



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
Melissa Butler, Administrative
Assistant

Thursday, November 2, 2023

6:00 PM

Council Chambers

A. CALL TO ORDER

1. ROLL CALL
2. APPROVAL OF MINUTES
 1. Planning & Zoning Board - Regular Meeting - 10/19/2023
3. APPROVAL OF AGENDA
4. SWEARING IN OF SPEAKERS

B. PUBLIC COMMENT

C. UNFINISHED BUSINESS

D. NEW BUSINESS

1. App# 2023-5522; Summit Road; AMH Development, LLC; Eastwood Reserve Phase 2 Final Plat
2. App# 2023-5523; Summit Road; AMH Development, LLC; Eastwood Reserve Phase 3 Final Plat

E. OTHER BUSINESS

F. ADJOURNMENT

ADJOURNMENT



**MINUTES REGULAR MEETING
REYNOLDSBURG PLANNING & ZONING BOARD
October 19, 2023**

CALL TO ORDER

ROLL CALL

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

ABSENT: Barnhart

APPROVAL OF MINUTES

Planning & Zoning Board - Regular Meeting - 10-5-2023

Minutes Stand Approved

APPROVAL OF AGENDA

Agenda Stands Approved

SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

PUBLIC COMMENT

Ms. Jones from 811 Maronda Place is in support of the city's recommendation of denial of application 2023-5546. Ms. Jones expressed flooding concerns on her property that the concrete structure has caused and the square footage concerns regarding the accessory structure. Ms. Jones presented pictures to the board. The concrete is installed from the property line to the home on the property and it has changed the natural grade of the property. Ms. Jones stated that by, them changing the natural grade of the property that the rainwater and sump pump overflow from their property has no choice, but to drain down the slope of the concrete pad and over the property line onto her property. Due to the standing water, Ms. Jones is worried about the health hazard to the community from the mosquito larva that has been found.

Ms. Jones interpretation of the code regarding the accessory structure is that the structure shall not be more than 50% of the finished floor area of the main structure. From Ms. Jones research the main structure is 2576 square feet, which would limit them to 1273 square feet. Currently, they have over 3300 square feet of accessory

structures, including a deck, a gazebo, a shed, and the concrete structure that is in question. Ms. Jones stated that the concrete structure alone is 1679 square feet, so even if they remove the three feet to make them compliant for the variance, they do still exceed the zoning code for the accessory structure.

UNFINISHED BUSINESS

None

NEW BUSINESS

App# 2023-5546; 806 Monarda Place; Michael Ramos for Rebecca Garcia; Variance

Ms. Buathier read the staff report into the record.

David Hodge, a land use attorney, is representing the applicant.

Mr. Furst noted that a hardscape patio is not an accessory structure under our code.

Ms. Buathier explained that it does count toward the overall lot coverage, but this lot is .64 acres and it doesn't come close to that.

Ms. Kleckley asked about the patio permit. Ms. Buathier stated they found applications for a fence and one for the gazebo and shed in the backyard. Nothing was filed for a concrete patio in the rear yard.

Mr. Hodge explained how they got to this process with the citation, prompting them to submit a variance. He stated that the patio has some esthetic merits and a privacy fence installed along the perimeter, making the patio not as intrusive and mitigates any unnecessary annoyance to the adjacent property owner. He explained that due to the fence nobody knows what's on the other side, so he feels this is a reasonable request. He feels as if this does not cause any nuisance or harm to the adjacent property owners and asked the board to take that into consideration.

Mr. Bivens confirmed that the patio was put in and then the applicant filed for the variance.

Mr. Hodge explained that was not intentional, but a misunderstanding of what was allowed. They were not trying to beg for forgiveness instead of initially asking for permission.

Mr. Zollars asked if this could still be accomplished with some modifications to the fence and the concrete. Ms. Buathier said the fence is permitted to be on the property line. The patio itself would, if you don't grant the variance, need to be moved 2.9 feet off the property line.

Mr. Furst asked the applicant to describe what makes this property unique and how there are special conditions that make this different. Mr. Furst is concerned that by approving this it would set a precedent in which other applicants could come and beg for forgiveness afterwards. Mr. Hodge explained that this is a reasonable request and that privacy is a concern. Mr. Hodge did see the photographs of the drainage issue and if there's stormwater runoff, that's something that needs to be addressed. He understands that some drains have been installed to address the drainage issue. Mr. Hodge says this is an esthetically appropriate patio, a brand new fence, and there's no detrimental impact with the installation of the drains on any adjacent property owner.

Ms. Alabi asked if the patio application was installed before the violation by code enforcement or after. Mr. Meyer explained that code enforcement made the applicant aware that there was not an application submitted. Then, the applicant submitted the application that required a variance.

Mr. Furst: The variance factors are listed in the city code in 1109.13D.

In Section three here, there exist special circumstances or conditions fully described in the findings applicable to the land or structures for which the variance aside, which are peculiar to the land or structures and which do not apply generally to land or structures in the area, and which are such that strict application of the provisions of the code would deprive the property owner of the reasonable use of the land or structures. There must be a deprivation of the beneficial use of the land as opposed to mere loss in value as a justification for the variance. Based upon the staff's report here and the testimony given by the applicant. I am not convinced that there exists special circumstances or conditions here. This seems to be frankly interchangeable with virtually any other property in the suburban residential zone. Perhaps if there were those factors, those special circumstances, the conditions, we might be able to find a way to consider a variance to be reasonable. However, it seems virtually interchangeable with every other property in the zone. Given that my personal concerns are the exact same as staff has listed in their staff report, I do move that we deny this request.

Ms. Alabi: I second.

RESULT:	DENIED
MOVER:	FURST
SECONDER:	ALABI
AYES:	Alabi, Benner, Bivins, Furst, Kleckley, Zollars

App# 2023-5560; 7512 E. Main Street; Branham Sign for Serenity Home Health Agency; Certificate of Appropriateness

Ms. Buathier read the staff report into the record.

Mr. Furst: I'm glad to see that this unit is occupied. This seems fully appropriate to me based on the application. I therefore move that we accept this application as submitted.

Mr. Benner: I second.

RESULT:	APPROVED
MOVER:	FURST
SECONDER:	BENNER
AYES:	Alabi, Benner, Bivins, Furst, Kleckley, Zollars

OTHER BUSINESS

2024 Calendar

No discussion on the 2024 calendar.

ADJOURNMENT

Planning and Zoning Administrator

Chairman

October 19, 2023

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: AMH Development, LLC; Eastwood Reserve Subdivision; Final Plat: Phase 2

Planning and Zoning Board:

Below is the staff review of the above reference Final Plat Application.

1. Project Summary

- a. The 78.16 +/- acre residential subdivision is zoned SR, Suburban Residential. To the north and west of the subject site is Etna Township zoned rural residential. To the south of the site is Dwellings – Attached Multi-Unit Buildings Complex under construction zoned RM, Residential Medium and single-family residential in Etna Township. To the east of the site is a single-family residential subdivision also located in Etna Township.
- b. The subject site is currently under an agricultural land use, however the site is proposed to be developed with 248 Dwelling – Detached Single Family homes, with a density of 3.17 dwelling units per acre. The approved major site plan also included a total open space are of 24.2 acres.
- c. The proposed Final Plat application is for Phase 2, consisting of 20.791 acres and 88 Dwellings – Single-Family Detached lots.
- d. Open space is being platted in Reserve C at 3.464 acers, which is 14.19% of the total open space approved in the major site plan.

2. Project Review

- a. The applicant is seeking Final Plat approval for Eastwood Reserve Subdivision Phase 2.
- b. The lot dimensions, right-of-ways, layout, setbacks, and open space configurations are consistent with the approved major site plan and preliminary plat.

3. Recommendations

- a. Staff recommends approval for Eastwood Reserve Subdivision Phase 2.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: October 10, 2023

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Eastwood Reserve Phase 2 Final Plat

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

On behalf of the City of Reynoldsburg, EMH&T has conducted a backcheck engineering review of the Eastwood Reserve Phase 2 Plat. EMH&T reviewed the initial plat submission and provided comments via a Staff Report dated September 27, 2023. An updated plat was submitted to the City by the consultant and was reviewed by EMH&T. All comments listed in the previous Staff Report have been addressed and EMH&T has no further comments at this time.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: September 27, 2023

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Eastwood Reserve Phase 2 Final Plat

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 Eastwood Reserve Phase 2 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.

PLAT SHEET 2

1. NOTE "H" should be changed to NOTE "G".
2. Within the NOTE "G" paragraph, "ARE" should be changed to "IS".
3. Include the length (153') along Sunny Drive from the center of Henley Ave. intersection to line between the Phase 1 and Phase 2 plats.
4. Since the additional right-of-way on Summit Road was platted with Phase 1, we assume the recording information would be the same as the Instrument Number shown on Henley Avenue. Please confirm or add the correct recording information on Summit Road.
5. Within the text of RESERVE "C" (both on right side of page and bottom of page), change NOTE "H" to NOTE "G".
6. Label the 20' Drainage Easement width between lots #102 and #103.
7. Between the two pins found below lot #59, include bearing and distance and/or a blow-up detail showing this information.
8. Provide the length between the centerline of Summit Rd and the SE corner property line of Phase 2.

PLAT SHEET 3

9. Label and provide width of the Drainage Easement in the vicinity of lots 82, 83, 121, 122.
10. In the RESERVE "C" note on the bottom of the page, change NOTE "H" to NOTE "G".
11. Include the length from beginning of Phase 2 (at the CL of Sunny Drive) to the CL of the existing intersection to the west. Recommend adding it as C90 to the curve table.

Attachments: Phase 2 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 2

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:

88

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

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: 9/13/23

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.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: _____

☐ Olde Reynoldsburg District

Planning and Zoning Board Meeting

Date: _____

☐ Approved as Submitted

☐ Approved w/ Conditions

☐ Tabled

☐ Denied

City Council Meeting

Date: _____

☐ Approved as Submitted

☐ Submitted Approved

☐ w/ Conditions Tabled

☐ 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: Reynoldsborg.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

W:\PROJECTS\AMH DEVELOPMENT\759547-01 Eastwood\04-SURVEY\Draw\1 Eastwood - PH2.dwg - 10/3/2023 - Alex Benson

EASTWOOD RESERVE
PHASE 2

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

SITUATE IN THE STATE OF OHIO, COUNTY OF LICKING, CITY OF REYNOLDSBURG, BEING IN LOT 12 IN THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 16, RANGE 20, REFUGEE LANDS AND BEING 20.791 ACRES OF LAND, ALL OUT OF THAT ORIGINAL 38.787-ACRE TRACT OF LAND KNOWN AS PARCEL 1 AND THAT 38.828-ACRE TRACT OF LAND KNOWN AS PARCEL 2, AS CONVEYED TO AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NUMBER 202207080016767. ALL REFERENCES BEING TO THOSE OF RECORD IN THE RECORDER'S OFFICE, LICKING COUNTY, OHIO.

THE UNDERSIGNED, AMH DEVELOPMENT, LLC, BY CISCO GARCIA, SENIOR VICE PRESIDENT - DEVELOPMENT EAST, OWNER OF THE LAND PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS ITS "EASTWOOD RESERVE PHASE 2" A SUBDIVISION CONTAINING LOTS NUMBERED 49-71, 81-122, & 156-178, AND RESERVE "C" INCLUSIVE, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATE TO PUBLIC USE AS SUCH ALL OF "LUCY DRIVE" AND "SUNNY DRIVE" AS SHOWN HEREON AND NOT HERETOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED AND DEDICATED IN, OVER, AND UNDER AREAS DESIGNATED ON THIS PLAT AS "EASEMENT" (ESMT), "DRAINAGE EASEMENT" (DRN, ESMT), 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 THE SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS, AND FOR STORM WATER DRAINAGE, WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT". ON THIS PLAT, AN ADDITIONAL EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTION, 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 STORMWATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE REYNOLDSBURG CITY ENGINEER.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR ANY OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF THE CITY OF REYNOLDSBURG, OHIO, FOR THE BENEFIT OF HIMSELF, AND ALL SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS THEREOF, CISCO GARCIA, SENIOR VICE PRESIDENT - DEVELOPMENT EAST, OF AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THIS PLAT TO BE EXECUTED BY THIS DULY AUTHORIZED OFFICE.

THIS ____ DAY OF _____, ____

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

AMH DEVELOPMENT, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

CISCO GARCIA
SENIOR VICE PRESIDENT - DEVELOPMENT EAST

STATE OF _____
COUNTY OF _____:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CISCO GARCIA, SENIOR VICE PRESIDENT - DEVELOPMENT EAST OF SAID AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED SAID AMH DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

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

____ DAY OF _____

MY COMMISSION EXPIRES _____, _____

APPROVED THIS _____ DAY OF _____ 2023

CHAIRMAN, PLANNING & ZONING BOARD, _____ REYNOLDSBURG, OHIO

APPROVED THIS _____ DAY OF _____ 2023

CITY ENGINEER, _____ REYNOLDSBURG, OHIO

APPROVED THIS _____ DAY OF _____ 2023
BY ORDINANCE NO. _____ WHEREIN ALL OF
LUCY DRIVE AND SUNNY DRIVE, SHOWN DEDICATED
HEREON ARE ACCEPTED AS SUCH BY THE COUNCIL FOR THE
CITY OF REYNOLDSBURG, OHIO.

DIRECTOR OF PUBLIC SERVICE, _____ REYNOLDSBURG, OHIO

CITY CLERK, _____ REYNOLDSBURG, OHIO

MAYOR, _____ REYNOLDSBURG, OHIO

TRANSFERRED THIS _____ DAY OF _____ 2023

AUDITOR, LICKING COUNTY, OHIO _____

FILED FOR RECORD THIS _____ DAY OF _____, _____

RECORDER, LICKING COUNTY, OHIO _____

AT _____ FEE _____
FILE NO. _____

RECORDED THIS _____ DAY OF _____ 2023

PLAT BOOK _____, PAGE _____

ACREAGE BREAKDOWN:

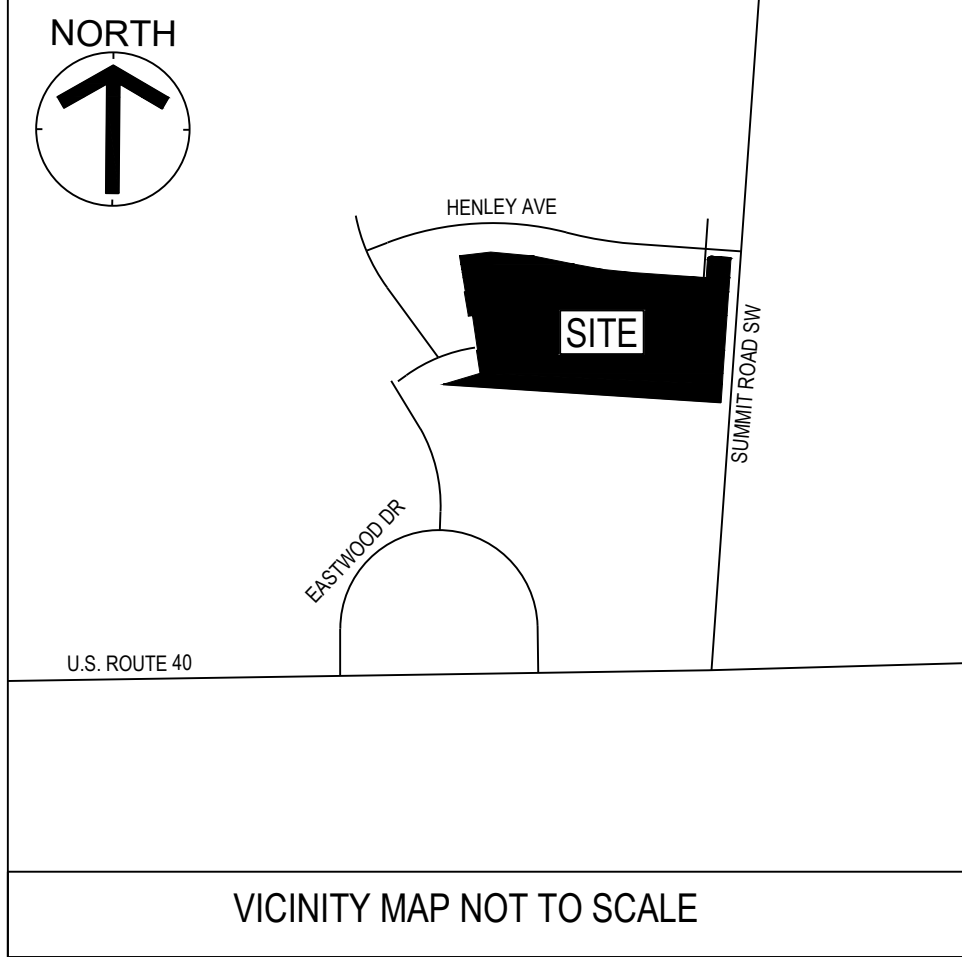
PARCEL NO.	ACREAGE
107-018030-00.000	0.729 AC.
107-018030-00.001	20.062 AC.

SURVEY DATA:
BEARINGS SHOWN HERON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011), WITH THE CENTERLINE OF SUMMIT ROAD (TOWNSHIP ROAD 26) HAVING A RELATIVE BEARING OF NORTH 3°57'17" EAST.

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, LICKING COUNTY, OHIO.

CERTIFICATION
WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ATTACHED PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE CHORD MEASUREMENTS.

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



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Mammaring, OH 43042
Phone: 937.435.8584 Fax: 888.208.4826

EASTWOOD RESERVE
PHASE 2
PART OF LOT 12, NE QTR, SEC. 9, TWP. 16, RNG. 20, REFUGEE LANDS
CITY OF REYNOLDSBURG, LICKING COUNTY, OHIO

Revisions / Submissions

ID	Description	Date
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© 2023 CESO, INC.

Project Number: 759547

Scale: N/A

Drawn By: RLC

Checked By: ALB

Date: 10/3/2023

Issue:

Drawing Title:

PLAT

NOTE "A": AT THE TIME OF PLATTING, THE 20.791-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	20.791 ACRES
ACREAGE IN R/W	3.775 ACRES
ACREAGE IN REMAINING LOTS	13.552 ACRES
ACREAGE IN OPEN SPACE "C"	3.464 ACRES

NOTE "C": ACREAGE BREAKDOWN: EASTWOOD RESERVE PHASE 2 IS OUT OF LICKING COUNTY PARCEL NUMBERS:

PARCEL NUMBER 107-018030-00.000 (ORIGINAL 39.797 ACRES)	0.729 ACRES
PARCEL NUMBER 107-018030-00.001 (ORIGINAL 39.828 ACRES)	20.062 ACRES

NOTE "D": 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 "E": 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 2 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 "F":

CITY OF REYNOLDSBURG ZONING CODE FOR "EASTWOOD RESERVE PHASE 2" IN EFFECT AT TIME OF PLATTING OF "EASTWOOD RESERVE PHASE 2" SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION (LOTS 49-71, 81-122, & 156-178)	(SR) SUBURBAN RESIDENTIAL
FRONT:	25 FEET
REAR:	30 FEET
SIDE:	5 FEET

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

CESO IRON PIN LEGEND

- ⊙ IRON PIN FOUND (5/8" REBAR W/ CESO CAP UNLESS NOTED OTHERWISE)
- 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 2

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

Revisions / Submissions		
ID	Description	Date

Project Number:	759547
Scale:	N/A
Drawn By:	RLC
Checked By:	ALB
Date:	10/3/2023
Issue:	

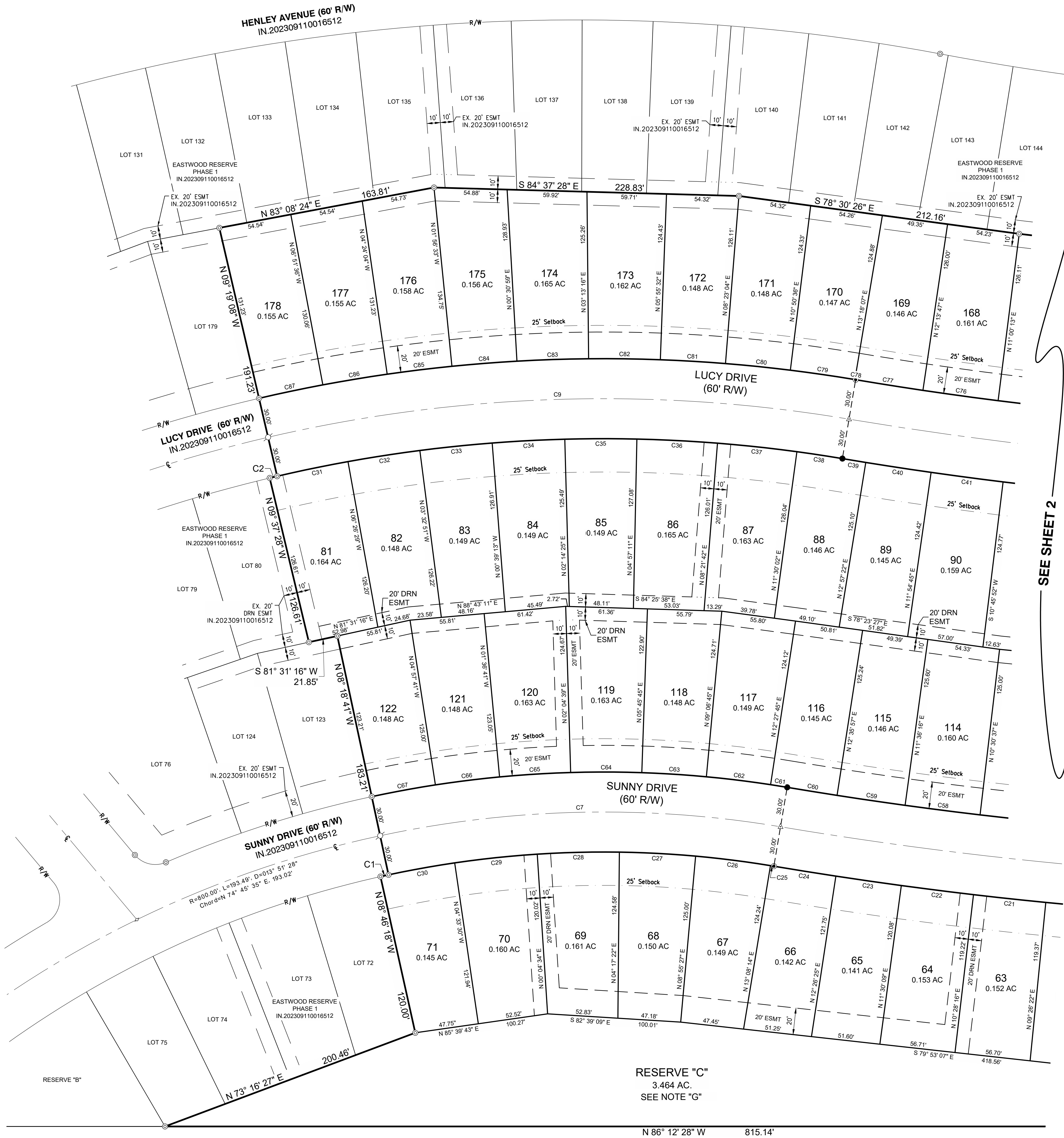
Drawing Title:
PLAT

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	0° 27' 37"	770.00'	6.18'	S81° 27' 31"W, 6.18'
C2	0° 18' 21"	1080.00'	5.76'	S80° 31' 42"W, 5.76'
C3	90° 00' 00"	20.00'	31.42'	S48° 58' 51"W, 28.28'
C4	29° 58' 26"	20.00'	10.46'	N71° 01' 56"W, 10.34'
C5	90° 00' 00"	150.00'	235.62'	N48° 58' 51"E, 212.13'
C6	9° 20' 59"	3000.00'	489.56'	S81° 20' 39"E, 489.01'
C7	21° 38' 32"	800.00'	302.18'	S87° 29' 25"E, 300.39'
C8	9° 20' 59"	2690.00'	438.97'	N81° 20' 39"W, 438.48'
C9	22° 38' 58"	1110.00'	438.79'	N87° 59' 38"W, 435.94'
C10	13° 55' 35"	180.00'	43.75'	S37° 11' 16"W, 43.64'
C11	13° 55' 35"	180.00'	43.75'	S51° 06' 51"W, 43.64'
C12	13° 55' 35"	180.00'	43.75'	S65° 02' 26"W, 43.64'
C13	13° 55' 35"	180.00'	43.75'	S78° 58' 01"W, 43.64'
C14	8° 03' 03"	180.00'	25.29'	S89° 57' 20"W, 25.27'
C15	0° 34' 57"	3030.00'	30.80'	S85° 43' 40"E, 30.80'
C16	1° 01' 53"	3030.00'	54.55'	S84° 55' 15"E, 54.55'
C17	1° 01' 53"	3030.00'	54.55'	S83° 53' 22"E, 54.55'
C18	0° 56' 16"	3030.00'	49.59'	S82° 54' 17"E, 49.59'
C19	0° 56' 16"	3030.00'	49.59'	S81° 58' 01"E, 49.59'
C20	0° 56' 16"	3030.00'	49.59'	S81° 01' 46"E, 49.59'
C21	1° 01' 53"	3030.00'	54.55'	S80° 02' 41"E, 54.55'
C22	1° 01' 53"	3030.00'	54.55'	S79° 00' 48"E, 54.55'
C23	0° 56' 16"	3030.00'	49.59'	S78° 01' 43"E, 49.59'
C24	0° 53' 26"	3030.00'	47.10'	S77° 06' 52"E, 47.09'
C25	0° 11' 36"	770.00'	2.60'	N76° 45' 57"W, 2.60'
C26	4° 12' 48"	770.00'	56.62'	N78° 58' 10"W, 56.61'
C27	4° 15' 45"	770.00'	57.28'	N83° 12' 26"W, 57.27'
C28	4° 35' 07"	770.00'	61.62'	N87° 37' 52"W, 61.61'
C29	4° 38' 04"	770.00'	62.28'	S87° 45' 32"W, 62.27'
C30	3° 45' 11"	770.00'	50.44'	S83° 33' 54"W, 50.43'
C31	2° 52' 39"	1080.00'	54.24'	S82° 07' 12"W, 54.23'
C32	2° 53' 38"	1080.00'	54.55'	S85° 00' 20"W, 54.54'
C33	2° 53' 38"	1080.00'	54.55'	S87° 53' 58"W, 54.54'
C34	2° 53' 38"	1080.00'	54.55'	N89° 12' 24"W, 54.54'
C35	2° 52' 06"	1080.00'	54.07'	N86° 19' 32"W, 54.06'
C36	3° 12' 45"	1080.00'	60.55'	N83° 17' 07"W, 60.54'
C37	3° 10' 46"	1080.00'	59.93'	N80° 05' 21"W, 59.92'
C38	1° 49' 49"	1080.00'	34.50'	N77° 35' 04"W, 34.50'
C39	0° 22' 29"	2720.00'	17.79'	S76° 51' 24"E, 17.79'
C40	1° 02' 37"	2720.00'	49.54'	S77° 33' 57"E, 49.54'
C41	1° 08' 53"	2720.00'	54.50'	S78° 39' 42"E, 54.50'
C42	1° 08' 53"	2720.00'	54.50'	S79° 48' 34"E, 54.50'
C43	1° 02' 37"	2720.00'	49.54'	S80° 54' 19"E, 49.54'
C44	1° 02' 37"	2720.00'	49.54'	S81° 56' 56"E, 49.54'
C45	1° 02' 37"	2720.00'	49.54'	S82° 59' 33"E, 49.54'

CESO IRON PIN LEGEND

- ⊙ IRON PIN FOUND (5/8" REBAR W/ CESO CAP UNLESS NOTED OTHERWISE)
- 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)

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C46	1° 08' 53"	2720.00'	54.50'	S84° 05' 18"E, 54.50'
C47	1° 08' 46"	2720.00'	54.41'	S85° 14' 07"E, 54.41'
C48	0° 12' 38"	2720.00'	10.00'	S85° 54' 49"E, 10.00'
C49	90° 00' 00"	20.00'	31.42'	N41° 01' 09"W, 28.28'
C50	90° 00' 00"	120.00'	188.50'	N48° 58' 51"E, 169.71'
C51	0° 11' 34"	2970.00'	10.00'	S85° 55' 21"E, 10.00'
C52	1° 09' 50"	2970.00'	60.33'	S85° 14' 39"E, 60.33'
C53	1° 05' 39"	2970.00'	56.72'	S84° 06' 55"E, 56.72'
C54	0° 59' 41"	2970.00'	51.56'	S83° 04' 15"E, 51.56'
C55	0° 59' 41"	2970.00'	51.56'	S82° 04' 34"E, 51.56'
C56	0° 59' 41"	2970.00'	51.56'	S81° 04' 53"E, 51.56'
C57	1° 05' 39"	2970.00'	56.72'	S80° 02' 13"E, 56.72'
C58	1° 05' 39"	2970.00'	56.72'	S78° 56' 34"E, 56.72'
C59	0° 59' 41"	2970.00'	51.56'	S77° 53' 54"E, 51.56'
C60	0° 43' 54"	2970.00'	37.92'	S77° 02' 06"E, 37.92'
C61	0° 52' 06"	830.00'	12.58'	N77° 06' 12"W, 12.58'
C62	3° 21' 00"	830.00'	48.53'	N79° 12' 45"W, 48.52'
C63	3° 21' 00"	830.00'	48.53'	N82° 33' 45"W, 48.52'
C64	3° 41' 06"	830.00'	53.38'	N86° 04' 48"W, 53.37'
C65	3° 41' 20"	830.00'	53.44'	N89° 46' 01"W, 53.43'
C66	3° 21' 00"	830.00'	48.53'	S86° 42' 49"W, 48.52'
C67	3° 21' 00"	830.00'	48.53'	S83° 21' 49"W, 48.52'
C68	90° 00' 00"	20.00'	31.42'	S48° 58' 51"W, 28.28'
C69	0° 06' 28"	2660.00'	5.00'	S85° 57' 55"E, 5.00'
C70	1° 13' 48"	2660.00'	57.10'	S85° 17' 47"E, 57.10'
C71	1° 06' 53"	2660.00'	51.75'	S84° 07' 27"E, 51.75'
C72	1° 06' 53"	2660.00'	51.75'	S83° 00' 34"E, 51.75'
C73	1° 06' 53"	2660.00'	51.75'	S81° 53' 41"E, 51.75'
C74	1° 06' 53"	2660.00'	51.75'	S80° 46' 48"E, 51.75'
C75	1° 13' 34"	2660.00'	56.93'	S79° 36' 34"E, 56.93'
C76	1° 13' 34"	2660.00'	56.93'	S78° 23' 00"E, 56.93'
C77	1° 06' 03"	2660.00'	51.11'	S77° 13' 11"E, 51.11'
C78	0° 01' 44"	1140.00'	0.57'	N76° 41' 01"W, 0.57'
C79	2° 27' 32"	1140.00'	48.92'	N77° 55' 39"W, 48.92'
C80	2° 27' 32"	1140.00'	48.92'	N80° 23' 10"W, 48.92'
C81	2° 27' 32"	1140.00'	48.92'	N82° 50' 42"W, 48.92'
C82	2° 42' 17"	1140.00'	53.81'	N85° 25' 36"W, 53.81'
C83	2° 42' 17"	1140.00'	53.81'	N88° 07' 53"W, 53.81'
C84	2° 27' 32"	1140.00'	48.92'	S89° 17' 13"W, 48.92'
C85	2° 27' 32"	1140.00'	48.92'	S86° 49' 41"W, 48.92'
C86	2° 27' 32"	1140.00'	48.92'	S84° 22' 10"W, 48.92'
C87	2° 27' 32"	1140.00'	48.92'	S81° 54' 38"W, 48.92'
C88	26° 14' 37"	180.00'	82.45'	S17° 06' 10"W, 81.73'
C89	28° 31' 26"	120.00'	59.74'	N16° 14' 34"E, 59.13'



CESO
WWW.CESONINC.COM

3601 Rigby Rd., Suite 300
Middletown, OH 43042
Phone: 937.435.8584 Fax: 888.208.4826

EASTWOOD RESERVE
PHASE 2

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

Revisions / Submissions

ID	Description	Date
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© 2023 CESO, INC.

Project Number: 759547

Scale: N/A

Drawn By: RLC

Checked By: ALB

Date: 10/3/2023

Issue:

Drawing Title:

PLAT

From: [Doug White](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: RE: Eastwood Phase 2 and Phase 3 Final Plats
Date: Tuesday, September 26, 2023 2:34:38 PM

[NOTICE: This email originated outside of the City of Reynoldsburg.]

The Fire District has no comments at this time.

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Tuesday, September 26, 2023 10:35 AM
To: Doug White <DWhite@westlickingfire.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: Eastwood Phase 2 and Phase 3 Final Plats

Mr. White,

Just wanted to follow up with an email today since comments are due by tomorrow, to see if West Licking Fire had any comments regarding Phase 2 and 3 of the Final Plats for Eastwood?

Best,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—

City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Phoenix Buathier
Sent: Monday, September 18, 2023 8:35 AM
To: 'DWhite@westlickingfire.org' <DWhite@westlickingfire.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: Eastwood Phase 2 and Phase 3 Final Plats

Mr. White,

My name is Phoenix Buathier, I am the City of Reynoldsburg's Planning and Zoning Administrator. I am sending you the Eastwood Phase 2 and Eastwood Phase 3 Final Plats and related items that are scheduled for the October 5th Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments you may have by September 27th so that we can incorporate them in the staff report that goes out

first thing on September 28th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

City of Reynoldsburg

7232 East Main Street | Reynoldsburg, OH 43068

T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

October 19, 2023

Planning and Zoning Board
City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, OH 43068

RE: AMH Development, LLC; Eastwood Reserve Subdivision; Final Plat: Phase 3

Planning and Zoning Board:

Below is the staff review of the above reference Final Plat Application.

1. Project Summary

- a. The 78.16 +/- acre residential subdivision is zoned SR, Suburban Residential. To the north and west of the subject site is Etna Township zoned rural residential. To the south of the site is Dwellings – Attached Multi-Unit Buildings Complex under construction zoned RM, Residential Medium and single-family residential in Etna Township. To the east of the site is a single-family residential subdivision also located in Etna Township.
- b. The subject site is currently under an agricultural land use, however the site is proposed to be developed with 248 Dwelling – Detached Single Family homes, with a density of 3.17 dwelling units per acre. The approved major site plan also included a total open space are of 24.2 acres.
- c. The proposed Final Plat application is for Phase 3, consisting of 18.729 acres and 75 Dwellings – Single-Family Detached lots.
- d. Open space is being platted in Reserve D at 1.547 acres, which is 6.33% of the total open space approved in the major site plan.

2. Project Review

- a. The applicant is seeking Final Plat approval for Eastwood Reserve Subdivision Phase 3.
- b. The lot dimensions, right-of-ways, layout, setbacks, and open space configurations are consistent with the approved major site plan and preliminary plat.

3. Recommendations

- a. Staff recommends approval for Eastwood Reserve Subdivision Phase 3.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: October 10, 2023

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Eastwood Reserve Phase 3 Final Plat

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

On behalf of the City of Reynoldsburg, EMH&T has conducted a backcheck engineering review of the Eastwood Reserve Phase 3 Plat. EMH&T reviewed the initial plat submission and provided comments via a Staff Report dated September 27, 2023. An updated plat was submitted to the City by the consultant and was reviewed by EMH&T. All comments listed in the previous Staff Report have been addressed and EMH&T has no further comments at this time.



Engineers, Surveyors, Planners, Scientists

MEMO

Date: September 27, 2023

To: Mr. Eric Meyer, Director of Development

From: Ryan Andrews, City Engineer

Subject: Staff Report for: Eastwood Reserve Phase 3 Final Plat

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 Eastwood Reserve Phase 3 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.

PLAT SHEET 1

1. In the second paragraph, line 3, please change Phase 2 to Phase 3.

PLAT SHEET 2

2. NOTE "H" should be changed to NOTE "G".
3. Within the NOTE "G" paragraph, "ARE" should be changed to "IS".
4. Add a "No Vehicular Access" (NVA) note for dead-end situations such as Park Place North where it ends at the north property line.
5. On the easements between lots # 38/39, 41/42 and 26/27, 29/30, use dots instead of hash marks where the easement meets another easement.
6. The PGU shows a 42' drainage easement where the Plat shows it as a 20' Drainage Easement (on lot 43). Please revise.
7. In the RESERVE "D" note on the right side of page, change NOTE "H" to NOTE "G".
8. Include the length from centerline of Henley Avenue along Luna Drive to the line between the Phase 1 and Phase 3 plats.
9. Include the width of the drainage easement behind lot #36.
10. Include drainage easement between Phase 1 and Phase 3 on the south side of Luna Drive.

PLAT SHEET 3

11. RESERVE "B" should be RESERVE "A".
12. Revise 25' easement to 25' drainage easement behind lot #13.
13. Call out NVA at the dead end on Park Place North.
14. On the easements between lots # 17/18 and 20/21, use dots instead of hash marks where the easement meets another easement.
15. At the southwest corner of Park Place North and Luna Drive, provide dimension per notation.
16. Between lot 188 and 246, please move instrumentation number for clarity.

Attachments: Phase 3 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 3
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: 75
Complete Where Applicable: Engineer/Surveyor: CESO, Inc. Builder/Developer: AMH Development, LLC

I. PROPERTY OWNER OF RECORD

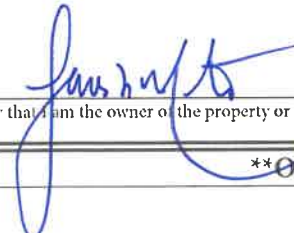
Property Owner Name(s): AMH Development, LLC	Property Owner Address: 23975 Park Sorrento, Suite 300, Calabasas, CA 91302
--	---

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: 9/13/23

*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.

OFFICE USE ONLY

Additional Notes:	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: _____	Date: _____
	Clerk of Council: _____		

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: Reynoldsborg.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 3

NORTH

U.S. ROUTE 40

SUMMIT ROAD SW

EASTWOOD DR

HENLEY AVE

LUCY DR

SUNNY DR

SITE

VICINITY MAP NOT TO SCALE



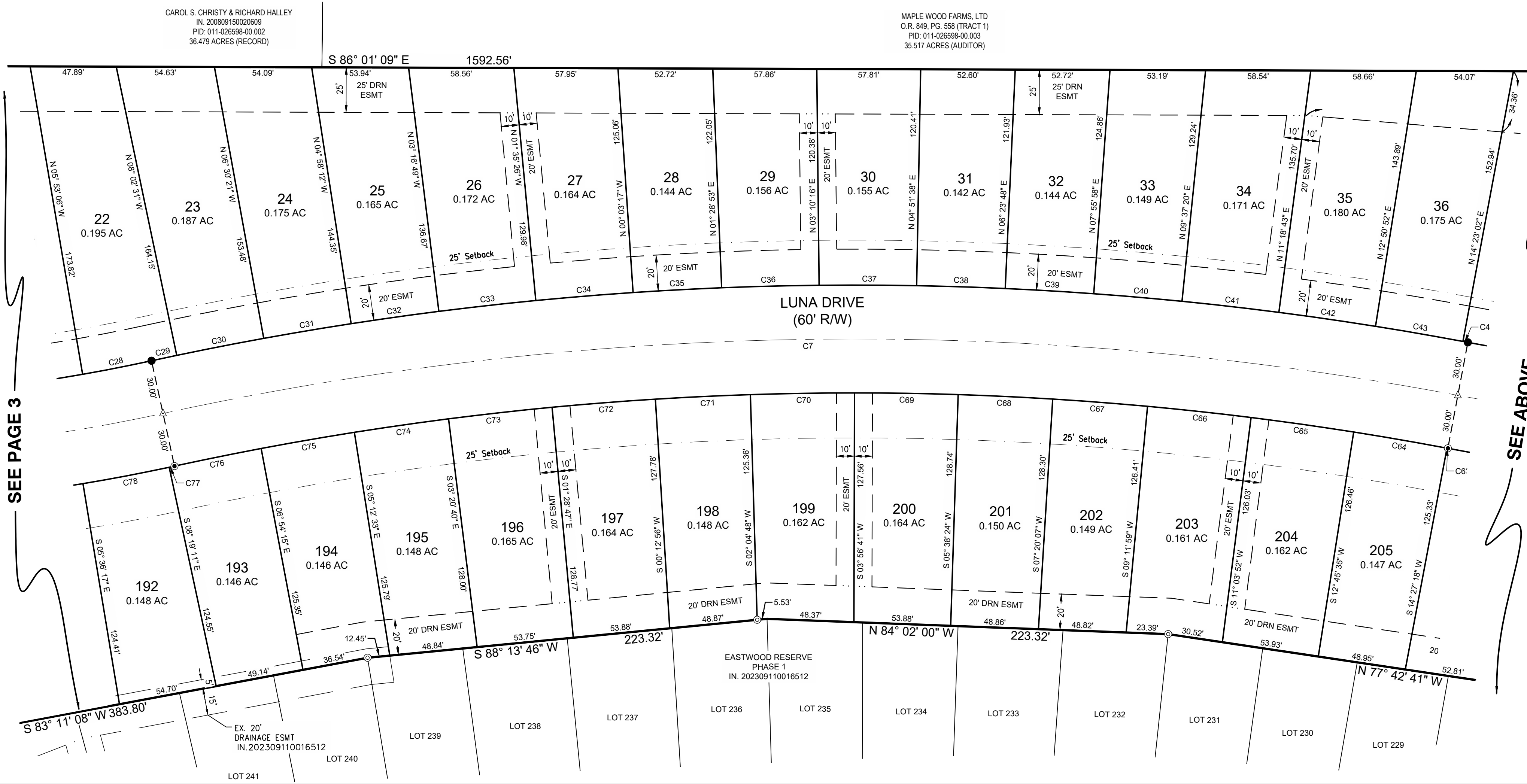
3601 Rigby Rd., Suite 300
 Miamisburg, OH 45342
 Phone: 937.435.8584 Fax: 888.208.4826

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

PLAT

W:\PROJECTS\AMH DEVELOPMENT\759547-01 Eastwood\04-SURVEY\DWG\1759547-01 Eastwood - PLAT - PH3.dwg - 10/3/2023 - Alex Benson

SEE PAGE 3



NOTE "A": AT THE TIME OF PLATTING, THE 18.729-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	18.729 ACRES
ACREAGE IN R/W	3.650 ACRES
ACREAGE IN REMAINING LOTS	13.532 ACRES
ACREAGE IN OPEN SPACE "D"	1.547 ACRES

NOTE "C" ACREAGE BREAKDOWN: EASTWOOD RESERVE PHASE 3 IS OUT OF LICKING COUNTY PARCEL NUMBERS:

PARCEL NUMBER 107-018030-00.000 (ORIGINAL 39.797 ACRES)	18.729 ACRES
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NOTE "D": 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 "E" 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 3 OR ANY PART THEREOF CAN BE ACQUIRED BY A COMPETENT EXAMINATION OF THE THEN CURRENT PUBLIC RECORDS, INCLUDING THOSE IN THE LICKING COUNTY RECORDERS OFFICE.

NOTE "F": CITY OF REYNOLDSBURG ZONING CODE FOR "EASTWOOD RESERVE PHASE 3" IN EFFECT AT TIME OF PLATTING OF "EASTWOOD RESERVE PHASE 3" SPECIFIES THE FOLLOWING SETBACK REQUIREMENTS:

DESIGNATION (LOTS 7-48 AND 184-216)	(SR) SUBURBAN RESIDENTIAL
FRONT:	25 FEET
REAR:	30 FEET
SIDE:	5 FEET

NOTE "G": RESERVE "D" AS DEDICATED AND DELINEATED HEREON IS RESERVED FOR OPEN SPACE, STORM WATER CONTROL, MAINTENANCE, AMENITY AND RECREATIONAL PURPOSES AND IS 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 "H": NO VEHICULAR ACCESS UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT-OF-WAY IS EXTENDED AND DEDICATED BY PLAT OR DEED.

NOTE "I": 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.

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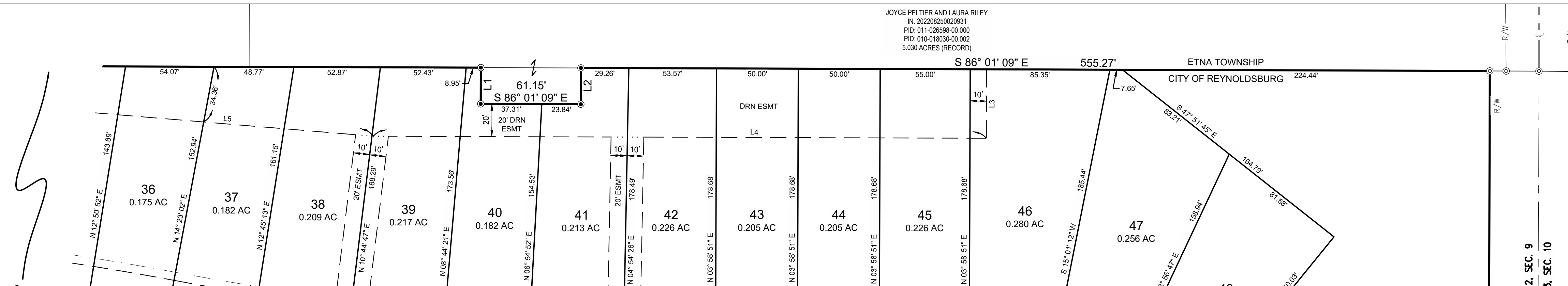
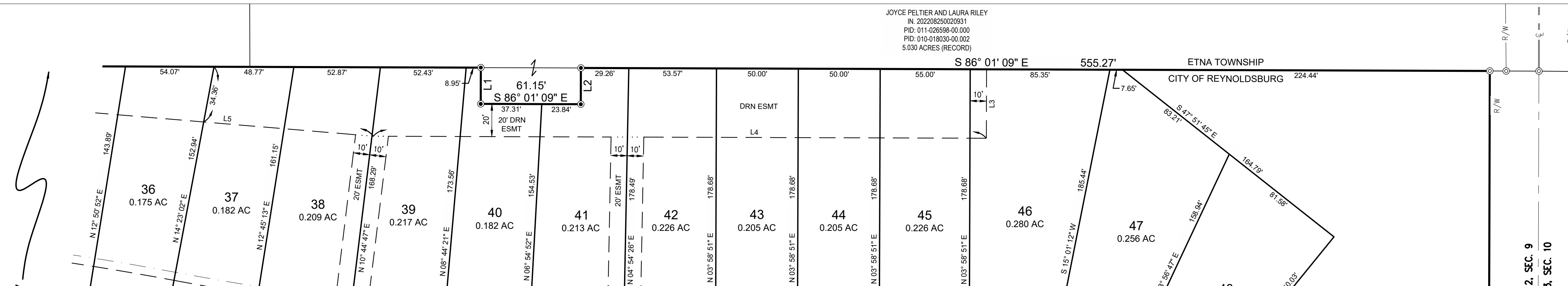
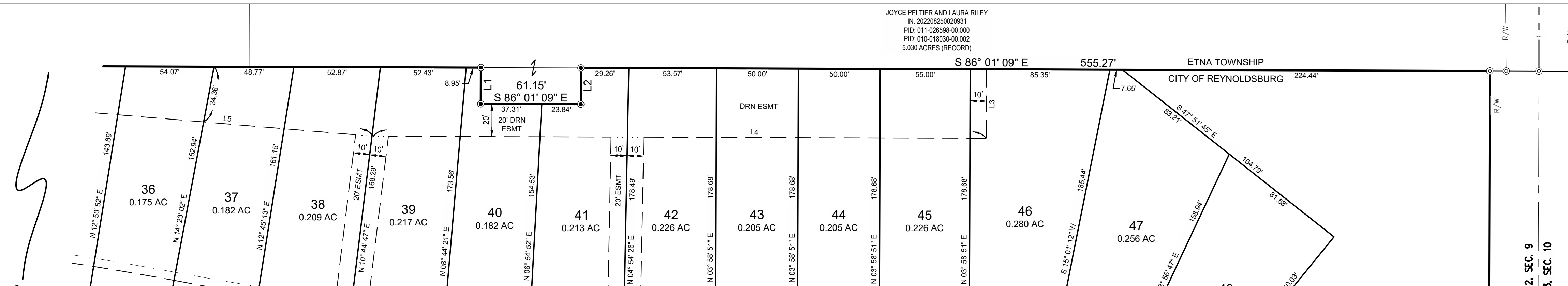
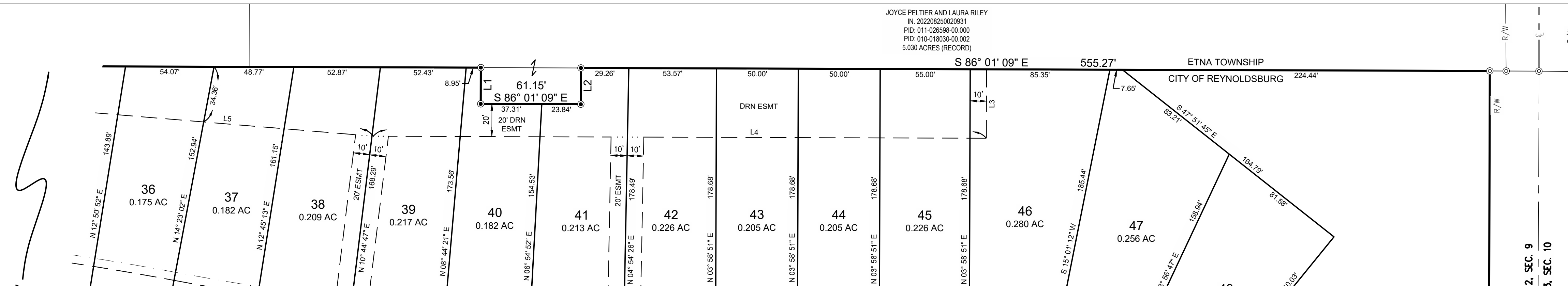
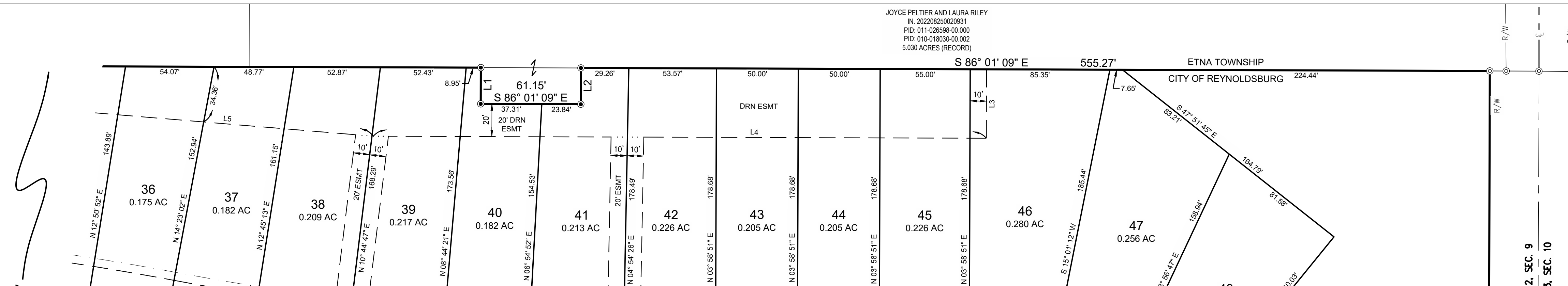
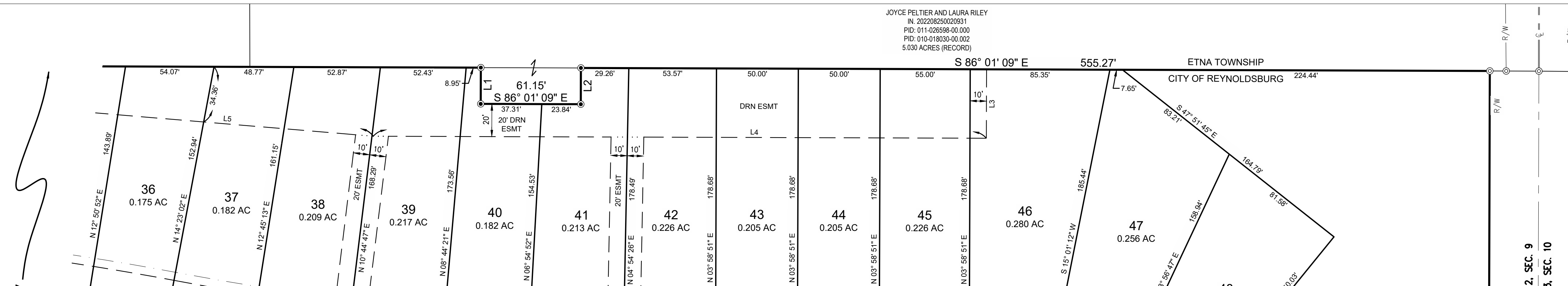
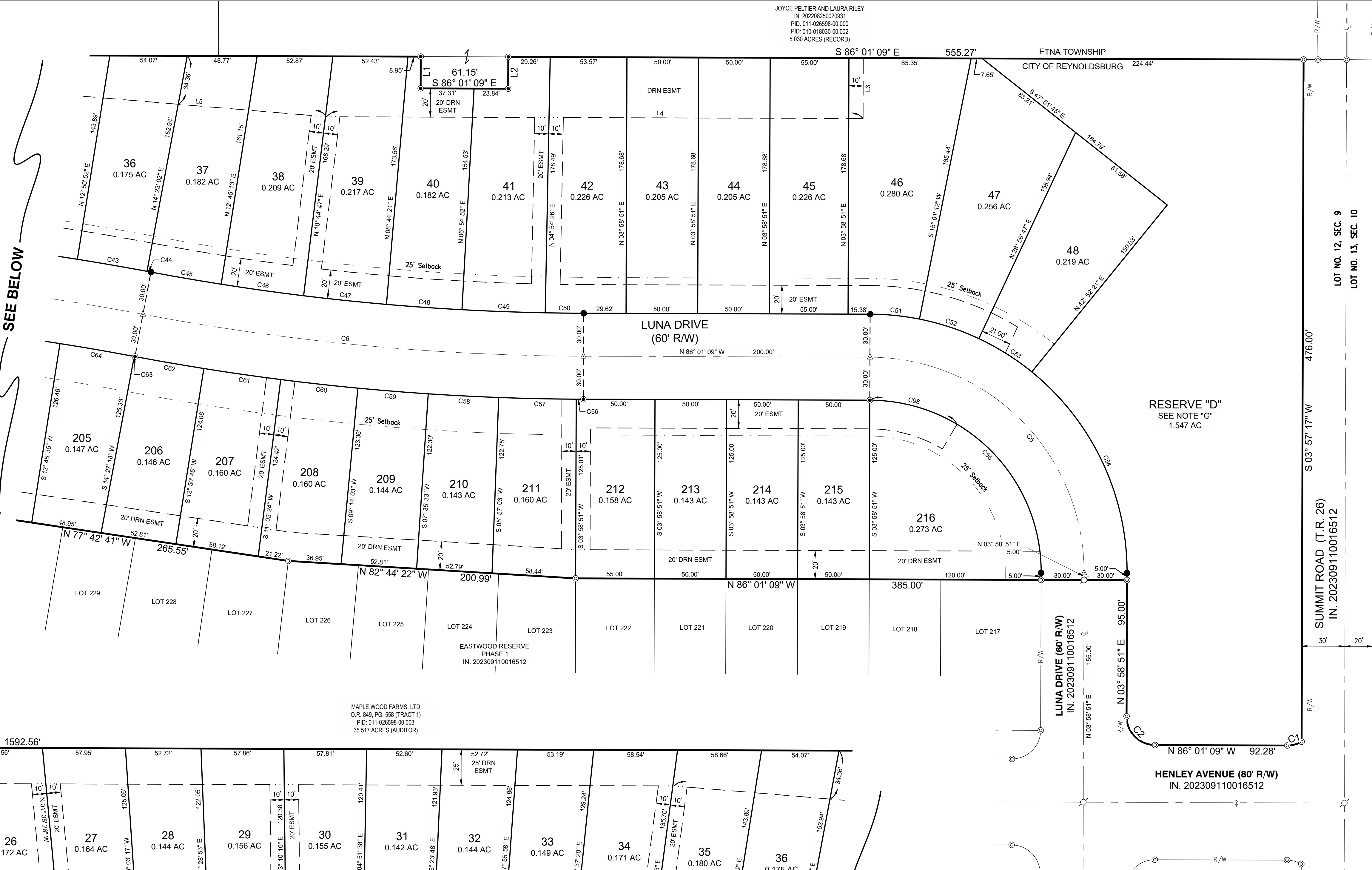
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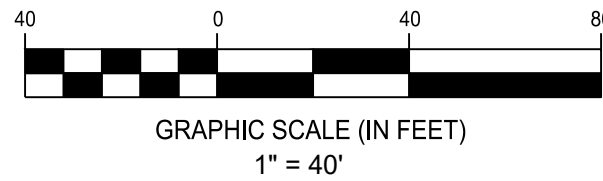
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SEE BELOW





CESO IRON PIN LEGEND

- ⊙ IRON PIN FOUND (5/8" REBAR W/ CESO CAP UNLESS NOTED OTHERWISE)
- 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)



SEE PAGE 2

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C1	30° 01' 34"	20.00'	10.48'	N78° 58' 04"E, 10.36'
C2	90° 00' 00"	20.00'	31.42'	S41° 01' 09"E, 28.28'
C3	2° 01' 49"	885.00'	31.36'	S12° 00' 32"E, 31.36'
C4	144° 58' 03"	60.00'	151.81'	S30° 23' 52"E, 114.44'
C5	90° 00' 00"	150.00'	235.62'	N41° 01' 09"W, 212.13'
C6	10° 29' 24"	1690.00'	309.42'	N80° 46' 26"W, 308.99'
C7	22° 57' 32"	1810.00'	725.29'	N87° 00' 30"W, 720.44'
C8	21° 15' 43"	1000.00'	371.09'	N87° 51' 25"W, 368.97'
C9	8° 49' 09"	100.00'	15.39'	N81° 38' 08"W, 15.38'
C10	17° 44' 45"	915.00'	283.40'	N2° 07' 15"W, 282.27'
C11	12° 16' 41"	915.00'	196.08'	N12° 53' 28"E, 195.70'
C12	33° 42' 12"	60.00'	35.29'	S58° 56' 15"W, 34.79'
C13	41° 13' 26"	60.00'	43.17'	N83° 35' 56"W, 42.24'
C14	18° 21' 06"	60.00'	19.22'	N53° 48' 40"W, 19.14'
C15	35° 47' 33"	60.00'	37.48'	S62° 31' 54"E, 36.88'
C16	5° 37' 02"	60.00'	5.88'	S83° 14' 11"E, 5.88'
C17	8° 03' 43"	130.00'	18.29'	S82° 00' 50"E, 18.28'
C18	91° 58' 32"	20.00'	32.11'	N56° 01' 45"E, 28.77'
C19	8° 30' 01"	945.00'	140.20'	N14° 17' 30"E, 140.07'
C20	9° 49' 37"	885.00'	151.79'	S14° 38' 23"W, 151.60'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C21	86° 57' 07"	20.00'	30.35'	S33° 45' 00"E, 27.52'
C22	1° 24' 16"	970.00'	23.78'	S77° 55' 41"E, 23.78'
C23	3° 34' 52"	970.00'	60.63'	S80° 25' 15"E, 60.62'
C24	3° 34' 52"	970.00'	60.63'	S84° 00' 07"E, 60.62'
C25	3° 15' 20"	970.00'	55.12'	S87° 25' 13"E, 55.11'
C26	3° 34' 52"	970.00'	60.63'	N89° 09' 40"E, 60.62'
C27	3° 33' 03"	970.00'	60.12'	N85° 35' 43"E, 60.11'
C28	2° 18' 27"	970.00'	39.07'	N82° 39' 57"E, 39.06'
C29	0° 26' 46"	1840.00'	14.32'	S81° 44' 06"W, 14.32'
C30	1° 32' 10"	1840.00'	49.33'	S82° 43' 34"W, 49.33'
C31	1° 32' 10"	1840.00'	49.33'	S84° 15' 44"W, 49.33'
C32	1° 32' 02"	1840.00'	49.26'	S85° 47' 49"W, 49.26'
C33	1° 41' 23"	1840.00'	54.26'	S87° 24' 32"W, 54.26'
C34	1° 41' 30"	1840.00'	54.33'	S89° 05' 58"W, 54.33'
C35	1° 32' 10"	1840.00'	49.33'	N89° 17' 12"W, 49.33'
C36	1° 41' 23"	1840.00'	54.26'	N87° 40' 26"W, 54.26'
C37	1° 48' 12"	1840.00'	54.14'	N85° 59' 03"W, 54.26'
C38	1° 32' 10"	1840.00'	49.33'	N84° 22' 17"W, 49.33'
C39	1° 32' 10"	1840.00'	49.33'	N82° 50' 07"W, 49.33'
C40	1° 32' 02"	1840.00'	49.26'	N81° 18' 01"W, 49.26'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C41	1° 41' 23"	1840.00'	54.26'	N79° 41' 19"W, 54.26'
C42	1° 41' 30"	1840.00'	54.33'	N77° 59' 53"W, 54.33'
C43	1° 32' 10"	1840.00'	49.33'	N76° 23' 03"W, 49.33'
C44	0° 05' 14"	1840.00'	2.80'	N75° 34' 21"W, 2.80'
C45	1° 43' 03"	1660.00'	49.76'	S76° 23' 16"E, 49.76'
C46	2° 00' 26"	1660.00'	58.15'	S78° 15' 00"E, 58.15'
C47	2° 00' 26"	1660.00'	58.15'	S80° 15' 26"E, 58.15'
C48	1° 49' 29"	1660.00'	52.87'	S82° 10' 24"E, 52.86'
C49	2° 00' 26"	1660.00'	58.15'	S84° 05' 21"E, 58.15'
C50	0° 55' 34"	1660.00'	26.83'	S85° 33' 21"E, 26.83'
C51	11° 02' 20"	180.00'	34.68'	N80° 29' 59"W, 34.63'
C52	13° 55' 35"	180.00'	43.75'	N68° 01' 01"W, 43.64'
C53	13° 55' 35"	180.00'	43.75'	N54° 05' 26"W, 43.64'
C54	51° 06' 30"	180.00'	160.56'	N21° 34' 24"W, 155.29'
C55	90° 00' 00"	120.00'	188.50'	S41° 01' 09"E, 169.71'
C56	0° 10' 00"	1720.00'	5.00'	S85° 56' 09"E, 5.00'
C57	1° 48' 12"	1720.00'	54.14'	S84° 57' 03"E, 54.14'
C58	1° 38' 30"	1720.00'	49.28'	S83° 13' 42"E, 49.28'
C59	1° 38' 30"	1720.00'	49.28'	S81° 35' 12"E, 49.28'
C60	1° 48' 21"	1720.00'	54.21'	S79° 51' 46"E, 54.21'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C61	1° 48' 21"	1720.00'	54.21'	S78° 03' 26"E, 54.21'
C62	1° 37' 31"	1720.00'	48.79'	S76° 20' 30"E, 48.79'
C63	0° 00' 58"	1780.00'	0.50'	N75° 33' 12"W, 0.50'
C64	1° 41' 43"	1780.00'	52.66'	N76° 23' 34"W, 52.66'
C65	1° 51' 22"	1780.00'	57.66'	N78° 10' 06"W, 57.66'
C66	1° 51' 53"	1780.00'	57.93'	N80° 01' 44"W, 57.93'
C67	1° 42' 13"	1780.00'	52.93'	N81° 48' 47"W, 52.93'
C68	1° 41' 43"	1780.00'	52.66'	N83° 30' 45"W, 52.66'
C69	1° 51' 22"	1780.00'	57.66'	N85° 17' 17"W, 57.66'
C70	1° 51' 53"	1780.00'	57.93'	N87° 08' 54"W, 57.93'
C71	1° 42' 13"	1780.00'	52.93'	N88° 55' 58"W, 52.93'
C72	1° 51' 22"	1780.00'	57.66'	S89° 17' 15"W, 57.66'
C73	1° 51' 53"	1780.00'	57.93'	S87° 25' 37"W, 57.93'
C74	1° 42' 13"	1780.00'	52.93'	S85° 38' 34"W, 52.93'
C75	1° 41' 43"	1780.00'	52.66'	S83° 56' 36"W, 52.66'
C76	1° 35' 01"	1780.00'	49.20'	S82° 18' 14"W, 49.20'
C77	0° 10' 06"	1030.00'	3.02'	N81° 35' 46"E, 3.02'
C78	2° 42' 54"	1030.00'	48.81'	N83° 02' 16"E, 48.80'
C79	2° 59' 12"	1030.00'	53.69'	N85° 53' 19"E, 53.68'
C80	2° 59' 12"	1030.00'	53.69'	N88° 52' 31"E, 53.68'

CURVE TABLE				
Curve	Delta	Radius	Arc Length	Chord
C81	2° 42' 54"	1030.00'	48.81'	S88° 16' 26"E, 48.80'
C82	2° 59' 12"	1030.00'	53.69'	S85° 25' 23"E, 53.68'
C83	2° 59' 12"	1030.00'	53.69'	S82° 26' 11"E, 53.68'
C84	3° 43' 02"	1030.00'	66.83'	S79° 05' 04"E, 66.81'
C85	99° 43' 01"	20.00'	34.81'	N52° 54' 57"E, 30.58'
C86	6° 30' 48"	885.00'	100.61'	S0° 11' 58"E, 100.55'
C87	5° 03' 30"	885.00'	78.13'	S5° 59' 07"E, 78.11'
C88	2° 28' 46"	885.00'	38.30'	S9° 45' 15"E, 38.29'
C89	2° 57' 11"	945.00'	48.70'	S9° 31' 02"E, 48.70'
C90	2° 57' 11"	945.00'	48.70'	S6° 33' 52"E, 48.70'
C91	2° 57' 11"	945.00'	48.70'	S3° 36' 41"E, 48.70'
C92	6° 12' 27"	945.00'	102.38'	S0° 58' 08"W, 102.33'
C93	81° 17' 54"	20.00'	28.38'	N36° 34' 36"W, 26.06'
C94	8° 49' 09"	70.00'	10.77'	N81° 38' 08"W, 10.76'
C95	11° 31' 52"	60.00'	12.08'	S88° 11' 22"W, 12.05'
C96	29° 52' 43"	60.00'	31.29'	S67° 29' 05"W, 30.94'
C97	24° 34' 23"	60.00'	25.73'	S64° 49' 55"W, 25.54'
C98	30° 31' 23"	120.00'	63.93'	N70° 45' 27"W, 63.17'

LINE TABLE		
Line #	Direction	Length
L1	N03° 58' 51"E	22.18'
L2	S03° 58' 51"W	22.18'
L3	S03° 58' 51"W	42.18'
L4	N86° 01' 09"W	374.57'
L5	N81° 23' 50"W	213.17'
L6	N65° 41' 21"W	44.29'



CESO
WWW.CESOINC.COM

3601 Rigley Rd., Suite 300
Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 937.208.4826

EASTWOOD RESERVE
PHASE 3

PART OF LOT 12, NE QTR, SEC. 8, 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: RLC

Checked By: ALB

Date: 10/3/2023

Issue:

Drawing Title:

PLAT

From: [Doug White](#)
To: [Phoenix Buathier](#)
Cc: [Eric Meyer](#)
Subject: RE: Eastwood Phase 2 and Phase 3 Final Plats
Date: Tuesday, September 26, 2023 2:34:38 PM

[NOTICE: This email originated outside of the City of Reynoldsburg.]

The Fire District has no comments at this time.

From: Phoenix Buathier <pbuathier@reynoldsburg.gov>
Sent: Tuesday, September 26, 2023 10:35 AM
To: Doug White <DWhite@westlickingfire.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: RE: Eastwood Phase 2 and Phase 3 Final Plats

Mr. White,

Just wanted to follow up with an email today since comments are due by tomorrow, to see if West Licking Fire had any comments regarding Phase 2 and 3 of the Final Plats for Eastwood?

Best,

Phoenix Buathier
DEPARTMENT OF DEVELOPMENT
Planning and Zoning Administrator

—
City of Reynoldsburg
7232 East Main Street | Reynoldsburg, OH 43068
T 614-322-6829 | F 614-322-6830

www.reynoldsburg.gov

From: Phoenix Buathier
Sent: Monday, September 18, 2023 8:35 AM
To: 'DWhite@westlickingfire.org' <DWhite@westlickingfire.org>
Cc: Eric Meyer <emeyer@reynoldsburg.gov>
Subject: Eastwood Phase 2 and Phase 3 Final Plats

Mr. White,

My name is Phoenix Buathier, I am the City of Reynoldsburg's Planning and Zoning Administrator. I am sending you the Eastwood Phase 2 and Eastwood Phase 3 Final Plats and related items that are scheduled for the October 5th Planning and Zoning Board meeting. Our code requires us to send out a staff report at least a week in advance of the meeting. Therefore, I am asking for any comments you may have by September 27th so that we can incorporate them in the staff report that goes out

first thing on September 28th.

If you have any questions please feel free to call or email. Thank you for your help.

Sincerely,

Phoenix Buathier

DEPARTMENT OF DEVELOPMENT

Planning and Zoning Administrator

—

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