment: I-1 HOA docs (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)



ELEVATION – FACING CAPRICONUS DRIVE



ELEVATION – FACING SUMMIT DRIVE

MAPLEWOOD
ARCHITECTURALS

Attachment: J-1 Architectural SF attached (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

MAPLEWOOD

ARCHITECTURALS



Attachment: J-1 Architecturals SF detached (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

MAPLEWOOD

ARCHITECTURALS



Attachment: J-1 Architecturals SF detached (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

MAPLEWOOD

ARCHITECTURALS



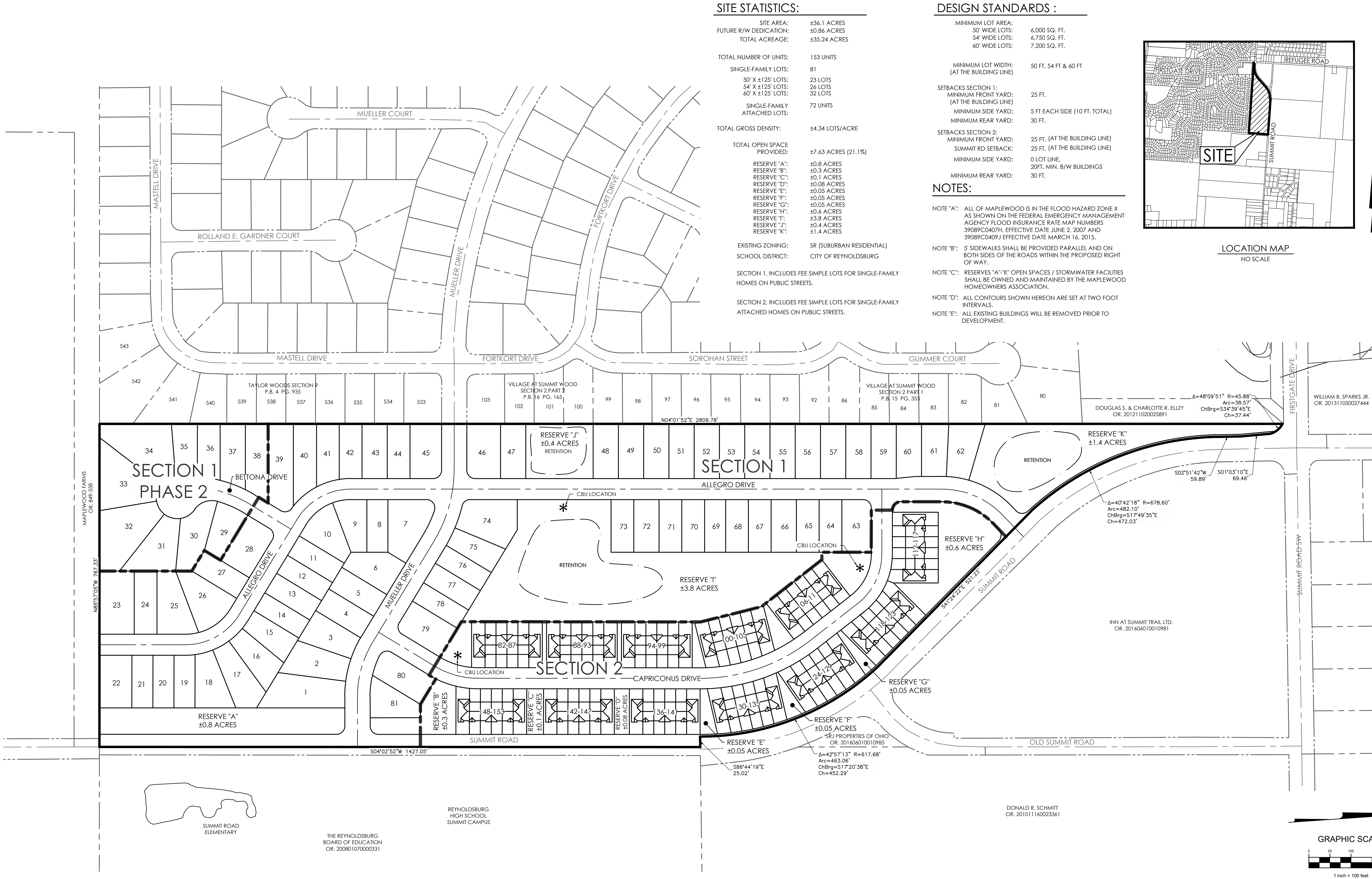
Attachment: J-1 Architecturals SF detached (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)

MAPLEWOOD

ARCHITECTURALS



Attachment: J-1 Architecturals SF detached (App #2021-5505, Summit Road SW, D.R. Horton - Indiana, LLC)



SITE STATISTICS:

SITE AREA:	±36.1 ACRES
FUTURE R/W DEDICATION:	±0.86 ACRES
TOTAL ACREAGE:	±35.24 ACRES
TOTAL NUMBER OF UNITS:	153 UNITS
SINGLE-FAMILY LOTS:	81
50' X ±125' LOTS:	23 LOTS
54' X ±125' LOTS:	26 LOTS
60' X ±125' LOTS:	32 LOTS
SINGLE-FAMILY ATTACHED LOTS:	72 UNITS
TOTAL GROSS DENSITY:	±4.34 LOTS/ACRE
TOTAL OPEN SPACE PROVIDED:	±7.63 ACRES (21.1%)
RESERVE "A":	±0.8 ACRES
RESERVE "B":	±0.3 ACRES
RESERVE "C":	±0.1 ACRES
RESERVE "D":	±0.08 ACRES
RESERVE "E":	±0.05 ACRES
RESERVE "F":	±0.05 ACRES
RESERVE "G":	±0.05 ACRES
RESERVE "H":	±0.6 ACRES
RESERVE "I":	±3.8 ACRES
RESERVE "J":	±0.4 ACRES
RESERVE "K":	±1.4 ACRES

EXISTING ZONING: SR (SUBURBAN RESIDENTIAL)
SCHOOL DISTRICT: CITY OF REYNOLDSBURG

SECTION 1, INCLUDES FEE SIMPLE LOTS FOR SINGLE-FAMILY HOMES ON PUBLIC STREETS.

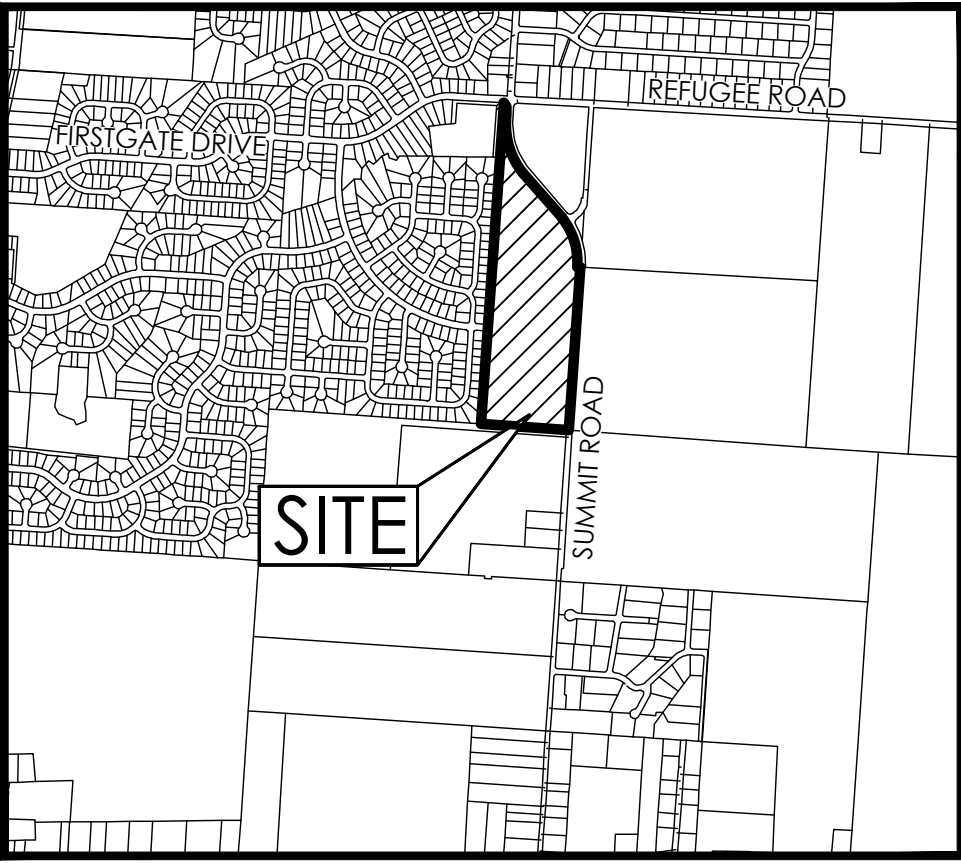
SECTION 2, INCLUDES FEE SIMPLE LOTS FOR SINGLE-FAMILY ATTACHED HOMES ON PUBLIC STREETS.

DESIGN STANDARDS :

MINIMUM LOT AREA:	6,000 SQ. FT.
50' WIDE LOTS:	6,750 SQ. FT.
54' WIDE LOTS:	7,200 SQ. FT.
60' WIDE LOTS:	
MINIMUM LOT WIDTH: (AT THE BUILDING LINE)	50 FT, 54 FT & 60 FT
SETBACKS SECTION 1: MINIMUM FRONT YARD: (AT THE BUILDING LINE)	25 FT.
MINIMUM SIDE YARD:	5 FT EACH SIDE (10 FT. TOTAL)
MINIMUM REAR YARD:	30 FT.
SETBACKS SECTION 2: MINIMUM FRONT YARD:	25 FT. (AT THE BUILDING LINE)
SUMMIT RD SETBACK:	25 FT. (AT THE BUILDING LINE)
MINIMUM SIDE YARD:	0 LOT LINE, 20FT. MIN. B/W BUILDINGS
MINIMUM REAR YARD:	30 FT.

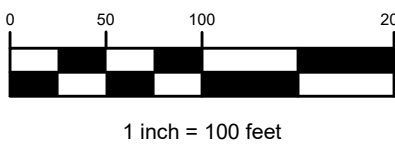
NOTES:

- NOTE "A": ALL OF MAPLEWOOD IS IN THE FLOOD HAZARD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBERS 39089C0407H, EFFECTIVE DATE JUNE 2, 2007 AND 39089C0409J EFFECTIVE DATE MARCH 16, 2015.
- NOTE "B": 5' SIDEWALKS SHALL BE PROVIDED PARALLEL AND ON BOTH SIDES OF THE ROADS WITHIN THE PROPOSED RIGHT OF WAY.
- NOTE "C": RESERVES "A"-"K" OPEN SPACES / STORMWATER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE MAPLEWOOD HOMEOWNERS ASSOCIATION.
- NOTE "D": ALL CONTOURS SHOWN HEREON ARE SET AT TWO FOOT INTERVALS.
- NOTE "E": ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO DEVELOPMENT.



LOCATION MAP
NO SCALE

GRAPHIC SCALE



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REVISIONS	
DATE	DESCRIPTION

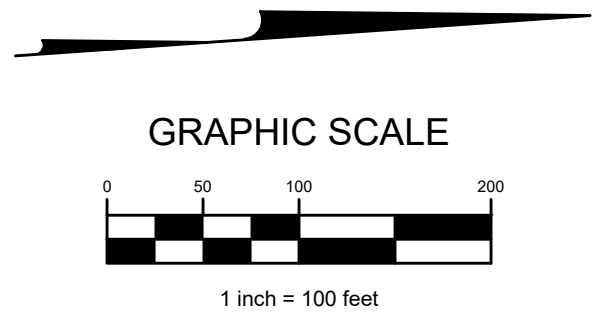
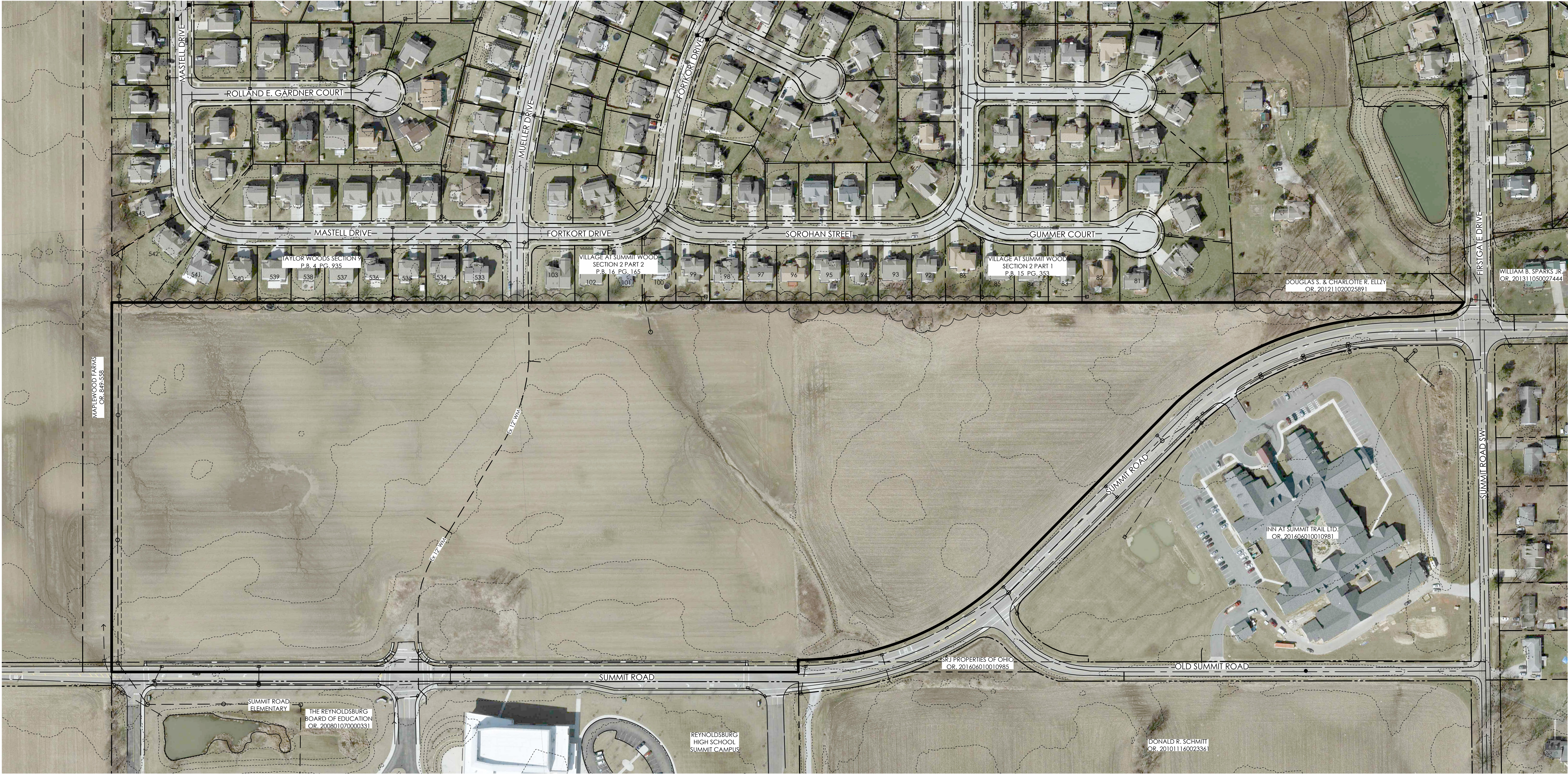
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.3448
emht.com

D.R. HORTON
America's Builder
507 EXECUTIVE CAMPUS DRIVE
SUITE 100
WESTERVILLE, OHIO 43082
Phone: (614) 891-8545

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
MAPLEWOOD
INDEX PLAN

LOCATED IN:
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Date	Job No.
OCTOBER 14, 2021	20201024
Scale	Sheet
1"=100'	1 / 7



REVISIONS	
DATE	DESCRIPTION

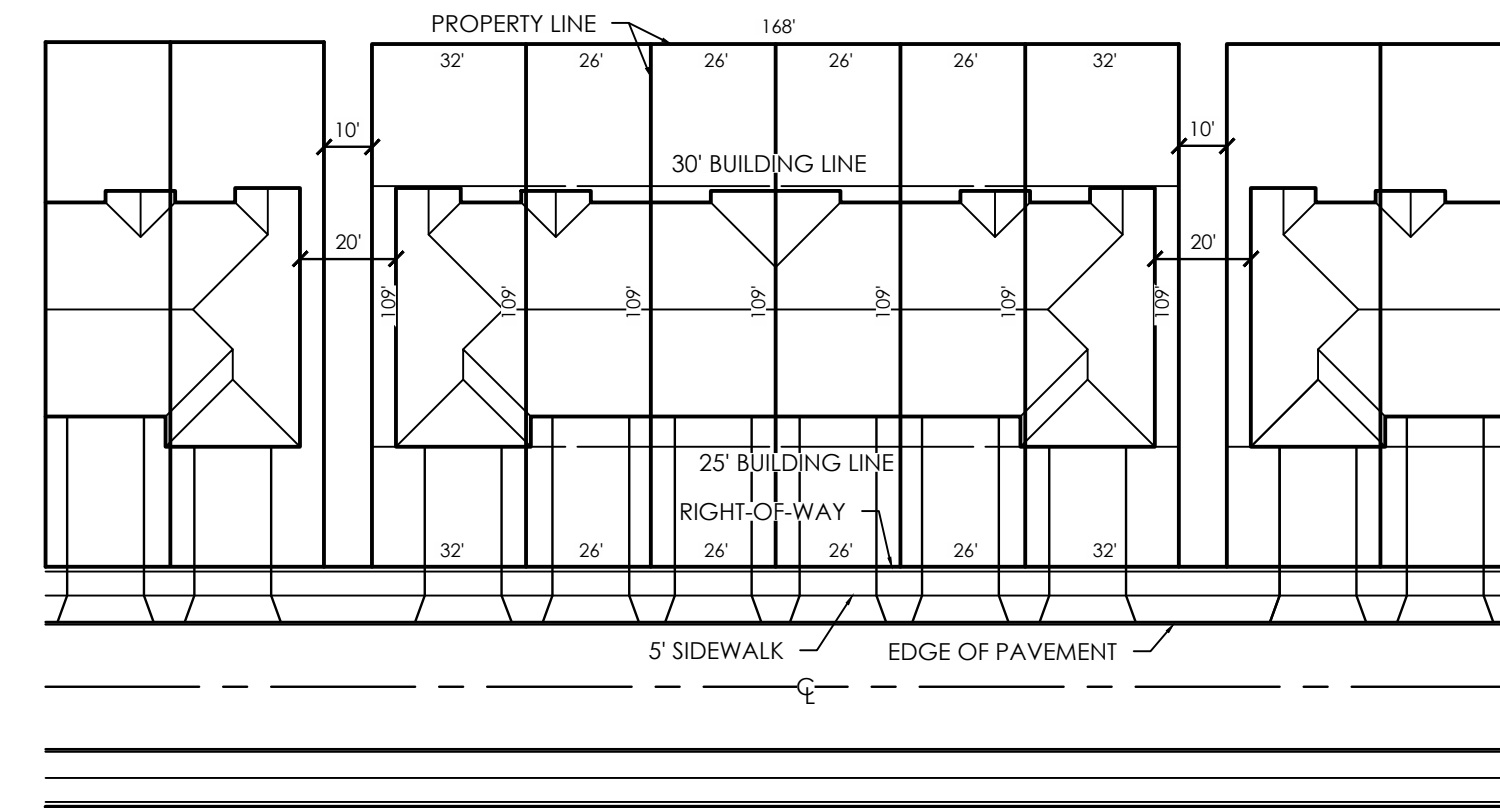
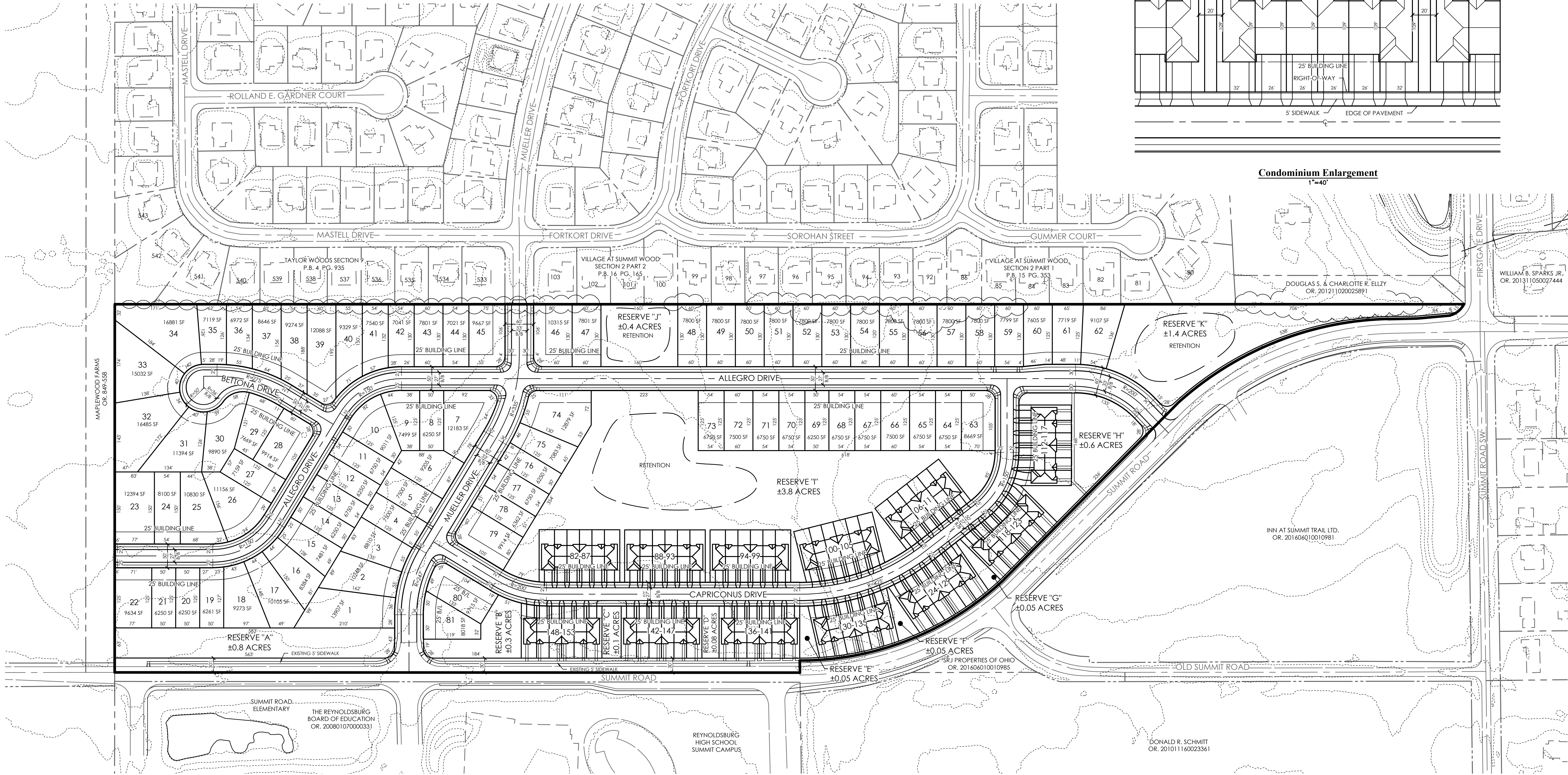
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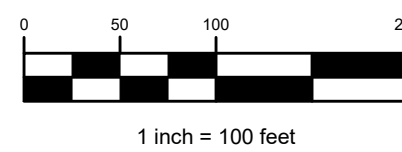
CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
MAPLEWOOD
EXISTING CONDITIONS PLAN

LOCATED IN:
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Date	Job No.
OCTOBER 14, 2021	20201024
Scale	Sheet
1"=100'	2/7



GRAPHIC SCALE



REVISIONS	
DATE	DESCRIPTION

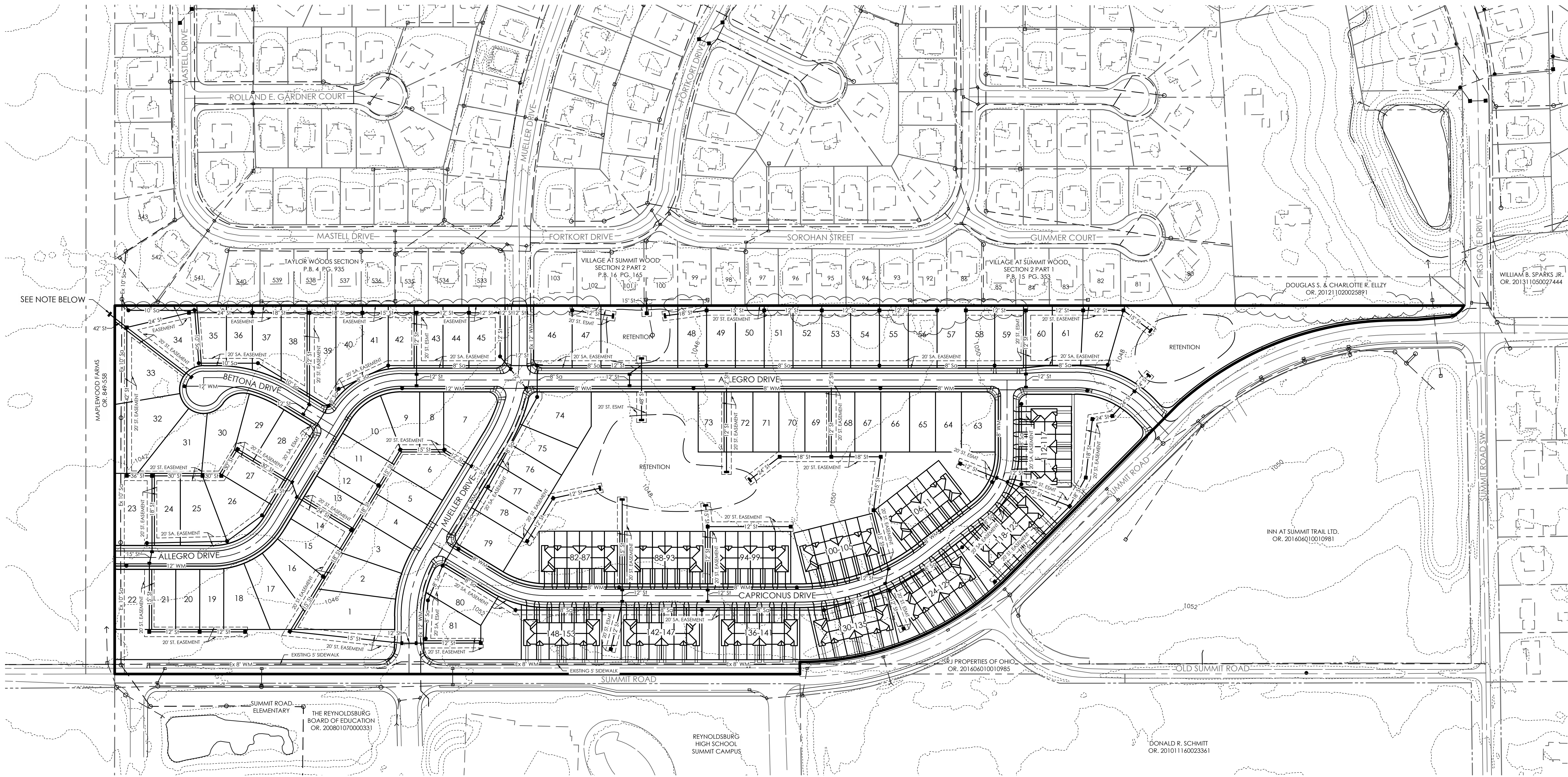
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CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
MAPLEWOOD
SITE PLAN

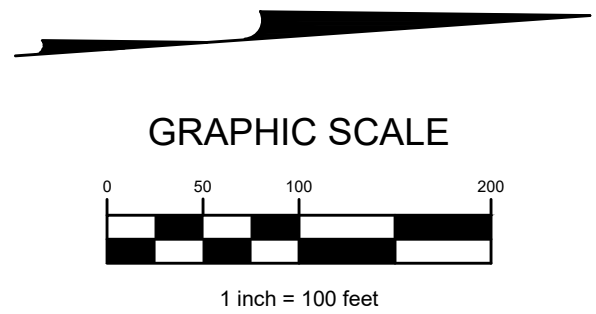
LOCATED IN:
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Date	Job No.
OCTOBER 14, 2021	20201024
Scale	Sheet
1"=100'	3/7



NOTE:

A TEMPORARY STORM WATER MANAGEMENT BASIN MAY BE NECESSARY IN THIS VICINITY UNTIL THIS SITE'S STORM WATER CAN BE RELEASED INTO THE FUTURE STORM WATER SYSTEM TO THE SOUTH



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REVISIONS	
DATE	DESCRIPTION

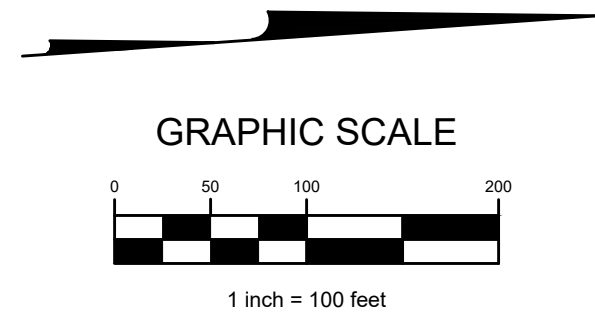
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Phone: (614) 891-8545

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
MAPLEWOOD
UTILITY PLAN

LOCATED IN:
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Date	Job No.
OCTOBER 14, 2021	20201024
Scale	Sheet
1"=100'	4/7



Date	Job No.
OCTOBER 14, 2021	20201024
Scale	Sheet
1"=100'	5/7



Landscape Plan
1"=100'

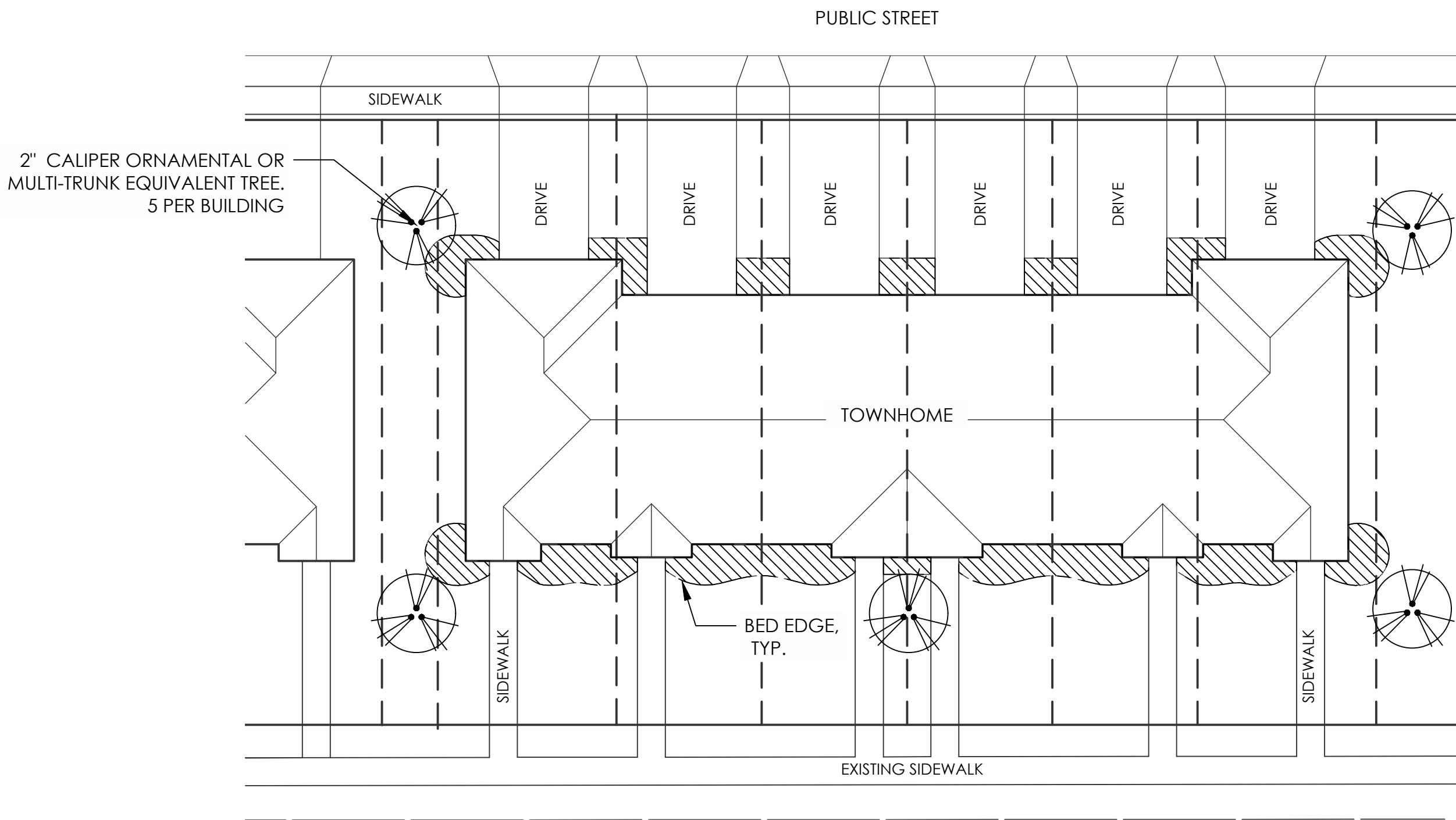
LANDSCAPE NOTES:

- STREET TREES:**
1105.07 G (PAGE 148) STREET TREES
IT SHALL BE REQUIRED IN ALL ZONES AND DISTRICTS THAT APPLICANTS PLANT TREES ALONG PUBLIC STREETS OF THEIR DEVELOPMENT. TREES SHALL BE PLANTED IN SUCH MANNER, TYPE, QUANTITY AND LOCATIONS AS APPROVED BY THE PLANNING AND ZONING ADMINISTRATOR OR THE PLANNING COMMISSION IN CONJUNCTION WITH THE SITE PLAN AND DESIGN REVIEW PROCESS, AS DEFINED BY THE FOLLOWING CONDITIONS, AND THAT ANY UNDEVELOPED STREET OR EXISTING STREET WITH UNDEVELOPED FRONTAGE SHALL CONFORM TO THESE REQUIREMENTS AT THE TIME OF THE DEVELOPMENT.
- A. TREES PLANTED SHALL BE ON THE LIST OF APPROVED STREET TREES MAINTAINED BY THE CITY OF REYNOLDSBURG.
- B. THE MINIMUM SPACING BETWEEN THIS AND OTHER TREES SHALL BE 35 FEET FOR LARGE TREES (MATURE HEIGHT OF FIFTY FEET (50') OR MORE)
- C. THE MAXIMUM SPACING BETWEEN TREES SHALL BE FORTY-FIVE FEET (45') FOR LARGE TREES, THIRTY-FIVE FEET (35') FOR MEDIUM TREES, AND TWENTY-FIVE FEET (25') FOR SMALL TREES. STREET TREES ALONG SUMMIT ROAD SHALL BE INSTALLED PER THIS SHEET.
- D. THE MINIMUM DISTANCE BETWEEN THE TREE AND THE EDGE OF THE STREET SHALL BE TWO AND ONE-HALF FEET (2 1/2') FOR A LARGE TREE. STREET TREES ALONG SUMMIT ROAD SHALL BE PLACED WHERE SHOWN ON THIS SHEET.
- E. TREES SHALL BE LOCATED SO THAT A TWENTY-FOOT (20') SIGHT TRIANGLE IS MAINTAINED AT STREET INTERSECTIONS.
- F. AT THE TIME OF PLATTING, THE DEVELOPER SHALL DEVELOP A STREET TREE PLAN THAT ESTABLISHES THE SPECIES AND SIZE OF TREES TO BE PLANTED ALONG THE STREETS OF THE PROPOSED SUBDIVISION.
- G. THE DEVELOPERS SHALL BE REQUIRED TO MAINTAIN ALL TREES FOR A PERIOD OF ONE (1) YEAR AFTER ANY INSTALLATION AND REPLACE ANY TREE WHICH FAILS TO SURVIVE OR DOES NOT EXHIBIT NORMAL GROWTH CHARACTERISTICS OF HEALTH AND VIGOR WITHIN SUCH ONE (1) YEAR PERIOD.
- H. ALL STREET TREES ALONG ANY ONE STREET SHALL BE OF THE SAME SPECIES AND VARIETY TO PROMOTE A CONTINUOUS LANDSCAPE TREATMENT. A CHANGE IN VARIETY WILL ONLY BE PERMITTED AT INTERSECTIONS AND OTHER LOGICAL BEGINNING AND ENDING POINTS.
- I. THE MINIMUM TRUNK CALIPER MEASURED ONE FOOT ABOVE THE GROUND FOR ALL STREET TREES SHALL BE NO LESS THAN TWO INCHES (2").

- BUFFERS:**
1105.07 I (PAGE 151) PROPERTY BUFFER REQUIREMENTS.
- A. ADJACENT LAND USE:
NORTH: SUMMIT ROAD (NOT ARTERIAL)
SOUTH: FUTURE DEVELOPMENT (NOT CURRENTLY WITHIN CITY)
WEST: SUBURBAN RESIDENTIAL
EAST: SUMMIT ROAD
- B. NO LANDSCAPE BUFFERS REQUIRED PER 1105.07. HOWEVER THE DEVELOPER HAS AGREED TO INSTALL LANDSCAPE BUFFERS ADJACENT SUMMIT ROAD IN AREAS WHERE SINGLE-FAMILY HOMES ARE ADJACENT PER THE FOLLOWING:
- ±680' OF BUFFER ZONE
- ONE DECIDUOUS TREES PER 30', ONE EVERGREEN PER 50', PLUS MOUNDING.
- INDIVIDUAL LOT TREES:**
105.07 H 1: ALL RESIDENCES AND RESIDENTIAL LAND USES. PER DWELLING UNIT, THERE MUST BE PLANTED ONE-HALF INCH (1/2") IN TRUNK DIAMETER FOR EVERYONE 3,000 SQUARE FEET OF LOT SIZE OR FRACTION THEREOF, WITH A MINIMUM OF TWO INCHES (2") OF TOTAL TRUNK DIAMETER.
- A. FOR SECTION 1, SINGLE-FAMILY LOTS, INSTALL YARD TREE PER REQUIREMENT.
- B. FOR SECTION 2, SINGLE-FAMILY ATTACHED INSTALL FIVE TWO-INCH CALIPER TREES PER BUILDING AS DEPICTED ON THE LANDSCAPE PLAN.

NOTE: LANDSCAPE QUANTITIES AND LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

CONCEPT STREET TREE		
	DECIDUOUS TREES	201
SUMMIT ROAD STREET TREES		
	DECIDUOUS TREES	33
CONCEPT SUMMIT ROAD BUFFER		
	DECIDUOUS TREES	9
	ORNAMENTAL TREES	13
	EVERGREEN TREES	14
TYPICAL TOWNHOME LANDSCAPE		
	ORNAMENTAL TREES	5
	PLANTING AREA	1,344 sf
*APPROXIMATE LOCATION OF FOUNDATION PLANTING CONSISTING OF LOW SHRUBS AND PERENNIALS		



Typical Townhome Landscape
1"=10'

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DATE	DESCRIPTION

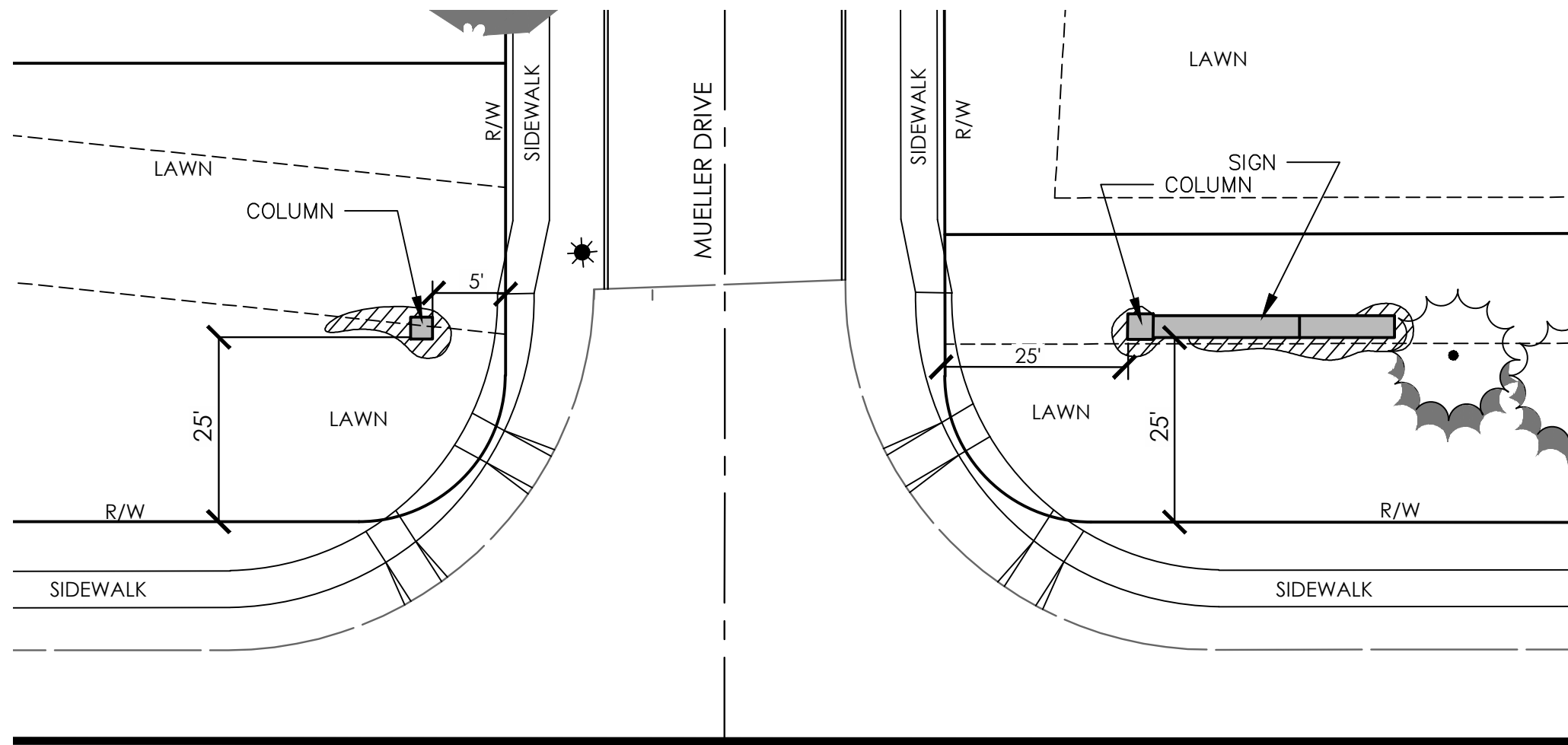
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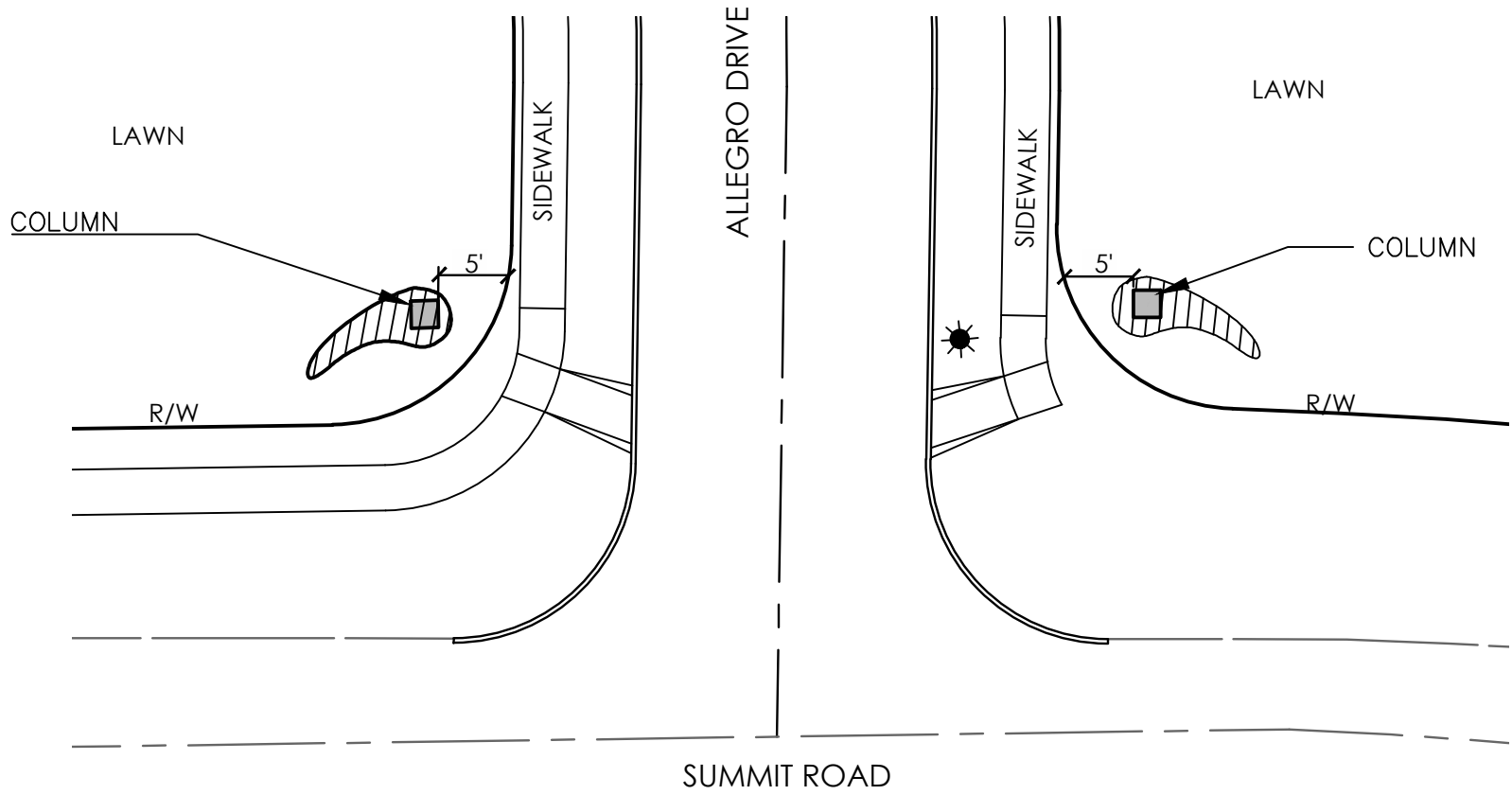
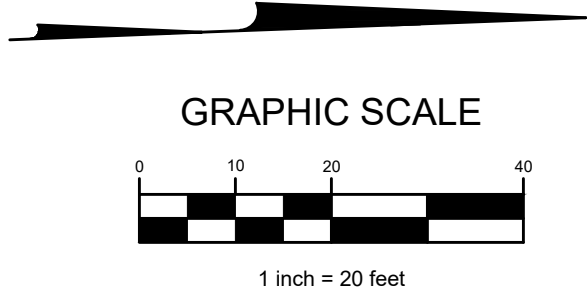
CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
MAPLEWOOD
OVERALL LANDSCAPE PLAN & ENLARGEMENTS

LOCATED IN:
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

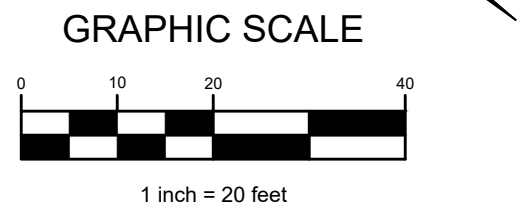
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Scale	Sheet
AS NOTED	6/7



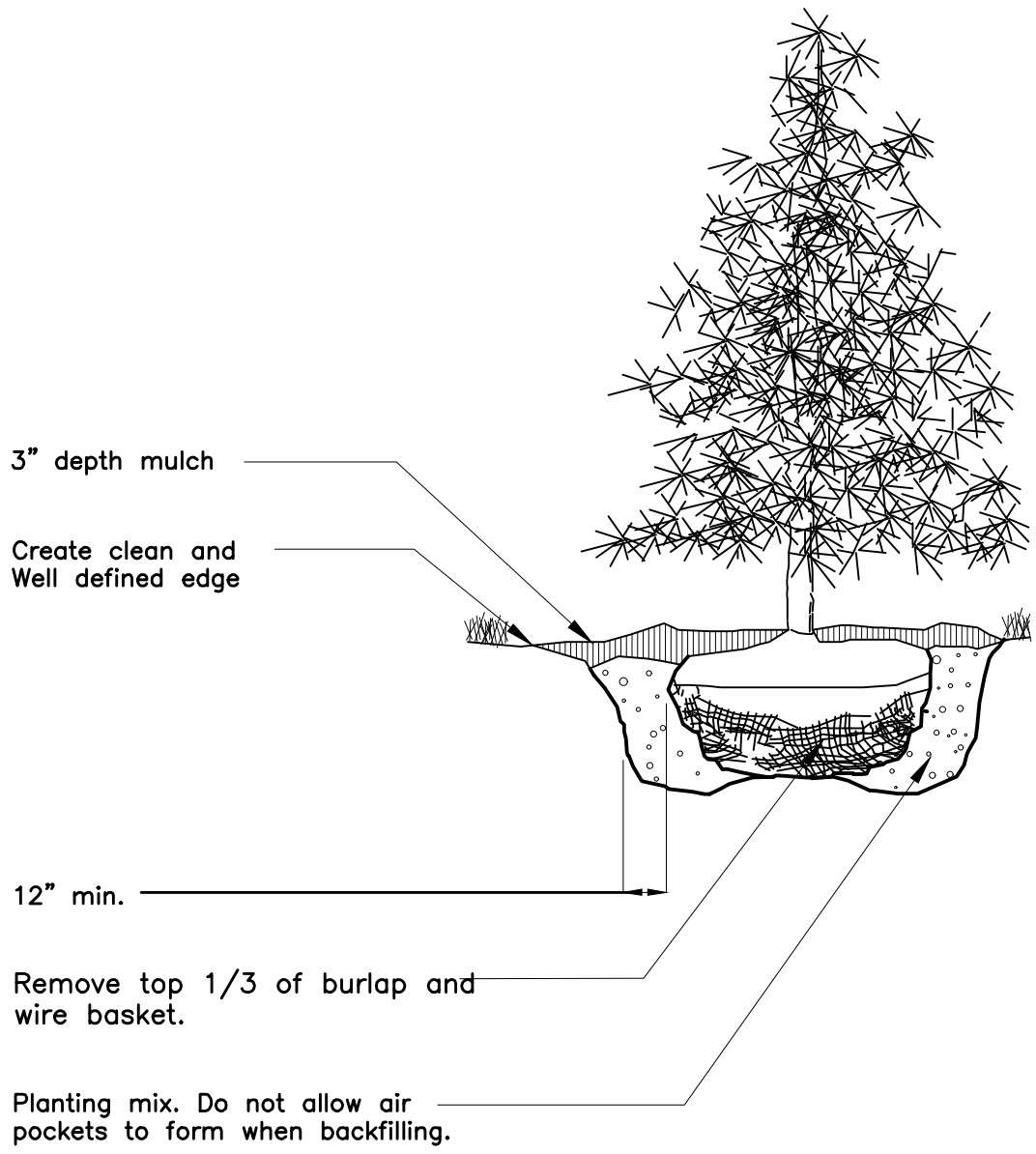
South Entry Enlargement 1"=20'



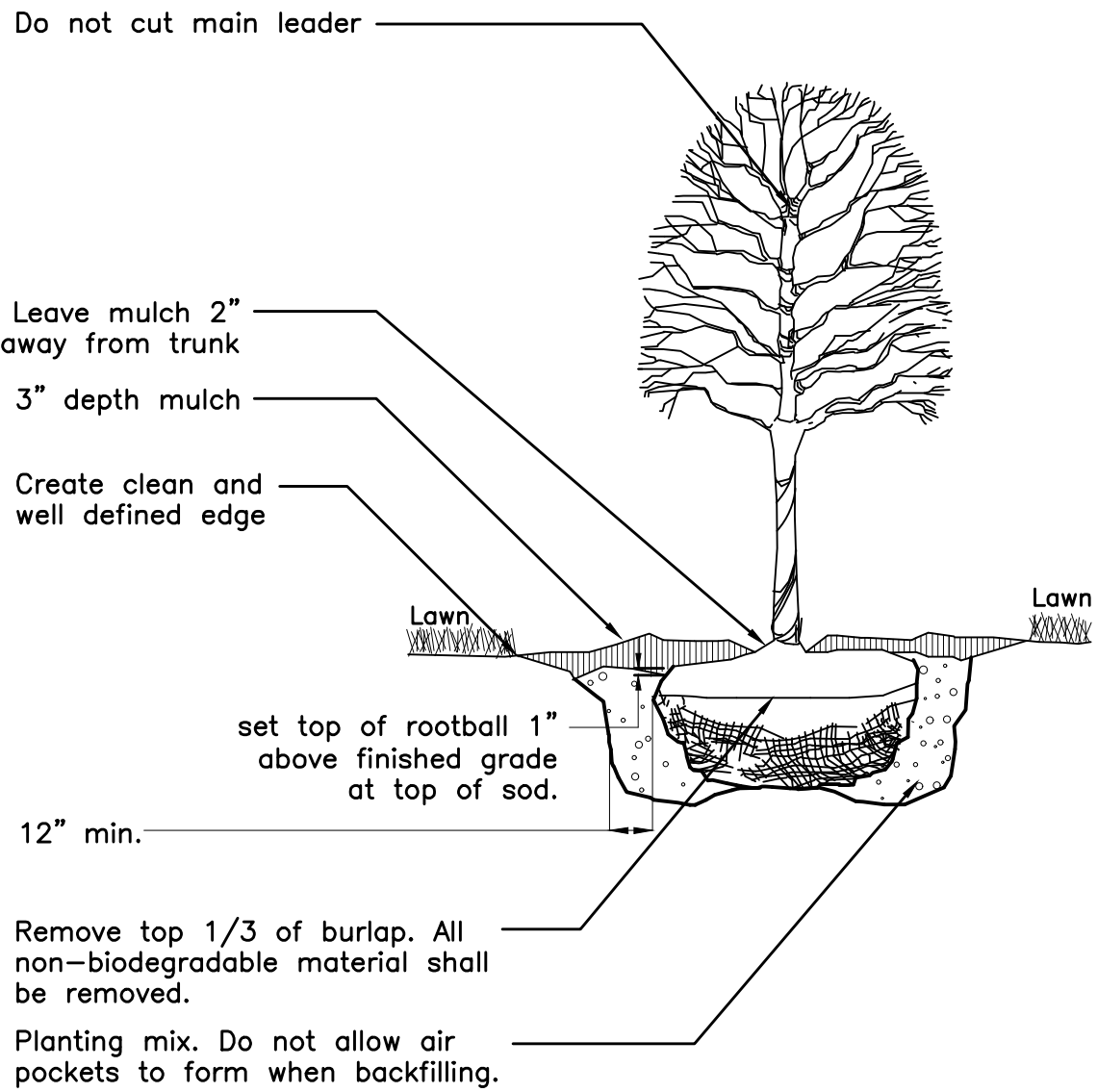
North Entry Enlargement 1"=20'



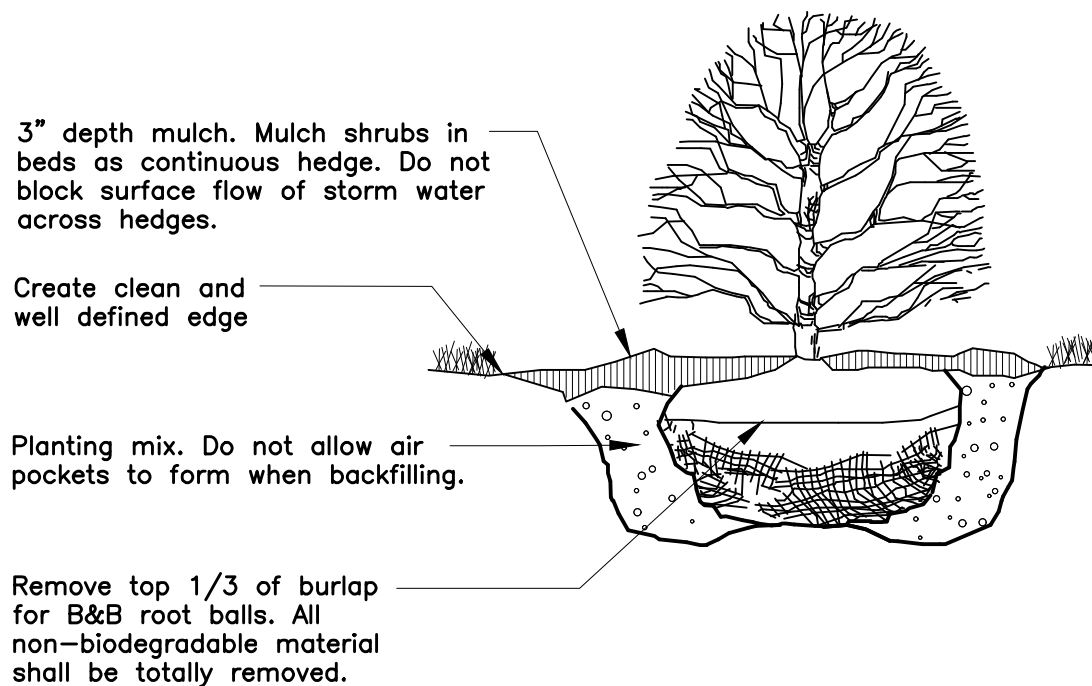
- NEIGHBORHOOD ENTRY SIGN NOTES:
1. DEVELOPER SHALL INSTALL ONE ENTRY SIGN WITH COLUMN SIMILAR TO IMAGE DEPICTED ON THIS SHEET ON THE NORTH SIDE OF MUELLER DRIVE
 2. DEVELOPER SHALL INSTALL ONE COLUMN ON THE SOUTH SIDE OF MUELLER DRIVE, AND ONE COLUMN ON EACH SIDE OF ALLEGRO DRIVE
 3. SIGN SHALL BE INSTALLED AT LEAST 25 FEET FROM RIGHT-OF-WAY
 4. COLUMNS SHALL BE INSTALLED AT 5 FEET FROM RIGHT-OF-WAY
 5. SEE DIMENSIONS OF SIGN WALL DEPICTED ON THIS SHEET
 6. SIGN FACE SHALL BE EXTERNALLY LIT WITH LOW LEVEL LIGHT
 7. COLUMNS MAY BE INTERNALLY LIT AT THE TOP.
 8. SIGN ILLUSTRATION DEPICTED ON THIS SHEET IS NOT AN EXACT DEPICTION OF THE FINAL DESIGN.



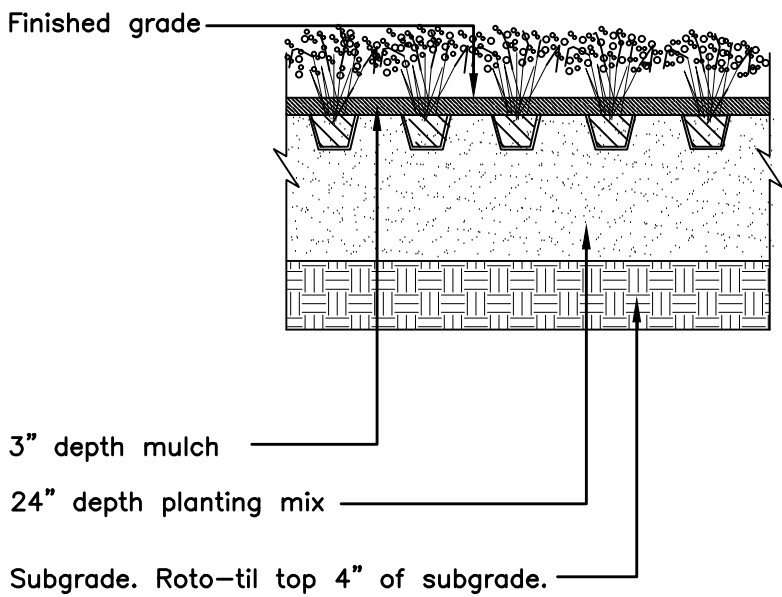
Evergreen Tree Planting No Scale



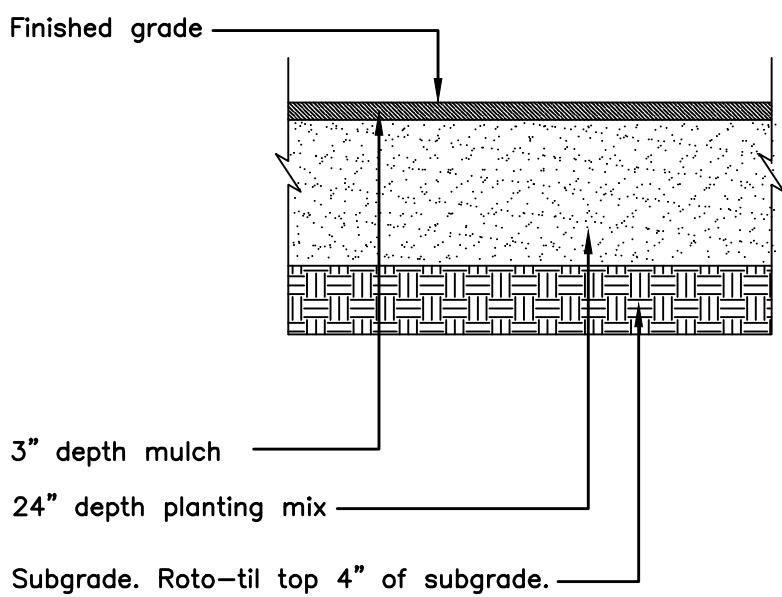
Deciduous Tree Planting No Scale



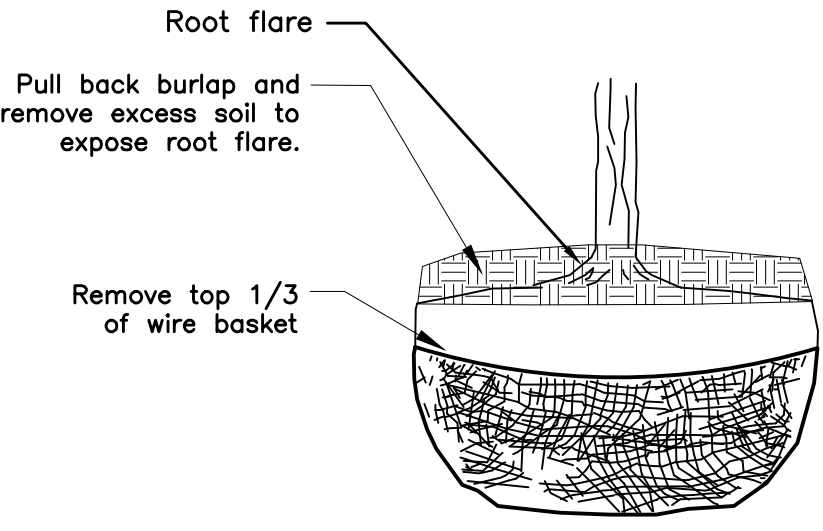
Shrub Planting No Scale



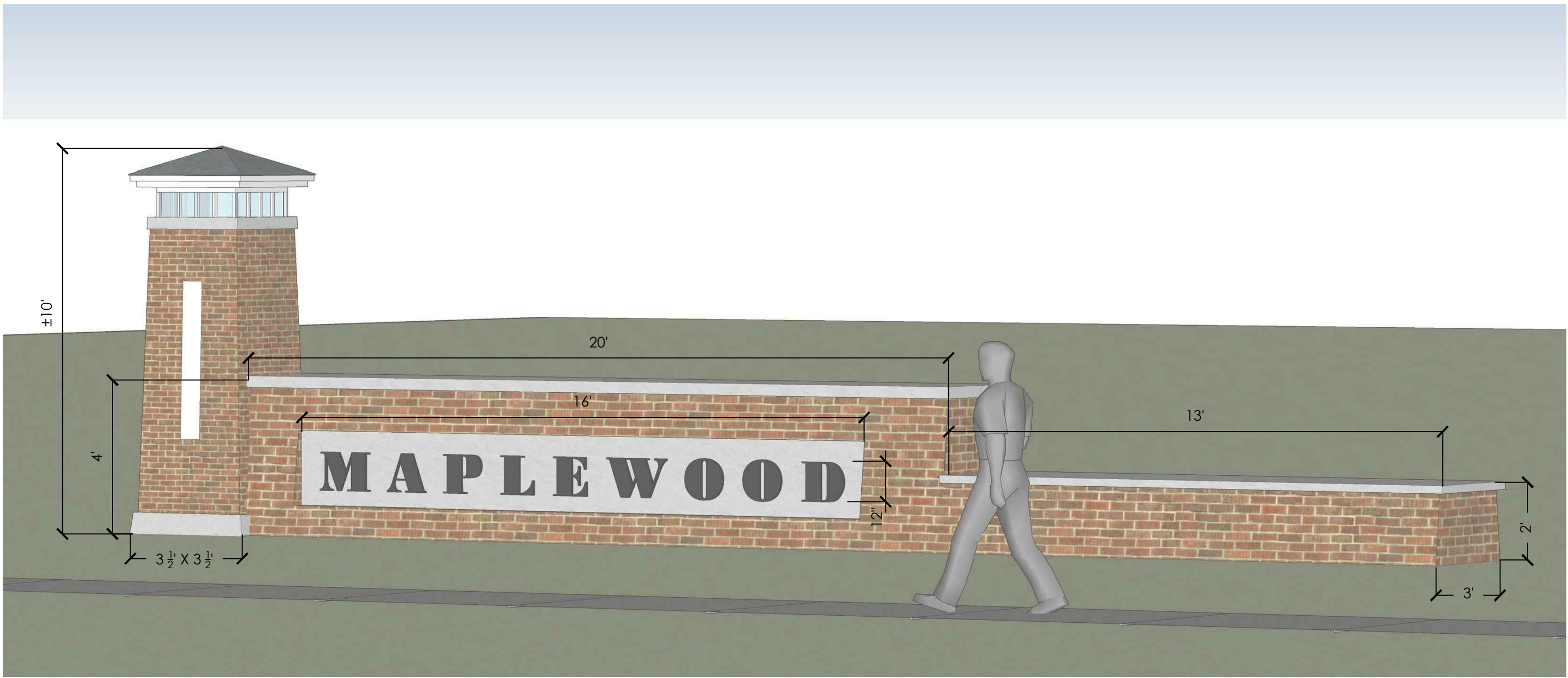
Perennial & Groundcover Planting No Scale



Planting Area Establishment No Scale



Rootball Preparation No Scale



Monument Sign Dimesions



Monument Sign and Column

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CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
PRELIMINARY PLAT
FOR
MAPLEWOOD
ENTRY ENLARGEMENTS & DETAILS

LOCATED IN:
SECTIONS 4, TOWNSHIP 16, RANGE 20
REFUGEE LANDS
CITY OF REYNOLDSBURG, COUNTY OF LICKING, STATE OF OHIO

Date	Job No.
OCTOBER 14, 2021	20201024
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AS NOTED	7/7