



**City Council
Legislative Session**

Agenda

**March 13, 2023
7:30 PM**

COMMITTEE MEETINGS

Mount Vernon City Council
Committee Meeting Schedule
March 13, 2023

5:50-6:00 p.m.	Water Plant control system	Utilities Woods
6:00-6:10 p.m.	Stump/Northview improvements	Utilities Woods
6:10-6:20 p.m.	Law Director intern	Employee & Community Relations Francis
6:20-6:30 p.m.	PND approval process	Planning & Zoning Hillier
6:30-7:15 p.m.	Highland Real Estate CDP	Planning & Zoning Hillier

- 03-13-23 Committee Meeting Schedule

MEETING WILL RECESS UNTIL 7:30 P.M.

CALL TO ORDER

INVOCATION

The Rev. Ross Slaughter, First Presbyterian Church

PLEDGE OF ALLEGIANCE

ACCEPTANCE OF MINUTES

- City Council - Legislative Session - Feb 27, 2023 7:30 PM

RECEIVE PETITIONS AND COMMUNICATIONS

- 03-13-27 Robert Everett Letter

RECEIVE COMMITTEE REPORTS

- 02-27-23A Employee and Community Relations Committee Meeting Minutes

- 02-27-23 Fire, Police and Civil Defense Committee Meeting Minutes
- 02-27-23B Employee and Community Relations Committee Meeting Minutes
- 02-27-23C Employee & Community Relations Committee Meeting Minutes
- 02-27-23 Utilities Commission Meeting Minutes
- 02-27-23 Planning and Zoning Committee Meeting Minutes

LIQUOR CONTROL LICENSE

None.

PROCLAMATION

None.

PERSONS SPEAKING ON MATTERS OF CITY CONCERN**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

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 SECOND 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

RESOLUTIONS FOR FIRST READINGRESOLUTION NO. 2023-28

A RESOLUTION STRONGLY URGING THE OHIO GOVERNOR AND MEMBERS OF THE OHIO GENERAL ASSEMBLY TO RESTORE THE LOCAL GOVERNMENT FUND TO PRE-RECESSION LEVELS.

Finance and Budget: Seavolt, Mahan

RESOLUTION NO. 2023-29

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR CA&C DEPOT PARKING LOT-RELATED IMPROVEMENTS; AND DECLARING AN EMERGENCY.

Parks and Lands: Keener, Woods

RESOLUTION NO. 2023-30

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO DISPOSE OF VEHICLES IN THE POLICE DEPARTMENT NOT NEEDED FOR PUBLIC USE BY THE CITY OF MOUNT VERNON, AND DECLARING AN EMERGENCY.

Finance and Budget: Seavolt, Mahan

ORDINANCES FOR THIRD READINGORDINANCE 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 SECOND READING

ORDINANCES FOR FIRST READING

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

March 8, 2023

Mount Vernon City Council Committee Meeting Schedule March 13, 2023

5:50-6:00 p.m.	Water Plant control system	Utilities Woods
6:00-6:10 p.m.	Stump/Northview improvements	Utilities Woods
6:10-6:20 p.m.	Law Director intern	Employee & Community Relations Francis
6:20-6:30 p.m.	PND approval process	Planning & Zoning Hillier
6:30-7:15 p.m.	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

3/5/2023

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,

Thank you for considering my previous letter to you and for considering the comments received from concerned citizens. I am now writing as a follow-up to all of that. For the reasons discussed, appropriate options for Council going forward include tabling the matter pending further consideration and clarification by the developer or remanding the matter to the Planning Commission for further review, consideration and recommendation.

Three primary issues remain which include: a reckless and deadly property access "plan" (including Newark Rd capacity), callous and offensive disregard of prehistoric and cultural resources and inner-city-appropriate housing density. Each is discussed in brief.

The developer plans to access the property on a dangerous double-blind section of Newark Rd that is reckless and deadly and that has a history of many car crashes and even fatalities. They don't seem to care. Their answer to the problem is obvious to me: they don't plan to do anything real about it, rather, they seem to deny it's even a problem but if it is then it's somebody else's problem. It looks like they are counting on you not being aware how deadly and dangerous this is. It is offensive that their posture seems to be that if you think it's a problem then you just need to widen Newark Rd, i.e., make it a taxpayers' problem, probably after death or serious accident makes it obvious it was a mistake. The notion that you (city and state) could widen Newark Rd within the existing easement if you think it's a problem is nonsense; that would require a condemnation taking of other peoples' property to solve the problem they created, all at our expense. Their disregard for safety and Newark Rd is unacceptable. As a result, consideration of their proposal should only occur after they develop a safe and responsible plan that accesses the property from the west via BlackJack Rd, otherwise denial is most appropriate.

Communication: 03-13-27 Robert Everett Letter (Receive Petitions and Communications)

The developer plans to destroy the prehistoric sites on the property even though they are unique, important and federally protected. They seem to be saying that they will let you know if they find something and they decide that you should know about it; given the persistence that the developer seemingly has to deny that there is anything of importance there, such a "promise" would be meaningless and too late because the destruction would have already occurred. Their irresponsible plan is equivalent to destroying the Memorial Building and replacing it with a Motel 8, or gutting the Woodward Theater to install a flea market; those may be "permissible" land uses but offensively inappropriate. It is important to preserve and enhance our cultural heritage and richness, especially if we are to help turn Mt Vernon into an "upswing" community and away from one that is on the decline. As a result, a responsible study plan under the direction of the State Historic Preservation Officer is necessary and it is entirely appropriate that you deny or table the plan until a competent and credible study is completed and all the facts are known. Support of and alignment with federal protections over developer interests is appropriate

The last of the major issues concerns the density of structure and people in the development as proposed. The developer apparently wants attention diverted to the open and "green" spaces but I don't believe that they have bothered to mention that much, if not most, of their "open" space is required by stormwater management requirements, wetland protection laws and roads that are required of them. If this was an inner-city housing project on Lake Erie in Cleveland or on the Ohio River in Cincinnati then no problem, but it's not. It seems predatory to me that they chose Mt Vernon for such a project because it was maybe perhaps allowable in the city's zoning code and we wouldn't notice or care. As a result, the permissibility and appropriateness of the proposed project needs re-reviewed considering the community-inconsistent and inappropriate density of structures and people proposed. There is discretion within the Council and Planning Commission to prevent inappropriate land use that contravenes and diminishes community values.

For the reasons discussed, tabling the matter is the best course of action for City Council until clarity and real solutions are brought forward on the three items above. Alternatively, or concurrently with tabling, the matter could be remanded to the Planning Commission for further consideration.

Thank you again,

Robert Everett



Communication: 03-13-27 Robert Everett Letter (Receive Petitions and Communications)



Employee and Community Relations Committee Meeting Minutes
Committee Meeting
February 27, 2023 – 5:46 p.m. to 6:00 p.m.

COUNCIL PRESENT:

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

ABSENT:

Bruce Hawkins, Council President
 Janis Seavolt, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
 Robert Broeren, Law Director
 Terry Scott, Auditor
 David Stuller, Treasurer
 Brian Ball, Engineer
 Denise Johnson, HR Director
 Aaron Reinhart, Utilities Director
 Robert Morgan, Police Chief

Francis made a motion at 5:46 p.m. to go into executive session to discuss personnel. The motion was seconded by Keener, and passed by a roll-call vote of 6-0. Motion to adjourn executive session passed by a roll-call vote of 6-0 at 6:00 p.m.

Respectfully submitted,

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

JF/th



Fire, Police and Civil Defense Committee Meeting Minutes
Committee Meeting
February 27, 2023 – 6:04 p.m. to 6:19 p.m.

COUNCIL PRESENT:

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

ABSENT:

Bruce Hawkins, Council President
 Janis Seavolt, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
 Robert Broeren, Law Director
 Terry Scott, Auditor
 David Stuller, Treasurer
 Brian Ball, Engineer
 Emily Platt, Engineering
 Denise Johnson, HR Director
 Aaron Reinhart, Utilities Director
 Robert Morgan, Police Chief
 Todd Hill, Clerk
 Cheryl Splain, Knox Pages
 Jeff Gottke, Area Development Foundation

Police Chief Robert Morgan provided a quarterly update on his department. He noted that service calls have risen 12 percent, to pre-COVID levels, and that with illegal drugs, fentanyl presents the greatest concern right now. He added that overtime in his department has been reasonable, and that he will asking Council to fund three more officers by the end of the year. He also noted that 12-hour shifts appear to be working well in the department. No further meetings on the matter were requested.

Respectfully submitted,

James Mahan, Chair
 Fire, Police, Civil Defense Committee,
 Mount Vernon City Council

JM/th



**Employee and Community Relations Committee Meeting Minutes
Committee Meeting**

February 27, 2023 – 6:19 p.m. to 6:28 p.m.

COUNCIL PRESENT:

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

ABSENT:

Bruce Hawkins, Council President
Janis Seavolt, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Robert Broeren, Law Director
Terry Scott, Auditor
David Stuller, Treasurer
Brian Ball, Engineer
Emily Platt, Engineering
Denise Johnson, HR Director
Aaron Reinhart, Utilities Director
Robert Morgan, Police Chief
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, Area Development Foundation

The committee discussed Ordinance No. 2023-01, to create the position of Human Resources intern. HR Director Denise Johnson noted that an intern is needed to digitize and centralize Human Resources records. The intern would be a Kenyon College student and work 10 hours a week. Johnson characterized creation of the position as a small investment with a large benefit, and asked Council to vote on the legislation during Council's Legislative Session later in the evening, where it was up for a second reading, so that she wouldn't lose a potential candidate. No further meetings on the matter were scheduled.

Respectfully submitted,

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

JF/th



Employee and Community Relations Committee Meeting Minutes
Committee Meeting
February 27, 2023 – 6:28 p.m. to 6:29 p.m.

COUNCIL PRESENT:

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

ABSENT:

Bruce Hawkins, Council President
 Janis Seavolt, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
 Robert Broeren, Law Director
 Terry Scott, Auditor
 David Stuller, Treasurer
 Brian Ball, Engineer
 Emily Platt, Engineering
 Denise Johnson, HR Director
 Aaron Reinhart, Utilities Director
 Robert Morgan, Police Chief
 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. Mayor Matthew Starr explained that these changes couldn't be proposed until certain promotions took place. Ordinance No. 2023-03 was up for a second reading at Council's Legislative Session later in the evening. No further meetings on the matter were requested.

Respectfully submitted,

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

JF/th



Utilities Committee Meeting Minutes

February 27, 2023 – 6:29 p.m. to 6:41 p.m.

COUNCIL PRESENT:

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

ABSENT:

Bruce Hawkins, Council President
Janis Seavolt, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Robert Broeren, Law Director
Terry Scott, Auditor
David Stuller, Treasurer
Brian Ball, Engineer
Emily Platt, Engineering
Denise Johnson, HR Director
Aaron Reinhart, Utilities Director
Robert Morgan, Police Chief
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, Area Development Foundation

The committee discussed Resolution No. 2023-12, 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 will seek clarification from the contractor about its plans for the next three years, with an immediate focus on filter replacement. Law Director Rob Broeren explained that the work will be broken down into chunks, with legislation brought before Council periodically. Dave Hall of the Water Plant detailed the need for the filter replacement. The chair requested a 10-minute committee meeting on the matter for March 13, 2023. Resolution No. 2023-12 was up for a second reading at Council's Legislative Session later in the evening.

Respectfully submitted,

Tammy Woods, Chair
Utilities Committee
Mount Vernon City Council

TW/th



**Planning and Zoning Committee Public Hearing Minutes
January 23, 2023 – 6:45 p.m. to 7:25 p.m.**

COUNCIL PRESENT:

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

ABSENT:

Bruce Hawkins, Council President
Janis Seavolt, At-Large

OTHERS IN ATTENDANCE:

Matthew Starr, Mayor
Robert Broeren, Law Director
Terry Scott, Auditor
David Stuller, Treasurer
Brian Ball, Engineer
Emily Platt, Engineering
Robert Morgan, Police Chief
Todd Hill, Clerk
Cheryl Splain, Knox Pages
Jeff Gottke, Area Development Foundation

The committee held a public hearing to discuss Resolution No. 2023-11, 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. About 35 members of the public were in attendance. Gary Smith of G2 Plan and Design, Columbus, representing Highland Real Estate, provided details for a proposed housing development on the parcel. He noted that it would feature four types of housing, and that studies of indigenous remains on the site uncovered no evidence of settlements or burial grounds. He also noted that the development's plans have not changed since they were submitted to the Municipal Planning Commission in late 2022. The following residents spoke in opposition to the proposed development – John Spatefore, 1370 Newark Road; Leah DeHolland, 226 Newark Road; Tim Burton, 730 Brookwood Road; Greg McBride, 15362 Glen Road; Catherine Preece, 632 Newark Road. They expressed concerns about City notification of the public hearing, property values, traffic, and the potential for eminent domain procedures mentioned in a private letter distributed to area residents. Engineer Brian Ball spoke about the progress of a traffic study of the area, noted that the widening of State Route 13 is not anticipated, and discussed the sewer setup in the area. Co-property owner Mark Ramser noted that easements are in place. The chair indicated that he would ask to postpone the third reading of Resolution No. 2023-11 to March 13, 2023 at Council's Legislative Session later in the evening, and asked for a 30-minute committee meeting on the matter for March 13, which was later changed to 45 minutes.

Respectfully submitted,

Mike Hillier, Chair
Planning and Zoning Committee
Mount Vernon City Council

MH/th



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-11

Meeting: 03/13/23 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.

02/27/23 City Council **POSTPONED TO A CERTAIN TIME**

Hillier made a motion to postpone the third reading of Resolution No. 2023-11 to March 13, 2023, with a second by Severns. Motion to postpone passed by a roll-call vote of 6-0. Hillier requested a 45-minute Planning and Zoning Committee meeting on the legislation for March 13.

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 ± 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	KETTELL 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

ORDINANCE NO. 2002-17

Plan/
Zoning
Hanson
Hawkins

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.

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.

Vol. 1
Pg. 059

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.

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. Keylor.

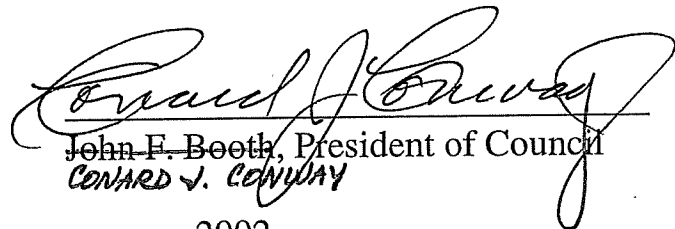
Tract 6: M-1A Light Industrial District. Being Parcel 66-00375 and consisting of a 0.863 acre tract currently owned by Thomas J. and Tanya J. Levering

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.

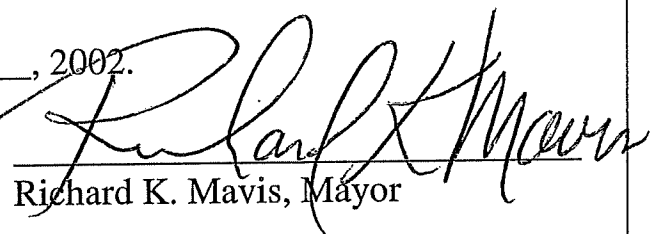
SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Ordinance 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.

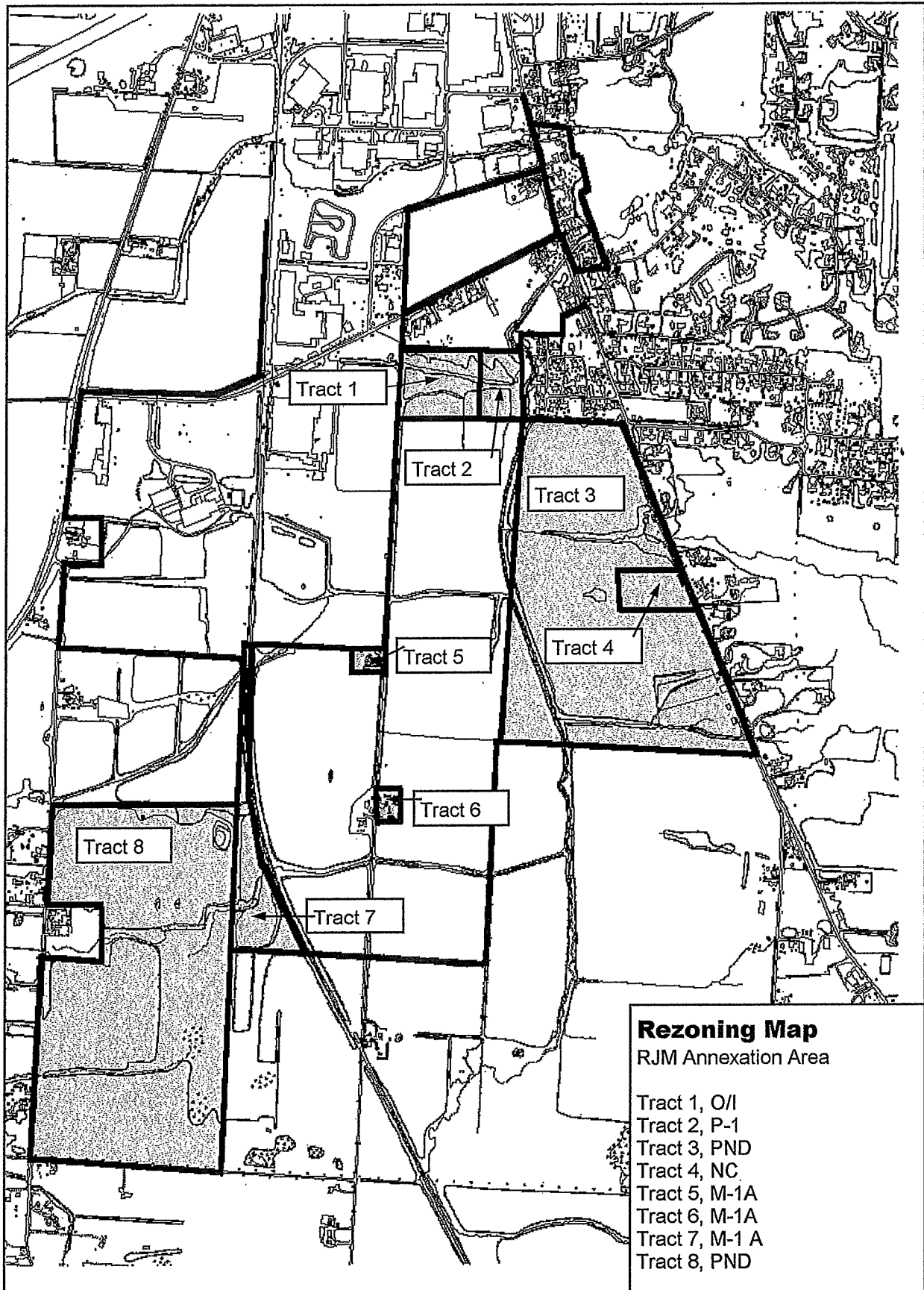

John F. Booth, President of Council
CONRAD J. CONWAY

PASSED: July 22, 2002.

ATTEST: Janet Brown
Janet Brown, Clerk of Council

APPROVED: July 22, 2002.


Richard K. Mavis, Mayor



PART OF LOTS 19, 27, 28 AND 29, QTR. 4, T6, R13, CITY OF MOUNT VERNON, KNOX COUNTY, OHIO.

BLACKJACK ROAD (TOWNSHIP ROAD 131)

53.092 ACRES

4.905 ACRES

90.087 ACRES

12.524 ACRES



NEWARK ROAD (STATE ROUTE 13)

CLINTON TWP
PLEASANT TWP

SCALE: 1" = 200'

- PARCEL 966-02501
- IRON PIN SET
- IRON PIN FOUND
- ▲ I.R. SPIKE FOUND
- △ CONC. MONUMENT



I CERTIFY THIS PLAT TO BE A TRUE COPY OF A SURVEY MADE FOR LAND DEVELOPMENT.

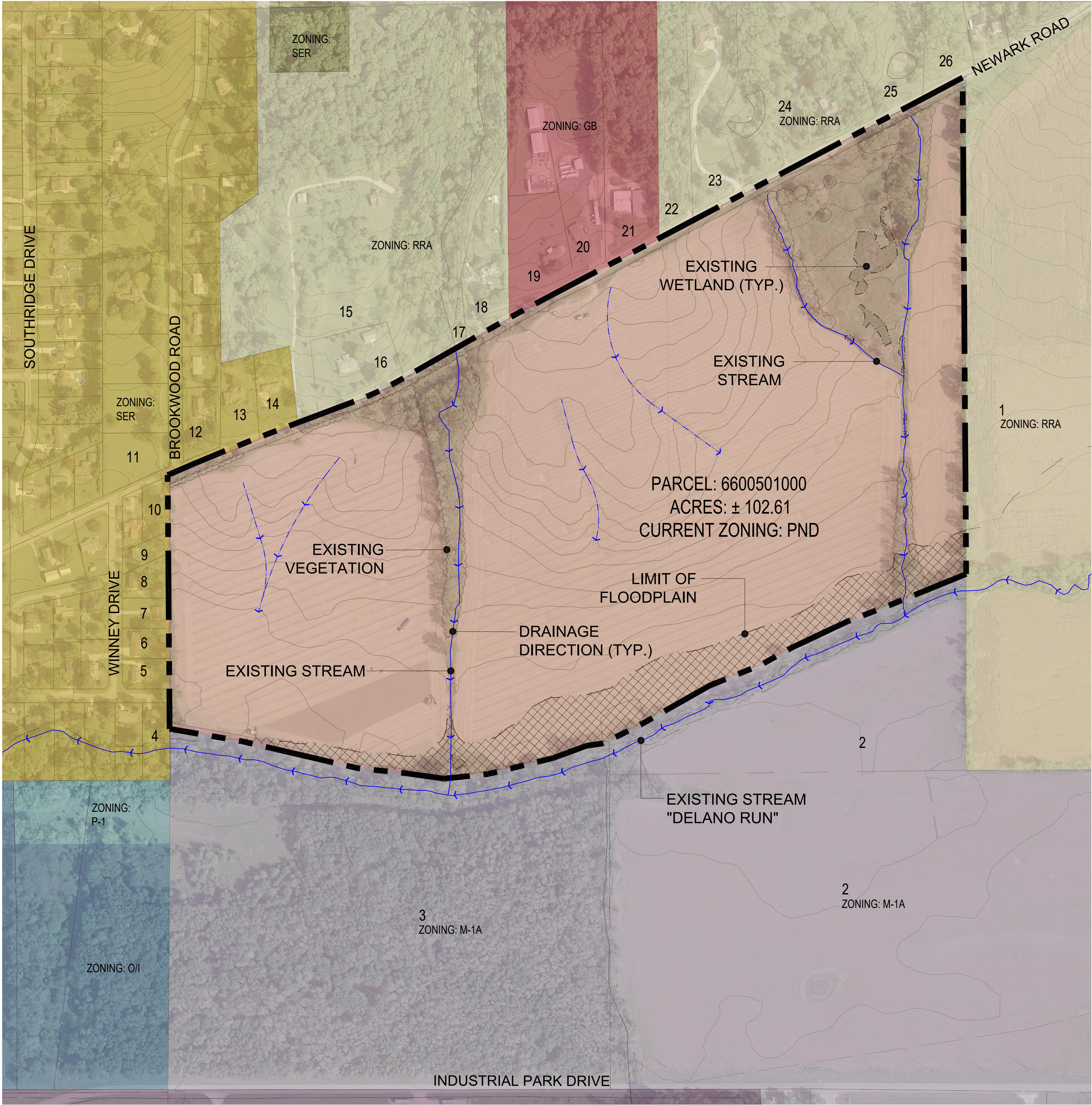
DAVID R. MILLS, SURVEYOR #7157
TRACY & MILLS SURVEYORS
10 E. VINE STREET, MT. VERNON, OHIO 43054
JULY 2004 C.S.S.

EXHIBIT B: SURVEY

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

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



Mt. Vernon Newark Road - Existing Conditions

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

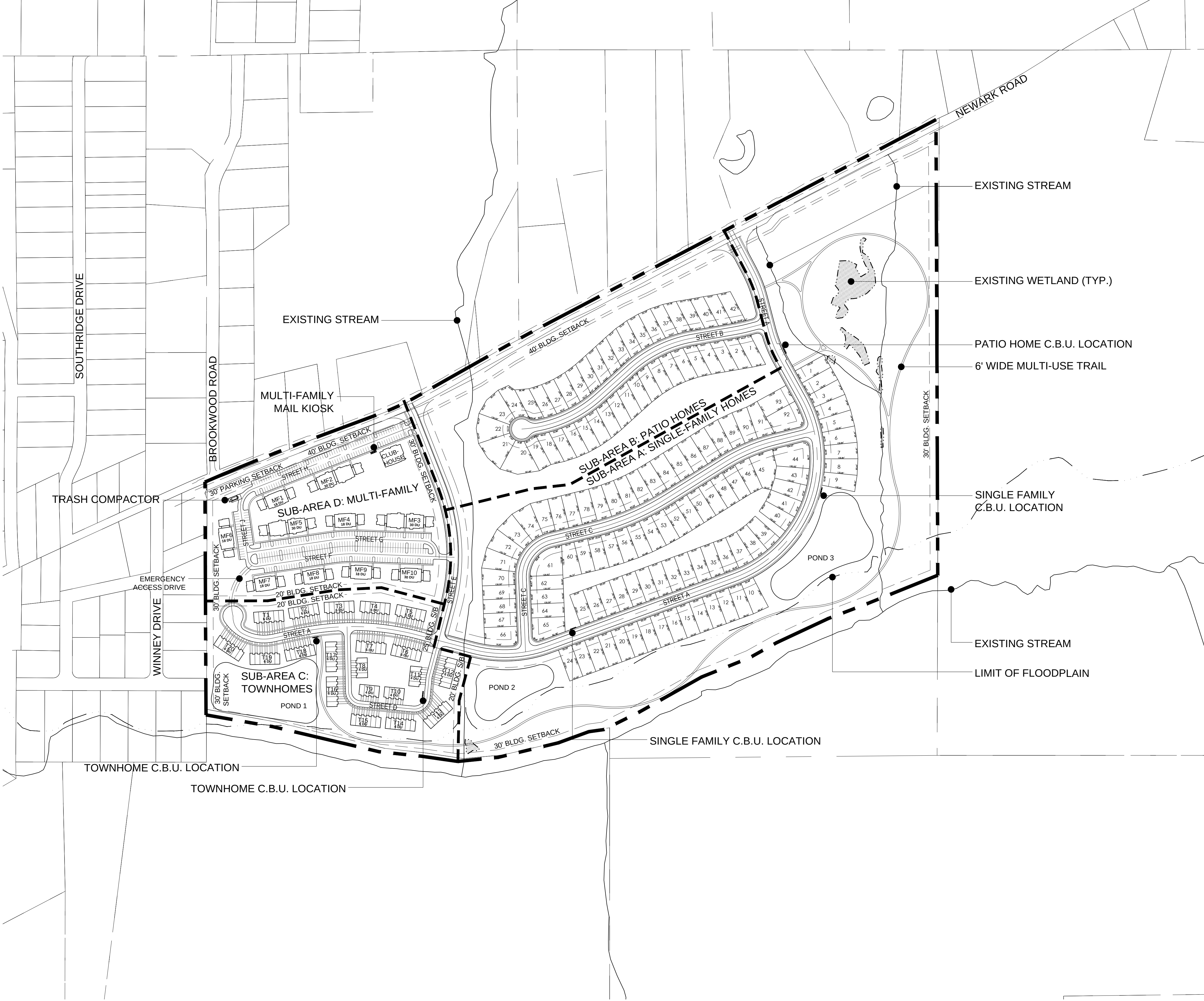
Exhibit C1

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

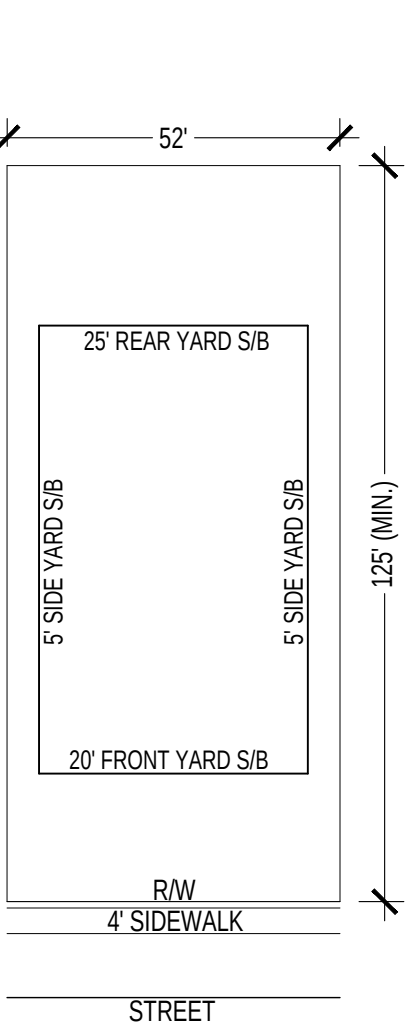
Site Totals
Total Units 477
Site Density ±4.60 du/gross acre

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

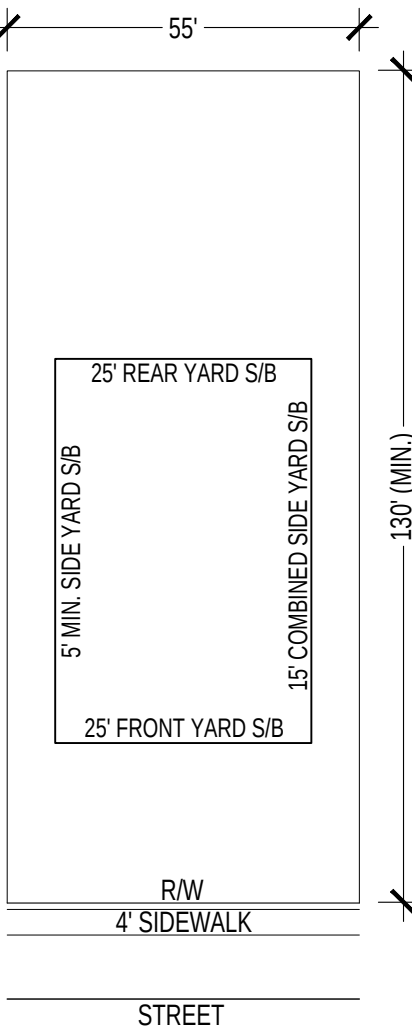


MAIL KIOSK - DECORATIVE CLUSTER BOX UNIT
BLACK CLUSTER BOX UNIT WITH FINIAL CAP
AND TRADITIONAL PEDESTAL ACCESSORIES.
MODEL #WL-1570-16V2BKBM (OR OWNER APPROVED EQUAL)
AVAILABLE FROM BUDGETMAILBOXES.COM

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'





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	

- EXISTING VEGETATION
- EXISTING STREAM
- EXISTING WETLAND (TYP.)
- 6' WIDE MULTI-USE TRAIL
- LIMIT OF FLOODPLAIN
- EXISTING STREAM



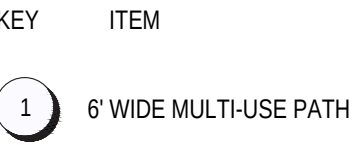
CONCEPTUAL PLANT LIST

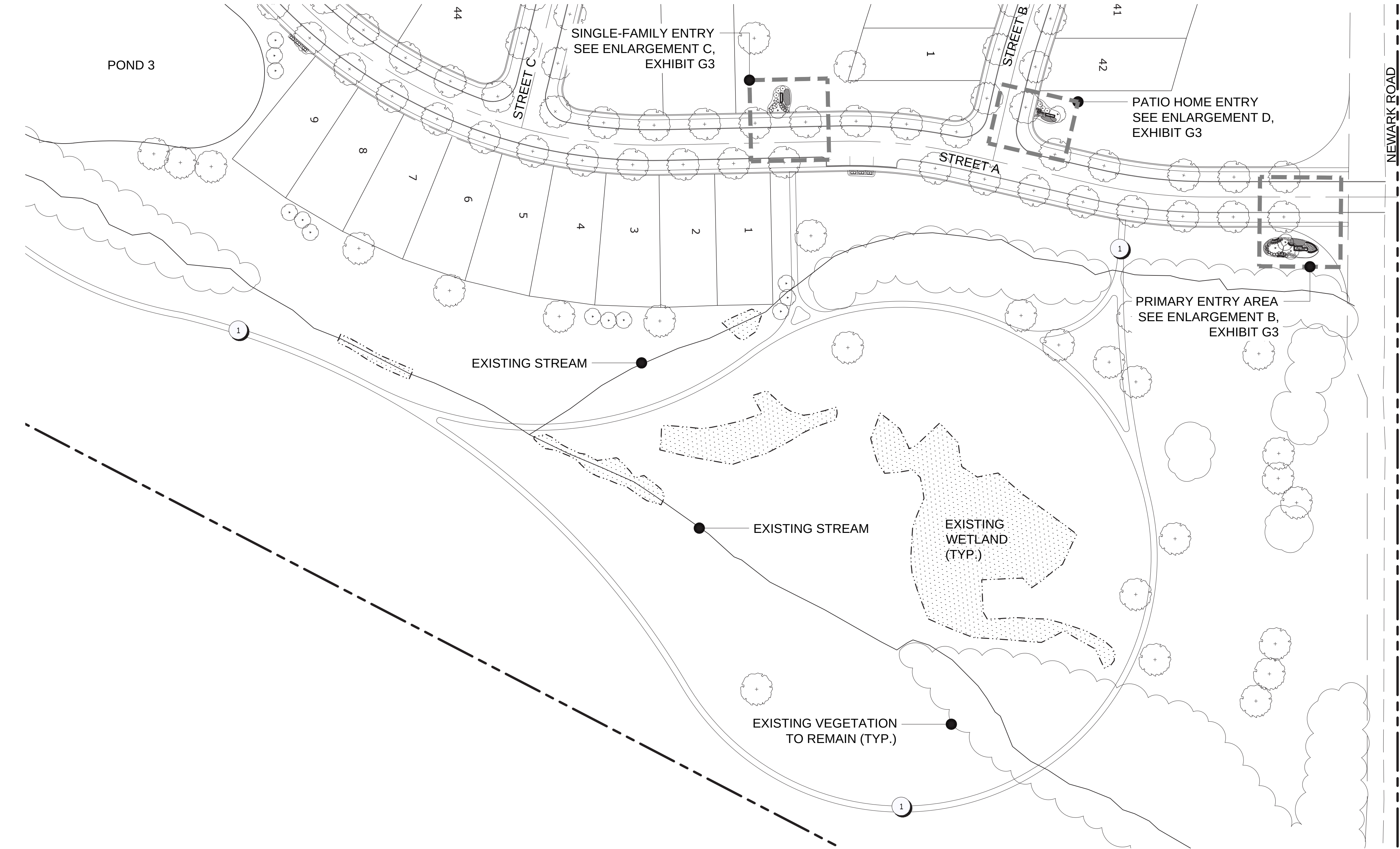
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Acer rubrum 'Armstrong' Armstrong Red Maple	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Ginkgo 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'

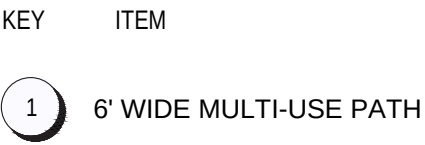
CONCEPTUAL PLANT LIST

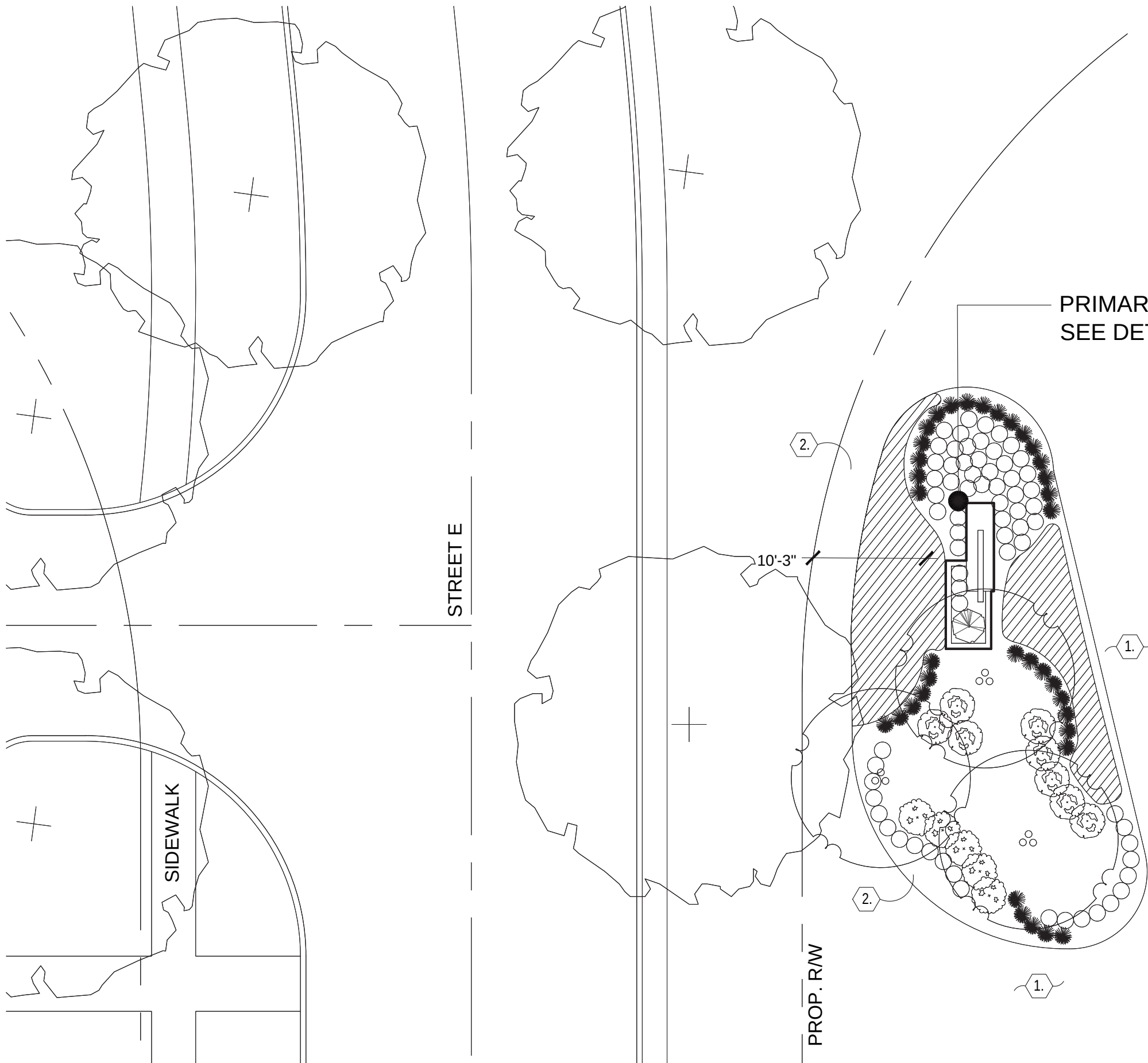
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Acer rubrum 'Armstrong' Armstrong Red Maple	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Ginkgo 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

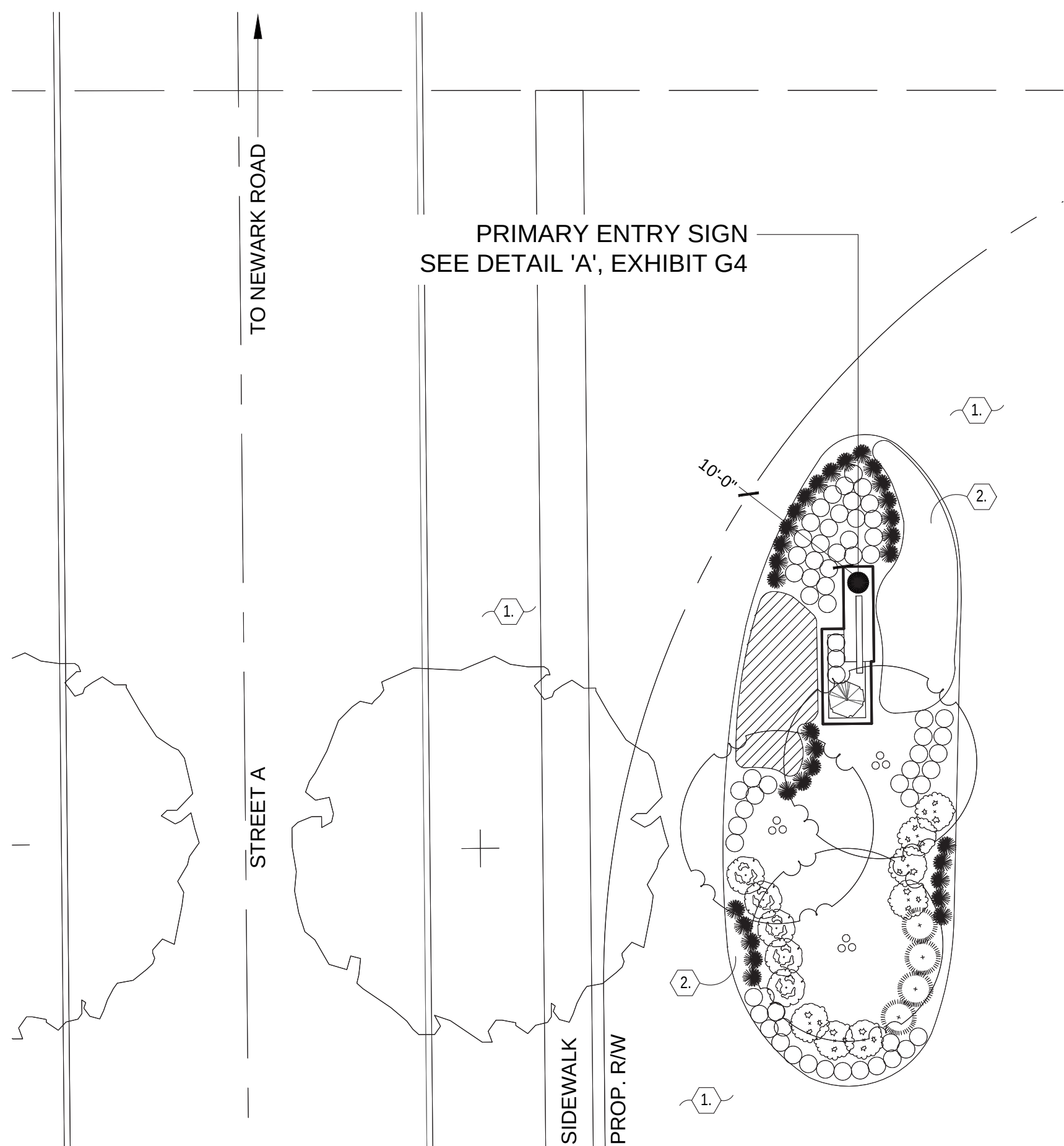


CODED LAYOUT AND MATERIALS NOTES

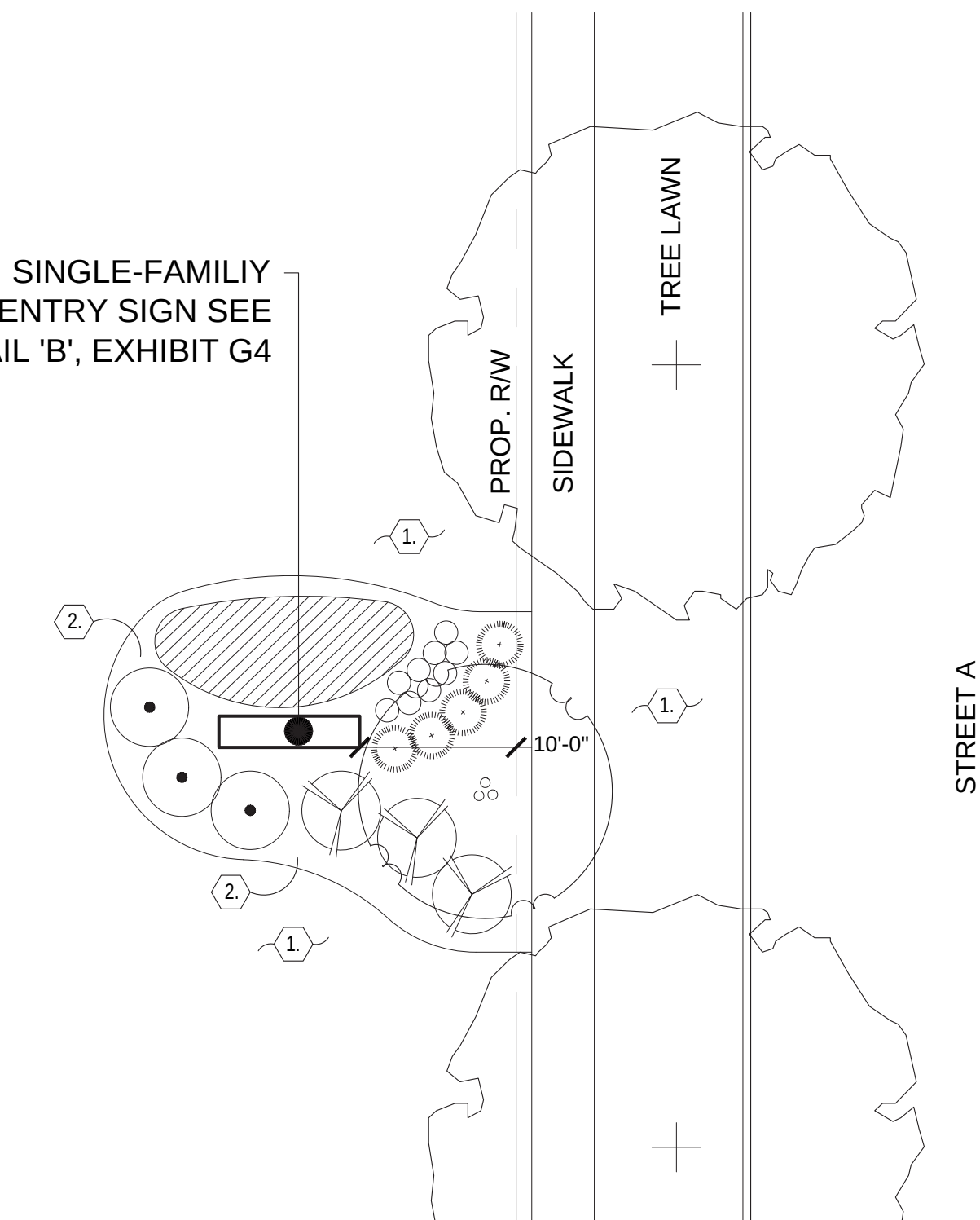




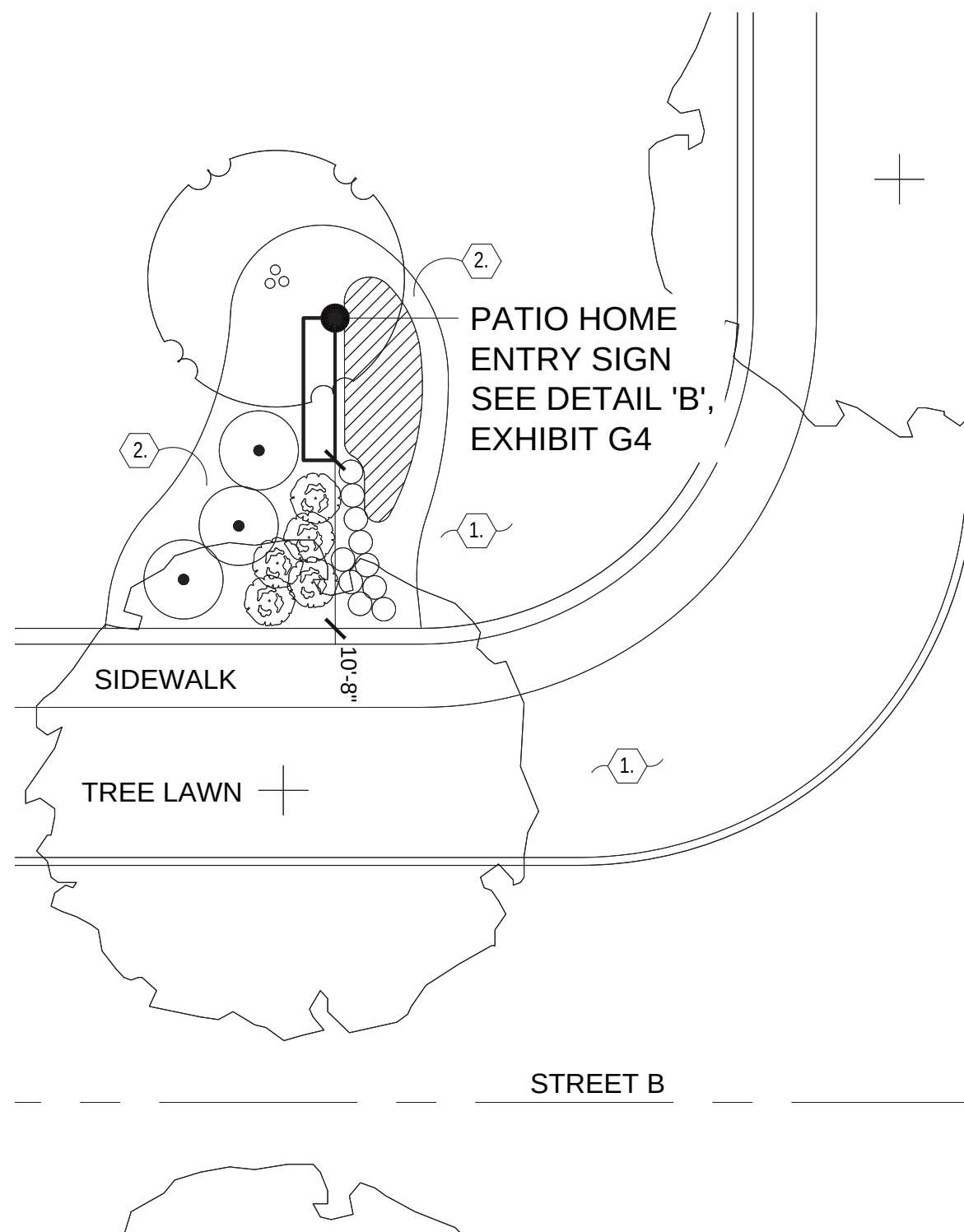
A PRIMARY ENTRY (NORTH) ENLARGEMENT PLAN
1"=10'



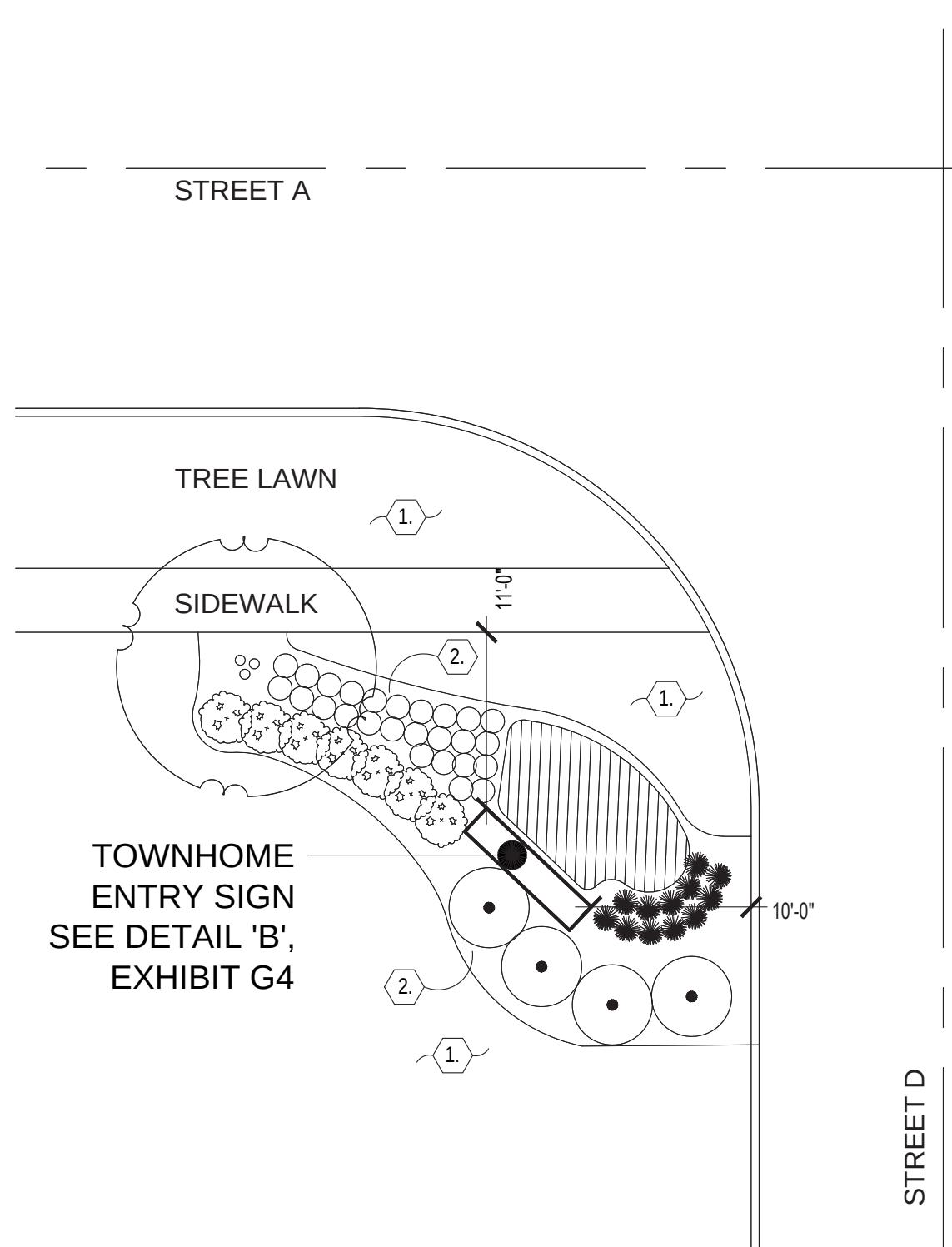
B PRIMARY ENTRY (SOUTH) ENLARGEMENT PLAN
1"=10'



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



D PATIO HOME ENTRY ENLARGEMENT PLAN
1"=10'



E TOWNHOME ENTRY ENLARGEMENT PLAN
1"=10'



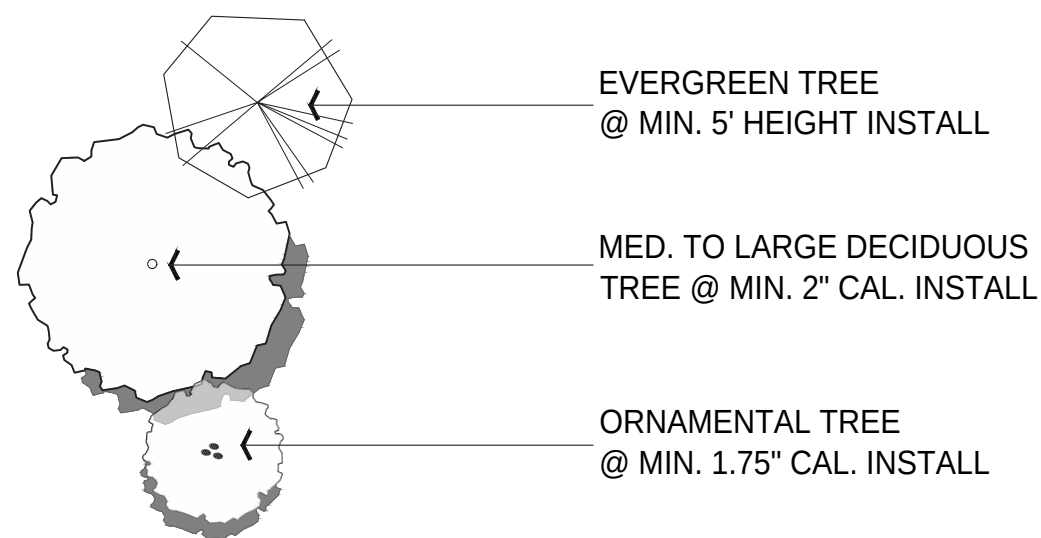
CONCEPTUAL PLANT LIST

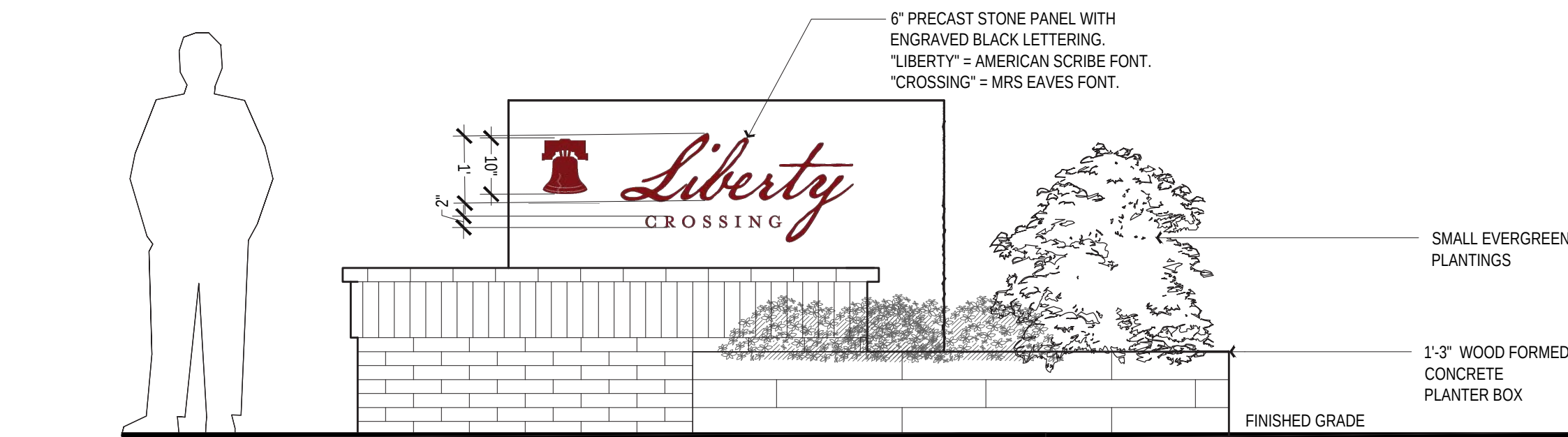
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES				
Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL.	B&B	AS SHOWN	
Taxodium distichum Baldcypress	2" CAL.	B&B	AS SHOWN	
Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	
Betula nigra 'Heritage' Heritage River Birch	2" CAL.	B&B	AS SHOWN	
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 '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

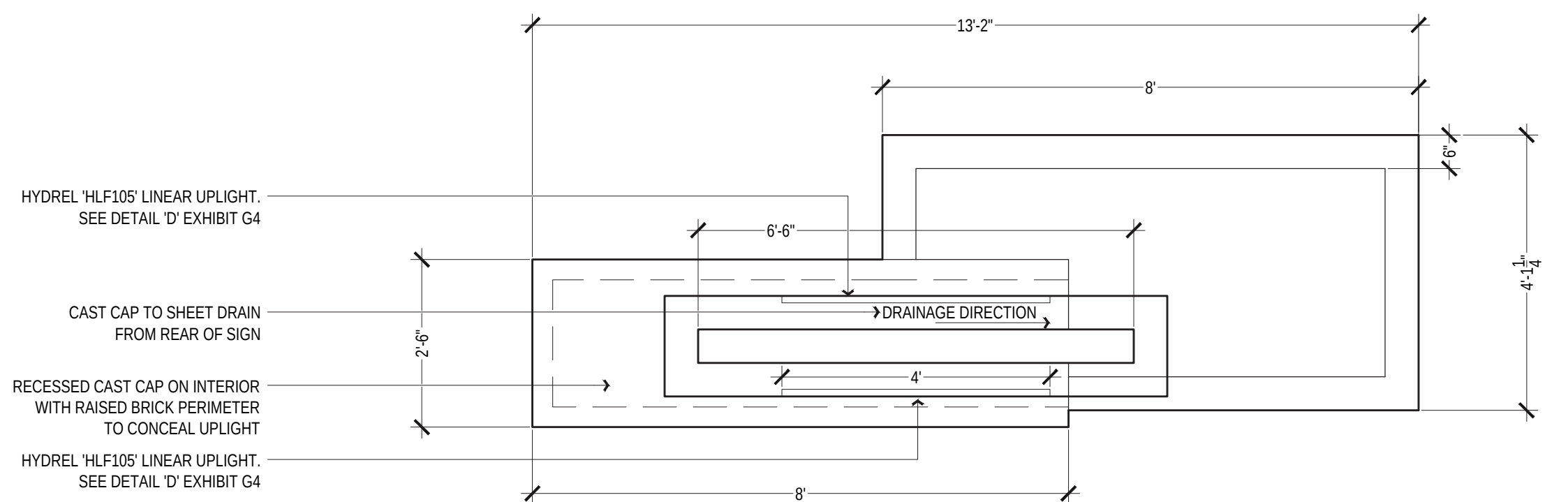
- 1 TURF
- 2 LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.

LANDSCAPE KEY PLAN

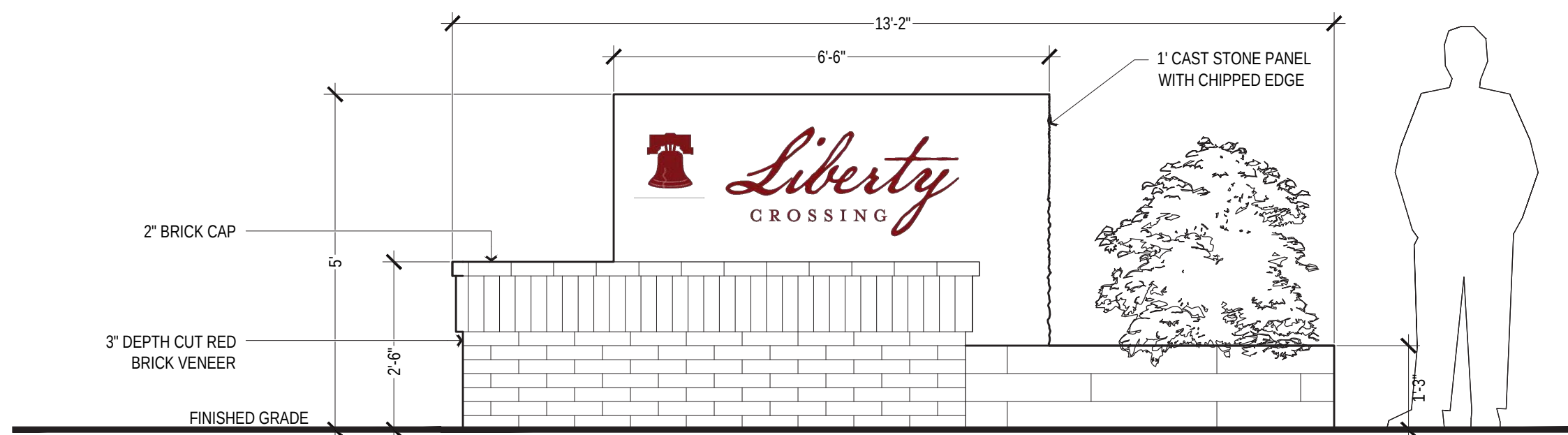




PRIMARY ENTRY SIGN FRONT ELEVATION



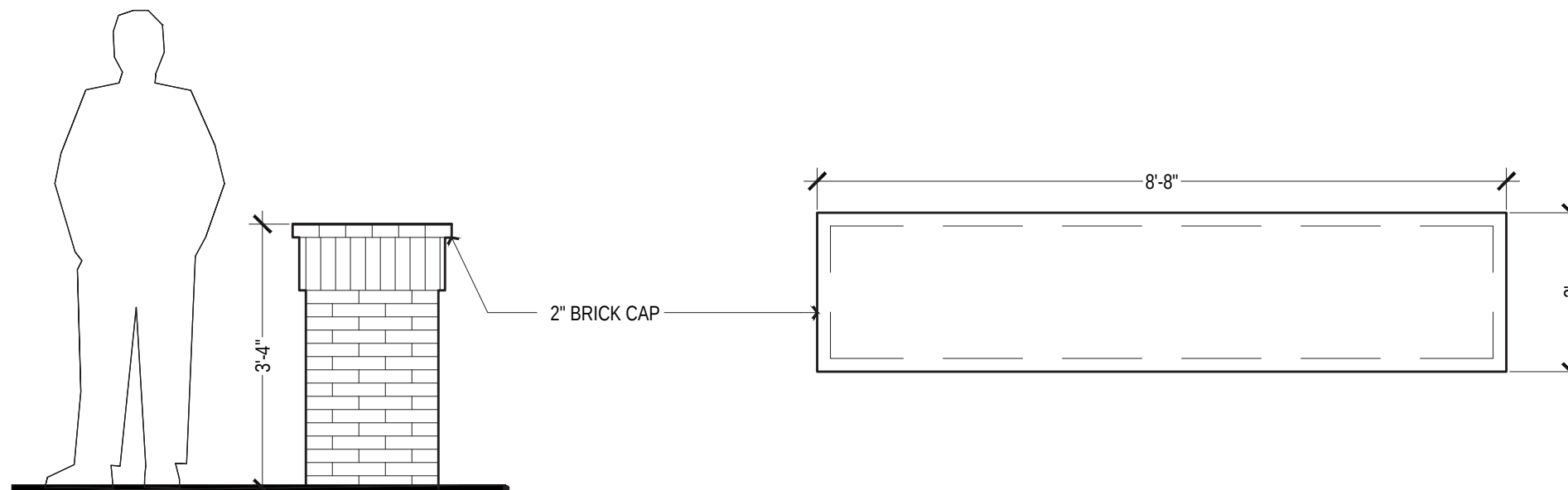
PRIMARY ENTRY SIGN PLAN VIEW



PRIMARY ENTRY SIGN REAR ELEVATION

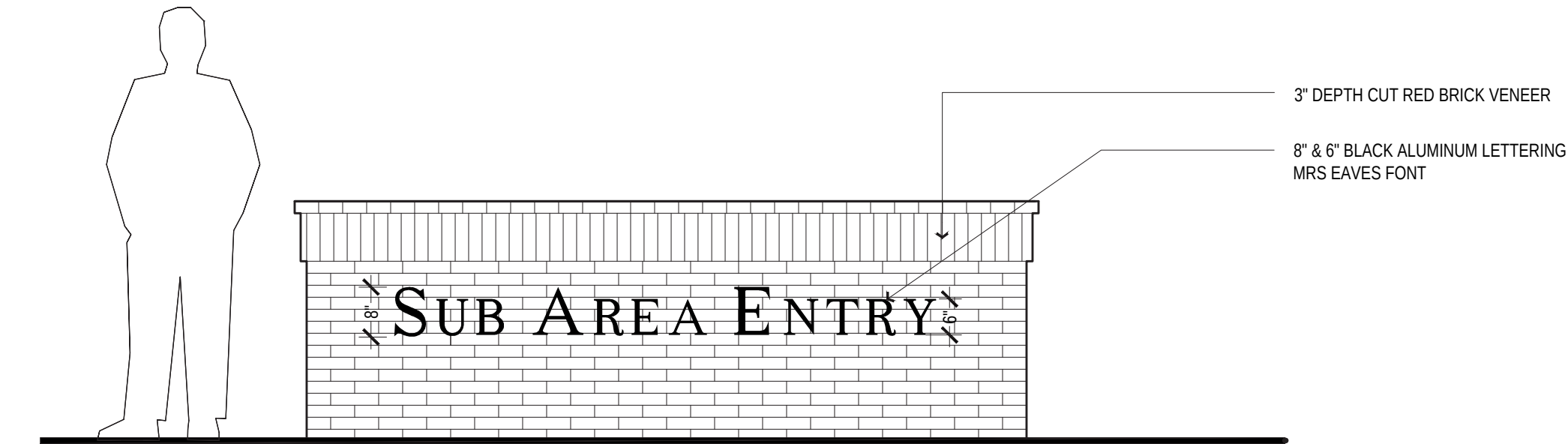
A

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



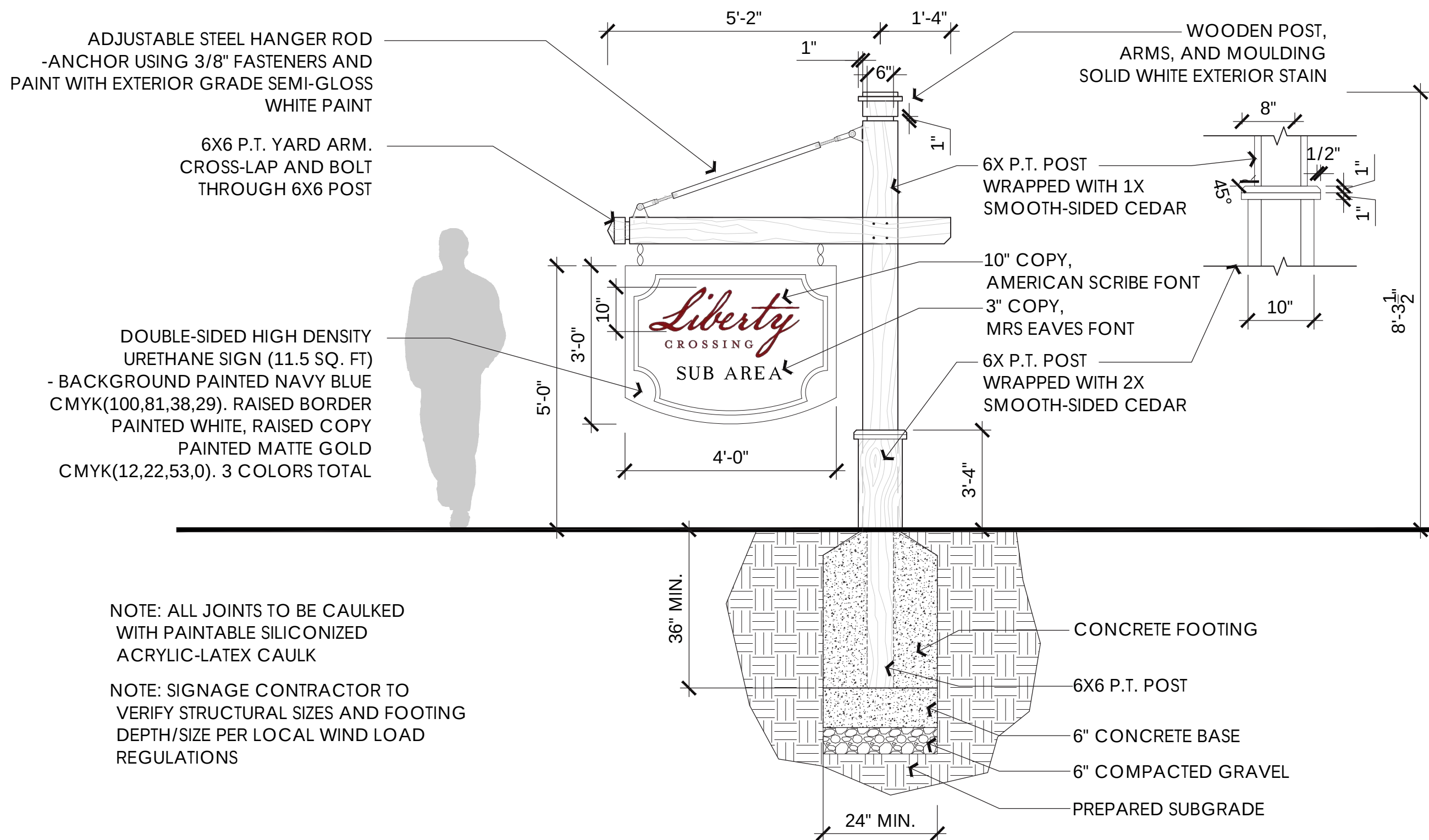
SUB-AREA ENTRY SIGN SIDE ELEVATION

SUB-AREA ENTRY SIGN PLAN



B

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



C

SUB-AREA ENTRY SIGN 'OPTION 2'
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

5 Year Warranty

Specifications

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

DIMENSIONS

Fixed Mount (100FMC)

Color Temperature	12"	31 lbs	24"	66 lbs
ANSI 2700K White	161	1.9	317	3.8
ANSI 3000K White	161	1.9	317	3.8
ANSI 3500K White	155	1.9	304	3.8
ANSI 4000K White	206	1.9	403	5.8

Adjustable Mount (100ADJ)

Color Temperature	12"	31 lbs	24"	66 lbs
ANSI 2700K White	161	1.9	317	3.8
ANSI 3000K White	161	1.9	317	3.8
ANSI 3500K White	155	1.9	304	3.8
ANSI 4000K White	206	1.9	403	5.8

LUMEN PACKAGES

HLF105 Series	Model HLF105	Model HLF107		
Color Temperature	12"	31 lbs	24"	66 lbs
ANSI 2700K White	161	1.9	317	3.8
ANSI 3000K White	161	1.9	317	3.8
ANSI 3500K White	155	1.9	304	3.8
ANSI 4000K White	206	1.9	403	5.8

Results based on test: QP350K & SP3400 100' beam spread.
Note: LAMP tests see page 6, L-173 > 60000

D

HYDREL 'HLF 105' LINEAR UPLIGHT
SCALE: NTS



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

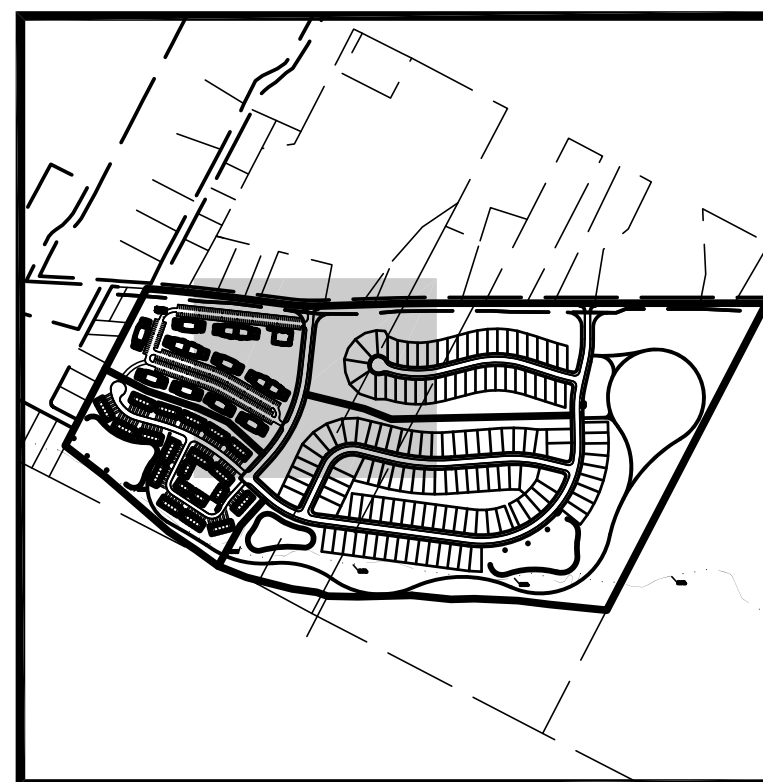


Example 7



Example 8

TAB 6
ENGINEERING EXHIBITS



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</u>	<u>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 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</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

TerrainE[✓]volution
NOT APPROVED 12/12/12
SECTION 1
Your bridge between Vinton and Streets

PRELIMINARY PLAT

DRAWING SET STATUS:

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

DESIGN	DRAFT	C
JPW	CMK	

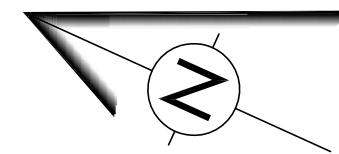
PROJECT NO.:	22-020
--------------	--------

DATE: DECEMBER 16, 2022

SCALE:

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

SHEET NO.: 4 / 23



0 25 0 50

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

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</u>	<u>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

UNITS
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</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'

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

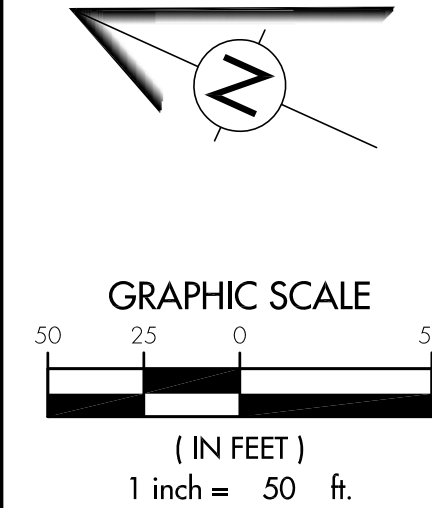
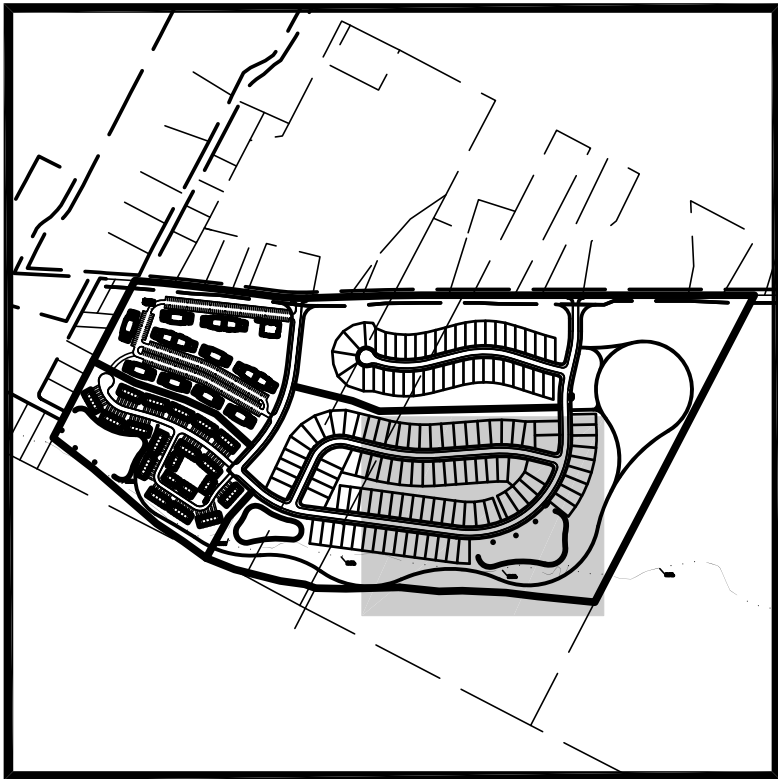
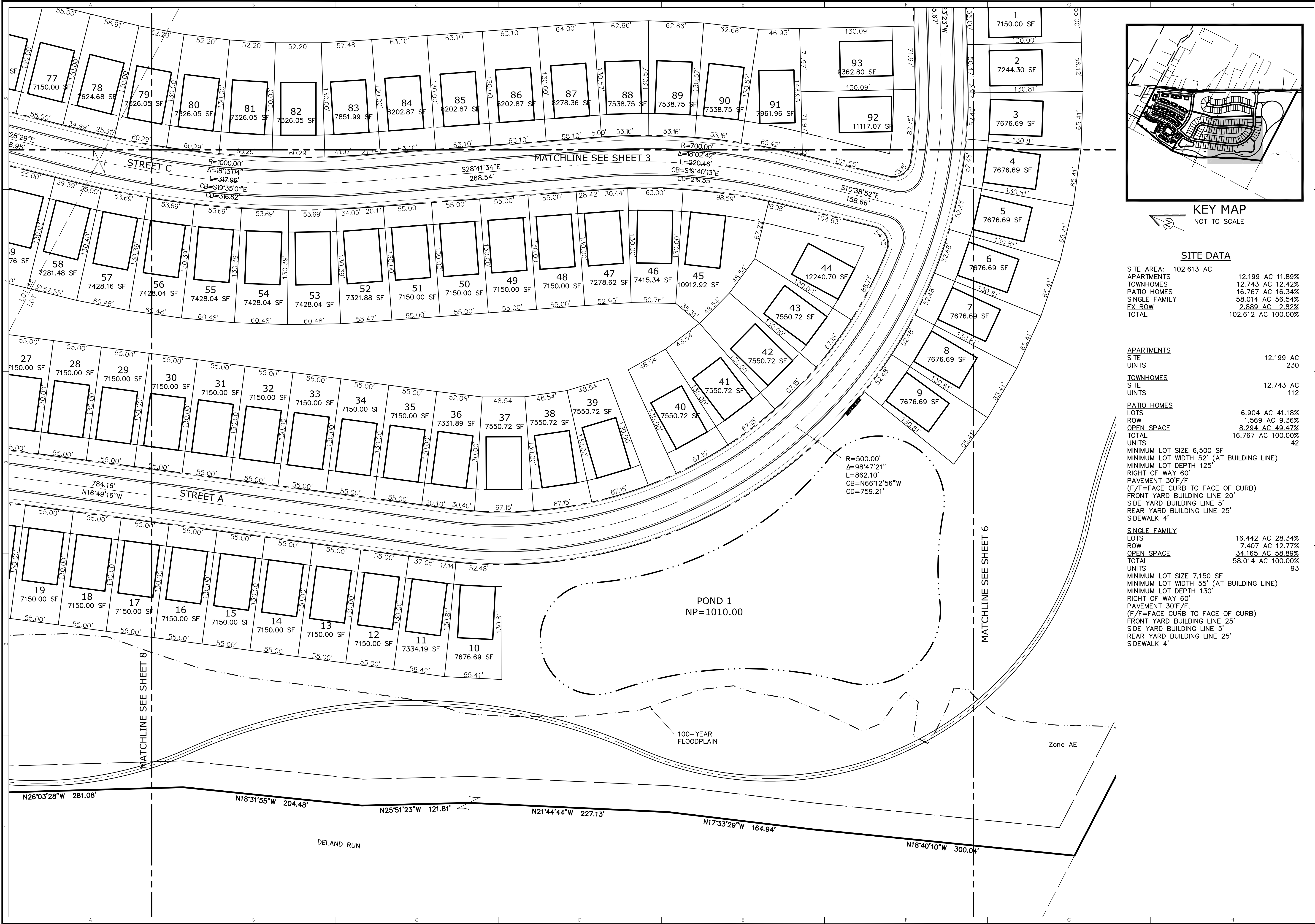
PROJECT NO.: 22-020

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'

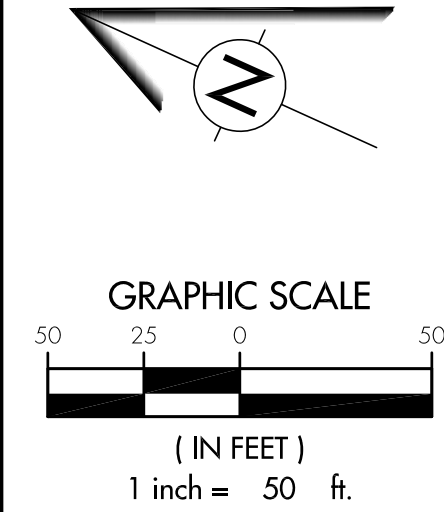
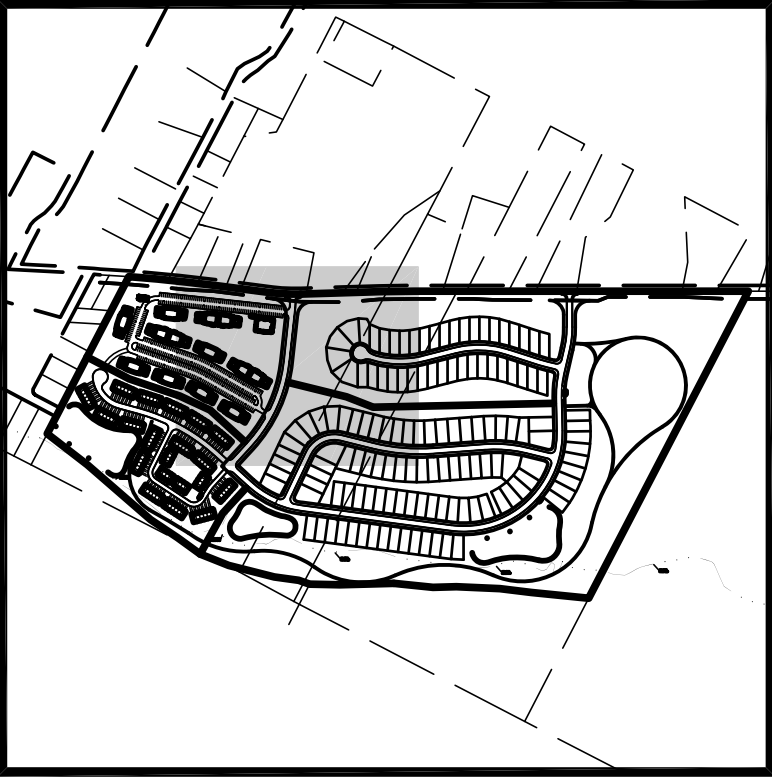
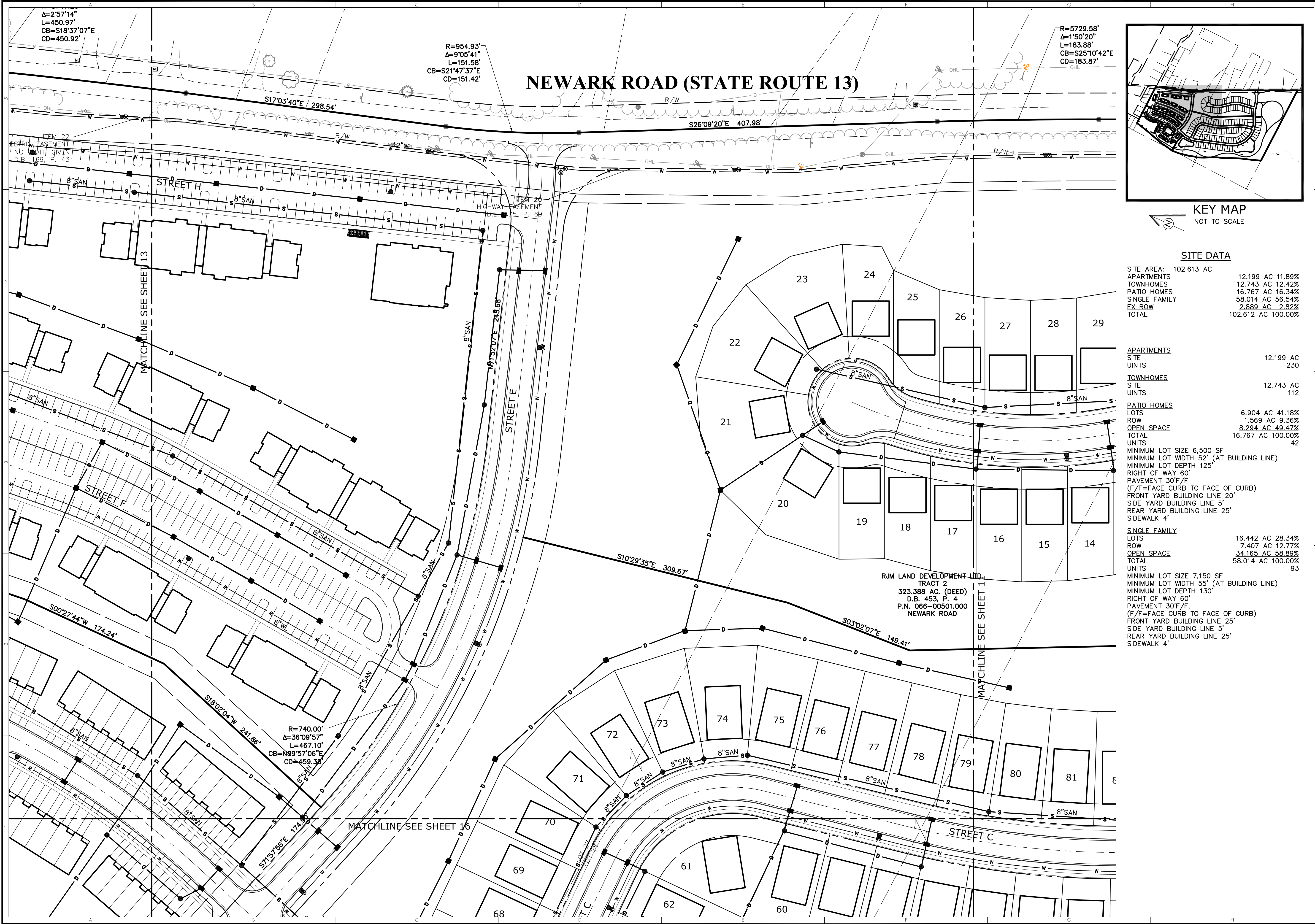
SINGLE FAMILY	
LOTS	16.442 AC 28.34%
ROW	7.407 AC 12.77%
OPEN SPACE	34.165 AC 58.89%
TOTAL	58.014 AC 100.00%
UNITS	93
MINIMUM LOT SIZE 7,150 SF	
MINIMUM LOT WIDTH 55' (AT BUILDING LINE)	
MINIMUM LOT DEPTH 130'	
RIGHT OF WAY 60'	
PAVEMENT 30'F/F	
(F/F=FACE CURB TO FACE OF CURB)	
FRONT YARD BUILDING LINE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

REVISION	DATE	BY	DESCRIPTION OF CHANGE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			

TerrainEvolution
NOT APPROVED 12/16/2022
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrinevolution.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		



CHANGE ORDER SCHEDULE		REVISION	
#	DESCRIPTION OF CHANGE	BY	DATE

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'	

RJM LAND DEVELOPMENT LTD.
TRACT 2
323.388 AC. (DEED)
D.B. 453, P. 4
P.N. 066-00501.000
NEWARK ROAD

TerrainEvolution

LIBERTY CROSSING

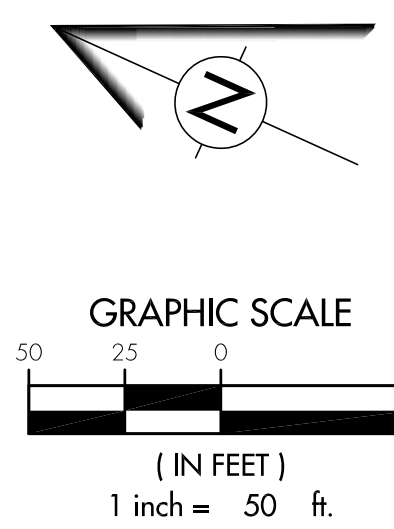
UTILITY PLAN

NOT APPROVED 12/16/2022

MOUNT VERNON, OHIO

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

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.: 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'

[illegible]

 Terraine**Evolution**
Your Unique Personal Vision and Success
PROVED 12/

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

LIBERTY CROSSING
SECTION
NO
UTILITY PLAN
MOUNT VERNON, OHIO

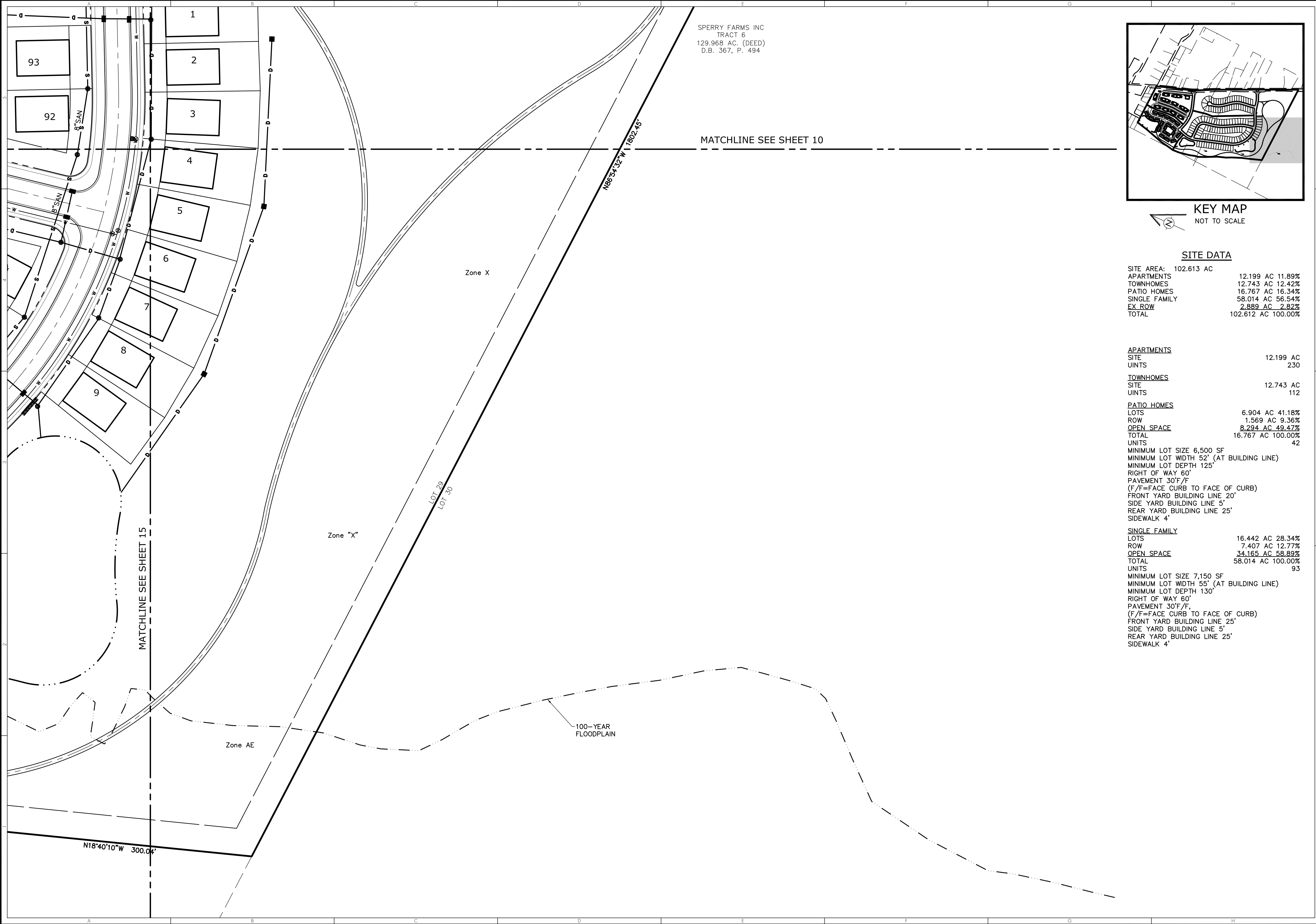
DRAWING SET STATUS:		
☐	PRELIMINARY ENGINEERING SET	
☐	AGENCY REVIEW SET	
☐	CONSTRUCTION DOCUMENT SET	
☐	ASBUILT DOCUMENT SET	

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

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

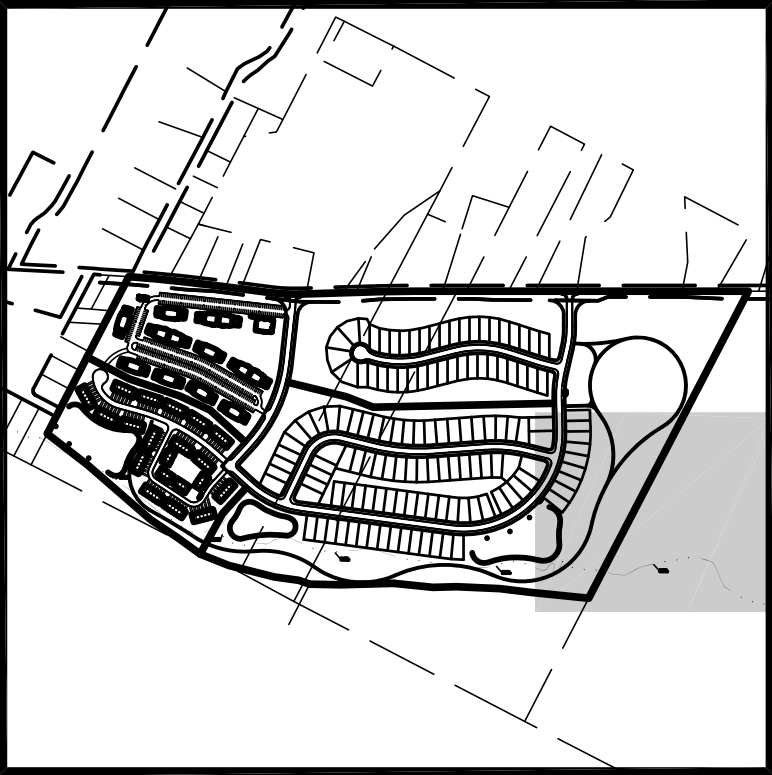
100-YEAR
FLOODPLAIN

MATCHLINE SEE SHEET 15

N18°40'10"W 300.04'

N86°54'32"W 1802.45'

LOT 29
LOT 30



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'

12.1.a

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

REVISION
BY
DATE

CHANGE ORDER SCHEDULE
DESCRIPTION OF CHANGE
#

TerrainEvolution
NOT APPROVED 12/16/2022
Liberty Crossing
MOUNT VERNON, OHIO
UTILITY PLAN

DRAWING SET STATUS:
PRELIMINARY ENGINEERING SET
AGENCY REVIEW SET
CONSTRUCTION DOCUMENT SET
AS-BUILT DOCUMENT SET

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

SHEET NO.:
14/23

12.1.a

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

REVISION
BY
DATE

CHANGE ORDER SCHEDULE
DESCRIPTION OF CHANGE
#

TerrainEvolution
NOT APPROVED 12/16/2022
Liberty Crossing
MOUNT VERNON, OHIO
UTILITY PLAN

DRAWING SET STATUS:
PRELIMINARY ENGINEERING SET
AGENCY REVIEW SET
CONSTRUCTION DOCUMENT SET
AS-BUILT DOCUMENT SET

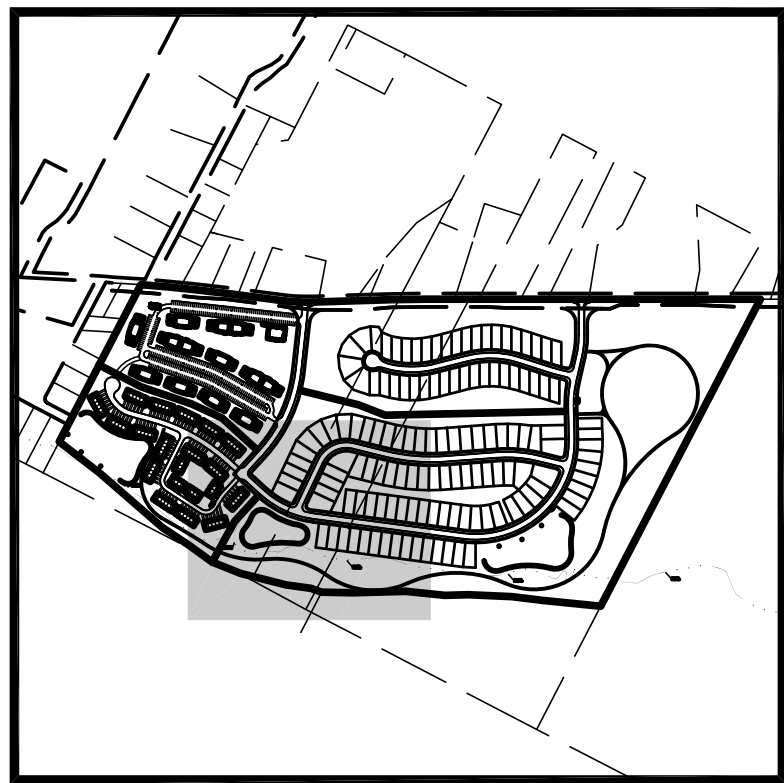
DESIGN
JPW
PROJECT NO.:
22-020
DATE:
DECEMBER 16, 2022
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.:
14/23

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

Packet Pg. 74





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</u>	<u>AC</u>	<u>2.82%</u>
TOTAL	102.612	AC	100.00%

<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>	<u>8.294 AC</u>	<u>49.47</u>
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'

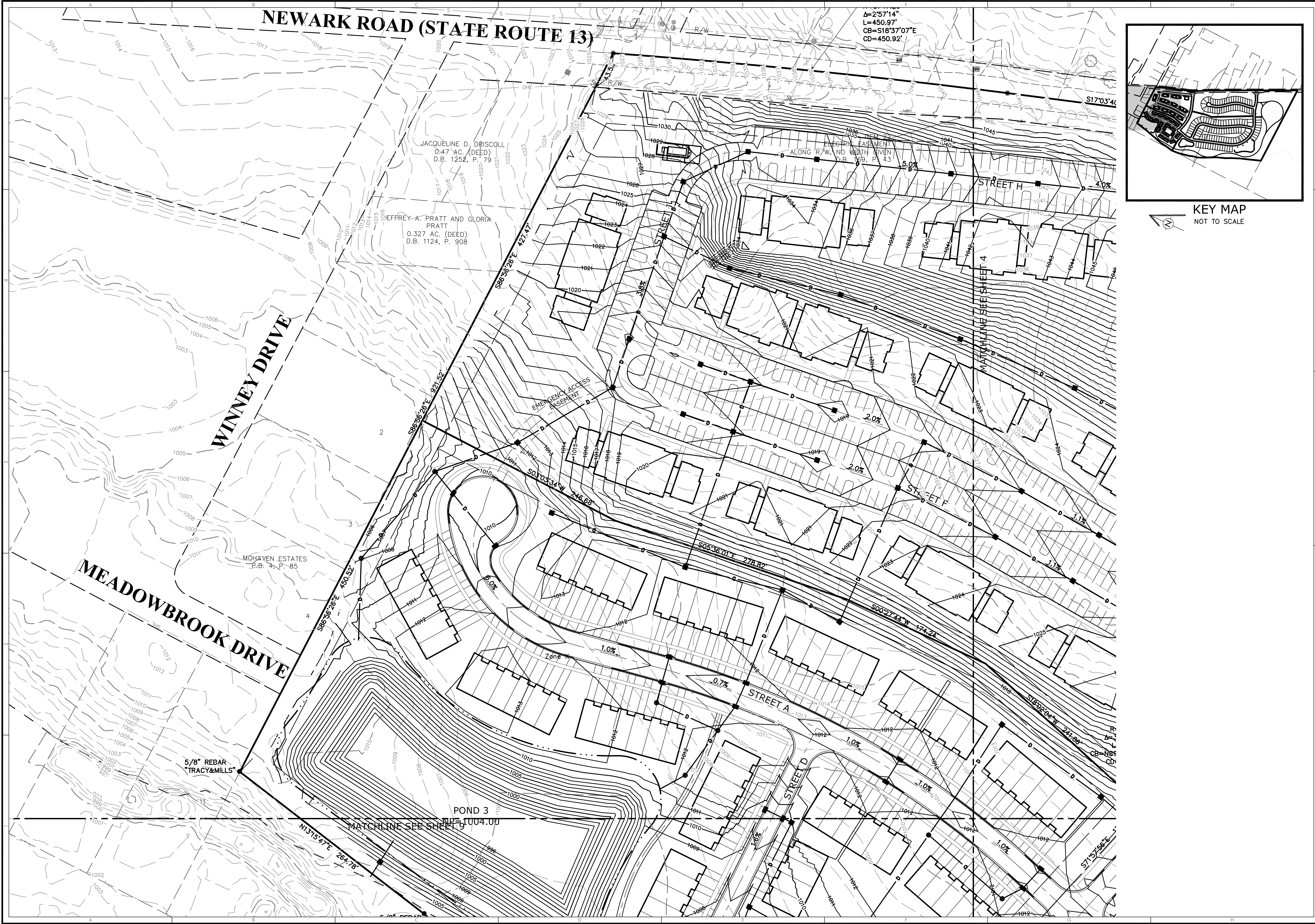
[illegible]

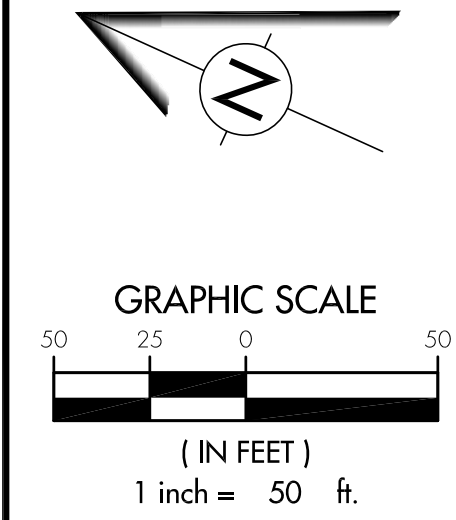
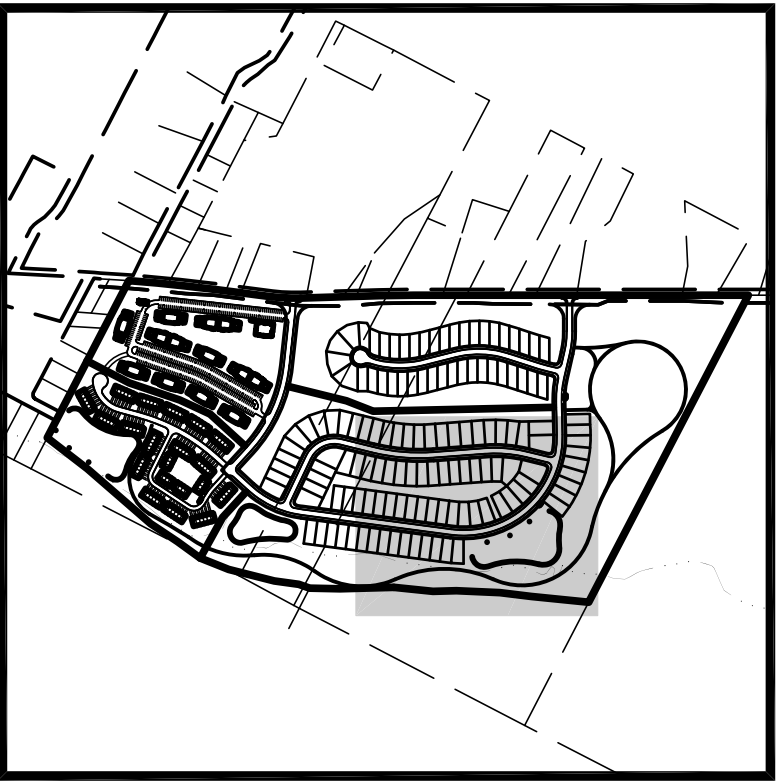
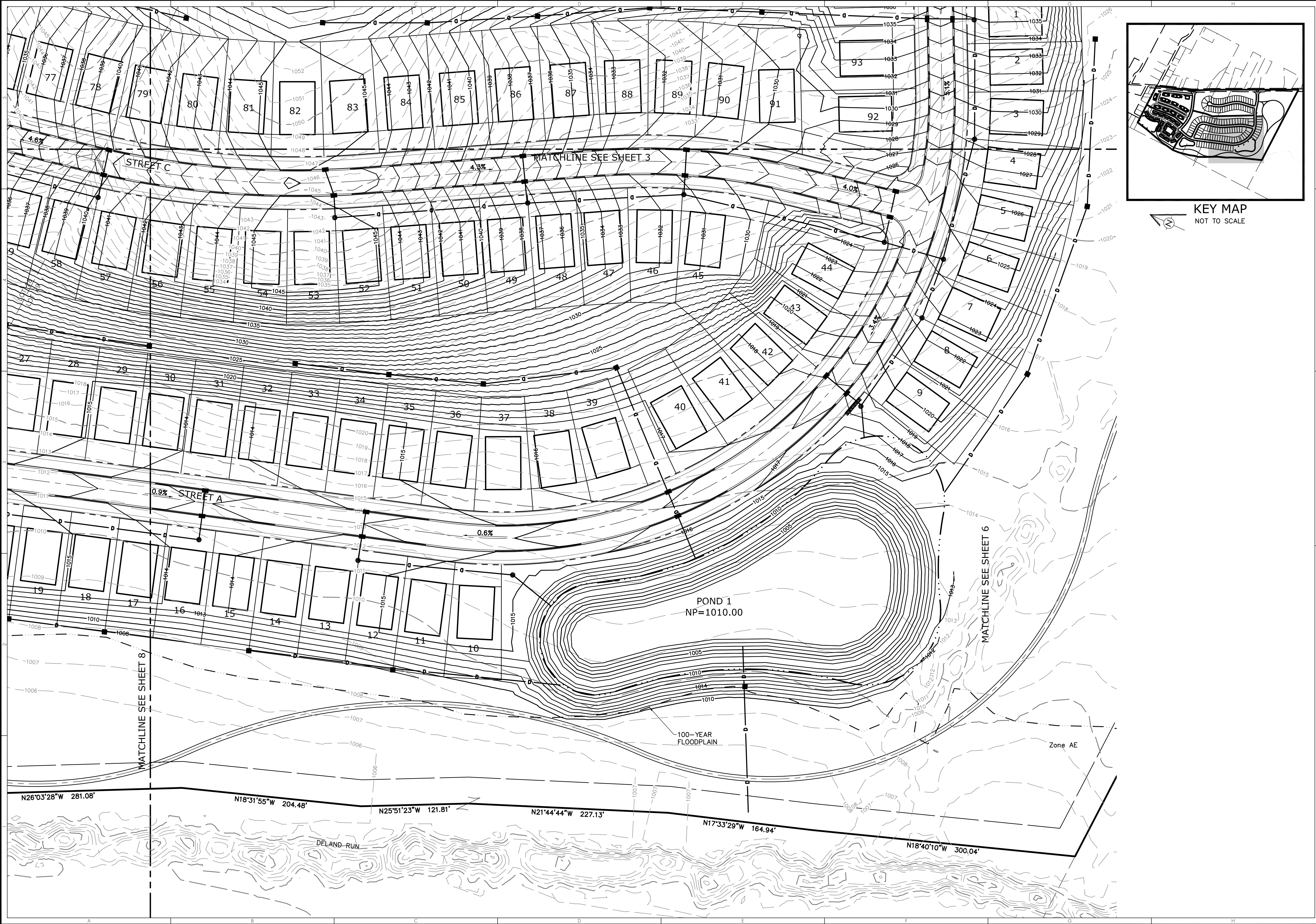
LIBERTY CROSSING
MOUNT VERNON, OHIO

TerrainEvolution
Your single vision and success

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

DRAWING SET STATUS:		
☐ PRELIMINARY ENGINEERING SET ☐ AGENCY REVIEW SET ☐ CONSTRUCTION DOCUMENT SET ☐ ASBUILT 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.: 16/23		





#	CHANGE ORDER SCHEDULE	
	DESCRIPTION OF CHANGE	
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		

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

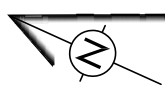
LIBERTY CROSSING
 NOT APPROVED 12/16/2022

MOUNT VERNON, OHIO

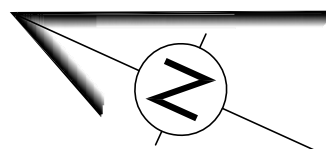
LIBERTY CROSSING

GRADING PLAN

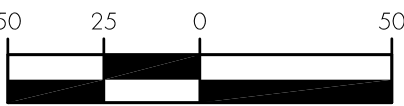
DRAWING SET STATUS:		
☒	PRELIMINARY ENGINEERING SET	
☐	AGENCY REVIEW SET	
☐	CONSTRUCTION DOCUMENT SET	
☐	AS-BUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
JPW	CMK	JPW
PROJECT NO.:	22-020	
DATE:	DECEMBER 16, 2022	
SCALE:	HORIZONTAL: 1" = 50'	
	VERTICAL: N/A	
SHEET NO.:	21 / 23	



KEY MAP
NOT TO SCALE



GRAPHIC SCALE



each = 50 ft.

[illegible]

 Terrain Evolution
PROVED 12/
Your building between Vision and Streets

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

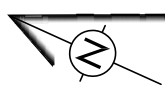
NO
SECTION

LIBERTY CROSSING

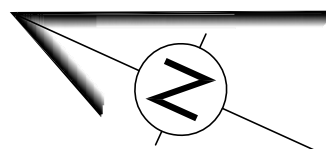
GRADING PLAN

MOUNT VERNON, OHIO

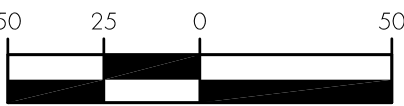
DRAWING SET STATUS:		
☒ PRELIMINARY ENGINEERING SET ☐ AGENCY REVIEW SET ☐ CONSTRUCTION DOCUMENT SET ☐ AS-BUILT DOCUMENT SET		
DESIGN	DRAFT	CHECK
JPW	CMK	JPW
PROJECT NO.: 22-020		
DATE: DECEMBER 16, 2022		
SCALE:		
HORIZONTAL: 1" = 50' VERTICAL: N/A		
SHEET NO.: 22/23		



KEY MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)

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

TerrainEvolution
PROVED 12/
Your unique vision and Success

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

NO
SECTION

LIBERTY CROSSING

GRADING PLAN

MOUNT VERNON, OHIO

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.: 23 / 23



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-18

Meeting: 03/13/23 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.

02/27/23 City Council **SECOND READING**

Resolution No. 2023-18 was given a second reading.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-26

Meeting: 03/13/23 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.

HISTORY:

02/27/23

City Council

FIRST READING

Resolution No. 2023-26 was given a first reading. Woods requested a 10-minute Utilities Commission meeting on the legislation for March 13, 2023.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-27

Meeting: 03/13/23 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.

HISTORY:

02/27/23

City Council

FIRST READING

Resolution No. 2023-27 was given a first reading.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-28

Meeting: 03/13/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
 Category: Finance
 Prepared By: Todd Hill
 Initiator: Todd Hill
DOC ID: 3766 A

A RESOLUTION STRONGLY URGING THE OHIO GOVERNOR AND MEMBERS OF THE OHIO GENERAL ASSEMBLY TO RESTORE THE LOCAL GOVERNMENT FUND TO PRE-RECESSION LEVELS.

WHEREAS, the Local Government Fund was reduced in 2011 by 50 percent during Governor John Kasich's administration from 3.6 percent of General Revenue Funds to a level of 1.66 percent of General Revenue Funds; and

WHEREAS, past Ohio General Assemblies have repeatedly decreased funding and revenue sharing in recent years in addition to significantly reducing the Local Government Fund (LGF), including eliminating the Estate Tax and phasing out the Tangible Personal Property Tax; and

WHEREAS, the reduction in the LGF alone resulted in a loss of revenue of \$313,435 in 2018 for the City of Mount Vernon, with zero dollars distributed by the State; and

WHEREAS, this sudden revenue loss has made it increasingly difficult to provide basic services, rebuild infrastructure, bolster public safety services, maintain buildings and recreation facilities, as well as operational costs; and

WHEREAS, the City of Mount Vernon is also concerned with the negative impacts unfunded state mandates had on the services provided by cities and with the fiscal impacts they have on local taxpayers; and

WHEREAS, an unfunded state mandate is generally defined as a State law requiring a City to spend funds or to take an action requiring the expenditure of funds without the State providing an adequate funding source, such as Police Officer and Firefighter pensions, workers' compensation and disability pensions, group health insurance, environmental regulations and agency rules, and State building codes, to mention a few; and

WHEREAS, when municipalities experience success in fostering safe communities, building sound infrastructure and increasing economic development, the State reaps the benefits as well; and

WHEREAS, a reinvestment in the LGF would aid the State in its goal of lowering taxes on the individual by enabling municipalities to decrease the local taxpayer burden.

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

SECTION 1: That the Ohio General Assembly should actively take urgent measures to restore the LGF to pre-recession levels, ensuring that local communities are able to provide crucial services and improvements in infrastructure and public safety.

SECTION 2: That this Council does hereby declare its opposition to any further cuts to the LGF or the future diversion of revenues from the LGF.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

RESOLUTION 2023-29

Meeting: 03/13/23 7:30 PM
Dept: Parks and Lands
Keener, Woods
Category: Bid/Contract
Prepared By: Todd Hill
Initiator: Todd Hill
DOC ID: 3767

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO CONTRACT FOR CA&C DEPOT PARKING LOT-RELATED 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 parking lot-related improvements at the CA&C Depot, including the installation of a nine-foot-tall, bronze reproduction of the Statue of Liberty gifted to the City from the Ariel Foundation for the use of the Mount Vernon Parks Department.

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 2023-30

Meeting: 03/13/23 7:30 PM
Dept: Finance and Budget
Seavolt, Mahan
Category: Finance
Prepared By: Rob Broeren
Initiator: Todd Hill
DOC ID: 3768

A RESOLUTION AUTHORIZING THE SAFETY-SERVICE DIRECTOR TO DISPOSE OF VEHICLES IN THE POLICE DEPARTMENT NOT NEEDED FOR PUBLIC USE BY THE CITY OF MOUNT VERNON, AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 721.01 and 721.15 authorize municipalities to dispose of personal property and vehicles no longer needed for municipal use.

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

SECTION 1: That the Council finds that the City of Mount Vernon Police Department owns the following vehicles that are no longer needed for public use. Council also finds that the value of the vehicle is in excess of \$1,000.00.

- 1) 2018 Ford Explorer - VIN 1FM5K8ARSJGB12064
- 2) 2012 Chevy Camaro - VIN 2G1FP22K8W2153452
- 3) Wilier Triestina Pro Race/Cross Bike S/N WT12C2272
- 4) Lectric/Experience Electric Bike (No S/N located)
- 5) 2002 Red Hyundai Elantra- VIN KMHDN45D62U371130
- 6) 2007 Mercury Mariner - VIN 4M2CU81167KJ15704
- 7) 2006 Honda 50CC Dirt Bike - VIN JH2AE03056K308683
- 8) 2006 Saturn Ion - VIN 1G8AJ55F76Z155395
- 9) 2005 Dodge Caravan - VIN 1D4GP45R65B365239

SECTION 2: That the Safety-Service Director for the City of Mount Vernon be authorized and directed to sell or dispose of the vehicles pursuant to any method authorized by Revised Code Section 721.15.

SECTION 3: 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 of expediting the sale or trade of these items to return the proceeds to constructive use by 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.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

SCHEDULED

ORDINANCE 2023-02

Meeting: 03/13/23 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.

02/27/23 City Council **SECOND READING**

Ordinance No. 2023-02 was given a second reading. Francis requested a 10-minute Employee and Community Relations Committee meeting on the legislation for March 13, 2023.



City Council
City of Mount Vernon
Mount Vernon, OH 43050

Meeting: 03/13/23 7:30 PM
Dept: Employee and Community Rel.

Francis, Hillier

Category: Personnel

Prepared By: Todd Hill

Initiator: Todd Hill

SCHEDULED

ORDINANCE 2023-03

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.

02/27/23

City Council

SECOND READING

Ordinance No. 2023-03 was given a second reading.