



Municipal Planning Commission

January 12, 2023

Regular Meeting

Agenda

4:00 PM

CALL TO ORDER

MINUTES APPROVAL

- Municipal Planning Commission - Regular Meeting - Dec 8, 2022 4:00 PM

MPC ITEMS

- 2023-MPC-01 : Liberty Crossing Newark RD, Parcel #66-00501.000 - Comprehensive Development Plan
- 2023-MPC-03 : Colonial Woods Condominiums Parcel #71-00001.022 - Change to Comprehensive Development Plan

ADJOURN



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 01/12/23 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

Category: Lands
 Prepared By: Lacie Blankenhorn
 Initiator: Lacie Blankenhorn

MPC ITEM (ID # 3721)

DOC ID: 3721

**2023-MPC-01 : LIBERTY CROSSING NEWARK RD, PARCEL #66-00501.000 -
 COMPREHENSIVE DEVELOPMENT PLAN**

Per Codified Ordinance 1163.032 an application seeking approval of a comprehensive development plan has been submitted for review by the Municipal Planning Commission.

Description of Request: 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 Mount Vernon. The proposed development shall be designed using smart-growth principles to foster 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.

Mount Vernon, Ohio

FINAL DEVELOPMENT PLAN

Application For:



Submitted On: December 16th, 2022

Submitted For:



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Attachment: 22 1216_Final Development Plan Submission_Liberty Crossing (3721 : 2023-Mpc-01)

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- General Development Standards

Exhibits**Tab 2 – Adjacent Property Owners**

- Adjacent Property Owners

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- 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
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Tab 6 - Engineering Exhibits

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

TAB 1
DEVELOPMENT TEXT

GDS - General Development Standards for Liberty Crossing PND

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

GDS 1.01 General Intent

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

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

GDS 1.02 **Landscaping and Storm Water Management**

A) **Landscaping:**

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

B) **Storm Water Management:**

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

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

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

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

GDS 1.04 General Development Identification Signage

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

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

D) Subarea Identification Signs.

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

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

GDS 1.05 Cluster Mailboxes

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

GDS 1.06 Trash Enclosure Standards

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

GDS 1.07 **Lighting**

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

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

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

SUB AREA A – SINGLE FAMILY DETACHED HOUSING

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

SUB A 1.01 Permitted Uses

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

SUB A 1.02 Density

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

SUB A 1.03 Accessory Uses

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

SUB A 1.04 Development Standards

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

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

E) The minimum yard dimensions and setbacks:

Minimum Setbacks for buildings

Front yard: 25 feet from ROW of internal streets

Side yard: 5 feet from lot line*

Rear yard: 25 feet from lot line**

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

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

SUB A 1.05 Special Landscape Requirements:A) Fencing:

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

SUB A 1.06 Off-Street Parking Requirements:

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

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

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

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

B) **Roof**

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

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

**SUB AREA B –PATIO HOMES**

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

SUB B 1.01 Permitted Uses

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

SUB B 1.02 Density

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

SUB B 1.03 Accessory Uses

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

SUB B 1.04 Development Standards

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

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

Rear yard: 25 feet from lot line**

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

SUB B 1.05 **Special Landscape Requirements:**

A) **Fencing:**

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

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

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

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

SUB B 1.07 **Architectural Standards**

A) **Exterior Appearance Standards**

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

B) **Roof**

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

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

SUB AREA C – ATTACHED TOWNHOMES

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

SUB C 1.01 Permitted Uses

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

SUB C 1.02 Density

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

SUB C 1.03 Accessory Uses

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

SUB C 1.04 Development Standards

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

C) The maximum height of buildings:

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

D) The minimum yard dimensions and setbacks:

1) Perimeter Setbacks for buildings and parking:

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

2) Minimum building separation

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

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

SUB C 1.05 Street Requirements:

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

SUB C 1.06 Special Landscape Requirements:

A) Fencing:

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

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

SUB C 1.07 Off-Street Parking Requirements:

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

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

SUB C 1.08 Signs Permitted

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

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

SUB C 1.09 Architectural Standards

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

B) Roof

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

C) Special Elements

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

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

SUB AREA D – MULTI FAMILY ATTACHED HOUSING

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

SUB D 1.01 Permitted Uses

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

SUB D 1.02 Density

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

SUB D 1.03 Accessory Uses

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

SUB D 1.04 Development Standards

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

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

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

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

SUB D 1.05 Private Street Requirements:

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

SUB D 1.06 Special Landscape Buffers & Development Requirements:

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

SUB D 1.07 Off-Street Parking Requirements:

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

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

SUB D 1.08 Signs Permitted

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

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

SUB D 1.09 Architectural StandardsA) Exterior Appearance Standards

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

B) Roof

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

C) Special Elements

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

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

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

TAB 2
ADJACENT PROPERTY OWNERS

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

TAB 3
SURVEY

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

3.1.a

ORDINANCE NO. 2002-17

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

Plan/
Zoning
Hanson
Hawkins

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

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

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

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

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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.

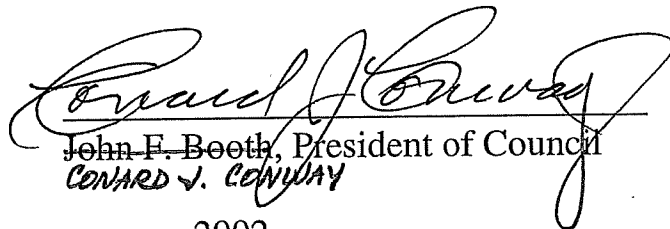
Tract 6: M-1A Light Industrial District. Being Parcel 66-00375 and consisting of a 0.863 acre tract currently owned by Thomas J. and Tanya J. Levering

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.

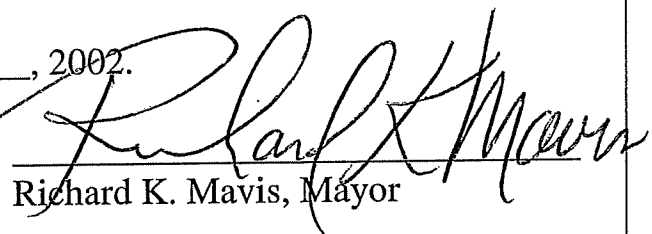
SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Ordinance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

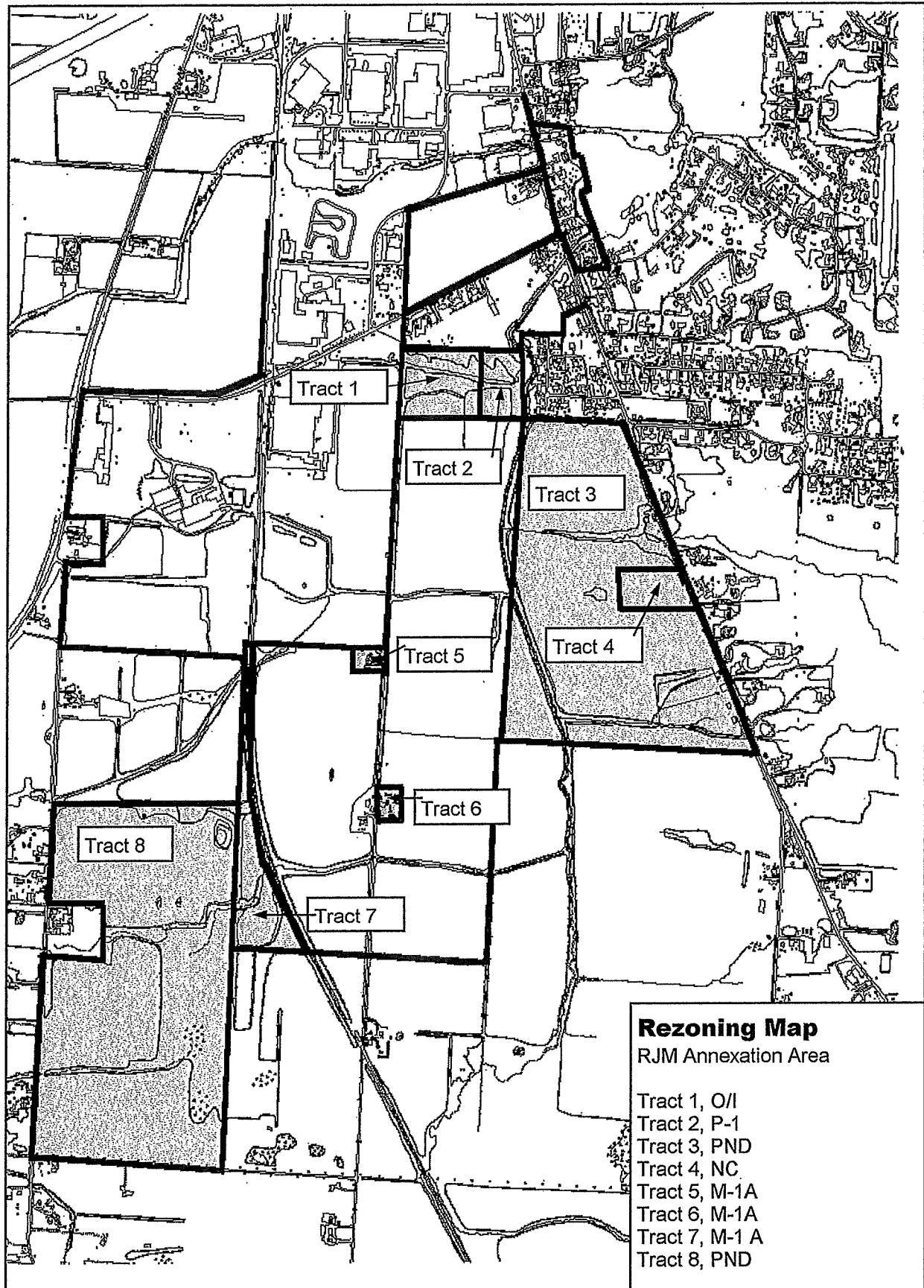

John F. Booth, President of Council
CONRAD J. CONWAY

PASSED: July 22, 2002.

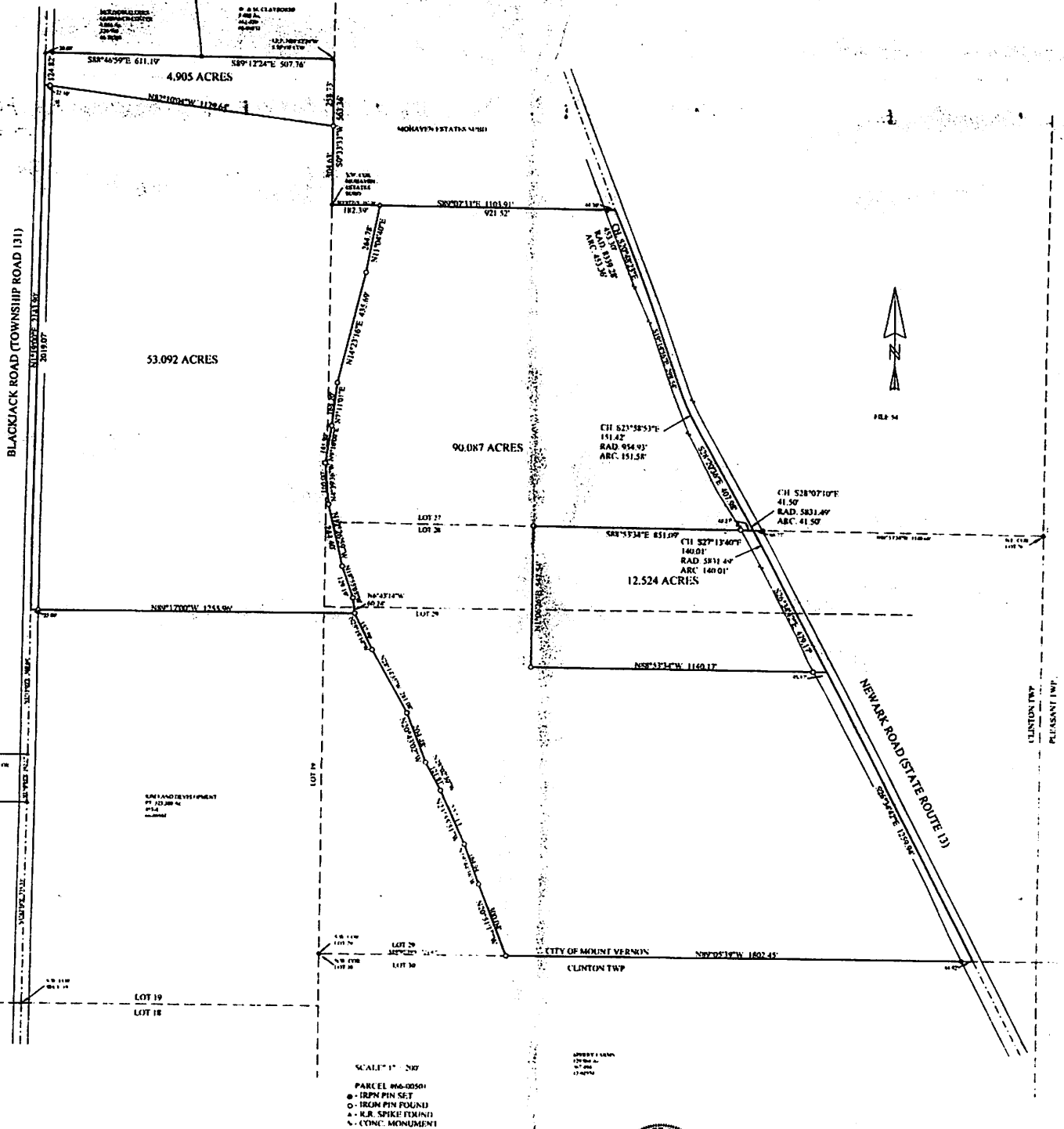
ATTEST: Janet Brown
Janet Brown, Clerk of Council

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.

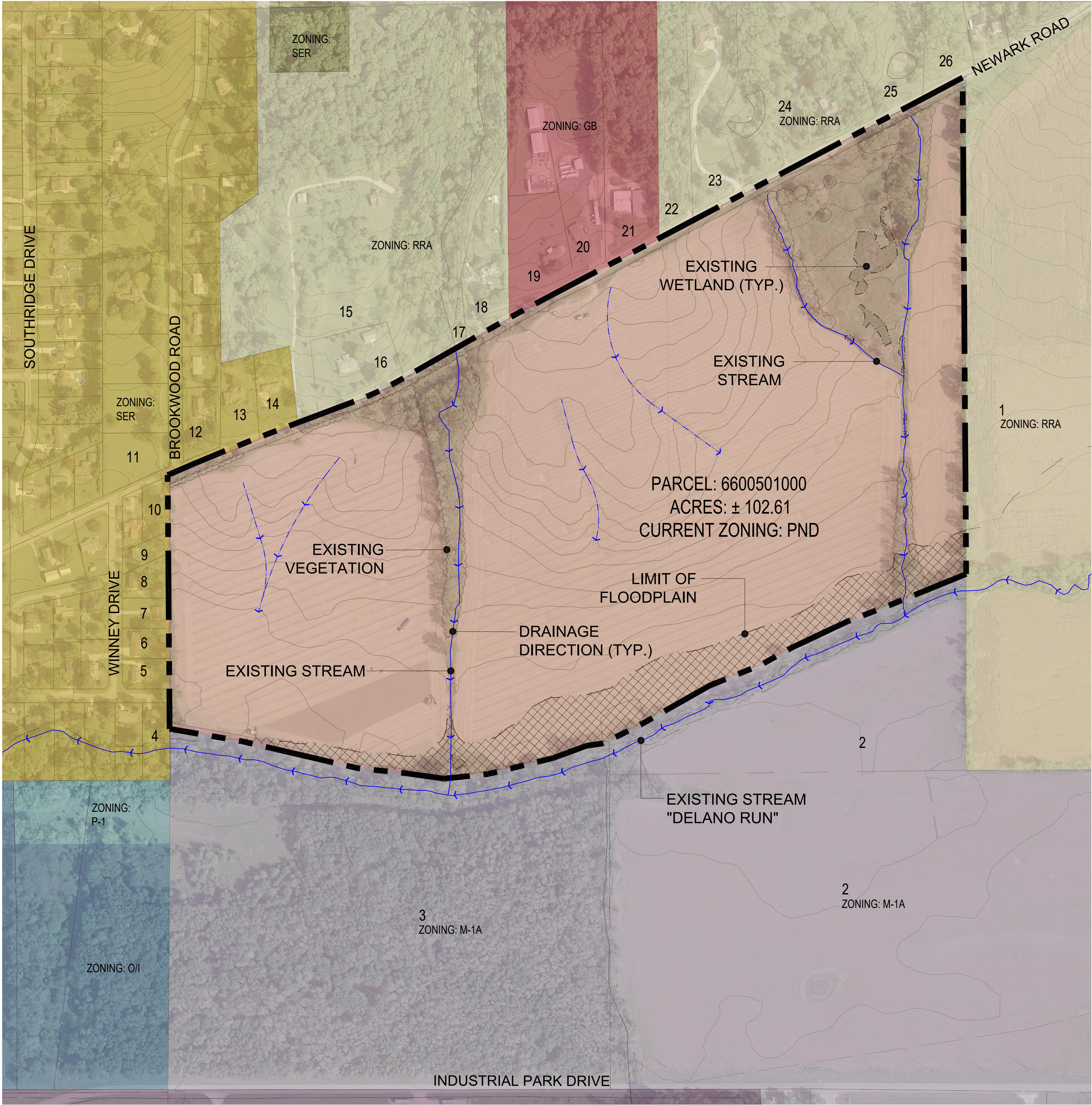


I CERTIFY THIS PLAT TO BE A
TRUE COPY OF A SURVEY MADE
FOR LAND DEVELOPMENT.

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

TAB 4
DEVELOPMENT PLAN EXHIBITS





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	RETHERFORD JAMES P & JEAN A	8280 NEWARK RD. MOUNT VERNON, OH 43050
14	SZILAGYI DOUGLAS M	8260 NEWARK RD. MOUNT VERNON, OH 43050
15	EVERETT ROBERT W	12 WOODLAND CIR. MOUNT VERNON, OH 43050
16	CONKLE RONALD L & LINDA S	8200 NEWARK RD. MOUNT VERNON, OH 43050
17	HUEHNER MARTIN K	8104 NEWARK RD. MOUNT VERNON, OH 43050
18	HUEHNER MARTIN K	8104 NEWARK RD. MOUNT VERNON, OH 43050
19	SHAFFER PATRICK KYLE	8068 NEWARK RD. MOUNT VERNON, OH 43050
20	SUBURBAN PROPANE L.P.	240 ROUTE 10 W PO BOX 206 WHIPPANY, NJ 07981
21	GHERMAN RHONDA & CHARLES	70 FAIRWAY DR. MOUNT VERNON, OH 43050
22	WILLIAMS PATRICIA A & GARY L	7980 NEWARK RD. MT VERNON, OH 43050
23	DIGUILIO NICHOLE D TRUSTEE	7950 NEWARK RD. MOUNT VERNON, OH 43050
24	CHANEY FRED A M	7864 NEWARK RD. MOUNT VERNON, OH 43050
25	MILLER CHRISTOPHER C & HEIDI J	7820 NEWARK RD. MOUNT VERNON, OH 43050
26	P3T LTD AN OHIO LIMITED LIABILITY CO	3396 SHARON VALLEY RD. NEWARK, OH 43055

EXISTING ZONING:

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

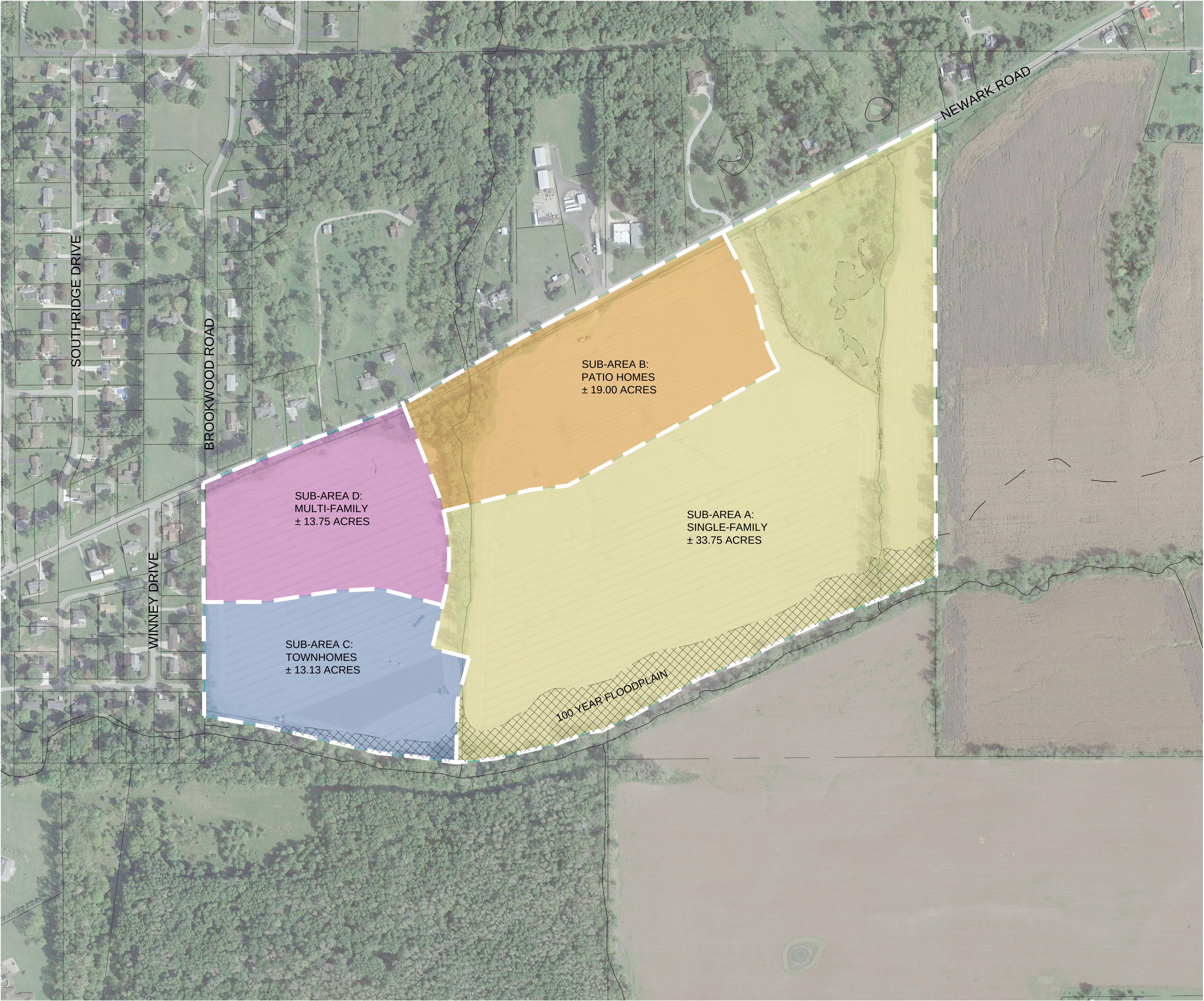


Mt. Vernon Newark Road - Existing Conditions

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

Exhibit C1





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



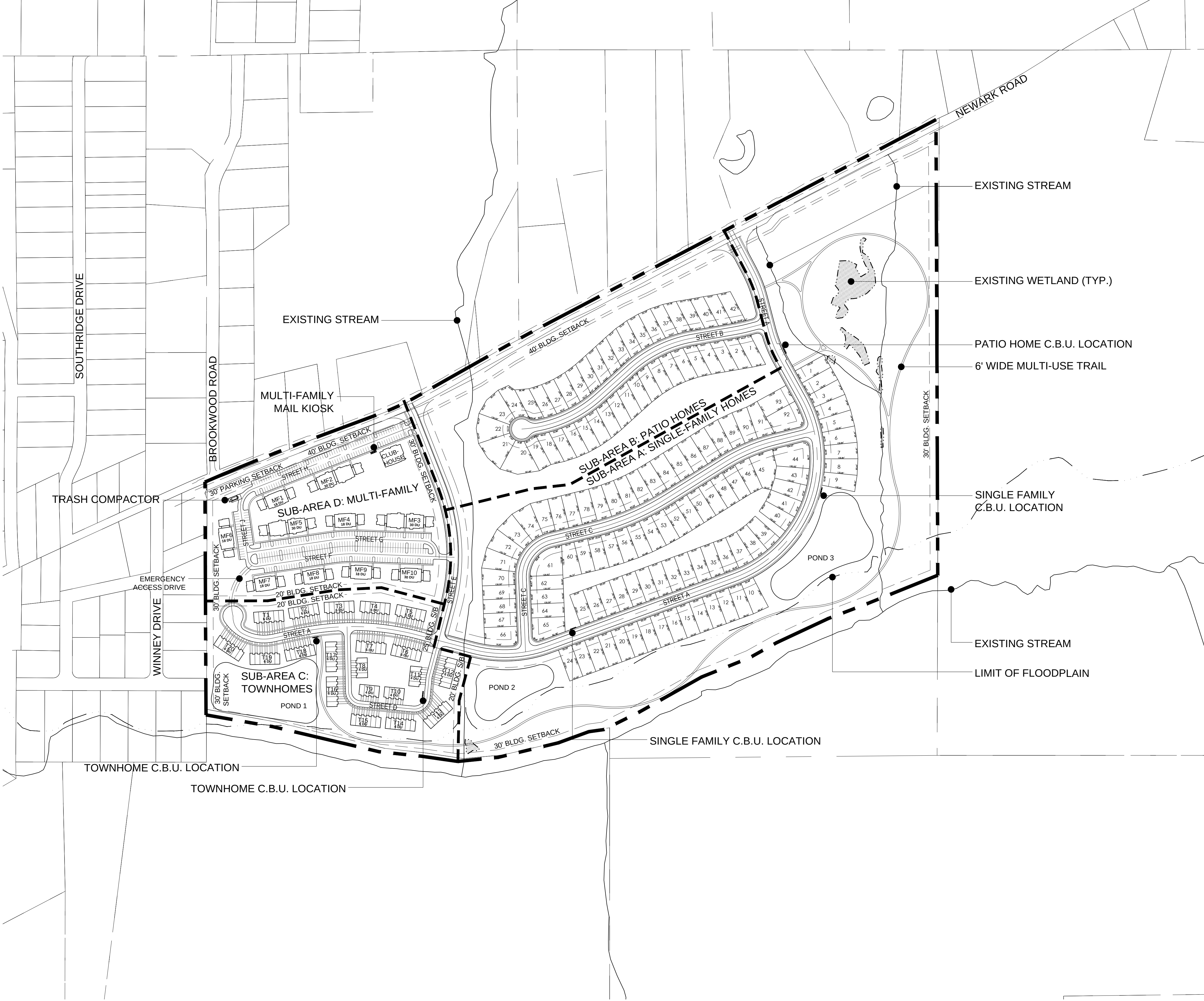
Mt. Vernon Newark Road- Sub-Area Plan

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

Exhibit D

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

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

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

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

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

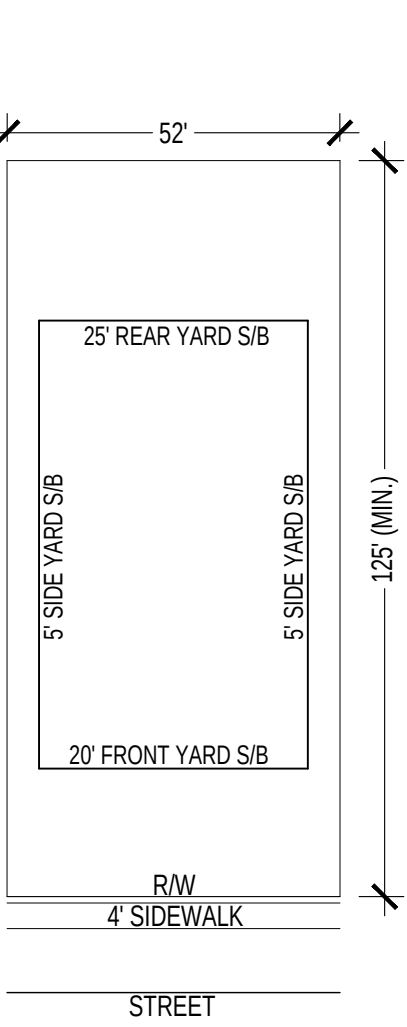
Site Totals	
Total Units	477
Site Density	±4.60 du/gross acre

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

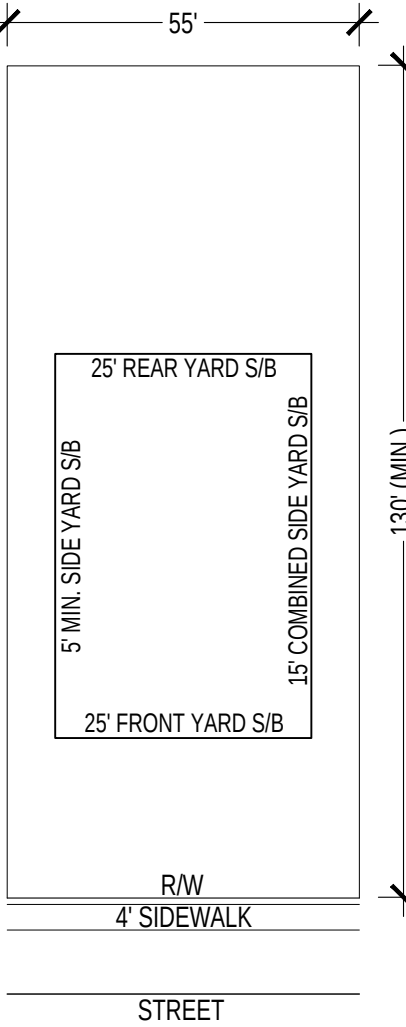


MAIL KIOSK - DECORATIVE CLUSTER BOX UNIT
BLACK CLUSTER BOX UNIT WITH FINIAL CAP
AND TRADITIONAL PEDESTAL ACCESSORIES.
MODEL #WL-1570-16V2BKBM (OR OWNER APPROVED EQUAL)
AVAILABLE FROM BUDGETMAILBOXES.COM

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



Typical Patio Home Lot
SCALE: 1" = 30'



Typical Single Family Lot
SCALE: 1" = 30'



Mt. Vernon Newark Road- Development Plan

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

Exhibit E





Site Data:

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

- 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	

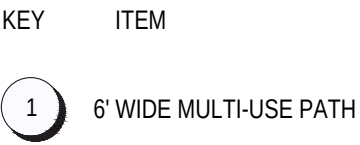
EVERGREEN TREES

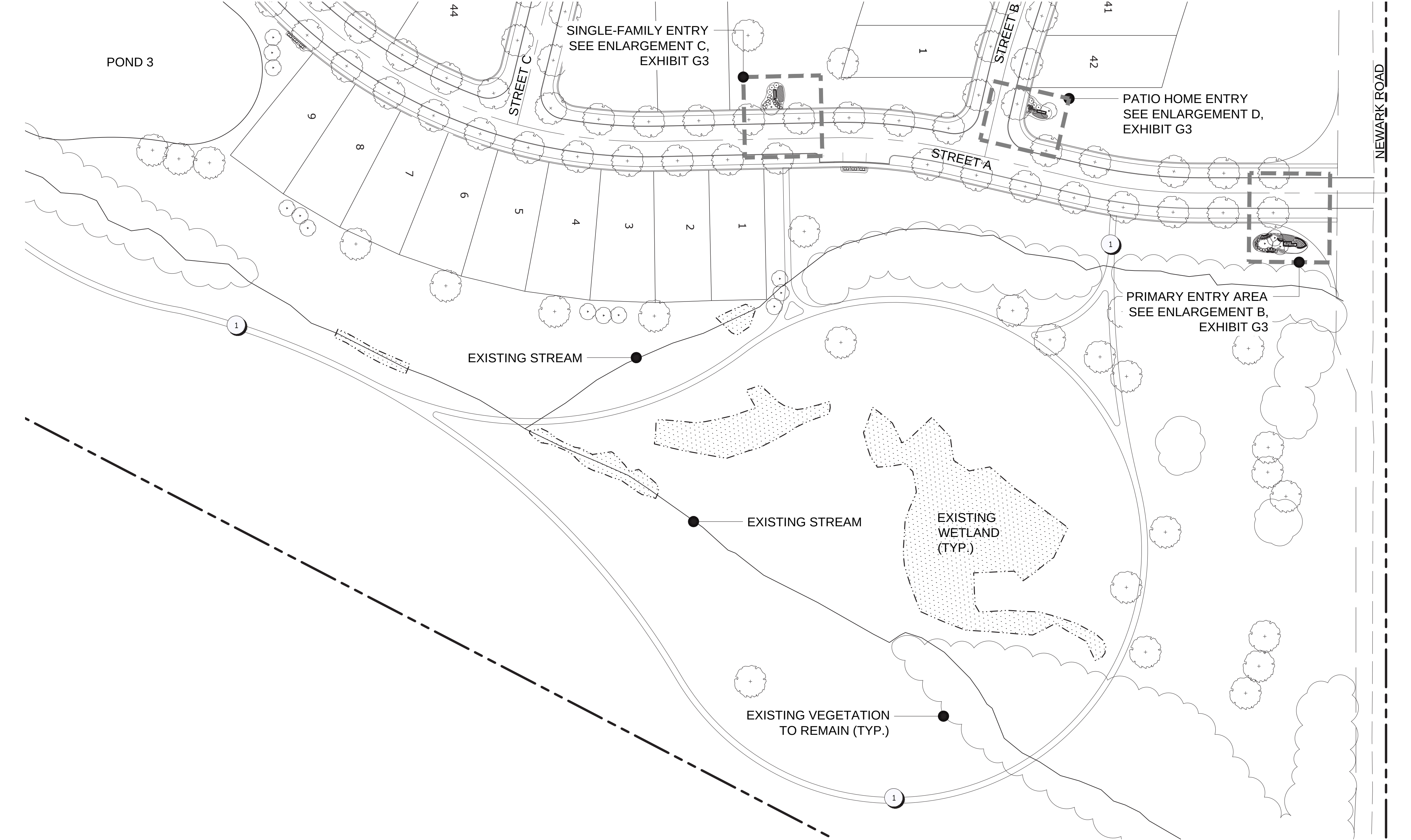
Abies Concolor White Fir	5' HT.	B&B	PER PLAN	
Picea abies Norway Spruce	5' HT.	B&B	PER PLAN	
Picea glauca White Spruce	5' HT.	B&B	PER PLAN	
Picea glauca 'densata' Black Hills Spruce	5' HT.	B&B	PER PLAN	
Picea omorika Serbian Spruce	5' HT.	B&B	PER PLAN	
Pinus strobus White Pine	5' HT.	B&B	PER PLAN	

LANDSCAPE KEY PLAN



CODED LAYOUT AND MATERIALS NOTES





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

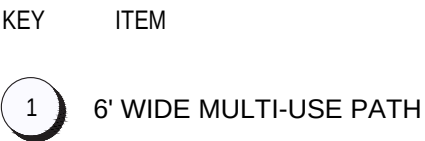
CONCEPTUAL PLANT LIST

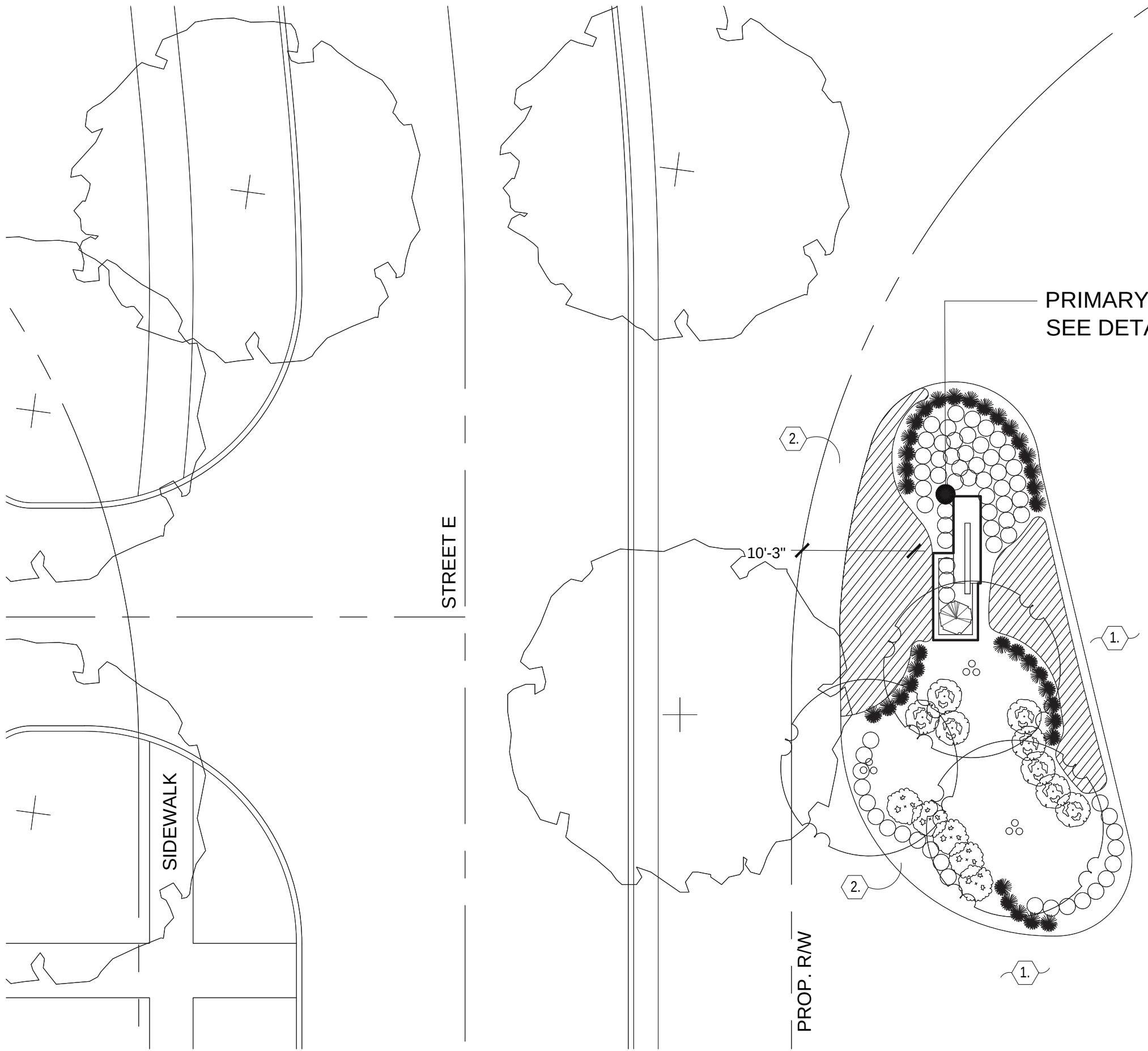
BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
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Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	
Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	
Liquidambar styraciflua 'Moraine' Moraine Sweetgum	2" CAL.	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

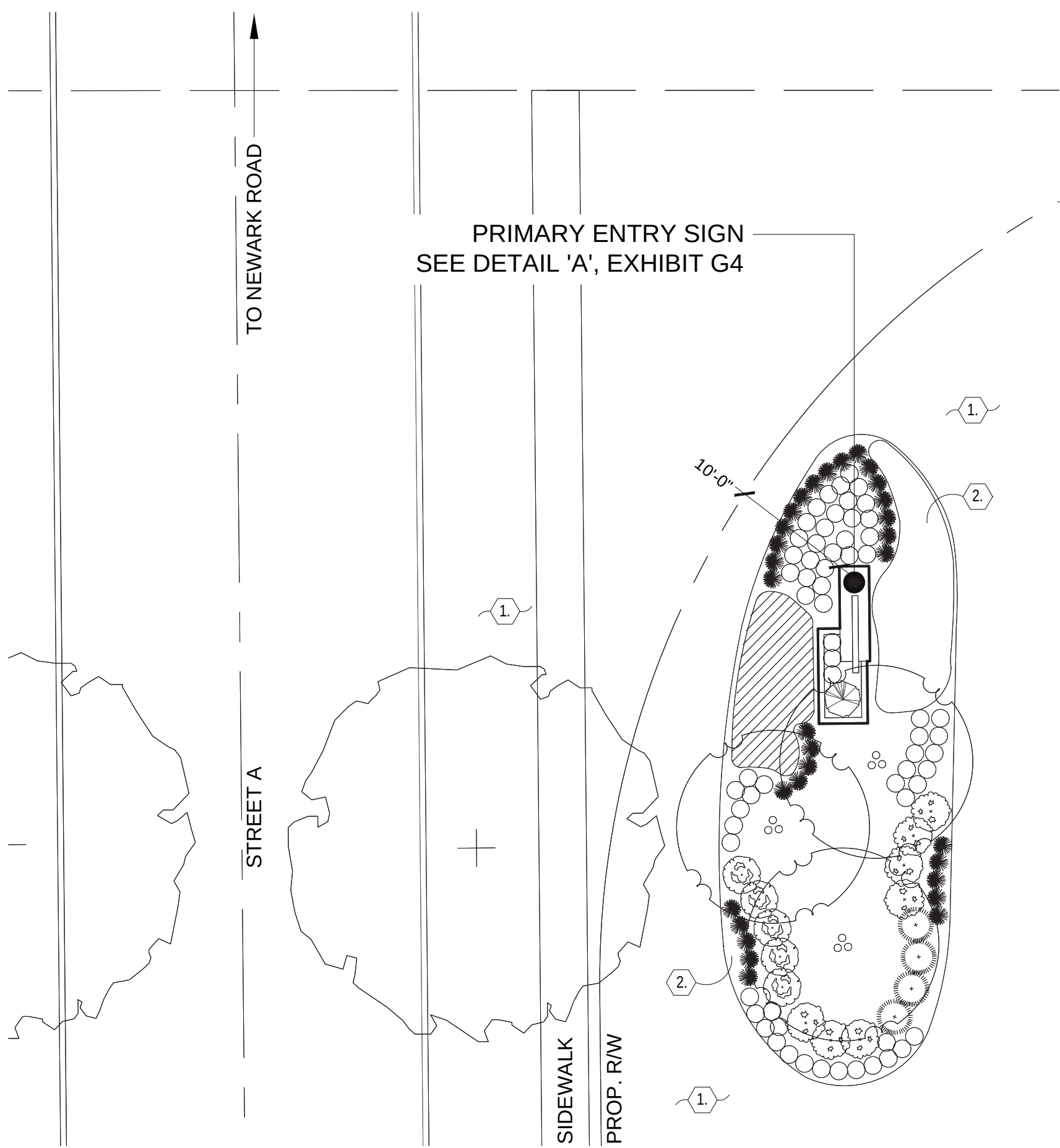


CODED LAYOUT AND MATERIALS NOTES

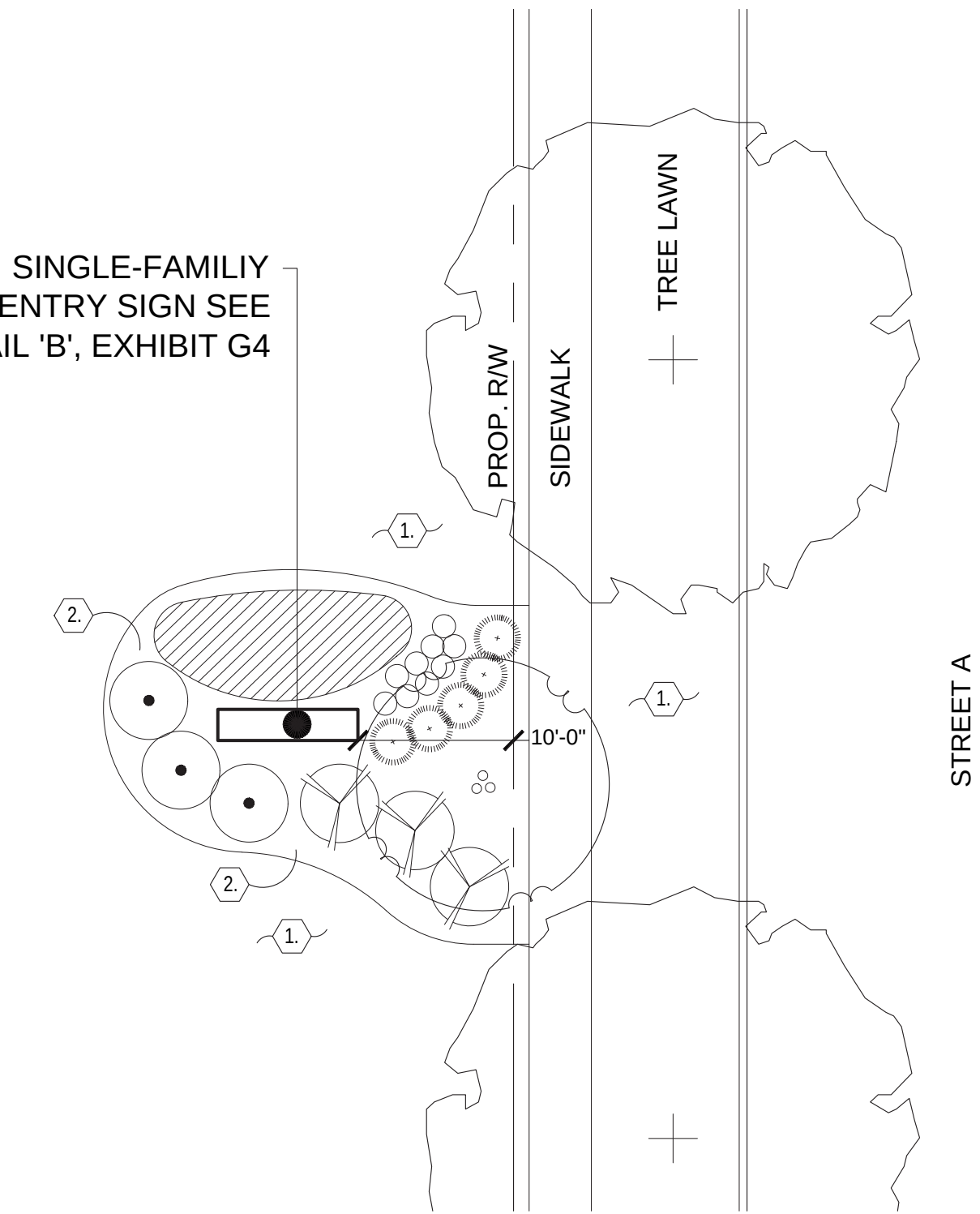




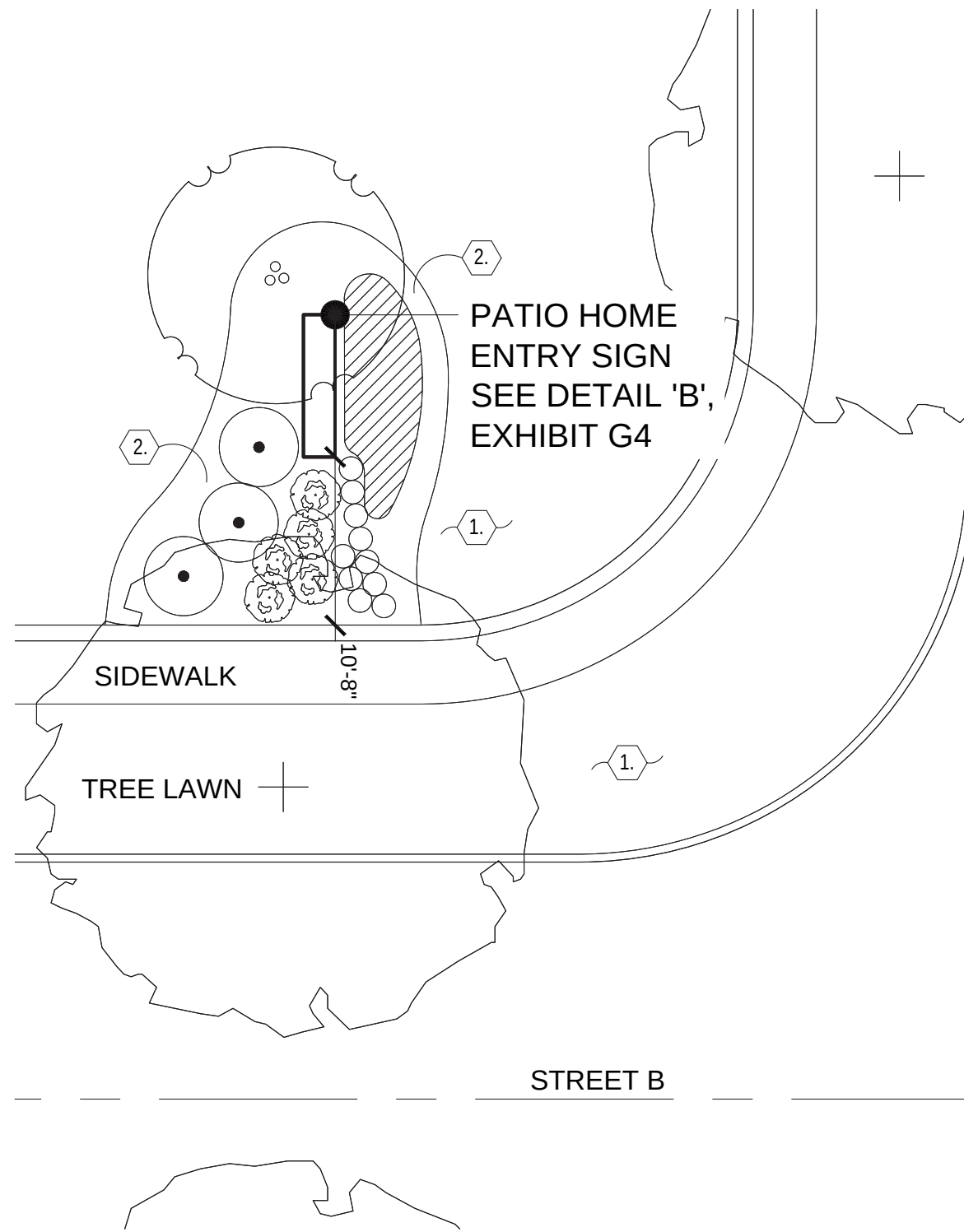
A PRIMARY ENTRY (NORTH) ENLARGEMENT PLAN
1"=10'



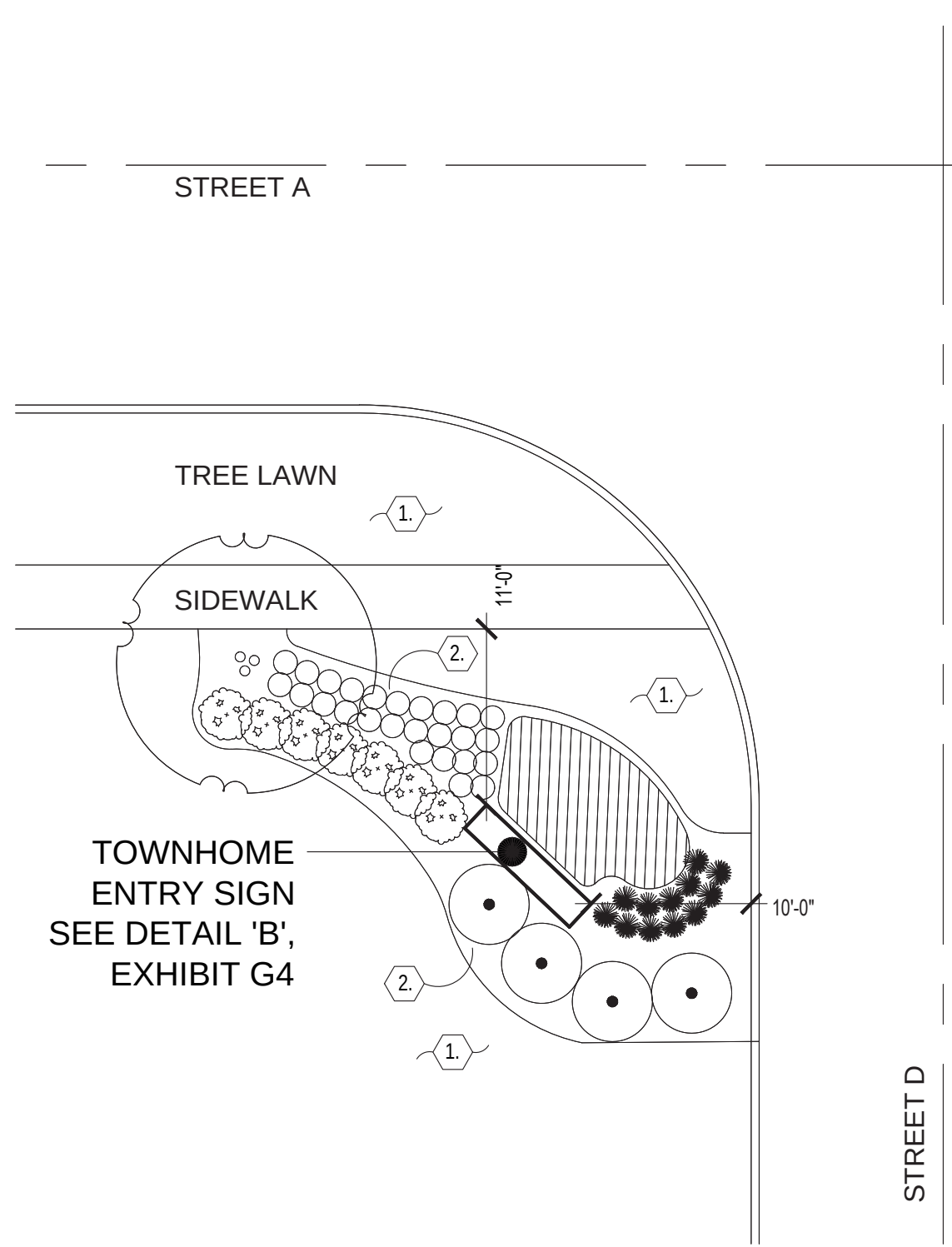
B PRIMARY ENTRY (SOUTH) ENLARGEMENT PLAN
1"=10'



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



D PATIO HOME ENTRY ENLARGEMENT PLAN
1"=10'



E TOWNHOME ENTRY ENLARGEMENT PLAN
1"=10'



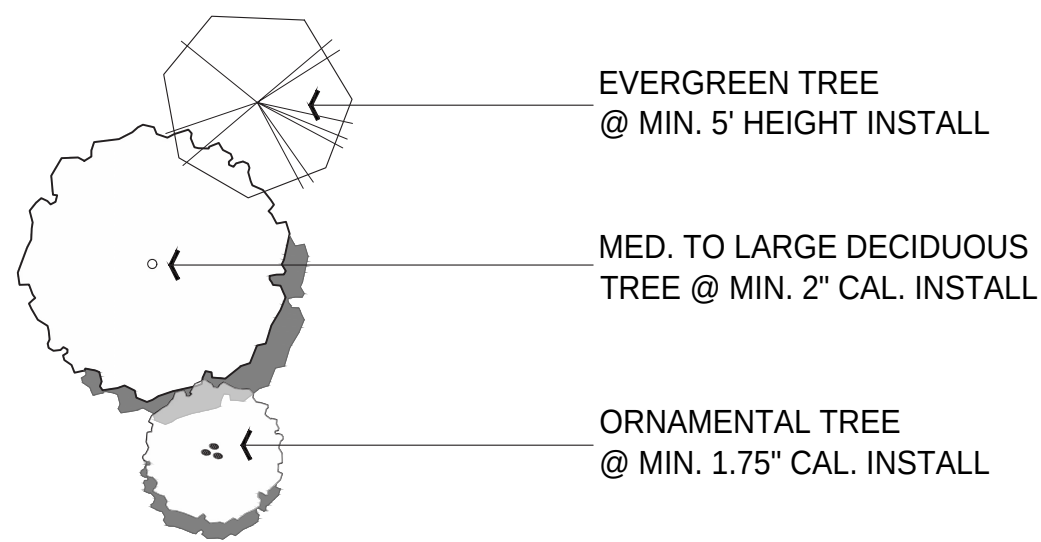
CONCEPTUAL PLANT LIST

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 acerfolia '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.

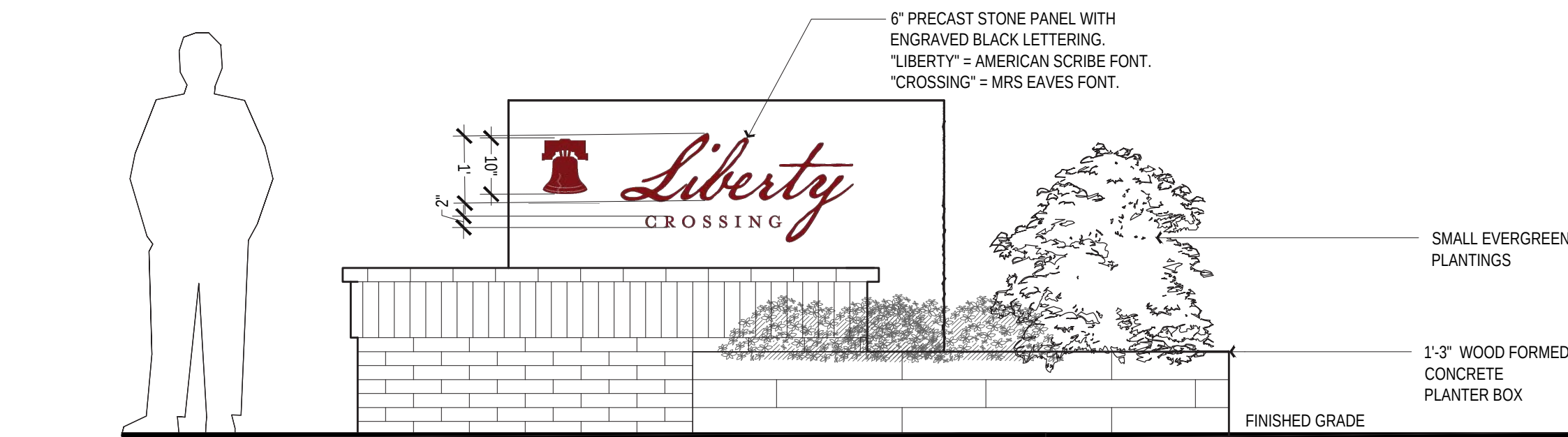
LANDSCAPE KEY PLAN



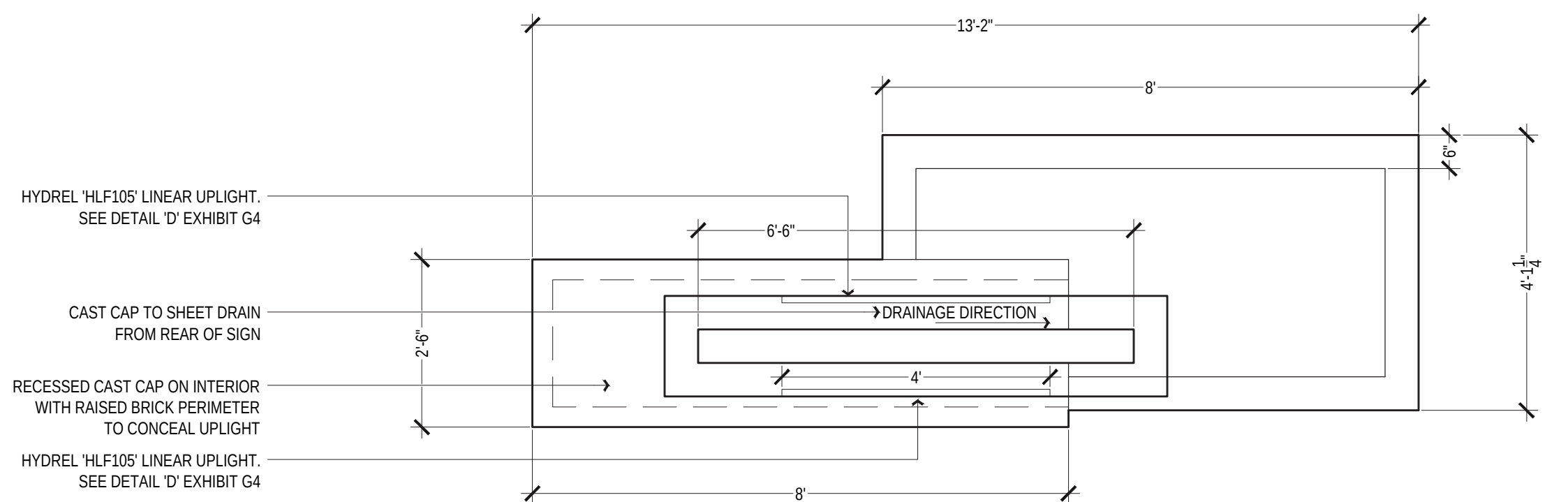
EVERGREEN TREE
@ MIN. 5' HEIGHT INSTALL

MED. TO LARGE DECIDUOUS
TREE @ MIN. 2" CAL. INSTALL

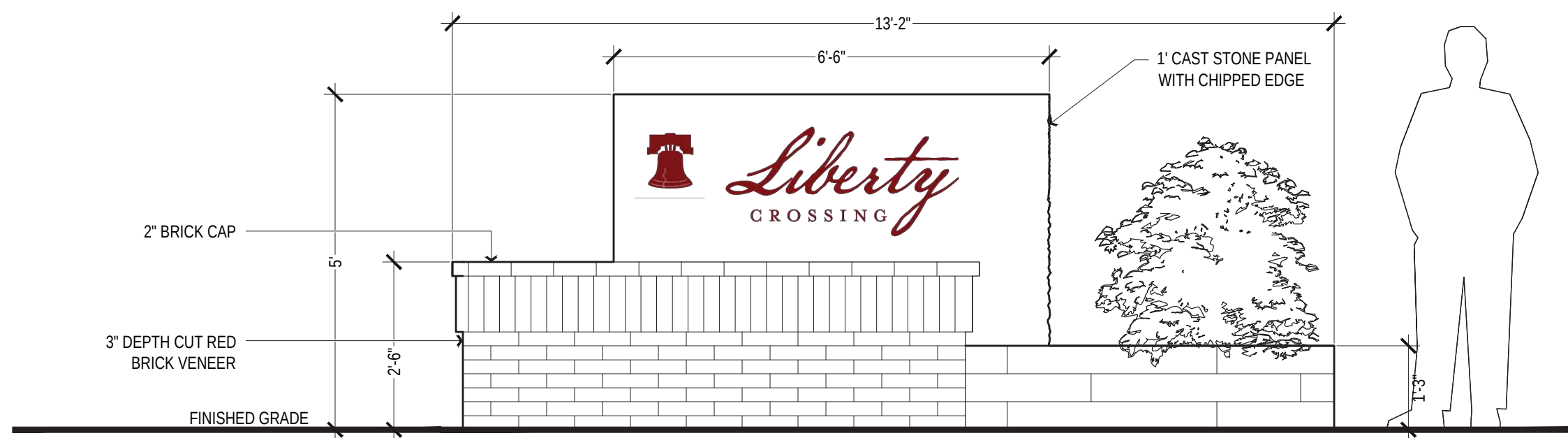
ORNAMENTAL TREE
@ MIN. 1.75" CAL. INSTALL



PRIMARY ENTRY SIGN FRONT ELEVATION

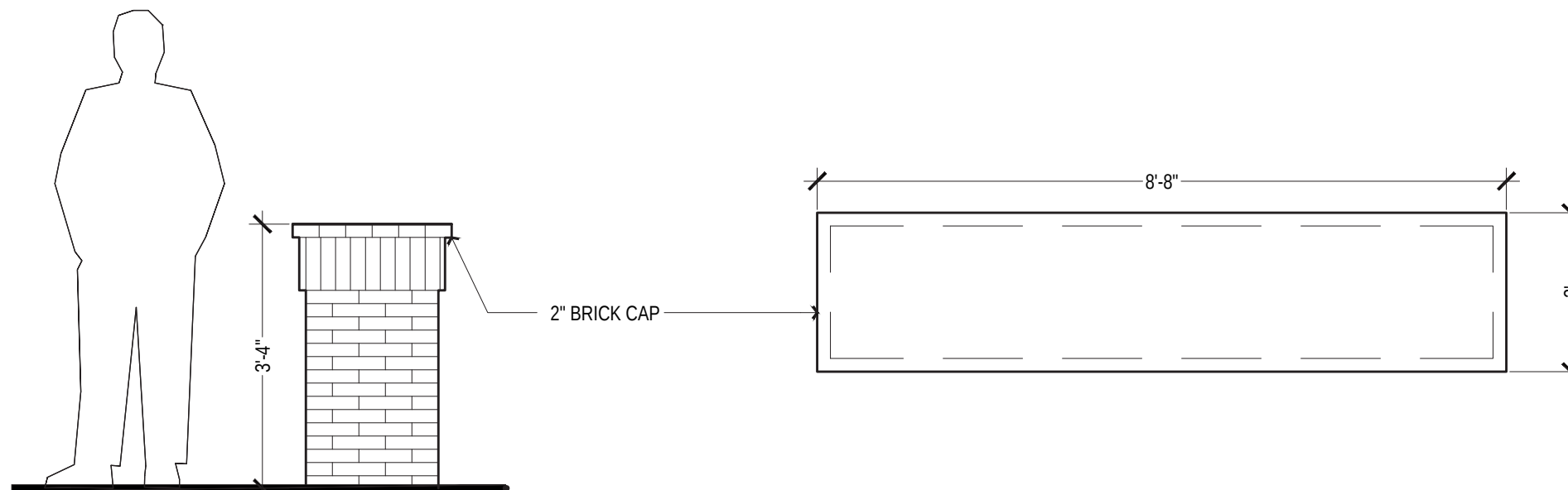


PRIMARY ENTRY SIGN PLAN VIEW



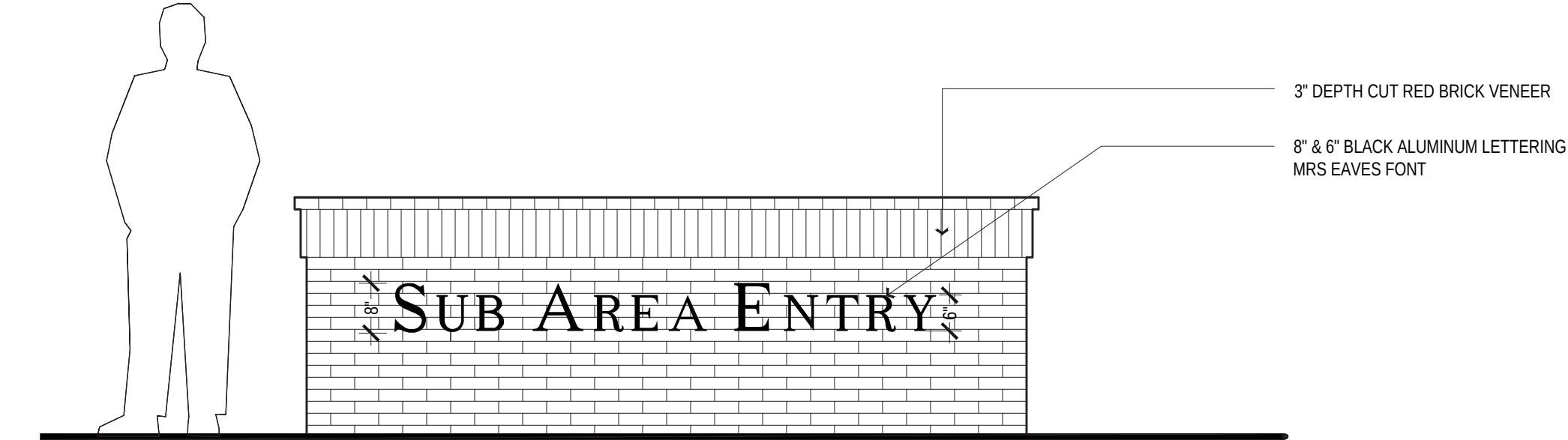
PRIMARY ENTRY SIGN REAR ELEVATION

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



SUB-AREA ENTRY SIGN SIDE ELEVATION

SUB-AREA ENTRY SIGN PLAN



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

HLF105 and HLF107
Linear Flood

HIGHLIGHTS

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

5 Year Warranty

Specifications

Weight	12"	31 lbs	24"	66 lbs
	18"	44 lbs	42"	99 lbs
	24"	58 lbs	48"	111 lbs
	30"	71 lbs		

DIMENSIONS

Fixed Mount (100FMC)

Color Temperature	1x1ft	1x1ft	1x1ft	1x1ft
ANSI 2700K White	161	177	177	177
ANSI 3000K White	161	177	177	177
ANSI 3500K White	155	171	171	171
ANSI 4000K White	155	171	171	171

Adjustable Mount (100ADJ)

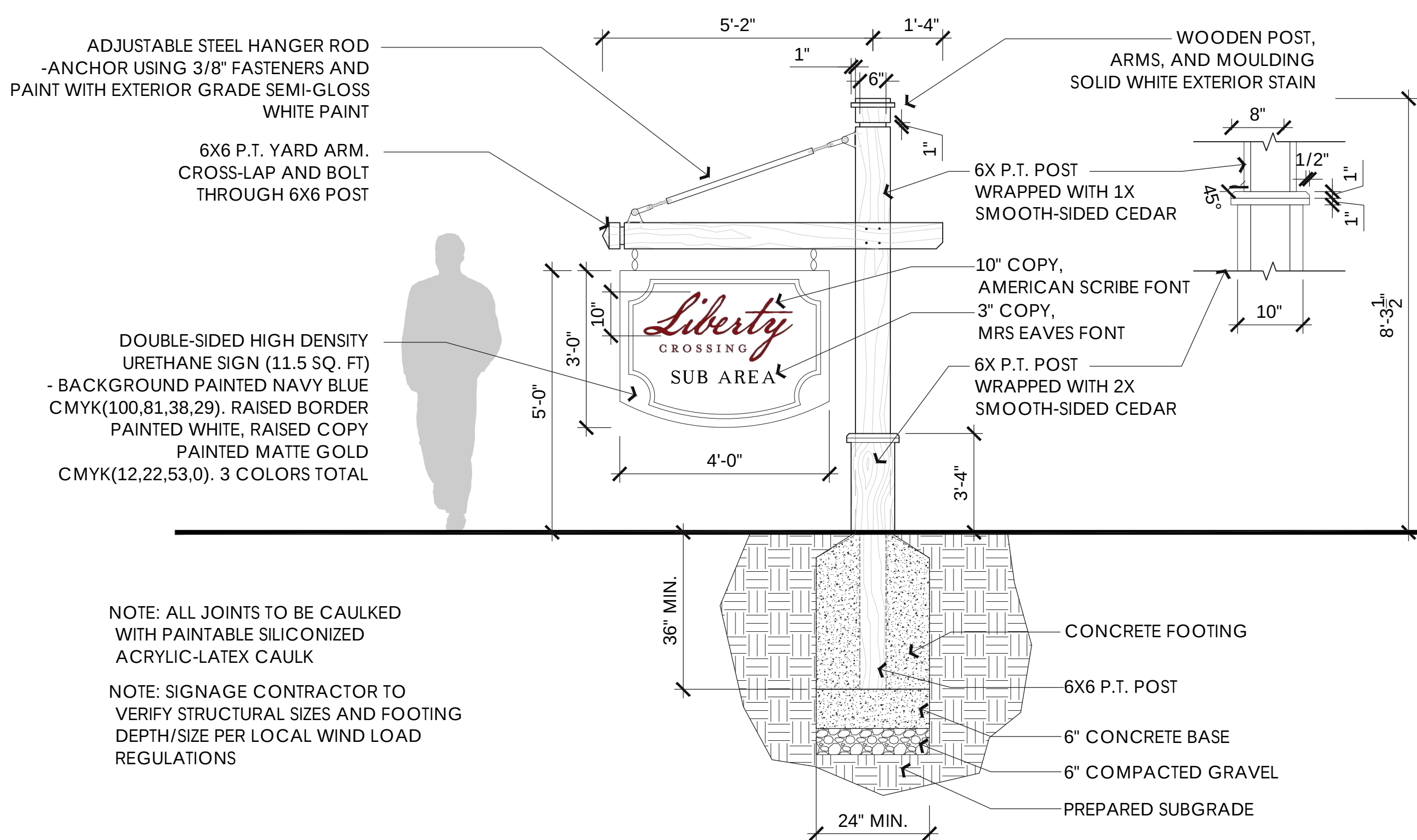
Color Temperature	1x1ft	1x1ft	1x1ft	1x1ft
ANSI 2700K White	161	177	177	177
ANSI 3000K White	161	177	177	177
ANSI 3500K White	155	171	171	171
ANSI 4000K White	155	171	171	171

LUMEN PACKAGES

HLF105 Series	Model HLF105	Model HLF107
Color Temperature	1x1ft	1x1ft
ANSI 2700K White	161	177
ANSI 3000K White	161	177
ANSI 3500K White	155	171
ANSI 4000K White	155	171

Results based on test QP3506 & QP3400 100' beam spread.
Note: LAFIT tests see page 6, L-173 > 60000

D HYDREL 'HLF 105' LINEAR UPLIGHT
SCALE: NTS



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



Site Data:

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

TAB 5
ARCHITECTURAL CHARACTER EXHIBITS



Example 1



Example 2



Example 1



Example 1



Example 2



Example 3



Example 4



Example 1



Example 2



Example 3



Example 4



Example 5



Example 6

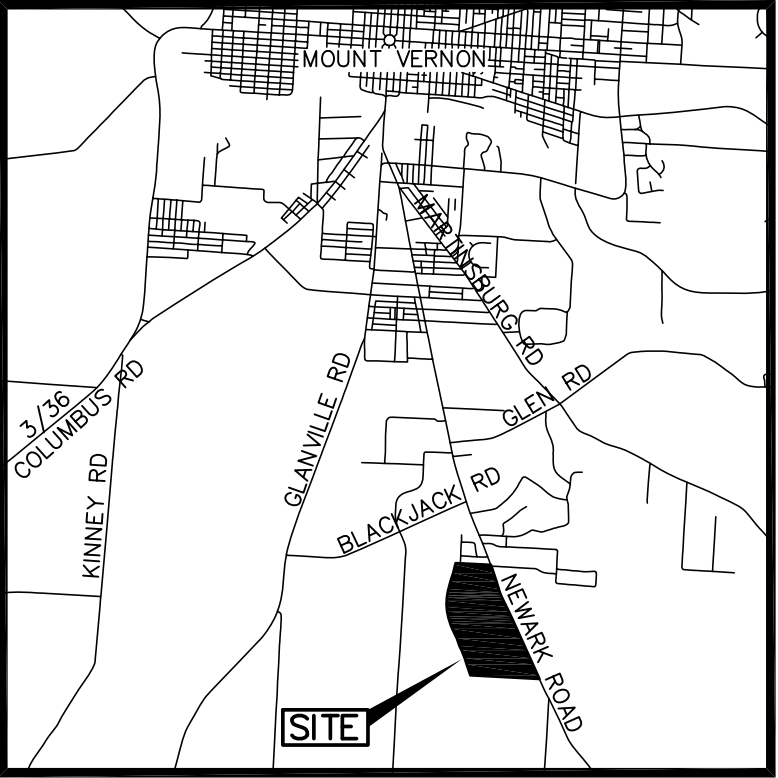
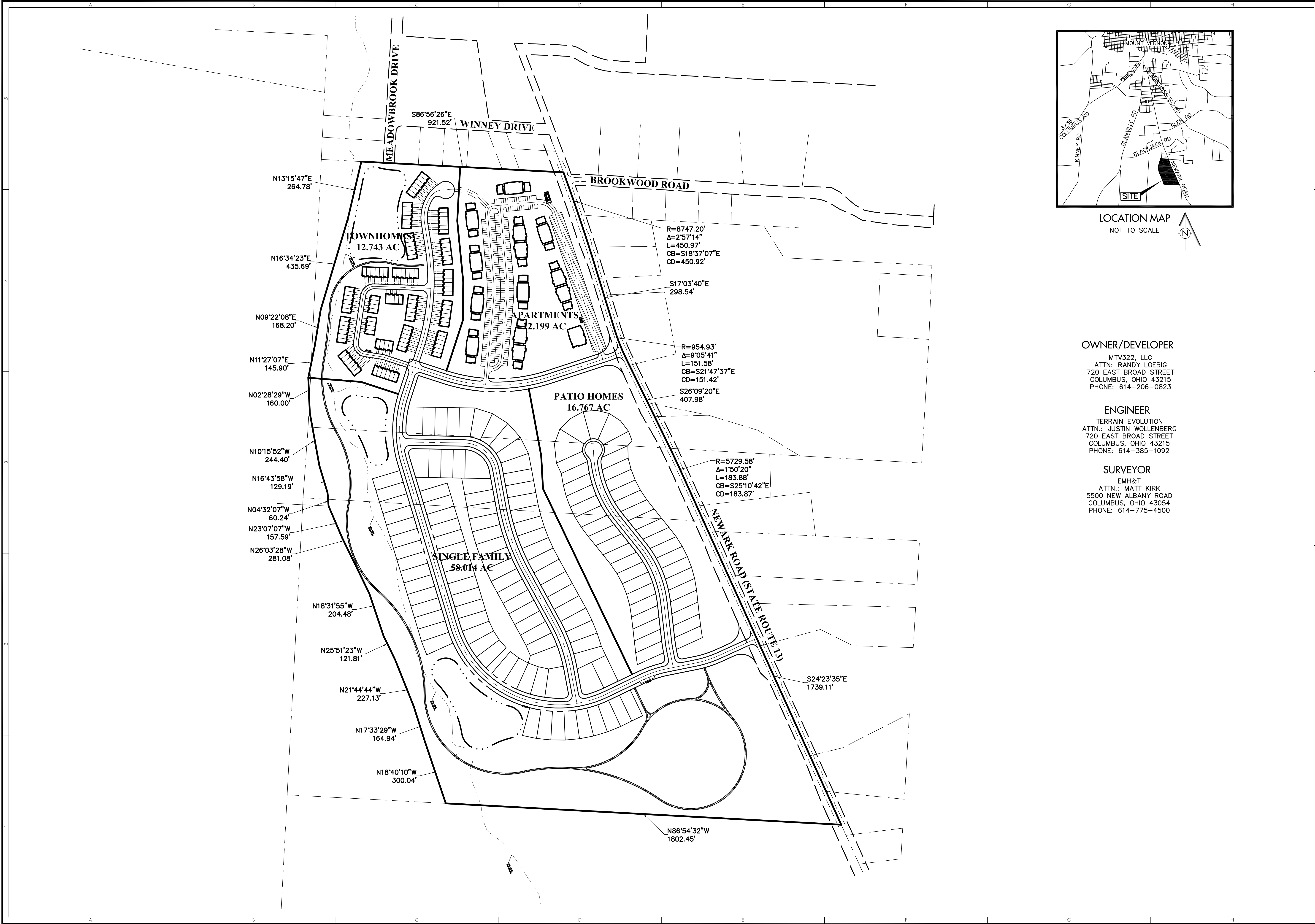


Example 7



Example 8

TAB 6
ENGINEERING EXHIBITS



LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER

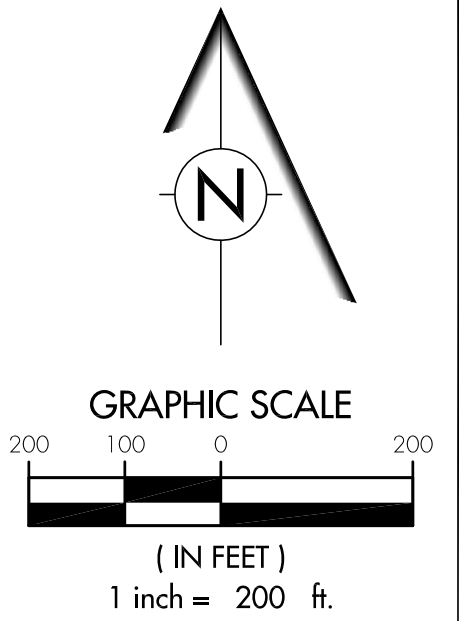
MTV322, LLC
ATTN: RANDY LOEBIG
720 EAST BROAD STREET
COLUMBUS, OHIO 43215
PHONE: 614-206-0823

ENGINEER

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

SURVEYOR

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



REVISION		DATE	BY
CHANGE ORDER SCHEDULE		DESCRIPTION OF CHANGE	
#			

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NOT APPROVED 12/16/2022

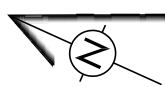
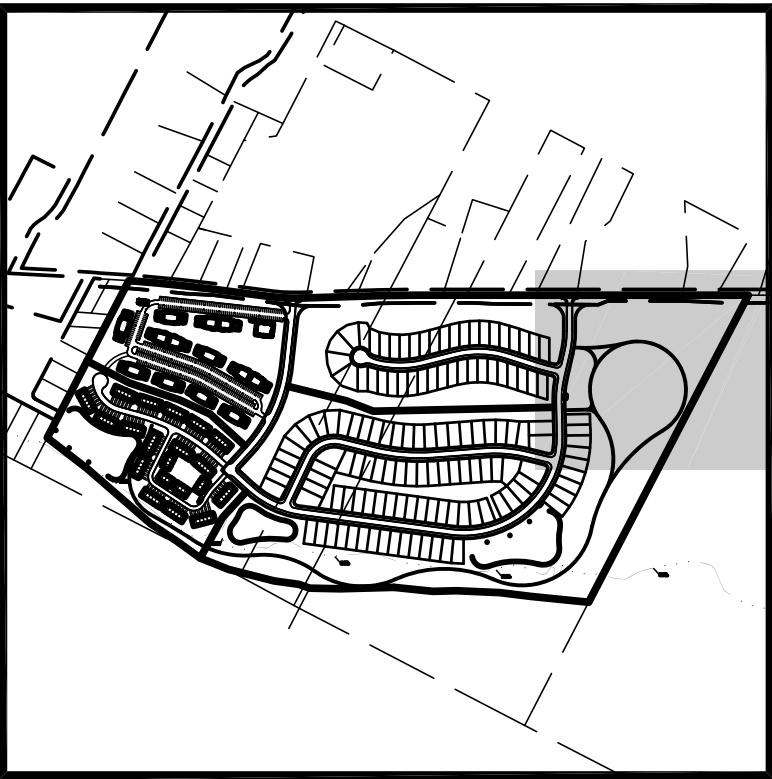
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

MOUNT VERNON, OHIO

LIBERTY CROSSING

PRELIMINARY PLAT OVERALL

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



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

TOWNHOMES	
SITE	12.743 AC
UNITS	112

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

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

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

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

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PROVED 12/

LIBERTY CROSSING
SECTION
PRELIMINARY PLAT

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

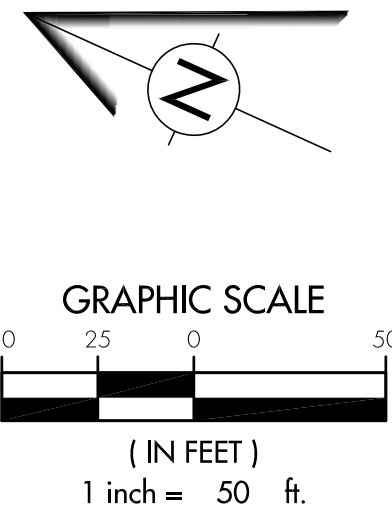
PROJECT NO.: 22-020

DATE: DECEMBER 16, 2022

SCALE:

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

SHEET NO.: 2 / 23



KEY MAP
NOT TO SCALE

SITE DATA

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

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(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

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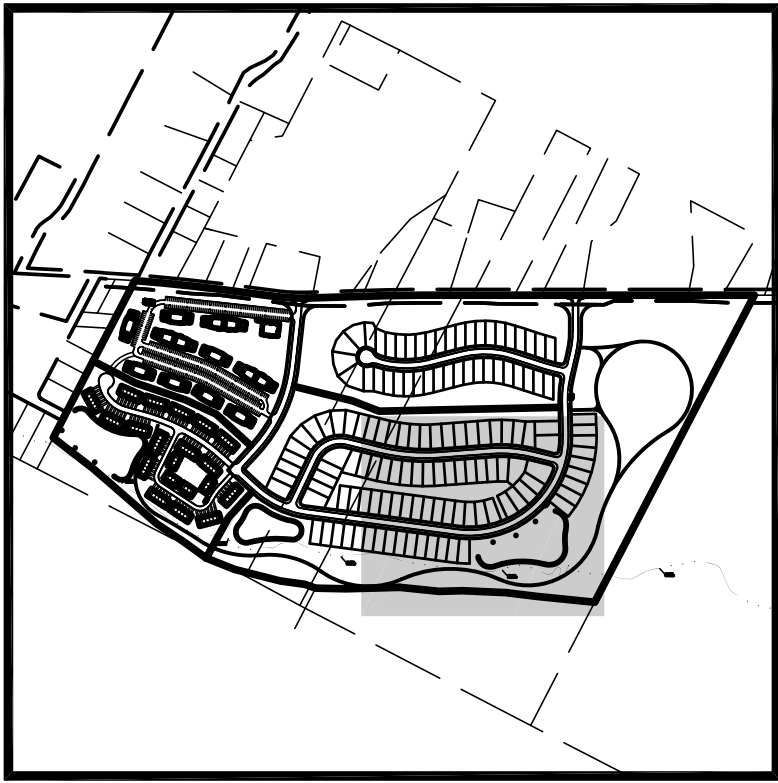
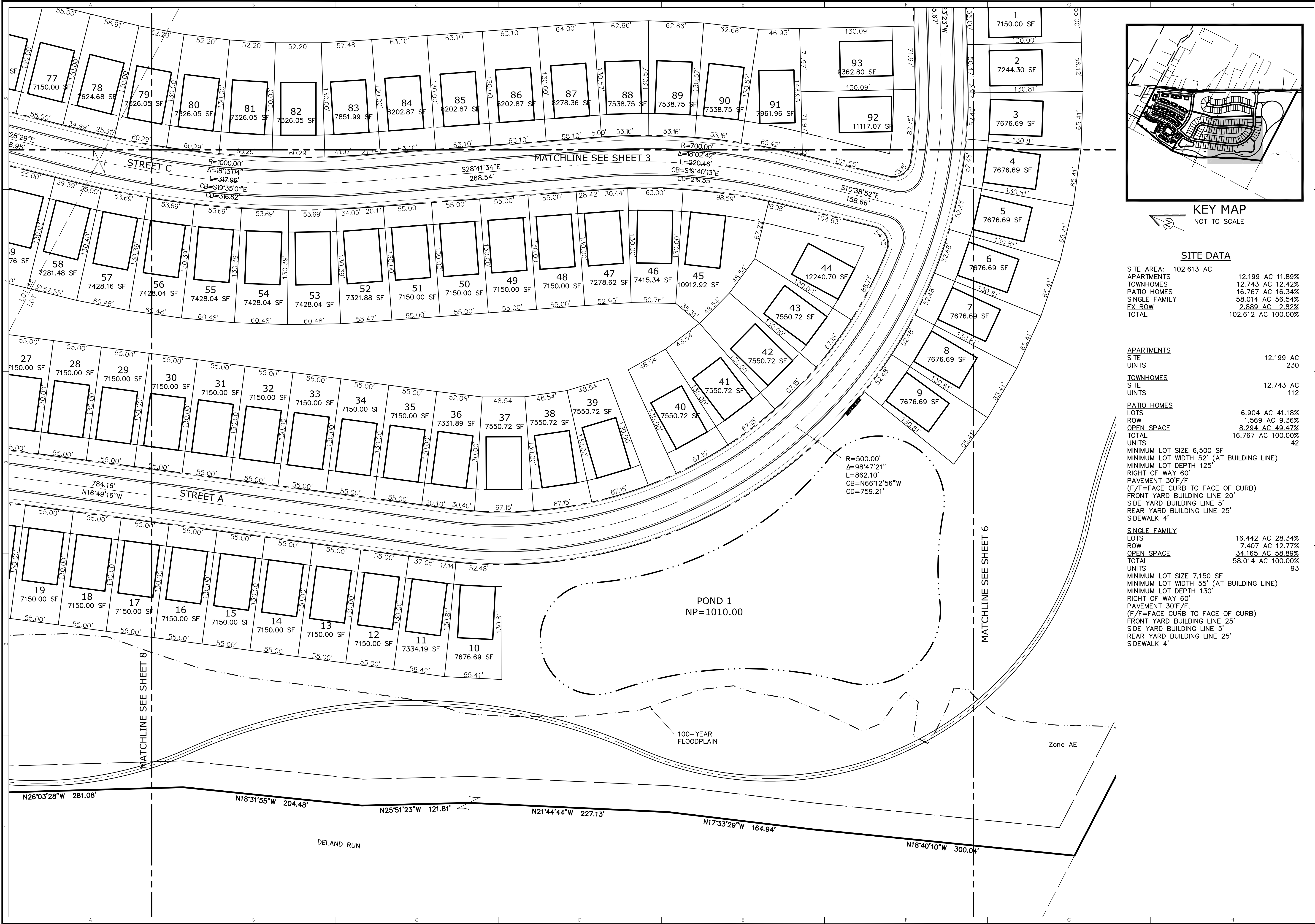
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DRAWING SET STATUS:		
☒ PRELIMINARY ENGINEERING SET ☐ AS-BUILT REVIEW SET ☐ CONSTRUCTION DOCUMENT SET ☐ AS-BUILT DOCUMENT SET		
DESIGN	DRAFT	CHECK
JPW	CMK	JPW
PROJECT NO.: 22-020		
DATE: DECEMBER 16, 2022		
SCALE:		
HORIZONTAL:	1" = 50'	
VERTICAL:	N/A	
SHEET NO.: 4/23		







KEY MAP
NOT TO SCALE

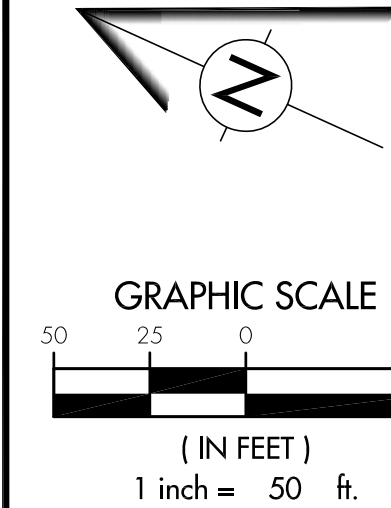
SITE DATA

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
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TOWNHOMES	
SITE	12.743 AC
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PATIO HOMES	
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OPEN SPACE	34.165 AC 58.89%
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UNITS	93
MINIMUM LOT SIZE 7,150 SF MINIMUM LOT WIDTH 55' (AT BUILDING LINE) MINIMUM LOT DEPTH 130' RIGHT OF WAY 60' PAVEMENT 30'F/F (F/F=FACE CURB TO FACE OF CURB) FRONT YARD BUILDING LINE 25' SIDE YARD BUILDING LINE 5' REAR YARD BUILDING LINE 25' SIDEWALK 4'	

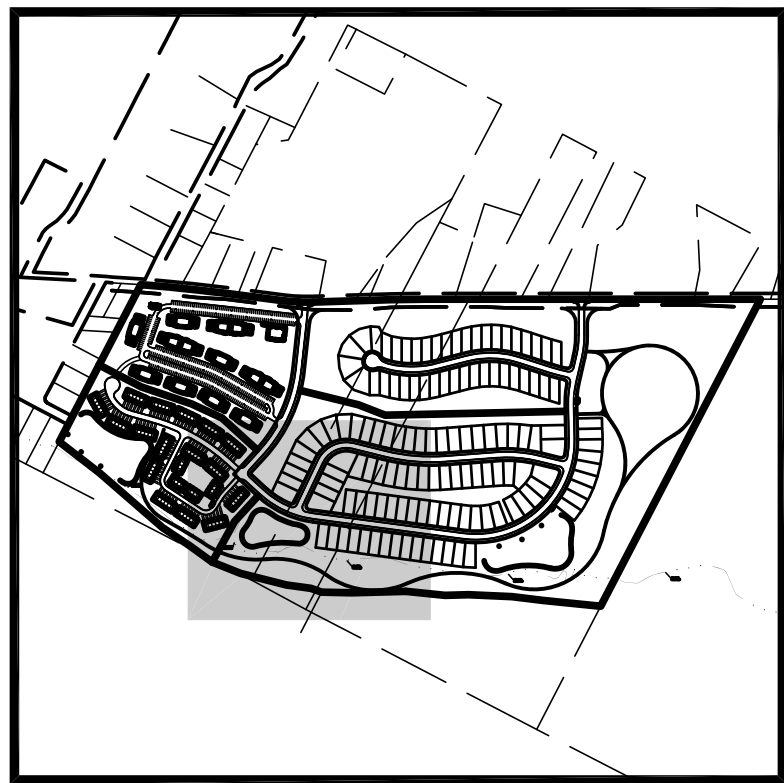
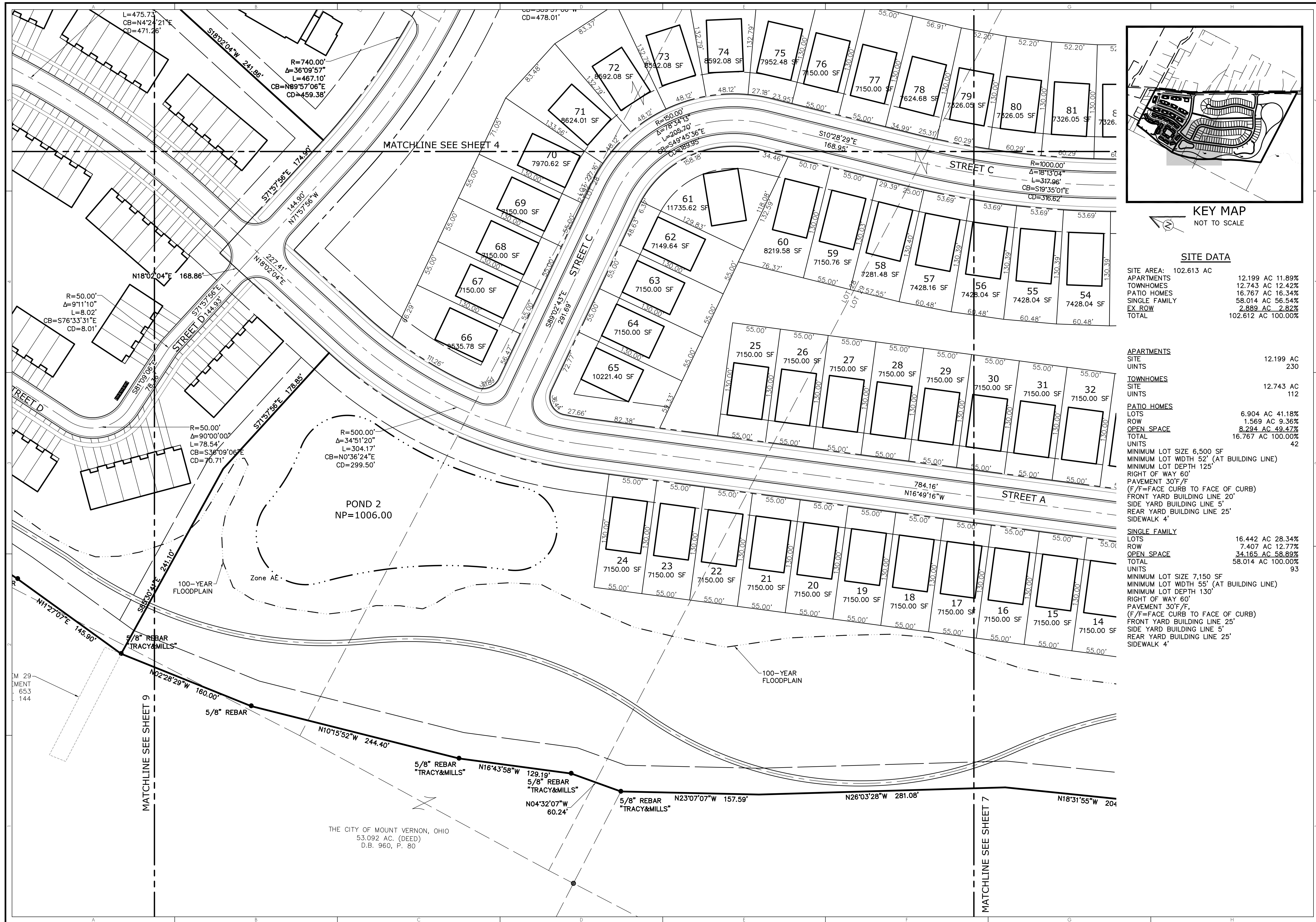


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LIBERTY CROSSING
PRELIMINARY PLAT
MOUNT VERNON, OHIO

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



KEY MAP
NOT TO SCALE

SITE DATA

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

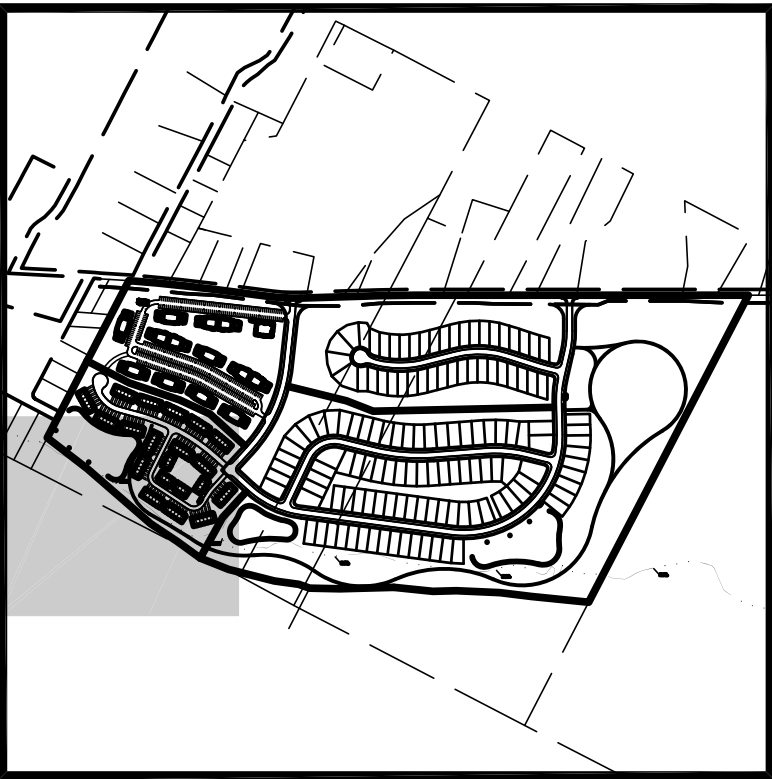
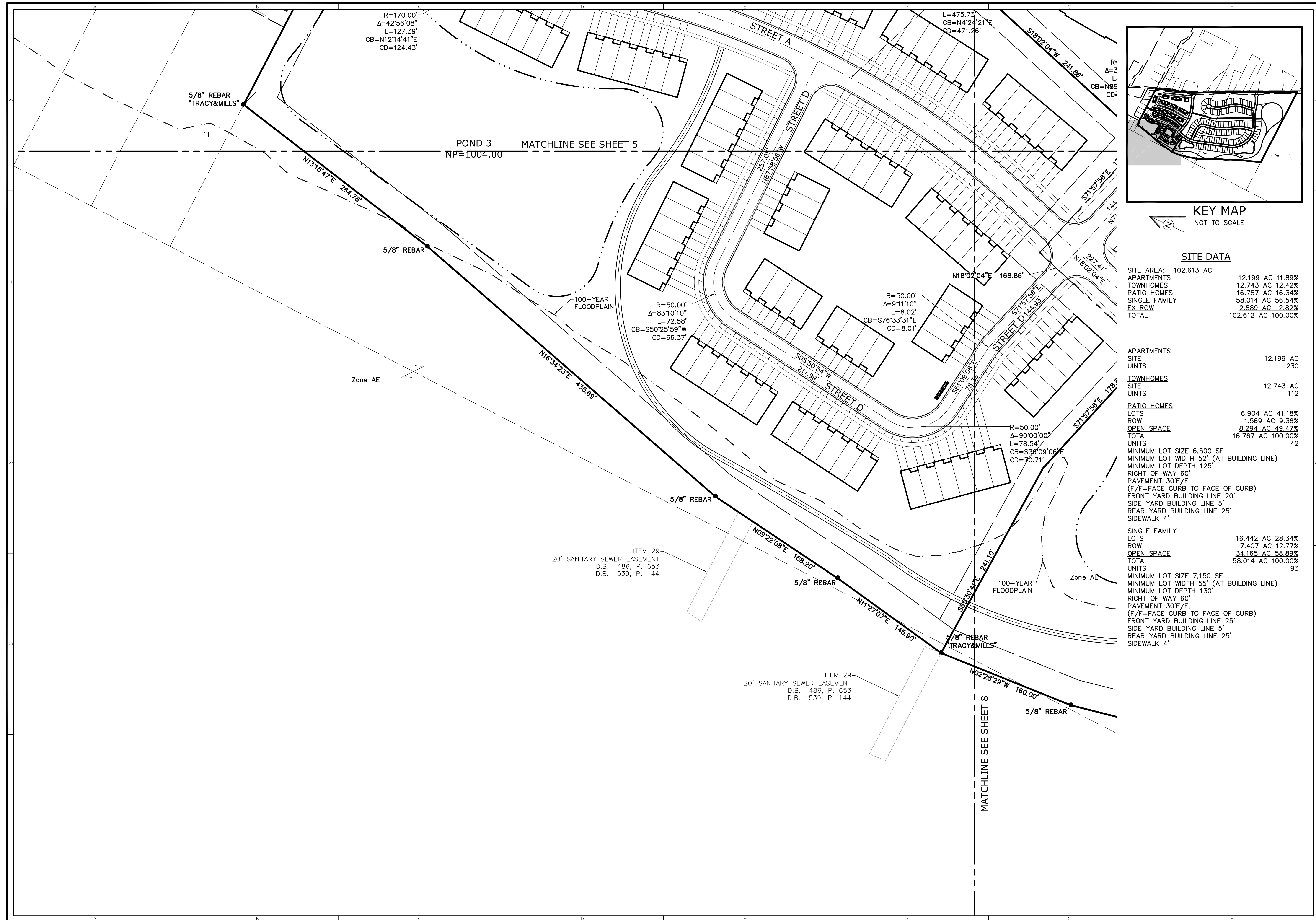
<u>APARTMENTS</u>		
SITE	12.199	AC
UNITS	230	
<u>TOWNHOMES</u>		
SITE	12.743	AC
UNITS	112	
<u>PATIO HOMES</u>		
LOTS	6.904	AC 41.18%
ROW	1.569	AC 9.36%
<u>OPEN SPACE</u>	<u>8.294</u>	<u>AC 49.47%</u>
TOTAL	16.767	AC 100.00%
UNITS	42	

<u>SINGLE FAMILY</u>	
LOTS	16.442 AC 28.34%
ROW	7.407 AC 12.77%
<u>OPEN SPACE</u>	<u>34.165 AC 58.89%</u>
TOTAL	58.014 AC 100.00%
UNITS	93
MINIMUM LOT SIZE 7,150 SF	
MINIMUM LOT WIDTH 55' (AT BUILDING LINE)	
MINIMUM LOT DEPTH 130'	
RIGHT OF WAY 60'	
PAVEMENT 30'F/F,	
(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]

MOUNT VERNON, OHIO
 LIBERTY CROSSING
 SECTION
 NOT APPROVED
 TerrainE/Volution
 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
 PRELIMINARY PLAT

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.: 8/23		



KEY MAP
NOT TO SCALE

SITE DATA

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

APARTMENTS
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%
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(F/F=FACE CURB TO FACE OF CURB)
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SIDEWALK 4'

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

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RIGHT OF WAY 60'
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(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]

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MOUNT VERNON, OHIO
 LIBERTY CROSSING
 SECTION
 PRELIMINARY PLAT

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

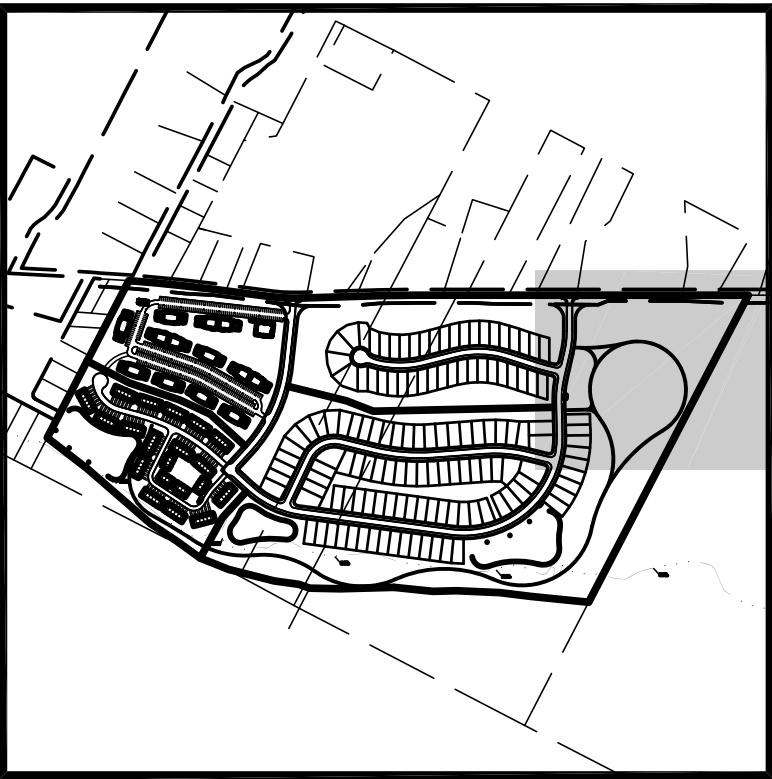
PROJECT NO.: 22-020

DATE: DECEMBER 16, 2022

SCALE:

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

SHEET NO.: 9 / 23



SITE DATA

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

APARTMENTS
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>	<u>8.294 AC</u>	<u>49.47%</u>
TOTAL	16.767 AC	100.00%
UNITS		42

MINIMUM LOT SIZE 6,500 SF
MINIMUM LOT WIDTH 52' (AT BUILDING LINE)
MINIMUM LOT DEPTH 125'
RIGHT OF WAY 60'
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(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
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FRONT YARD BUILDING LINE 25'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

[illegible]

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Your Strategic Software Vision and Success
PROVED 12/:

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P: 614.385.1090 **F:** 614.385.1085 **E:** info@terrainevolution.com

UTILITY PLAN

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	CMK	JPW

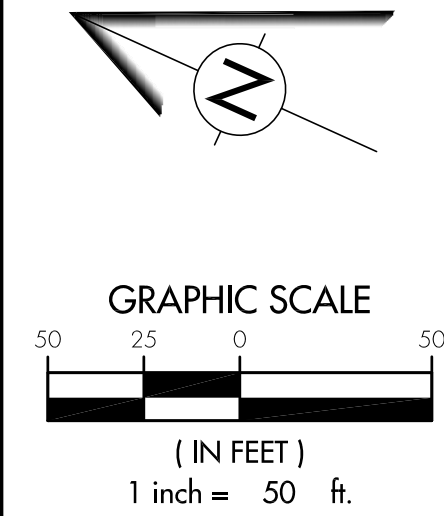
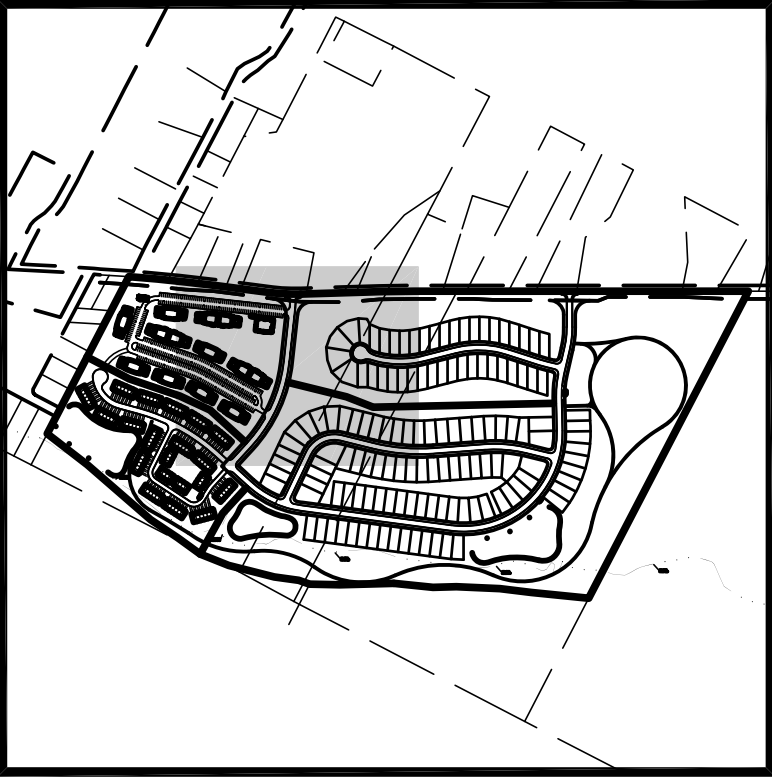
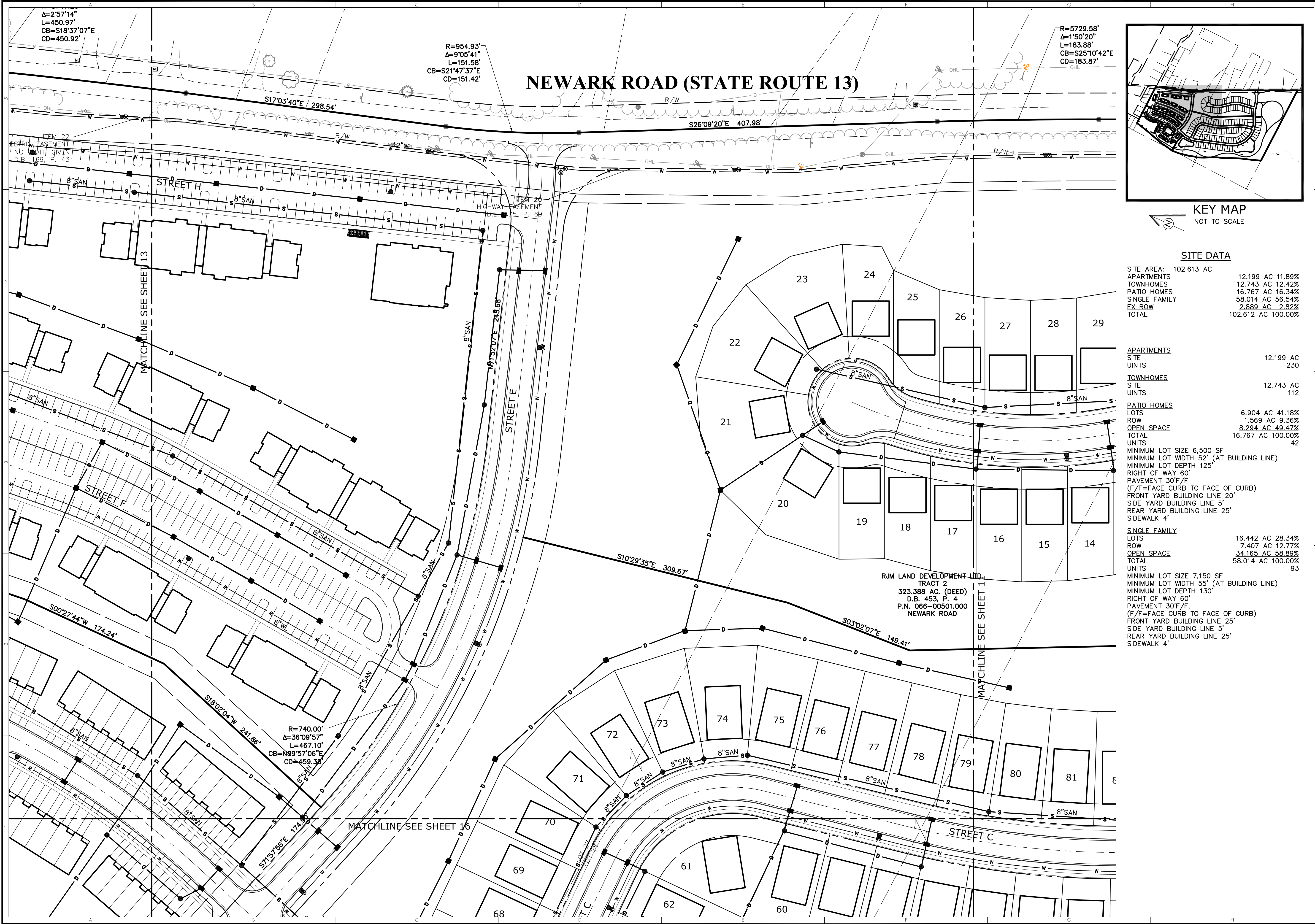
PROJECT NO.:	22-020
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DATE: DECEMBER 16, 2022

SCALE:

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

SHEET NO.: 10/23



CHANGE ORDER SCHEDULE		REVISION	DATE	BY
#	DESCRIPTION OF CHANGE			

KEY MAP
NOT TO SCALE

SITE DATA

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

APARTMENTS	
SITE	12.199 AC
UNITS	230

TOWNHOMES	
SITE	12.743 AC
UNITS	112

PATIO HOMES	
LOTS	6.904 AC 41.18%
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UNITS	42

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

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

MINIMUM LOT SIZE 7,150 SF
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(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

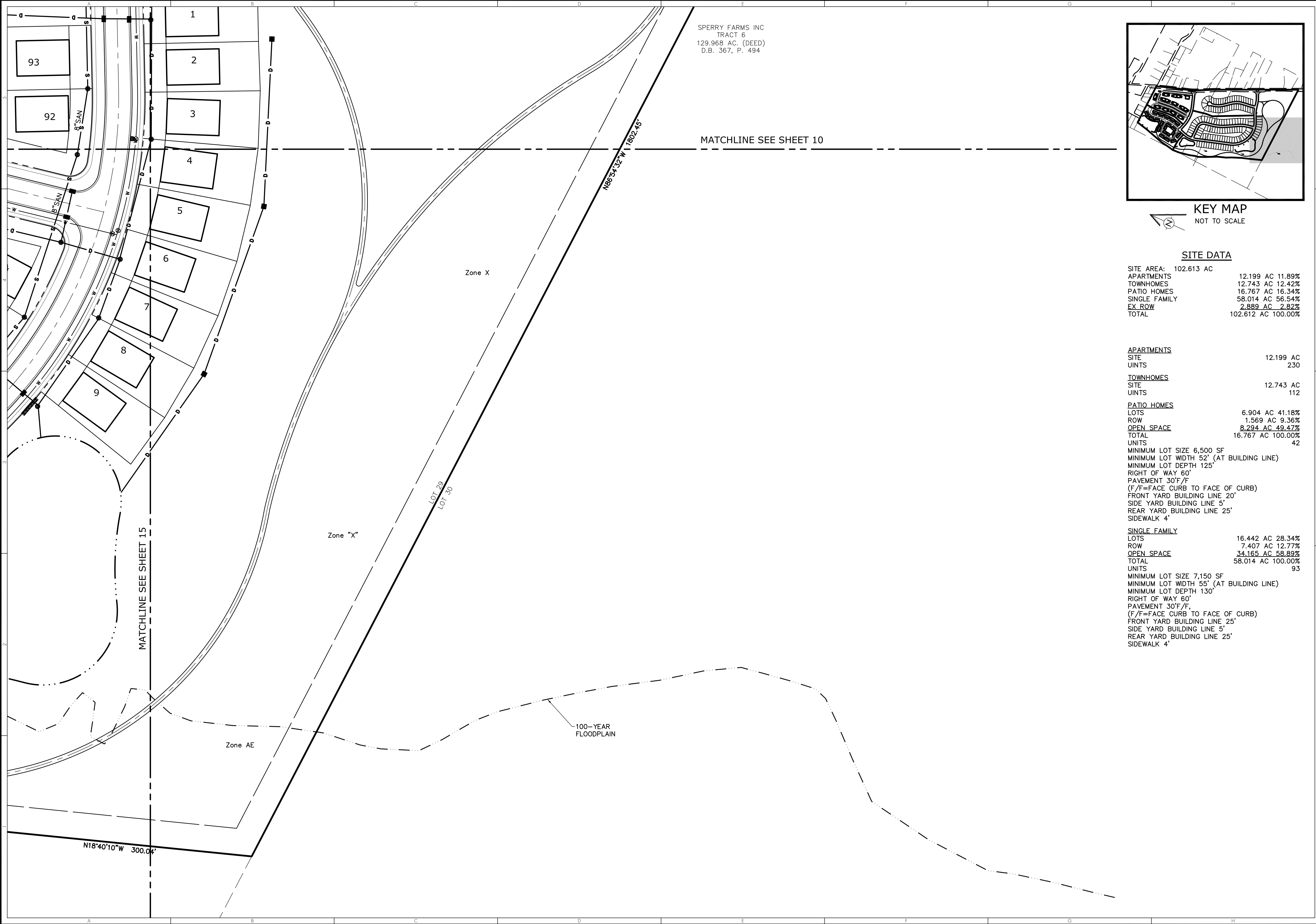
UTILITY PLAN

NOT APPROVED 12/16/2022

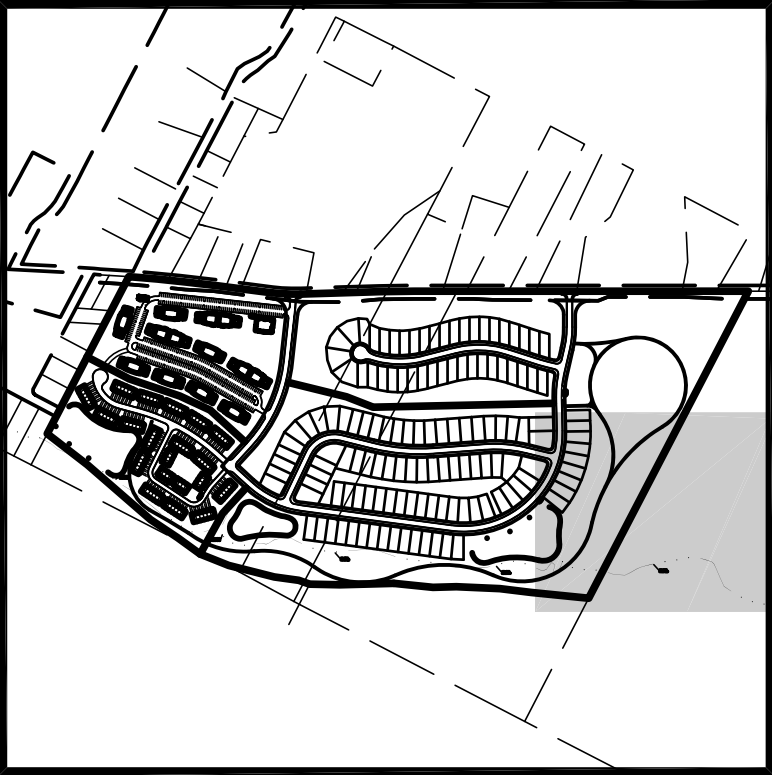
MOUNT VERNON, OHIO

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		





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



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

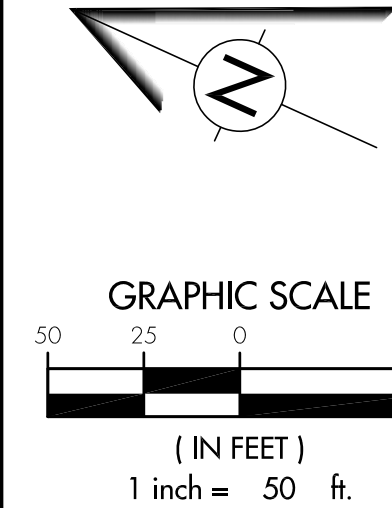
TOWNHOMES	
SITE	12.743 AC
UNITS	112

<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
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SIDEWALK 4'

<u>SINGLE FAMILY</u>		
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ROW	7.407 AC	12.77%
<u>OPEN SPACE</u>	<u>34.165 AC</u>	<u>58.89%</u>
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FRONT YARD BUILDING LINE 25'
SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

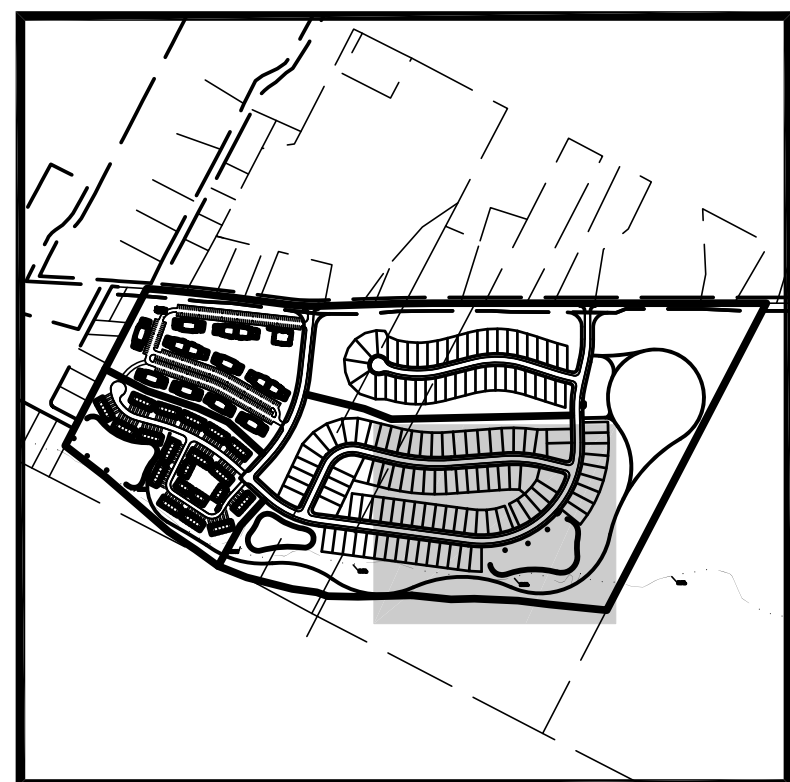
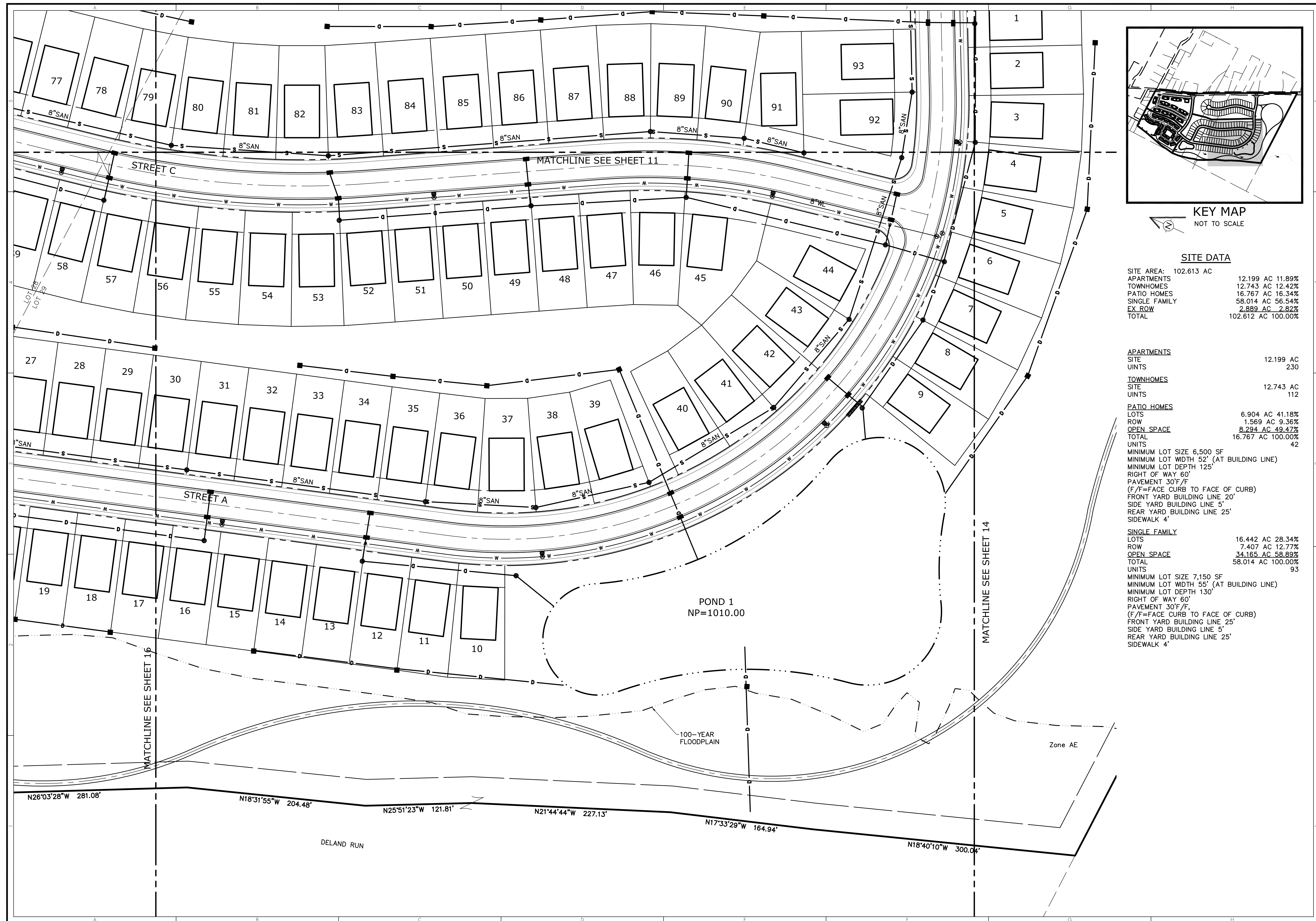


REVISION	DATE	BY	DESCRIPTION OF CHANGE
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TerrainEvolution
LIBERTY CROSSING
UTILITY PLAN
NOT APPROVED 12/16/2022
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P: 614.385.1090 | F: 614.385.1085 | E: info@terreinevolution.com

MOUNT VERNON, OHIO
LIBERTY CROSSING
UTILITY PLAN
NOT APPROVED 12/16/2022

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.: 14/23		



KEY MAP
NOT TO SCALE

SITE DATA

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

<u>TOWNHOMES</u>	
SITE	12.743 AC
UNITS	112

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LOTS	6.904 AC	41.18%
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SIDE YARD BUILDING LINE 5'
REAR YARD BUILDING LINE 25'
SIDEWALK 4'

[illegible]

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LIBERTY CROSSING
NOT APPLICABLE
SECTION
UTILITY 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

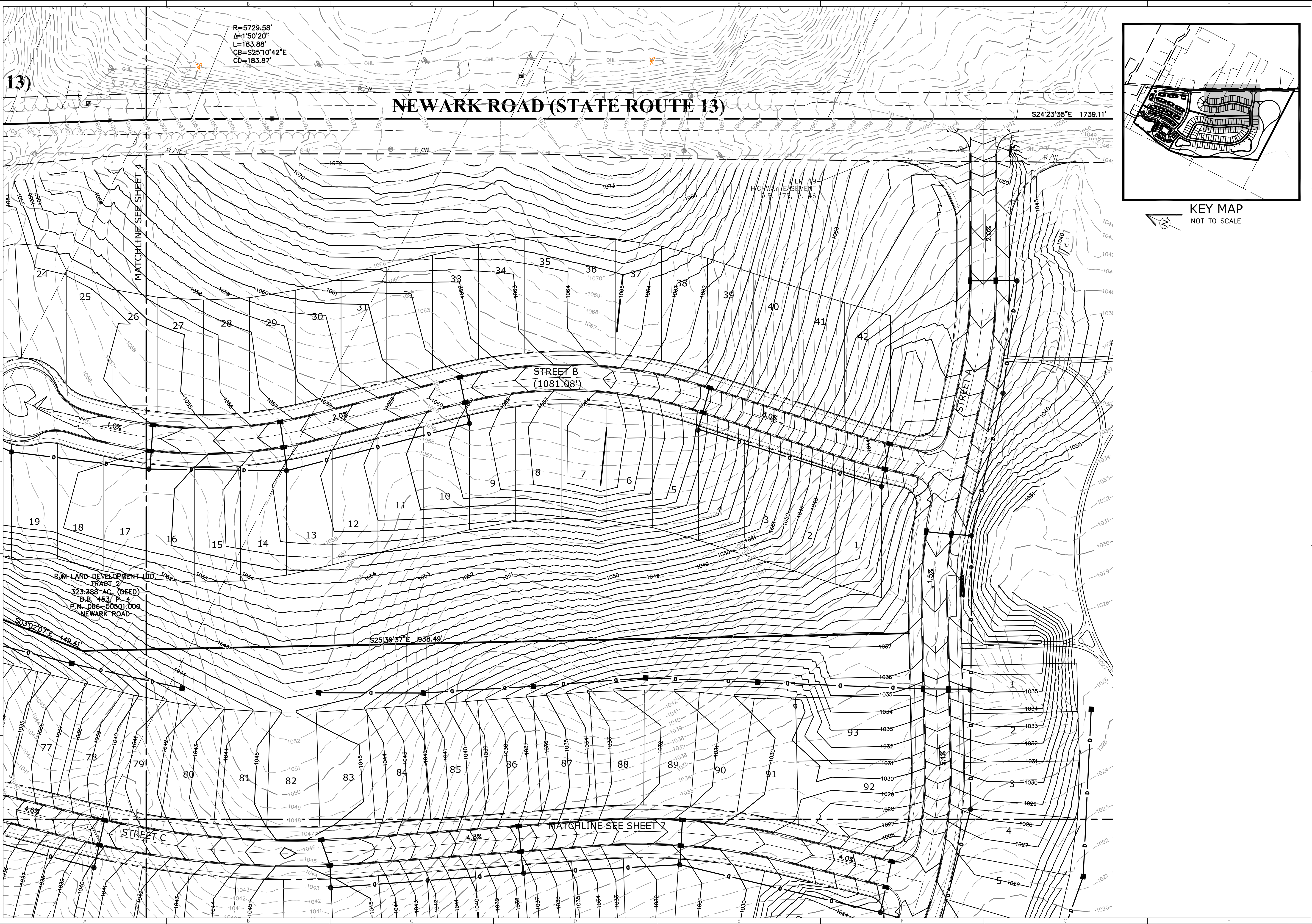
PROJECT NO.:	22-020
DATE:	

SCALE:

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







CHANGE ORDER SCHEDULE		REVISION
#	DESCRIPTION OF CHANGE	BY DATE

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LIBERTY CROSSING

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MOUNT VERNON, OHIO		
GRADING PLAN		
DRAWING SET STATUS:		
☒	PRELIMINARY ENGINEERING SET	
☐	AGENCY REVIEW SET	
☐	CONSTRUCTION DOCUMENT SET	
☐	AS-BUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
JPW	CMK	JPW
PROJECT NO.: 22-020		
DATE: DECEMBER 16, 2022		
SCALE: HORIZONTAL: 1" = 50'		
VERTICAL: N/A		
SHEET NO.: 18/23		

[illegible]

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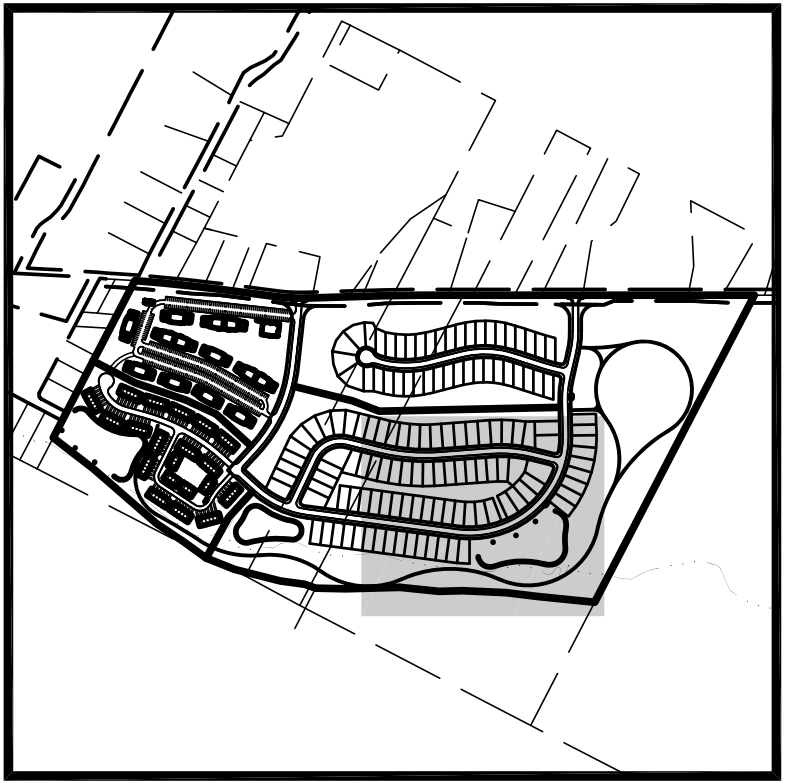
720 East Broad Street | Suite 203 | Columbus, OH 43215
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LIBERTY CROSSING
SECTION
NOT APPLICABLE

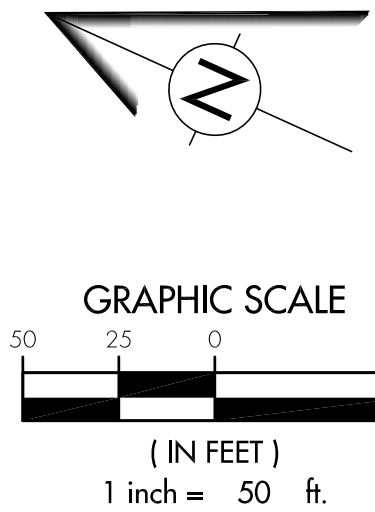
MOUNT VERNON, OHIO

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.: 20/23		



KEY MAP
NOT TO SCALE

[illegible]

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P: 614.385.1090 | F: 614.385.1085 | E: info@terrainrevolution.com

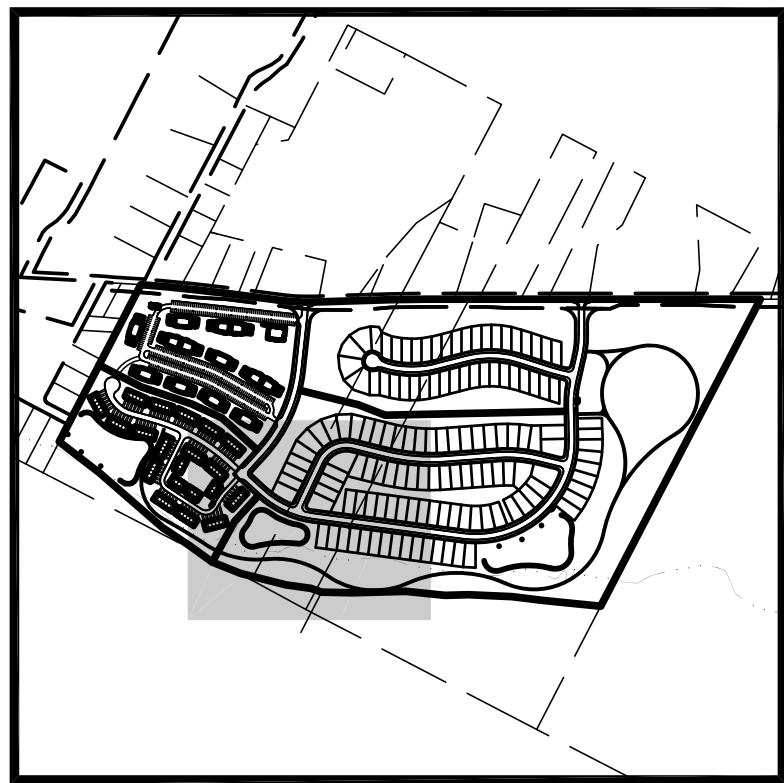
NO
SECTION

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.: 21 / 23		

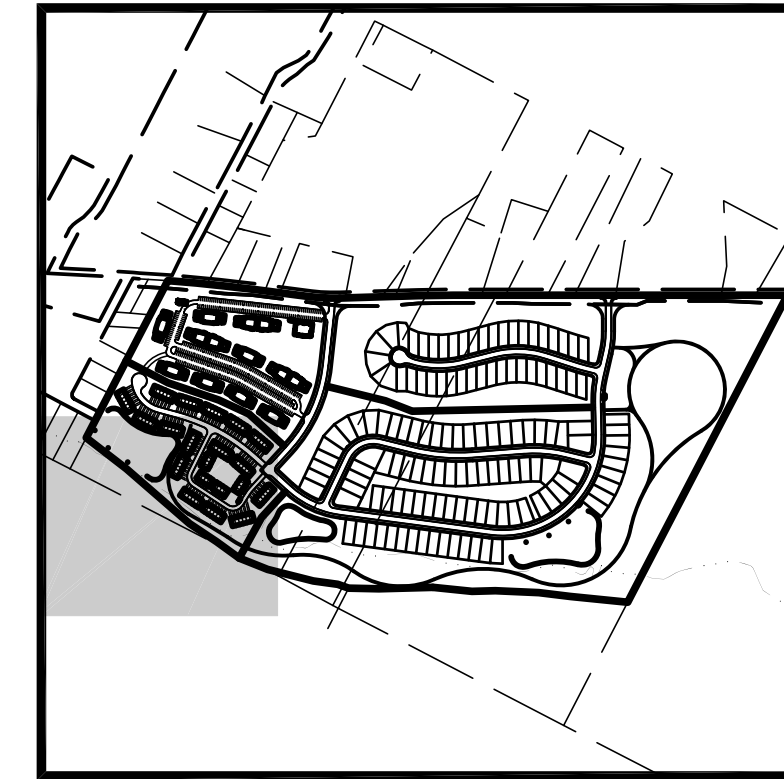
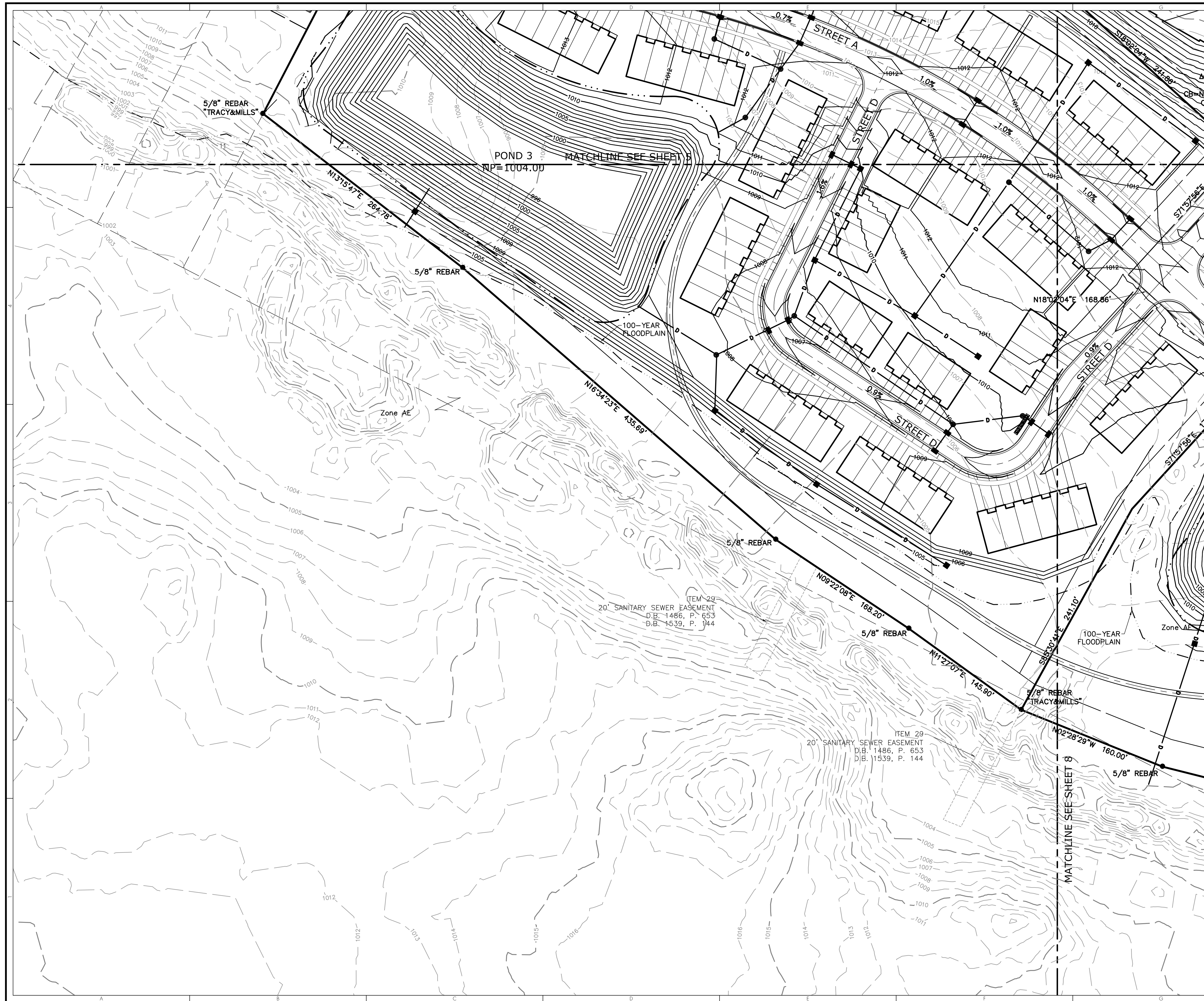
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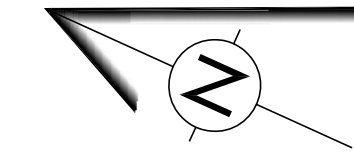
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P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

LIBERTY CROSSING
NOT APPLICABLE
SECTION
MOUNT VERNON, OHIO
GRADING PLAN

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.: 22 / 23		



KEY MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

[illegible]

3

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12th Annual Women's Vision and Success

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LIBERTY CROSSING
SECTION
NOT APPLICABLE

MOUNT VERNON, OHIO

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.: 23 / 23



**Cultural Resource Management Literature Review for a 43 ha
(106.2 ac) Prospective Development Parcel Along Mt. Vernon-
Newark Road in Clinton Township, Knox County, Ohio**

Ryan J. Weller

January 6, 2023

1395 West Fifth Ave.
Columbus, OH 43212
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Fax: 614.485.9439
Website: www.wellercrm.com

Attachment: W-3383 Mt. Vernon-Newark Road PCRM (3721 : 2023-Mpc-01)

**Cultural Resource Management Literature Review for a 43 ha
(106.2 ac) Prospective Development Parcel Along Mt. Vernon-
Newark Road in Clinton Township, Knox County, Ohio**

By

Ryan J. Weller

Submitted By:

**Ryan J. Weller, P.I.
Weller & Associates, Inc.
1395 West Fifth Ave.
Columbus, OH 43212
Phone: 614.485.9435 Fax: 614.485.9439**

Prepared For:

**Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250
Worthington, OH 43085**

Lead Agency:

US Army Corps of Engineers



Ryan J. Weller, P.I.

January 6, 2023

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W-3383

Attachment: W-3383 Mt. Vernon-Newark Road PCRM (3721 : 2023-Mpc-01)

Introduction

Weller & Associates, Inc. (Weller) conducted a Cultural Resource Management Literature Review for a 43 ha (106.2 ac) Prospective Development Parcel Along Mt. Vernon-Newark Road in Clinton Township, Knox County, Ohio (Figures 1-5). The report was prepared for Civil & Environmental Consulting, Inc. (CEC) as a preliminary review for submission to the US Army Corps of Engineers, Huntington District. The purpose of this document is to provide information relative to cultural resource management resources and their potential relative to the proposed project. This document is to provide background information regarding previously recorded cultural resources in the vicinity of the project. This report summarizes the result of the literature review and inspection of cartographic resources.

Chad Porter conducted the literature review on January 6, 2023 and was responsible for the figures for this document. Ryan J. Weller served as the Principal Investigator and was responsible for the text and summary.

Basic Environment

The project area is located in an upland setting that is to the south of the City of Mt. Vernon and between Delano Run and Mt. Vernon-Newark Road (aka State Route 13). The majority of the area is open farm fields and it slopes to the west. There are single family housing to the north and east of the project with open farm fields and burgeoning industrial development to the west (Figures 2 and 3). The project plans are for some type of development. The terrain in this area includes rolling uplands that are sloping and extending towards Delano Run that is to the west. The most common soil type is Luray silty clay loam, a low-lying and typically wet type that makes up about 30.7 percent of the project area (United States Department of Agriculture, Soils Conservation Service 2023).

Literature Review

The literature review study area is defined as a 1.6 km (1.0 mile) radius from the center of the project corridors. In conducting the literature review, the following resources were consulted at OHPO and the State Library of Ohio:

- 1) *An Archaeological Atlas of Ohio* (Mills 1914);
- 2) OHPO United States Geological Survey (USGS) 7.5' series topographic maps;
- 3) Ohio Archaeological Inventory (OAI) files;
- 4) Ohio Historic Inventory (OHI) files;
- 5) National Register of Historic Places (NRHP) files;
- 6) Determinations of Eligibility (DOE) files;
- 7) OHPO CRM/contract archaeology files; and
- 8) Knox County atlases, histories, historic USGS 15' series topographic map(s), and current USGS 7.5' series topographic map(s);
- 9) Online Genealogical and Cemetery records.

A review of *An Archaeological Atlas of Ohio* (Mills 1914) was conducted. There are no relative sites in the project area. There is a mound indicated to the southwest at least half a mile (Figure 4).

The OHPO topographic maps indicated that there are 37 archaeological resources recorded in the study area (Table 1; Figures 2 and 3). There were five sites that were identified as isolated finds and eight sites with a historic period component. Known and recorded components within the project's study area include Paleoindian (n=8), Unknown Archaic (n=2), Early Archaic (n=6), Late Archaic (n=12), Unknown Woodland (n=1), Early Woodland (n=5), Middle Woodland (n=3), Late Woodland (n=7), and Late Prehistoric (n=6). There is a noticeably high number of sites with Paleoindian components from this area. These are not located within the project area and most of the sites are recorded to the west/immediate west. Most of these sites were identified and evaluated/assessed by professional surveys.

Table 1. Archaeological Sites Recorded in the Study Area.

Site	General Affiliation	Temporal Period	Site Type	Site Size (m ²)
KN0047	Prehistoric	Early Archaic, Late Archaic, Early Woodland, Middle Woodland, Late Woodland, Late Preh.	Artifact scatter	23164
KN0048	Prehistoric	Late Archaic, Early Woodland	Artifact scatter	2743
KN0049	Prehistoric	Early Archaic, Late Archaic	Artifact scatter	4572
KN0071	Prehistoric	Unassigned	Artifact scatter	1000
KN0358	Prehistoric	Early Archaic	Isolated find	1
KN0426	Prehistoric	Unassigned	Artifact scatter	4877
KN0428	Prehistoric and Historic	Unassigned; non-aboriginal	Artifact scatter	10869
KN0430	Prehistoric and Historic	Late Archaic, Late Woodland, Late Preh.; non-aboriginal	Habitation; artifact scatter	38656
KN0431	Prehistoric	Unassigned	Isolated find	1
KN0433	Prehistoric	Paleoindian, Late Woodland, Late Preh.	Habitation; artifact scatter	20903
KN0434	Prehistoric	Paleoindian, Late Archaic, Early Woodland	Artifact scatter	16165
KN0435	Prehistoric and Historic	Paleoindian, Late Archaic, Early Woodland, Middle Woodland, Late Woodland; non-aboriginal	Habitation; artifact scatter	40783
KN0437	Prehistoric and Historic	Paleoindian, Late Archaic, Late Woodland, Late Preh.; non-aboriginal	Artifact scatter	398543
KN0438	Prehistoric	Unassigned	Isolated find	1
KN0439	Prehistoric	Unassigned	Artifact scatter	20392
KN0442	Prehistoric	Unassigned	Isolated find	1
KN0446	Prehistoric and Historic	Unassigned	Artifact scatter	4064
KN0027	Prehistoric	Unknown Woodland	Unknown	308

Table 1. Archaeological Sites Recorded in the Study Area.				
Site	General Affiliation	Temporal Period	Site Type	Site Size (m ²)
			Mound; Kaser-Parrott Mound	
KN0046	Prehistoric and Historic	Unassigned; non-aboriginal	Artifact scatter	10033
KN0050	Prehistoric	Early Archaic, Late Archaic	Artifact scatter	28590
KN0051	Prehistoric	Paleoindian	Artifact scatter	5806
KN0072	Prehistoric	Early Archaic, Late Archaic	Artifact scatter	10000
KN0073	Prehistoric	Unassigned	Artifact scatter	1125
KN0074	Prehistoric	Unassigned	Artifact scatter	2500
KN0075	Prehistoric	Unassigned	Artifact scatter	400
KN0347	Prehistoric and Historic	Paleoindian, Early Archaic, Late Archaic, Early Woodland, Middle Woodland, Late Woodland, Late Preh.; non-aboriginal	Artifact scatter	
KN0425	Prehistoric	Unassigned	Artifact scatter	4831
KN0427	Prehistoric	Unassigned	Artifact scatter	279
KN0429	Prehistoric	Unassigned	Artifact scatter	47
KN0432	Prehistoric and Historic	Unassigned; non-aboriginal	Artifact scatter	3902
KN0436	Prehistoric	Paleoindian, Late Archaic	Artifact scatter	25548
KN0440	Prehistoric	Unassigned	Artifact scatter	7664
KN0441	Prehistoric	Paleoindian, Late Archaic, Late Woodland, Late Preh.	Artifact scatter	73112
KN0443	Prehistoric	Unassigned	Artifact scatter	900
KN0444	Prehistoric	Unassigned	Artifact scatter	4877
KN0445	Prehistoric	Unassigned	Artifact scatter	2787
KN0499	Prehistoric	Unassigned	Isolated find	1

A review of the OHI files indicated that there are no recorded resources in the project area and there are four that have been recorded in the study area (Figures 2-3; Table 2). None of these are located adjacent to the current project area.

Table 1. OHI resources recorded within the study area.					
OHI Number	Present Name	Address	Architectural style	Historic Use	Date
KNO0052513	Keylor Property	7919 Blackjack Rd	Vernacular	Single Dwelling	1890
KNO0070813	House	945 Martinsburg Rd			
KNO0070913	Pinecrest Farm	855 Martinsburg Rd			
KNO0052413	Levering Property	7910 Blackjack Rd	Queen Anne	Single Dwelling	1900

A review of the NRHP/DOE files was conducted and there is one NRHP resource indicated for the James McFarland House that is to the immediate east and opposite State Route 13 from the project area (Figure 2). There is a prehistoric period DOE resource that is located in the farm field that is to the west of the project for site 33KN0435; this site was identified and assessed during a professional survey (Weller Von Molsdorff 1998, 2000).

The OHPO CRM/contract archaeology files were reviewed as part of this project. The project area has not been previously surveyed; however, areas immediately to the west were intensively investigated. There are three prior surveys that have been completed within the study area (Weller Von Molsdorff 1998, 2000; Chidester et al. 2012). Weller's surveys are responsible for the recordation and evaluation of most of the archaeological sites that are recorded in the study area (Figures 2-3).

Historical atlases and cartographic maps were reviewed for this project. In the latter part of nineteenth century the project was on the C. Ash and Mrs. Mary McFarland properties and there are no buildings indicated in the area at that time (Caldwell and Starr 1871). The USGS *1912 Gambier, Ohio 15 Minute Series (Topographic)* map does not indicate any buildings or structures in the project area (Figure 5). The USGS *1988 Hunt, Ohio 7.5 Minute Series (Topographic)* map indicates no buildings in the project area (Figure 2). Inspection of aerial images further indicates its location within agricultural fields and is undeveloped (Figure 3). The Saint Johns Cemetery is indicated in the study area, but it is not located near the project (Figure 2).

Summary

Weller & Associates, Inc. conducted a Cultural Resource Management Literature Review for a 43 ha (106.2 ac) Prospective Development Parcel Along Mt. Vernon-Newark Road in Clinton Township, Knox County, Ohio. The project area has not been the subject of any professional/CRM surveys and there have not been any cultural resources recorded within the footprint of the project area. Review of atlas/cartographic resources did not identify any building existing or formerly existing in the area. There are no cultural resources, archaeological or architectural, recorded in the project area. There are numerous archaeological sites recorded just west of the project and many with Paleoindian components. There is a NRHP architectural resource (i.e., James McFarland House) that is located just east of the project. There is a DOE prehistoric period resource that is located to the west about 305 m (1,000 ft) from the project area.

References Cited

- Brockman, C. S.
1998 *Physiographic Regions of Ohio*. Ohio Department of Natural Resources, Division of Geological Survey, Columbus.
- Caldwell, J. A. and J. W. Starr
1871 *Atlas of Knox County, Ohio*. J. A. Caldwell & J. W. Starr, Granville, Ohio.
- Chidester, R. C. et al.
2012 *Phase I Archaeological Survey of a Proposed Point of Presence Equipment Hut for the Connecting Appalachian Ohio - Middle Mile Consortium Fiber-Optic Connectivity Project, City of Mount Vernon, Clinton Township, Knox County, Ohio*. Mannik & Smith Group. Copy available for review from Ohio History Connection.
- Mills, W. C.
1914 *An Archeological Atlas of Ohio*. Ohio State Archaeological and Historical Society, Columbus.
- United States Department of Agriculture, Soil Conservation Service
2023 *Soil Survey of Knox County, Ohio*. Soil Conservation Service, U. S. Department of Agriculture, Washington, D. C. in cooperation with the Ohio Department of Natural Resources, Division of Lands and Soils, and The Ohio Agricultural Research and Development Center, Columbus.
- Weller Von Molsdorff, R. J.
2000 *Phase II National Register of Historic Places Assessment at Site 33 KN 437 and the Northwestern Portion of 33 KN 435 in Clinton Township, Knox County, Ohio*. APPLIED Archaeological Services, Inc. Copy available for review from Ohio History Connection.
- 1998 *Phase I Cultural Resource Management Investigations for a proposed 75 ha (185 a.) RJM Land Industrial Park in Clinton Township, Knox County, Ohio*. APPLIED Archaeological Services, Inc. Copy available for review from Ohio History Connection.

Figures



Figure 1. Political map of Ohio showing the approximate location of the project.

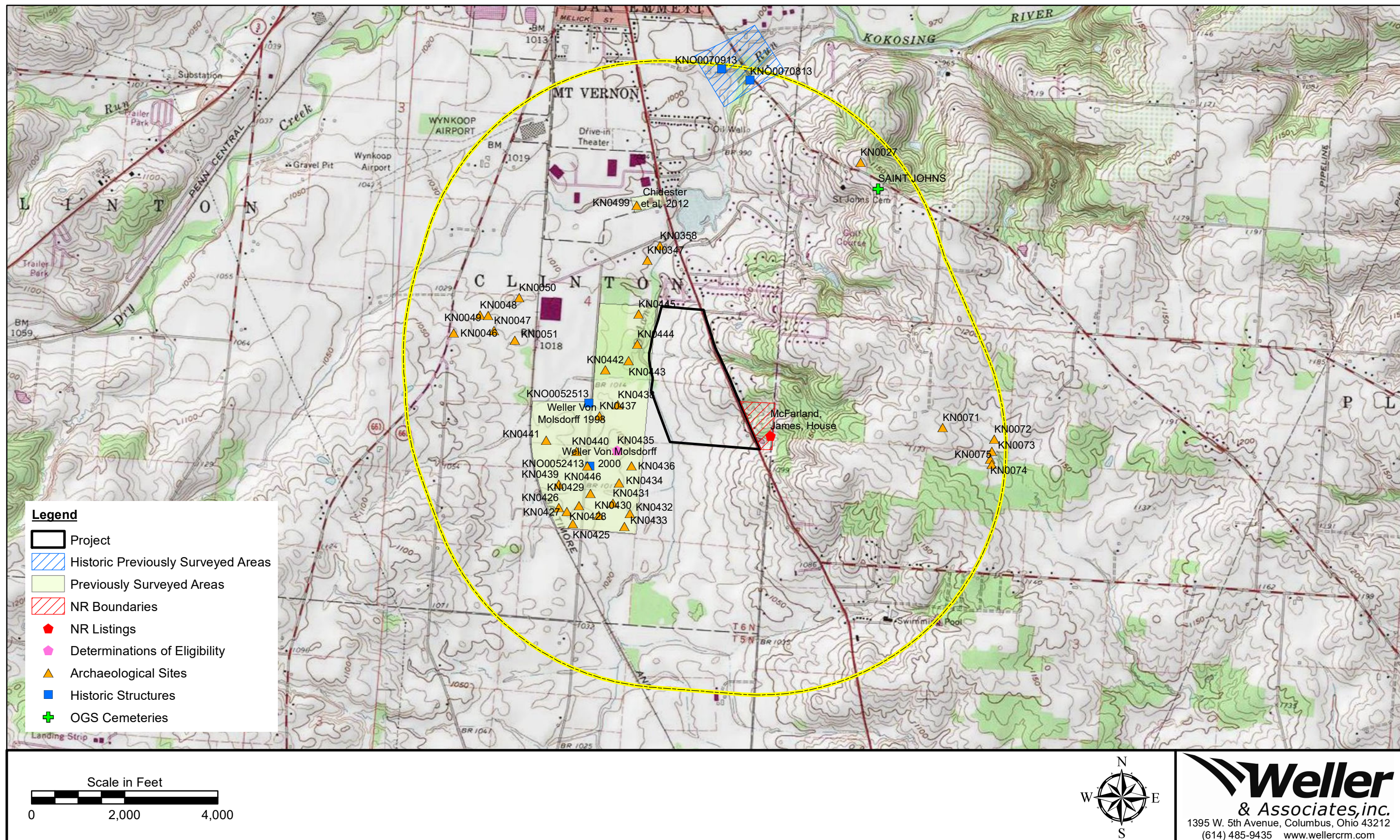


Figure 2. Portion of the USGS 1988 Hunt, Ohio 7.5 Minute Series (Topographic) map indicating the location of the project and previously recorded resources in the study area.

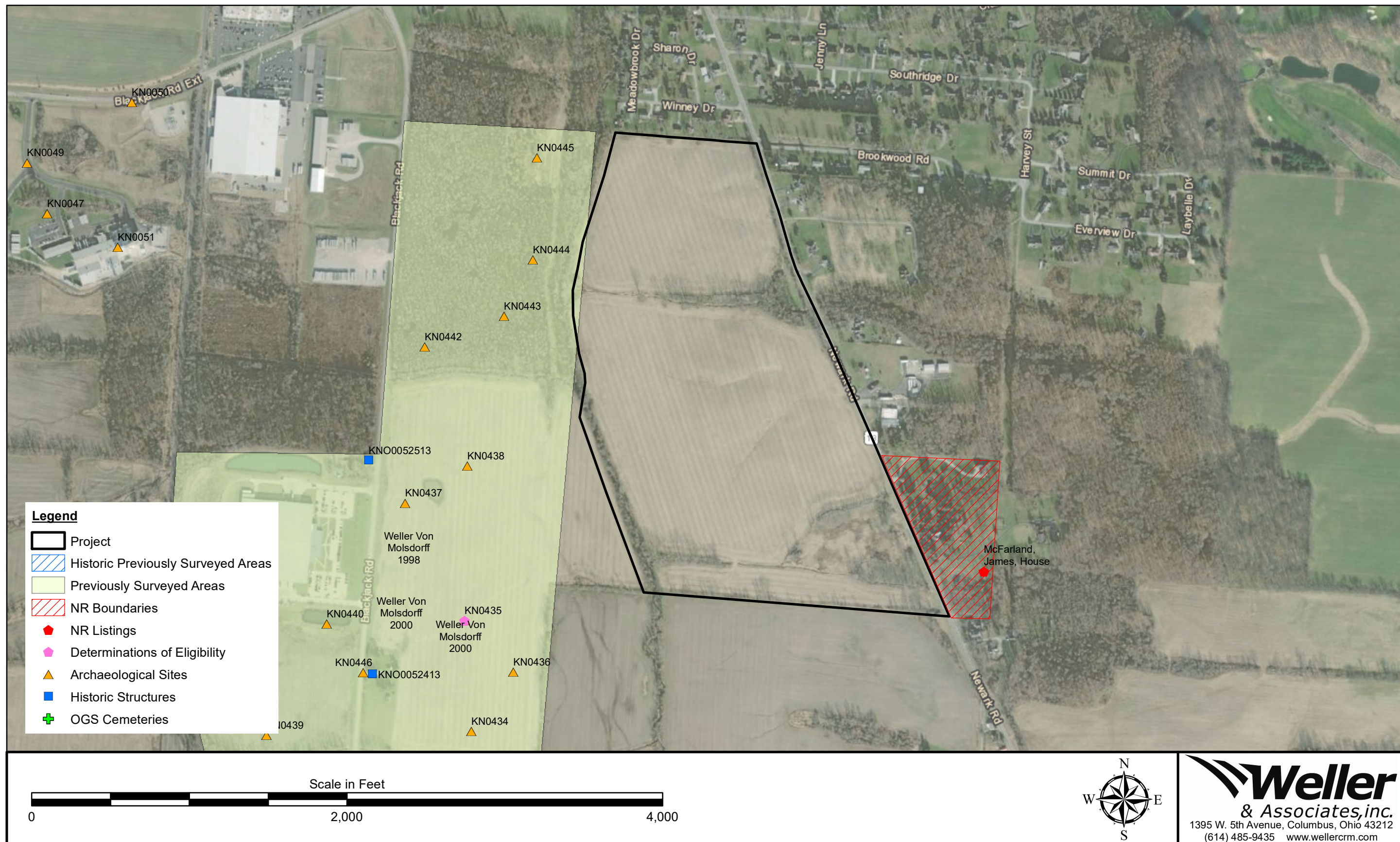


Figure 3. Aerial view of the project.



Figure 4. Portion of the *Archeological Atlas of Ohio* (Mills 1914) indicating the approximate location of the project.

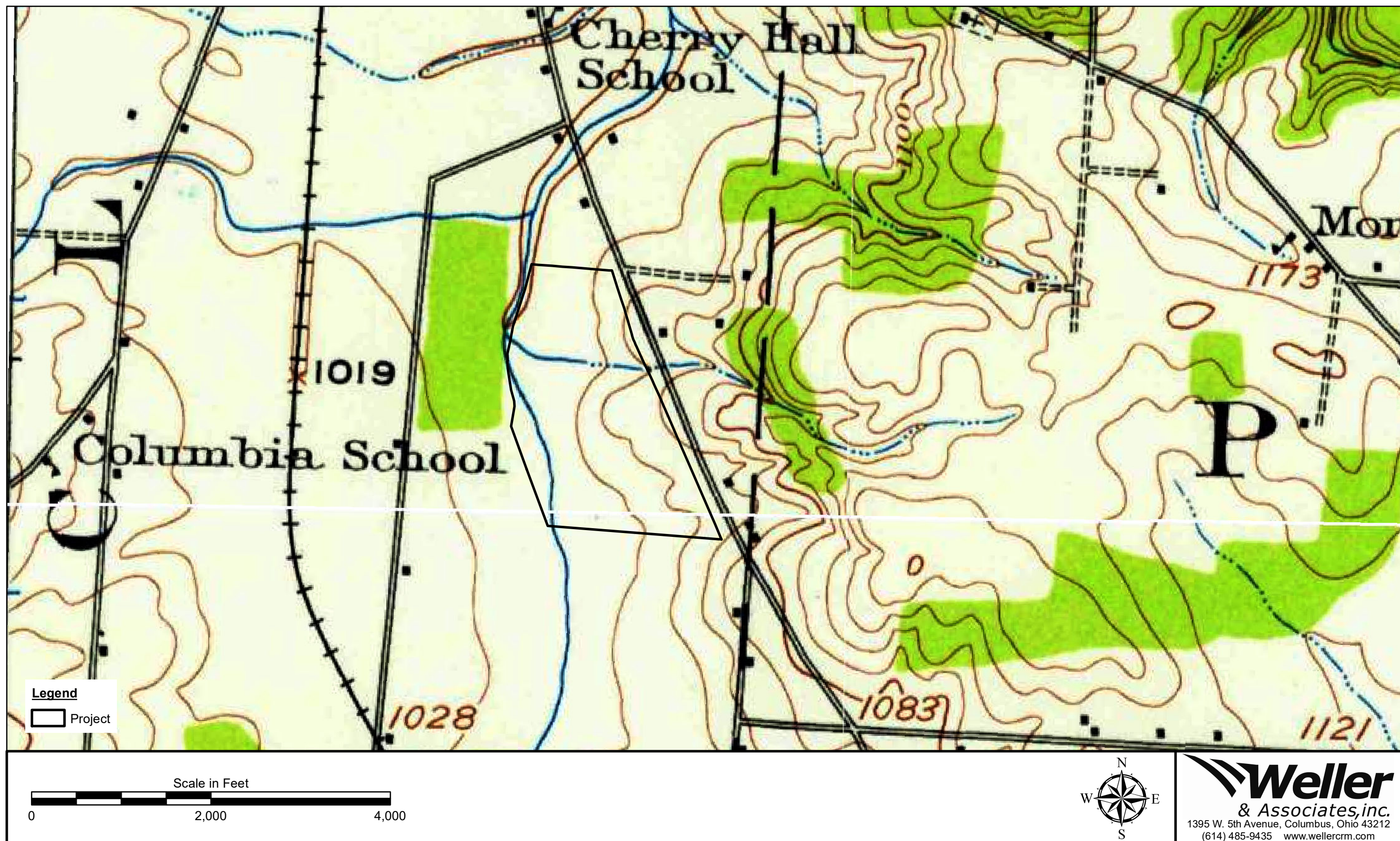


Figure 5. Portion of the USGS 1912 Gambier, Ohio 15 Minute Series (Topographic) map indicating the approximate location of the project.



Municipal Planning Commission
40 Public Square
Mount Vernon, OH 43050

Meeting: 01/12/23 4:00 PM

Dept: Municipal Planning Commission

SCHEDULED

Category: Lands

Prepared By: Lacie Blankenhorn

Initiator: Lacie Blankenhorn

MPC ITEM (ID # 3723)

DOC ID: 3723

**2023-MPC-03 : COLONIAL WOODS CONDOMINIUMS PARCEL #71-00001.022 - CHANGE
 TO COMPREHENSIVE DEVELOPMENT PLAN**

Per Codified Ordinance 1163.03 a change to the Comprehensive Development Plan has been submitted for review by the Municipal Planning Commission.

Description of Request: Colonial Woods Condominiums submitted an application for a Zoning Permit to construct a 4-unit condominium on Abigail Lane South (202/204/206/208). The zoning review revealed the Comprehensive Development Plan has changed. The zoning permit was denied until a revised Comprehensive Development Plan is reviewed and approved by the Municipal Planning Commission. If the change is determined to be significant, the Comprehensive Development Plan will also need approval from City Council.

Law Office of W. Douglas Lowe

23 East Church Street
Newark, Ohio 43055

Telephone: 740-202-9134
Facsimile: 740-258-6782

W. Douglas Lowe
Richard "Hart" Main

Email: doug.lowe@wdlowelaw.com

December 9, 2022

Dear City Planning Commission:

Our firm represents Stoneworks, LLC. We have requested the opportunity to speak before the Commission to demonstrate why the change our client has made to their Comprehensive Development Plan is only a minor modification, and does not require a new application.

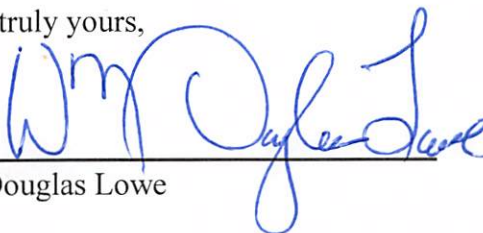
Included with this letter is our packet of materials for consideration by the Commission. I believe these items, along with our accompanying PowerPoint presentation, demonstrate that the change we are requesting is only a minor modification from the plan that was approved back in 2005.

This packet includes:

- Our Zoning Permit Application from September 2022.
- A copy of Resolution No. 2005-130 that approved the Comprehensive Development Plan.
- The preliminary site plan and preliminary utility plan that were approved along with the resolution.
- A site plan that has the property to be constructed at this time circled.
- A plot plan prepared by a professional surveyor.
- A map showing the location of the utilities necessary for this project that were installed as part of the original development.

I believe these documents illustrate that the proposed development is not a significant departure from what this Commission originally approved, and in reality is the same development with a smaller scope. We look forward to speaking with you and discussing this further.

Very truly yours,


W. Douglas Lowe

Enclosure

Attachment: Colonial Woods Packet (3723 : 2023-Mpc-03)



Zoning Permit Application

Date: 09/28/2022

Applicant / Owner

Applicant Name: Bryan Lewis
 Applicant Company: Stone Works Partners LLC
 Address: 1239 Cherry Valley Rd SE
 City, State, Zip: Newark, OH 43055
 Phone: 17409756252
 Email: blewis@stoneworksllc.com

Owner Name:
 Address:
 City, State, Zip:
 Phone:
 Email:

Property

Site Address: Abigail Lane S, 202, 204, 206,
 208
 City, State, Zip: Mount Vernon, OH 43050
 Parcel #: 71-00001.002
 Zoning: R-3

Historic District:
 Flood Zone:
 Existing Use: Land
 Proposed Use: Quad Condominium

Legal: 12 7 3 PT OF SW OF 17 7.341AC

Contractor

Contractor Name: Stone Works Partners LLC
 Address: 1239 Cherry Valley Rd SE
 City, State, Zip: Newark, OH 43055

Phone: 17409756252
 Email: blewis@stoneworksllc.com
 Contact Name: Bryan W Lewis

Sign Information

Total Signs:
 Wall: ☐
 Monument: ☐
 Pole: ☐
 Joint Identification: ☐
 Window: ☐
 Illuminated: ☐
 Change Copy: ☐
 Message Center: ☐

Building Height:
 Primary Linear Ft:
 Secondary Linear Ft:
 Road Frontage:
 Build Front Setback:
 Square Footage:
 Sign Front Setback:
 Sign Left Right:

Zoning Information

Permit Type: [Permit Type]
 Parking Spaces: 8+8 in garage
 Project Cost: 680000
 Potentially eligible for City CRA: n/a

Structure Height: 27'
 New Dwelling Units:

Attachment: Colonial Woods Packet (3723 : 2023-Mpc-03)

I hereby certify that the information submitted on this application and on any sketches, drawings or other documents submitted with this application is true and exact. This permit shall expire and may be revoked if work has not begun within six months or substantially completed within one year of fee payment.

Bryan W. Lewis

09/28/2022

Name

Date

Attachment: Colonial Woods Packet (3723 : 2023-Mpc-03)

12-27-05 1st Reading passed

Planning
Zoning
Vail
Demaree**RESOLUTION NO. 2005-130**

A RESOLUTION APPROVING THE COMPREHENSIVE DEVELOPMENT PLAN AS SUBMITTED BY STONEWORKS LLC AND APPROVED BY THE MOUNT VERNON MUNICIPAL PLANNING COMMISSION FOR THE 32.09 ACRE TRACT LOCATED IN "THE VILLAGE OF COLONIAL WOODS" A PORTION OF THE ZELKOWITZ ANNEXATION, 89.653 ACRES, PROJECT #1; 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 Comprehensive Development Plan as submitted by the Stonework LLC and approved by the Mount Vernon Municipal Planning Commission for the 32.09 acre tract located in "The Village of Colonial Woods", a portion of the Zelkowitz Annexation, 89.653 acres, Project #1. 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 the 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.

Passed: December 27, 2005.

John F. Booth
John F. Booth, President of Council

Attest: Janet M. Brown
Janet M. Brown, CMC, Clerk of Council

Approved: December 28, 2005.

Richard K. Mavis
Richard K. Mavis, Mayor

9
441

Attachment: Colonial Woods Packet (3723 : 2023-Mpc-03)

Preliminary Site Plan

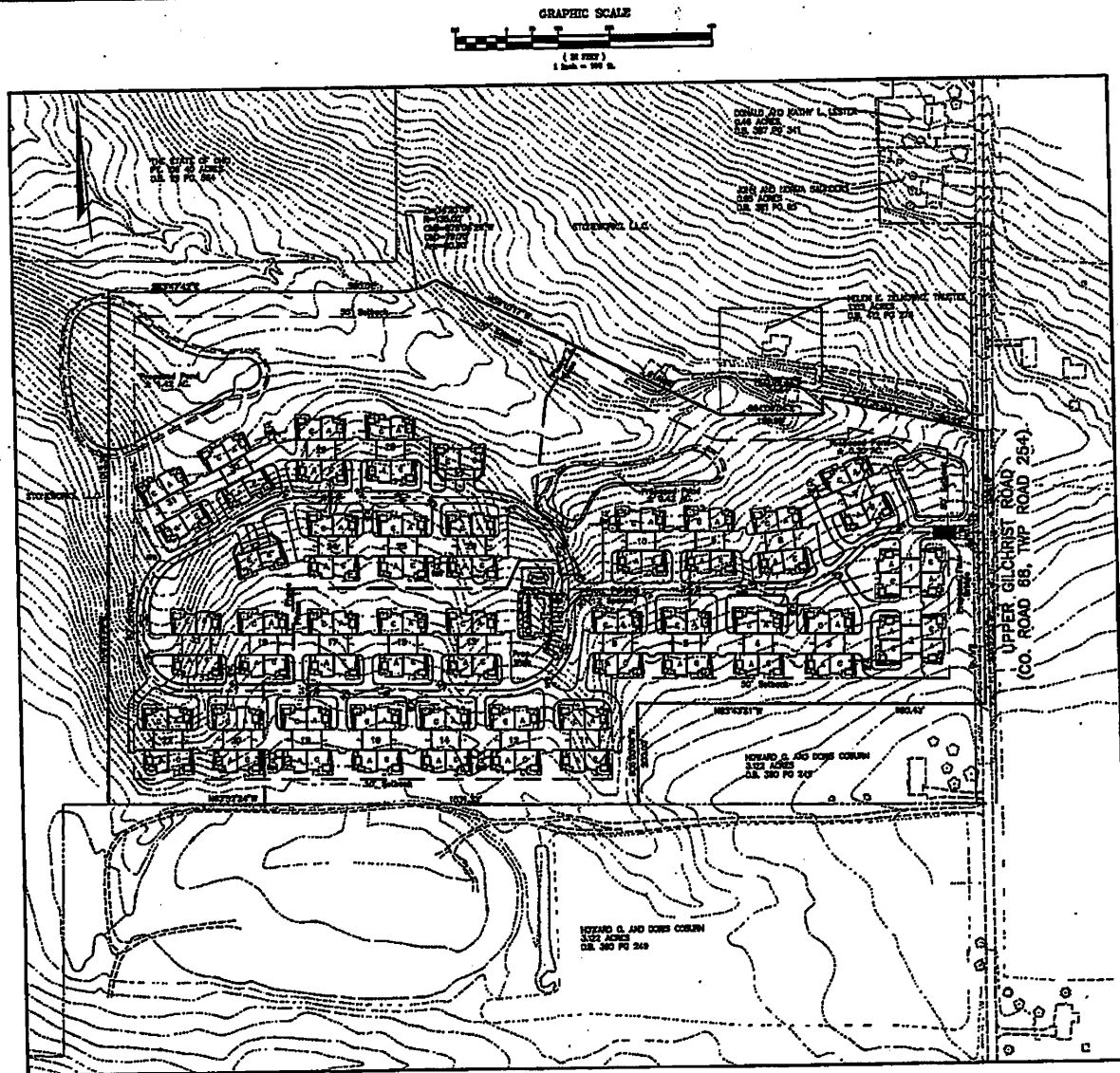
SITE DATA	
Current Zoning	PHO
Phase 1	
Site Area	17.594 Acres
Number of Buildings	18
18 (4) Unit	(72) Units
Total Units	72 Units
Clubhouse	(1) Clubhouse
Density	4.09 D.U.A.
Phase 2	
Site Area	14.804 Acres
Number of Buildings	13
11 (4) Unit	(44) Units
2 (2) Unit	(4) Units
Total Units	48 Units
Density	3.31 D.U.A.
Total Site Data	
Site Area	32.398 Acres
Number of Buildings	31
28 (4) Unit	(116) Units
2 (2) Unit	(4) Units
Total Units	120 Units
Clubhouse	(1) Clubhouse
Density	3.74 D.U.A.



Contemporary - 1261 s.f. to 1284 s.f. - Living space
Clubhouse - 1905 s.f. to 1928 s.f. - Living space
Vila - 1225 s.f. - Living space
Abbey - 1716 s.f. - Living space

BUILDING TYPES
No Scale

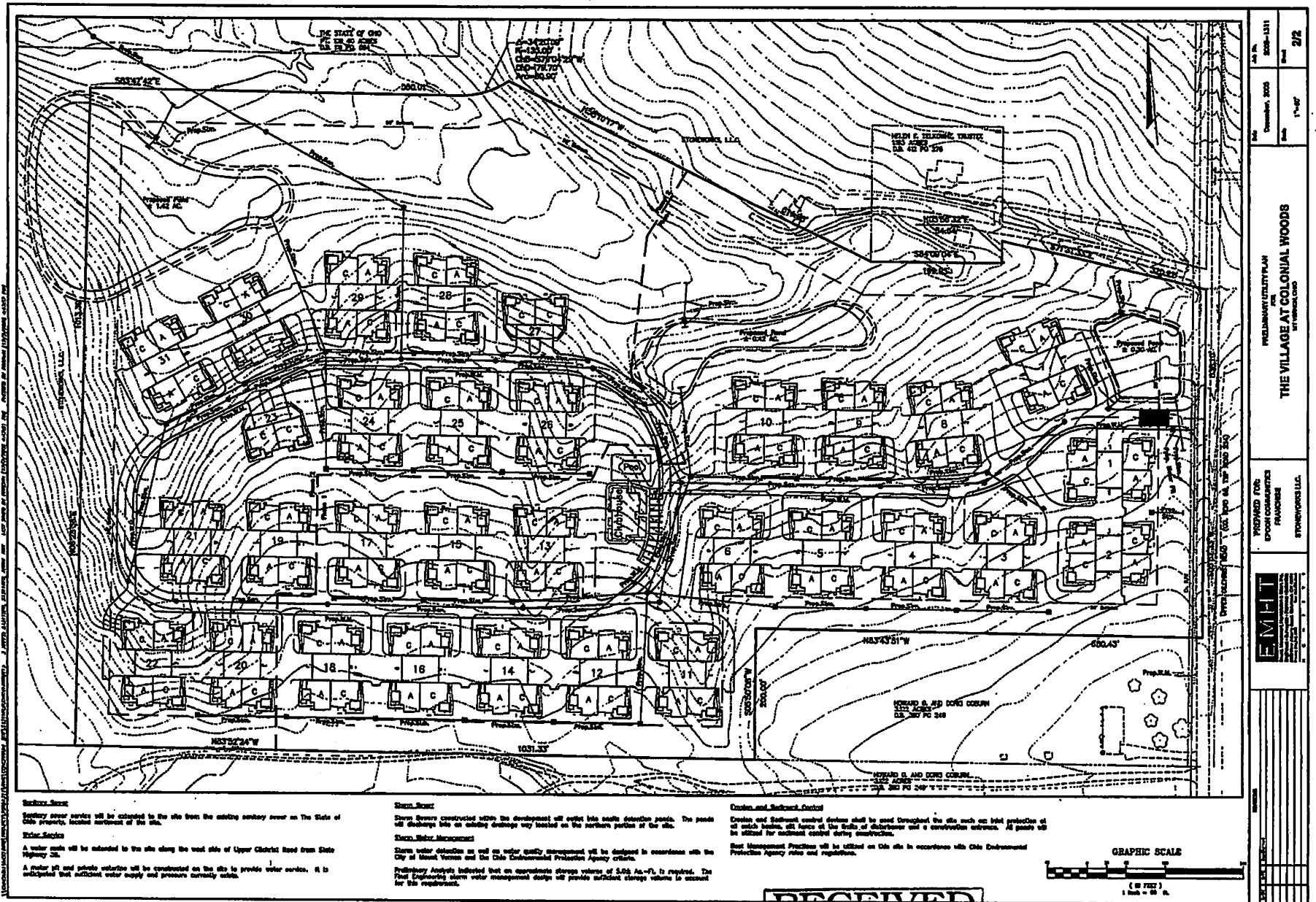
NOTE: Each building shall be composed of a mix of the following unit types: Vila (V), Clubhouse (CH), Abbey (A) or Contemporary (C). Unit mix is subject to change based on demand.



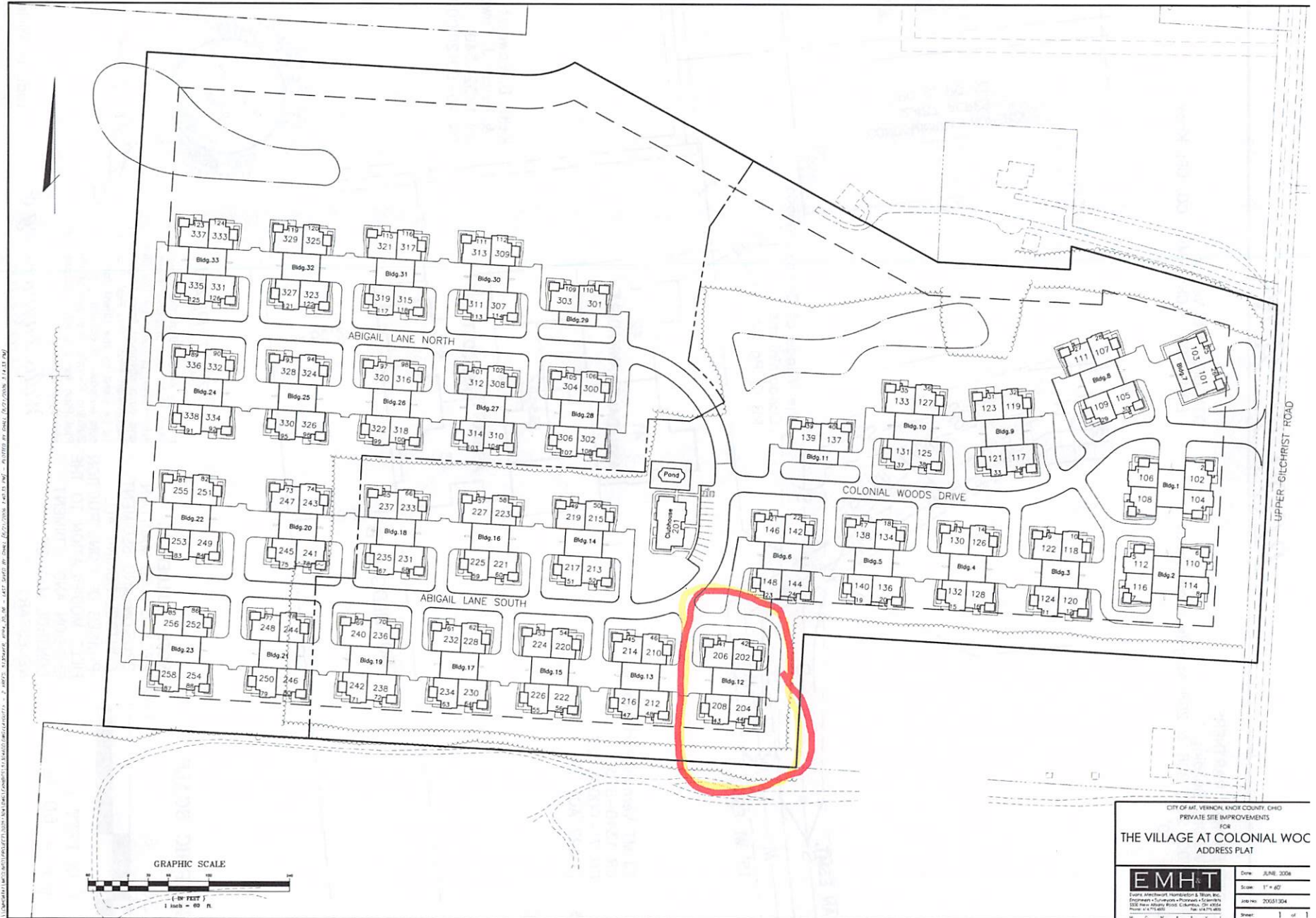
DATE	12/14/2005	1/2
BY	12/14/2005	
PREPARED FOR: EMMERT 12/14/2005		
FOR: EMMERT 12/14/2005		
THE VILLAGE AT COLONIAL WOODS AT WILSON, OHIO		
PREPARED BY: EMMERT 12/14/2005		
FOR: EMMERT 12/14/2005		
THE VILLAGE AT COLONIAL WOODS AT WILSON, OHIO		
PREPARED BY: EMMERT 12/14/2005		
FOR: EMMERT 12/14/2005		
THE VILLAGE AT COLONIAL WOODS AT WILSON, OHIO		

RECEIVED
DEC 14 2005
BY:

Preliminary Utility Plan



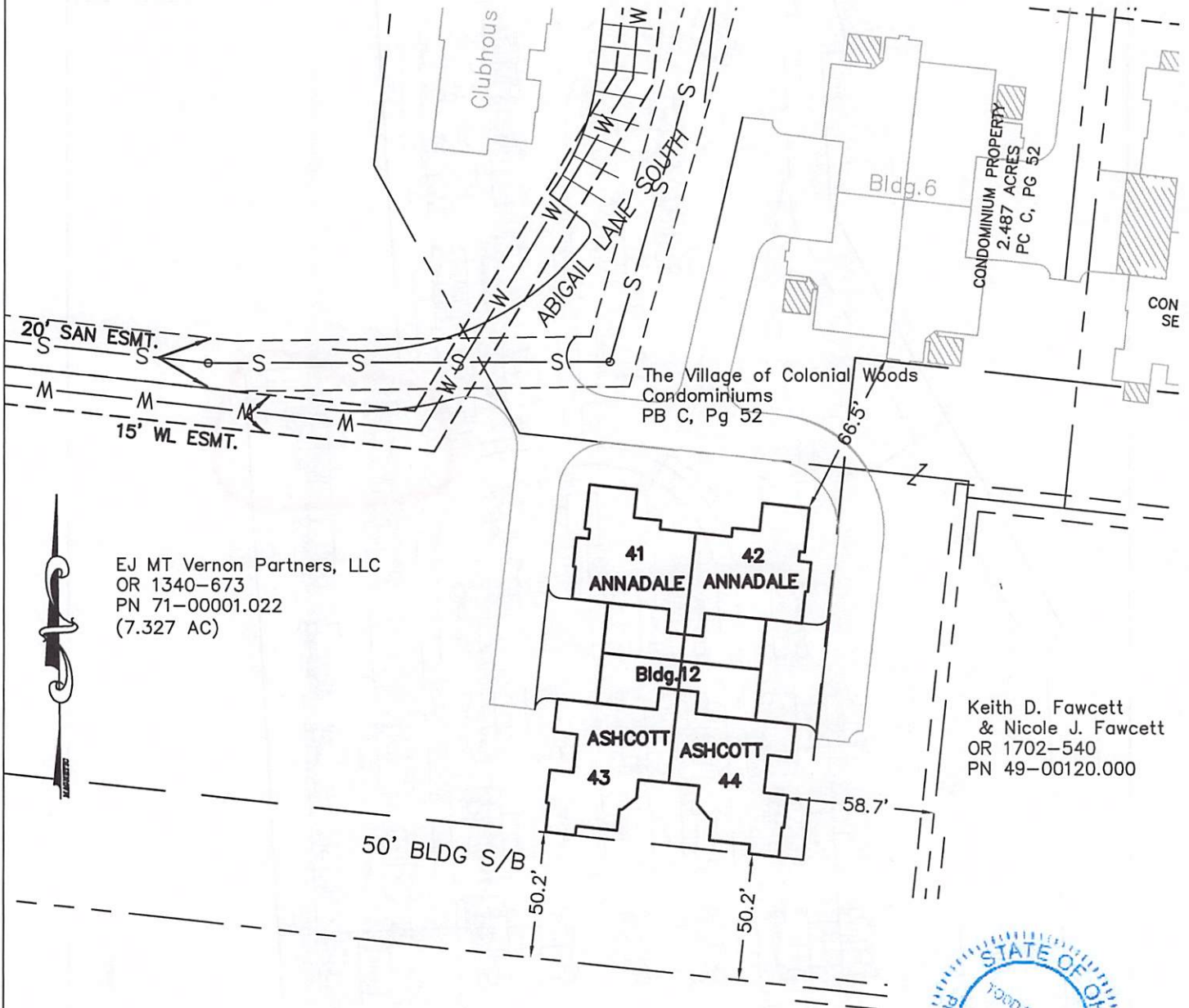
RECEIVED
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BY: _____



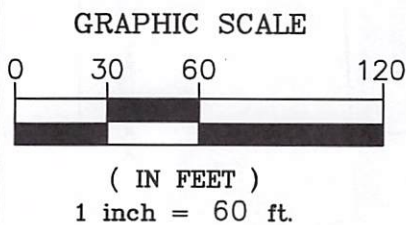
PLOT PLAN

FOR: STONEWORKS PARTNERS
 LOT/SUBDIVISION: Building 12
 ADDRESS: 202, 204, 206 & 208 Abigail Lane South
 SCALE 1"= 60'

CITY OF: Mt. Vernon
 DRN: TDW CK: DMW CO. OF: Knox



Attachment: Colonial Woods Packet (3723 : 2023-Mpc-03)



NOTE: BUILDER TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL DURING ALL PHASES OF CONSTRUCTION FIELD MODIFICATION TO THE EROSION AND SEDIMENT CONTROL MAY BE NECESSARY

PLOT PLAN

I hereby certify that the foregoing PLOT PLAN was prepared from information provided by the Client and data obtained from Engineered Subdivision Plan. This Plot Plan is to be used by the Client for the sole purpose of obtaining a Building Permit. The use of the Plot Plan for any other purpose is strictly prohibited.

Willis Engineering & Surveying



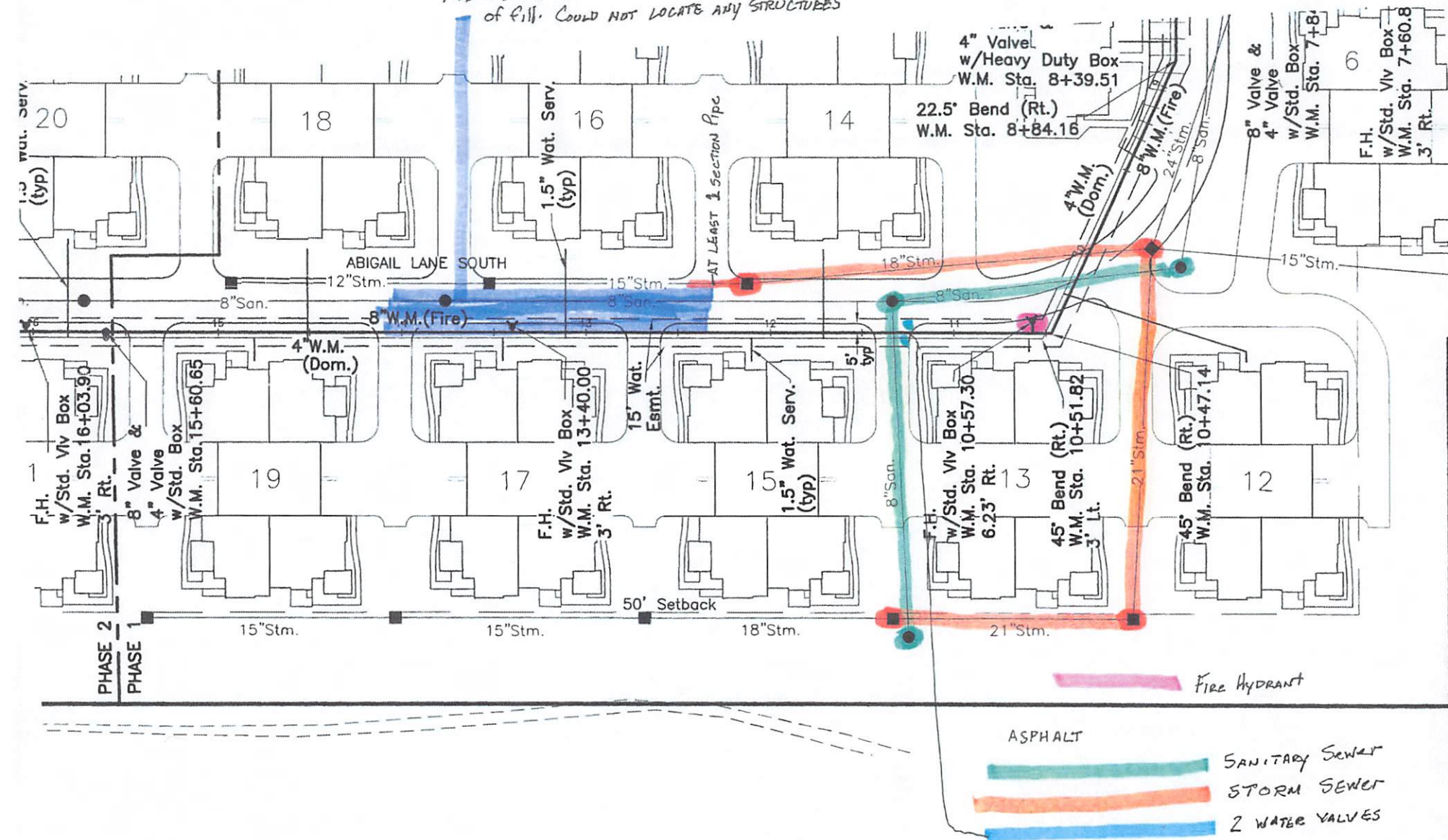
Todd D. Willis

Todd D. Willis, PS
 Reg. No. S-7996
 740-739-4030

Date 8-21-2022

Colonial Woods

This Section of Road had about 3' of fill. Could NOT locate any structures





Lacie Blankenhorn <dsm@mountvernonohio.org>

Colonial Woods

Doug Lowe <Doug.Lowe@wdlowelaw.com>
To: Lacie Blankenhorn <dsm@mountvernonohio.org>

Mon, Dec 19, 2022 at 9:12 AM

Lacie:

The “changes” are only in terms of making the project smaller than was contemplated in the original Comprehensive Development Plan which was approved in 2005. Attached is an image which should help clarify that. The area with solid red squares represents land that has been sold and is no longer a part of the development. The buildings outlined in yellow are still part of the plan and will be built in the future. Specifically we are speaking of buildings, 12, 13, 14, 15, 16, 17. The permit we are requesting currently is for construction on building 12. The areas not outlined or covered have already been built and are occupied.

It is noteworthy that we are not seeking to change the footprint or location of the buildings to be constructed; they are being built in accordance with the already approved plan. The utilities to service this area are already installed.

As we are merely shrinking the project as opposed to redesigning the layout or changing what is to be constructed in the part remaining, we are confident this qualifies as a minor modification.

Please feel free to reach out with any further questions.

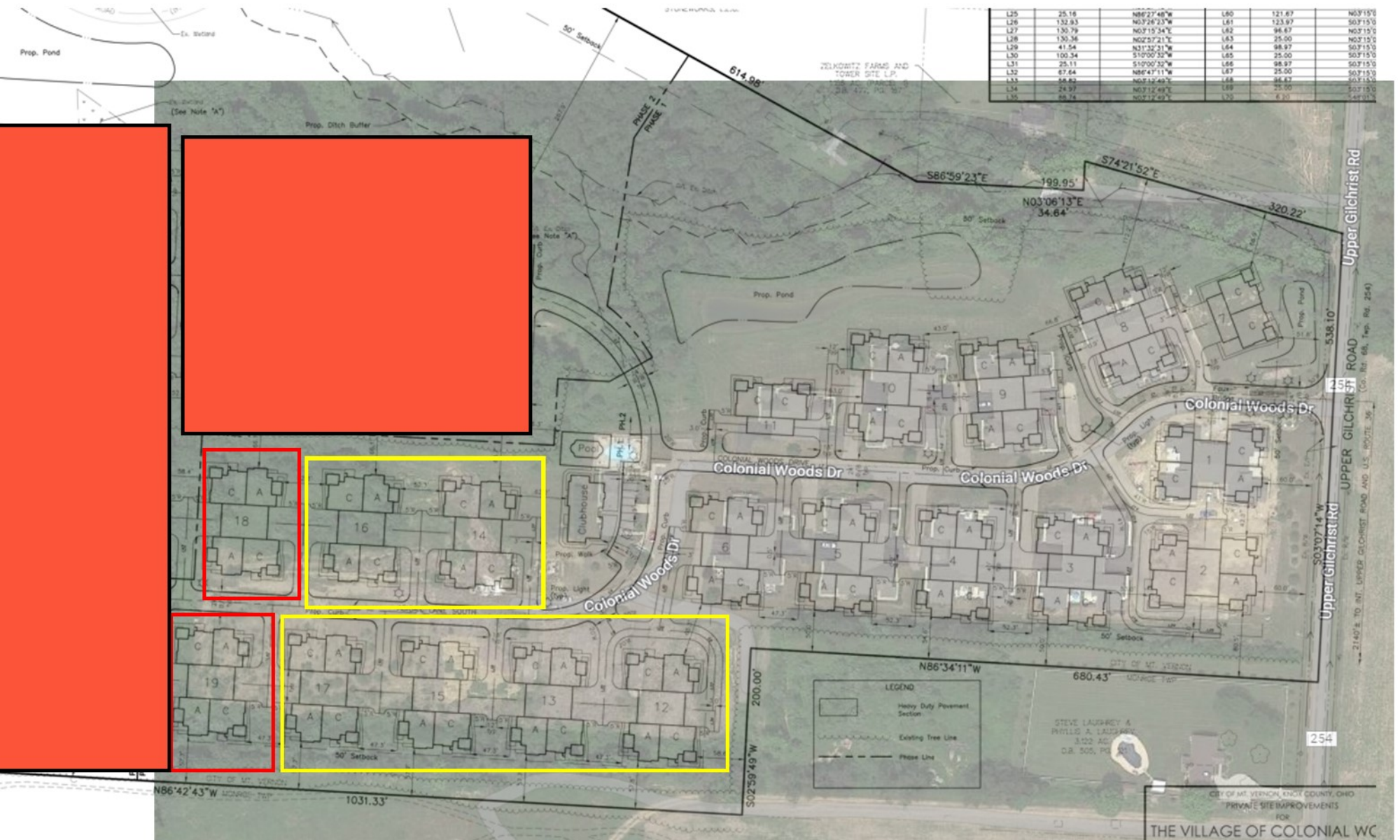
If we do not communicate before, I hope you have a Merry Christmas.

[Quoted text hidden]



colonial woods highlighted.jpg
311K

Attachment: eMail - Colonial Woods CHANGES (3723 : 2023-Mpc-03)



Attachment: colonial woods highlighted (3723 : 2023-Mpc-03)



Lacie Blankenhorn <dsm@mountvernonohio.org>

Colonial Woods

Doug Lowe <Doug.Lowe@wdlowelaw.com>
To: Lacie Blankenhorn <dsm@mountvernonohio.org>

Tue, Dec 20, 2022 at 3:27 PM

Lacie:

In response to your questions, anything either covered in red or outlined in red is not being built.

As to your belief we did not build in accordance with the plans, I assume you are looking at the preliminary plan set that was submitted. I attach hereto a letter from the then safety director/zone enforcement officer verifying the change in the plan had been approved as well as a set of plans with a notation by the city engineer and a set stamped by the state. This was done in August of 2006 and construction started thereafter. The site was developed in accordance with this amended plan as approved.

Please let me know if you have any further questions.

[Quoted text hidden]

3 attachments

 **Mt Vernon CW.pdf**

121K

 **scan181.pdf**

299K

 **scan180.pdf**

172K

Attachment: eMail - Colonial Woods KEY FOR IMAGE (3723 : 2023-Mpc-03)

Dist Paul D. Law
Trish/Chris M - EMU
Chip
file



August 14, 2006

Mike Brobst
Stoneworks Development LLC
2052 Cherry Valley Road
Newark, OH 43055

Re: Colonial Woods Project

Dear Mr. Brobst:

We have reviewed the second plan submission for this project and all changes that were previously requested have been made. These drawings and this project are in compliance with our regulations.

At this time, we are prepared to begin issuing all pertinent City permits to begin the construction on this project. This would include the zoning permit applications to allow construction of the individual buildings.

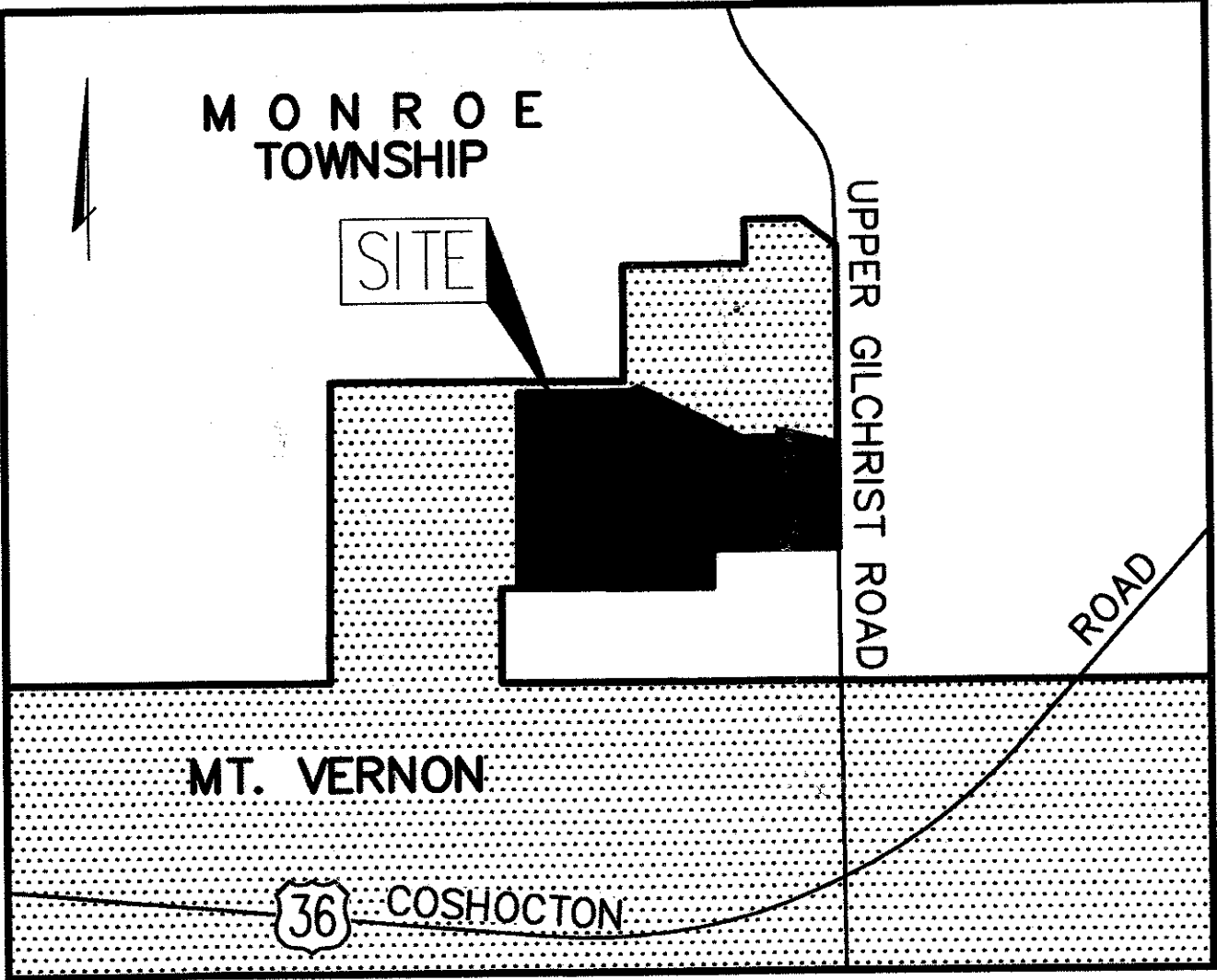
Should you have any questions about the permitting process, please contact either myself at (740) 393-9520 or Judy Cordle at (740) 393-2033.

Sincerely,

David C. Glass
Safety-Service Director
Zoning Enforcement Officer

Attachment: Mt Vernon CW (3723 : 2023-Mpc-03)

CITY OF MT. VERNON, KNOX COUNTY, OHIO
PRIVATE SITE IMPROVEMENTS
FOR
THE VILLAGE OF COLONIAL WOODS
2006



LOCATION MAP
SCALE: NONE

INDEX OF SHEETS

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STORM SEWER PROFILES	15-18
UNDERDRAIN PLAN	19
STORM WATER POLLUTION PREVENTION PLAN	20
STORM WATER POLLUTION PREVENTION PLAN NOTES AND DETAILS	21

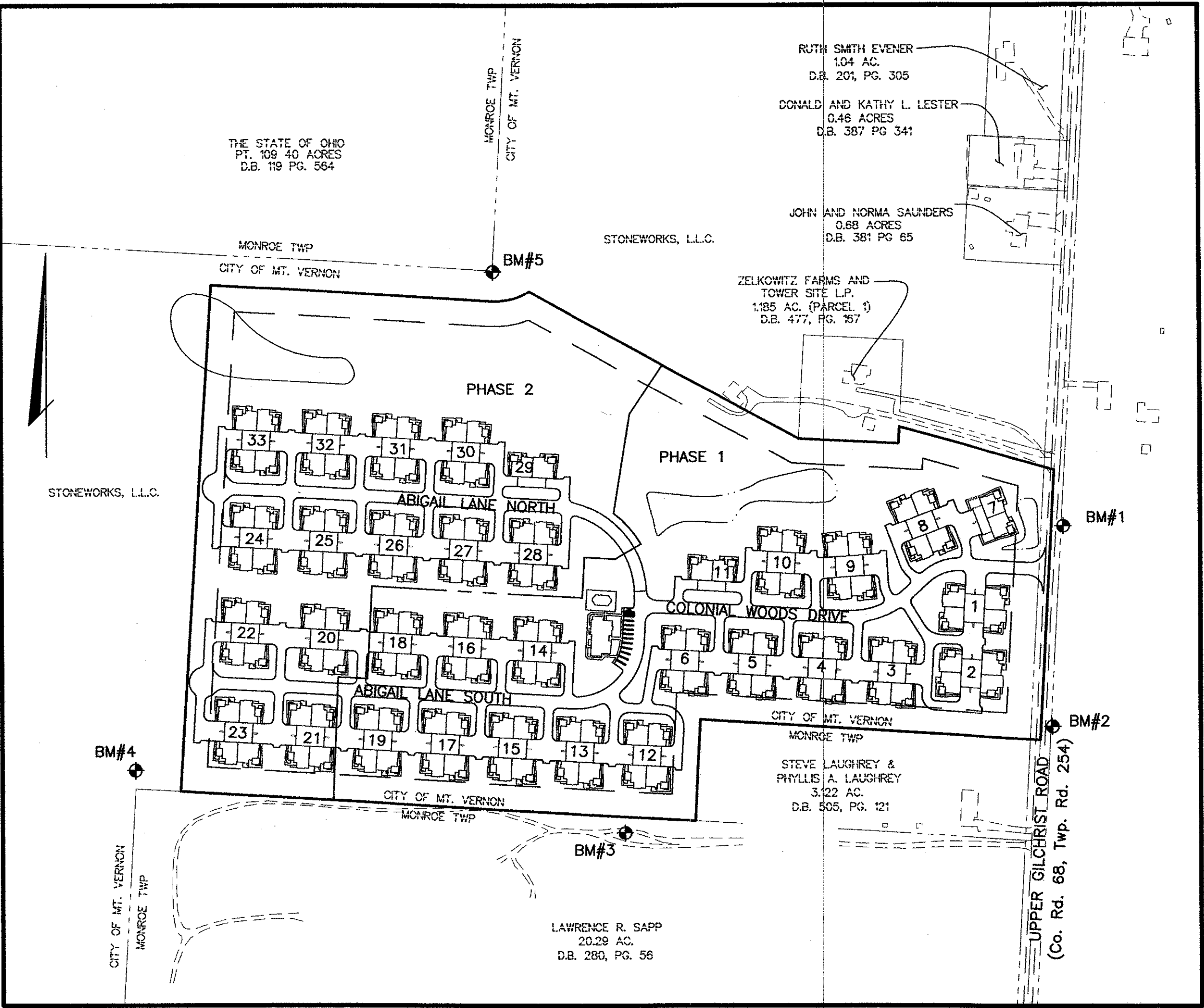
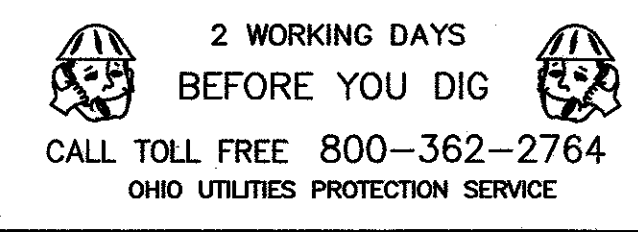
BENCH MARKS

- BM Elev.=1161.88 (NAVD 88)
Rail road spike in the west side of power pole on the east side of Upper Gilchrist Road, 145' +/- south and 40' +/- east of a northeast corner of the 1.185 acre tract.
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Rail road spike in the west side of a power pole on the east side of Upper Gilchrist Road, 29' +/- north and 40' +/- east of a bent iron pipe found at a northeast corner of the 3.122 acre tract.
- BM#2
- BM Elev.=1176.37 (NAVD 88)
Rail road spike in the north side of utility pole (no service), 38' +/- south and 141 feet west of an iron pin at the southwest corner of the 3.122 acre tract.
- BM#3
- BM Elev.=1181.05 (NAVD 88)
Rail road spike in the south root of a 30" twin trunk Maple tree, 1130' +/- west and 62' +/- north of the iron pin set at the southwest corner of 3.122 acre tract.
- BM#4
- BM Elev.=1112.84 (NAVD 88)
Chisled "X" on a 6" by 6" stone at the south-east corner of the 109.40 acre tract.
- BM#5

STANDARD CONSTRUCTION DRAWINGS

The following standard drawings shall considered a part of this plan.

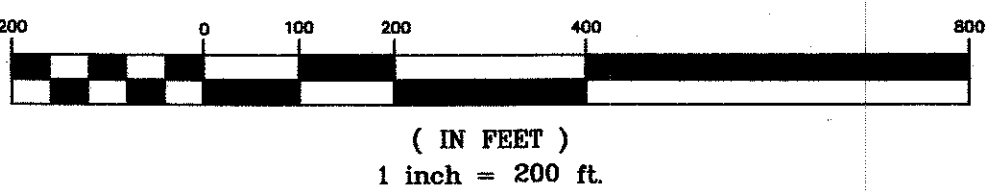
CITY OF COLUMBUS	ODOT
AA-S100	AA-S149
AA-S101	AA-S150
AA-S102	AA-S151
AA-S104	AA-S160
AA-S106	AA-S161
AA-S107	AA-S169
AA-S110	L-6306
AA-S111	L-6309
AA-S112	L-6310
AA-S114	L-6311
AA-S117	L-6312
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AA-S133	L-6320
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AA-S145	
L-6640	
L-7001	
L-7601	
L-9901	
L-9902	
2220 DR. A	
2300 DR. A	
2319 DR. A	
CB-1.2	
MT-35.10	
MT-95.41	
MT-101.70	
MT-105.10	
MT-105.11	



INDEX MAP

SCALE: 1"=200'

GRAPHIC SCALE



Registered Engineer

E-66927
Number

8-2-06
Date

DEVELOPER

STONERWORKS DEVELOPMENT COMPANY, LLC
2052 Cherry Valley Road
Newark, OH 43055
Phone: (740)788-8012
Fax: (740)788-8013

APPROVAL

Signatures below signify only concurrence with the general purposes and general location of the project. All technical details remain the responsibility of the Engineer preparing the plans.

SIGNATURE BLOCK

N/A See Letter of Approval
Mt. Vernon, City Engineer Date

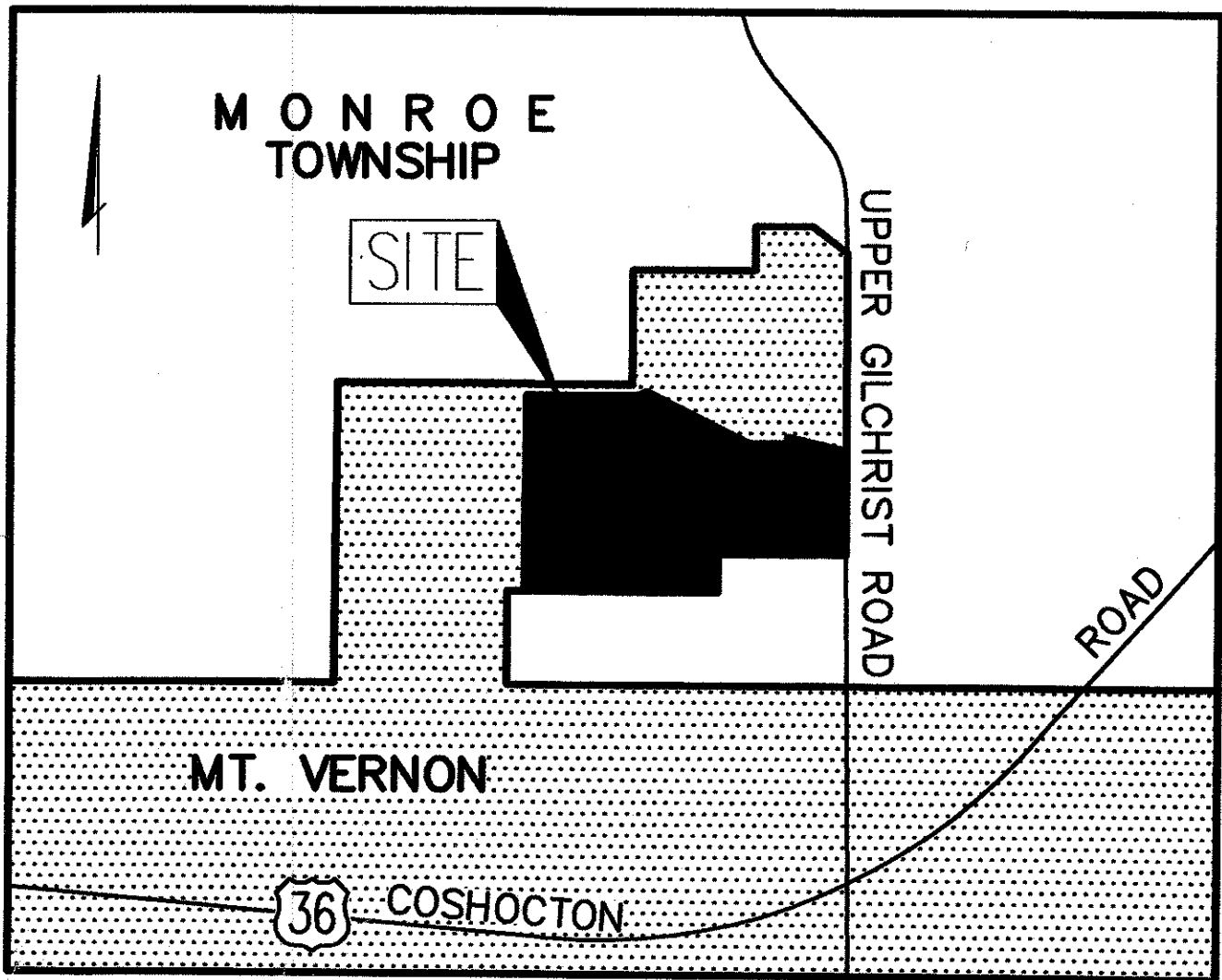
Safety Service Director, Zoning Officer Date



Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers - Surveyors - Planners - Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800

Date: AUGUST, 2006
Scale: AS NOTED
Job No: 20051304
Sheet: 1 of 21

CITY OF MT. VERNON, KNOX COUNTY, OHIO
PRIVATE SITE IMPROVEMENTS
FOR
THE VILLAGE OF COLONIAL WOODS
2006



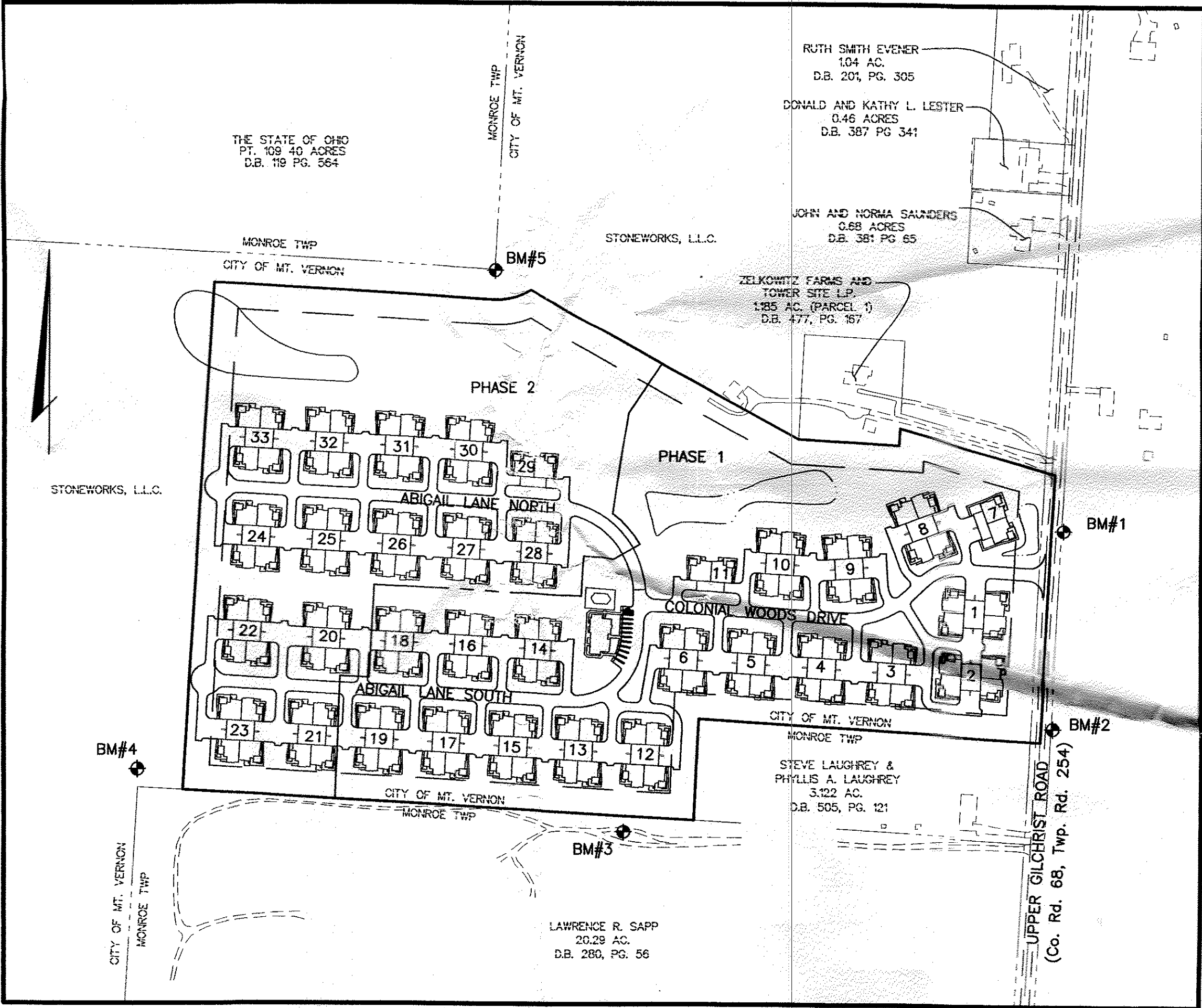
LOCATION MAP
SCALE: NONE

INDEX OF SHEETS

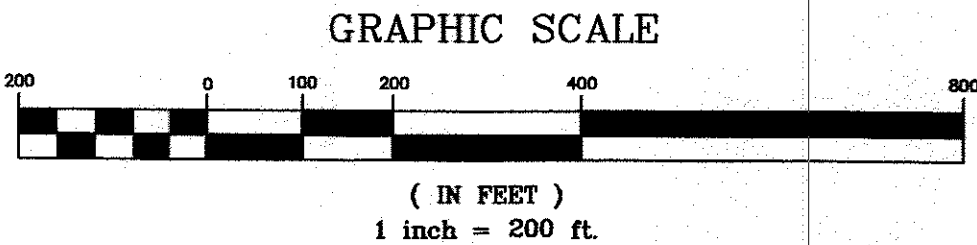
FACE SHEET	1
GENERAL NOTES AND QUANTITIES	2
TYPICAL SECTIONS AND DETAILS	3
SITE DIMENSION PLAN	4
PRIVATE WATER PLAN	5
WATER LINE PROFILE	6
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	CB-1.2
	MT-35.10
	MT-95.41
	MT-101.70
	MT-105.10
	MT-105.11

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE



8-21-06
E-66927
Registered Engineer
Number
8-2-06
Date

APPROVAL

Signatures below signify only concurrence with the general purposes and general location of the project. All technical details remain the responsibility of the Engineer preparing the plans.

SIGNATURE BLOCK

Mt. Vernon, City Engineer

Safety Service Director, Zoning Officer

Date

Date

SEWERAGE
APPROVED
OHIO ENVIRONMENTAL PROTECTION AGENCY
AS EVIDENCED BY COPY OF
LETTER OF APPROVAL
HERETO ATTACHED

PAID \$618.86
Amount 1773.00 Date 8/16/06
Check # 3355 Date 8/15/06

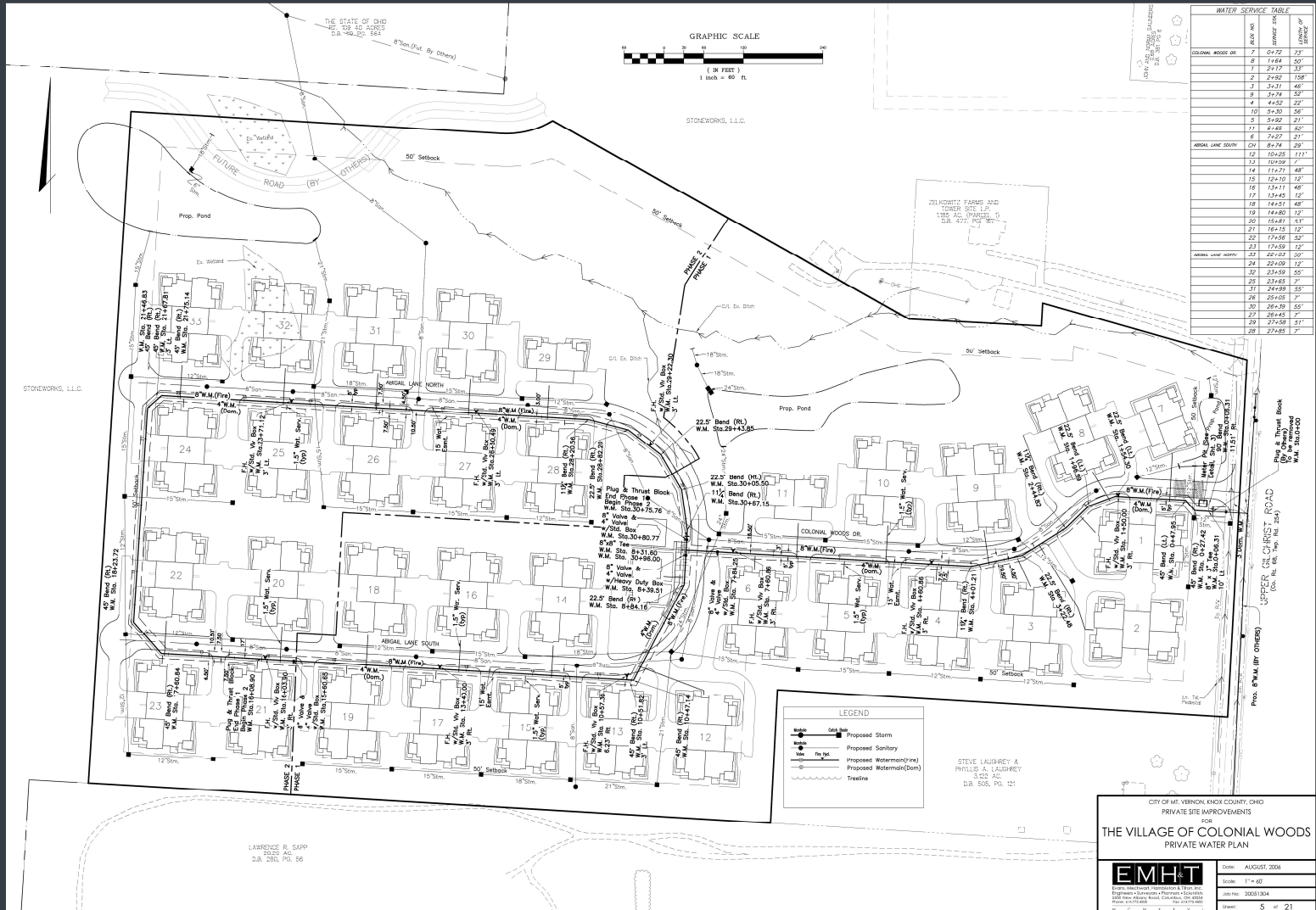
RECEIVED
AUG 22 2006
OHIO EPA/CDO

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43264
Phone: 614.775.4800 Fax: 614.775.4800

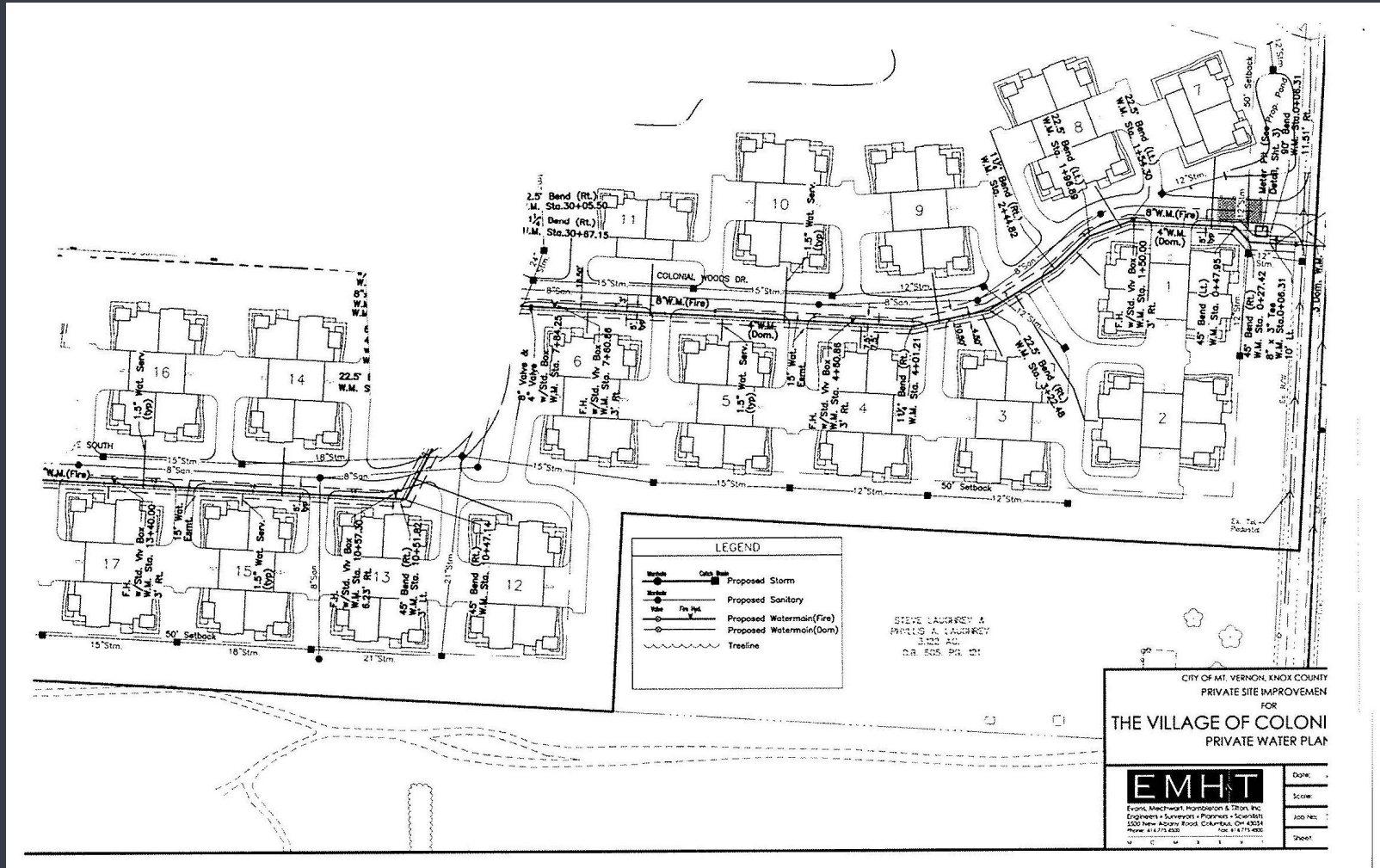
Date:	AUGUST, 2006
Scale:	AS NOTED
Job No:	20051304
Sheet:	1 of 21

THE VILLAGE AT COLONIAL WOODS

APPROVED PLAN



PROPOSED MODIFICATION



MINOR MODIFICATION

- MINOR MODIFICATIONS DO NOT NEED TO BE RESUBMITTED TO COUNCIL
- “SUCH MODIFICATION SHALL NOT INCREASE THE OVERALL DENSITY OF THE SITE OR CHANGE THE ESSENTIAL CHARACTER OF THE APPROVED PLAN.” - §1163.03
- THIS PROPOSED MODIFICATION DOES NEITHER
- MANY OF THESE PROPERTIES WERE BUILT UNDER THE PREVIOUS PLAN AND ARE ALREADY OCCUPIED
- THE UTILITIES FOR THE REMAINING PROPERTIES ARE ALREADY IN PLACE

MINOR MODIFICATION IS UNDEFINED

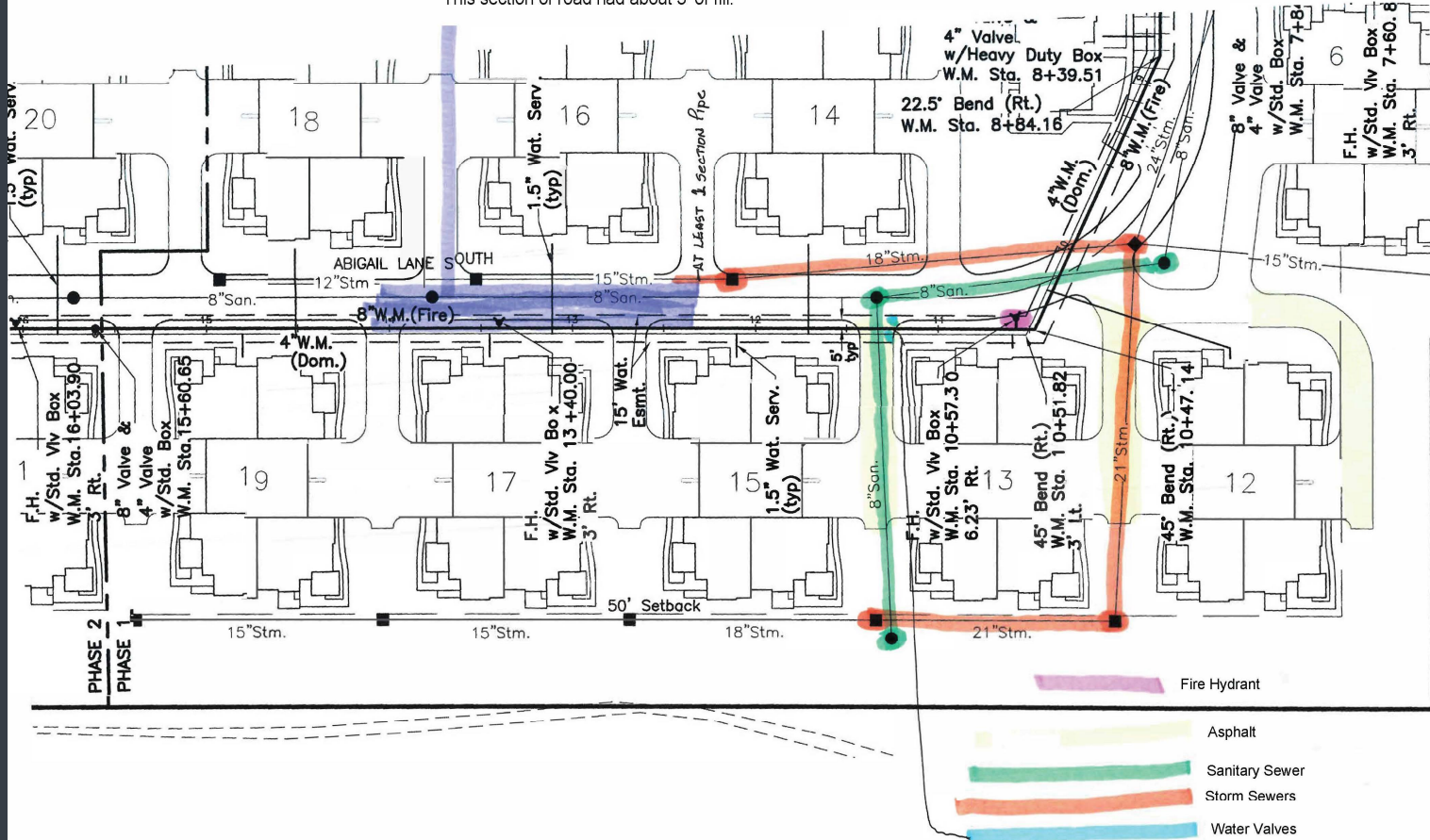
- FAIRBORN, OHIO HAD A SIMILAR STATUTE, BUT DEFINED MINOR MODIFICATION
- “MINOR PLAN CHANGES **ALTERING THE NUMBER**, SIZE OR USE OF LAND, BUILDINGS, ... OR ANY OTHER SUBSTANTIVE CHANGES MAY BE AUTHORIZED BY THE PLANNING BOARD IF IT DEEMS THE CHANGES ARE **CONSISTENT WITH THE PURPOSE AND GENERAL CHARACTER OF THE APPROVED DEVELOPMENT PLAN.**”
 - TREBEIN LTD. ADK, LLC V. CITY OF FAIRBORN, 2015-OHIO-2559 (CT. APP.)
- THESE CHANGES ARE CONSISTENT WITH THE PURPOSE AND GENERAL CHARACTER OF THE APPROVED DEVELOPMENT PLAN.

THESE CHANGES SHOULD BE CONSIDERED MINOR MODIFICATIONS

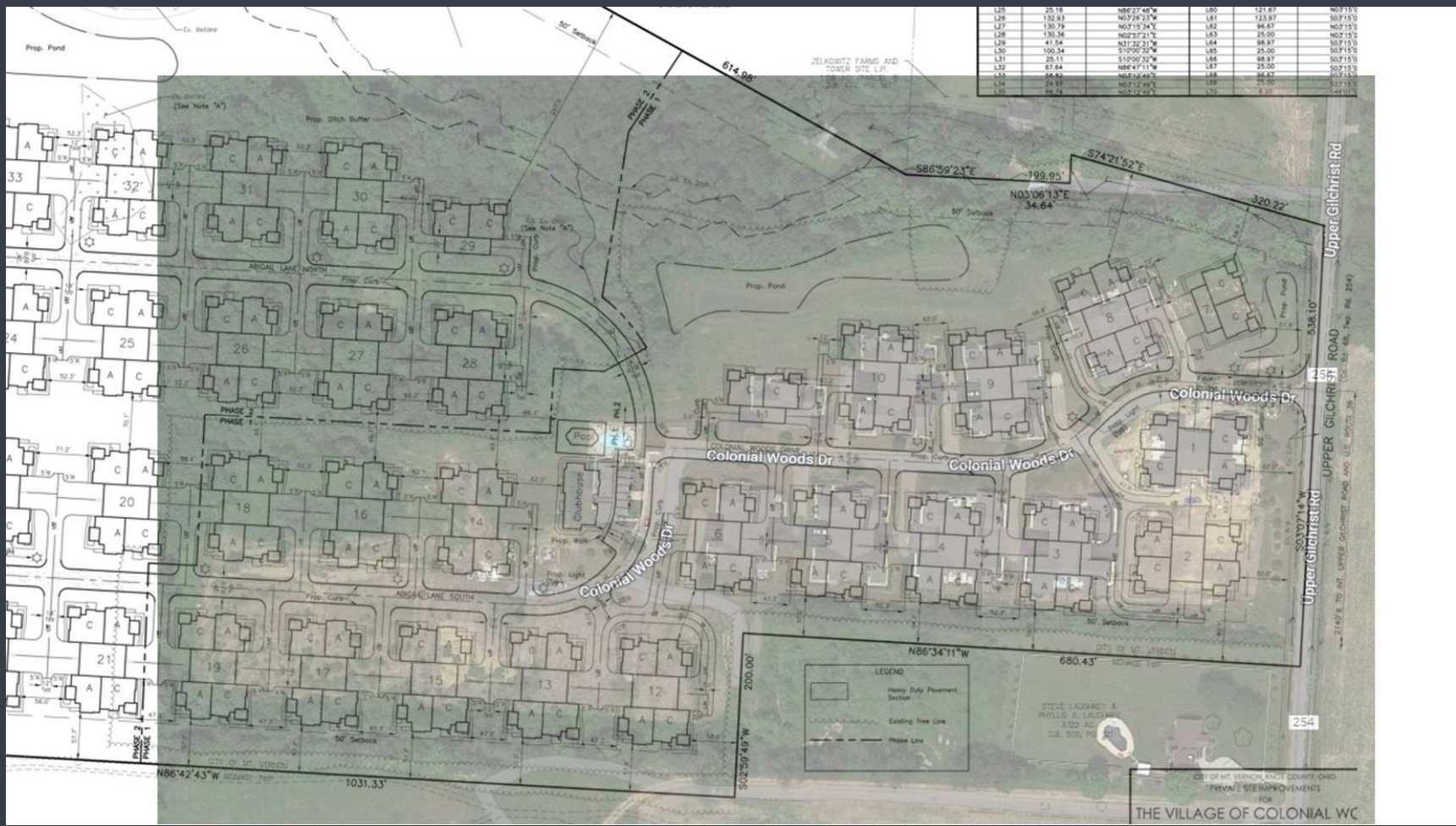
- NO CHANGES ARE BEING MADE TO THE PLAN BEYOND THE SCOPE OF THE DEVELOPMENT, WHICH IS SHRINKING
- THE LOCATION AND SPECS FOR EVERY BUILDING IS REMAINING THE SAME

THE NECESSARY UTILITIES ARE ALREADY IN PLACE

This section of road had about 3' of fill.



ORIGINAL PLAN



PLAN WITH MINOR MODIFICATIONS

