



Pat Zollars, Chair
Alex Furst, Vice-Chair
Teresa Alabi
Toni Kleckley
Keith Benner
Amy Barnhart
Lee Bivens

Planning & Zoning Board

7232 East Main Street
Reynoldsburg, OH 43068
www.reynoldsburg.gov

Eric Meyer, Development Director

Thursday, May 4, 2023

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App # 2023-5143; Eastwood Final Plat; AMH Development, LLC

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



MINUTES

PLANNING & ZONING BOARD THURSDAY, APRIL 20, 2023 6:00 PM

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

A. CALL TO ORDER

PRESENT: Zollars, Furst, Barnhart, Benner, Alabi, Kleckley, Bivens
ABSENT:

2. APPROVAL OF MINUTES

1. Planning & Zoning Board – Regular Meeting – April 6, 2023

Minutes Stand Approved

3. APPROVAL OF AGENDA

Mr. Shook asked to add an item # 6 to New Business regarding language about the zoning code update.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None

C. NEW BUSINESS

1. 7453 E Main St; Application# 2023-5141; Applicant Mark Hazel Certificate of Appropriateness - Roof

Ms. Buathier read the staff report into the record.

Mr. Furst mentioned that prior applicants had problems with the project materials not being available and asked if the applicant had any objections to a condition that the materials identified in the application were used.

The applicant does not object.

Mr. Furst: I believe that having considered the factors in 1109.21 for Certificates of Appropriateness, that this does meet all of those factors and I therefore move that we accept the application as submitted with the condition that the applicant use the materials identified in their application for this project.

Mr. Bivens: I'll second.

Ms. Alabi. Yes. Ms. Barnhart. Yes. Mr. Benner. Yes. Mr. Bivens. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Furst, Board Member
SECONDER:	Lee Bivens, Board Member
AYES:	Zollars, Furst, Barnhart, Benner, Alabi, Kleckley, Bivens

2. 7522 E Main St; Application# 2023-5132; Applicant Milan Gautam; Certificate of Appropriateness

Ms. Buathier read the staff report into the record.

The applicant told the board that he is the owner of the restaurant beside it and he used the same colors as that sign.

Mr. Bivens asked about the sign that was put up before this application was reviewed.

Ms. Buathier has been to the site, it is actually a banner, and banners are not regulated by the sign code. The applicant agreed it is a temporary sign.

Mr. Bivens: I motion that we approve the Certificate of Appropriateness as submitted.

Ms. Barnhart: I'll second.

Ms. Alabi. Yes. Ms. Barnhart. Yes. Mr. Benner. Yes. Mr. Bivens. Yes. Mr. Furst. Abstain. Ms. Kleckley. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [6 TO 0]
MOVER:	Lee Bivens, Board Member
SECONDER:	Amy Barnhart
AYES:	Zollars, Barnhart, Benner, Alabi, Kleckley, Bivens
ABSTAIN:	Furst

3. 1912 St Rt 256; Application #2023-5137; Applicant Culver's; Variance for Signage

Ms. Buathier read the staff report into the record.

Mr. Hampton, the applicant, explained that Culver's is changing their brand standards, and they are going from the panel sign to a channel lettering sign. He explained that they have asked to move the wall sign on the north side of the building to the south side of the building, is for marketing, brand standard and exposure. He explained that the Slate Ridge side is not visible since the bank was built.

Ms. Buathier explained that the sign is before the board because they are taking down the entire sign and putting up a new sign and the new sign has an increased size. Additionally, they are asking to put a sign on the south side, which is the parking lot entrance. Our code

states signs can only be placed on road frontage.

Mr. Furst told the applicant that he has never experiences any issues identifying Culver's and thinks the current signage is sufficient.

Mr. Hampton explained that they are asking to remove the sign on the north side and put a new sign on the south side and replace the one in the west side. They are not asking to add an additional sign, just update the logo and move the existing sign.

Mr. Furst: We have clearly considered the factors here in 1109.13D for variances. I am not convinced that this application meets the factors outlined therein. I move that we deny this application based on those findings.

Mr. Benner: I'll second.

Mr. Shook want to make sure the board was aware that when we have a motion in the negative, a yes is to deny the application and a no would be to keep the application open.

Ms. Alabi. Yes. Ms. Barnhart. No. Mr. Benner. Yes. Mr. Bivens. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

RESULT:	DEFEATED [6 TO 1]
MOVER:	Alex Furst, Board Member
SECONDER:	Keith Benner
AYES:	Zollars, Furst, Benner, Alabi, Kleckley, Bivens
NAYS:	Barnhart

4. 8555 E Main St; Application# 2022-5348; Applicant; Skilken Gold Variance for Signage
Ms. Buathier read the staff report into the record.

Ms. Barnhart asked how this sign compared to the one on Broad Street. Mr. McFarland said it is comparable to this site and consistent with other monuments in the area.

Mr. Bivens asked what the logic was in asking for the variance in height on the monument sign. Mr. McFarland told the board they created some renderings of the site to show traffic impediments to being able to see the six-foot sign from 200 feet and that it is necessary for traffic safety. He also explained that it is difficult to see pricing and store logo.

Mr. Furst explained that he is ok with a brick monument sign versus the stone recommended by staff. Mr. Furst said our code requires that the variance to be the minimum necessary to meet the intended purpose of the property. He asked the applicant to provide clarity on how six variances are the minimum necessary to accomplish the purpose on a green field development.

Mr. McFarland explained that it is hard to identify the graphics of Sheetz logo on the canopy from 200 feet away. He believes that the nine-foot Sheetz monument sign would allow the

patron to make a decision quicker and safer. He also explained that going westbound on Main Street that is a right turn only so the patron would have to turn left onto Taylor and prevent them turning left off Main Street into the property. With the nine-foot monument and the 24/7, sign on the east building wall it will allow more visibility.

The board asked if the applicant would like a decision tonight or if they wanted to table the application. Mr. McFarland felt as if they could work something out that night. Mr. Zollars explained that there are signs that need to meet code and it does not look favorable for those signs. Ms. Green asked if the monument sign would have to be reduced if they voted on it tonight. Since this is a complete package, all items would be voted on.

The board, staff and applicant discussed deadlines regarding future meetings if the application were to be tabled.

Mr. McFarland asked for the application to be tabled.

Mr. Furst: It is clear to me that the applicant is requesting that we table this application. Therefore, I move that we table it indefinitely.

Mr. Bivens: I second.

Ms. Alabi. Yes. Ms. Barnhart. Yes. Mr. Benner. Yes. Mr. Bivens. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

RESULT:	TABLED [UNANIMOUS]	Next: 5/4/2023 12:00 AM
MOVER:	Alex Furst, Board Member	
SECONDER:	Lee Bivens, Board Member	
AYES:	Zollars, Furst, Barnhart, Benner, Alabi, Kleckley, Bivens	

5. Brice Rd; Application# 2023-5142 ; Applicant City of Reynoldsburg; Major Site Plan

Ms. Buathier read the staff report into the record.

Mr. Furst: I think this is a fantastic improvement to what is otherwise wasted property. Therefore, I do move that we accept the application as submitted.

Ms. Barnhart: I'll second.

Ms. Alabi. Yes. Ms. Barnhart. Yes. Mr. Benner. Yes. Mr. Bivens. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alex Furst, Board Member
SECONDER:	Amy Barnhart
AYES:	Zollars, Furst, Barnhart, Benner, Alabi, Kleckley, Bivens

6. Changes to the zoning code update

Mr. Shook: Earlier this week, actually. This is why this is getting to you pretty much at the last minute. We had a question about an application that we had got in for a use that was not listed in our zoning code. Therefore, we always intended to have a process for how we deal with applicants who have those uses that we haven't already identified. In fall of 2020, when we had the zoning code changes, this was supposed to be a part of that change. However, I, the attorney who was trying to upload all the changes that we did in fall 2020, uploaded the incorrect document into our council packet. So this actually didn't get legally approved at that time. And we just recently noticed that. So what I would be asking is that this board accept the changes to Section 1109.17 for similar use determination. In order to do that, you would need to first amend your recommended approval. The City Council of the other zoning code changes that you are sending there. Then after it is amended, you would then need to have a separate motion to make a new recommendation for approval to City Council. There scheduled for a second read on the zoning code changes this Monday, and then at the next City Council meeting, they'll hold a third read and public hearing at that time.

Mr. Zollars: Without needing to recite all the code sections, can we do something generally as a motion?

Mr. Shook: So it should be in front of all of you. I don't know if you guys had a chance to see it. The changes are in highlight. As far as a motion goes. I would ask first for a motion to amend our approval or recommended approval of the zoning code to City Council to include the changes to section 1109.17 if anyone wants to say so moved, that will be good enough.

Ms. Barnhart: So moved.

Mr. Furst: I'll second.

Ms. Alabi. Yes. Ms. Barnhart. Yes. Mr. Benner. Yes. Mr. Bivens. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

Mr. Shook: All right, then we need a second motion, and this will be a motion to submit All of the zoning code changes as amended, with a recommendation for approval to city council.

Mr. Furst: I so move.

Mr. Bivens: I second.

Ms. Alabi. Yes. Ms. Barnhart. Yes. Mr. Benner. Yes. Mr. Bivens. Yes. Mr. Furst. Yes. Ms. Kleckley. Yes. Mr. Zollars. Yes.

D. OTHER BUSINESS

None

E. ADJOURNMENT

Chairman

Planning and Zoning Administrator

April 26, 2023

Mr. Eric Meyer
Development Director
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: Eastwood Reserve Subdivision, Final Plat, Phase 1

Mr. Meyer:

Enclosed is our review of the application material for the above referenced plans.

1. Project Summary

- a. The 78.16 +/-acre residential subdivision is zoned SR - Suburban Residential. To the north and west is Etna Township rural residential; to the south is undeveloped RM-Medium Residential district and Etna Township single family residential; to the east is Etna Township single family residential subdivision.
- b. Currently under agricultural use, the site is proposed to be developed with 248 single-family lots at a density of 3.17 du/ac. The approved major site plan included total open space of 24.42 acres.
- c. The proposed final plat application is for phase 1, consisting of 39.996 acres, and 85 single family lots.
- d. Open space is being platted in open space A at 10.936 acres, and Open Space D at 0.238 acres for a total of 11.174 acres (46% of the total open space approved in the major site plan)

2. Project Review

- a. The applicant is seeking final plat approval for Phase 1 Eastwood Reserve Subdivision.
- b. The lot dimensions, rights-of-way, layout, setbacks, and open space configurations appear to be consistent with the approved major site plan and preliminary plat.

3. Zoning Recommendation

- a. Recommend final plat approval of Phase 1 Eastwood Reserve Subdivision.

If you have any questions or comment, please feel free to contact us.

Very truly yours,



Rick Fay PLA, ASLA
Planner



Engineers, Surveyors, Planners, Scientists

MEMO

Date: April 12, 2023; Revised April 26, 2023
To: Mr. Eric Meyer, Director of Development
From: Ryan Andrews, City Engineer
Subject: Staff Report for: Eastwood Reserve Phase 1 Final Plat
Copies: Joseph Begeny, Mayor; William Dorman, Public Service Director

Revised: The information and plat comments below were provided in the initial Staff Report on April 12, 2023. A revised plat was provided on April 19, 2023. EMH&T has reviewed the revised plat against the previously provided comments. At this time, all previous comments have been addressed and no further comments are being provided.

On behalf of the City of Reynoldsburg, EMH&T conducted a preliminary engineering review of the Eastwood Reserve Phase 1 Plat. The following summarizes our findings and recommendations with respect to this development. Please refer to the comments on the plat plan to clarify comments below.

TITLE SHEET

1. First paragraph on left side: Add "Lot 11".
2. Second paragraph, first sentence: Add "OWNER" after LAND DEVELOPMENT. As shown, there are no proposed changes to any public water mains or the private water service to the facility.
3. Add "LOT 11" in title line on top of plan sheet.
4. Add the DIRECTOR OF PUBLIC SERVICE signature line.
5. Change signature line for CHAIRMAN, PLANNING COMMISSION to CHAIRMAN, PLANNING & ZONING BOARD.
6. Remove the DEPUTY AUDITOR signature line.
7. Remove the DEPUTY RECORDER signature line.

PLAT SHEET 2

8. At the bottom of page, Sheet 2 indicates the project acreage of 39.828 while Sheet 3 indicates an acreage of 39.996. Please clarify.
9. Top right of page, please provide the dimension between the R/W and the center line.
10. Call out Summit Road on plan sheet.
11. Move the Summit Road label inside of the R/Ws.
12. Replace the "40'" label with the word "variable".
13. Add the MAG SET at the intersection of Henley Avenue and Summit Road.
14. Remove arbitrary line between the center line and the R/W south of Henley Avenue.
15. Will there be a setting pin placed on the center line of Summit Road?

PLAT SHEET 3

16. Remove the arbitrary line in the upper left corner of sheet.
17. Label the drainage easement (and tie down) the area north of lots 248 and 247.
18. Use dash lines to extend easement lines where indicated on plan sheet.
19. Label drainage easement on the northwest corner of Park Place North.
20. Sheet 2 indicates there are 39.828 acres to this project. Please clarify.
21. In 'NOTE "C"' for acreage breakdown, please add 'RESERVE PHASE 1' after EASTWOOD.
22. Add an "S" on the end of 'NUMBER' to make it plural.
23. Call out distances from center line to R/W on Park Place (as was done on Henley Ave).
24. A temporary turnaround easement is needed at the eastern terminus of Lucy Drive.
25. In NOTE "H":
 - please replace the word 'IS' with "ARE".
 - Add the words "THE OWNERS OF" after the words 'HOMEOWNERS ASSOCIATION COMPRISED OF'
 - Add the words "TITLE TO THE" between the words 'SIMPLE' and 'LOTS'.
 - Add the words "PHASE 1" at the end of the paragraph.

PLAT SHEET 4

26. The drainage easement in Reserve "A" needs to be tied down.
27. To the west of Park Place South above the 15' access easement, the PGU shows the 20' easement as a drainage easement, but this only shows it as an easement.
28. At the 15' access easement, the plat plan shows it to be a drainage easement as well as an access easement, but it is only an access easement on the PGU, not a drainage easement as well.
29. Use dash lines to extend the easement lines on Lots 125 and 126.
30. Include an easement call out to the west of Lots 125 and 126.
31. Call out the 20' easement on north Lucy Drive.
32. Call out the 20' easement to the east of Lots 1-6.
33. Call out distances from center line to R/W on Park Place South as well as Lucy Drive.
34. Should turnaround easement be called out prior to public street R/W extension completion?
35. Note that platting of the continuation of Sunny Drive to connect to Little Jordan Way is being handled separately.

PLAT SHEET 5

36. Indicate Lot Numbers 11 and 12 at top of plan sheet.
37. All drainage easements need to be tied down.

Attachments: Final Plat with Redline comments

App./Case#: _____

Date Submitted: _____

Fee Amount: _____

PLANNING AND ZONING BOARD LAND SUBDIVISION AND PLAT APPLICATION

☐ Paid: _____

Property Address/Name of Plat: Eastwood Reserve Phase 1
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: 85
Complete Where Applicable: Engineer/Surveyor: CESO, Inc. Builder/Developer: AMH Development, LLC

I. PROPERTY OWNER OF RECORD

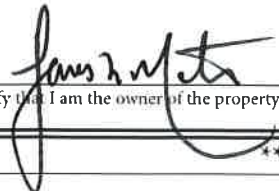
Property Owner Name(s): AMH Development, LLC	Property Owner Address: 23975 Park Sorrento, Suite 300, Calabasas, CA 91302
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II. APPLICANT INFORMATION

Applicant Name: AMH Development, LLC	Applicant Address: 781 Brooksedge Plaza Drive, Westerville, OH 43081
Applicant Phone Number: (614) 914-4077	Applicant Email: jamartin@amh.com; rrobert@amh.com
☒ Property Owner ☐ Business Owner/Tenant ☐ Contractor ☐ Architect/Engineer ☐ Owner's Consent Attached	

III. PROJECT TYPE

☐ Subdivision without Plat (\$200 Residential/\$250 Non-Residential) ☐ Preliminary Plat (\$750 + \$50 per lot All Districts) ☒ Final Plat (\$500 All Districts) ☐ Plat Modification/Vacation (\$500 All Districts)

Applicant Signature:  Date: **3/29/23**

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.

Additional Notes:

OFFICE USE ONLY

Zoning Information	Planning and Zoning Board Meeting	City Council Meeting
Date: _____	Date: _____	Date: _____
Zoning District: _____	☐ Approved as Submitted	☐ Approved as Submitted
☐ Olde Reynoldsburg District	☐ Approved w/ Conditions	☐ Submitted Approved
	☐ Tabled	☐ w/ Conditions Tabled
	☐ Denied	☐ Denied

P&Z Administrator: _____

Date: _____

Clerk of Council: _____

Date: _____

Section 111.05

PRELIMINARY PLAT REQUIREMENTS

The owner of land who desires to subdivide it shall submit six (6) copies of a preliminary plat along with six (6) copies of a general layout of all site improvements to be installed on the entire tract of land to be developed even if the owner or developer only intends to initially develop only a part of the tract, to the Planning and Zoning Board twenty-one (21) days prior to a regular meeting of the Board. A copy of the general layout of all site improvements attached to a copy of the plat shall be in the possession of each member of the Board for a minimum period of seven (7) days before consideration for approval.

The preliminary plat shall contain the following, and be prepared by a licensed professional engineer in the State of Ohio:

- ☐ The scale, with a minimum of one inch to equal one hundred feet
- ☐ The proposed name of the subdivision;
- ☐ Key map showing location within the City;
- ☐ Names and addresses of owners, developers and the surveyor who made the plat;
- ☐ Date
- ☐ North point
- ☐ Legal description of parcel being subdivided.

The following existing conditions shall be shown on the plat:

- ☐ Boundary lines and approximate acreage included matching the provided legal description;
- ☐ Locations, widths and names of all existing or previously platted streets or alleys, and proposed thoroughfare locations as shown on the official City Thoroughfare Plan, Railroad and utility rights of way, parks and public open spaces, permanent buildings and structures, all section and corporation lines within or adjacent to the tract
- ☐ Existing sewers, water mains, culverts and other underground facilities within the tract, indicating pipe sizes, elevations and grades, if readily available, and locations, if known available
- ☐ Boundary lines of adjacent tracts of unsubdivided and subdivided land;
- ☐ Existing zoning restrictions;
- ☐ Existing contours, with intervals of five feet where the slope is greater than ten percent and not more than two feet where the slope is less than ten percent;
- ☐ Drainage channels, wooded areas, water courses and other significant physical features;
- ☐ Existing and proposed easements.

The following proposed conditions shall be shown:

- ☐ Layout of streets and right-of-way widths;
- ☐ Layout, numbers and dimensions of lots including total square footage;
- ☐ Parcels of land intended to be dedicated or temporarily reserved for public use;
- ☐ Building setback lines shown graphically with dimensions;
- ☐ Indication of any lot on which a use other than residential is proposed by the owner;
- ☐ Names of new streets which shall not duplicate names of any existing dedicated street within the County and/or its incorporated areas;
- ☐ New streets which are extensions of or in alignment with existing streets which shall bear the names of the existing streets of which they are extensions or with which they are in alignment;
- ☐ Bearings and dimensions of lot, parcel, and right-of-way boundaries; and
Proposed landscaping, if any.

Who may I call if I have questions?
Contact the Planning & Zoning Administrator at
614-322-6829.
OR Visit our website at: Reynoldsburg.gov

Section 1111.09

FINAL PLAT REQUIREMENTS

A final plat shall contain all material required for the preliminary plat and the following additional information prepared and sealed by a licensed professional engineer in the State of Ohio:

- ☐ Boundary of plat based on an accurate traverse with angular and lineal dimensions;
- ☐ True angle and distance to the nearest street intersection, accurately described on the plat;
- ☐ Municipal, township, county or section lines accurately tied to the lines of all chord dimensions;
- ☐ Radii, internal angles, points of curvature, tangent bearings and lengths of all chord dimensions;
- ☐ All lot numbers and lines with accurate dimensions in feet and hundredths and bearings in
- ☐ degrees and minutes;

Accurate location of all monuments, which shall be composed and/or located as follows:

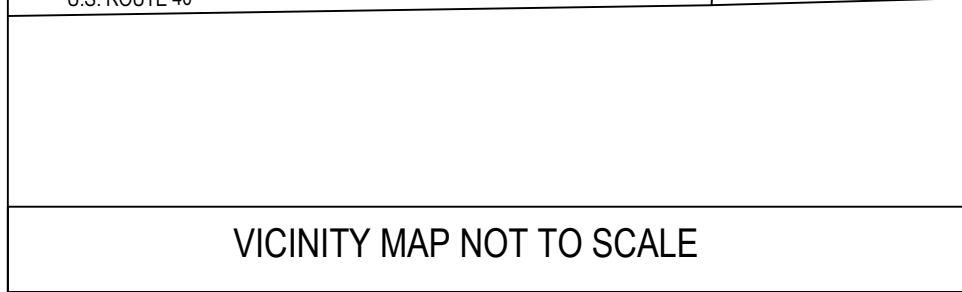
- ☐ Be composed of a durable material;
- ☐ Be a minimum length of thirty inches (30IN)
- ☐ Of a minimum cross-section area of material of two tenths square inches (one inch (1IN) in diameter)
- ☐ Be identified with a durable marker bearing the Surveyor's Ohio Registration number and/or name or company name
- ☐ Be detectable with conventional instruments for finding ferrous or magnetic objects;
Placed with the top at the existing grade elevation.
One such monument shall be placed at each extreme corner of the subdivision. All lots must be marked with steel pins, and such pins must be in place after a building is completed. The
- ☐ Building Official shall confirm that lot pins are in place on the final occupancy permit.
- ☐ Exact location, width and name of all streets or other public ways
- ☐ Known easements, accurately located and stating the purpose for which they are intended.

A final plat shall also contain:

- ☐ A certificate by a registered professional land surveyor that the plat represents a completed survey and that the monuments shown exist as located or will be set following construction and that all dimensional and geodetic details are correct.
- ☐ Notarized certification by the owner or owners of the adoption of the plat and the dedication by them to public use of the streets and other public areas shown on the plat. The signatures of the owner(s) are required prior to the obtaining of any City Official's signature on the plat. No property shall extend to the center of a right of way.
- ☐ Proper form for the approval of the Planning Commission with space for the signature of the Chairman.
- ☐ Space for approval by signature of the City Engineer and Director of Public Service.
- ☐ Proper form for approval and acceptance by Council, showing ordinance number and provisions for signature by the Clerk of Council.
- ☐ Space for approval, by signature of the City Engineer and Director of Public Service, of easements added to or revised on the final plat.
- ☐ Space for transfer by the County Auditor and recording by the County Recorder. A statement of the expiration date of the City approval shall be placed just ahead of the space provided for the County Auditor's signature.
- ☐ A topographic survey prepared by an Ohio registered professional surveyor using the North American Vertical Datum of 1988 (NAVD88) reflecting flood way, flood way fringe, base flood elevations and property lines of the plat under consideration for development.

Who may I call if I have questions?
Contact the Planning & Zoning Administrator at
614-322-6829.
OR Visit our website at: Reynoldsburg.gov

PHASE 1
STATE OF OHIO, COUNTY OF LICKING, CITY OF REYNOLDSBURG,
BEING A PART OF LOT 12, NORTHEAST QUARTER OF SECTION 9,
TOWNSHIP 16, RANGE 20, REFUGEE LANDS



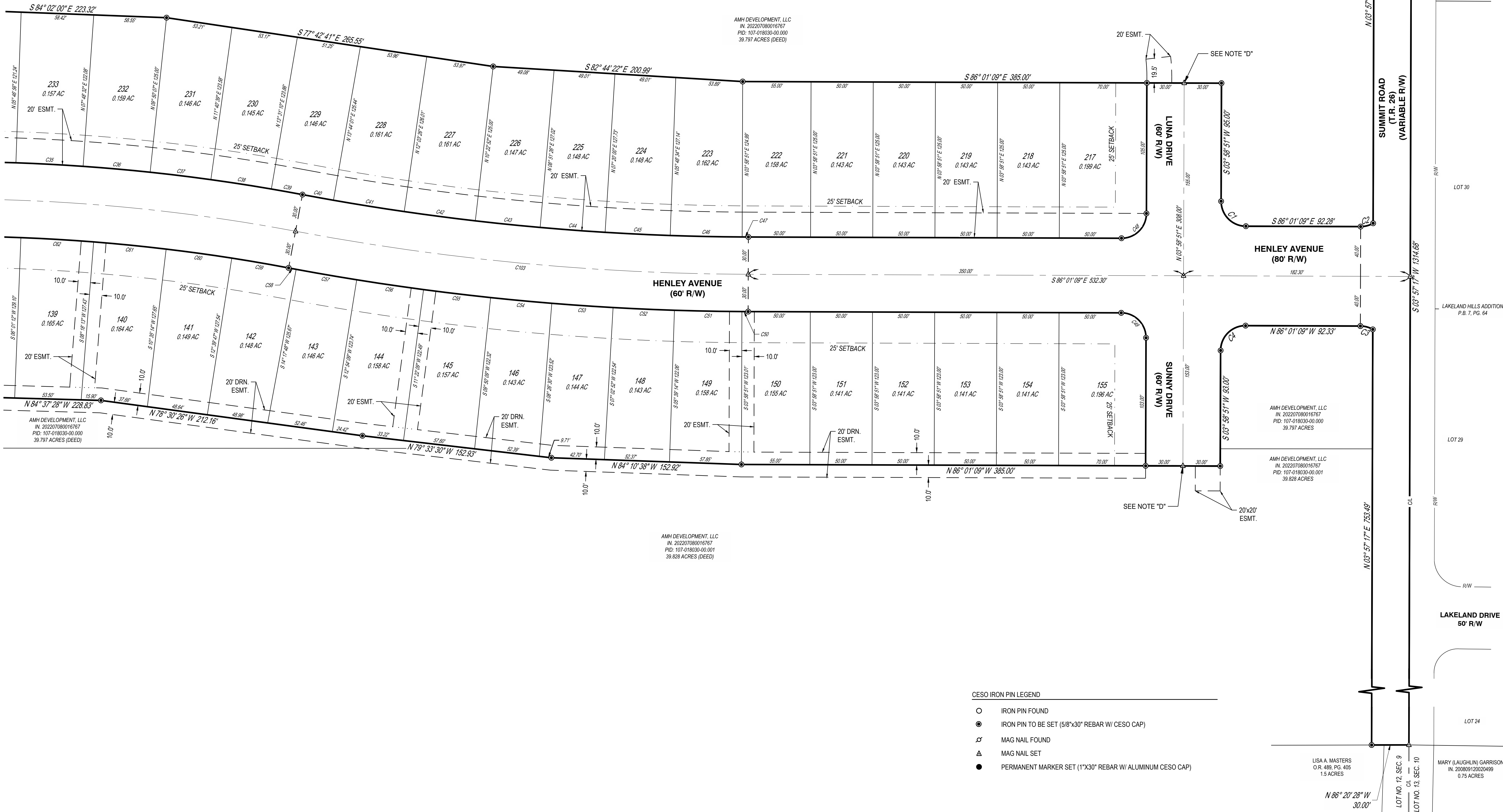
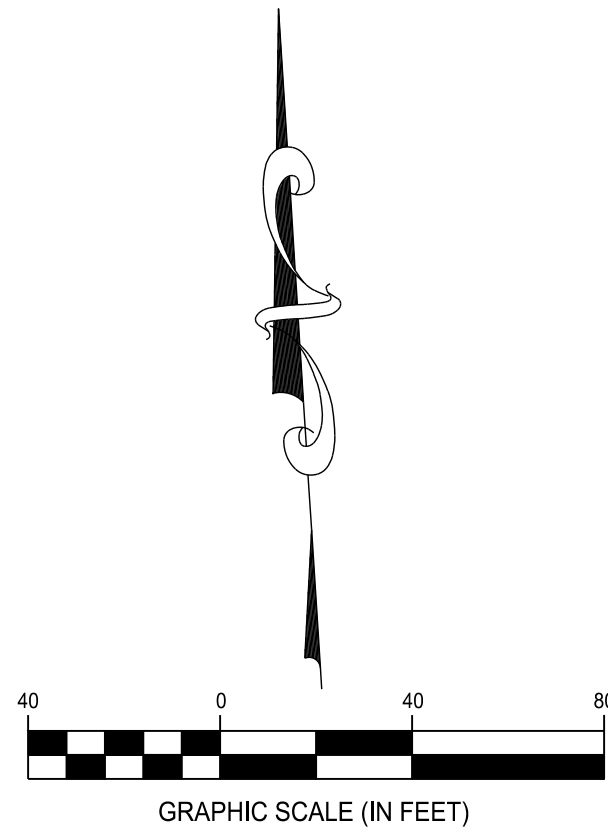
MY COMMISSION EXPIRES _____, _____

PLAT BOOK _____, PAGE _____

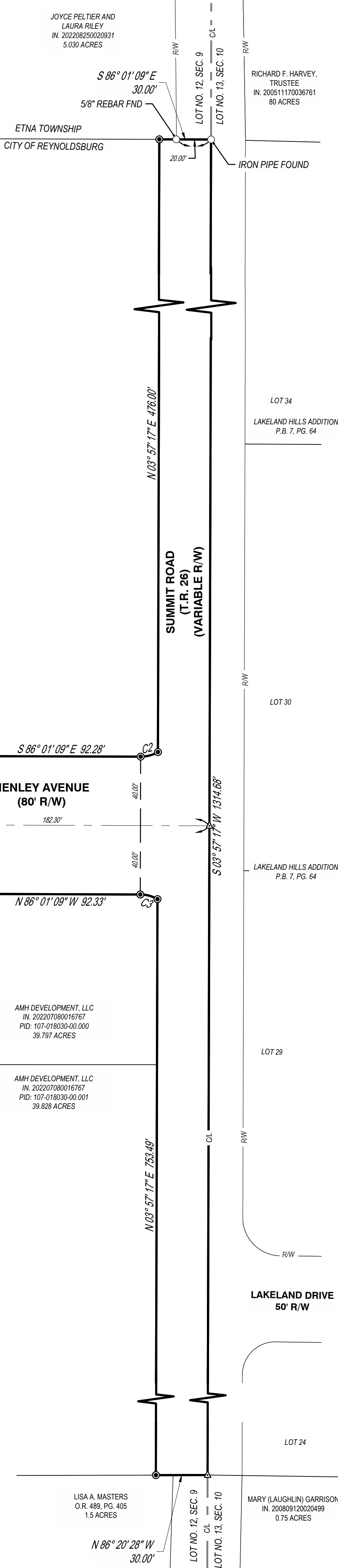
JEFFREY MILLER, P.S. DATE:
OHIO P.S. NO. 7211
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

☐	IRON PIN FOUND
☒	IRON PIN TO BE SET (5/8"x30" REBAR W/ CESCO CAP)
☐	MAG NAIL FOUND
☐	MAG NAIL SET
☐	PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESCO CAP)

Page 14 of 25



- CESO IRON PIN LEGEND
- IRON PIN FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
 - ✂ MAG NAIL FOUND
 - ▲ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)



EASTWOOD RESERVE PHASE 1

PART OF LOT 12, NE QTR. OF SEC. 9, TWP. 16, RNG. 20, REFUGEE LANDS
CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO

Revisions / Submissions		
ID	Description	Date

© 2023 CESO, INC.

Project Number: 759547

Scale: 1"=40'

Drawn By: OPG

Checked By: ALB

Date: 04/14/2023

Issue: N/A

Drawing Title:

PLAT

NOTE "A" AT THE TIME OF PLATTING, THE 39.996 ACRE TRACT OF LAND SHOWN HEREON IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP OF LICKING COUNTY, OHIO COMMUNITY PANEL 39089C0409J DATED: MARCH 16, 2015.

NOTE "B" ACREAGE BREAKDOWN:

TOTAL ACREAGE	39.996 ACRES
VACREAGE IN R/W	6.805 ACRES
ACREAGE IN REMAINING LOTS	13.017 ACRES
ACREAGE IN OPEN SPACE "A"	19.936 ACRES
ACREAGE IN OPEN SPACE "D"	0.238 ACRES

NOTE "C" ACREAGE BREAKDOWN: EASTWOOD RESERVE PHASE 1 IS OUT OF LICKING COUNTY PARCEL NUMBERS:

PARCEL NUMBER 107-018030-00.000	(ORIGINAL 39.797 ACRES)	20.339 ACRES
PARCEL NUMBER 107-018030-00.001	(ORIGINAL 39.828 ACRES)	19.657 ACRES

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": 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 "F" 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 EASTWOOD RESERVE PHASE 1 OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE LICKING COUNTY RECORDER'S OFFICE.

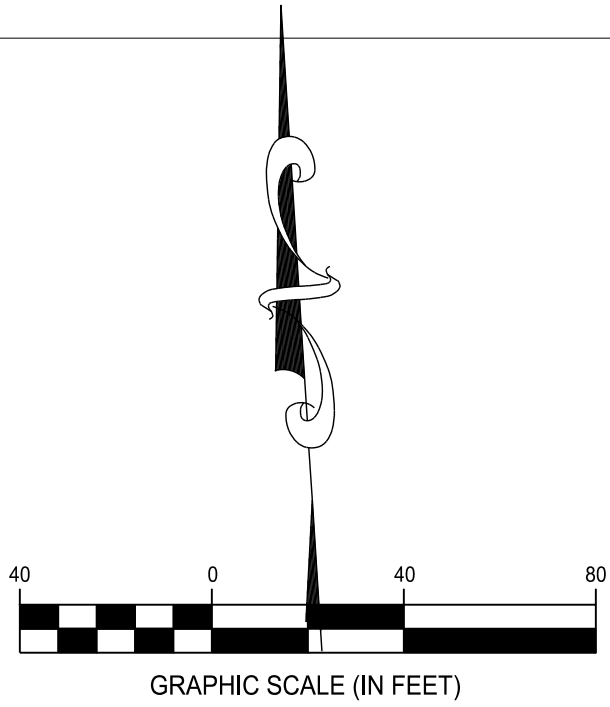
NOTE "G":

CITY OF REYNOLDSBURG ZONING CODE FOR "EASTWOOD RESERVE PHASE 1" IN EFFECT AT TIME OF PLATTING OF "EASTWOOD RESERVE PHASE 1". SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION (LOTS 1-6, 72-80, 179-183, 217-243)	(SR) SUBURBAN RURAL
FRONT:	25 FEET
REAR	30 FEET
SIDE:	5 FEET

NOTE "H": RESERVE "A" AND RESERVE "B", AS DEDICATED AND DELINEATED HEREON ARE RESERVED FOR OPEN SPACE, STORM WATER CONTROL, MAINTENANCE, AMENITY AND RECREATIONAL PURPOSES AND ARE TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION COMPRISED OF THE OWNERS OF THE FEE SIMPLE TITLE TO THE LOTS OF EASTWOOD RESERVE.

NOTE "I": TEMPORARY TURNAROUND/ACCESS EASEMENTS SHALL REMAIN IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.



EASTWOOD RESERVE PHASE 1

PART OF LOT 12, NE QTR. OF SEC. 9, TWP. 16, RNG. 20, REFUGEE LANDS
CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO

Revisions / Submissions

ID	Description	Date
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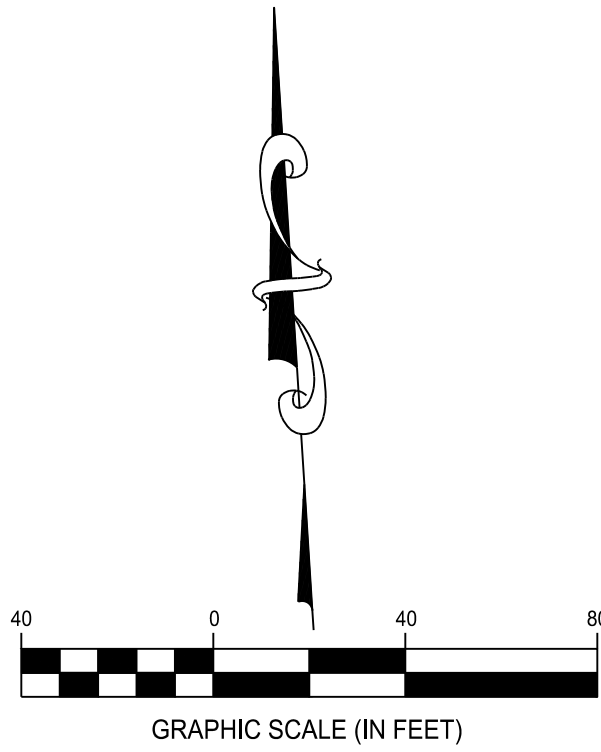
Project Number:	759547
Scale:	1"=40'
Drawn By:	OPG
Checked By:	ALB
Date:	04/14/2023
Issue:	N/A

Drawing Title:

PLAT

CESO IRON PIN LEGEND

- IRON PIN FOUND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ✂ MAG NAIL FOUND
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)



EASTWOOD RESERVE PHASE 1

PART OF LOT 12, NE QTR. OF SEC. 9, TWP. 16, RNG. 20, REFUGEE LANDS
CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO

Revisions / Submissions		
ID	Description	Date

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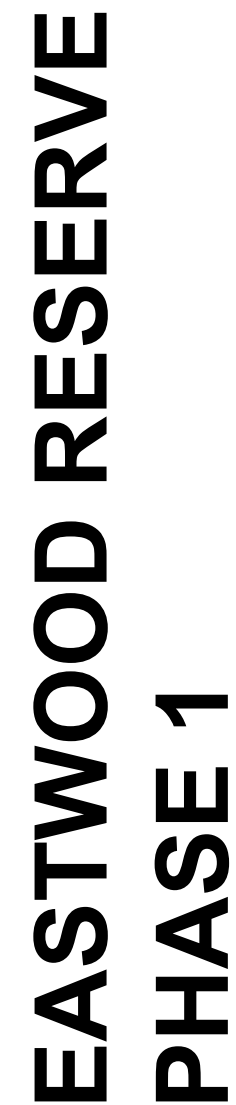
Project Number: 759547
Scale: 1"=40'
Drawn By: OPG
Checked By: ALB
Date: 04/14/2023
Issue: N/A

Drawing Title:
PLAT

4

- CESO IRON PIN LEGEND
- IRON PIN FOUND
 - IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
 - ⚡ MAG NAIL FOUND
 - △ MAG NAIL SET
 - PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)





REYNOLDSBURG!
PART OF LOT 12, NE QTR. OF SEC. 9, TWP. 16, RNG. 20, REFUGEE LANDS
CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO

CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO

Revisions / Submissions		
ID	Description	Date

© 2023 CESO, INC.

Project Number:	759547
Scale:	1"=40'
Drawn By:	OPG
Checked By:	ALB
Date:	04/14/2023
Issue:	N/A

© 2023 CESO, INC.

Project Number: 759547

Scale: 1"=40'

Drawn By: OPG

Checked By: ALB

Date: 04/14/2023

Issue:	N/A
--------	-----

Drawing Title:

PLAT

5



EASTWOOD RESERVE PHASE 1

PARCELS
PART OF LOT 12, NE QTR. OF SEC. 9, TWP. 16, RNG. 20, REFUGEE LANDS
CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO

Revisions / Submissions		
ID	Description	Date

© 2023 CESO, INC.

Project Number: 759547

Scale: 1"=40'

Drawn By: OPG

Checked By: ALE

Date: 04/14/2023

Issue: N/A

Drawing Title:

PLAT

6

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C1	20.00'	31.42'	S41° 01' 09"E, 28.28'	90° 00' 00"
C2	20.00'	10.48'	N78° 58' 04"E, 10.38'	30° 01' 34"
C3	20.00'	10.46'	N71° 01' 56"W, 10.34'	29° 58' 26"
C4	20.00'	31.42'	S48° 58' 51"W, 28.28'	90° 00' 00"
C5	1080.00'	5.76'	S80° 31' 42"W, 5.76'	0° 18' 21"
C6	770.00'	6.18'	S81° 27' 31"W, 6.18'	0° 27' 37"
C7	60.00'	151.81'	S30° 23' 52"E, 114.44'	144° 58' 03"
C8	885.00'	31.36'	S12° 00' 32"E, 31.36'	2° 01' 49"
C9	800.00'	187.15'	N61° 07' 45"E, 186.72'	13° 54' 12"
C10	800.00'	193.49'	N74° 45' 35"E, 193.02'	13° 51' 28"
C11	915.00'	215.39'	N29° 26' 56"W, 214.90'	13° 29' 15"
C12	915.00'	187.03'	N16° 50' 58"W, 186.70'	11° 42' 41"
C13	1110.00'	325.78'	S72° 16' 24"W, 324.61'	16° 48' 57"
C14	1500.00'	927.74'	S86° 45' 09"W, 913.03'	35° 26' 14"
C15	830.00'	97.27'	N60° 11' 37"E, 97.22'	6° 42' 54"
C16	20.00'	34.82'	N13° 40' 45"E, 30.58'	64° 44' 38"
C17	945.00'	415.62'	N23° 35' 36"W, 412.27'	25° 11' 56"
C18	885.00'	99.93'	N16° 15' 32"E, 99.87'	6° 21' 09"
C19	20.00'	31.93'	N65° 13' 04"W, 28.65'	18° 21' 22"
C20	1530.00'	0.98'	S69° 03' 08"W, 0.98'	0° 02' 12"
C21	1530.00'	54.11'	S70° 05' 15"E, 54.11'	2° 01' 35"
C22	1530.00'	49.19'	S72° 01' 09"W, 49.19'	1° 50' 32"
C23	1530.00'	49.19'	S73° 51' 37"W, 49.19'	1° 50' 32"
C24	1530.00'	49.19'	S75° 42' 06"W, 49.19'	1° 50' 32"
C25	1530.00'	54.11'	S77° 38' 12"W, 54.11'	2° 01' 35"
C26	1530.00'	54.11'	S78° 39' 47"W, 54.11'	2° 01' 35"
C27	1530.00'	49.19'	S81° 35' 51"W, 49.19'	1° 50' 32"
C28	1530.00'	49.19'	S83° 26' 23"W, 49.19'	1° 50' 32"
C29	1530.00'	49.19'	S85° 16' 55"W, 49.19'	1° 50' 32"
C30	1530.00'	54.11'	S87° 12' 58"W, 54.11'	2° 01' 35"
C31	1530.00'	54.11'	S89° 14' 33"W, 54.11'	2° 01' 35"
C32	1530.00'	49.19'	N88° 49' 23"W, 49.19'	1° 50' 32"
C33	1530.00'	49.19'	N85° 08' 20"W, 49.19'	1° 50' 32"
C34	1530.00'	54.11'	N85° 08' 20"W, 49.19'	2° 01' 35"
C35	1530.00'	49.19'	N83° 12' 16"W, 54.11'	1° 50' 32"
C36	1530.00'	54.11'	N81° 10' 41"W, 54.11'	2° 01' 35"
C37	1530.00'	49.19'	N79° 14' 37"W, 49.19'	1° 50' 32"
C38	1530.00'	49.19'	N77° 24' 06"W, 49.19'	1° 50' 32"
C39	1530.00'	25.41'	N76° 00' 17"W, 25.41'	0° 57' 05"
C40	1970.00'	25.36'	N75° 53' 52"W, 25.36'	0° 44' 15"
C41	1970.00'	57.63'	N76° 06' 16"W, 57.63'	1° 40' 34"
C42	1970.00'	57.63'	N78° 46' 51"W, 57.63'	1° 40' 34"
C43	1970.00'	52.39'	N80° 22' 51"W, 52.39'	1° 31' 26"
C44	1970.00'	52.39'	N81° 54' 17"W, 52.39'	1° 31' 26"
C45	1970.00'	52.39'	N83° 25' 43"W, 52.39'	1° 31' 26"
C46	1970.00'	57.63'	N85° 01' 55"W, 57.63'	1° 40' 59"
C47	1970.00'	5.00'	N85° 56' 47"W, 5.00'	0° 08' 44"
C48	20.00'	31.42'	S48° 58' 51"W, 28.28'	90° 00' 00"
C49	20.00'	31.42'	S41° 01' 09"E, 28.28'	90° 00' 00"
C50	2030.00'	5.00'	S85° 56' 55"E, 5.00'	0° 08' 28"
C51	2030.00'	54.27'	S85° 06' 43"E, 54.27'	1° 31' 54"
C52	2030.00'	49.39'	S83° 38' 57"E, 49.39'	1° 23' 38"
C53	2030.00'	49.39'	S82° 15' 17"E, 49.39'	1° 23' 38"
C54	2030.00'	49.39'	S80° 51' 40"E, 49.39'	1° 23' 38"
C55	2030.00'	54.33'	S79° 23' 51"E, 54.33'	1° 32' 00"
C56	2030.00'	54.33'	S77° 51' 01"E, 54.33'	1° 32' 00"
C57	2030.00'	49.39'	S76° 24' 01"E, 49.39'	1° 23' 38"
C58	2030.00'	6.18'	S75° 36' 56"E, 6.18'	0° 10' 2

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE
C61	1470.00'	58.59'	S80° 33' 17"E, 58.58'	2° 17' 01"
C62	1470.00'	58.59'	S82° 50' 18"E, 58.58'	2° 17' 01"
C63	1470.00'	53.26'	S85° 01' 05"E, 53.26'	2° 04' 34"
C64	1470.00'	53.26'	S87° 05' 38"E, 53.26'	2° 04' 34"
C65	1470.00'	58.59'	S89° 16' 26"E, 58.58'	2° 17' 01"
C66	1470.00'	58.26'	N88° 26' 56"E, 58.29'	2° 16' 15"
C67	1470.00'	53.59'	N86° 16' 09"E, 53.59'	2° 05' 19"
C68	1470.00'	53.26'	N84° 11' 13"E, 53.26'	2° 04' 34"
C69	1470.00'	53.26'	N82° 06' 39"E, 53.26'	2° 04' 34"
C70	1470.00'	53.26'	N80° 02' 06"E, 53.26'	2° 04' 34"
C71	1470.00'	58.59'	N77° 51' 19"E, 58.58'	2° 17' 01"
C72	1470.00'	58.59'	N75° 34' 18"E, 58.58'	2° 17' 01"
C73	1470.00'	53.26'	N73° 23' 30"E, 53.26'	2° 04' 34"
C74	1470.00'	58.59'	N71° 12' 43"E, 58.58'	2° 17' 01"
C75	1470.00'	26.59'	N69° 33' 07"E, 26.59'	1° 02' 11"
C76	20.00'	33.22'	N21° 27' 17"E, 29.53'	9° 05' 30"
C77	885.00'	106.73'	N29° 34' 45"E, 106.66'	6° 54' 35"
C78	885.00'	48.79'	N34° 36' 48"E, 48.74'	3° 09' 31"
C79	20.00'	27.16'	N37° 07' 30"W, 25.18'	7° 51' 53"
C80	1140.00'	48.84'	S67° 09' 54"W, 48.84'	2° 28' 41"
C81	1140.00'	48.92'	S69° 37' 00"W, 48.92'	2° 27' 32"
C82	1140.00'	48.92'	S72° 04' 32"W, 48.92'	2° 27' 32"
C83	1140.00'	48.92'	S74° 32' 03"W, 48.92'	2° 27' 32"
C84	1140.00'	48.92'	S76° 59' 35"W, 48.92'	2° 27' 32"
C85	1140.00'	48.92'	S79° 27' 07"W, 48.92'	2° 27' 32"
C86	1080.00'	60.00'	S78° 47' 02"E, 59.99'	2° 41' 00"
C87	1080.00'	54.55'	S75° 44' 43"W, 54.54'	2° 53' 38"
C88	1080.00'	54.55'	S72° 51' 25"W, 54.54'	2° 53' 38"
C89	1080.00'	60.00'	S69° 15' 01"W, 60.00'	2° 41' 48"
C90	20.00'	36.06'	S15° 27' 26"W, 31.37'	103° 18' 01"
C91	20.00'	25.60'	S72° 51' 25"E, 23.88'	73° 19' 41"
C92	830.00'	60.62'	N72° 34' 17"E, 60.61'	4° 11' 05"
C93	830.00'	48.38'	N76° 20' 01"E, 48.37'	3° 20' 23"
C94	830.00'	53.38'	N79° 50' 46"E, 53.37'	3° 41' 06"
C95	770.00'	56.62'	N79° 07' 16"E, 56.61'	4° 12' 48"
C96	770.00'	62.28'	N74° 41' 52"E, 62.27'	4° 38' 04"
C97	770.00'	61.15'	N70° 06' 20"E, 61.13'	4° 32' 59"
C98	770.00'	1.14'	N67° 47' 18"E, 1.14'	0° 05' 05"
C99	770.00'	56.62'	N65° 38' 28"E, 56.61'	4° 12' 48"
C100	770.00'	122.37'	N59° 58' 48"E, 122.34'	9° 06' 19"
C101	915.00'	215.39'	N29° 26' 56"W, 214.93'	13° 29' 15"
C102	915.00'	187.03'	N16° 50' 58"W, 186.70'	11° 42' 41"
C103	2000.00'	386.17'	N80° 46' 26"W, 385.68'	10° 29' 24"
C104	1500.00'	927.74'	S86° 45' 09"W, 913.33'	35° 26' 14"
C105	2000.00'	366.71'	S80° 46' 26"W, 365.66'	10° 29' 24"
C106	830.00'	34.89'	N65° 37' 54"E, 34.89'	2° 24' 31"
C107	800.00'	380.64'	N68° 03' 29"E, 377.67'	12° 15' 40"
C108	850.00'	34.68'	S55° 35' 46"W, 34.66'	2° 20' 14"
C109	15.00'	21.37'	N4° 37' 08"E, 19.81'	81° 37' 24"
C110	15.00'	29.94'	N11° 44' 14"W, 25.21'	114° 00' 03"
C111	30.00'	47.12'	N34° 00' 22"E, 42.43'	99° 00' 00"
C112	30.00'	47.12'	S55° 59' 38"E, 42.43'	90° 00' 00"
C113	30.00'	47.12'	S35° 40' 52"W, 42.43'	90° 00' 00"
C114	30.00'	47.12'	S54° 19' 08"E, 42.43'	90° 00' 00"
C115	30.00'	47.12'	S53° 18' 41"E, 42.43'	90° 00' 00"
C116	30.00'	47.12'	S36° 41' 19"W, 42.43'	90° 00' 00"
C117	965.00'	380.21'	N24° 18' 14"E, 377.75'	22° 34' 28"
C118	965.00'	14.19'	N12° 36' 10"W, 14.19'	0° 50' 34"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S54° 25' 39"W	49.61
L2	S53° 48' 28"W	29.08
L3	N57° 59' 03"W	55.14
L4	N77° 06' 40"W	57.00
L5	N08° 48' 12"W	107.58
L6	N34° 03' 17"E	38.95
L7	N42° 28' 47"W	63.13
L8	S86° 25' 55"W	116.46
L9	N36° 11' 34"W	195.86
L10	N45° 25' 50"E	40.25
L11	N68° 55' 13"W	116.65
L12	N68° 55' 13"W	118.58
L13	N30° 37' 41"W	164.46
L14	N56° 07' 25"W	185.08
L15	N33° 52' 35"E	15.00
L16	S56° 07' 25"E	183.81
L17	S65° 49' 12"E	368.82
L18	S26° 30' 01"E	116.71
L19	S71° 30' 01"E	21.21
L20	N63° 29' 59"E	50.27
L21	S36° 11' 34"E	96.11
L22	N72° 33' 19"E	206.16
L23	S69° 04' 14"W	137.52
L24	N13° 08' 08"W	26.81
L25	S66° 42' 20"E	9.41
L26	N69° 04' 14"E	108.55
L27	N06° 04' 13"E	46.04
L28	N83° 11' 08"E	384.09
L29	N83° 11' 08"E	384.09
L30	N88° 13' 46"E	12.37

PRELIMINARY PLAT EASTWOOD

APRIL 2022

STATE OF OHIO, COUNTY OF LICKING, CITY OF REYNOLDSBURG

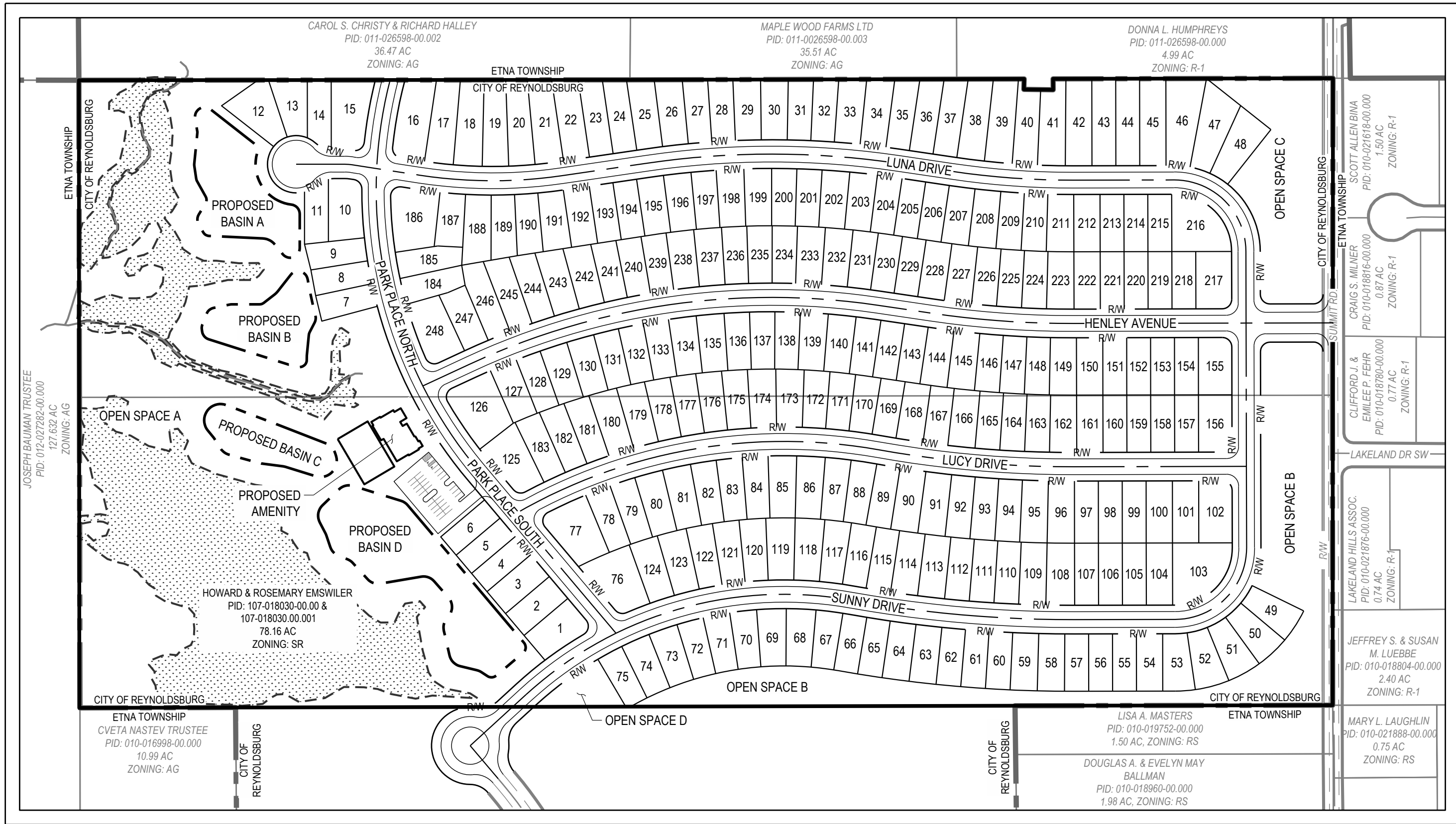
DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	OVERALL PRELIMINARY PLAT
3	PRELIMINARY PLAT
4	PRELIMINARY PLAT
5	PRELIMINARY PLAT
6	PRELIMINARY PLAT

SITE DATA:

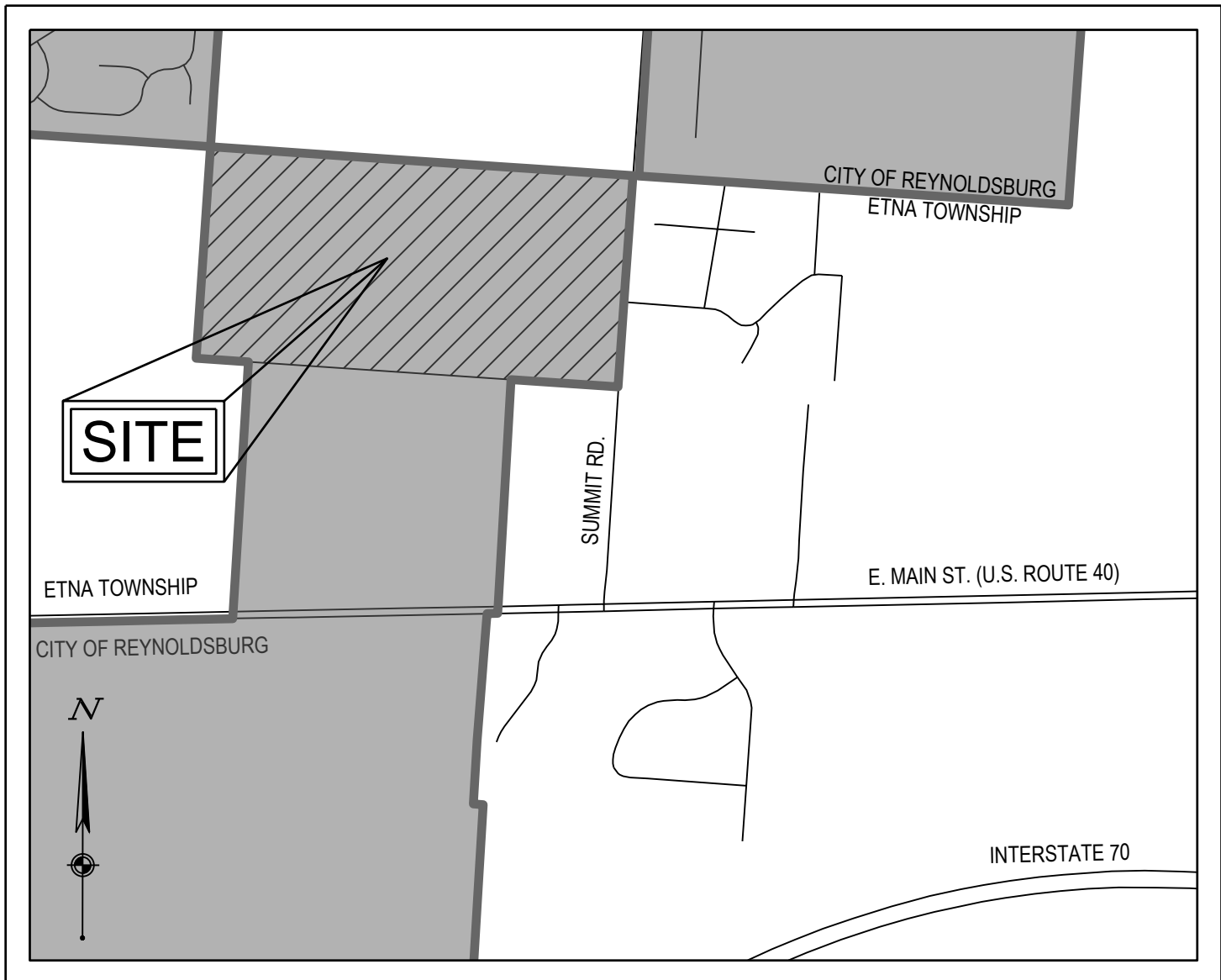
ZONING:	SR - SUBURBAN RESIDENTIAL
TOTAL ACREAGE:	78.16 AC
TOTAL UNITS:	248 UNITS
DENSITY:	3.17 UNITS/AC
OPEN SPACE:	24.42 AC
TOTAL PARKING REQUIRED:	
AMENITY:	29.88 SPACES (1 SPACE / 200 SQUARE FEET)
TOTAL PARKING PROVIDED:	
AMENITY:	30 SPACES
BUILDING SETBACKS:	
FRONT:	25'
SIDE:	5' MINIMUM
REAR:	30' MINIMUM

NOTES:

- ALL EXISTING LINENWORK 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.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON NAVD (NORTH AMERICAN VERTICAL DATUM) 1988 DATUM. CONTOUR INFORMATION WAS ACCESSED FROM THE OHIO GEOGRAPHICALLY REFERENCED INFORMATION PROGRAM.
- DEDICATION OF ADDITIONAL RIGHT OF WAY ALONG SUMMIT ROAD FOR POTENTIAL FUTURE ROAD WIDENING AND LEISURE PATH TO BE DETERMINED WITH FINAL ENGINEERING.



INDEX MAP
SCALE: 1"=200'



VICINITY MAP
N.T.S.

OWNER:

HOWARD & ROSEMARY EMSWILER
13167 MORSE ROAD
PATASKALA, OH 43062

DEVELOPER:

CIMINELLO LAND CO.
567 LAZELLE ROAD
WESTERVILLE, OH 43081
EMAIL: CIMINELLO@BAOL.COM
PHONE: (614) 207-7607
CONTACT: JOSEPH CIMINELLO

ENGINEER:

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

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF REYNOLDSBURG, SECTION 9, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, AND BEING ALL OF THE 38.33 ACRE TRACT CONVEYED TO HOWARD P AND ROSEMARY A EMSWILER TRUSTEES, INSTRUMENT NUMBER 201401090000565 AND BEING PPN 010-018030-00.001 AND ALL OF THE 39.83 ACRE TRACT CONVEYED TO HOWARD P AND ROSEMARY A EMSWILER TRUSTEES, INSTRUMENT NUMBER 201401090000565 AND BEING PPN 010-018030-00.000, ALL INSTRUMENT NUMBER REFERENCES REFER TO THE RECORDS OF THE LICKING COUNTY, OHIO RECORDER'S OFFICE AND DESCRIBES AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SUMMIT ROAD AND THE SOUTHEASTERLY CORNER OF SAID 38.33 ACRE TRACT.

THENCE LEAVING SAID CENTERLINE OF SUMMIT ROAD AND WITH THE PERIMETER OF SAID 38.33 ACRE TRACT THE FOLLOWING COURSES:
NORTH 86°35'42" WEST, 664.59 FEET TO A CORNER THEREOF;

NORTH 85°59'22" WEST, 1657.90 FEET TO A CORNER THEREOF;

NORTH 86°07'15" WEST, 301.29 FEET TO A CORNER THEREOF;

NORTH 03°58'08" EAST, 660.34 FEET TO A CORNER THEREOF, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID 39.83 ACRE TRACT;

THENCE LEAVING SAID 38.33 ACRE TRACT AND WITH THE PERIMETER OF SAID 39.83 ACRE TRACT THE FOLLOWING COURSES:

NORTH 03°58'08" EAST, 664.65 FEET TO A CORNER THEREOF;

SOUTH 85°55'58" EAST, 1978.96 FEET TO A CORNER THEREOF;

SOUTH 04°04'03" WEST, 21.89 FEET TO A CORNER THEREOF;

SOUTH 85°55'57" EAST, 61.29 FEET TO A CORNER THEREOF;

NORTH 04°04'03" EAST, 21.89 FEET TO A CORNER THEREOF;

SOUTH 85°55'58" EAST, 584.80 FEET TO A CORNER THEREOF, ALSO BEING THE CENTERLINE OF SAID SUMMIT ROAD;

SOUTH 04°01'31" WEST, 657.34 FEET WITH THE CENTERLINE OF SAID SUMMIT ROAD TO A CORNER THEREOF, ALSO BEING THE NORTHEASTERLY CORNER OF SAID 38.33 ACRE TRACT;

THENCE WITH THE PERIMETER OF SAID 38.33 ACRE TRACT AND THE CENTERLINE OF SAID SUMMIT ROAD SOUTH 04°01'31" WEST, 657.34 TO THE POINT OF BEGINNING AND CONTAINING 78.16 ACRES OF LAND MORE OR LESS;

THIS DESCRIPTION WAS PREPARED FROM EXISTING RECORDS AND LICKING COUNTY GIS. THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT INTENDED FOR DEED TRANSFER.

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



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

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.



REVISION DESCRIPTION

NO. DATE

CIMINELLO LAND CO.

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

COVER SHEET

ISSUE:
NOT FOR CONSTRUCTION
DATE:
APRIL 2022

JOB NO.: 759547

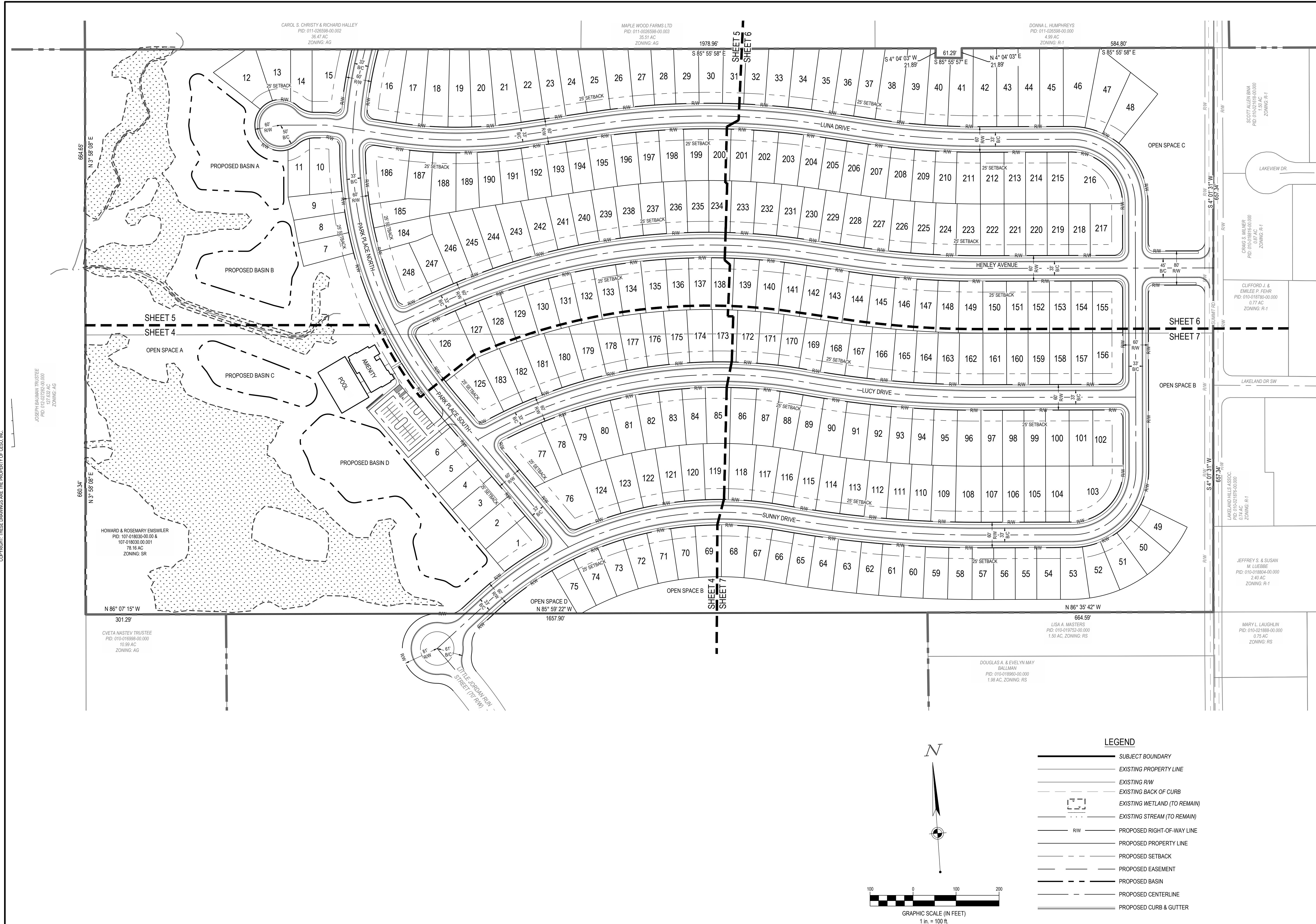
DESIGN: EAC

DRAWN: RJL

CHECKED: JSB

SHEET NO.

1

[illegible]

CIMINELLO LAND CO.

EASTWOOD

LICKING COUNTY, OH

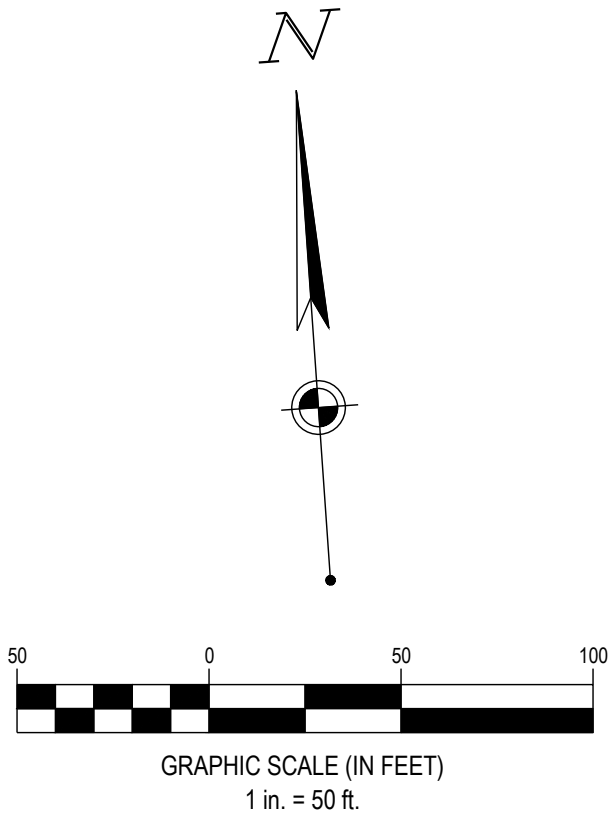
ITY OF REYNOLDSBURG

OVERALL
PRELIMINARY PLAT

ISSUE: NOT FOR CONSTRUCTION	
DATE: APRIL 2022	
JOB NO.:	759547
DESIGN:	EAC
DRAWN:	RJL
CHECKED:	JSB
SHEET NO. 2	

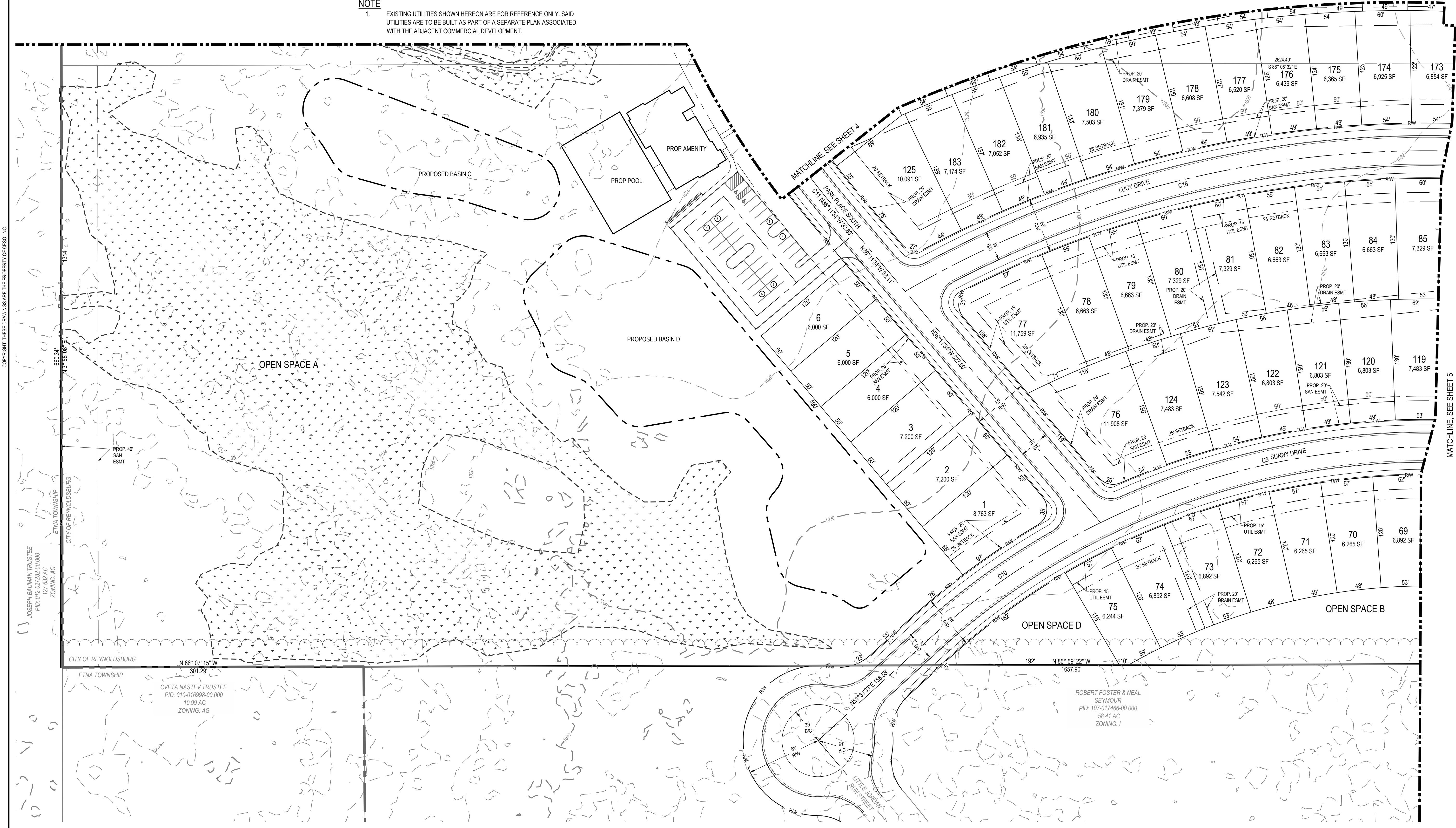
CENTERLINE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C9	800.00'	505.74'	497.36'	N86° 00' 14"E	036° 13' 15"
C10	800.00'	228.53'	227.76'	N59° 42' 35"E	016° 22' 03"
C11	915.00'	215.39'	214.90'	N29° 26' 56"W	013° 29' 15"
C16	1120.00'	787.69'	771.55'	S83° 57' 59"W	040° 17' 44"

- LEGEND
- EXISTING INDEX CONTOUR
 - EXISTING INTERMEDIATE CONTOUR
 - SUBJECT BOUNDARY
 - EXISTING PROPERTY LINE
 - EXISTING R/W
 - EXISTING BACK OF CURB
 - EXISTING WETLAND (TO REMAIN)
 - EXISTING STREAM (TO REMAIN)
 - 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.





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REVISION DESCRIPTION	
NO.	DATE

CIMINELLO LAND CO.

EASTWOOD

CITY OF REYNOLDSBURG LICKING COUNTY, OH

PRELIMINARY PLAT

ISSUE:
NOT FOR CONSTRUCTION

DATE:
APRIL 2022

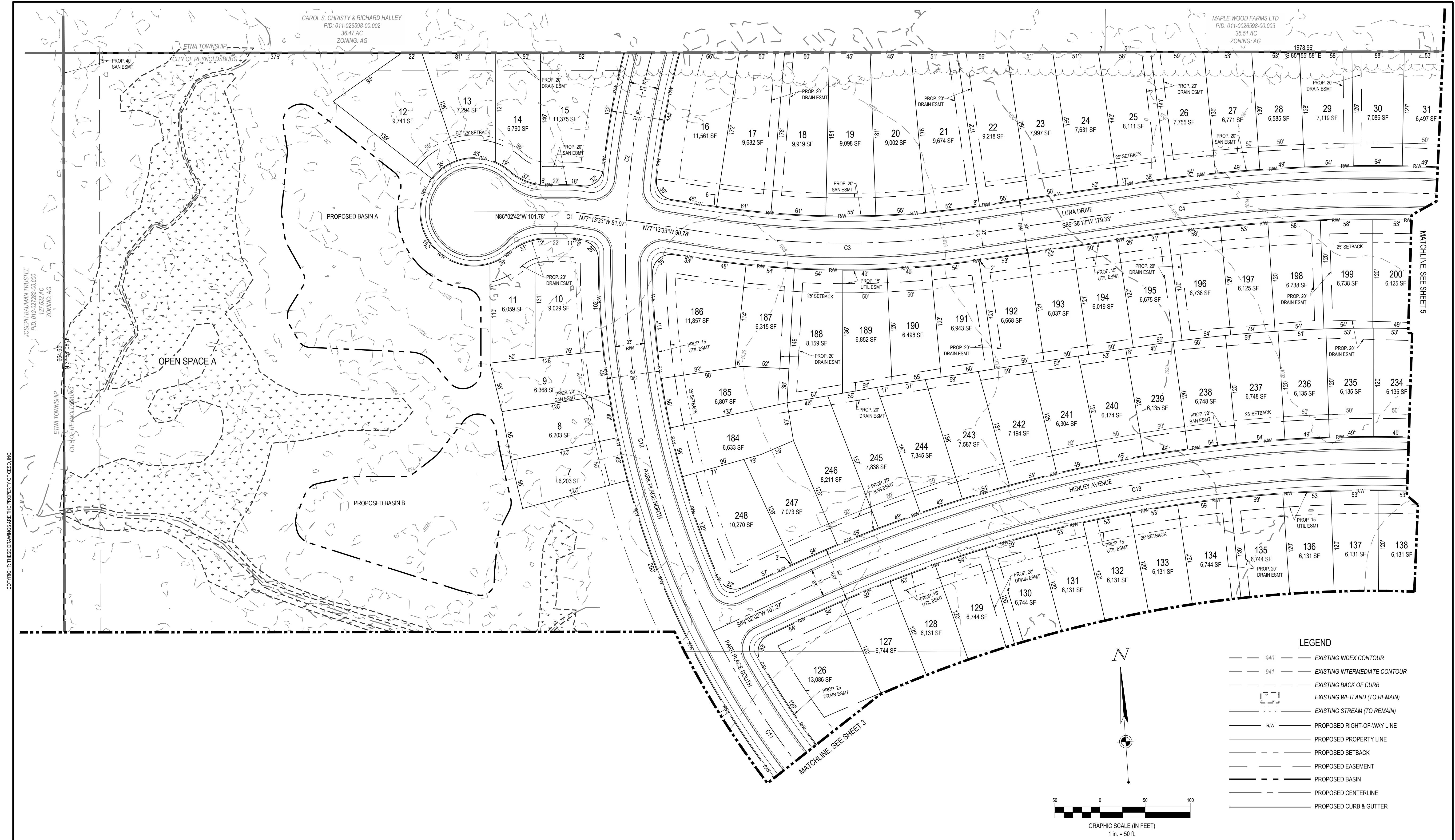
JOB NO.: 759547

DESIGN: EAC

DRAWN: RJL

CHECKED: JSB

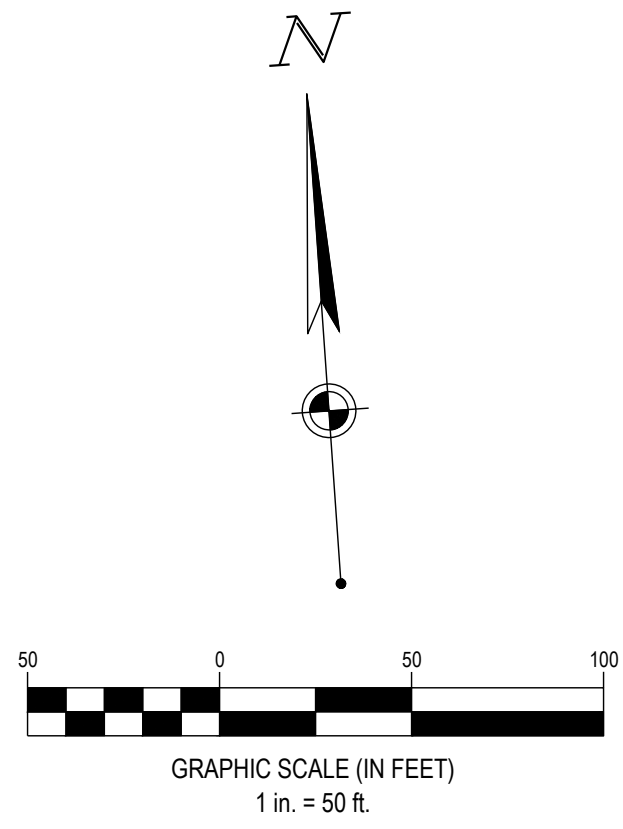
SHEET NO.
3



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JOSEPH BAUMAN TRUSTEE
PID: 011-027285-00.000
127.632 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



- LEGEND
- 940 EXISTING INDEX CONTOUR
 - 941 EXISTING INTERMEDIATE CONTOUR
 - EXISTING BACK OF CURB
 - EXISTING WETLAND (TO REMAIN)
 - EXISTING STREAM (TO REMAIN)
 - 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.

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C1	100.00'	15.39'	15.38'	N81° 38' 08"W	008° 49' 09"	7.71'
C2	915.00'	187.87'	187.54'	N12° 38' 03"E	011° 45' 52"	94.27'
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'
C11	915.00'	215.39'	214.90'	N29° 26' 56"W	013° 29' 15"	108.20'
C12	915.00'	331.40'	329.60'	N03° 37' 26"W	020° 45' 07"	167.54'
C13	1500.00'	873.96'	861.65'	S85° 43' 31"W	033° 22' 58"	449.78'

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NO.	DATE	REVISION DESCRIPTION

CIMINELLO LAND CO.

EASTWOOD

LICKING COUNTY, OH

CITY OF REYNOLDSBURG

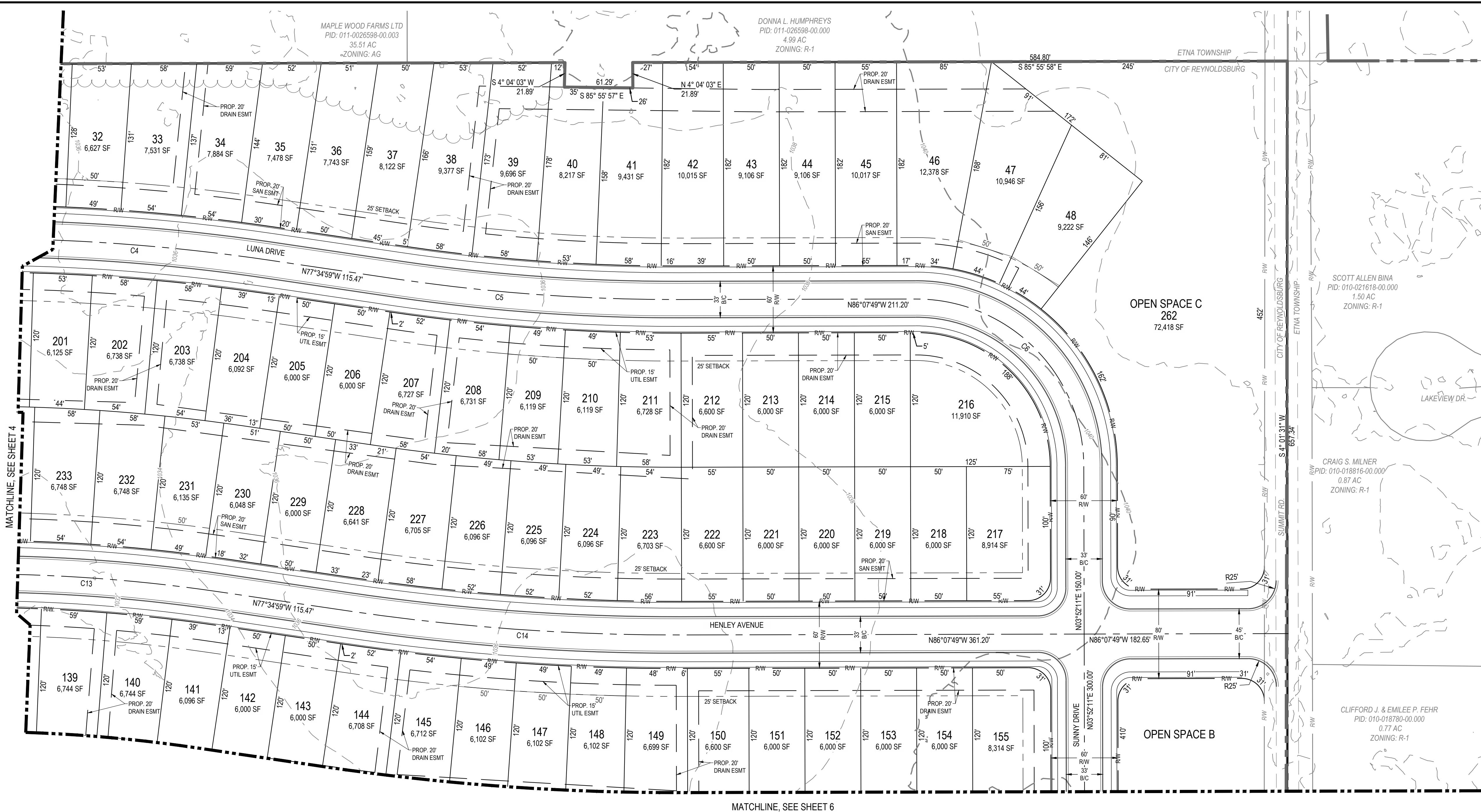
PRELIMINARY PLAT

ISSUE:
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DATE:
APRIL 2022

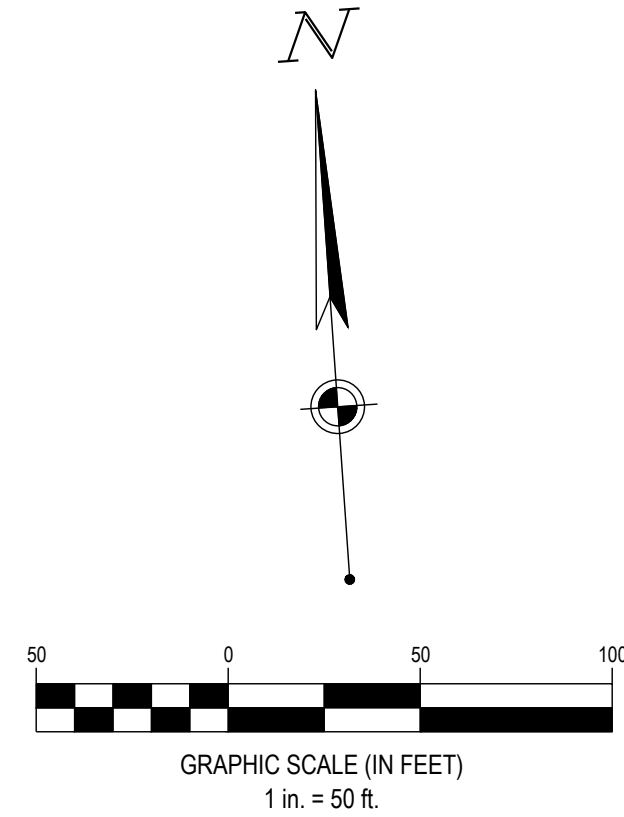
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4

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- LEGEND**
- 940 EXISTING INDEX CONTOUR
 - 941 EXISTING INTERMEDIATE CONTOUR
 - 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.

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C4	1800.00'	527.15'	525.27'	N85° 58' 23"W	016° 46' 47"	265.48'
C5	1700.00'	253.60'	253.36'	N81° 51' 24"W	008° 32' 49"	127.03'
C6	150.00'	235.62'	212.13'	N41° 07' 49"W	090° 00' 00"	150.00'
C13	1500.00'	873.96'	861.65'	S85° 43' 31"W	033° 22' 58"	449.78'
C14	2000.00'	298.35'	298.07'	N81° 51' 24"W	008° 32' 49"	149.45'



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CIMINELLO LAND CO.

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CITY OF REYNOLDSBURG

LICKING COUNTY, OH

PRELIMINARY PLAT

ISSUE:
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APRIL 2022

JOB NO.: 759547
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CHECKED: JSB

SHEET NO.
5

[illegible]

EASTWOOD

CITY OF REYNOLDSBURG

ISSUE:
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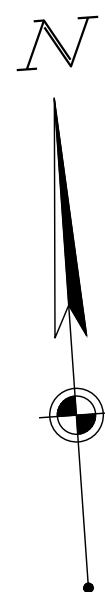
DATE:
APRIL 2022

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

6

CENTERLINE CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA	TANGENT
C7	150.00'	235.62'	212.13'	N48° 52' 11"E	090° 00' 00"	150.00'
C8	2620.00'	468.45'	467.83'	S81° 00' 29"E	010° 14' 40"	234.85'
C9	800.00'	505.74'	497.36'	N86° 00' 14"E	036° 13' 15"	261.64'
C15	2300.00'	411.24'	410.69'	N81° 00' 29"W	010° 14' 40"	206.17'
C16	1120.00'	787.69'	771.55'	S83° 57' 59"W	040° 17' 44"	410.92'

— 940 —	EXISTING INDEX CONTOUR
— 941 —	EXISTING INTERMEDIATE CONTOUR
————	SUBJECT BOUNDARY
————	EXISTING PROPERTY LINE
————	EXISTING R/W
————	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



50 0 50 100

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

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MATCHLINE, SEE SHEET 9

MATCHLINE, SEE SHEET 11

OPEN SPACE B