



**City Council
Legislative Session**

Agenda

**February 27, 2023
7:30 PM**

COMMITTEE MEETINGS

Mount Vernon City Council
Committee Meeting Schedule
February 27, 2023

5:45-6:00 p.m.	Executive Session: Personnel	Employee & Community Relations Francis
6:00-6:15 p.m.	Police Department quarterly update	Fire, Police, Civil Defense Mahan
6:15-6:25 p.m.	HR, Law Director interns	Employee & Community Relations Francis
6:25-6:35 p.m.	Water/Wastewater staffing	Employee & Community Relations Francis
6:35-6:45 p.m.	Water Plant control system	Utilities Woods
6:45-7:15 p.m.	Public Hearing: Highland CDP	Planning & Zoning Hillier

- 02-27-23 Committee Meeting Schedule
- 02-27-23 Everett Letter
- 02-27-23 Culbertson Letter

MEETING WILL RECESS UNTIL 7:30 P.M.

CALL TO ORDER

INVOCATION

The Rev. Ben Driver, Mount Vernon Church of Christ

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES

- City Council - Legislative Session - Feb 13, 2023 7:30 PM

RECEIVE PETITIONS AND COMMUNICATIONS

None.

RECEIVE COMMITTEE REPORTS

- 02-13-23A Utilities Committee Meeting Minutes
- 02-13-23 Employee and Community Relations Committee Meeting Minutes
- 02-13-23 Streets and Public Buildings Committee Meeting Minutes
- 02-13-23B Utilities Committee Meeting Minutes

LIQUOR CONTROL LICENSE

None.

PROCLAMATION

None.

PERSONS SPEAKING ON MATTERS OF CITY CONCERN

None.

RESOLUTIONS FOR THIRD READING**RESOLUTION NO. 2023-11**

A RESOLUTION APPROVING THE PND COMPREHENSIVE DEVELOPMENT PLAN AS SUBMITTED BY HIGHLAND REAL ESTATE AND APPROVED BY THE MOUNT VERNON MUNICIPAL PLANNING COMMISSION FOR PARCEL #66-00501.000 ON NEWARK ROAD; AND DECLARING AN EMERGENCY.

Planning and Zoning: Hillier, Severns

RESOLUTIONS FOR SECOND READING**RESOLUTION NO. 2023-18**

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH GRAY MATTER SYSTEMS, LLC; AND DECLARING AN EMERGENCY.

Utilities: Woods, Keener

RESOLUTIONS FOR FIRST READING**RESOLUTION NO. 2023-26**

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE CDBG STUMP-NORTHVIEW WATER AND SEWER IMPROVEMENTS; AND DECLARING AN EMERGENCY.

Utilities: Woods, Keener

RESOLUTION NO. 2023-27

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO PURCHASE A PIPE FITTER TRUCK FOR WATER DISTRIBUTION AND COLLECTION; AND DECLARING AN EMERGENCY.

Utilities: Woods, Keener

ORDINANCES FOR THIRD READING

ORDINANCES FOR SECOND READING

ORDINANCE NO. 2023-01

AN ORDINANCE TO CREATE THE POSITION OF HUMAN RESOURCES INTERN, AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

ORDINANCE NO. 2023-02

AN ORDINANCE TO CREATE THE POSITION OF LAW DIRECTOR INTERN, AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

ORDINANCE NO. 2023-03

AN ORDINANCE FIXING THE NUMBER OF HOURLY EMPLOYEES OF THE CITY OF MOUNT VERNON IN THE WATER AND WASTEWATER DEPARTMENTS; AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

ORDINANCES FOR FIRST READING

ORDINANCE NO. 2023-07

AN ORDINANCE FIXING THE COMPENSATION AND BENEFITS OF CERTAIN EMPLOYEES OF THE MOUNT VERNON MUNICIPAL COURT EFFECTIVE JANUARY 1, 2023, AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

ORDINANCE NO. 2023-08

AN ORDINANCE ESTABLISHING COMPENSATION FOR THE WASTEWATER SUPERINTENDENT; AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

ORDINANCE NO. 2023-09

AN ORDINANCE ESTABLISHING COMPENSATION FOR THE ASSISTANT DIRECTOR OF DISTRIBUTION AND COLLECTION; AND DECLARING AN EMERGENCY.

Employee and Community Rel.: Francis, Hillier

REMARKS FROM THE ADMINISTRATION

REMARKS FROM COUNCIL

ADJOURN AT THE CALL OF THE PRESIDENT



PRESS RELEASE

City Hall
40 Public Square
Mount Vernon, OH 43050

FOR MORE INFORMATION, CONTACT:
Todd Hill, Clerk of Council
740-393-9517 Fax: 740-397-6595

FOR IMMEDIATE RELEASE

February 22, 2023

Mount Vernon City Council Committee Meeting Schedule February 27, 2023

5:45-6:00 p.m.	Executive Session: Personnel	Employee & Community Relations Francis
6:00-6:15 p.m.	Police Department quarterly update	Fire, Police, Civil Defense Mahan
6:15-6:25 p.m.	Human Resources, Law Director interns	Employee & Community Relations Francis
6:25-6:35 p.m.	Water/Wastewater staffing	Employee & Community Relations Francis
6:35-6:45 p.m.	Water Plant control system	Utilities Woods
6:45-7:15 p.m.	Public Hearing: Highland Real Estate Comprehensive Development Plan	Planning & Zoning Hillier

The above listed meeting will be held to discuss the above items; but will not be limited to those listed.
Mount Vernon News - WMVO - WNZR – City Hall Bulletin Board

2/14/2023

12 Woodland Circle
Mt Vernon, OH 43050

Mr. Todd Hill, Clerk of Council
40 Public Square, Mt Vernon, OH 43050

RE: Subdivision proposal, Highland Real Estate, Newark Rd.

Dear Mt Vernon City Council,

Please be advised that information provided to the Planning Commission and apparently relied upon by them concerning the referenced proposed development contained materially false and misleading information. Some of the more significant issues are explained below along with another concern that needs to be addressed before the proposal could be deemed qualified, safe and in the interest of the community.

The developer and others asserted that there are no archaeological resources within the development area. Those assertions are false. There are many acres within the subdivision site that contain significant and important prehistoric artifacts and activity areas already registered with the State Historic Preservation Officer. That archaeological site is registered as Site # 33-KN-588 and details have been and are publicly available through the State of Ohio. This fact alone is sufficient to order that the Planning Commission's decision and recommendation be remanded to the Commission and reconsidered. The developer's and others assertions to the contrary should give you pause to consider all other aspects of the proposal.

Certain real estate and political interests have asserted that the Mt Vernon real estate market is "hot" and that there is a need for more housing in Mt Vernon. Such assertions are seriously misleading and incorrect. The closest "hot" real estate market is on the west side of Columbus in Hilliard, too far away to be relevant. A simple review of data and facts shows that housing prices in Mt Vernon are far below the average for the state of Ohio. Even worse, housing appreciation in Mt Vernon is some of the lowest in the state, far below average and comparable with Youngstown and other declining communities. This pathetic economic performance is due to the currently adequate and oversupply of housing already on or available to the market thus keeping rents and prices down and depressed.

If data and statistics aren't your thing then just drive around Mt Vernon; the entire west side is in serious rapid decline and the north side is following it down. All of this makes it clear that the Mt Vernon housing market is well supplied if not oversupplied; it cannot be said that more housing is needed or even desirable when the depreciation and decline within the city is so obvious and the supply is so high. It is detrimental to residents and homeowners (and the tax base) to artificially interfere with the current housing free market by providing so many more residences as proposed; the consequence will certainly be more housing price and value degradation to be borne by current residents (and the city) and further decline in established areas within the city. The risk that Mt Vernon will further decline and become the Youngstown of central Ohio, or worse, is real because of the proposal.

It is nonsensical to assert that there will be an "Intel effect" and therefore more housing might maybe be needed in Mt Vernon. Westerville, Gahana, New Albany, Granville and Newark, close and desirable uptrending communities for Intel employees, are already built out or are already being built out. The new subdivision in Newark, for one example, is impressive with many finer homes on larger lots already built or under construction to address the property types anticipated by the "Intel effect". That one in Newark is a thoughtful development and symbiotic with community values (and taxes) on the rise. It is inappropriate to use "Intel effect" speculation in planning Mt Vernon with the realities and negative consequences being what they are.

Many citizens have expressed concerns about safety along Newark Rd with the entrance to such dense development being at blind spots on Newark Rd. The latest proposal moved the entrance south, to the bottom of a swale to a location that is worse, much worse and dead blind from both directions. It has gone from bad to much worse, deadly and reckless if not willfully intentional. That decision appears to be a stick-in-the-eye to all those that expressed concern, as if to say just shut up, we'll decide what's best for you. The fact is that the only access to the property that would be safe and competent would be to take the access road west to BlackJack Rd. BlackJack is straight and flat and of adequate size; traffic can easily and safely be routed from the subdivision through the BlackJack commercial areas that see little traffic flow with safe, controlled and much better access to the north, south and west. If the developer lacks the engineering expertise to make something so simple a reality and to accommodate (or even care for) the safety and well being of the community then outright denial of the proposal is appropriate. You will know who you are dealing with if something simple like safe access via BlackJack Rd won't be planned for and engineered. It hasn't been that long ago that a bicyclist, for one example, was killed in the very spot they propose to make an access.

Finally, the subdivision density standard applied by the Planning Commission is inappropriate. That is a standardized density standard blindly adopted within a larger "standard" applied to major urban and inner-city areas such as Cleveland and Cincinnati and is detrimental for a rural community with rural community values. The Commission seems to be comfortable hiding behind the fact that that is "the standard" and giving rural community values no realistic consideration. By not directly addressing the anticipated problems caused by overdeveloping the property, amongst others, the people of Mt Vernon and the city have been short changed, potentially duped.

For the reasons discussed, the appropriate course of action is to remand the Planning Commission's decision and recommendation to the Planning Commission for reconsideration.



Robert W Everett

On Feb 25, 2023, at 8:23 AM, Dave Culbertson <daveculbertsonrealtor@gmail.com> wrote:

RE: Newark Road Development

Dear MV Council Members...

I appreciate your positions and the, sometimes, tough or controversial decisions you have to make. You are never going to make everyone happy, but you are entrusted to make these decision.

With regards to the proposed Newark Road development, I also appreciate concerned neighbors about having a major residential development nearby.

I am a lifelong Mount Vernon resident. I love my community. Those that know me and follow me, know that I am a major cheerleader for our community.

My area of expertise on this issue is real estate, and the local real estate market. I am in my 27th year selling real estate in Knox and surrounding counties. I've seen the ups and downs in real estate in our area...and, regardless of what the national news says about real estate, we are in a major UP in our local real estate market, demand is the highest for residential housing I have ever seen.

There are more than 42,000 zip codes in the US. Every August, Realtor.com, the premier source for real estate news in America, comes out with their hottest real estate markets, by zip code, in the United States. I follow this list every year, and the only ones ever to make the top 100 in our area have occasionally been Dublin, Upper Arlington and New Albany. But in the 2022, 43050 WAS NAMED #37 out of 42,000+ ZIP CODES IN THE NATION.

<https://www.realtor.com/research/hottest-zip-codes-2022/>

Why is this? Well, since COVID, people started fleeing the cities, including Columbus, realizing they could work for anywhere. Around Columbus, this meant growth for further out perimeter cities such as Mount Vernon, Lancaster, Newark, Marysville, Urbana, Mount Gilead, etc.

Then Intel made their announcement, and Amazon bought 500 Acres adjacent to Intel. The Intel forward team seemed to favor Knox County, Granville and Newark for residential development and have told their HR people this.

The word is spreading about Mount Vernon, Fredericktown, Gambier and Apple Valley. Some Central Ohio realtors in our industry are referring to Mount Vernon as the next affordable Granville.

The growth is coming. Demand is high.

There is DEFINITELY high demand for the type of housing this development would provide. Another source for that demand is our aging boomer population that is crying out for more one-level ranch homes, condos and townhouses. They want to downsize from their grand homes they can no longer live in and maintain. They want fewer steps, upkeep and yard maintenance.

Who wants their older larger houses they wish to sell? A new generation of buyers coming to our community, bringing new life, new enthusiasm, and an addiction to HGTV. Their desire to continue the restoration of our fine homes has brought fresh blood into our community. We still have multiple-offers, bids over asking price and the demand is as high as ever.

I am bullish on Mount Vernon, OH. I support a yes vote on this development, both for new, incoming buyers, but to free up the lack of inventory for our older citizens who demand the types of homes that this development provides...or we might lose our boomers to Sunbury, Westerville or other forward-thinking communities.

Housing choices are key factors in retaining our best and brightest and recruiting more good people into the community...Controlled growth and vitality is lifeblood of our community. It is what makes it worth the risk for entrepreneurs to open a shop on Main Street, or for existing local businesses to invest in their own growth...or to even take the chance to keep the doors open. HR departments at companies such as Ariel and Knox Community Hospital often hear the concerns from applicants about the lack of housing, which makes it difficult to recruit quality people, let alone the ability of Area Development Foundation to recruit other quality companies.

As a community, we can ignore the possibilities and wither on the vine, or we can control our own destiny.

Thank you for your valuable time. I appreciate you.

Blessings,

Dave Culbertson
Broker / Grandpa / Real Estate Strategist



Utilities Committee Meeting Minutes

February 13, 2023 – 6:26 p.m. to 6:41 p.m.

COUNCIL PRESENT:

Bruce Hawkins, President
James Mahan, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Terry Scott, Auditor
Robert Broeren, Law Director
Emily Platt, Engineering
Todd Hill, Council Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, Area Development Foundation

The committee discussed Resolution No. 2023-18, to enter into contract with Gray Matter Systems, LLC, for design and implementation of a Water Plant control system and security updates. Emily Platt of the Engineering Department explained that the City has a history with this contractor, and that the contract would be for three years at a cost of \$100,000. The Engineer is requesting passage of the legislation on first reading at Council's Legislative Session later in the evening, as the contractor is ready to begin the next phase of the project, but it was noted that the Law Director has not seen the contract yet to review it. The chair announced that the legislation would receive a first reading this evening, with a vote on adoption at the next regular Council meeting on Feb. 27, 2023. The chair also requested a 10-minute committee meeting on the legislation for Feb. 27.

Respectfully submitted,

Tammy Woods, Chair
Utilities Committee
Mount Vernon City Council

TW/th



Employee and Community Relations Committee Meeting Minutes
Committee Meeting
February 13, 2023 – 6:41 p.m. to 6:51 p.m.

COUNCIL PRESENT:

Bruce Hawkins, Council President
 James Mahan, First Ward
 John Francis, Second Ward
 Tammy Woods, Third Ward
 Mike Hillier, Fourth Ward
 Janis Seavolt, At-Large
 Amber Keener, At-Large
 Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
 Richard Dzik, Safety-Service Director
 Robert Broeren, Law Director
 Terry Scott, Auditor
 Emily Platt, Engineering
 Todd Hill, Clerk
 Cheryl Splain, Knox Pages
 Jeff Gottke, Area Development Foundation

The committee discussed Ordinance No. 2023-03, fixing the number of hourly employees in the Water and Wastewater Departments, which would change the number of Public Utility Technicians, Customer Support Specialists I and Customer Support Specialists II in both departments. The chair noted that this was the fourth ordinance on this subject in recent months, and Safety-Service Director Rick Dzik explained that these changes couldn't be proposed until certain promotions took place. In addition, the latest changes will save the City \$23,000. Ordinance No. 2023-03 was up for a first reading at Council's Legislative Session later in the evening. The chair later requested a 10-minute committee meeting on the legislation for Feb. 27, 2023.

Respectfully submitted,

John Francis, Chair
 Employee and Community Relations Committee
 Mount Vernon City Council

JF/th



2022-2023

**Streets and Public Buildings Committee Meeting Minutes
February 13, 2023 – 6:51 p.m. to 7:07 p.m.**

COUNCIL PRESENT:

Bruce Hawkins, Council President
James Mahan, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Terry Scott, Auditor
Rob Broeren, Law Director
Emily Platt, Engineering
Todd Hill, Council Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, Area Development Foundation

The committee discussed Resolution No. 2023-19, to enter into contract with Richland Engineering Ltd. for survey and design services for the Dan Emmett CDBG project, and Resolution No. 2023-20, to enter into contract with Glaus, Pyle, Schomer, Burns & DeHaven, Inc., for citywide transportation strategic planning. Emily Platt of the Engineering Department detailed both resolutions. The design portion of the Dan Emmett CDBG project is slated to cost \$200,000, with completion projected for the end of the year and construction in 2024. The City has received \$700,000 in CDBG funds for the water line, sewer line and pavement project, with the Ariel Foundation also contributing playground funds. The citywide transportation plan will cost \$115,000. Law Director Rob Broeren explained that it will be vital for future grant applications related to transportation. Resolution Nos. 2023-19 and 2023-20 were both up for first readings during Council's Legislative Session later in the evening. No further committee meetings were requested on the legislation.

Respectfully submitted,

Mel Severns, Chair
Streets and Public Buildings Committee
Mount Vernon City Council

MS/th

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Utilities Committee Meeting Minutes

February 13, 2023 – 7:07 p.m. to 7:15 p.m.

COUNCIL PRESENT:

Bruce Hawkins, President
James Mahan, First Ward
John Francis, Second Ward
Tammy Woods, Third Ward
Mike Hillier, Fourth Ward
Janis Seavolt, At-Large
Amber Keener, At-Large
Mel Severns, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Richard Dzik, Safety-Service Director
Terry Scott, Auditor
Robert Broeren, Law Director
Emily Platt, Engineering
Todd Hill, Council Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, Area Development Foundation

The committee discussed Resolution No. 2023-12, to advertise for bids and enter into contract for phase three of the Clintonville Sanitary and Storm Sewer Project. Emily Platt of the Engineering Department explained that the Ohio EPA mandate is due Sept. 1, 2023, and that \$584,000 has been budgeted for this phase of the work. There will be an additional neighborhood meeting on the project as the work approaches. Resolution No. 2023-12 was up for a second reading at Council's Legislative Session later in the evening. No further committee meetings were requested on the matter.

Respectfully submitted,

Tammy Woods, Chair
Utilities Committee
Mount Vernon City Council

TW/th



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-11

Meeting: 02/27/23 7:30 PM
Dept: Planning and Zoning
Hillier, Severns
 Category: Planning and Zoning
 Prepared By: Todd Hill
 Initiator: Todd Hill
DOC ID: 3735

A RESOLUTION APPROVING THE PND COMPREHENSIVE DEVELOPMENT PLAN AS SUBMITTED BY HIGHLAND REAL ESTATE AND APPROVED BY THE MOUNT VERNON MUNICIPAL PLANNING COMMISSION FOR PARCEL #66-00501.000 ON NEWARK ROAD; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the Mount Vernon City Council approve the PND Comprehensive Development Plan as submitted by Highland Real Estate and approved by the Municipal Planning Commission for Parcel #66-00501.000 on Newark Road. The general plan for the development is shown in Attachment "A" and made part of this Resolution.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of municipal government, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

01/23/23 City Council **FIRST READING**

Resolution No. 2023-11 was given a first reading. Hillier recommended reading the minutes of the latest Municipal Planning Commission meeting, at which the PND Comprehensive Development Plan submitted by Highland Real Estate was approved.

02/13/23 City Council **SECOND READING**

Resolution No. 2023-11 was given a second reading.

Mount Vernon, Ohio

FINAL DEVELOPMENT PLAN

Application For:



Submitted On: December 16th, 2022

Submitted For:



Contact: **Chris Kelley**
720 E. Broad Street, Suite 200
Columbus, Ohio 43215
614.915.4684

Submitted By:



Contact: **Gary Smith, RLA|CLARB**
720 E. Broad Street, Suite 200
Columbus, Ohio 43215
614.583.9230



Contact: **Justin Wollenberg, P.E.**
720 E. Broad Street, Suite 203
Columbus, Ohio 43215
614.385.1090

**Final Development Plan Index****Application Index****Tab 1 –Development Text**

- General Development Standards

Exhibits**Tab 2 – Adjacent Property Owners**

- Adjacent Property Owners

Tab 3 – Survey

- Exhibit B – GIS Survey

Tab 4 – Development Plan Exhibits

- Exhibit C – Regional Context Plan
- Exhibit C1 – Existing Site Conditions
- Exhibit D – Sub-Area Plan
- Exhibit E – Development Plan
- Exhibit F – Open Space / Pedestrian Plan
- Exhibit G1 – Overall Landscape Plan
- Exhibit G2 – Open Space Enlargement Plan ‘A’
- Exhibit G3 – Entry Enlargements
- Exhibit G4 –Entry Signs
- Exhibit H – Illustrative Site Plan

Tab 5 – Architectural Character Exhibits

- Exhibit i1 – Multi-Family Examples
- Exhibit i2 – Townhome Examples
- Exhibit i3 – Single-Family Examples
- Exhibit i4 – Patio Home Examples

Tab 6 - Engineering Exhibits

- Exhibit – Preliminary Overall
- Exhibit –Preliminary Plat
- Exhibit – Utility Plan
- Exhibit – Grading Plan

TAB 1
DEVELOPMENT TEXT

GDS - General Development Standards for Liberty Crossing PND

The codified ordinances of the City of Mt. Vernon shall apply, except as otherwise provided herein. All references to the City of Mt. Vernon ordinances refer to the version of the ordinance in force at the time of adoption of this zoning. Whenever there is a conflict or difference between the provisions of this Liberty Crossing Development Plan text and exhibits, and the codified ordinances of the City, including zoning and subdivision ordinances, the provisions of this Development Plans text and exhibits shall prevail. Where this Development Plan text and exhibits are silent, the provisions of the City of Mt. Vernon Zoning Code shall prevail.

GDS 1.01 General Intent

- A) It is the intent of the Applicant/Developer to create a unified, high quality mixed-residential development that will serve the needs for a variety of housing types and lifestyles within the City of Mt. Vernon. The proposed development shall be designed using smart-growth principles to foster a human scale, pedestrian friendly community, with a mixture of housing types serving multi-generational needs, and multiple access points from adjacent roadways to the internal roadway system.
- B) Liberty Crossing has been designed to encourage walkability. The road network is designed around gently curving roads that connect to the main collector of Newark Road. All roads will have sidewalks or trails to encourage pedestrian mobility and recreation.
- C) It is anticipated that Liberty Crossing will be developed in phases over time. To achieve a visual unity for the overall development, landscape elements within view of public right-of-ways shall be controlled and coordinated by this development text. The following site landscape elements are controlled by the Development Plan and this development text:
 - 1) Entry features and project identity signage
 - 2) Street and parking lot lighting
 - 3) Street trees, and landscaping
 - 4) Trails and pedestrian connectivity
- D) This development is being proposed as a PND to permit a mix of residential types, including single-family detached homes, attached patio homes, townhouses, and multi-family apartments. A diversity of housing types is desirable for communities because it accommodates people at different stages in their lives, and Liberty Crossing is designed to cater to the housing and lifestyle needs of a wide cross section of Mt. Vernon residents.
- E) The total site acreage is ± 102.61 acres. The acreage for all Subareas is measured to the perimeter property lines, centerlines of proposed roads, and residential property lines hence they are gross acreages. These subarea acreages may adjust, if necessary, with the centerline of the proposed roads during final engineering.

- F) Street plan alignments shown on the Development Plan give a general indication of where such streets shall be platted and constructed. They are not, however, intended to be final. While the functional system shall be produced, its precise alignment will be determined at final engineering and construction and may vary from that shown so long as the functional objectives, and the standards established herein, are attained. Based upon final roadway designs, adjustments may need to be made to individual sub-area configurations to accommodate actual road locations.

GDS 1.02 **Landscaping and Storm Water Management**

A) **Landscaping:**

- 1) Any portion of a developed lot upon which a building or parking area is not planned shall be landscaped with turfgrass as a minimum.
- 2) Street trees on each side of any entry drive shall be set back from the right of way of the main street to accentuate the entry/exit points and to accommodate the visibility triangle, as approved by the City Engineer.
- 3) Street trees shall be located at a maximum of 50 feet on center within the tree lawns of all public and private streets. Trees shall be evenly spaced with exceptions as necessary to accommodate driveway curb cuts, fire hydrants, and streetlights.
- 4) All landscape buffers, tree lawns, entry features and other landscape features located in common areas shall be maintained by a master association.
- 5) All mounding shall be located outside the public right-of-way and shall not obstruct site distance at any driveways or public intersections.
- 6) All plant materials used in conformance with the provisions of this text shall conform to the standards of the American Association of Nurserymen and shall have passed any inspection required under state regulations.

B) **Storm Water Management:**

- 1) Where feasible, storm water management shall be provided by wet retention ponds aesthetically integrated into the surrounding development.
- 2) Storm water management shall meet the City of Mt. Vernon requirements and be approved by the City Engineer

GDS 1.03 **Access, Traffic, and Pedestrian Circulation**

- A) All access points shown on the plans are conceptual in nature. Final location of access points shall be determined at the time of final engineering using data supported by a traffic study and roadway engineering. All access points shall be submitted to the Mt. Vernon City Engineer for review and approval.

- B) All access points to public streets shall be designed to meet City Standards.
- C) A minimum four (4) foot wide concrete sidewalk shall be provided along both sides of all public streets constructed within the development. The sidewalks shall be installed within the right-of-way with roadway improvements.

GDS 1.04 General Development Identification Signage

This provision contains the standards for the common signs within the development. Each sub-area may contain additional sign standards, which shall also apply in that sub-area. If there is a conflict between the sub-area standards and general development standards, these general development standards shall take precedence.

- A) This development text and Development Plans incorporates signage standards and details to be considered as part of a comprehensive subdivision sign package tailored toward this development. Internal / directional signage within Subareas C and D shall meet the requirements of the City of Mt. Vernon and shall be submitted with the Final Plans for each Subarea.
- B) Primary Development signs shall be as designed and designated in the Landscape enlargements, Exhibit G4, and subject to minor changes in the final design / construction detailing phase as approved by the City of Mt. Vernon.
- C) Development Identification Signs.
There shall be Two (2) Development Identification Signs which shall identify the overall development (Liberty Crossing). They will be located at the major entrance intersections as follows (see plan):
 - 1) Development Identification sign at the intersection of Street E and Newark Road.
 - 2) Development identification sign at the intersection of Street A and Newark Road.
 - 3) For each of the Development Identification signs the following standards shall apply:
 - (a). Signs shall be located at least eight (8) feet behind the edge of the right-of-way. Signs and associated landscaping shall not interfere with the clear sight triangle of vehicles entering and exiting the property.
 - (b). The Development Identification signs shall be a free-standing monument style sign, whose base shall be constructed of natural or manufactured stone or brick, with the sign panel having a maximum height of 5 feet above the grade at the base of the sign. The graphic area shall be a maximum of 20 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G4).
 - (c). The development identification signs shall be landscaped with trees, shrubs, and seasonal color in mulched plant beds (see Exhibit G3).

D) Subarea Identification Signs.

In addition to the Development signs described above, each Subarea shall be permitted smaller free-standing signs at each internal entry point within the project. The following standards shall apply to the subarea identification signs:

- 1) The signs shall be a free-standing monument, or yard arm style sign to be constructed of wood and/or natural or manufactured stone or brick, with the sign panel having a maximum height of 5'-0" above the grade at the base of the sign, and the sign column or post (for yard arm type signs) having a maximum height of 7 feet above grade at the base of the sign. The graphic area shall be a maximum of 16 square feet per side. The sign shall be in the general character of the signs shown on plans (see Exhibit G4).
- 2) Freestanding signs shall be located at least five (5) feet behind the right-of-way line and must not block sight visibility for ingress/egress.
- 3) All identification signs within the same sub-area shall be built of similar materials and be of a similar height, size, and setback to allow for consistent urban design and visual harmony.

GDS 1.05 Cluster Mailboxes

- A) Cluster Mailbox Units shall be provided for all residential unit types throughout the Liberty Crossing development in accordance with the current requirements of the US postal service. Final locations for Cluster Mailbox units shall be determined with approval of the US postal service.
- B) Cluster mailbox units shall be located in easily accessible areas on the site.
- C) Cluster mailbox units shall be a decorative unit, painted black, with a sloped cap, and will be located and detailed on the Final Plans subject to the approval of the US postmaster in charge of this region.

GDS 1.06 Trash Enclosure Standards

- A) Trash enclosures- including dumpsters and compactors- shall be screened on 3 sides using materials consistent with the design of the primary structure. The 4th (operational) side must be screened by a metal or wood gate. Final locations of dumpsters and compactors shall be determined at time of final engineering.
- B) Screening for dumpsters shall use material(s) compatible with the principal building. Stone, brick, stucco, synthetic stone, and wood are acceptable for dumpster screen walls. Gates may be made of metal, but siding, lattice must be opaque and kept closed (except on trash pickup day).
- C) All dumpsters shall be screened at a height of at least six (6) feet, or to the height of the dumpster, whichever is greater.

GDS 1.07 **Lighting**

- A) All parking lighting within multi-family subareas shall be cut-off type fixtures. No light spillage off the site shall be allowed. All lighting shall be arranged to reflect light away from any street or adjacent property.
- B) No colored lights shall be used to light the exterior of buildings. Low-emitting lighting is permitted to uplight the exterior of a building without having a 'spot-light' effect.

GDS 1.08 **Common Open Space, Landscape Easements, and land dedication**

- A) Not less than 30% of the total gross area of the proposed development shall be dedicated to permanent open space, parks, common space, and/or public spaces including the preserve areas, and landscape buffers / pathways. Such open space shall be granted to a homeowner's association.
- B) Common open space areas and landscape easements can be categorized as follows:
 - 1) Entry features & identification signs located within common setback areas
 - 2) Landscape buffers located within common setback areas
 - 3) Storm water management areas including ponds, stream buffers and drainage areas
 - 4) Community parks
 - 5) Community Walks and Trails
 - 6) Community Amenities
- C) Installation and maintenance of storm water ponds shall comply with all state, County and City of Mt. Vernon standards.
- D) Common areas throughout the development shall be privately owned and maintained and may be established by easement or fee ownership. Legal devices shall be used requiring each property owner to participate in the maintenance of the common areas, based upon their proportionate interests in the area and development.

SUB AREA A – SINGLE FAMILY DETACHED HOUSING

Sub Area A is (mostly) located in the southwestern portion of the Liberty Crossing site and represents the largest subarea. Total size of this sub area is $\pm$ 33.75 acres, and this includes common open space areas that will be used for parks, and for stormwater management. Uses allowed for this subarea are single family detached housing and accessory uses as outlined herein.

SUB A 1.01 Permitted Uses

- A) Single- family detached homes, one principal structure per lot, and accessory uses listed herein.

SUB A 1.02 Density

- A) Sub Area A shall have a maximum of 93 single-family lots.

SUB A 1.03 Accessory Uses

- A) Private garages whether attached or detached from a dwelling.
- B) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- C) Small Garden sheds of 200 square feet or less.
- D) Private decks and patios
- E) Private swimming pools for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the State of Ohio and of the City of Mt. Vernon Codified Ordinances.
- F) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
- G) Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

SUB A 1.04 Development Standards

The following standards apply to all homes within Subarea A of the Liberty Crossing Development:

- A) Minimum lot area: 7,150 square feet
- B) Minimum lot width: 55 feet measured at the front setback
- C) Lot coverage: No more than 45% of any lot may be covered by the footprint of the house.
- D) The maximum height of buildings:
Principal buildings: two (2) stories not to exceed 35 feet.
Accessory buildings: 15 feet.

E) The minimum yard dimensions and setbacks:

Minimum Setbacks for buildings

Front yard: 25 feet from ROW of internal streets

Side yard: 5 feet from lot line*

Rear yard: 25 feet from lot line**

* Cantilevered fireplace chases, cantilevered condensing units, window wells, eaves and overhangs shall be permitted to extend a maximum of 2' in the side yards.

** Decks and patios shall be permitted to encroach into the rear yard a maximum of 10'. Decks, Patio's, and accessory structures shall maintain a minimum 15' setback from the rear lot line.

SUB A 1.05 Special Landscape Requirements:A) Fencing:

- 1) No fencing is permitted in front of the main elevation of the homes.
- 2) Chain Link fencing is not a permitted fence type anywhere within the Liberty Crossing development.
- 3) Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools to meet code requirements for perimeter fencing and gates surrounding a pool.
- 4) Fences not exceeding 72" in height are permitted along side and rear yard lines behind the rear elevation of the home and may be made of wood, PVC, vinyl, wrought iron or aluminum with the appearance of wrought iron. Black vinyl coated wire mesh may be attached to the lot owner's side of open fences for pet containment purposes.

SUB A 1.06 Off-Street Parking Requirements:

Except as otherwise provided, the City of Mt. Vernon's parking regulations outlined in Section 1174 shall apply in Sub Area A.

- A) The developer is required to provide a minimum of one (1) enclosed garage parking spaces per unit.
- B) Garage parking spaces may be counted towards required off-street parking requirements.
- C) On Street Parking: Parking on one side of the public street shall be permitted only opposite of the side of the street having fire hydrants.

SUB A 1.07 **Architectural Standards**A) **Exterior Appearance Standards**

- 1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted.
- 2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones.

B) **Roof**

- 1) Pitch: the main architectural roof of a house shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12
- 2) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

C) **Lighting Exterior:** Lighting may be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to complement the style of home.D) **Elevation Examples:** representative architecture is shown on Exhibits I. Arrangement, configuration, and changes to the architectural or landscape requirements and addition of other design elements may be approved administratively by the zoning department.

**SUB AREA B –PATIO HOMES**

Sub Area B is located in the southeastern portion of the Liberty Crossing project and total size of this sub area is $\pm$ 19.00 acres, and this includes parks, and common open space areas that will be used as setbacks and for stormwater management. Uses allowed for this subarea are single family patio homes and accessory uses as outlined herein.

SUB B 1.01 Permitted Uses

- A) Single- family detached homes, one principal structure per lot, and accessory uses listed herein.

SUB B 1.02 Density

- A) Sub-Area B shall have a maximum 42 dwelling units.

SUB B 1.03 Accessory Uses

- A) Attached Garages
- B) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- C) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.
- D) Home occupations and/or home office provided that such uses do not require signage, regular delivery of goods or materials, or regular customer visitation.

SUB B 1.04 Development Standards

The following standards apply to all homes within Sub Area B of the Liberty Crossing Development:

- A) Minimum lot area: 6,500 square feet
- B) Minimum lot width: 52 feet measured at the front setback
- C) Lot coverage: No more than 50% of any lot may be covered by the footprint of the house.
- D) The maximum height of buildings:
Principal buildings: Two (2) stories not to exceed 24 feet.
- E) The minimum yard dimensions and setbacks:
Minimum Setbacks for buildings
- Interior:
 Front yard: 20 feet from ROW of internal streets
 Side yard: 5 feet from lot line*

Rear yard: 25 feet from lot line**

- * Cantilevered fireplace chases, cantilevered condensing units, window wells, eaves and overhangs shall be permitted to extend a maximum of 2' in the side yards.
- ** Decks and patios shall be permitted to encroach into the rear yard a maximum of 10'. Decks, Patio's, and accessory structures shall maintain a minimum 15' setback from the rear lot line.

SUB B 1.05 **Special Landscape Requirements:**

A) **Fencing:**

- 1) No fencing is permitted in front of the main elevation of the homes.
- 2) Chain Link fencing is not a permitted fence type anywhere within the Liberty Crossing development.
- 3) Decorative fencing for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around patios located immediately adjacent to dwellings.

SUB B 1.06 **Off-Street Parking Requirements:**

Except as otherwise provided, the City of Mt. Vernon's parking regulations outlined in Section 1174 shall apply in Sub Area B.

- A) The developer is required to provide a minimum of one (1) enclosed garage parking spaces per dwelling unit, and one driveway space per dwelling unit.

SUB B 1.07 **Architectural Standards**

A) **Exterior Appearance Standards**

- 1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted.
- 2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones.

B) **Roof**

- 1) Pitch: the main architectural roof of a house shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12
- 2) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

- C) Lighting Exterior: Lighting may be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to complement the style of home.
- D) Elevations Examples: representative architecture is shown on Exhibits I. Final Architecture shall be submitted for approval by the city at the time of Final Development Plan.

SUB AREA C – ATTACHED TOWNHOMES

Sub Area C is located in the northwestern portion of the project. The total size of this sub area is approximately ± 13.13 acres, and this includes common open space areas that will be used as setbacks and for stormwater management. Uses anticipated for this subarea are attached townhomes.

SUB C 1.01 Permitted Uses

- A) Attached townhomes having two or more attached units per building

SUB C 1.02 Density

- A) A maximum of 112 dwelling units will be permitted in Sub Area C

SUB C 1.03 Accessory Uses

- A) Private garages or carports, whether attached to or detached from a primary building.
- B) Maintenance building, attached to a garage or free-standing.
- C) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- D) Private Clubhouses and exercise facilities for the use of the residents of the development.
- E) Private swimming pools, pool changing facilities, and tennis courts for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the City of Mt. Vernon Codified Ordinances and the State of Ohio.
- F) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.

SUB C 1.04 Development Standards

- A) Lot coverage: No more than 40% of the site may be covered by the footprint of townhome buildings and accessory structures.
- B) Minimum Floor Area - Minimum floor area for townhome dwellings shall be:
 - 1) 2 & 3 Bedroom – 1100 square feet

C) The maximum height of buildings:

- 1) Principal buildings: Two (2) stories not to exceed 35 feet
- 2) Accessory buildings: 15 feet.

D) The minimum yard dimensions and setbacks:

- 1) Perimeter Setbacks for buildings and parking:

North Boundary Line	30 feet for buildings and parking **
East Boundary Line	30 feet for buildings and parking **
Southern Boundary Line	20 feet for buildings and parking **
Interior Roadway:	20' from face of garage to back of curb or to back of sidewalk if sidewalk exists.
- 2) Minimum building separation

Building side to building side:	20 feet
Building side to building rear:	20 feet
Building rear to building rear:	40 feet

** Decks and patios shall be permitted to encroach into the setback a maximum of 10'. Decks, Patio's, and accessory structures shall maintain a minimum 15' setback from the rear lot line.

SUB C 1.05 Street Requirements:

- A) Sidewalks: New streets and parking areas interior to the subarea shall have a 4-foot minimum sidewalk installed on at least one side of the road to provide for residential connectivity to the parking areas and the overall pedestrian network of the Liberty Crossing Development
- B) Street Trees: Deciduous shade trees shall be required along all streets, whether private or public, within the Sub Area. Deciduous trees shall be located an average of 50 feet on center. Trees shall be evenly spaced with exceptions as necessary to accommodate driveways, parking areas, fire hydrants, and streetlights.
- C) Streetlights: Any street lighting within the Townhome Sub Area C shall meet the requirements of the City of Mt. Vernon codified ordinances to control glare and light spillover. Lighting along streets shall not exceed 14 feet in height and shall include cut off style fixtures to prevent light pollution.

SUB C 1.06 Special Landscape Requirements:

- A) Fencing:
 - 1) Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools.

- 2) Decorative screening for the purpose of providing privacy, not exceeding 6 feet in height, shall be permitted to be installed around or in-between patios located immediately adjacent to dwellings.
- B) Perimeter Landscaping: A landscape buffer shall be provided along the northern boundary line of Sub Area C to help screen the rear of the townhomes from the existing residents to the north.

SUB C 1.07 Off-Street Parking Requirements:

Except as otherwise provided below, the City of Mt. Vernon's parking regulations outlined in Chapter 1174 shall apply in Sub Area C.

- A) 2.0 parking spaces per dwelling unit (2 bedroom or 3 bedroom)
- B) Parking spaces shall be a minimum of 10'x19' in size.
- C) Parking may be provided in driveways, garages, dedicated parking lots, or any combination thereof.

SUB C 1.08 Signs Permitted

In addition to the secondary project identification signs permitted in the General Development Standards outlined above, the following signage shall be permitted in Subarea C. Except as otherwise provided, the City of Mt. Vernon's signage regulations outlined in Chapter 1175 of the City of Mt. Vernon Code shall apply in Sub Area C.

- A) Project Directional Signs. Developer may also provide appropriate directional signage at ingress/egress access points for street names. On site permanent directional signs, e.g. employee and visitor parking, sales & leasing, etc. will be of a common design, material, and size. Maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be three (3) square feet. Street signs, and other regulatory signs such as stop signs, shall meet all City of Mt. Vernon requirements.
- B) Building/Address Signs. Developer may also use address signs on buildings to aid in navigation by visitors and delivery personnel. Signs are limited to one (1) square foot and should be made of a permanent material that gets mounted appropriately on the façade of buildings.

SUB C 1.09 Architectural Standards

- A) Exterior Appearance Standards
 - 1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted.
 - 2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones.

B) Roof

- 1) Pitch: the main architectural roof of a townhome shall be at least 5/12 and can go to 12/12. Porches shall be 4/12 to 12/12
- 2) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

C) Special Elements

- 1) Dormers: Gables shall be 4/12 to 12/12 pitch.

D) Lighting Exterior: Lighting may be attached to the unit near the front door, or to either side of the garage, or both. The style of lighting shall be selected to complement the architectural style. Site lighting shall be complimentary to the style of the architecture, shall not exceed 14 feet in height, and shall include cut off type fixtures to prevent light spillover onto adjacent subareas.E) Elevations Examples: representative architecture is shown on Exhibits I. Final Architectural Design shall be submitted for approval by the city with the Final Development Plan approval.

SUB AREA D – MULTI FAMILY ATTACHED HOUSING

Sub Area D is located in the northeast corner of the project and has frontage on Newark Road. Total size of Sub Area D is approximately $\pm$ 13.75 acres, and this includes common open space areas that will be used as setbacks and areas used for stormwater management. Uses anticipated for this subarea are multi-family attached housing.

SUB D 1.01 Permitted Uses

- A) Multi-family structures having four or more attached units per building
- B) Attached townhomes having three or more attached units per building

SUB D 1.02 Density

- A) A maximum of 230 dwelling units will be permitted in Sub Area D

SUB D 1.03 Accessory Uses

- A) Private garages or carports, whether attached to or detached from a primary building.
- B) Mail kiosks or Mail buildings.
- C) Maintenance building, attached to a garage or free-standing.
- D) Temporary buildings for uses incidental to construction work, which shall be removed upon completion or abandonment of the construction work.
- E) Private Clubhouses and exercise facilities for the use of the residents of the development.
- F) Coworking space for meetings and office work is to be designated for the use of the residents of the development.
- G) Private swimming pools and tennis courts, for primary use by occupants of the principal use of the property. Private swimming pools shall be subject to the regulations of the City of Mt. Vernon Codified Ordinances and the State of Ohio.
- H) Private trash compactors, or trash dumpsters for use of the residents of the community, to be serviced by a private company in contract with the sub area developer. Private compactors or trash dumpsters installed for the use of the residents shall be screened from view from adjacent roadways by landscaping or by enclosure made of brick, stone, wood, or some combination of the above.
- I) Small satellite dish antennas provided such device is for sole use by occupants of the principal use of the property on which the device is located.

SUB D 1.04 Development Standards

- A) Lot coverage: No more than 40% of the site may be covered by the footprint of multi-family buildings and accessory structures.
- B) Minimum Floor Area - Minimum floor area for multi-family dwellings shall be:

- 1) 1 Bedroom – 650 square feet
 - 2) 2 Bedroom – 850 square feet
 - 3) 3 Bedroom – 1000 square feet
- C) The maximum height of buildings:
- 1) Principal buildings: Three (3) stories not to exceed 45 feet
 - 2) Accessory buildings: 20 feet.
- D) The minimum yard dimensions and setbacks:
- 1) Perimeter Setbacks for buildings and parking:

Newark Road:	30 feet from ROW for parking, 40 feet for buildings
Street E:	25 feet from ROW for parking, 30 feet for buildings
Northern Boundary:	30 feet for buildings and parking**
Western Boundary Line:	20 feet for buildings and parking**
 - 2) Minimum building separation:

Building end to building end:	25 feet
Building end to building side:	35 feet
Building side to building side:	50 feet
- ** Decks and patios shall be permitted to encroach into the setback a maximum of 10'. Decks, Patio's, and accessory structures shall maintain a minimum 15' setback from the rear lot line.

SUB D 1.05 Private Street Requirements:

- A) Sidewalks: New private streets and parking areas interior to the subarea shall have 4-foot minimum sidewalks installed on at least one side to provide connectivity between entries to residential buildings and internal parking areas.
- B) Street Trees: Deciduous shade trees shall be required along all private streets and within the parking areas. Deciduous trees shall be located an average of 50 feet on center on private streets and shall be located on internal islands and peninsulas within parking areas as described below.
- C) Parking Lot Lights: All site and parking lot lighting within the Multi-Family Sub Area D shall meet the requirements established within City of Mt. Vernon codified ordinances to control glare and light spillover. Lighting within parking lots and along private streets shall not exceed 14 feet in height and shall include cut-off style fixtures to prevent light pollution.

SUB D 1.06 Special Landscape Buffers & Development Requirements:

- A) Fencing: Decorative wrought iron (or aluminum with the appearance of wrought iron) fencing will be permitted around in-ground pools. All pool fencing shall meet the requirements of the City of Mt. Vernon codified ordinances and the State of Ohio regulations for the same.
- B) Parking Lot Landscape: Developer shall provide a minimum of one tree per 25 parking spaces within private parking lots. These trees can be grouped into larger islands as described below:
 - 1) A peninsula shall be no less than 144 square feet (8' X 18'), whereas an island shall be no less than 288 square feet (8' X 36'). Both shall have a minimum width of 8 feet.
 - 2) Tree canopies shall be maintained at 6 feet above the ground plane, and the remaining landscape area shall be landscaped with turf, hardwood mulch, shrubs, or groundcover not to exceed 2 feet in height.

SUB D 1.07 Off-Street Parking Requirements:

Except as otherwise provided below, the City of Mt. Vernon's parking regulations outlined in Chapter 1174 shall apply in Sub Area D.

- A) 1.5 parking spaces per unit for 1-bedroom units, 2 parking spaces per unit for 2-3 bedroom units.
- B) Parking spaces shall be a minimum of 10'x19' in size with a minimum of 22' wide drive aisle.
- C) Parking requirements may be met using surface parking lots, garages, or a combination thereof.

SUB D 1.08 Signs Permitted

In addition to the secondary project identification signs permitted in the General Development Standards outlined above the following signage shall be permitted in Subarea C. Except as otherwise provided, the City of Mt. Vernon's signage regulations outlined in Chapter 1175 of the City of Mt. Vernon Code shall apply in Sub Area C.

- A) Project Directional Signs. Developer may also provide appropriate directional signage at ingress/egress access points for street names. On site permanent directional signs, e.g. employee and visitor parking, sales & leasing, etc. will be of a common design, material, and size. The maximum height of directional signage shall be four (4) feet and the maximum copy area type face shall be three (3) square feet. Street signs, and other regulatory signs such as stop signs, shall meet all City of Mt. Vernon requirements.

SUB D 1.09 **Architectural Standards**A) **Exterior Appearance Standards**

- 1) Exterior Materials: Wood, stone, stone veneer, brick, brick veneer, stucco, cementitious siding, 4" horizontal vinyl siding, 6" beaded horizontal vinyl siding, shake style vinyl siding, and/or vinyl board and batten siding are permitted.
- 2) Color: Only muted tones in shades of white, beige, tan, yellow, gray, brown, green, red, and blue shall be permitted for the primary exterior colors. Red or green may be permitted provided they are in more muted earth tones. Colors may be mixed within the same building elevation with the intent to vary the architecture and break down the scale of the building.

B) **Roof**

- 1) Material: main roof and porch roof material shall be constructed with a 25-year asphalt shingle of weathered wood, pewter, or a similar color at a minimum. Other roof materials such as painted standing seam metal may be approved by the city at time of final development plan provided such materials are consistent with the architectural style.

C) **Special Elements**

- 1) Dormers: Gables shall be 3/12 to 12/12 pitch.

- D) **Lighting Exterior:** Lighting may be attached to the unit near the front entrance, or to either side of a garage, or both. The style of lighting shall be selected to complement the architectural style. Site lighting shall be complimentary to the style of the architecture, shall not exceed 14 feet in height, and shall include cut off type fixtures to prevent light spillover onto adjacent subareas.

- E) **Elevations Examples:** representative architecture is shown on Exhibits I. Final Architectural Design shall be submitted for approval by the city with the Final Development Plan approval.

TAB 2
ADJACENT PROPERTY OWNERS

PIN	Address	Owner	Owner Address
1200448000	8200 NEWARK RD	CONKLE RONALD L & LINDA S	8200 NEWARK RD MOUNT VERNON OH 43050
1200515000	19 MEADOWBROOK DR	NEACE DANIEL A SR & SHEILA L	1 HOME CAMPUS DES MOINES IA 50328
1200516000	25 MEADOWBROOK DR	KETTEL RICHARD J	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1200637001	8068 NEWARK RD	SHAFFER PATRICK KYLE	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1200638000	23 MEADOWBROOK DR	LEIBOLD MICHAEL J & DEBORAH S	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1200653000	4 WINNEY DR	PICCIRILLO MARK A	4 WINNEY DR MOUNT VERNON OH 43050
1200662000	27 MEADOWBROOK DR	HOLLAND JOHN A III	27 MEADOWBROOK DR MOUNT VERNON OH 43050
1200905000	NEWARK RD	DRISCOLL JACQUELINE D	1595 NEWARK RD MOUNT VERNON OH 43050
1201092000	8280 NEWARK RD	RETFERFORD JAMES P & JEAN A	8280 NEWARK RD MOUNT VERNON OH 43050
1201117000	2 WINNEY DR	PRATT JEFFREY A & GLORIA	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201137000	8 WINNEY DR	MOHN JANET M	8 WINNEY DR MOUNT VERNON OH 43050
1201138000	WINNEY DR	MOHN JANET M	8 WINNEY DR MOUNT VERNON OH 43050
1201149000	8040 NEWARK RD	SUBURBAN PROPANE L.P.	240 ROUTE 10 W PO BOX 206 WHIPPANY NJ 07981
1201165000	8260 NEWARK RD	SZILAGYI DOUGLAS M	1123 S PARKVIEW DR COVINA CA 91724
1201263000	10 WINNEY DR MOUNT VERNON OH 43050	BARRAU ALAIN & GOIRE SOLMARI	10 WINNEY DR MOUNT VERNON OH 43050
1201703000	NEWARK RD	P3T LTD AN OHIO LIMITED LIABILITY CO	3396 SHARON VALLEY RD NEWARK OH 43055
1201789000	8028 NEWARK RD	GHERMAN RHONDA & CHARLES	70 FAIRWAY DR MOUNT VERNON OH 43050
1201825000	8104 NEWARK RD MT. VERNON; OH	HUEHNER MARTIN K	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201826000	NEWARK RD MT. VERNON; OH	HUEHNER MARTIN K	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201831000	29 MEADOWBROOK DR	SCHOELLKOPF DEVIN L & HAFLIGER STEPHANIE PL	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201900000	7864 NEWARK RD	CHANEY FRED A M	1 FIRST AMERICAN WAY WESTLAKE TX 76262
1201900001	7950 NEWARK RD	DIGUILIO NICHOLE D TRUSTEE	7950 NEWARK RD MOUNT VERNON OH 43050
1201900002	NEWARK RD	MILLER CHRISTOPHER C & HEIDI J	1123 S PARKVIEW DR COVINA CA 91724
1202210000	7980 NEWARK RD MT VERNON OH	WILLIAMS PATRICIA A & GARY L	1123 S PARKVIEW DR COVINA CA 91724
1202557000	8238 NEWARK RD	EVERETT ROBERT W	12 WOODLAND CIR MOUNT VERNON OH 43050
1202574000	RANGE LINE RD	SPERRY FARMS INC	6712 RANGELINE RD MOUNT VERNON OH 43050
12ROW			
6600501000	NEWARK RD	RJM LAND DEVELOPMENT LTD	PO BOX 230 MOUNT VERNON OH 43050
6600501001	NEWARK RD	CITY OF MOUNT VERNON	40 PUBLIC SQ MOUNT VERNON OH 43050
6600501004	NEWARK RD	CONCORD ROAD PROPERTIES LLC	5662 SPORTSMAN CLUB RD JOHNSTOWN OH 43031
6600533000	8550 BLACKJACK RD	CLAYBORNE WAYNE & MARSHA	8550 BLACKJACK RD MOUNT VERNON OH 43050
6650388000	8402 BLACKJACK RD	BEHAVIORAL HEALTHCARE PARTNERS OF CENTRAL OHIO INC	8402 BLACKJACK RD MOUNT VERNON OH 43050

ADJACENT PROPERTY OWNERS

TAB 3 SURVEY

05-28-02 1st Reading
06-24-02 2nd Reading ✓
07-23-02 3rd Reading passed

12.1.a

ORDINANCE NO. 2002-17

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF PORTIONS OF THE RJM ANNEXATION CURRENTLY HOLDING CLINTON TOWNSHIP ZONING CLASSIFICATIONS TO O/I (OFFICE-INSTITUTIONAL), P-1 (PUBLIC, SEMIPUBLIC), PND (PLANNED NEIGHBORHOOD DISTRICT), NC (NEIGHBORHOOD COMMERCIAL), AND M-1A (LIGHT INDUSTRIAL DISTRICT) UNDER THE MOUNT VERNON ZONING CODE; AND DECLARING AN EMERGENCY.

Plan/
Zoning
Hanson
Hawkins

WHEREAS, THE Council for the City of Mount Vernon has determined the necessity of rezoning certain property within the City of Mount Vernon;

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the City of Mount Vernon hereby amend the zoning classification of the following tracts as indicated on the attached map and as described herein.

Tract 1: O/I Office-Institutional District. Being a part of Parcel 66-00501 and beginning at the southwest corner of the Mohaven Estates Subdivision, also being the southwest corner of Lot 11 of said subdivision; thence, north along the west line of the subdivision to the point of intersection with a 5.688 acre tract of land the southern boundary of which is the boundary of the existing O/I Office Institutional District; thence, west along the southern boundary of the existing O/I district 300 feet to a point, said point being the place of beginning of this description; thence, continuing west along the existing O/I district line to the centerline of Blackjack Road; thence south along the centerline of Blackjack Road to the point of intersection with the existing M-1A zoning district; thence, east along the M-1A zoning district line to a point 300 feet west of the southwest corner of the Mohaven Estates Subdivision; thence, north to the place of beginning. Property is owned by RJM Land Development, Ltd.

Vol. 1
Pg. 059

WILLIAM D. SMITH
CITY LAW DIRECTOR
SUITE 222
FIVE NORTH GAY STREET
MOUNT VERNON, OHIO
43050

Attachment: 22 1216 Final Development Plan Submission Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

Tract 2: P-1 Public, Semipublic District. Being a part of Parcel 66-00501 and beginning at the southwest corner of the Mohaven Estates Subdivision, also being the southwest corner of Lot 11 of said subdivision; thence, north along the west line of the subdivision to the point of intersection with a 5.688 acre tract of land the southern boundary of which is the boundary of the existing O/I Office Institutional District; thence, west along the southern boundary of the existing O/I district 300 feet to a point; thence, south to the point of intersection with the line marking the existing M-1A zoning district; thence, east 300 feet from said point and along the existing M-1A district line to the place of beginning. Property is owned by RJM Land Development, Ltd.

Tract 3: PND Planned Neighborhood District. Being part of Parcel 66-00501 and beginning at the southwest corner of the Mohaven Estates Subdivision, also being the southwest corner of Lot 11 of the said subdivision; thence, east along the south line of the said subdivision and the existing corporation line as described in the RJM Annexation to a point on the centerline of Newark Road; thence southeast along the corporation line to a point in the center of Newark Road; thence west along said corporation line to the point of intersection with the boundary of the existing M-1A district; thence, north along the boundary of the existing M-1A district to the point of beginning. Save and except the property described herein as Tract 4. Property is owned by RJM Land Development, Ltd.

Tract 4: NC Neighborhood Commercial District. Being a part of Parcel 66-00501 and consisting of approximately 13 acres. Beginning at the northwest corner of a 1.938 acre tract known as Clinton Township Parcel 12-00637.001 as recorded in Survey File J-268 with said point also being on the existing corporation line; thence, west 854.56 feet to a point; thence, south 574.40 feet to a point; thence, east 1,140.49 feet to the existing corporate boundary; thence, northwest along the existing corporate boundary to the point of beginning. Property is owned by RJM Land Development, Ltd.

Tract 5: M-1A Light Industrial District. Being Parcel 66-00469 and consisting of a 1.20 acre tract currently owned by Richard L. and Brenda F. Kaylor.

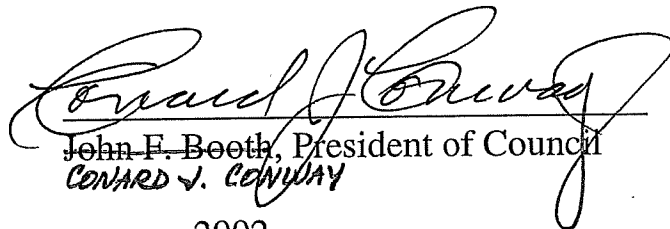
Tract 6: M-1A Light Industrial District. Being Parcel 66-00375 and consisting of a 0.863 acre tract currently owned by Thomas J. and Tanya J. Levering

Tract 7: M-1A Light Industrial District. Being Parcel 66-00452 and consisting of a 12.08 acre tract currently owned by Donel Properties. Also included in this tract is the abutting railroad right of way the east line of which is the boundary of the existing M-1A zoning district.

Tract 8: PND Planned Neighborhood District. Being Parcel 66-00503 and consisting of a 130.604 acre tract currently owned by RJM Land Development, Ltd.

SECTION 2: That the zoning classifications be recorded in Title XI of the Planning and Zoning Codes of the Codified Ordinances of the City of Mount Vernon.

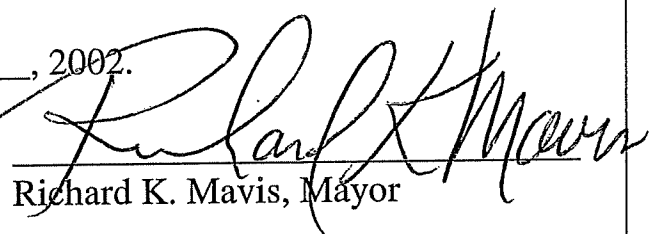
SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be force from and after the earliest period allowed by law.

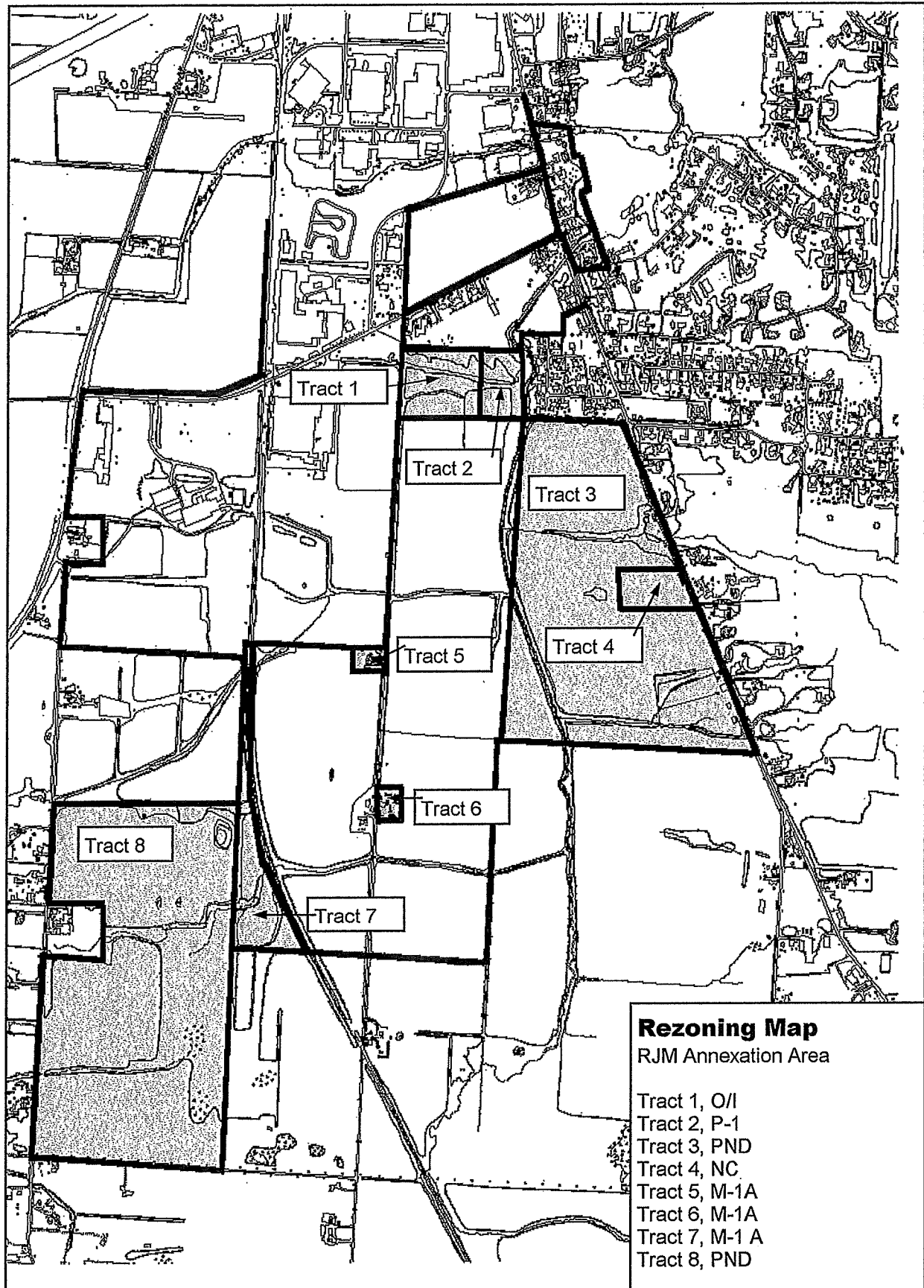

John F. Booth, President of Council
CONRAD J. CONWAY

PASSED: July 22, 2002.

ATTEST: Janet Brown
Janet Brown, Clerk of Council

APPROVED: July 22, 2002.


Richard K. Mavis, Mayor

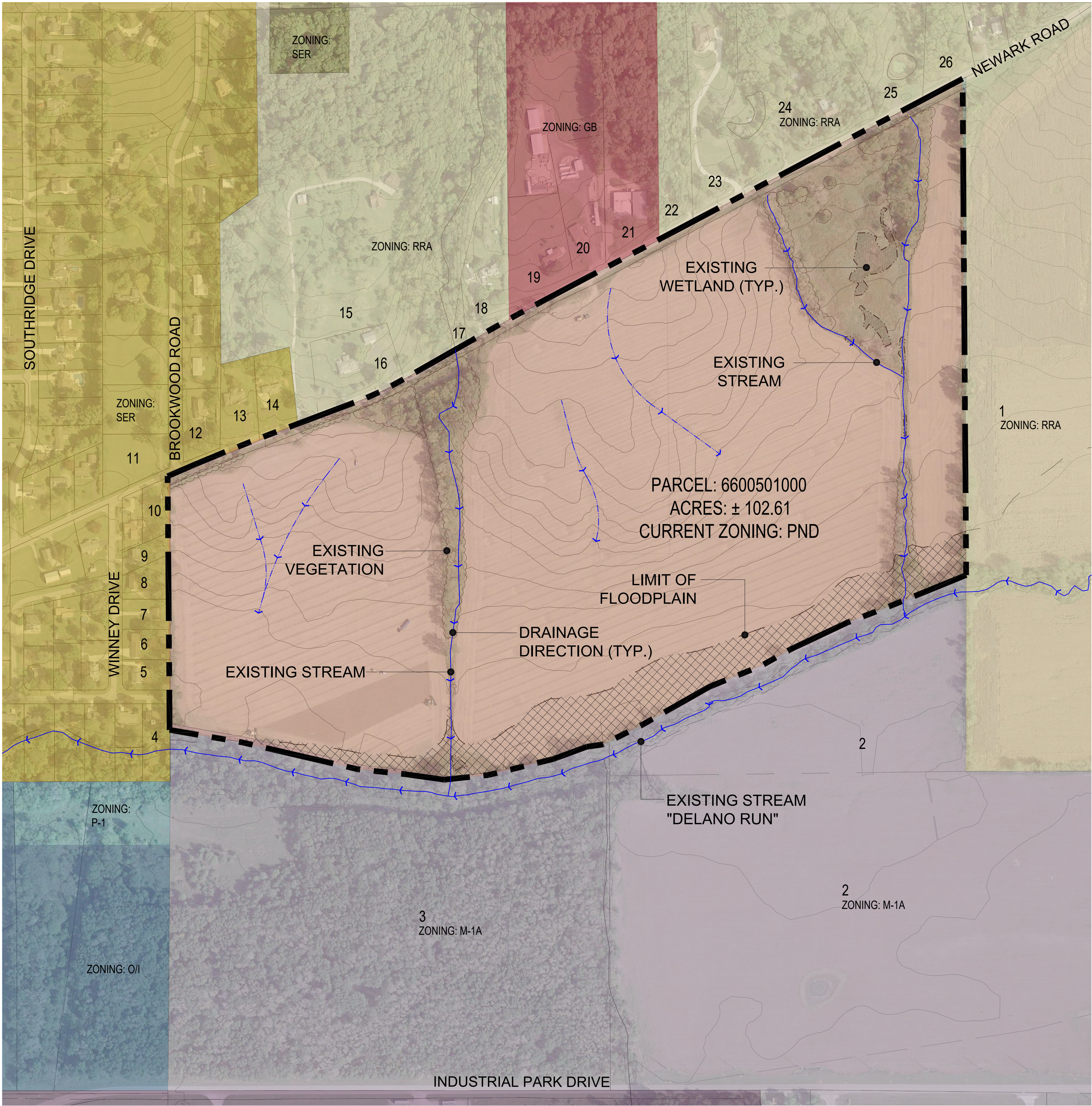




TAB 4
DEVELOPMENT PLAN EXHIBITS



Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (2023-11: Newark Road PVD Plan Approval)



ADJACENT OWNERS:

LOT #	OWNER NAME	ADDRESS
1	SPERRY FARMS INC	6712 RANGELINE RD. MOUNT VERNON, OH 43050
2	GARRABRANT THOMAS N	5662 SPORTSMAN CLUB RD. JOHNSTOWN, OH 43031
3	CITY OF MOUNT VERNON	40 PUBLIC SQ. MOUNT VERNON OH, 43050
4	NEACE DANIEL A SR & SHEILA L	19 MEADOWBROOK DR. MT VERNON, OH 43050
5	BARRAU ALAIN & GOIRE SOLMARI	10 WINNEY DR. MOUNT VERNON, OH 43050
6	MOHN JANET M	8 WINNEY DR. MOUNT VERNON, OH 43050
7	MOHN JANET M	8 WINNEY DR. MOUNT VERNON, OH 43050
8	PICCIRILLO MARK A	4 WINNEY DR. MOUNT VERNON, OH 43050
9	PRATT JEFFREY A & GLORIA	2 WINNEY DR. MOUNT VERNON, OH 43050
10	DRISCOLL JACQUELINE D	1595 NEWARK RD. MOUNT VERNON, OH 43050
11	MAYHEW FRED E & CAROL S	745 BROOKWOOD DR. MOUNT VERNON, OH 43050
12	BURTON TIMOTHY J & LEANNE D	730 BROOKWOOD RD. MOUNT VERNON, OH 43050
13	RETFERFORD JAMES P & JEAN A	8280 NEWARK RD. MOUNT VERNON, OH 43050
14	SZILAGYI DOUGLAS M	8260 NEWARK RD. MOUNT VERNON, OH 43050
15	EVERETT ROBERT W	12 WOODLAND CIR. MOUNT VERNON, OH 43050
16	CONKLE RONALD L & LINDA S	8200 NEWARK RD. MOUNT VERNON, OH 43050
17	HUEHNER MARTIN K	8104 NEWARK RD. MOUNT VERNON, OH 43050
18	HUEHNER MARTIN K	8104 NEWARK RD. MOUNT VERNON, OH 43050
19	SHAFFER PATRICK KYLE	8068 NEWARK RD. MOUNT VERNON, OH 43050
20	SUBURBAN PROPANE L.P.	240 ROUTE 10 W PO BOX 206 WHIPPANY, NJ 07981
21	GHERMAN RHONDA & CHARLES	70 FAIRWAY DR. MOUNT VERNON, OH 43050
22	WILLIAMS PATRICIA A & GARY L	7980 NEWARK RD. MT VERNON, OH 43050
23	DIGUILIO NICHOLE D TRUSTEE	7950 NEWARK RD. MOUNT VERNON, OH 43050
24	CHANEY FRED A M	7864 NEWARK RD. MOUNT VERNON, OH 43050
25	MILLER CHRISTOPHER C & HEIDI J	7820 NEWARK RD. MOUNT VERNON, OH 43050
26	P3T LTD AN OHIO LIMITED LIABILITY CO	3396 SHARON VALLEY RD. NEWARK, OH 43055

EXISTING ZONING:

- PLANNED NEIGHBORHOOD DISTRICT (PND) CITY OF MOUNT VERNON
- NEIGHBORHOOD COMMERCIAL (NC) CITY OF MOUNT VERNON
- PUBLIC, SEMIPUBLIC (P-1) CITY OF MOUNT VERNON
- OFFICE-INSTITUTIONAL (O/I) CITY OF MOUNT VERNON
- LIGHT INDUSTRIAL (M-1A) CITY OF MOUNT VERNON
- SUBURBAN ESTATE RESIDENTIAL (SER) CLINTON TOWNSHIP
- RURAL RESIDENTIAL AND AGRICULTURAL (RRA) CLINTON TOWNSHIP
- GENERAL BUSINESS (GB) CLINTON TOWNSHIP



Mt. Vernon Newark Road - Existing Conditions

City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit C1

0 200 400 600

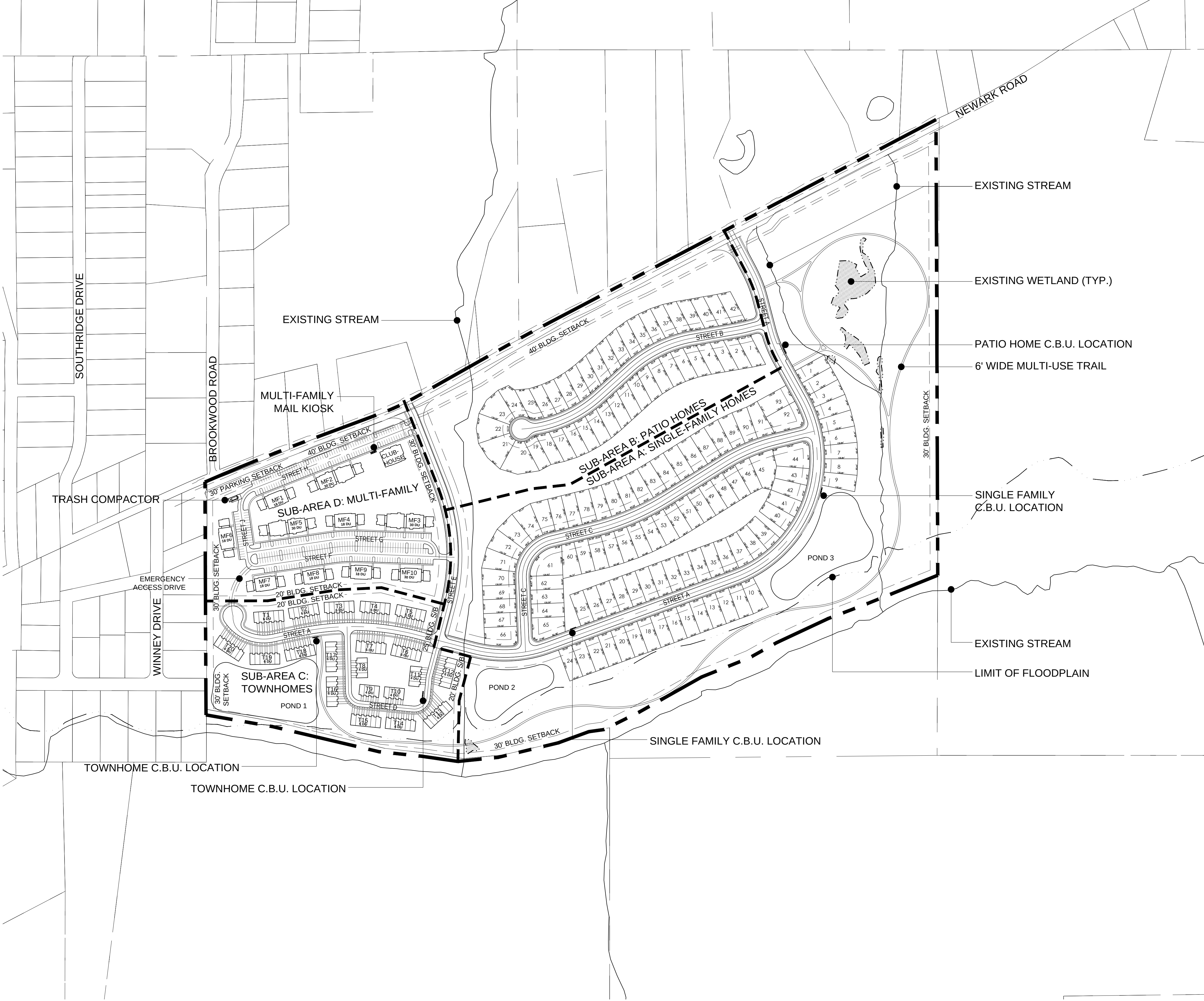




Site Data:

Total Site:	± 102.61 Gross Acres
Ex. R.O.W.	± 2.89 Acres
Site Net Acreage	± 99.72 Net Acres
Floodplain	± 7.90 Acres
Sub-Area A: Single-Family	± 58.01 Acres
Sub-Area B: Patio Homes	± 16.77 Acres
Sub-Area C: Townhomes	± 12.74 Acres
Sub-Area D: Multi-Family	± 12.20 Acres





Site Data:

Total Site: ± 102.61 Gross Acres
Ex. R.O.W. ± 2.89 Acres
Site Net Acreage ± 99.72 Net Acres

Sub-Area A: Single-Family ± 58.01 Acres
Max. Dwelling Units 93
Sub-Area Density ± 2.76 du/gross acre
Min. Lot Size 55' x 130'

Sub-Area B: Patio Homes ± 16.77 Acres
Max. Dwelling Units 42
Sub-Area Density ± 2.21 du/gross acre
Min Lot Size 52' x 125'

Sub-Area C: Townhomes ± 12.74 Acres
Max. Dwelling Units 112
Sub-Area Density ± 8.53 du/gross acre

Sub-Area D: Multi-Family ± 12.20 Acres
Max. Dwelling Units 230
Sub-Area Density ± 16.75 du/gross acre

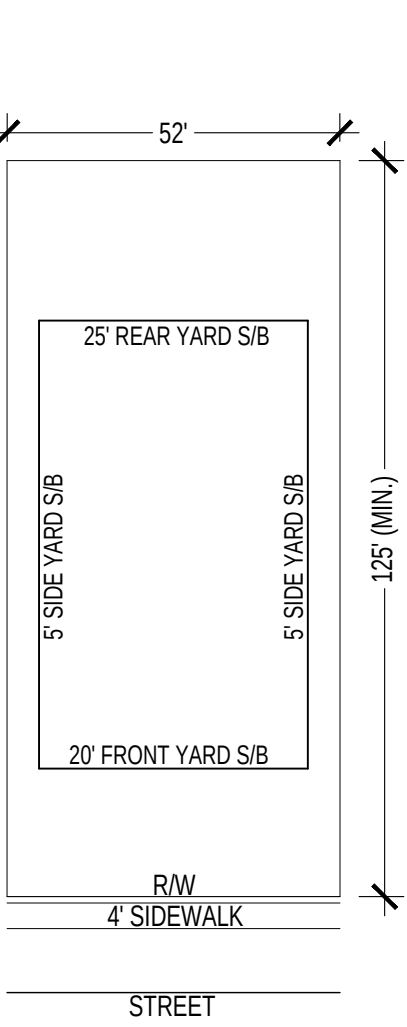
Site Totals
Total Units 477
Site Density ±4.60 du/gross acre

Total Open Space
Total Open Space ±54.27 Acres (52.30%)

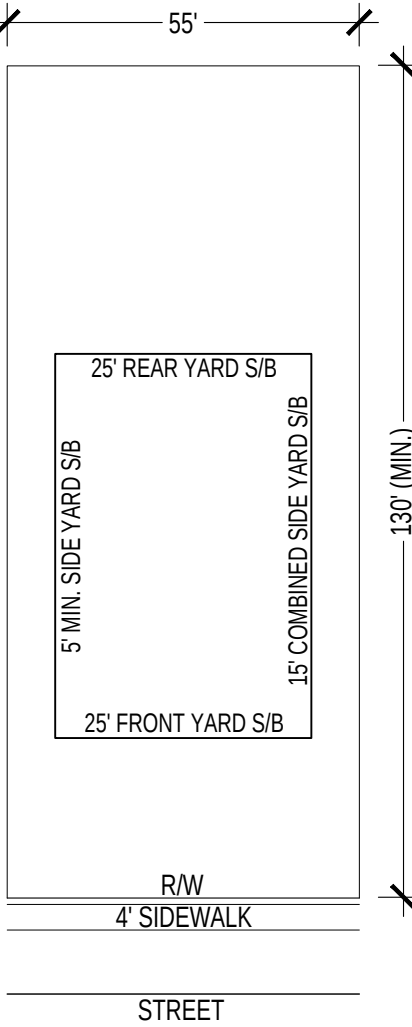


MAIL KIOSK - DECORATIVE CLUSTER BOX UNIT
BLACK CLUSTER BOX UNIT WITH FINIAL CAP
AND TRADITIONAL PEDESTAL ACCESSORIES.
MODEL #WL-1570-16V2BKBM (OR OWNER APPROVED EQUAL)
AVAILABLE FROM BUDGETMAILBOXES.COM

NOTE: CBU LOCATIONS SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL LOCATION AND CONFIGURATION TO BE COORDINATED WITH AND APPROVED BY THE LOCAL U.S.P.S. GROWTH MANAGER



Typical Patio Home Lot
SCALE: 1" = 30'



Typical Single Family Lot
SCALE: 1" = 30'



Mt. Vernon Newark Road- Development Plan

City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit E





Site Data:

Total Site:	± 102.61 Gross Acres
Floodplain	± 7.90 Acres
Total Open Space	± 54.27 Acres (52.30%)
6' Wide Multi-Use Trail	± 6,006 Linear Feet
Sidewalk	



Mt. Vernon Newark Road - Open Space and Pedestrian Circulation Plan

City of Mt. Vernon, Knox County, Ohio December 16, 2022

Exhibit F

0 200 400 600





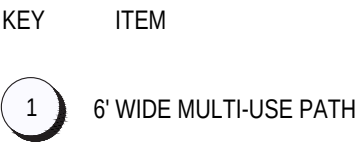
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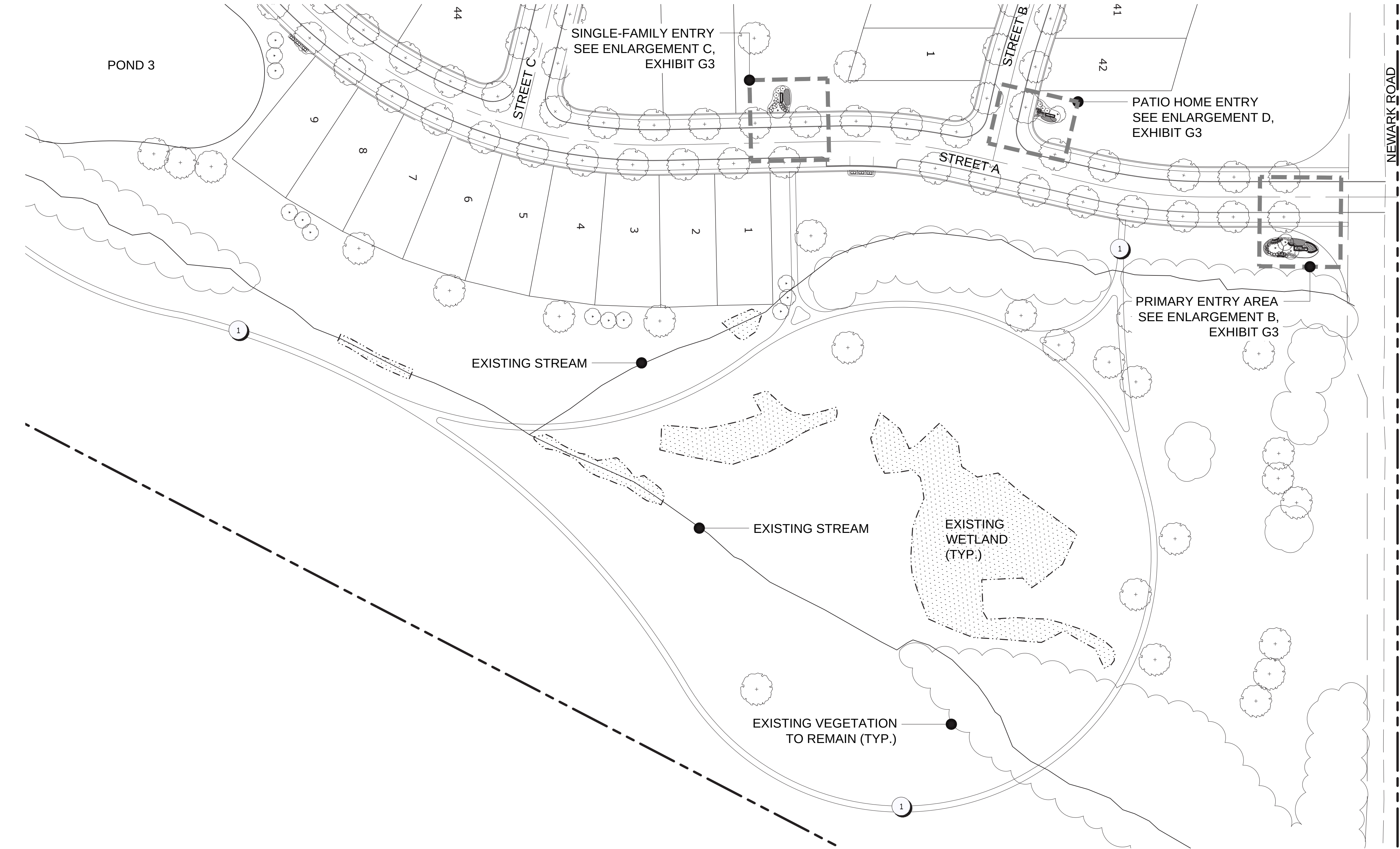
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Acer rubrum 'Armstrong' Armstrong Red Maple	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	
Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	B&B	AS SHOWN	
Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	
Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN	
Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	
Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	
Betula nigra 'Heritage' Heritage River Birch	2" CAL.	B&B	AS SHOWN	
Gleditsia triacanthos var. inermis 'Sunburst' Sunburst Honeylocust	2" CAL.	B&B	AS SHOWN	
Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES				
Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
Magnolia x loebneri 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Crataegus viridis 'Winter King' Winter King Hawthorn	1.75" CAL.	B&B	AS SHOWN	
Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES				
Abies Concolor White Fir	5' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	5' HT.	B&B	PER PLAN	
Picea glauca White Spruce	5' HT.	B&B	PER PLAN	
Picea glauca 'densata' Black Hills Spruce	5' HT.	B&B	PER PLAN	
Picea omorika Serbian Spruce	5' HT.	B&B	PER PLAN	
Pinus strobus White Pine	5' HT.	B&B	PER PLAN	

LANDSCAPE KEY PLAN



CODED LAYOUT AND MATERIALS NOTES





A OPEN SPACE ENLARGEMENT PLAN 'A'
1"=60'

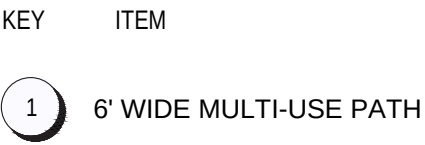
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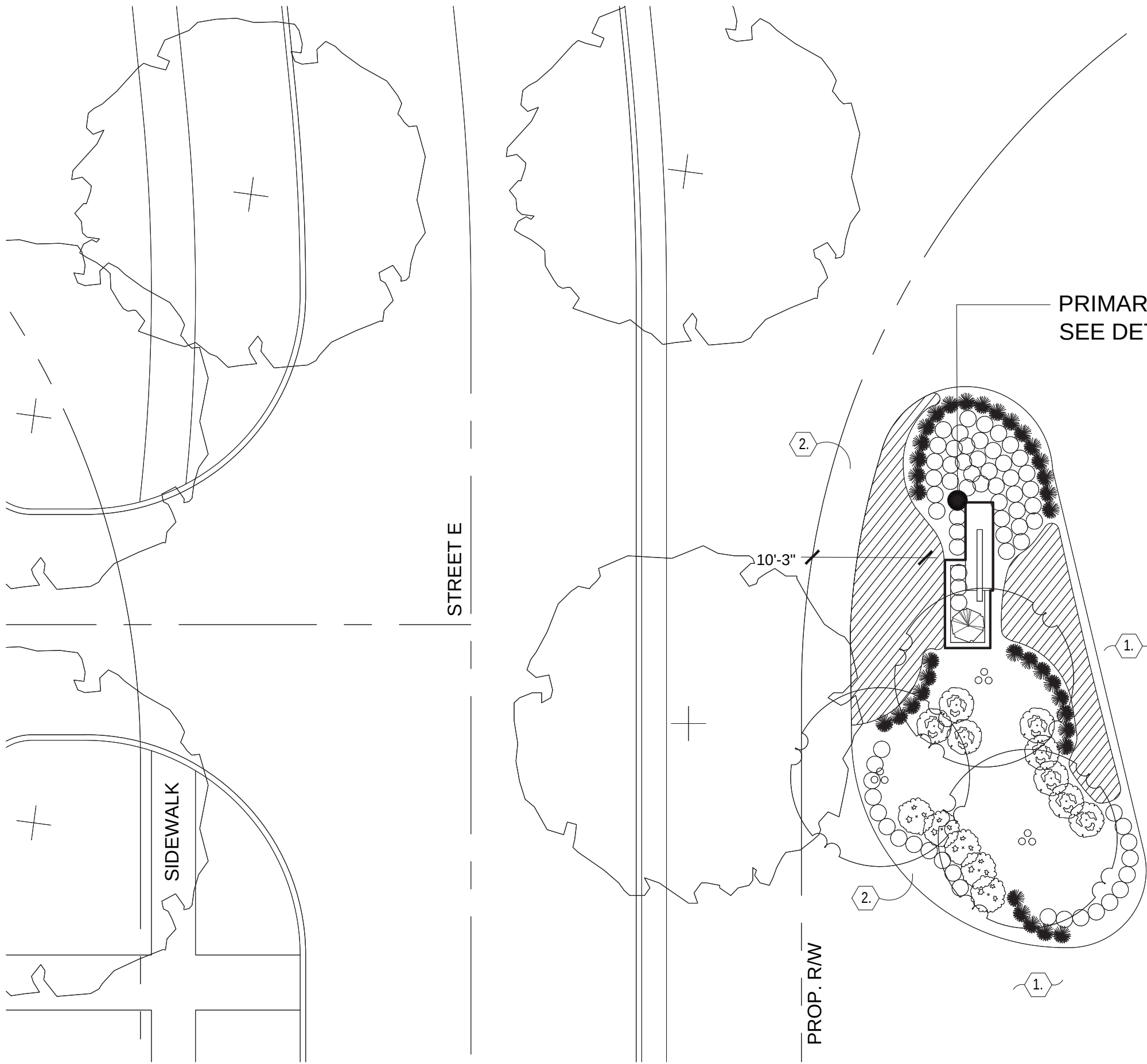
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Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" CAL.	B&B	AS SHOWN	Match Form
Zelkova serrata 'Green Vase' Green Vase Zelkova	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES				
Magnolia virginiana Sweetbay Magnolia	1.75" CAL.	B&B	AS SHOWN	
Magnolia x loebneri 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glennform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
Cercis canadensis 'Forest Pansy' Forest Pansy Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
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Malus 'Snowdrift' Snowdrift crabapple	1.75" CAL.	B&B	AS SHOWN	
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Picea abies Norway Spruce	5' HT.	B&B	PER PLAN	
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Picea omorika Serbian Spruce	5' HT.	B&B	PER PLAN	
Pinus strobus White Pine	5' HT.	B&B	PER PLAN	

LANDSCAPE KEY PLAN

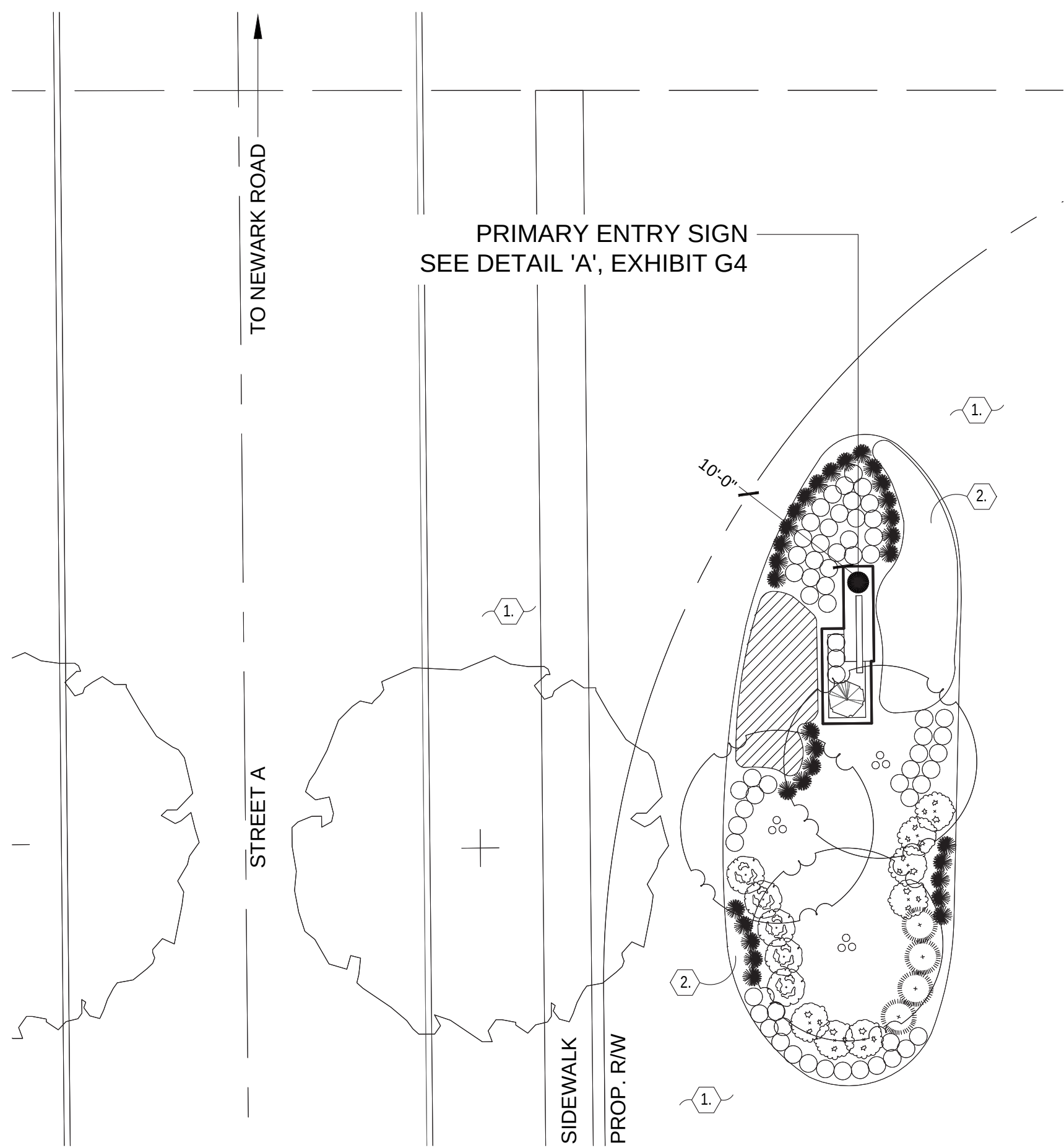


CODED LAYOUT AND MATERIALS NOTES

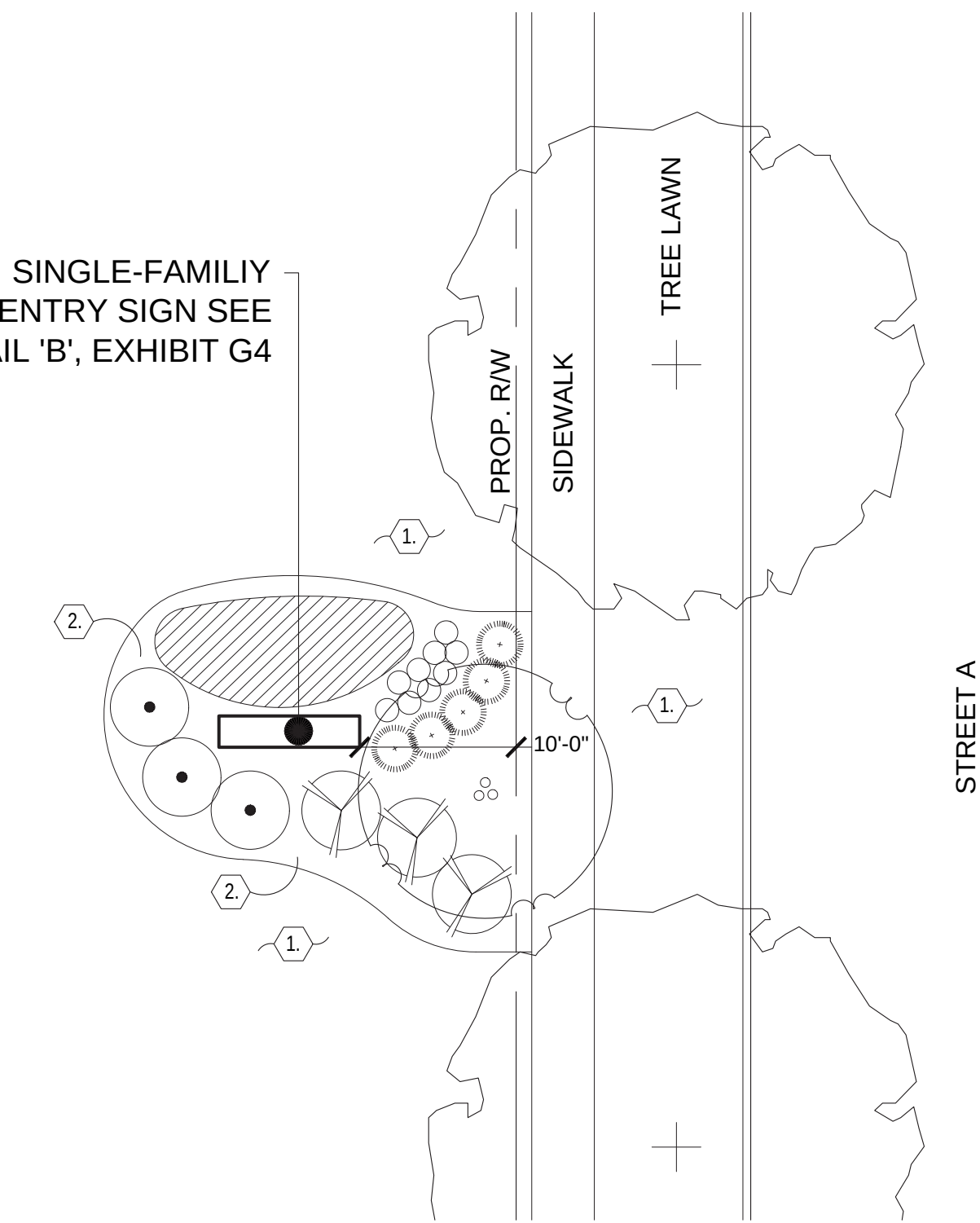




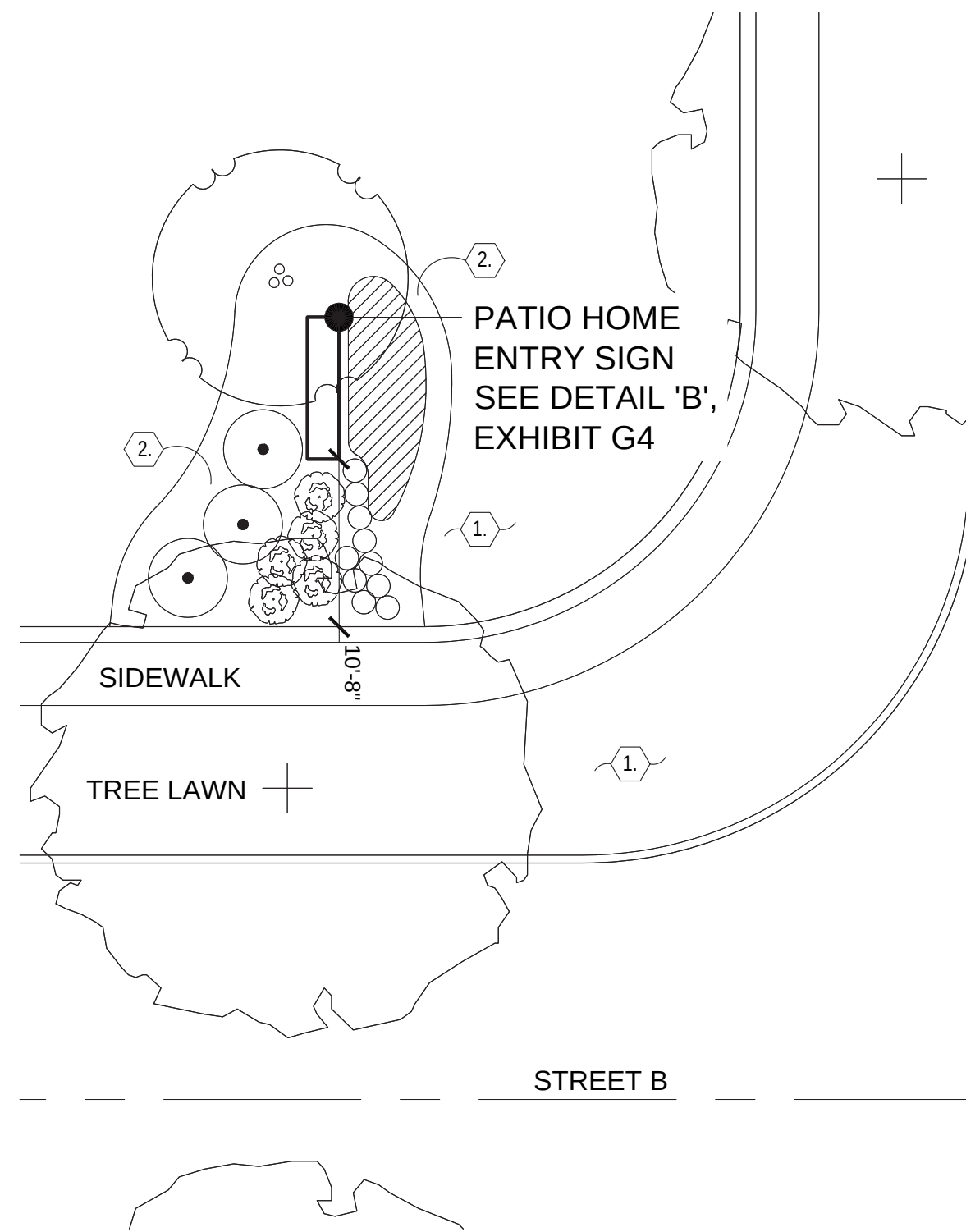
A PRIMARY ENTRY (NORTH) ENLARGEMENT PLAN
1"=10'



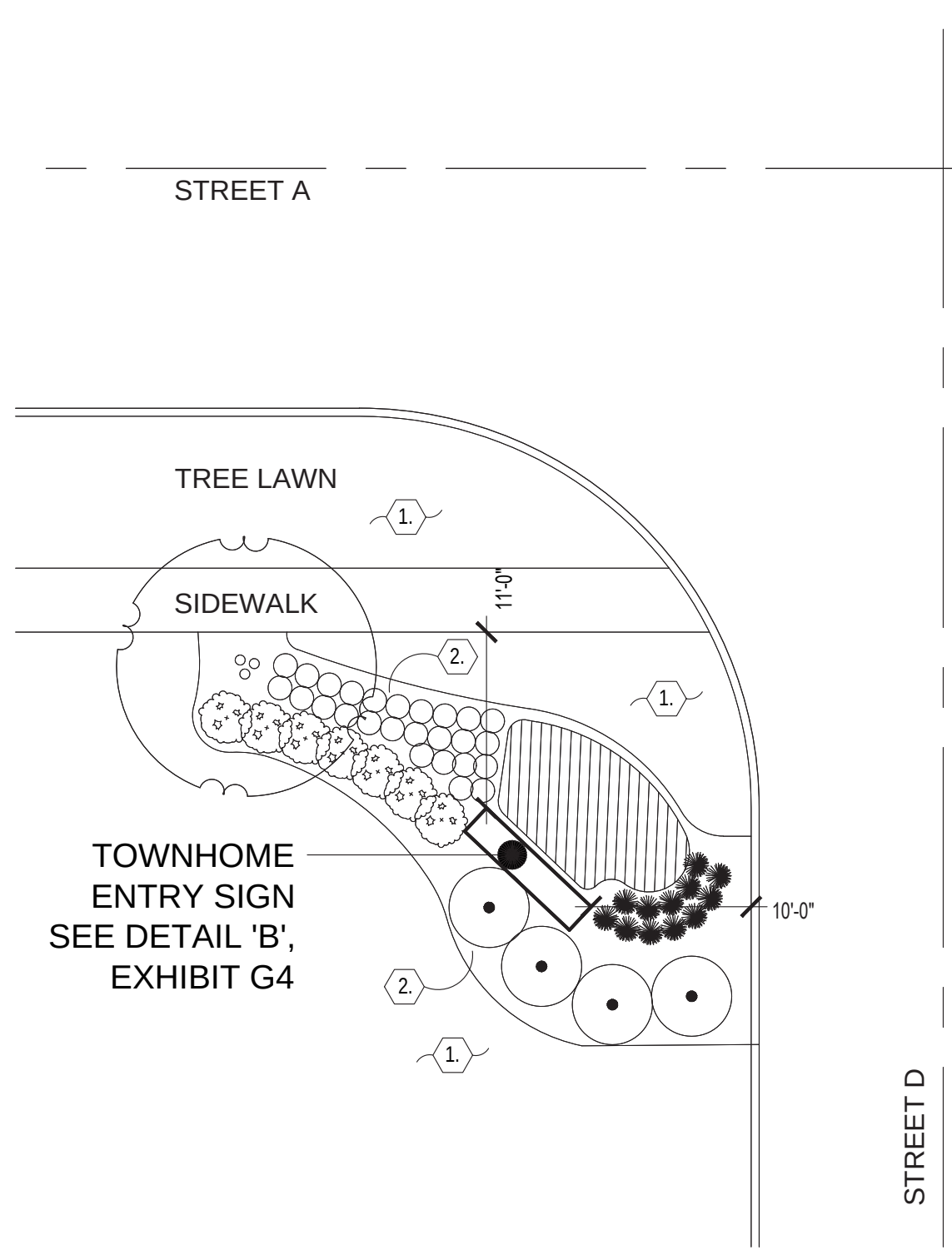
B PRIMARY ENTRY (SOUTH) ENLARGEMENT PLAN
1"=10'



C SINGLE-FAMILY HOME ENTRY ENLARGEMENT PLAN
1"=10'



D PATIO HOME ENTRY ENLARGEMENT PLAN
1"=10'



E TOWNHOME ENTRY ENLARGEMENT PLAN
1"=10'

STREET D

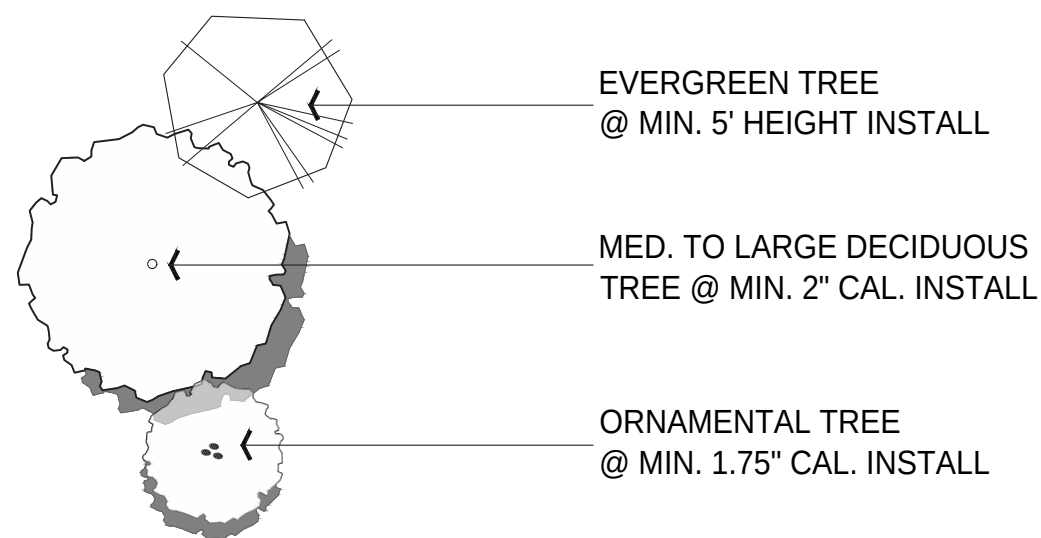
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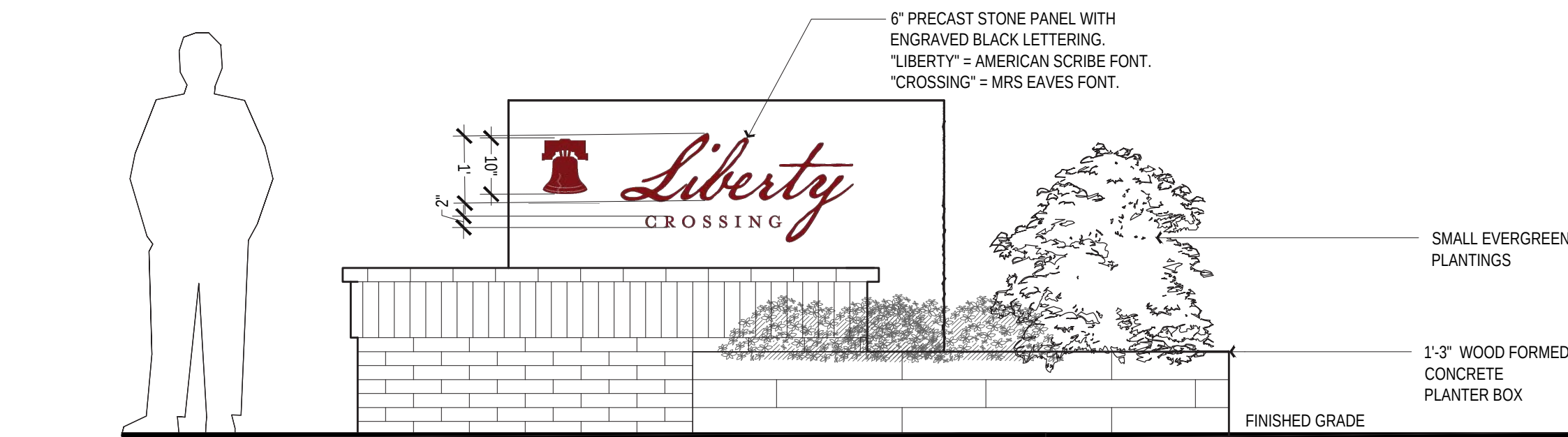
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
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Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Platanus x acerfolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
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Magnolia x loebneri 'Merrill' Merrill Magnolia	1.75" CAL.	B&B	AS SHOWN	
Amelanchier canadensis 'Glenform' Rainbow Pillar Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Amelanchier x 'Autumn Brilliance' Autumn Brilliance Serviceberry	1.75" CAL.	B&B	AS SHOWN	
Carpinus caroliniana 'JFS-KW6' Native Flame® American Hornbeam	1.75" CAL.	B&B	AS SHOWN	Match Form
Cercis canadensis Eastern Redbud	1.75" CAL.	B&B	AS SHOWN	
EVERGREEN TREES				
Abies Concolor White Fir	5' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	5' HT.	B&B	PER PLAN	
Picea glauca White Spruce	5' HT.	B&B	PER PLAN	
LARGE DECIDUOUS SHRUBS				
Hydrangea paniculata 'Limelight' Limelight Hydrangea	36" HT.	#5 CONT.	AS SHOWN	
SMALL ORNAMENTAL SHRUBS				
Callicarpa dichotoma 'Issai' Issai Beauty Berry	16-18" HT.	#5 CONT.	AS SHOWN	
Diervilla splendens 'Nightglow' Firefly Nightglow Diervilla	14-16" HT.	#3 CONT.	AS SHOWN	
Hydrangea paniculata 'Bobo' Bobo Hydrangea	16-18" HT.	#3 CONT.	AS SHOWN	
EVERGREEN SHRUBS				
Buxus microphylla 'Faulkner' Faulkner Boxwood	24" HT.	#5 CONT.	AS SHOWN	
Buxus x 'Green Velvet' Green Velvet Boxwood	16-18" HT.	#5 CONT.	AS SHOWN	
LARGE GRASSES				
Andropogon gerardi Big Bluestem		#3 CONT.	AS SHOWN	
SMALL PERENNIALS AND GRASSES				
Asclepias tuberosa Butterfly Weed		#1 CONT.	AS SHOWN	
Knifophia 'Redhot popsicle PP24036' Redhot Popsicle Tritoma		#1 CONT.	AS SHOWN	
Rudbeckia hirta 'Indian Summer' Indian Summer Black-eyed Susan		#1 CONT.	AS SHOWN	
Carex pennsylvanica Pennsylvania Sedge		#1 CONT.	AS SHOWN	
Perovskia atriplicifolia 'Lisslitt' Lacey Blue Russian Sage		#2 CONT.	AS SHOWN	
Delosperma cooperi 'Fuchsia' Fuchsia Hardy Ice Plant		#1 CONT.	AS SHOWN	

CODED LANDSCAPE NOTES

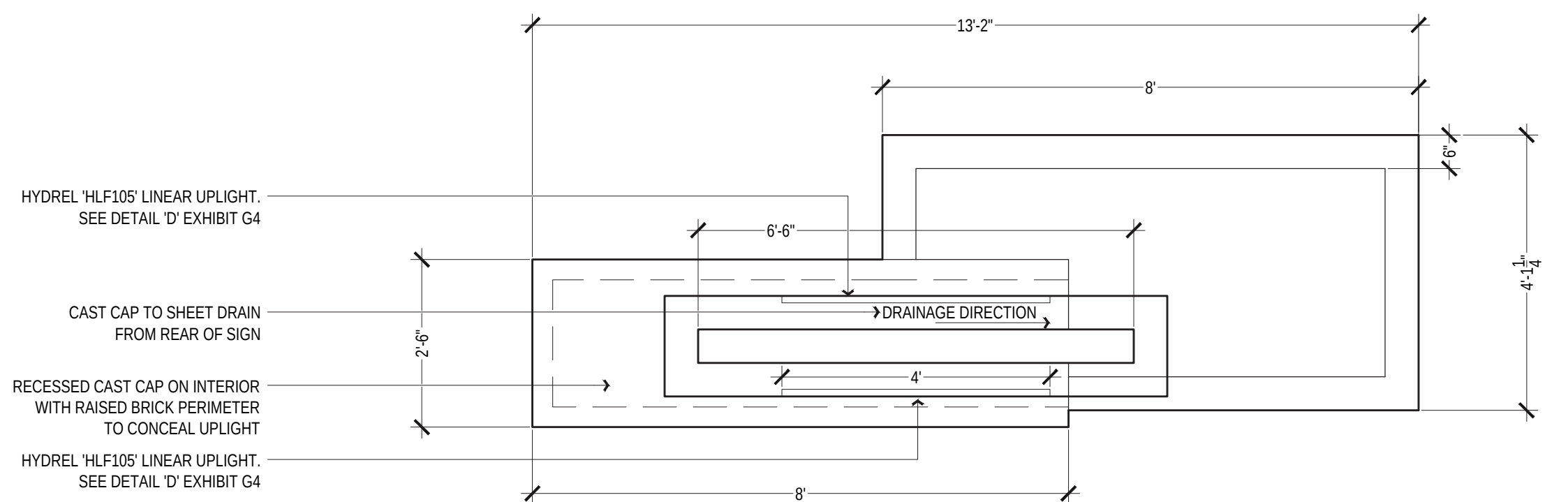
- 1 TURF
- 2 LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

LANDSCAPE KEY PLAN

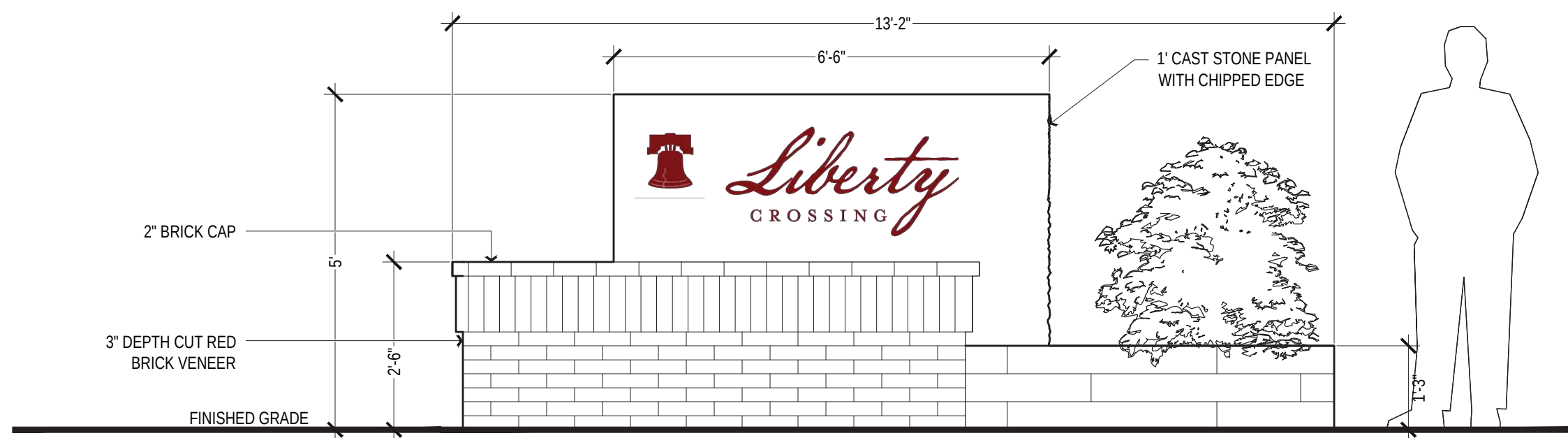




PRIMARY ENTRY SIGN FRONT ELEVATION

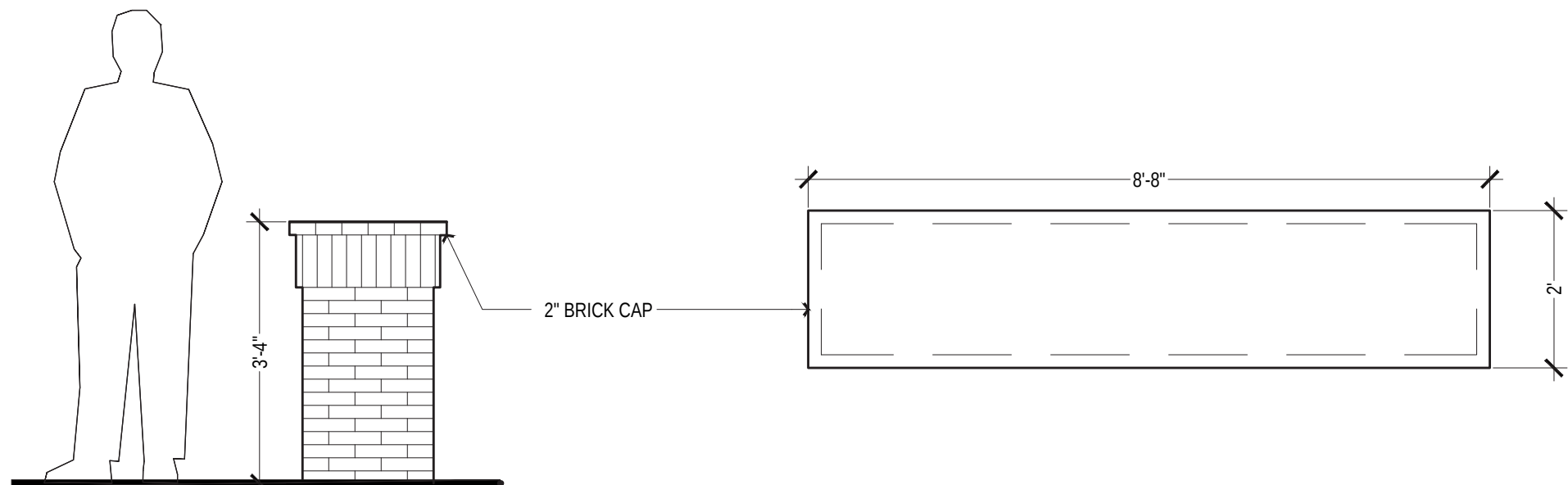


PRIMARY ENTRY SIGN PLAN VIEW



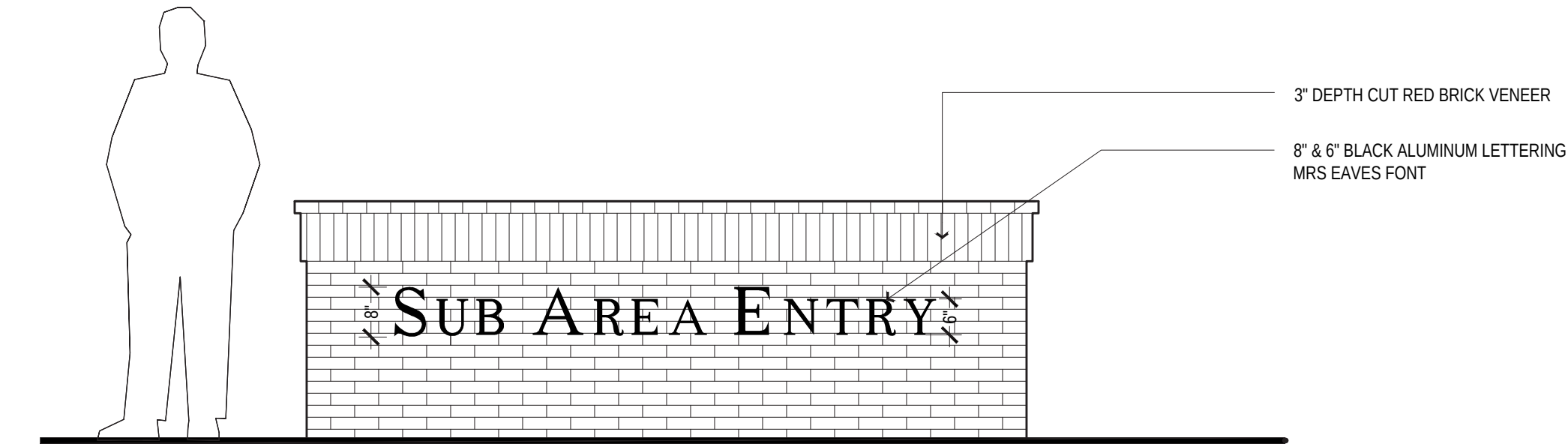
PRIMARY ENTRY SIGN REAR ELEVATION

A PRIMARY ENTRY SIGN
SCALE: 1/2" = 1'-0"



SUB-AREA ENTRY SIGN SIDE ELEVATION

SUB-AREA ENTRY SIGN PLAN



B SUB-AREA ENTRY SIGN 'OPTION 1'
SCALE: 1/2" = 1'-0"

HLF105 and HLF107
Linear Flood

HIGHLIGHTS

- Made with a durable extruded aluminum housing
- Section length offered in 1ft through 4ft lengths (in 6in increments)
- Over 300DEG of rotation with adjustable mounting option
- 0-10 volt dimmable using Hydrel transformer TQDX
- End-to-end mounting options for quick and easy installation
- Wet listed

Specifications

Weight	12"	31 lbs	24"	66 lbs
12"	31 lbs	42"	66 lbs	
24"	66 lbs	48"	111 lbs	
36"	71 lbs			

5 Year Warranty

ISO 9001

BAA

DIMENSIONS

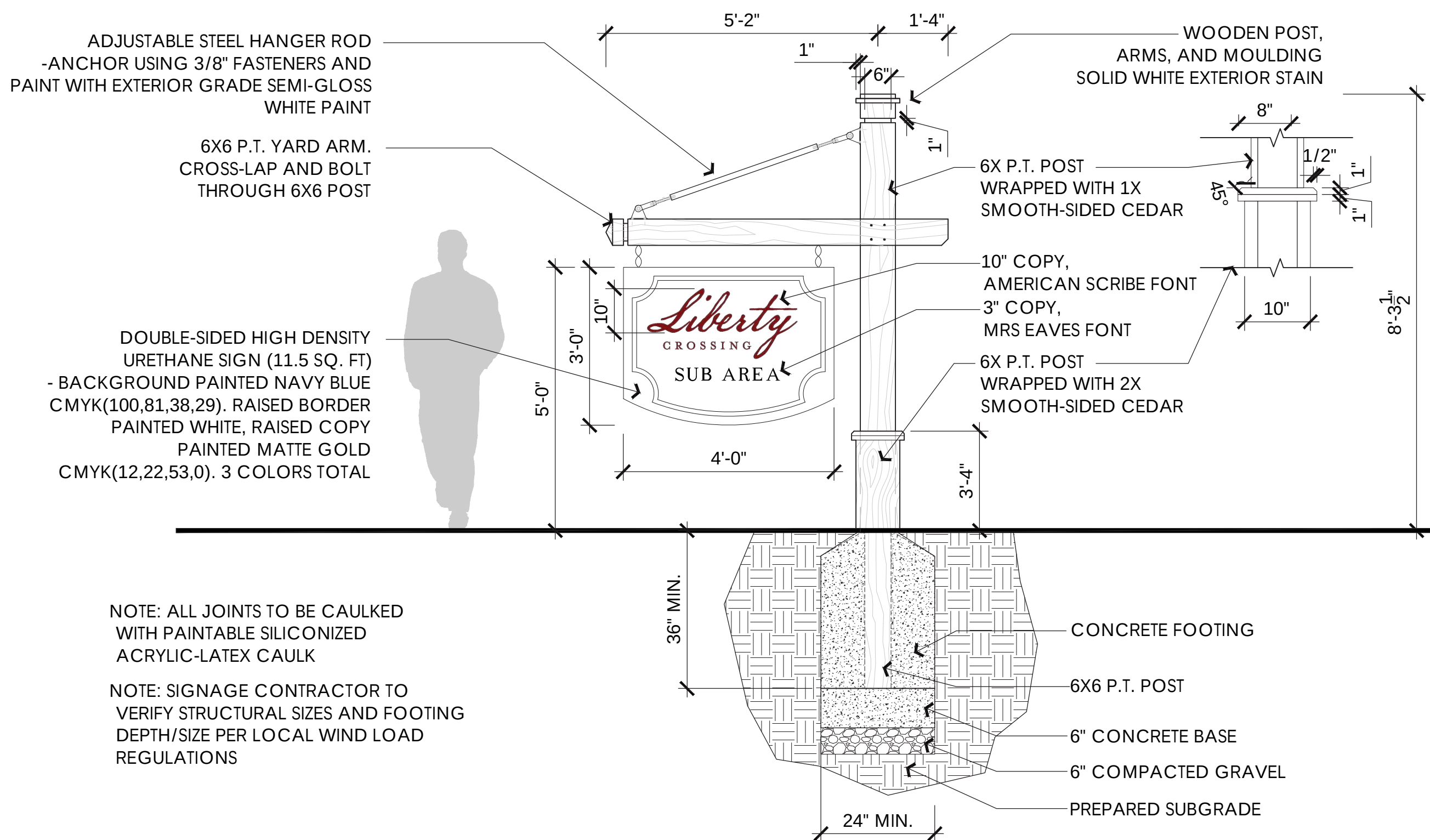
Fixed Mount (100FMC)

Technical drawing of the Fixed Mount (100FMC) showing side and top views with dimensions.

Side View Dimensions:

- Color Temperature: 2700K, 3000K, 3500K, 4000K
- ANSI 2700K White: 161, 1.9
- ANSI 3000K White: 161, 1.9
- ANSI 3500K White: 155, 1.9
- ANSI 4000K White: 206, 1.9
- Lighting hole size: 1.5" (38mm)
- Lighting hole depth: 1.5" (38mm)
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D HYDREL 'HLF 105' LINEAR UPLIGHT
SCALE: NTS



C SUB-AREA ENTRY SIGN 'OPTION 2'
SCALE: 1/2" = 1'-0"



Site Data:		
Total Site:		± 102.61 Gross Acres
Ex. R.O.W.		± 2.89 Acres
Site Net Acreage		± 99.72 Net Acres
Sub-Area A: Single-Family		± 58.01 Acres
Max. Dwelling Units	93	
Sub-Area Density	± 2.76 du/gross acre	
Min. Lot Size	55' x 130'	
Sub-Area B: Patio Homes		± 16.77 Acres
Max. Dwelling Units	42	
Sub-Area Density	± 2.21 du/gross acre	
Min Lot Size	52' x 125'	
Sub-Area C: Townhomes		± 12.74 Acres
Max. Dwelling Units	112	
Sub-Area Density	± 8.53 du/gross acre	
Sub-Area D: Multi-Family		± 12.20 Acres
Max. Dwelling Units	230	
Sub-Area Density	± 16.75 du/gross acre	
Site Totals		
Total Units	477	
Site Density	±4.60 du/gross acre	
Total Open Space		
Total Open Space	±54.27 Acres (52.30%)	

TAB 5
ARCHITECTURAL CHARACTER EXHIBITS



Example 1



Example 2



Example 1



Example 1



Example 2



Example 3



Example 4



Example 1



Example 2



Example 3



Example 4



Example 5



Example 6

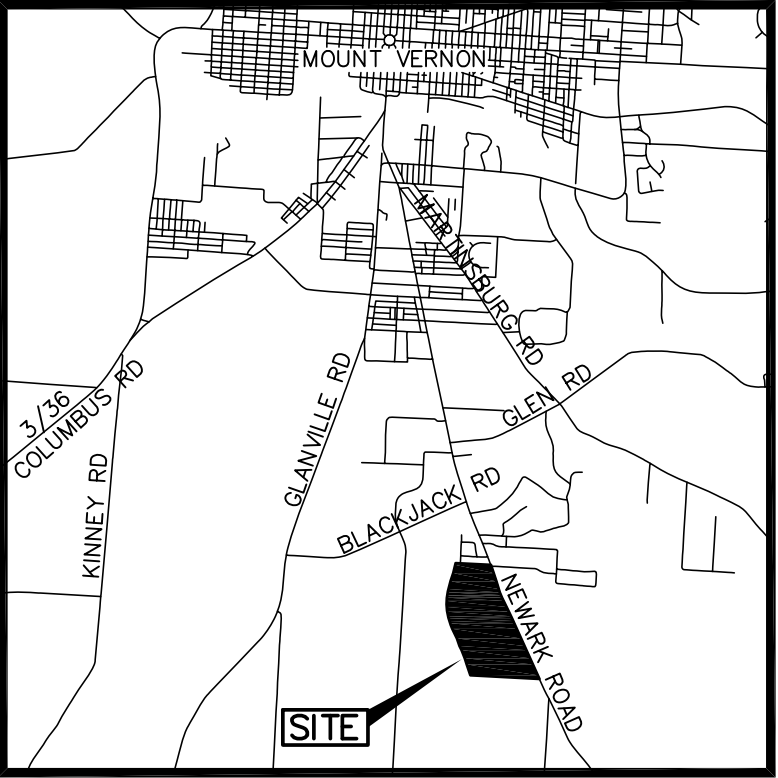
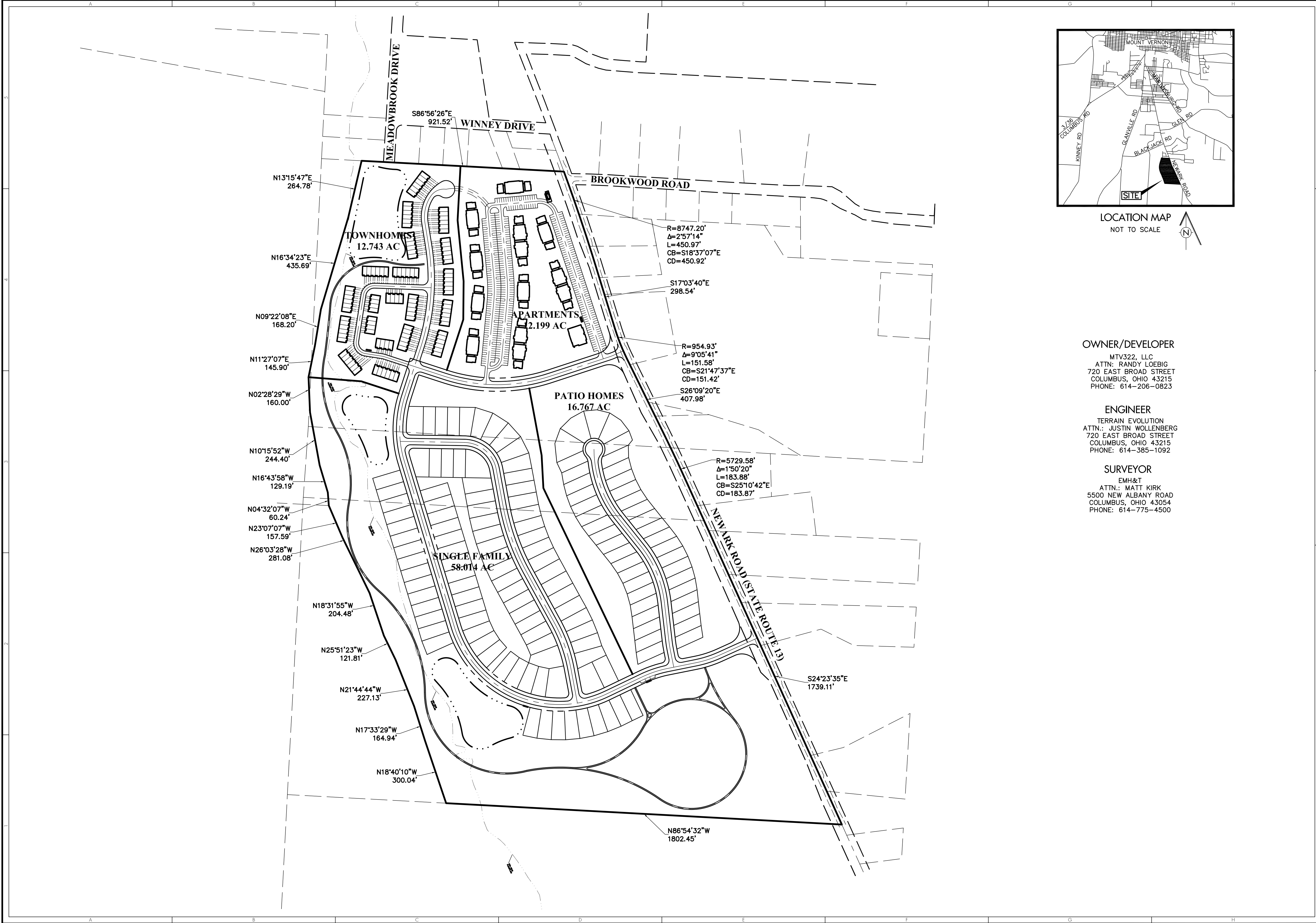


Example 7

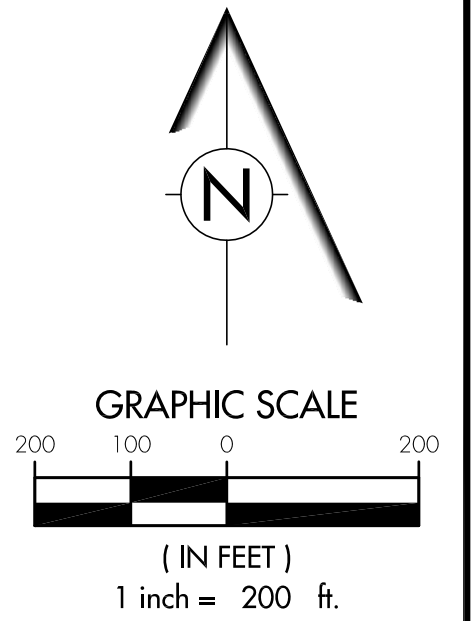


Example 8

TAB 6
ENGINEERING EXHIBITS



LOCATION MAP
NOT TO SCALE



OWNER/DEVELOPER

MTV322, LLC
ATTN: RANDY LOEBIG
720 EAST BROAD STREET
COLUMBUS, OHIO 43215
PHONE: 614-206-0823

ENGINEER

TERRAIN EVOLUTION
ATTN.: JUSTIN WOLLENBERG
720 EAST BROAD STREET
COLUMBUS, OHIO 43215
PHONE: 614-385-1092

SURVEYOR

EMH&T
ATTN.: MATT KIRK
5500 NEW ALBANY ROAD
COLUMBUS, OHIO 43054
PHONE: 614-775-4500

REVISION		DATE	
BY			
CHANGE ORDER SCHEDULE		DESCRIPTION OF CHANGE	
#			

TerrainEvolution
Year-Round Vision and Success

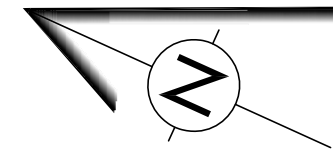
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainrevolution.com

MOUNT VERNON, OHIO

LIBERTY CROSSING
SECTION

PRELIMINARY PLAT OVERALL

DRAWING SET STATUS:		
☒	PRELIMINARY ENGINEERING SET	
☐	AGENCY REVIEW SET	
☐	CONSTRUCTION DOCUMENT SET	
☐	AS-BUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
JPW	CMK	JPW
PROJECT NO.: 22-020		
DATE: DECEMBER 16, 2022		
SCALE: HORIZONTAL: 1" = 200' VERTICAL: N/A		
SHEET NO.:		1 / 23



(IN FEET)

$$1 \text{ inch} = 50 \text{ ft.}$$

KEY MAP
NOT TO SCALE

SITE DATA

SITE AREA:	102.613 AC	
APARTMENTS	12.199 AC	11.89%
TOWNHOMES	12.743 AC	12.42%
PATIO HOMES	16.767 AC	16.34%
SINGLE FAMILY	58.014 AC	56.54%
<u>EX ROW</u>	<u>2.889 AC</u>	<u>2.82%</u>
TOTAL	102.612 AC	100.00%

<u>APARTMENTS</u>		
SITE	12.199	AC
UNITS	230	
<u>TOWNHOMES</u>		
SITE	12.743	AC
UNITS	112	
<u>PATIO HOMES</u>		
LOTS	6.904	AC 41.18%
ROW	1.569	AC 9.36%
<u>OPEN SPACE</u>	8.294	AC 49.47%
TOTAL	16.767	AC 100.00%
UNITS	42	

MINIMUM LOT SIZE 6,500 SF
MINIMUM LOT WIDTH 52' (AT BUILDING LINE)
MINIMUM LOT DEPTH 125'
RIGHT OF WAY 60'
PAVEMENT 30F/F
(F/F)=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 20'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

SINGLE FAMILY

LOTS	16.442	AC	28.34%
ROW	7.407	AC	12.77%
<u>OPEN SPACE</u>	<u>34.165</u>	<u>AC</u>	<u>58.89%</u>
TOTAL	58.014	AC	100.00%
UNITS	93		

MINIMUM LOT SIZE 7,150 SF
MINIMUM LOT WIDTH 55' (AT BUILDING LINE)
MINIMUM LOT DEPTH 130'
RIGHT OF WAY 60'
PAVEMENT 30'F/F,
(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 25'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

LIBERTY CROSSING
MOUNT VERNON, OHIO

TerrainEvolution
You Make Your Own View and Success

NOT APPROVED
SECTION

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614 385 1090 | F: 614 385 1085 | E: info@termainevolution.com

Attachment: 22 1216 Final Development Plan Submission Liberty Crossing (2023-11 : Newark Road PND Plan Approval)

MOUNT VERNON, OHIO

LIBERTY CROSSING

PRELIMINARY PLAT

DRAWING SET STATUS

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	C
--------	-------	---

JPW	CMK
-----	-----

PROJECT NO.: 22-020

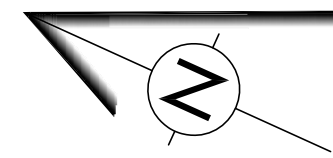
DATE: DECEMBER 14, 2023

SCAIF:

HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 4 / 2

Packet Pg. 65



A horizontal number line with tick marks at 0, 25, and 50. The numbers are placed above the tick marks.

$$1 \text{ inch} = 50 \text{ ft.}$$

KEY MAP
NOT TO SCALE

SITE AREA:	102.613 AC	
APARTMENTS	12.199 AC	11.89%
TOWNHOMES	12.743 AC	12.42%
PATIO HOMES	16.767 AC	16.34%
SINGLE FAMILY	58.014 AC	56.54%
<u>EX ROW</u>	<u>2.889 AC</u>	<u>2.82%</u>
TOTAL	102.612 AC	100.00%

APARTMENTS
SITE 12.199 AC
UNITS 230

TOWNHOMES
SITE 12.743 AC
UNITS 112

<u>PATIO HOMES</u>	
LOTS	6.904 AC 41.18%
ROW	1.569 AC 9.36%
<u>OPEN SPACE</u>	<u>8.294 AC 49.47%</u>
TOTAL	16.767 AC 100.00%
UNITS	42

MINIMUM LOT SIZE 6,500 SF
MINIMUM LOT WIDTH 52' (AT BUILDING LINE)
MINIMUM LOT DEPTH 125'
RIGHT OF WAY 60'
PAVEMENT 30'F/F
(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 20'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

<u>SINGLE FAMILY</u>	
LOTS	16.442 AC 28.34%
ROW	7.407 AC 12.77%
<u>OPEN SPACE</u>	<u>34.165 AC 58.89%</u>
TOTAL	58.014 AC 100.00%
UNITS	93

MINIMUM LOT SIZE 7,150 SF
MINIMUM LOT WIDTH 55' (AT BUILDING LINE)
MINIMUM LOT DEPTH 130'
RIGHT OF WAY 60'
PAVEMENT 30'F/F,
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FRONT YARD BUILDING LINE 25'
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SIDEWALK 4'

Terrain Evolution
PROVED 12/
Your Single-Channel Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | **F:** 614.385.1085 | **E:** info@terrainevolution.com

MOUNT VERNON, OHIO

LIBERTY CROSSING

PRELIMINARY PLAT

DRAWING SET STATUS

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHIEF
JPW	CMK	JP

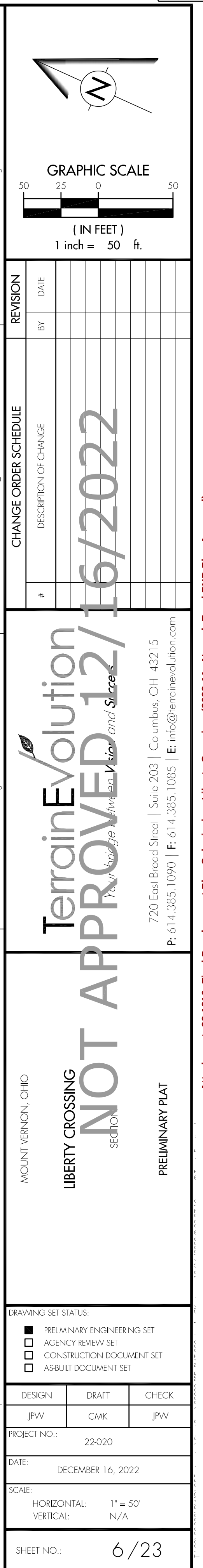
PROJECT NO.: 22-020

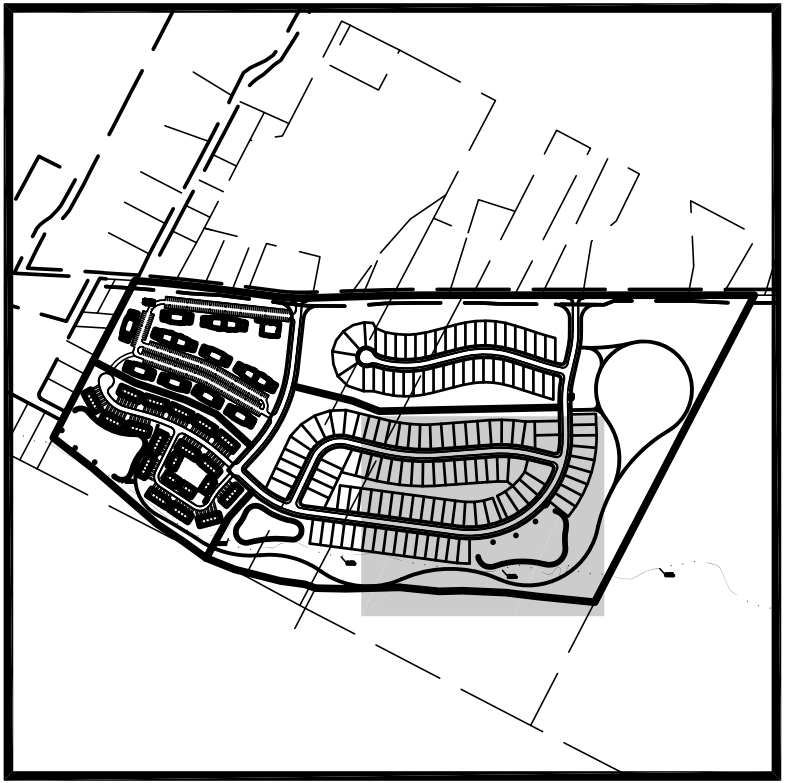
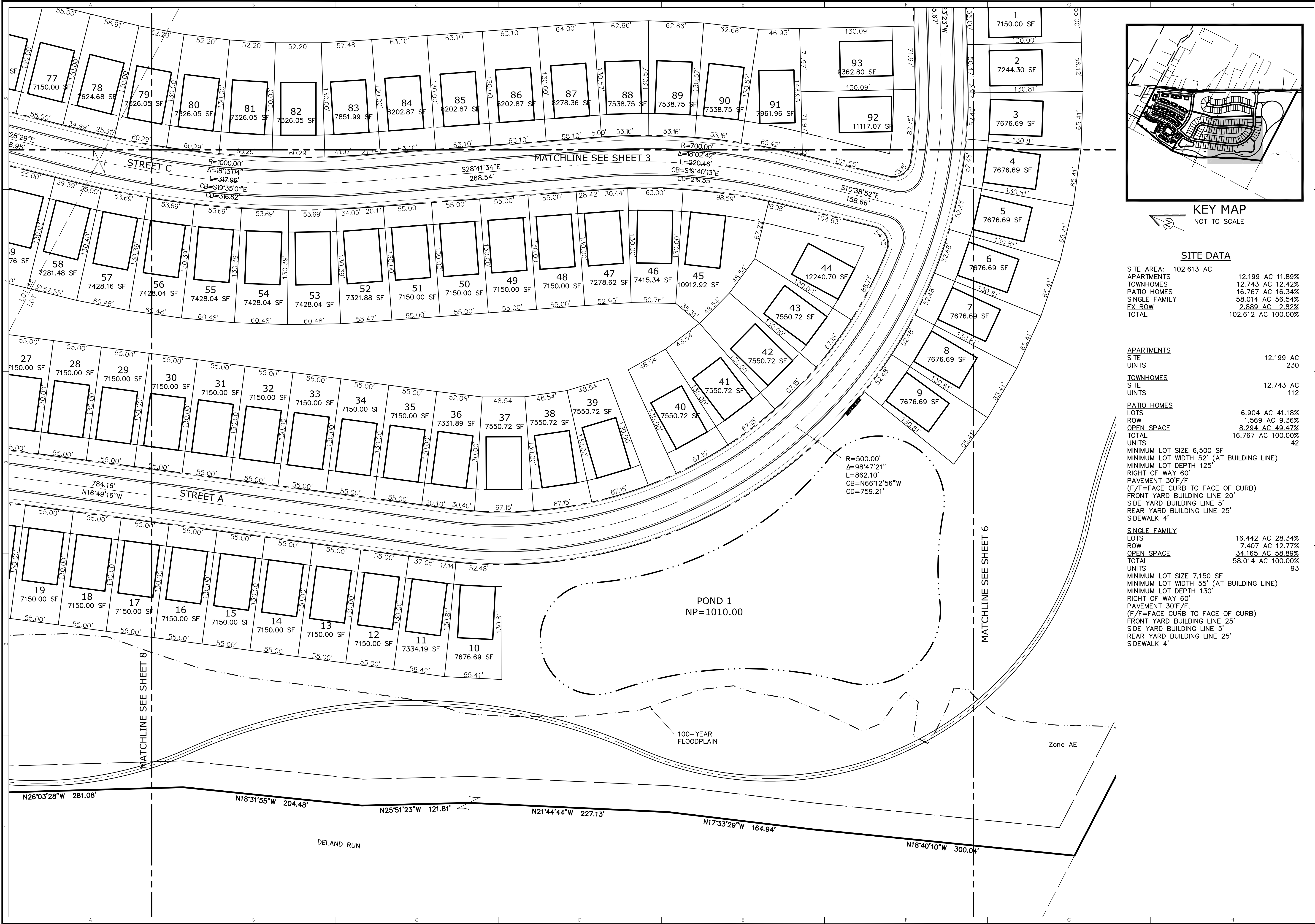
DATE: DECEMBER 16, 2022

SCALE:

HORIZONTAL:	1" = 50'
VERTICAL:	N/A

SHEET NO.: 5 / 23





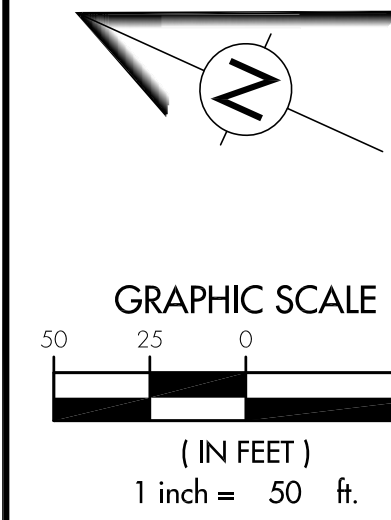
KEY MAP
NOT TO SCALE

SITE DATA

SITE AREA:	102.613 AC
APARTMENTS	12.199 AC 11.89%
TOWNHOMES	12.743 AC 12.42%
PATIO HOMES	16.767 AC 16.34%
SINGLE FAMILY	58.014 AC 56.54%
EX ROW	2.889 AC 2.82%
TOTAL	102.612 AC 100.00%

APARTMENTS	
SITE	12.199 AC
UNITS	230
TOWNHOMES	
SITE	12.743 AC
UNITS	112
PATIO HOMES	
LOTS	6.904 AC 41.18%
ROW	1.569 AC 9.36%
OPEN SPACE	8.294 AC 49.47%
TOTAL	16.767 AC 100.00%
UNITS	42

MINIMUM LOT SIZE 6,500 SF	
MINIMUM LOT WIDTH 52' (AT BUILDING LINE)	
MINIMUM LOT DEPTH 125'	
RIGHT OF WAY 60'	
PAVEMENT 30'F/F	
(F/F=FACE CURB TO FACE OF CURB)	
FRONT YARD BUILDING LINE 20'	
SIDE YARD BUILDING LINE 5'	
REAR YARD BUILDING LINE 25'	
SIDEWALK 4'	
SINGLE FAMILY	
LOTS	16.442 AC 28.34%
ROW	7.407 AC 12.77%
OPEN SPACE	34.165 AC 58.89%
TOTAL	58.014 AC 100.00%
UNITS	93
MINIMUM LOT SIZE 7,150 SF	
MINIMUM LOT WIDTH 55' (AT BUILDING LINE)	
MINIMUM LOT DEPTH 130'	
RIGHT OF WAY 60'	
PAVEMENT 30'F/F	
(F/F=FACE CURB TO FACE OF CURB)	
FRONT YARD BUILDING LINE 25'	
SIDE YARD BUILDING LINE 5'	
REAR YARD BUILDING LINE 25'	
SIDEWALK 4'	

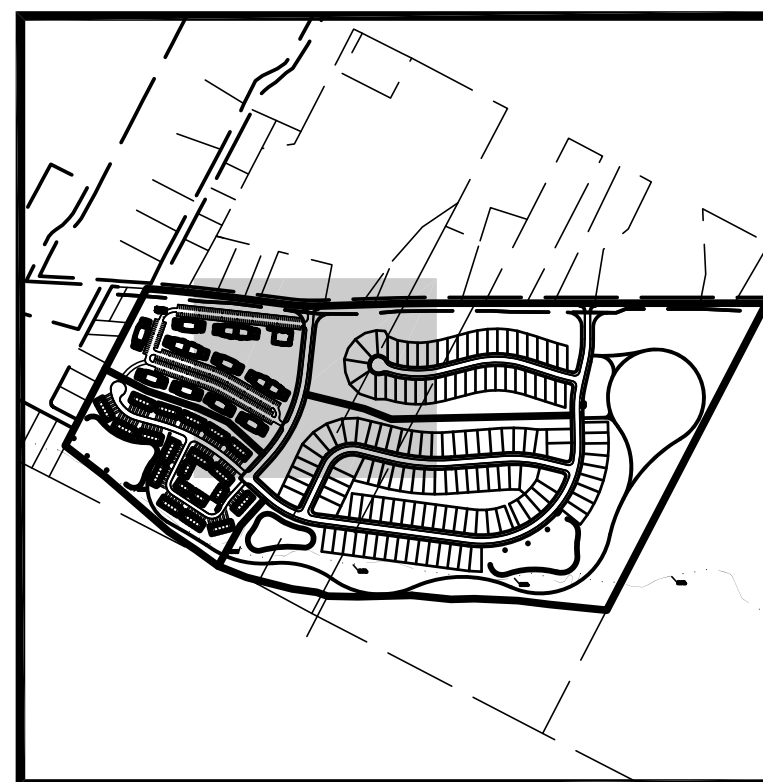


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NOT APPROVED 12/16/2022
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P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

MOUNT VERNON, OHIO
LIBERTY CROSSING
PRELIMINARY PLAT

DRAWING SET STATUS:		
☒	PRELIMINARY ENGINEERING SET	
☐	AGENCY REVIEW SET	
☐	CONSTRUCTION DOCUMENT SET	
☐	AS-BUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
JPW	CMK	JPW
PROJECT NO.: 22-020		
DATE: DECEMBER 16, 2022		
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A		
SHEET NO.: 7/23		



KEY MAP
NOT TO SCALE

SITE DATA

SITE AREA:	102.613 AC		
APARTMENTS	12.199 AC	11.89%	
TOWNHOMES	12.743 AC	12.42%	
PATIO HOMES	16.767 AC	16.34%	
SINGLE FAMILY	58.014 AC	56.54%	
<u>EX ROW</u>	<u>2.889 AC</u>	<u>2.82%</u>	
TOTAL	102.612	100.00%	

<u>APARTMENTS</u>	
SITE	12.199 AC
UNITS	230
<u>TOWNHOMES</u>	
SITE	12.743 AC
UNITS	112
<u>PATIO HOMES</u>	
LOTS	6.904 AC 41.18%
ROW	1.569 AC 9.36%
<u>OPEN SPACE</u>	8.294 AC 49.47%
TOTAL	16.767 AC 100.00%
UNITS	42

MINIMUM LOT SIZE 6,500 SF
MINIMUM LOT WIDTH 52' (AT BUILDING LINE)
MINIMUM LOT DEPTH 125'
RIGHT OF WAY 60'
PAVEMENT 30'F/F
(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 20'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

SINGLE FAMILY

LOTS	16.442	AC	28.34%
ROWS	7.407	AC	12.77%
<u>OPEN SPACE</u>	<u>34.165</u>	<u>AC</u>	<u>56.83%</u>
TOTAL	58.014	AC	100.00%
UNITS			93

MINIMUM LOT SIZE 7,150 SF
MINIMUM LOT WIDTH 55' (AT BUILDING LINE)
MINIMUM LOT DEPTH 130'
RIGHT OF WAY 60'
PAVEMENT 30'F/F
(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 25'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

[illegible]

Terrain Evolution
PROVED 12/

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Attachment: 22 1216 Final Development Plan Submission Liberty Crossing (2023-11: Newark Road PND Plan Approval)

MACINTOSH VERSION 1.04

LIBERTY CROSSING

UTILITY PLAN

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHE
JPW	CMK	JP

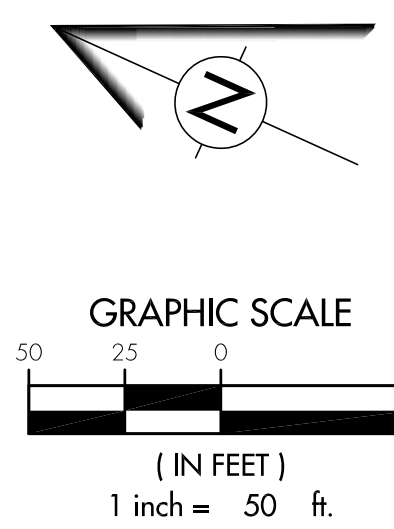
PROJECT NO.:	22-020
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DATE: DECEMBER 16, 2022

SCALE:

HORIZONTAL:	1" = 50'
VERTICAL:	N/A

SHEET NO.: 12 / 23



SITE DATA

<u>APARTMENTS</u>	
SITE	12.199 A
UNITS	23
<u>TOWNHOMES</u>	
SITE	12.743 A
UNITS	11
<u>PATIO HOMES</u>	
LOTS	6.904 AC 41.18
ROW	1.569 AC 9.36
<u>OPEN SPACE</u>	8.294 AC 49.47
TOTAL	16.767 AC 100.00
UNITS	4

MINIMUM LOT SIZE 6,500 SF
MINIMUM LOT WIDTH 52' (AT BUILDING LINE)
MINIMUM LOT DEPTH 125'
RIGHT OF WAY 60'
PAVEMENT 30'F/F
(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 20'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

SINGLE FAMILY

LOTS	16.442 AC 28.34%
ROW	7.407 AC 12.77%
<u>OPEN SPACE</u>	<u>34.165 AC 58.89%</u>
TOTAL	58.014 AC 100.00%
UNITS	9

MINIMUM LOT SIZE 7,150 SF
MINIMUM LOT WIDTH 55' (AT BUILDING LINE)
MINIMUM LOT DEPTH 130'
RIGHT OF WAY 60'
PAVEMENT 30'F/F
(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 25'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

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Your Unique Vision and Success
PROVED 12/

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LIBERTY CROSSING
SECTION
NO
UTILITY PLAN
MOUNT VERNON, OHIO

DRAWING SET STATUS:

☐ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JRW	CMK	JRW

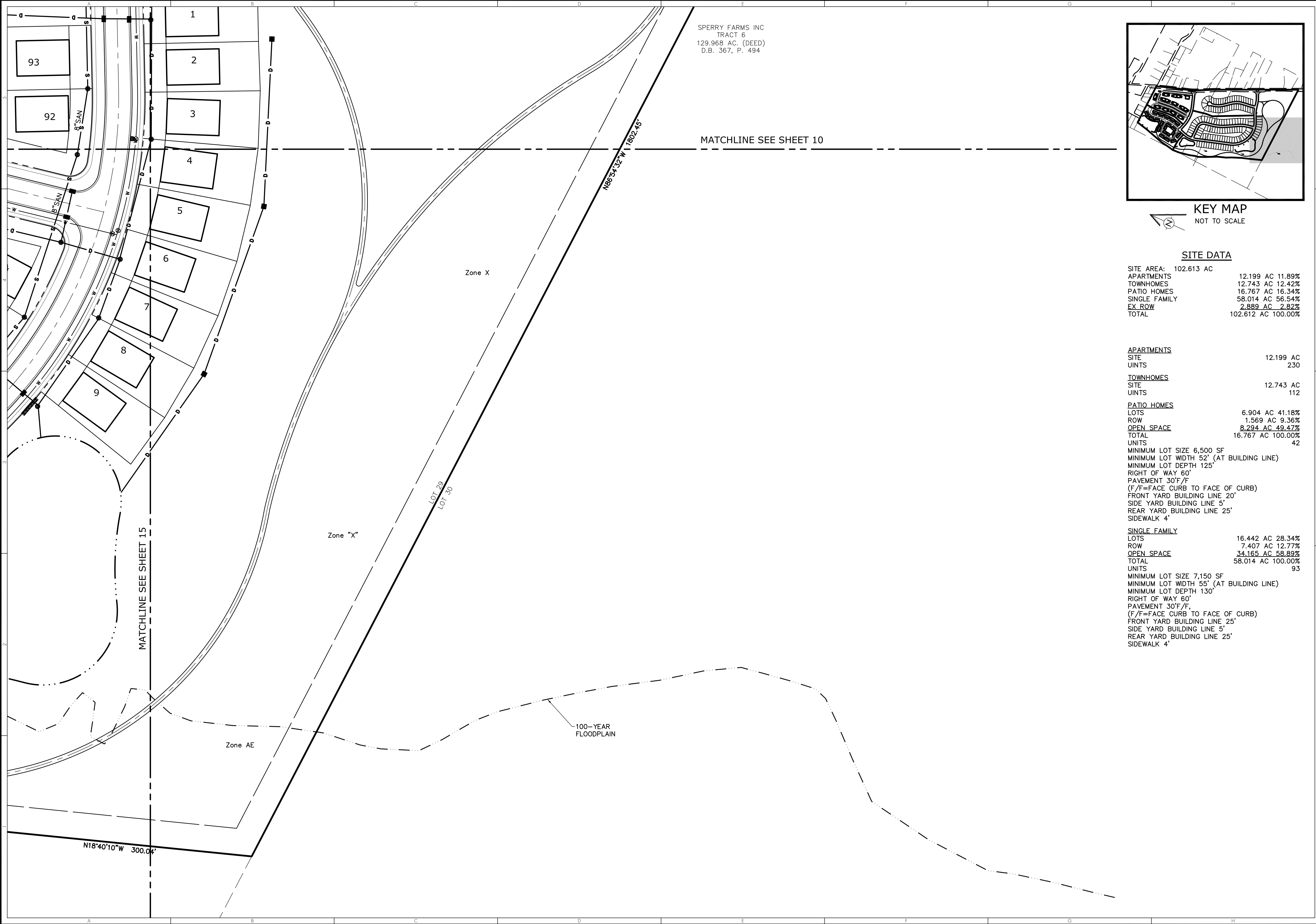
PROJECT NO.: 22-020

DATE: DECEMBER 16, 2022

SCALE:

HORIZONTAL:	1" = 50'
VERTICAL:	N/A

SHEET NO.: 13/23



SPERRY FARMS INC
TRACT 6
129.968 AC. (DEED)
D.B. 367, P. 494

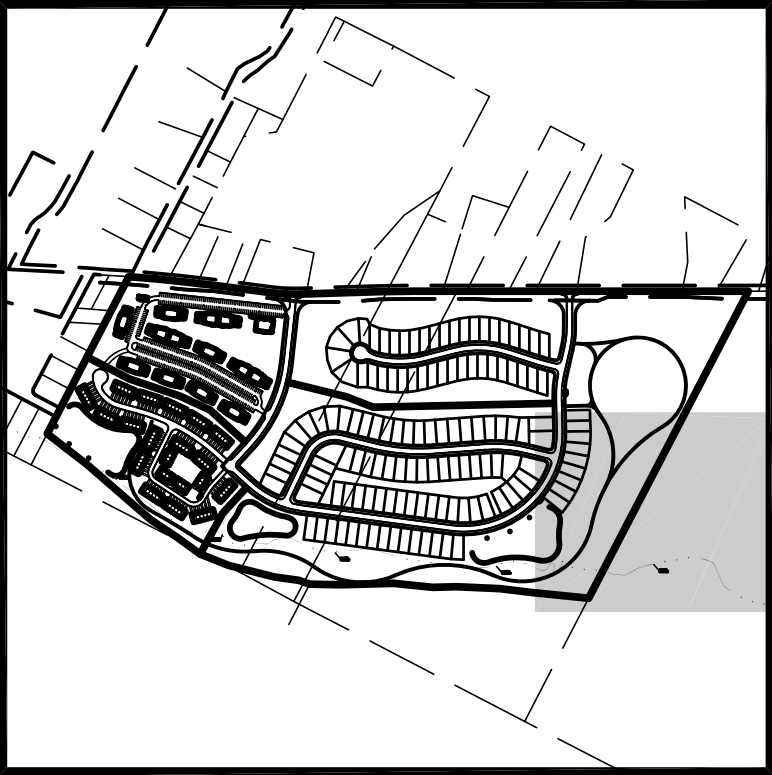
MATCHLINE SEE SHEET 10

Zone X

Zone "X"

Zone AE

100-YEAR
FLOODPLAIN



KEY MAP
NOT TO SCALE

SITE DATA

SITE AREA:	102.613 AC
APARTMENTS	12.199 AC 11.89%
TOWNHOMES	12.743 AC 12.42%
PATIO HOMES	16.767 AC 16.34%
SINGLE FAMILY	58.014 AC 56.54%
EX ROW	2.889 AC 2.82%
TOTAL	102.612 AC 100.00%

APARTMENTS	
SITE	12.199 AC
UNITS	230

TOWNHOMES	
SITE	12.743 AC
UNITS	112

PATIO HOMES	
LOTS	6.904 AC 41.18%
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OPEN SPACE	8.294 AC 49.47%
TOTAL	16.767 AC 100.00%
UNITS	42

MINIMUM LOT SIZE 6,500 SF
MINIMUM LOT WIDTH 52' (AT BUILDING LINE)
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REAR YARD BUILDING LINE 25'
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SINGLE FAMILY	
LOTS	16.442 AC 28.34%
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OPEN SPACE	34.165 AC 58.89%
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SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

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TerrainEvolution

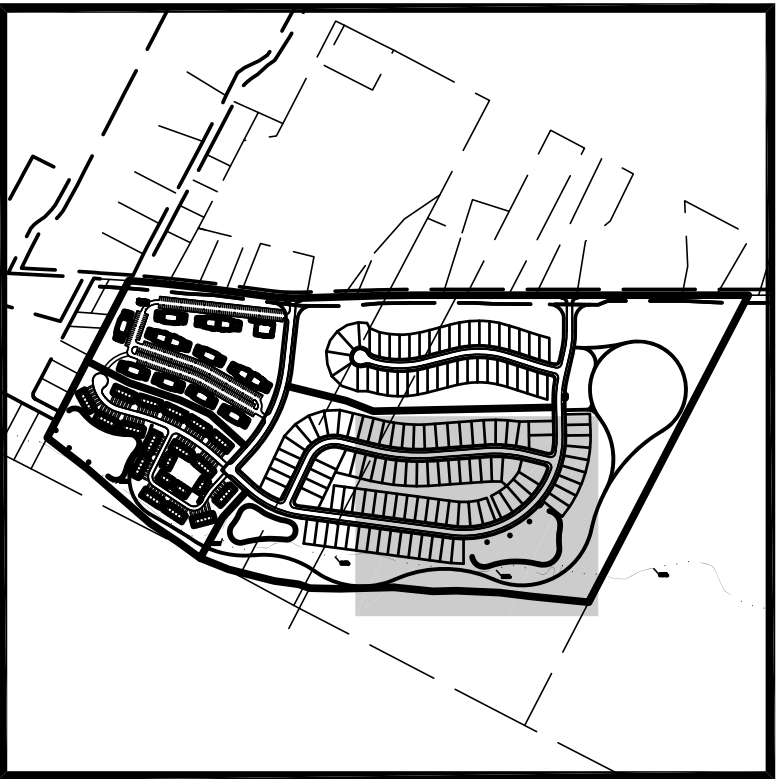
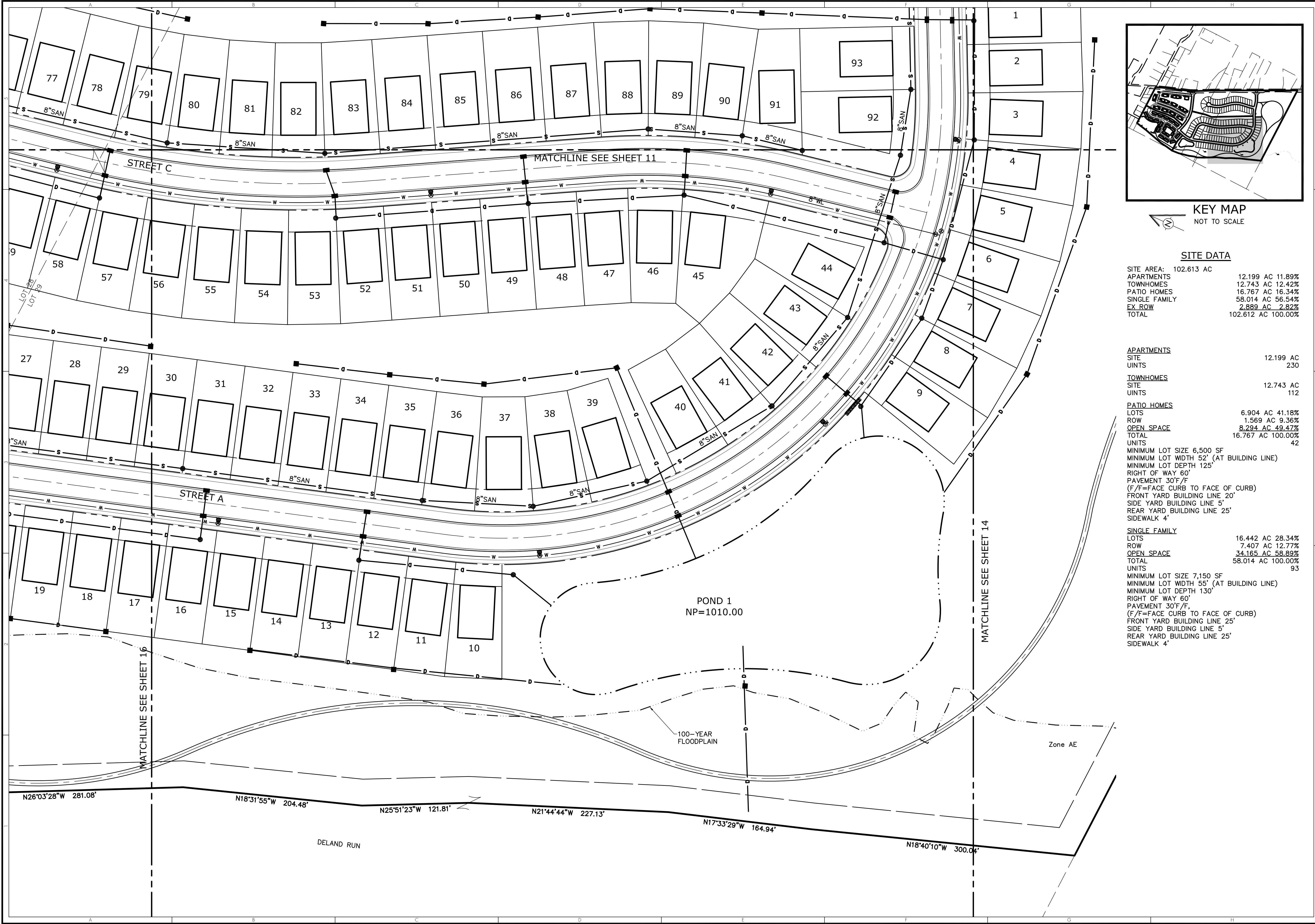
LIBERTY CROSSING

UTILITY PLAN

NOT APPROVED 12/16/2022

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terreinevolution.com

DESIGN	DRAFT	CHECK
JPW	CMK	JPW
PROJECT NO.:	22-020	
DATE:	DECEMBER 16, 2022	
SCALE:	HORIZONTAL: 1" = 50' VERTICAL: N/A	
SHEET NO.:	14/23	



KEY MAP
NOT TO SCALE

SITE DATA

SITE AREA:	102.613 AC
APARTMENTS	12.199 AC 11.89%
TOWNHOMES	12.743 AC 12.42%
PATIO HOMES	16.767 AC 16.34%
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TOTAL	102.612 AC 100.00%

APARTMENTS	
SITE	12.199 AC
UNITS	230

TOWNHOMES	
SITE	12.743 AC
UNITS	112

PATIO HOMES	
LOTS	6.904 AC 41.18%
ROW	1.569 AC 9.36%
OPEN SPACE	8.294 AC 49.47%
TOTAL	16.767 AC 100.00%
UNITS	42

MINIMUM LOT SIZE 6,500 SF
MINIMUM LOT WIDTH 52' (AT BUILDING LINE)
MINIMUM LOT DEPTH 125'
RIGHT OF WAY 60'
PAVEMENT 30'F/F
(F/F=FACE CURB TO FACE OF CURB)
FRONT YARD BUILDING LINE 20'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

SINGLE FAMILY	
LOTS	16.442 AC 28.34%
ROW	7.407 AC 12.77%
OPEN SPACE	34.165 AC 58.89%
TOTAL	58.014 AC 100.00%
UNITS	93

MINIMUM LOT SIZE 7,150 SF
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FRONT YARD BUILDING LINE 25'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

REVISION

DATE

BY

CHANGE ORDER SCHEDULE

DESCRIPTION OF CHANGE

#

TerrainEvolution

LIBERTY CROSSING

NOT APPROVED 12/16/2022

Utility Plan

Mount Vernon, Ohio

Liberty Crossing

Utility Plan

PRELIMINARY ENGINEERING SET

AGENCY REVIEW SET

CONSTRUCTION DOCUMENT SET

AS-BUILT DOCUMENT SET

DESIGN

DRAFT

CHECK

JPW

CMK

JPW

PROJECT NO.:

22-020

DATE:

DECEMBER 16, 2022

SCALE:

HORIZONTAL: 1" = 50'

VERTICAL: N/A

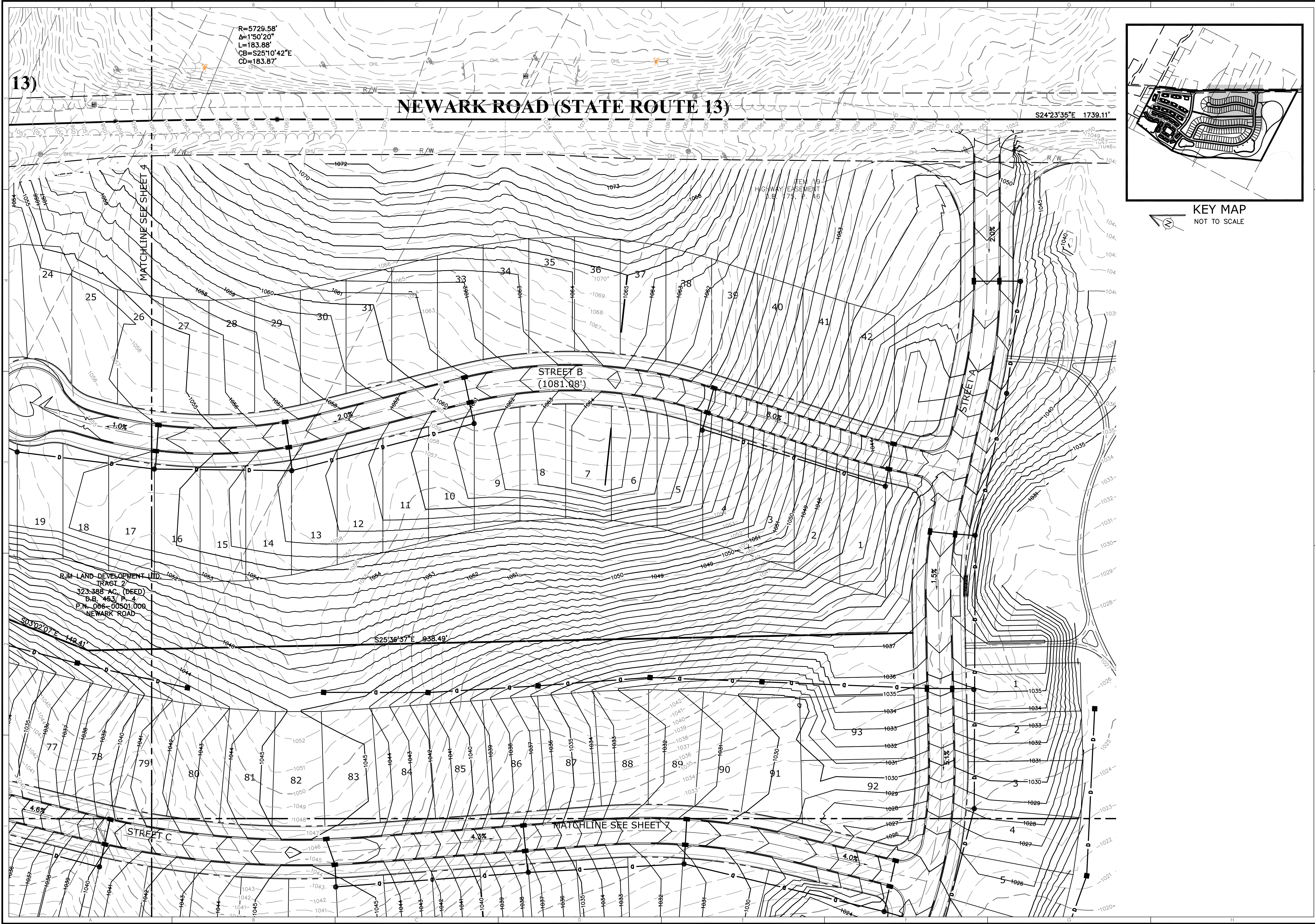
SHEET NO.:

15/23

Attachment: 22 1216_Final Development Plan Submission Liberty Crossing (2023-11: Newark Road PUD Plan Approval)

Packet Pg. 76





REVISION

DATE

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CHANGE ORDER SCHEDULE

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TerrainEvolution

NOT APPROVED

12/16/2022

LIBERTY CROSSING

GRADING PLAN

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

DESIGN

DRAFT

CHECK

JPW

CMK

JPW

PROJECT NO.:

22-020

DATE:

DECEMBER 16, 2022

SCALE:

HORIZONTAL: 1" = 50'

VERTICAL: N/A

SHEET NO.:

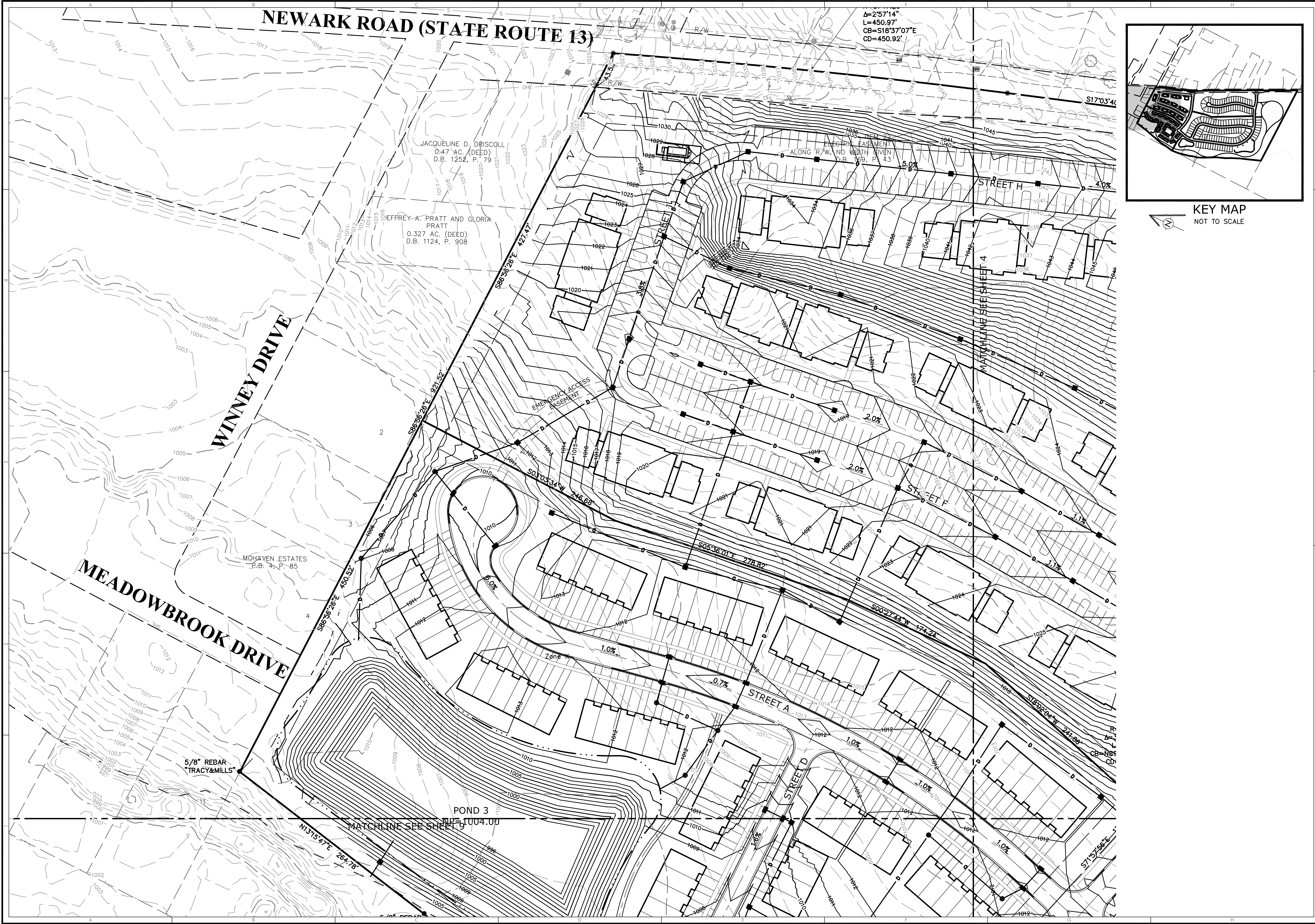
18/23

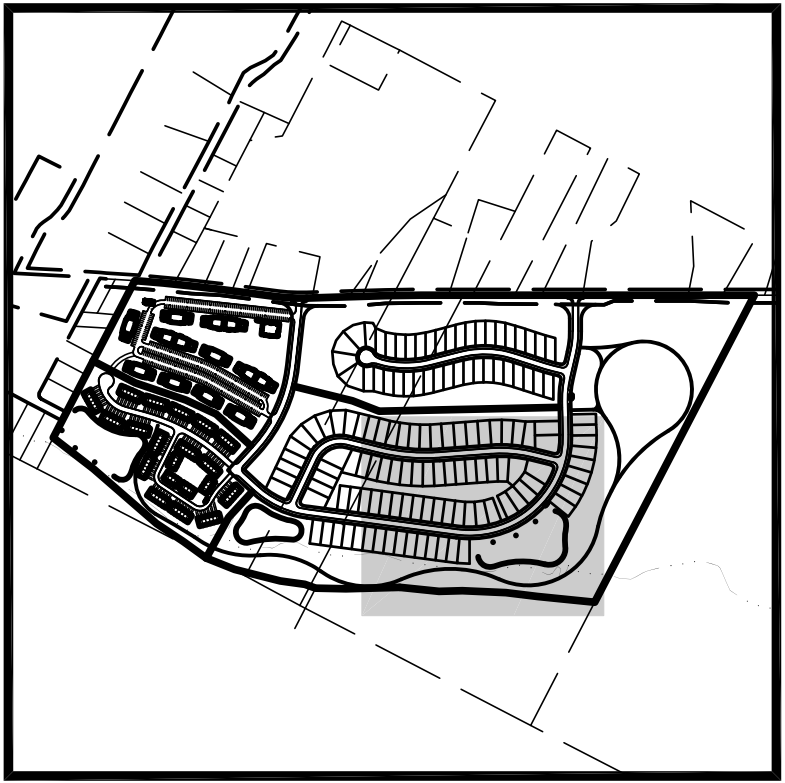
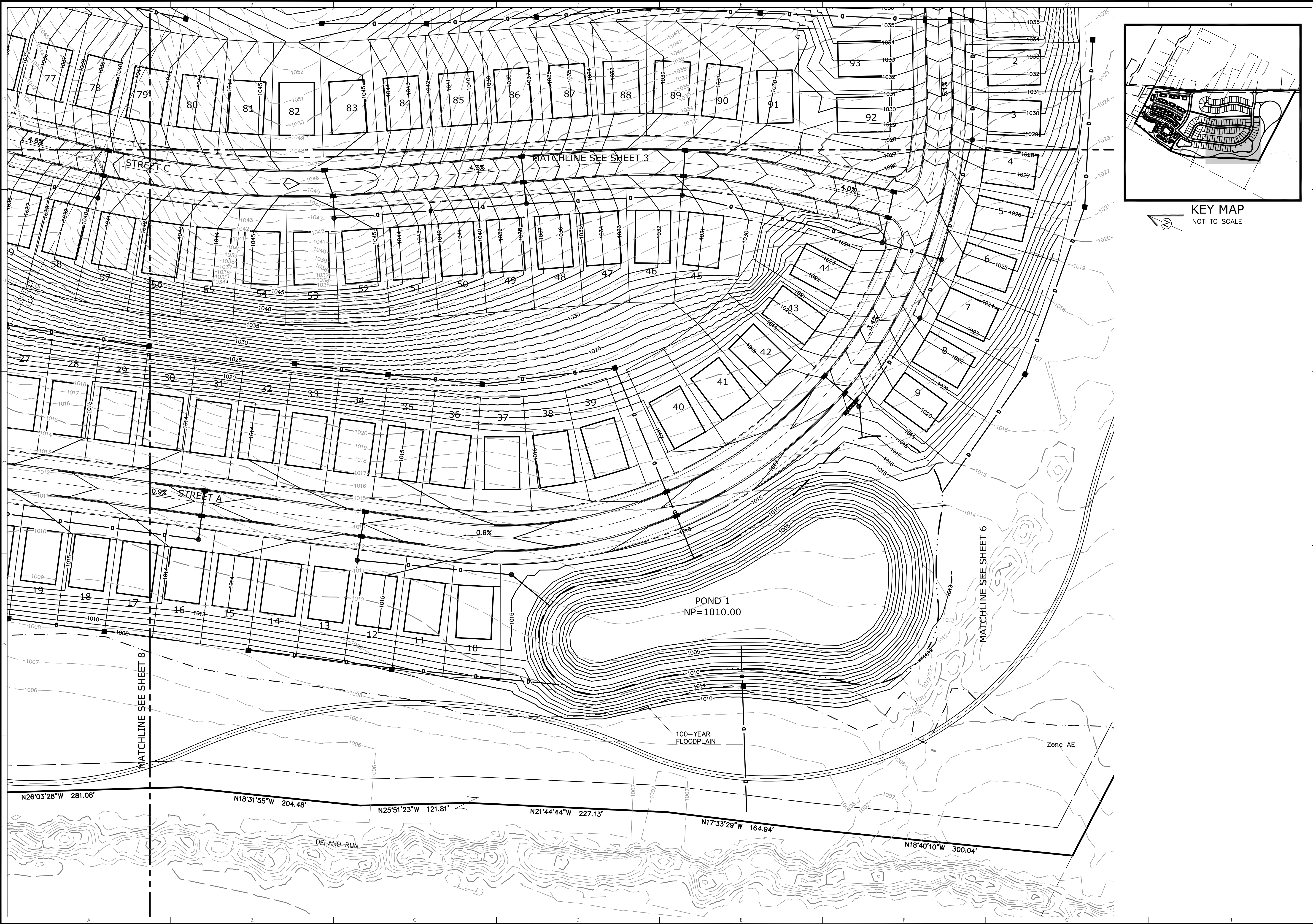
MOUNT VERNON, OHIO

LIBERTY CROSSING

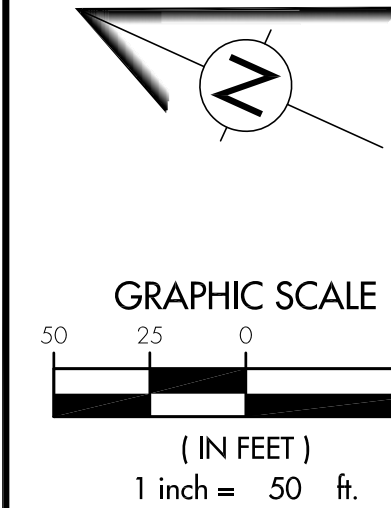
GRADING PLAN

ATTACHMENT: 22 1216 - Final Development Plan Submission, Liberty Crossing (2023-11: Newark Road PUD Plan Approval)





KEY MAP
NOT TO SCALE



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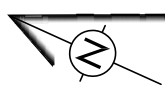
MOUNT VERNON, OHIO

LIBERTY CROSSING
 SECTION

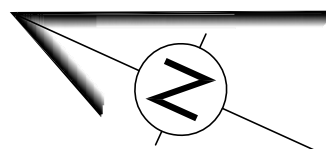
NOT APPROVED 12/16/2022

GRADING PLAN

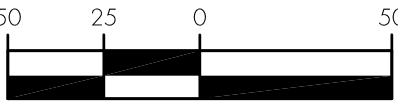
DRAWING SET STATUS:		
☒	PRELIMINARY ENGINEERING SET	
☐	AGENCY REVIEW SET	
☐	CONSTRUCTION DOCUMENT SET	
☐	AS-BUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
JPW	CMK	JPW
PROJECT NO.: 22-020		
DATE: DECEMBER 16, 2022		
SCALE: HORIZONTAL: 1" = 50'		
VERTICAL: N/A		
SHEET NO.: 21 / 23		



KEY MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)

$$1 \text{ inch} = 50 \text{ ft.}$$
[illegible]

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PROVED 12/

NO
SECTION

LIBERTY CROSSING

GRADING PLAN

MOUNT VERNON, OHIO

- DRAWING SET STATUS:**
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| ☐ | AGENCY REVIEW SET |
| ☐ | CONSTRUCTION DOCUMENT SET |
| ☐ | AS-BUILT DOCUMENT SET |

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

PROJECT NO.: 22-020

DATE: DECEMBER 16, 2022

SCALE:

HORIZONTAL:	1" = 50'
VERTICAL:	N/A

SHEET NO.: 23 / 23



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-18

Meeting: 02/27/23 7:30 PM

Dept: Utilities

Woods, Keener

Category: Contract

Prepared By: Todd Hill

Initiator: Todd Hill

DOC ID: 3745

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO ENTER INTO CONTRACT WITH GRAY MATTER SYSTEMS, LLC; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, Knox County, Ohio:

SECTION 1: That the Safety-Service Director for the City of Mount Vernon be and he herewith is authorized and directed to enter into contract with Gray Matter Systems, LLC for design and implementation of a Water Plant control system and security updates.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to provide uninterrupted water services to the City and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

02/13/23

City Council

FIRST READING

Resolution No. 2023-18 was given a first reading. The chair of the Utilities Committee requested a 10-minute committee meeting on the legislation for Feb. 27, 2023.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-26

Meeting: 02/27/23 7:30 PM

Dept: Utilities

Woods, Keener

Category: Bid/Contract

Prepared By: Todd Hill

Initiator: Todd Hill

DOC ID: 3760

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR THE CDBG STUMP-NORTHVIEW WATER AND SEWER IMPROVEMENTS; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the Safety-Service Director for the City of Mount Vernon is hereby authorized and directed to advertise for bids and enter into a contract for the CDBG Stump-Northview water and sewer improvements.

SECTION 2: This Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that bids must be solicited to avoid possible cost increases in the future, and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-27

Meeting: 02/27/23 7:30 PM

Dept: Utilities

Woods, Keener

Category: Utilities

Prepared By: Todd Hill

Initiator: Todd Hill

DOC ID: 3762

A RESOLUTION AUTHORIZING AND DIRECTING THE SAFETY-SERVICE DIRECTOR OF THE CITY OF MOUNT VERNON, OHIO TO PURCHASE A PIPE FITTER TRUCK FOR WATER DISTRIBUTION AND COLLECTION; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the Safety-Service Director for the City of Mount Vernon be and he herewith is authorized and directed to purchase the following vehicle for Water Distribution and Collection:

1. A 2023 Chevrolet Silverado MD two-wheel drive regular cab work truck for pipe fitting.

SECTION 2: This Resolution is hereby declared to be an emergency measure for the immediate preservation of the public peace, health and safety, and for the further reason to allow the City to purchase this vehicle in a timely manner and said Resolution shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise it shall take effect and be in force from and after the earliest period allowed by law.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-01

Meeting: 02/27/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
 Category: Personnel
 Prepared By: Rob Broeren
 Initiator: Todd Hill
DOC ID: 3752

**AN ORDINANCE TO CREATE THE POSITION OF HUMAN RESOURCES INTERN, AND
 DECLARING AN EMERGENCY.**

BE IT ORDAINED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the following part-time position is hereby authorized at the hourly wage listed and upon the appropriation times listed below:

Human Resources Intern.....\$11.50 per hour (maximum of 10 hours per week)

The salary authorized by this Ordinance shall be payable bi-weekly.

SECTION 2: This part-time position will not be eligible for any additional benefits other than those required by law.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to allow the employment of the intern to streamline tasks within the Human Resources Department, and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

02/13/23 City Council FIRST READING

Ordinance No. 2023-01 was given a first reading. The chair of the Employee and Community Relations Committee requested a 10-minute committee meeting on this legislation along with Ordinance No. 2023-02 for Feb. 27, 2023.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-02

Meeting: 02/27/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
 Category: Personnel
 Prepared By: Rob Broeren
 Initiator: Todd Hill
DOC ID: 3753

**AN ORDINANCE TO CREATE THE POSITION OF LAW DIRECTOR INTERN, AND
 DECLARING AN EMERGENCY.**

BE IT ORDAINED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the following part-time position is hereby authorized at the hourly wage listed and upon the appropriation times listed below:

Law Director Summer Intern.....\$12.00 per hour (for a maximum of 40 hours per week for 10 weeks during the months of June, July and August)

The salary authorized by this Ordinance shall be payable bi-weekly.

SECTION 2: This part-time position will not be eligible for any additional benefits other than those required by law.

SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason to allow the planning for employment of the intern, and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

02/13/23 City Council FIRST READING

Ordinance No. 2023-02 was given a first reading. The chair of the Employee and Community Relations Committee requested a 10-minute committee meeting on this legislation along with Ordinance No. 2023-01 for Feb. 27, 2023.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-03

Meeting: 02/27/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
Category: Personnel
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3748

AN ORDINANCE FIXING THE NUMBER OF HOURLY EMPLOYEES OF THE CITY OF MOUNT VERNON IN THE WATER AND WASTEWATER DEPARTMENTS; AND DECLARING AN EMERGENCY.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the following positions are hereby authorized as indicated:

WASTEWATER WORKS DEPARTMENT:

1 Utility Operations Crew Chief
9 Operations and Maintenance Technicians
Not more than ~~7~~ **6 1/2** Public Utility Technicians
~~1-3/4~~ **1/2** Customer Support Specialists I
1 1/2 Customer Support Specialists II

Use of all above-mentioned said personnel is authorized as required to meet the work demands of the Wastewater Works Department as appropriated.

WATER WORKS DEPARTMENT:

1 Utility Operations Crew Chief
1 Chief Water Operator
6 1/2 Operations and Maintenance Technicians
Not more than ~~7~~ **6 1/2** Public Utility Technicians
~~1-3/4~~ **1/2** Customer Support Specialists I
1 1/2 Customer Support Specialists II

Use of all above-mentioned said personnel is authorized as required to meet the work demands of the Water Works Department as appropriated.

SECTION 2: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and to allow the speedy implementation of the most recent contract for unionized employees in the City's Service Departments and said Ordinance shall, therefore, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

HISTORY:

02/13/23

City Council

FIRST READING

Ordinance No. 2023-03 was given a first reading. The chair of the Employee and Community Relations Committee requested a 10-minute committee meeting on the legislation for Feb. 27, 2023.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

Meeting: 02/27/23 7:30 PM
Dept: Employee and Community Rel.

Francis, Hillier

Category: Personnel

Prepared By: Terry Scott

Initiator: Todd Hill

SCHEDULED

ORDINANCE 2023-07

DOC ID: 3761 A

**AN ORDINANCE FIXING THE COMPENSATION AND BENEFITS OF CERTAIN
EMPLOYEES OF THE MOUNT VERNON MUNICIPAL COURT EFFECTIVE JANUARY 1,
2023, AND DECLARING AN EMERGENCY.**

WHEREAS, Ohio Revised Code Section 1901.31(C)(1) and 1901.33, provides that the legislative authority of the municipality where a municipal court is located shall prescribe the compensation of the Court's Probation Officers and Probation Administrative Assistant/Deputy Clerk;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Mount Vernon, Ohio that:

SECTION 1: That this Ordinance fixed the compensation and benefits of certain employees of the Mount Vernon Municipal Court, commencing on the 1st day of January, 2023 as follows:

Chief Probation Officer: \$28.84 per hour (payable from the General Fund-Probation Dept.)
Senior Probation Officer 1: \$25.53 per hour (payable from the General Fund-Probation Dept.)
Probation Officer 2: \$25.71 per hour (payable from the General Fund-Probation Dept.)

SECTION 2: That this Ordinance fixed the compensation and benefits of the Probation Administrative Assistance/Deputy Clerk - \$19.57 per hour shall be payable from the General Fund (Justice and Rehabilitation Incentive) JRIG II Grant, until June 30, 2023, at which time this amount will become payable from the Probation Services Fund Probation Services Fund.

SECTION 3: The above position listed in Section 1 only, shall also receive longevity at their next anniversary date at the rate of eight cents (\$.08) after the completion of year five (5), and five cents (\$.05) each year thereafter.

SECTION 4: These positions shall be entitled to the benefits as outlined in the Mount Vernon Municipal Court Employee Handbook, adopted January 1, 2015 and amended thereafter.

SECTION 5: That Ordinance 2022-06, Ordinance 2022-28 and all of the preceding ordinances governing pay and benefits for the Municipal Court personnel as stated herein are repealed.

SECTION 6: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety and for the further reason that an emergency exists in the usual daily operation of the department of allowing the Auditor's office to proceed with 2023 payroll setup, therefore, become effective upon its date of passage and

approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

Meeting: 02/27/23 7:30 PM
Dept: Employee and Community Rel.

Francis, Hillier
Category: Personnel
Prepared By: Rob Broeren
Initiator: Todd Hill

SCHEDULED

ORDINANCE 2023-08

DOC ID: 3763

**AN ORDINANCE ESTABLISHING COMPENSATION FOR THE WASTEWATER
SUPERINTENDENT; AND DECLARING AN EMERGENCY.**

BE IT ORDAINED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the following supervisory position is hereby authorized within the salary range and upon the appropriation times listed below:

Wastewater Superintendent.....\$74,000.00

The salary authorized by this Ordinance shall be payable bi-weekly.

SECTION 2: The salary listed is the base salary for the position. The position is eligible for annual longevity increments:

For the first five (5) years, \$400.00.

Annual Longevity Increments after five (5) years:

<u>Year 6</u>	<u>Year 7</u>	<u>Year 8</u>	<u>Year 9</u>	<u>Year 10</u>
\$500.00	\$550.00	\$600.00	\$650.00	\$700.00

The effective date of eligibility for an annual longevity increment shall be the anniversary date of employment in that position.

SECTION 3: Exempt employees are expected to work as necessary, including outside of normal business hours, in the completion of their duties. Exempt employees will work with their supervisor in establishing their work schedule.

SECTION 4: This position shall be entitled to the benefits outlined in Section E of the Mount Vernon Employee Handbook effective August 2021, as amended, except that this position may, with the concurrence of the Director of Safety-Service and Director of Human Resources, immediately be credited with no more than 80 hours of vacation leave, which may be taken in the first year of employment.

SECTION 5: All prior ordinances governing pay and benefits for the personnel listed in this ordinance are repealed.

SECTION 6: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety and for the further reason to provide needed supervision and certifications in the City's water and wastewater utility, become effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-09

Meeting: 02/27/23 7:30 PM
Dept: Employee and Community Rel.
Francis, Hillier
Category: Personnel
Prepared By: Rob Broeren
Initiator: Lindsay Hoar
DOC ID: 3764

AN ORDINANCE ESTABLISHING COMPENSATION FOR THE ASSISTANT DIRECTOR OF DISTRIBUTION AND COLLECTION; AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Mount Vernon, State of Ohio:

SECTION 1: That the following supervisory position is hereby authorized within the salary range and upon the appropriation times listed below:

Assistant Director of Distribution and Collection.....\$64,480.00, which will rise to \$66,950.00 once a Class II Collections license, or equivalent, is obtained

The salary authorized by this Ordinance shall be payable bi-weekly.

SECTION 2: The salary listed is the base salary for the position. The position is eligible for annual longevity increments:

For the first five (5) years, \$400.00.

Annual Longevity Increments after five (5) years:

Year 6	Year 7	Year 8	Year 9	Year 10
\$500.00	\$550.00	\$600.00	\$650.00	\$700.00

The effective date of eligibility for an annual longevity increment shall be the anniversary date of employment in that position.

SECTION 3: Exempt employees are expected to work as necessary, including outside of normal business hours, in the completion of their duties. Exempt employees will work with their supervisor in establishing their work schedule.

SECTION 4: This position shall be entitled to the benefits outlined in Section E of the Mount Vernon Employee Handbook effective August 2021, as amended.

SECTION 5: All prior ordinances governing pay and benefits for the personnel listed in this ordinance are repealed.

SECTION 6: This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety and for the further reason to provide needed supervision and certifications in the City's water and wastewater utility, become

effective upon its date of passage and approval by the Mayor, provided that it receives the affirmative vote of two-thirds (2/3) of the members elected to the Council of the City of Mount Vernon; otherwise, it shall take effect and be in force from and after the earliest period allowed by law.