



**Municipal Planning Commission**  
**Regular Meeting**

**Minutes**

**January 12, 2023**  
**4:00 PM**

**CALL TO ORDER**

| Attendee Name    | Title       | Status  |
|------------------|-------------|---------|
| Matthew T. Starr | Chairman    | Present |
| Austin Swallow   | Member      | Excused |
| Robert Drews     | Member      | Excused |
| Richard Dzik     | Member      | Present |
| Eric Diehl       | Alt. Member | Excused |
| Todd Hawkins     | Alt. Member | Present |
| Julia Warga      | Member      | Present |

Others in attendance: City Engineer, Brian Ball; City Development Services Manager, Lacie Blankenhorn; City Law Director, P. Rob. Broeren; Peggy DePolo; John Yoder; Tanya Hicks; Mark Ramser; Mel Severns; Sam Filkins; Amber Keener; Camille Culbertson; Charlie Culbertson; Dave Culbertson; Walt Sperry; Mike Hillier; John Sperry; Jeff Gottke; Mike Leibold; Scott Mallory; Marty Huehner; Janis Seavolt; Gary Koester; Marita King; Linda Kay Rex; Chuck Rex; Don Strobe; Bob Meldrum; Barbara Mizer; Maureen Richert; Mark Wildermuth; Eriech Horvath; Chad Gamble; James Mahan; Matt Skinner; Gary Smith; Doug Lowe; Ron Conkle; Don Carr; Chief Morgan; Tracie M.; Patricia Warden; Trudy Quirdil; Tim Burton; Leanne Burton; Richard K. Hess; Janet Mohn; Barbara Biffath; Frank Biffath; et al

**MINUTES APPROVAL**

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

The Mayor outlined the rules of conducting the public hearing.

|                  |                             |
|------------------|-----------------------------|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Richard Dzik, Member        |
| <b>SECONDER:</b> | Julia Warga, Member         |
| <b>AYES:</b>     | Starr, Dzik, Hawkins, Warga |
| <b>EXCUSED:</b>  | Swallow, Drews, Diehl       |

**MPC ITEMS**

- 2023-MPC-01 : Liberty Crossing Newark RD, Parcel #66-00501.000 - Comprehensive Development Plan

Broeren introduced the case.

Mallory (sworn in) and G. Smith (sworn in) explained their plan for the property along Newark RD named

Liberty Crossing encompassing 102.61 acres. Mallory provided a brief background leading up to the plan being presented including a shortage of all types of housing in the area. The plan includes a mix of housing types as a strategic solution to the gaps in housing.

Smith detailed the location of the property planned for development. The site was zoned Planned Neighborhood District in 2002. The plan has 2 major objectives; a maximum density of 5 units per acre and a variety of housing types, per chapter 1163. Smith said concerns have been raised about potential archeological impacts and findings on the site. An archeological study was commissioned for the site and conducted by Weller & Associates. Weller is familiar with the area and has conducted studies on neighboring sites. Highlights of the study include identification of a number of archeological sites located outside the subject property. The study area included property outside the subject property. The identified sites are outside the Liberty Crossing development area. There are no recorded resources within the proposed project area. The study found the site to be clear of archeological resources. Smith went on to say, they have to comply with the law. Should the project move forward to construction and something is uncovered, construction would be halted for further investigation. Moving on to the details of the proposed plan, Smith said approximately 42 units were removed, thus reducing density. The configuration has changed from earlier renderings to allow grading to better complement the existing contours of the land.

Dzik asked where the density was reduced. Smith said early on they considered 40' lots for some single-family dwellings. Those were eliminated and replaced with wider patio homes. Additionally, the reconfiguration for grading forced them to space the proposed lots out more. The multifamily product count was also reduced. Smith explained there are 4 sub areas. Sub area A is the single-family sub area; sub area B are patio homes. Patio homes are smaller single-family homes that are maintained by an association, similar to a condominium. Sub area C is townhomes; sub area D is multi-family. All of the proposed housing types have a deficit in the marketplace. The existing streams will provide an amenity for the entire development with walking paths running along the entire stream. Each sub area has an open space to create their own amenities. The multi family may have a club house and a pool. The townhomes may have similar amenities. The single-family homes may have a playground, based on the builder's demand. There are approximately 477 units total which is 4.6 units per acre, falling within the maximum density requirement of the PND zoning code. There is approximately 54 acres of open space, equating to 52%. That is a very high amount of open space for a development. Some of the uses are clustered to create the open space for the project. This provides more preservation for the stream corridor and wetland area, instead of a wetland mitigation plan. Typical open space for a development like this is 20-25%.

A landscape plan is included in the proposal. There are street trees throughout the development. Landscaping is planned in the open spaces. A buffer is planned along the northern boundary line where it abuts existing residential properties. Smith notes the United States Post Office has changed their rules for residential developments. The developments now have to have gang mailboxes. The USPS no longer delivers to individual mailboxes throughout the development. There are several locations planned throughout the development for mailboxes.

A comprehensive package of signage is included in the plan. A consistent set of design standards will allow for individuality of the sub areas, while maintaining consistency throughout. Examples of architecture are included in the plan too. There are architectural requirements laid out for a cohesive development.

Dzik asked if areas A & B are owner occupied and C & D are rentals. Smith said A & B are owner occupied. The townhomes are owner occupied as well. The multi family will be rentals.

Dzik asked about price points. Mallory said the goal is to reach the missing middle. The range is \$250,000 to under \$400,000. However, with inflation and the current market, the high end may be \$450,000.

Dzik asked, if approved, what is the plan for building out the phases. Mallory explained this approach will allow for multiple areas being built at the same time. This also allows for a greater efficiency in construction, limiting the amount of time construction is underway. There will likely be multiple products being built at the same time.

Hawkins asked if the plan is to build then sell, not sell lots, then build. Mallory explained Highland Real Estate is not a builder. They are a land developer. They simply take care of the land. A builder does the construction, both site and vertical. Highland gives the builder a package with guidelines. Smith added, for the single-family and patio homes, the builder will likely erect a couple models then build as sales are made. The townhomes will generate pre-sales, then a structure will be built after 2 units are sold. Multi-family will



generally be built a building at a time.

Warga asked about the lots of the single-family homes. On average, how many homes would be on a typical acre? Smith explained the density of the single-family sub area is estimated at 2.7 units per gross acre. The single-family lots are 55' x 130'. The single-family market is different than it was 20 years ago. 20 years ago, the houses were wider but shallower. That model has flipped. Current builder's footprints are narrower but deeper. They get their square footage on a 40' footprint. The houses are typically 40' wide, then they go 65' - 75' deep. The homes are 2-story. Almost nobody is building the wide split-level home anymore because that is not what the market is demanding. Mallory explained the size of the lots is a cost component. Wider lots push the price point up and out of their target range.

Starr asked about safety, the traffic and speed at the ingress and egress of the site. Smith said a traffic study is conducted to examine the conditions. The studies are very scientific and based on a multitude of background data. The study has been submitted to the City Engineer for review and comment. The findings of the study showed there are improvements that are needed along Newark RD, including turn lanes. The improvements will be required to be made and borne by the developer.

Yoder (sworn in) explained his is a real estate agent with Key Realty. He provided updated data to support the need for housing development in Mount Vernon. As a county, residential housing remains in very short supply. In the \$20,000 - 2.6 million range, Knox MLS has 36 listings and Columbus MLS has 43 listings. In the \$100 - \$500,000 range, Knox MLS has 21 listings and 32 in the Columbus MLS. There were 403 listing sold over the last 12 months in the \$100-500,000 range. Columbus has 536 listings sold. Those numbers equate to approximately a 19-day supply on Knox MLS and a 22-day supply on the Columbus MLS. A healthy balanced market would have a 4-6-month supply of homes. We are dramatically below a healthy market. He loves the proposed unit mix. The townhomes are a unique proposition that we do not have in Mount Vernon.

D. Culbertson (sworn in) provided a flyer stating Mount Vernon, OH is ranked #37 in the Nation's Top 50 Hottest Real Estate Markets based on a study conducted Realtor.com. This is out of 41,700 zip codes across the country. He doesn't think Mount Vernon has ever been in the top 500. He attributes this to a number of things including COVID. During COVID many learned how to work from home and people were fleeing the big cities. The outlying communities gained from that. Another factor is the Intel announcement. He states growth is coming and he hopes it is controlled growth. He supported the stats provided by Yoder. He explained in the past year homes for sale had multiple offers within the first 36 hours, with people fighting over them. He gave examples of recent real estate transactions and needs. He thinks the patio homes are a perfect match for some people's desire to downsize. He believes the buyers for the proposed development will be contributors and supporters to the community. He explained in the 67 years he has lived in Mount Vernon he has seen the community grow, but he has also seen the best and brightest leave because housing and jobs were not available. He estimates one third and up to fifty percent of the people living in the proposed development will turn right and head south on State Route 13. The people moving into the patio home will likely move out of larger homes in the City, freeing up that real estate for growing families.

Hawkins asked the realtor's opinion about the smaller proposed lot sizes. Yoder said there are numerous examples of that in Columbus suburbs including: Southern Delaware County; Lewis Center. He said it is absolutely a product that is working in the market today and he thinks it is absolutely a product that will work in Mount Vernon. Culbertson agreed, further stating people don't have time to mow or don't want to mow. They are busy going to ball games. Large lots are not attractive to a large segment of the market. The proposed green space is a big plus.

W. Sperry (sworn in) explained the dangerous intersection of Rangeline Road and Newark RD, just south of the proposed development. He believes this should be explored during the traffic study. His property adjoins the subject property on the south side along the proposed park area. There is currently not a fence separating the properties. He would like to discuss fencing options with the developer. He has collected surface relics on his farm over the past 50 years, upwards of 6,000 pieces. The archeological study does not include his findings. His findings are mainly small utilitarian artifacts. Only 2 finding were around 5 inches. He asked for permission to walk the property during excavation to surface hunt the area for artifacts. He doubts there are any features to be found like a mound or workshop area.

Hillier (sworn in) had a couple questions: asking where exactly on Newark RD the entrances are planned. One entrance is proposed across from the Diguilio property at 7950 Newark RD, parcel #12-01900.001; the other is across from 8200 Newark RD, the Conkle property, parcel 12-00448.000. Hillier's second question was

whether or not there are any future plans to connect the proposed development to Winney DR. The rendering shows a cul-de-sac at the end proposed Street A that accesses the townhomes. Hillier asked about the price point of the multi-family units and what type of renters will live there. Will the units have 1, 2, or 3 bedrooms? What kind of buffering will there be?

Starr called on Mallory to respond to Hillier's questions. Mallory said the existing tree line will be maintained. As the plan moves forward the buffering plan will evolve and can be adjusted accordingly. The multi-family units will be market rate. They will not be subsidized. There is not government support. The rent will range from \$900 - \$1,800 per month. It will be a more higher end project to complement the community at large. There could be some 3-bedroom apartments, but mostly 2-bedroom units. There is no intent to connect to Winney DR. City Engineer Ball explained Winney DR is not inside City limits.

Huehner (sworn in) spoke in favor of the development. He welcomes anything that will slow down the traffic on Newark RD. He suggested a sidewalk connection to Blackjack RD. He said he received an anonymous letter about an archeologic site on the proposed development. He said the letter shows the site is on Robert Everett's property and extends across the road, immediately north of his property. He said the OAI database shows the site wasn't submitted and approved until November 22, 2022. That is the reason the archeological study didn't find the approved site. He anticipates the development running into problems. He asked if it was possible for a business to purchase a lot for a coffee shop or newsstand within the development to help build community.

Dzik asked Ball what he would expect ODOT to do with the speed limit along this area of Newark RD. Ball said the traffic study needs refreshed as one of the proposed entrances was moved on the plan. A speed study will be requested of the developer. The City has the authority to change the speed limit if the roadway is in the City. There will need to be a negotiation with ODOT as the roadway is half in the City and half out. Ball cited SR 229 and the Eastern Star intersection having 6,000 cars per day and the speed limit is 45 MPH. This area will have less cars than that. He said turn lanes do help get people out of the way and prevent rear end collisions. Ball thinks an addition of this many proposed homes would be good support to ask ODOT for funding for a bike trail. ODOT has a 95% funding program.

T. Burton (sworn in) he doesn't disagree that housing is needed. He questions the numbers and this particular project. The 2017-2021 census puts Mount Vernon at about 6,800 households and 2.26 persons per household equating to 15,400 people. The forecast is to add 5,000-10,000 people over the next 10 years. That is quite an increase for one spot. 477 units will house just over 1,000 people in a 1 square mile area. The density is substantial. City Code allow 5 units per acre. The proposal is for 4.67 units per acre, but only about half of the 102 acres will be utilized. Burton asked, what is the spirit of the 5 units per acre? He thinks the regulation is to keep the area from being too crowded, too dense, people living on top of one another. If there are 477 units over 50 acres is that compliant with the code? An average of 1.88 cars per household equates to approximately 900 cars pulling onto Newark RD. He thinks a huge majority of the 3,000 estimated employees at Intel will be absorbed by Columbus. He further stated there are a number of areas between Mount Vernon and Columbus including Sunbury, Newark, New Albany. To say that we need to build this much housing to prepare for Intel is a bit of stretch, in his opinion.

Carr (sworn in) asked why PND zoning was selected for the subject parcel in 2002. Someone twenty years about thought this parcel should be open to multi-family housing instead of limiting it to R-1 single family. Patio homes are not defined in the City's zoning code. It is a type of R-1 housing. The proposal is for a reduction of space between the patio homes to 10' from 20'. An association was mentioned, but there is no documentation in the materials provided. Carr asked about zoning conflicts. The plan calls for sheds not larger than 200 square feet. The local zoning says a shed can be bigger. Where is the conflict resolved? The proposed fencing rules also contrast with the zoning code. Carr asked if the parking count for the apartments meets zoning code.

Blankenhorn explained the PND code requires single family homes to be 1,200 square feet.

Dzik said the City's zoning code sets a minimum standard, but it doesn't mean the community itself can't set stricter regulations. Dzik asked the Highland Real Estate representatives to explain why it's too early to talk about an HOA.

Smith said HOA documentation wasn't submitted because it wasn't part of the submittal process. This type of development will have an HOA. A master planned community has a master association that controls the entire development. The master association will govern and maintain things like the common open spaces

such as the walking path and the entry features. Then there will be individual sub associations within that. Each sub association will have its own needs. The patio homes are maintained by the association. The patio home owner doesn't mow their own yard. Typically, the association mows, similar to an apartment complex. Dzik asked if all roadways within the proposed community will remain private. Smith said no, the roadways into the patio homes single family home will be public. It is possible for the streets within the townhome area to be private or public. The parking area for the multifamily will be private.

Blankenhorn said the compliance with the zoning code will be looked at during the plat review. The preliminary plat submission requires applicable deed restrictions to be submitted as well. After the preliminary plat, the process moves on to the final plat process.

Dzik asked if the Shade Tree Commission is involved during the plat processes. Blankenhorn said yes.

Smith added the parking requirements are met for the multi-family. They made sure they complied with the code so that they do not have to ask for any variances.

Ball added the landscaping plan that was submitted has been forwarded to the Shaded Tree Commission and it is on their January meeting agenda to start the reviewing and comment process.

Smith addressed measuring density. The City's code is pretty specific as to how the density is measured. It is measured across the entire project. Yes, 477 units are being placed across 102 acres with 52% open space. The open space is a benefit to the community. The units could be spread out. Clustering has become common and desirable in the market space. The additional open space traditionally returns a higher value to the community in terms of the desirability of the houses than a slightly bigger yard. Smith addressed the question about conflicts between the rules of the planned community and the zoning code. The rules of the planned community, being more stringent, supersede the zoning code for the affected properties.

Leibold (sworn in) asked about any future intent to connect the proposed development to Winney DR. Dzik & Ball explained the City cannot compel the connection, as Winney DR is outside City corporation limits. Ball said there is private property between Winney DR & the proposed cul-de-sac, which would need to be sold. If that were the case, the connection would need to be made by the township.

Blankenhorn added for clarification, the County Auditor's map shows Meadowbrook has right of way up to the subject property proposed for development, that is not developed.

Blankenhorn read for the record 4 items submitted to her office. 1) a phone conversation with John Spadafore of 1570 Newark RD. He wanted to lodge a formal complaint. He thinks the area is not suitable for a development of the proposed size and that the infrastructure is not adequate. 2) a letter from Robert Everett of 12 Woodland Circle 3) a letter from Doug Szilagyi of 8260 Newark RD 4) a letter from the Knox County Area Development Foundation, penned by Jeff Gottke, President.

Starr asked Ball if he had any engineering concerns at this time. Ball said they have generally accounted for approximate stormwater facilities. Some of the discussion has been about the ratio of space. Ball explained you have to have stormwater quality and quantity controls, which is factored into the total acreage. As we move through the process more work will be needed with regard to traffic. A 100 plus page traffic study was submitted. There will be some small tweaks made to it. The City has capacity for water and wastewater service. The water plant can provide an additional million gallons per day and the wastewater plant can provide treatment for an additional million gallons a day. The sewer lines are close to the site. The waterlines are not as close. Several communications have been received about extending City water to the township areas. It is a long shot for the City to do that. This development could speed that up.

Broeren did not have any legal concerns.

Warga asked if fire and police are prepared for this kind of influx in population, as well as the local schools. Dzik said the safety services are anticipating growth throughout the city. The fire department recently got a grant for three additional fire fighters that will be hired in the next couple of months. An east side fire station is being considered which would provide additional capacity for the main station to cover this development on the south side. A study showed a third fire station could be useful near the industrial park. The long-term plans, 10-20 years, would be for a station near the industrial park. From a police standpoint, the city has organizational assessments going which will take into account projected growth.

Dzik made a motion to recommend adoption of the Comprehensive Development Plan to City Council.

|                  |                              |
|------------------|------------------------------|
| <b>RESULT:</b>   | <b>RECOMMEND [UNANIMOUS]</b> |
| <b>MOVER:</b>    | Richard Dzik, Member         |
| <b>SECONDER:</b> | Julia Warga, Member          |
| <b>AYES:</b>     | Starr, Dzik, Hawkins, Warga  |
| <b>EXCUSED:</b>  | Swallow, Drews, Diehl        |

- 2023-MPC-03 : Colonial Woods Condominiums Parcel #71-00001.022 -  
Change to Comprehensive Development Plan

Blankenhorn introduced the case.

Lowe (sworn in) attorney for the developer of Colonial Woods

Broeren explained the City received a packet of information from the Colonial Woods Condominium Association stating they have been attempting to negotiate with the developer about access to the road.

Lowe said that is partially correct. Lowe said they already had an easement. Lowe said the last communication they had from the COA was from June 22 in which they said they were going to have a meeting to work out the differences. Eriech said he looked forward to hearing from them. The COA said they would get back to him.

Broeren asked if the proposed new structures have to be in a new condominium association. Lowe said yes. Broeren asked if any of those documents had been filed. Lowe said he didn't know that they had. Lowe said they don't have approval to start doing anything yet.

Broeren asked where the easement is for the access to the road. Lowe said the easement is in the declarations originally filed with the plat. Lowe said it states it is a nonexclusive perpetual easement reserved for the declarant for their benefit and the benefit of future property owners and occupants in the area in which the condominium may be expanded to the additional property, which he says is the subject area. The easement is for pedestrian and vehicular traffic across and over the streets and walkways, that may from time to time be part of the property, for ingress and egress from the additional property and each part thereof.

Broeren asked since the condominium is not expanding anymore, does that apply. Lowe said absolutely, they are standard clauses that he sees all the time. It talks about having access to the additional property. Lowe said before the lot split, which sold off part of the additional property, one of the questions was what access did they have. The easement is the access. He believes it is crystal clear that they have the right to use it.

Broeren questions the creation of a new condominium versus the expansion of the current condominium and whether or not the easement applies. Lowes said the easement says it is for ingress and egress to the additional property. The additional property included more than just the condominium property.

Broeren said when the filing was made it was not conveyed that a new condominium was required. Lowe asked, what filing. Broeren said the filing for the change to the plan. Lowe said he does not believe there is a change to the plan. He said they are here because the City believes the plan has been changed. Lowe believes at most they have a minor modification of the plan. He said they are building the same units in the same area, just not as many. Broeren said a new condominium is being created. Lowe said they have to. Broeren asked Lowe if he thinks creating a new condominium is not a change. Lowe said it is not a change in the property or the development of the property. Lowe said it will have the same number of units. Broeren said it will not. Lowe corrected to say it will basically have the same number of units with the exception of the two end units which he wants to talk about. Phase II will not be developed. He said there was never a guarantee that phase II would be developed.

Broeren asked if the new condominium would have access to the amenities of the first condominium. Lowe said it will not have access to the clubhouse unless an agreement can be negotiated. Broeren asked Lowe if he considers that to be a significant change. Lowe said he considers that to be a change based on whether people want to market to that. Do they think that's a big issue? That will be dependent on the buyers. That is not a change in the nature or use of the property. Lowe said that is the only amenity they won't have access to.

Broeren and Starr said there are a number of issues. Starr asked to see what Lowe has to present. The presentation was displayed, Lowe explaining the first slide was the plan as it was originally going to be built. There was a change to the front from the original plan to the final development plan. A letter of approval from then Safety Service Director Dave Glass was provided by Lowe. The next slide shows the units they propose to built outlined in yellow. He then reviewed the City Code about modifications to the plan. He doesn't think they are changing the essential character of the neighborhood. He said the majority of phase I has been built out. Lowe said the utilities are in place. He said the City's Code does not define minor or major modification so he provided definitions from Fairborn, OH for guidance. Lowe said all that has changed is the scope of the plan. Lowe said the sanitary needs to be extended to reach the proposed structure on the end. The road has been raised to accommodate the grade. A slide was shown noting the property split off and sold, noted with a solid orange box over the units. The 2 end units outlined in orange were a part of phase I but they don't plan to build them. Lowe said they are seeking the right to build that buildings that were approved in 2007.

Starr is concerned with the number of issues that were raised by the existing condominium association.

Lowe said Horvath initiated the idea to the COA to do some cost sharing. Horvath is not agreeable to the document provided by the COA.

Ball said the original utility plans do have EPA permits. There really is no change to the water and sewer. The tract of land that is separate from the HOA does include a significant portion of the stormwater pond so they will have the right to discharge to the northern stormwater pond. The math was checked and it is properly sized for phase I. The stormwater pond will be owned by both entities.

Hawkins said he feels pressured into making a decision today based on information that was presented without time to thoroughly review. He is uncomfortable to make a quick decision that impacts a lot of people. Horvath (sworn in) addressing the packet that was submitted by the COA, he doesn't think it is totally inclusive. He reviewed email exchanges back to November 2020. There were discussions about adding new units into the community. State statute requires a new association after 14 years. Horvath said he met in person with the COA board and said he would like a shared agreement with the road expenses. Horvath went on to describe emails exchanged with the COA over the last couple of years. Horvath said he has signed documents addressing some of the concerns raised by the COA. Some of the issues have been resolved. There are a couple outstanding issues. Horvath said it is common for a second association to be created. He doesn't see that as a major change.

Dzik said in his opinion cutting out an entire section of the original plan is a change. The second change that just recently came to light is the required creation of a separate association. He thinks there is additional information needed before a decision can be made. Confirmation that there is access to this area is needed. Dzik would like to know how the 2<sup>nd</sup> association is going to work.

Broeren explained he has two significant concerns: 1) They are creating a new condominium but the City does not have any of the documentation 2) there will be a split in ownership between the two associations common areas.

There was further discussion about the difference in land area for the different associations and ownership.

Lowe requested a list be sent with the specific items needed to move forward.

Hawkins made a motion to table the case to February 9, 2023. Warga seconded it.

Meldrum (sworn in) He said the COA attorney advised them that when a someone makes a flat rejection of a proposal they have an obligation to define what terms they disagree with and maybe offer other recommendations of term or a counter proposal, none of which they have seen. He read a portion of the cover letter of the packet that was submitted to the City.

Voting for the motion to table was AIF. Lowe interjected and said Horvath is not available February 9.

Hawkins made a motion to reconsider tabling the case to February 9, Warga seconded. Voting was AIF.

Hawkins made a motion to table the case until March 9, 2023. Warga seconded. Voting was AIF.

|                |              |
|----------------|--------------|
| <b>RESULT:</b> | <b>TABLE</b> |
|----------------|--------------|

|                               |
|-------------------------------|
| <b>Next: 3/9/2023 4:00 PM</b> |
|-------------------------------|

**ADJOURN**

- Adjourn Motion

Warga made a motion to adjourn the meeting, Dzik seconded and the meeting was adjourned at 6:53 PM



**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.

**COMMENTS - Current Meeting:**

Broeren introduced the case.

Mallory (sworn in) and G. Smith (sworn in) explained their plan for the property along Newark RD named Liberty Crossing encompassing 102.61 acres. Mallory provided a brief background leading up to the plan being presented including a shortage of all types of housing in the area. The plan includes a mix of housing types as a strategic solution to the gaps in housing.

Smith detailed the location of the property planned for development. The site was zoned Planned Neighborhood District in 2002. The plan has 2 major objectives; a maximum density of 5 units per acre and a variety of housing types, per chapter 1163. Smith said concerns have been raised about potential archeological impacts and findings on the site. An archeological study was commissioned for the site and conducted by Weller & Associates. Weller is familiar with the area and has conducted studies on neighboring sites. Highlights of the study include identification of a number of archeological sites located outside the subject property. The study area included property outside the subject property. The identified sites are outside the Liberty Crossing development area. There are no recorded resources within the proposed project area. The study found the site to be clear of archeological resources. Smith went on to say, they have to comply with the law. Should the project move forward to construction and something is uncovered, construction would be halted for further investigation. Moving on to the details of the proposed plan, Smith said approximately 42 units were removed, thus reducing density. The configuration has changed from earlier renderings to allow grading to better complement the existing contours of the land.

Dzik asked where the density was reduced. Smith said early on they considered 40' lots for

some single-family dwellings. Those were eliminated and replaced with wider patio homes. Additionally, the reconfiguration for grading forced them to space the proposed lots out more. The multifamily product count was also reduced.

Smith explained there are 4 sub areas. Sub area A is the single-family sub area; sub area B are patio homes. Patio homes are smaller single-family homes that are maintained by an association, similar to a condominium. Sub area C is townhomes; sub area D is multi-family. All of the proposed housing types have a deficit in the marketplace. The existing streams will provide an amenity for the entire development with walking paths running along the entire stream. Each sub area has an open space to create their own amenities. The multi family may have a club house and a pool. The townhomes may have similar amenities. The single-family homes may have a playground, based on the builder's demand. There are approximately 477 units total which is 4.6 units per acre, falling within the maximum density requirement of the PND zoning code. There is approximately 54 acres of open space, equating to 52%. That is a very high amount of open space for a development. Some of the uses are clustered to create the open space for the project. This provides more preservation for the stream corridor and wetland area, instead of a wetland mitigation plan. Typical open space for a development like this is 20-25%.

A landscape plan is included in the proposal. There are street trees throughout the development. Landscaping is planned in the open spaces. A buffer is planned along the northern boundary line where it abuts existing residential properties. Smith notes the United States Post Office has changed their rules for residential developments. The developments now have to have gang mailboxes. The USPS no longer delivers to individual mailboxes throughout the development. There are several locations planned throughout the development for mailboxes.

A comprehensive package of signage is included in the plan. A consistent set of design standards will allow for individuality of the sub areas, while maintaining consistency throughout. Examples of architecture are included in the plan too. There are architectural requirements laid out for a cohesive development.

Dzik asked if areas A & B are owner occupied and C & D are rentals. Smith said A & B are owner occupied. The townhomes are owner occupied as well. The multi family will be rentals.

Dzik asked about price points. Mallory said the goal is to reach the missing middle. The range is \$250,000 to under \$400,000. However, with inflation and the current market, the high end may be \$450,000.

Dzik asked, if approved, what is the plan for building out the phases. Mallory explained this approach will allow for multiple areas being built at the same time. This also allows for a greater efficiency in construction, limiting the amount of time construction is underway. There will likely be multiple products being built at the same time.

Hawkins asked if the plan is to build then sell, not sell lots, then build. Mallory explained Highland Real Estate is not a builder. They are a land developer. They simply take care of the land. A builder does the construction, both site and vertical. Highland gives the builder a



package with guidelines. Smith added, for the single-family and patio homes, the builder will likely erect a couple models then build as sales are made. The townhomes will generate pre-sales, then a structure will be built after 2 units are sold. Multi-family will generally be built a building at a time.

Warga asked about the lots of the single-family homes. On average, how many homes would be on a typical acre? Smith explained the density of the single-family sub area is estimated at 2.7 units per gross acre. The single-family lots are 55' x 130'. The single-family market is different than it was 20 years ago. 20 years ago, the houses were wider but shallower. That model has flipped. Current builder's footprints are narrower but deeper. They get their square footage on a 40' footprint. The houses are typically 40' wide, then they go 65' - 75' deep. The homes are 2-story. Almost nobody is building the wide split-level home anymore because that is not what the market is demanding. Mallory explained the size of the lots is a cost component. Wider lots push the price point up and out of their target range.

Starr asked about safety, the traffic and speed at the ingress and egress of the site. Smith said a traffic study is conducted to examine the conditions. The studies are very scientific and based on a multitude of background data. The study has been submitted to the City Engineer for review and comment. The findings of the study showed there are improvements that are needed along Newark RD, including turn lanes. The improvements will be required to be made and borne by the developer.

Yoder (sworn in) explained his is a real estate agent with Key Realty. He provided updated data to support the need for housing development in Mount Vernon. As a county, residential housing remains in very short supply. In the \$20,000 - 2.6 million range, Knox MLS has 36 listings and Columbus MLS has 43 listings. In the \$100 - \$500,000 range, Knox MLS has 21 listings and 32 in the Columbus MLS. There were 403 listing sold over the last 12 months in the \$100-500,000 range. Columbus has 536 listings sold. Those numbers equate to approximately a 19-day supply on Knox MLS and a 22-day supply on the Columbus MLS. A healthy balanced market would have a 4-6-month supply of homes. We are dramatically below a healthy market. He loves the proposed unit mix. The townhomes are a unique proposition that we do not have in Mount Vernon.

D. Culbertson (sworn in) provided a flyer stating Mount Vernon, OH is ranked #37 in the Nation's Top 50 Hottest Real Estate Markets based on a study conducted Realtor.com. This is out of 41,700 zip codes across the country. He doesn't think Mount Vernon has ever been in the top 500. He attributes this to a number of things including COVID. During COVID many learned how to work from home and people were fleeing the big cities. The outlying communities gained from that. Another factor is the Intel announcement. He states growth is coming and he hopes it is controlled growth. He supported the stats provided by Yoder. He explained in the past year homes for sale had multiple offers within the first 36 hours, with people fighting over them. He gave examples of recent real estate transactions and needs. He thinks the patio homes are a perfect match for some people's desire to downsize. He believes the buyers for the proposed development will be contributors and supporters to the community. He explained in the 67 years he has lived in Mount Vernon he has seen the community grow, but he has also seen the best and brightest leave because housing and jobs

were not available. He estimates one third and up to fifty percent of the people living in the proposed development will turn right and head south on State Route 13. The people moving into the patio home will likely move out of larger homes in the City, freeing up that real estate for growing families.

Hawkins asked the realtor's opinion about the smaller proposed lot sizes. Yoder said there are numerous examples of that in Columbus suburbs including: Southern Delaware County; Lewis Center. He said it is absolutely a product that is working in the market today and he thinks it is absolutely a product that will work in Mount Vernon. Culbertson agreed, further stating people don't have time to mow or don't want to mow. They are busy going to ball games. Large lots are not attractive to a large segment of the market. The proposed green space is a big plus.

W. Sperry (sworn in) explained the dangerous intersection of Rangeline Road and Newark RD, just south of the proposed development. He believes this should be explored during the traffic study. His property adjoins the subject property on the south side along the proposed park area. There is currently not a fence separating the properties. He would like to discuss fencing options with the developer. He has collected surface relics on his farm over the past 50 years, upwards of 6,000 pieces. The archeological study does not include his findings. His findings are mainly small utilitarian artifacts. Only 2 finding were around 5 inches. He asked for permission to walk the property during excavation to surface hunt the area for artifacts. He doubts there are any features to be found like a mound or workshop area.

Hillier (sworn in) had a couple questions: asking where exactly on Newark RD the entrances are planned. One entrance is proposed across from the Diguilio property at 7950 Newark RD, parcel #12-01900.001; the other is across from 8200 Newark RD, the Conkle property, parcel 12-00448.000. Hillier's second question was whether or not there are any future plans to connect the proposed development to Winney DR. The rendering shows a cul-de-sac at the end proposed Street A that accesses the townhomes. Hillier asked about the price point of the multi-family units and what type of renters will live there. Will the units have 1, 2, or 3 bedrooms? What kind of buffering will there be?

Starr called on Mallory to respond to Hillier's questions. Mallory said the existing tree line will be maintained. As the plan moves forward the buffering plan will evolve and can be adjusted accordingly. The multi-family units will be market rate. They will not be subsidized. There is not government support. The rent will range from \$900 - \$1,800 per month. It will be a more higher end project to complement the community at large. There could be some 3-bedroom apartments, but mostly 2-bedroom units. There is no intent to connect to Winney DR. City Engineer Ball explained Winney DR is not inside City limits.

Huehner (sworn in) spoke in favor of the development. He welcomes anything that will slow down the traffic on Newark RD. He suggested a sidewalk connection to Blackjack RD. He said he received an anonymous letter about an archeologic site on the proposed development. He said the letter shows the site is on Robert Everett's property and extends across the road, immediately north of his property. He said the OAI database shows the site wasn't submitted and approved until November 22, 2022. That is the reason the archeological study didn't find the approved site. He anticipates the development running into problems. He asked if it was

possible for a business to purchase a lot for a coffee shop or newsstand within the development to help build community.

Dzik asked Ball what he would expect ODOT to do with the speed limit along this area of Newark RD. Ball said the traffic study needs refreshed as one of the proposed entrances was moved on the plan. A speed study will be requested of the developer. The City has the authority to change the speed limit if the roadway is in the City. There will need to be a negotiation with ODOT as the roadway is half in the City and half out. Ball cited SR 229 and the Eastern Star intersection having 6,000 cars per day and the speed limit is 45 MPH. This area will have less cars than that. He said turn lanes do help get people out of the way and prevent rear end collisions. Ball thinks an addition of this many proposed homes would be good support to ask ODOT for funding for a bike trail. ODOT has a 95% funding program.

T. Burton (sworn in) he doesn't disagree that housing is needed. He questions the numbers and this particular project. The 2017-2021 census puts Mount Vernon at about 6,800 households and 2.26 persons per household equating to 15,400 people. The forecast is to add 5,000-10,000 people over the next 10 years. That is quite an increase for one spot. 477 units will house just over 1,000 people in a 1 square mile area. The density is substantial. City Code allow 5 units per acre. The proposal is for 4.67 units per acre, but only about half of the 102 acres will be utilized. Burton asked, what is the spirit of the 5 units per acre? He thinks the regulation is to keep the area from being too crowded, too dense, people living on top of one another. If there are 477 units over 50 acres is that compliant with the code? An average of 1.88 cars per household equates to approximately 900 cars pulling onto Newark RD. He thinks a huge majority of the 3,000 estimated employees at Intel will be absorbed by Columbus. He further stated there are a number of areas between Mount Vernon and Columbus including Sunbury, Newark, New Albany. To say that we need to build this much housing to prepare for Intel is a bit of stretch, in his opinion.

Carr (sworn in) asked why PND zoning was selected for the subject parcel in 2002. Someone twenty years about thought this parcel should be open to multi-family housing instead of limiting it to R-1 single family. Patio homes are not defined in the City's zoning code. It is a type of R-1 housing. The proposal is for a reduction of space between the patio homes to 10' from 20'. An association was mentioned, but there is no documentation in the materials provided. Carr asked about zoning conflicts. The plan calls for sheds not larger than 200 square feet. The local zoning says a shed can be bigger. Where is the conflict resolved? The proposed fencing rules also contrast with the zoning code. Carr asked if the parking count for the apartments meets zoning code.

Blankenhorn explained the PND code requires single family homes to be 1,200 square feet.

Dzik said the City's zoning code sets a minimum standard, but it doesn't mean the community itself can't set stricter regulations. Dzik asked the Highland Real Estate representatives to explain why it's too early to talk about an HOA.

Smith said HOA documentation wasn't submitted because it wasn't part of the submittal process. This type of development will have an HOA. A master planned community has a master association that controls the entire development. The master association will govern

and maintain things like the common open spaces such as the walking path and the entry features. Then there will be individual sub associations within that. Each sub association will have its own needs. The patio homes are maintained by the association. The patio home owner doesn't mow their own yard. Typically, the association mows, similar to an apartment complex.

Dzik asked if all roadways within the proposed community will remain private. Smith said no, the roadways into the patio homes single family home will be public. It is possible for the streets within the townhome area to be private or public. The parking area for the multifamily will be private.

Blankenhorn said the compliance with the zoning code will be looked at during the plat review. The preliminary plat submission requires applicable deed restrictions to be submitted as well. After the preliminary plat, the process moves on to the final plat process.

Dzik asked if the Shade Tree Commission is involved during the plat processes. Blankenhorn said yes.

Smith added the parking requirements are met for the multi-family. They made sure they complied with the code so that they do not have to ask for any variances.

Ball added the landscaping plan that was submitted has been forwarded to the Shaded Tree Commission and it is on their January meeting agenda to start the reviewing and comment process.

Smith addressed measuring density. The City's code is pretty specific as to how the density is measured. It is measured across the entire project. Yes, 477 units are being placed across 102 acres with 52% open space. The open space is a benefit to the community. The units could be spread out. Clustering has become common and desirable in the market space. The additional open space traditionally returns a higher value to the community in terms of the desirability of the houses than a slightly bigger yard. Smith addressed the question about conflicts between the rules of the planned community and the zoning code. The rules of the planned community, being more stringent, supersede the zoning code for the affected properties.

Leibold (sworn in) asked about any future intent to connect the proposed development to Winney DR. Dzik & Ball explained the City cannot compel the connection, as Winney DR is outside City corporation limits. Ball said there is private property between Winney DR & the proposed cul-de-sac, which would need to be sold. If that were the case, the connection would need to be made by the township.

Blankenhorn added for clarification, the County Auditor's map shows Meadowbrook has right of way up to the subject property proposed for development, that is not developed.

Blankenhorn read for the record 4 items submitted to her office. 1) a phone conversation with John Spadafore of 1570 Newark RD. He wanted to lodge a formal complaint. He thinks the area is not suitable for a development of the proposed size and that the infrastructure is not adequate. 2) a letter from Robert Everett of 12 Woodland Circle 3) a letter from Doug Szilagyi of 8260 Newark RD 4) a letter from the Knox County Area Development Foundation, penned by

Jeff Gottke, President.

Starr asked Ball if he had any engineering concerns at this time. Ball said they have generally accounted for approximate stormwater facilities. Some of the discussion has been about the ratio of space. Ball explained you have to have stormwater quality and quantity controls, which is factored into the total acreage. As we move through the process more work will be needed with regard to traffic. A 100 plus page traffic study was submitted. There will be some small tweaks made to it. The City has capacity for water and wastewater service. The water plant can provide an additional million gallons per day and the wastewater plant can provide treatment for an additional million gallons a day. The sewer lines are close to the site. The waterlines are not as close. Several communications have been received about extending City water to the township areas. It is a long shot for the City to do that. This development could speed that up.

Broeren did not have any legal concerns.

Warga asked if fire and police are prepared for this kind of influx in population, as well as the local schools. Dzik said the safety services are anticipating growth throughout the city. The fire department recently got a grant for three additional fire fighters that will be hired in the next couple of months. An east side fire station is being considered which would provide additional capacity for the main station to cover this development on the south side. A study showed a third fire station could be useful near the industrial park. The long-term plans, 10-20 years, would be for a station near the industrial park. From a police standpoint, the city has organizational assessments going which will take into account projected growth.

Dzik made a motion to recommend adoption of the Comprehensive Development Plan to City Council.

|                  |                                                           |
|------------------|-----------------------------------------------------------|
| <b>RESULT:</b>   | <b>RECOMMEND [UNANIMOUS]</b>                              |
| <b>MOVER:</b>    | Richard Dzik, Member                                      |
| <b>SECONDER:</b> | Julia Warga, Member                                       |
| <b>AYES:</b>     | Matthew T. Starr, Richard Dzik, Todd Hawkins, Julia Warga |
| <b>EXCUSED:</b>  | Austin Swallow, Robert Drews, Eric Diehl                  |

Mount Vernon, Ohio

# FINAL DEVELOPMENT PLAN

Application For:



**Submitted On:** December 16th, 2022

**Submitted For:**



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

**Submitted By:**



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



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

Attachment: 22 1216\_Final Development Plan Submission\_Liberty Crossing (3721 : 2023-Mpc-01)

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

- General Development Standards

**Exhibits****Tab 2 – Adjacent Property Owners**

- Adjacent Property Owners

**Tab 3 – Survey**

- Exhibit B – GIS Survey

**Tab 4 – Development Plan Exhibits**

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

**Tab 5 – Architectural Character Exhibits**

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

**Tab 6 - Engineering Exhibits**

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

TAB 1  
DEVELOPMENT TEXT



**GDS - General Development Standards for Liberty Crossing PND**

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

**GDS 1.01      General Intent**

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

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

GDS 1.02 **Landscaping and Storm Water Management**

A) **Landscaping:**

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

B) **Storm Water Management:**

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

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

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

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

**GDS 1.04      General Development Identification Signage**

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

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

D) Subarea Identification Signs.

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

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

GDS 1.05 Cluster Mailboxes

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

GDS 1.06 Trash Enclosure Standards

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

GDS 1.07 **Lighting**

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

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

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

**SUB AREA A – SINGLE FAMILY DETACHED HOUSING**

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

**SUB A 1.01    Permitted Uses**

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

**SUB A 1.02    Density**

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

**SUB A 1.03    Accessory Uses**

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

**SUB A 1.04    Development Standards**

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

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



E) The minimum yard dimensions and setbacks:

Minimum Setbacks for buildings

Front yard: 25 feet from ROW of internal streets

Side yard: 5 feet from lot line\*

Rear yard: 25 feet from lot line\*\*

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

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

SUB A 1.05 Special Landscape Requirements:A) Fencing:

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

SUB A 1.06 Off-Street Parking Requirements:

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

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

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

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

B) **Roof**

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

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



**SUB AREA B –PATIO HOMES**

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

**SUB B 1.01     Permitted Uses**

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

**SUB B 1.02     Density**

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

**SUB B 1.03     Accessory Uses**

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

**SUB B 1.04     Development Standards**

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

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

Rear yard: 25 feet from lot line\*\*

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

SUB B 1.05 **Special Landscape Requirements:**

A) **Fencing:**

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

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

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

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

SUB B 1.07 **Architectural Standards**

A) **Exterior Appearance Standards**

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

B) **Roof**

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

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

### **SUB AREA C – ATTACHED TOWNHOMES**

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

#### **SUB C 1.01 Permitted Uses**

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

#### **SUB C 1.02 Density**

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

#### **SUB C 1.03 Accessory Uses**

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

#### **SUB C 1.04 Development Standards**

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

C) The maximum height of buildings:

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

D) The minimum yard dimensions and setbacks:

1) Perimeter Setbacks for buildings and parking:

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

2) Minimum building separation

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

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

SUB C 1.05 Street Requirements:

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

SUB C 1.06 Special Landscape Requirements:

A) Fencing:

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

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

#### SUB C 1.07 Off-Street Parking Requirements:

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

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

#### SUB C 1.08 Signs Permitted

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

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

#### SUB C 1.09 Architectural Standards

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

B) Roof

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

C) Special Elements

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

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

**SUB AREA D – MULTI FAMILY ATTACHED HOUSING**

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

**SUB D 1.01    Permitted Uses**

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

**SUB D 1.02    Density**

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

**SUB D 1.03    Accessory Uses**

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

**SUB D 1.04    Development Standards**

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



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

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

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

#### SUB D 1.05 Private Street Requirements:

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



**SUB D 1.06 Special Landscape Buffers & Development Requirements:**

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

**SUB D 1.07 Off-Street Parking Requirements:**

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

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

**SUB D 1.08 Signs Permitted**

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

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

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

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

B) **Roof**

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

C) **Special Elements**

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

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

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

TAB 2  
ADJACENT PROPERTY OWNERS

| PIN        | Address                            | Owner                                              | Owner Address                               |
|------------|------------------------------------|----------------------------------------------------|---------------------------------------------|
| 1200448000 | 8200 NEWARK RD                     | CONKLE RONALD L & LINDA S                          | 8200 NEWARK RD MOUNT VERNON OH 43050        |
| 1200515000 | 19 MEADOWBROOK DR                  | NEACE DANIEL A SR & SHEILA L                       | 1 HOME CAMPUS DES MOINES IA 50328           |
| 1200516000 | 25 MEADOWBROOK DR                  | 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.

Vol. 1  
Pg. 059

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

Attachment: 22 1216\_Final Development Plan Submission\_Liberty Crossing (3721 : 2023-Mpc-01)

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

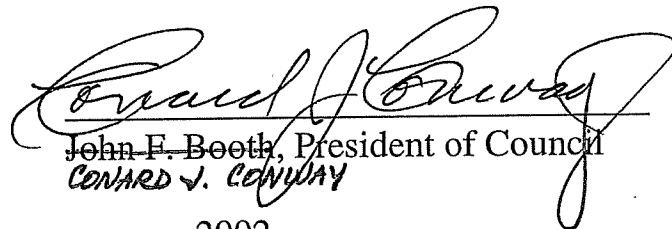


Tract 7: M-1A Light Industrial District. Being Parcel 66-00452 and consisting of a 12.08 acre tract currently owned by Donel Properties. Also included in this tract is the abutting railroad right of way the east line of which is the boundary of the existing M-1A zoning district.

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.

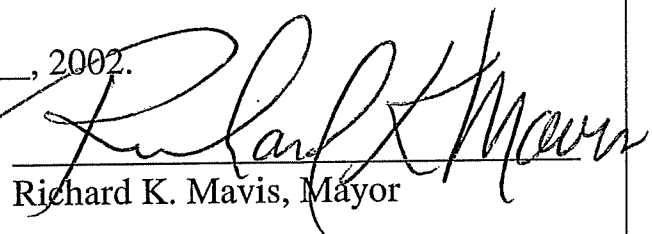
SECTION 3: This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety, and for the further reason that an emergency exists in the usual daily operation of the various departments of the municipal government, and said Ordinance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

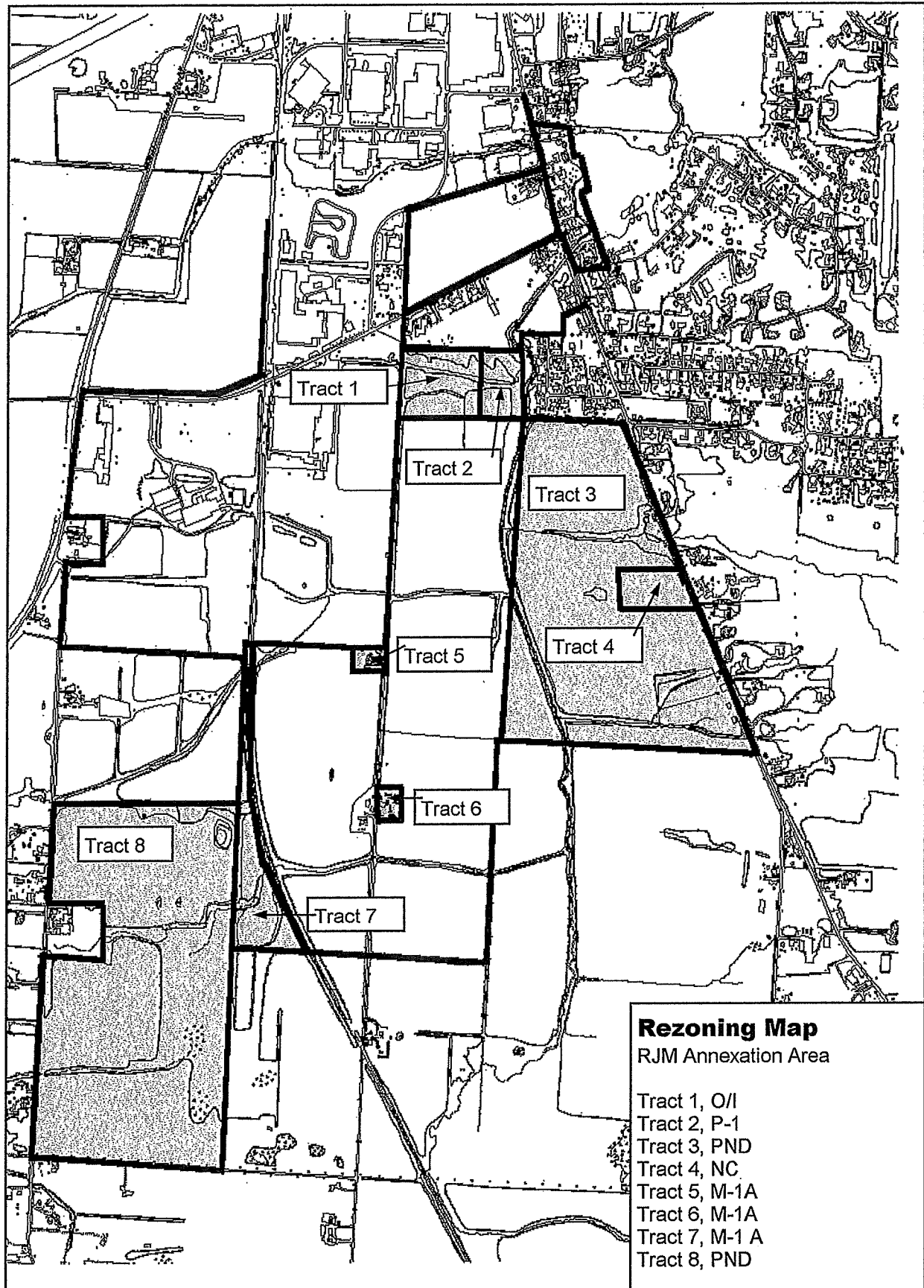
PASSED: July 22, 2002.

ATTEST: Janet Brown  
Janet Brown, Clerk of Council

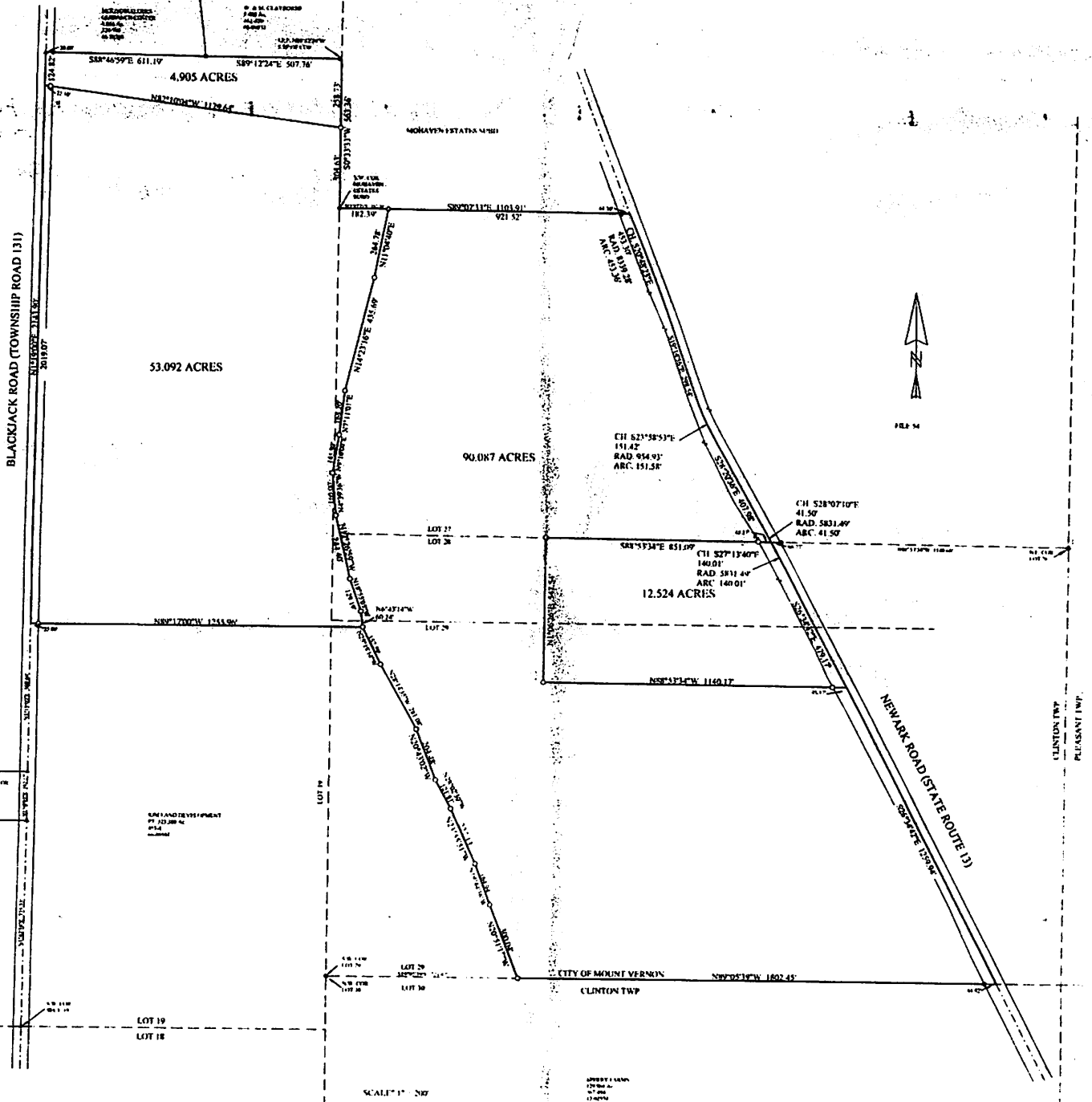
APPROVED: July 22, 2002.

  
Richard K. Mavis, Mayor





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



SCALE: 1" = 200'

PARCEL 966-02501  
 • IRON PIN SET  
 ○ IRON PIN FOUND  
 ▲ I.R. SPIKE FOUND  
 \* CONC. MONUMENT



I CERTIFY THIS PLAN 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





**Mt. Vernon Newark Road- Regional Context**

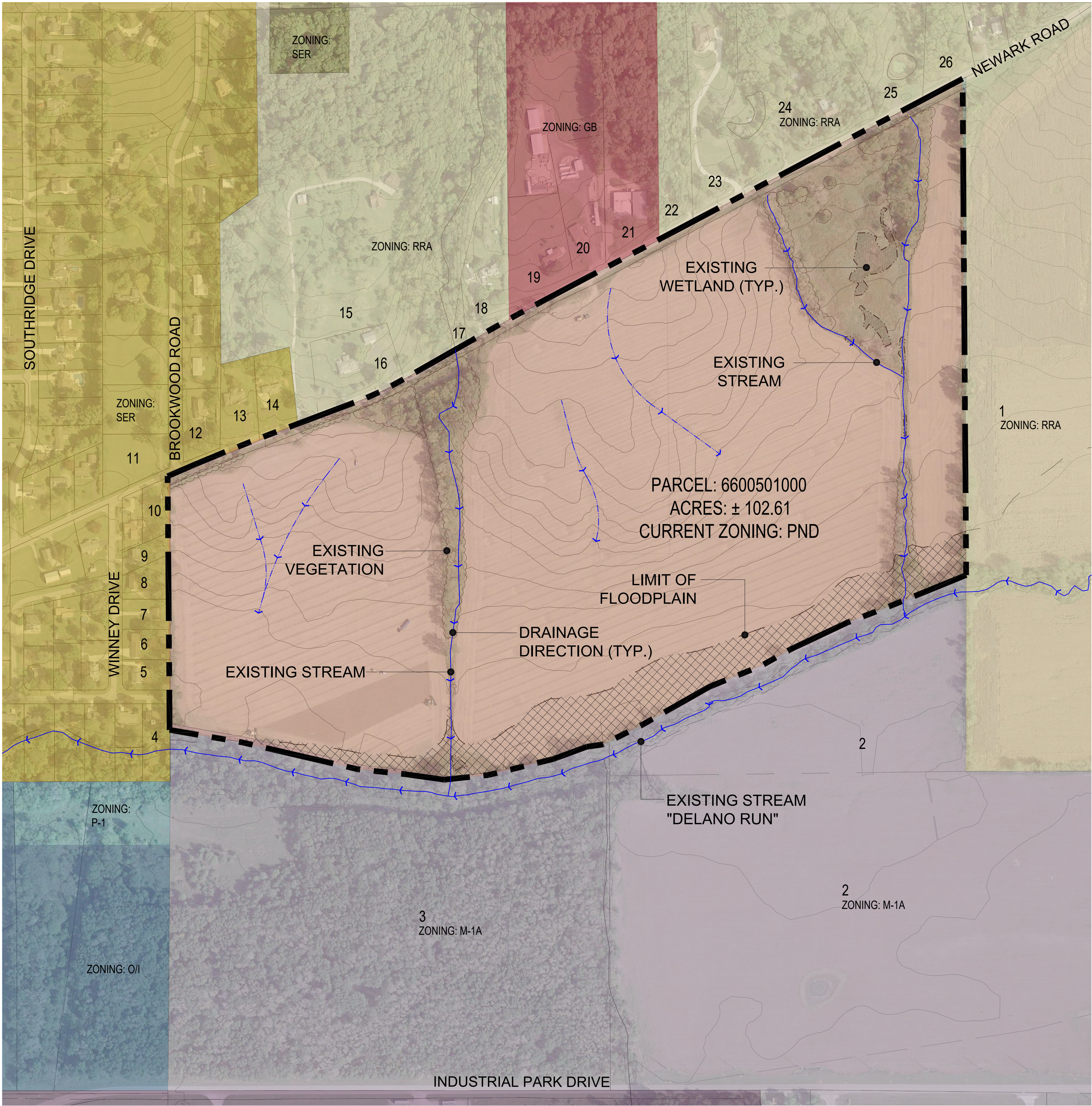
City of Mt. Vernon, Knox County, Ohio      December 16, 2022

**Exhibit C**

0      1000      2000      3000







ADJACENT OWNERS:

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

EXISTING ZONING:

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



Mt. Vernon Newark Road - Existing Conditions

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

Exhibit C1



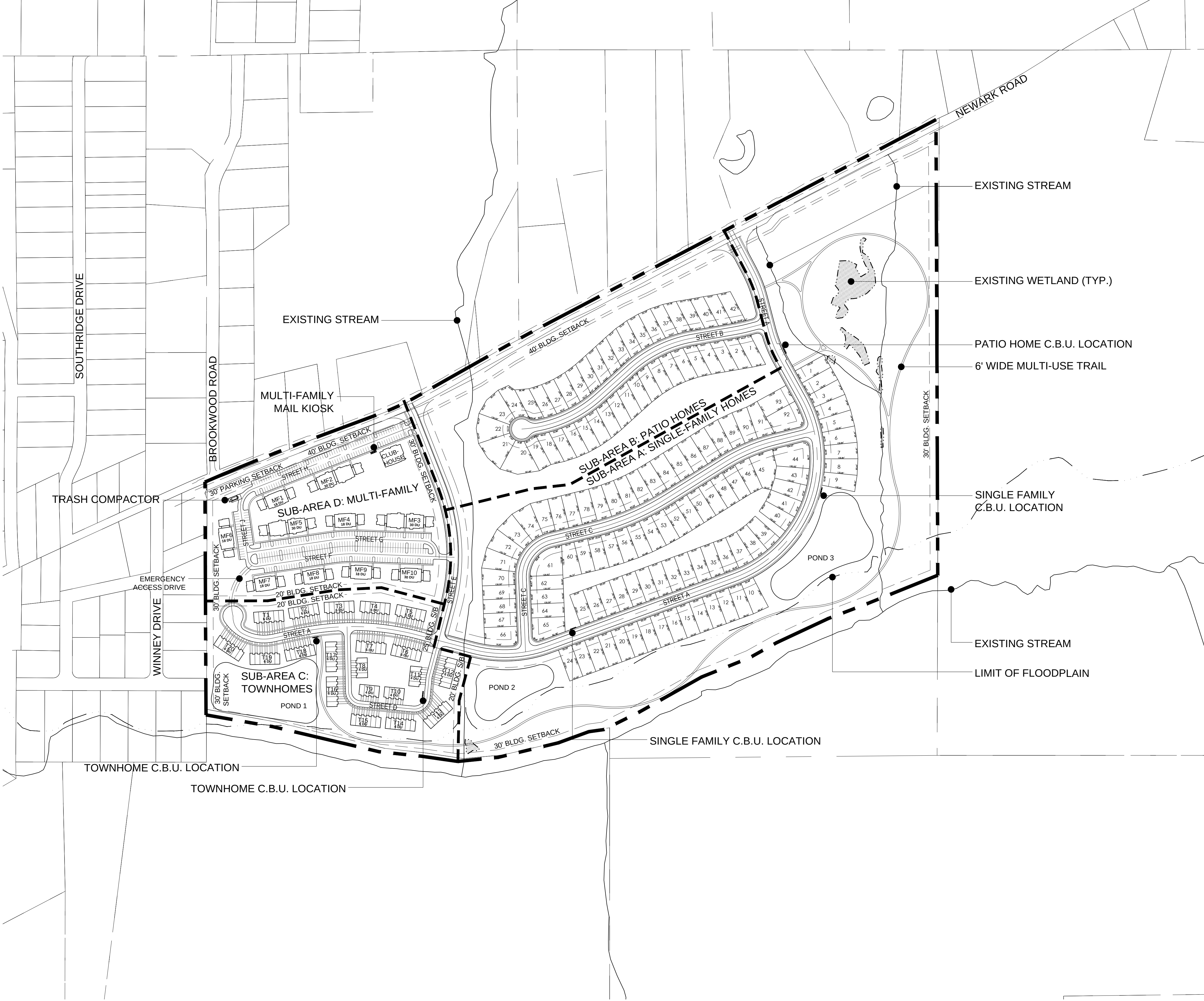




Site Data:

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





Site Data:

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

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

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

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

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

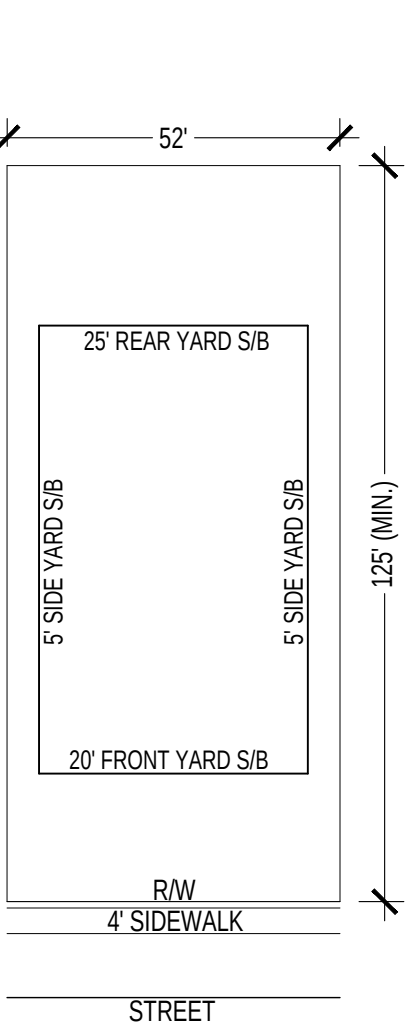
Site Totals  
Total Units 477  
Site Density ±4.60 du/gross acre

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

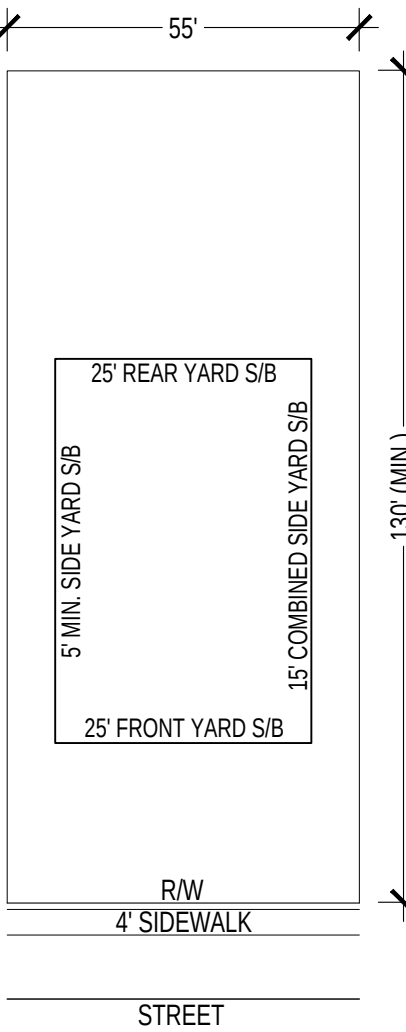


**MAIL KIOSK - DECORATIVE CLUSTER BOX UNIT**  
BLACK CLUSTER BOX UNIT WITH FINIAL CAP  
AND TRADITIONAL PEDESTAL ACCESSORIES.  
MODEL #WL-1570-16V2BKBM (OR OWNER APPROVED EQUAL)  
AVAILABLE FROM BUDGETMAILBOXES.COM

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



Typical Patio Home Lot  
SCALE: 1" = 30'



Typical Single Family Lot  
SCALE: 1" = 30'





Site Data:

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

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





CONCEPTUAL PLANT LIST

| BOT. NAME/COMMON NAME                                                 | SIZE    | COND. | SPACING  | NOTES      |
|-----------------------------------------------------------------------|---------|-------|----------|------------|
| DECIDUOUS SHADE TREES / STREET TREES                                  |         |       |          |            |
| Acer rubrum 'Armstrong'<br>Armstrong Red Maple                        | 2" CAL. | B&B   | AS SHOWN |            |
| Platanus x acerifolia 'Bloodgood'<br>Bloodgood London Planetree       | 2" CAL. | B&B   | AS SHOWN |            |
| Cladrastis kentuckea<br>American Yellowwood                           | 2" CAL. | B&B   | AS SHOWN |            |
| Ginkgo biloba 'Princeton Sentry'<br>Princeton Sentry Ginkgo           | 2" CAL. | B&B   | AS SHOWN |            |
| Liquidambar styraciflua 'Moraine'<br>Moraine Sweetgum                 | 2" CAL. | B&B   | AS SHOWN |            |
| Nyssa sylvatica 'Wildfire'<br>Wildfire Blackgum                       | 2" CAL. | B&B   | AS SHOWN |            |
| Platanus x acerifolia 'Bloodgood'<br>Bloodgood London Planetree       | 2" CAL. | B&B   | AS SHOWN |            |
| Quercus rubra<br>Red Oak                                              | 2" CAL. | B&B   | AS SHOWN |            |
| Quercus bicolor<br>Swamp White Oak                                    | 2" CAL. | B&B   | AS SHOWN |            |
| Taxodium distichum<br>Baldcypress                                     | 2" CAL. | B&B   | AS SHOWN |            |
| Ulmus x 'Morton'<br>Accolade Elm                                      | 2" CAL. | B&B   | AS SHOWN |            |
| Betula nigra 'Heritage'<br>Heritage River Birch                       | 2" CAL. | B&B   | AS SHOWN |            |
| Gleditsia triacanthos var. inermis 'Sunburst'<br>Sunburst Honeylocust | 2" CAL. | B&B   | AS SHOWN |            |
| Tilia cordata 'Greenspire'<br>Greenspire Littleleaf Linden            | 2" CAL. | B&B   | AS SHOWN | Match Form |
| Zelkova serrata 'Green Vase'<br>Green Vase Zelkova                    | 2" CAL. | B&B   | AS SHOWN | Match Form |

SMALL / ORNAMENTAL TREES

|                                                                     |            |     |          |            |
|---------------------------------------------------------------------|------------|-----|----------|------------|
| Magnolia virginiana<br>Sweetbay Magnolia                            | 1.75" CAL. | B&B | AS SHOWN |            |
| Magnolia x loebneri 'Merrill'<br>Merrill Magnolia                   | 1.75" CAL. | B&B | AS SHOWN |            |
| Amelanchier canadensis 'Glennform'<br>Rainbow Pillar Serviceberry   | 1.75" CAL. | B&B | AS SHOWN |            |
| Amelanchier x 'Autumn Brilliance'<br>Autumn Brilliance Serviceberry | 1.75" CAL. | B&B | AS SHOWN |            |
| Carpinus caroliniana 'JFS-KW6'<br>Native Flame® American Hornbeam   | 1.75" CAL. | B&B | AS SHOWN | Match Form |
| Cercis canadensis<br>Eastern Redbud                                 | 1.75" CAL. | B&B | AS SHOWN |            |
| Cercis canadensis 'Forest Pansy'<br>Forest Pansy Eastern Redbud     | 1.75" CAL. | B&B | AS SHOWN |            |
| Crataegus viridis 'Winter King'<br>Winter King Hawthorn             | 1.75" CAL. | B&B | AS SHOWN |            |
| Malus 'Snowdrift'<br>Snowdrift crabapple                            | 1.75" CAL. | B&B | AS SHOWN |            |

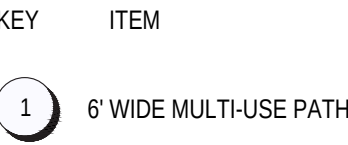
EVERGREEN TREES

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

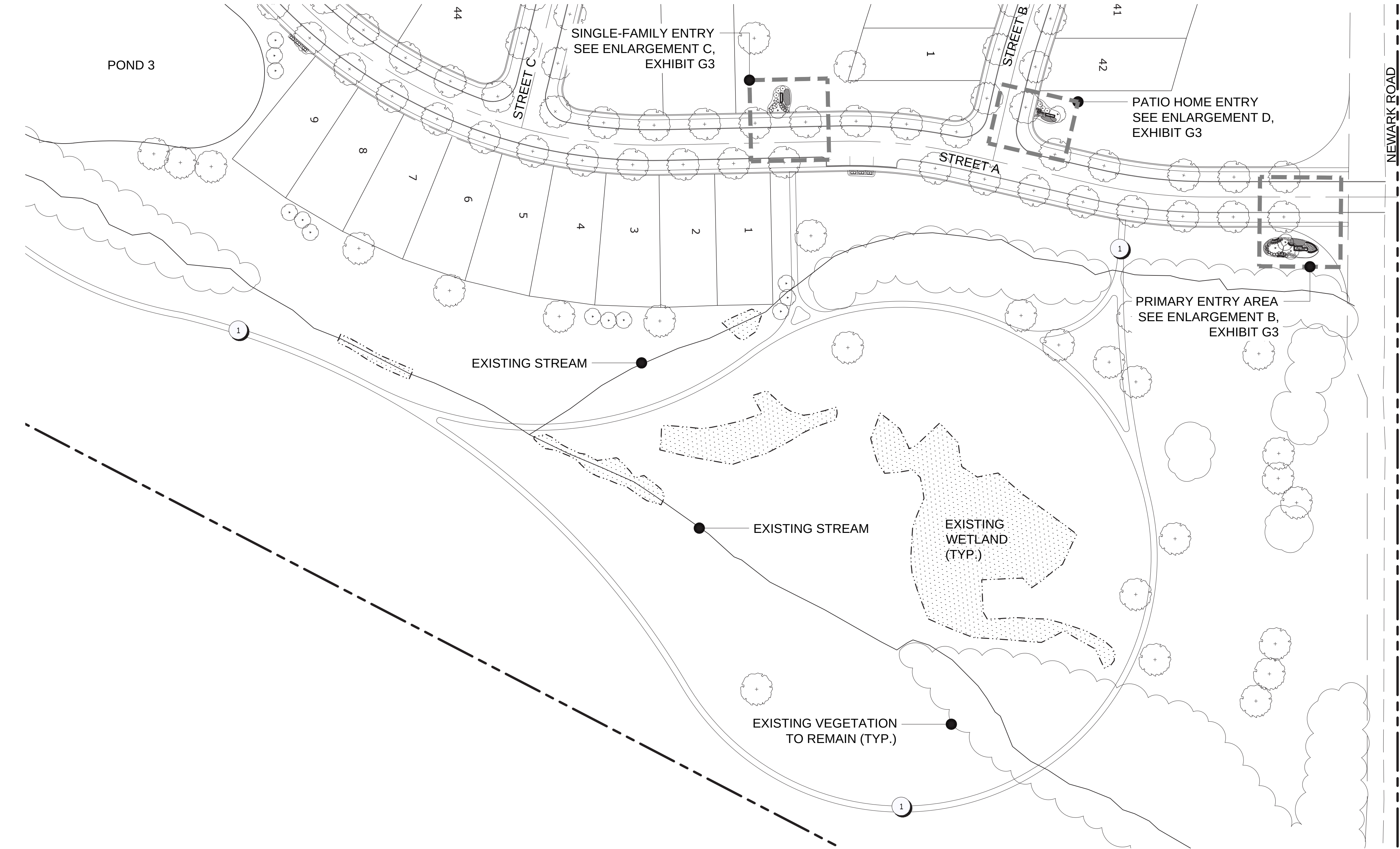
LANDSCAPE KEY PLAN



CODED LAYOUT AND MATERIALS NOTES





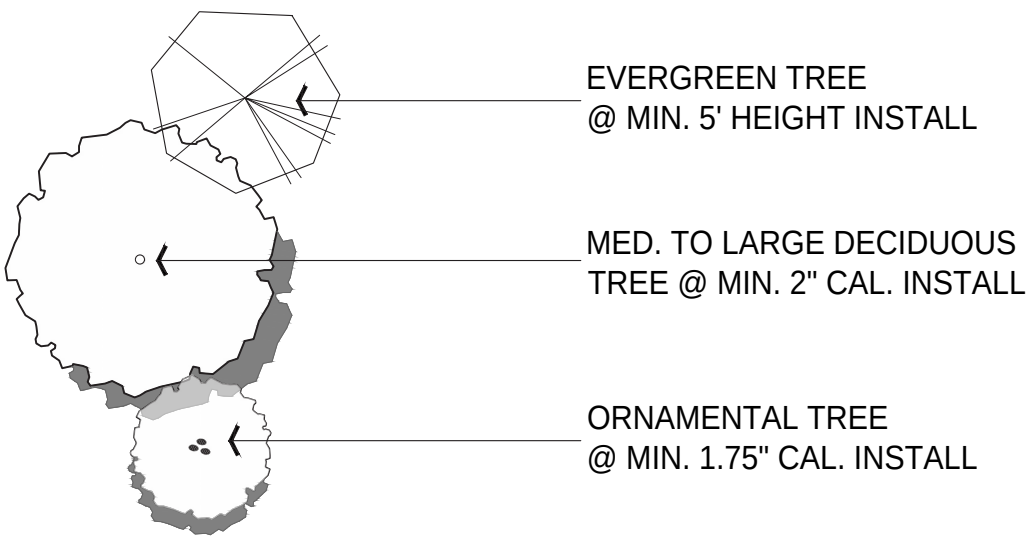


A OPEN SPACE ENLARGEMENT PLAN 'A'  
1"=60'

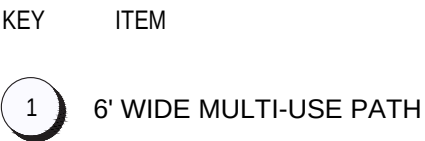
CONCEPTUAL PLANT LIST

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

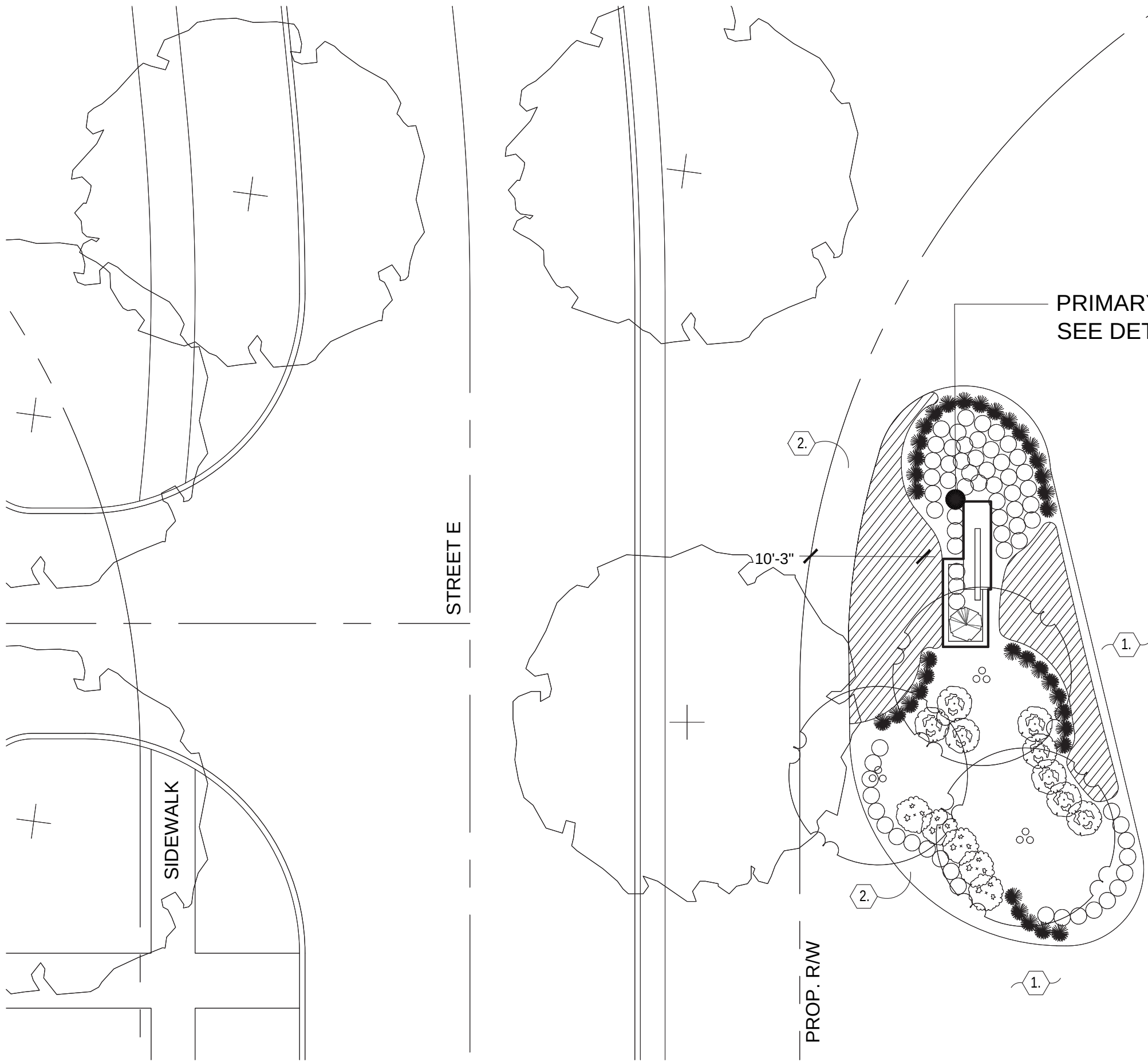
LANDSCAPE KEY PLAN



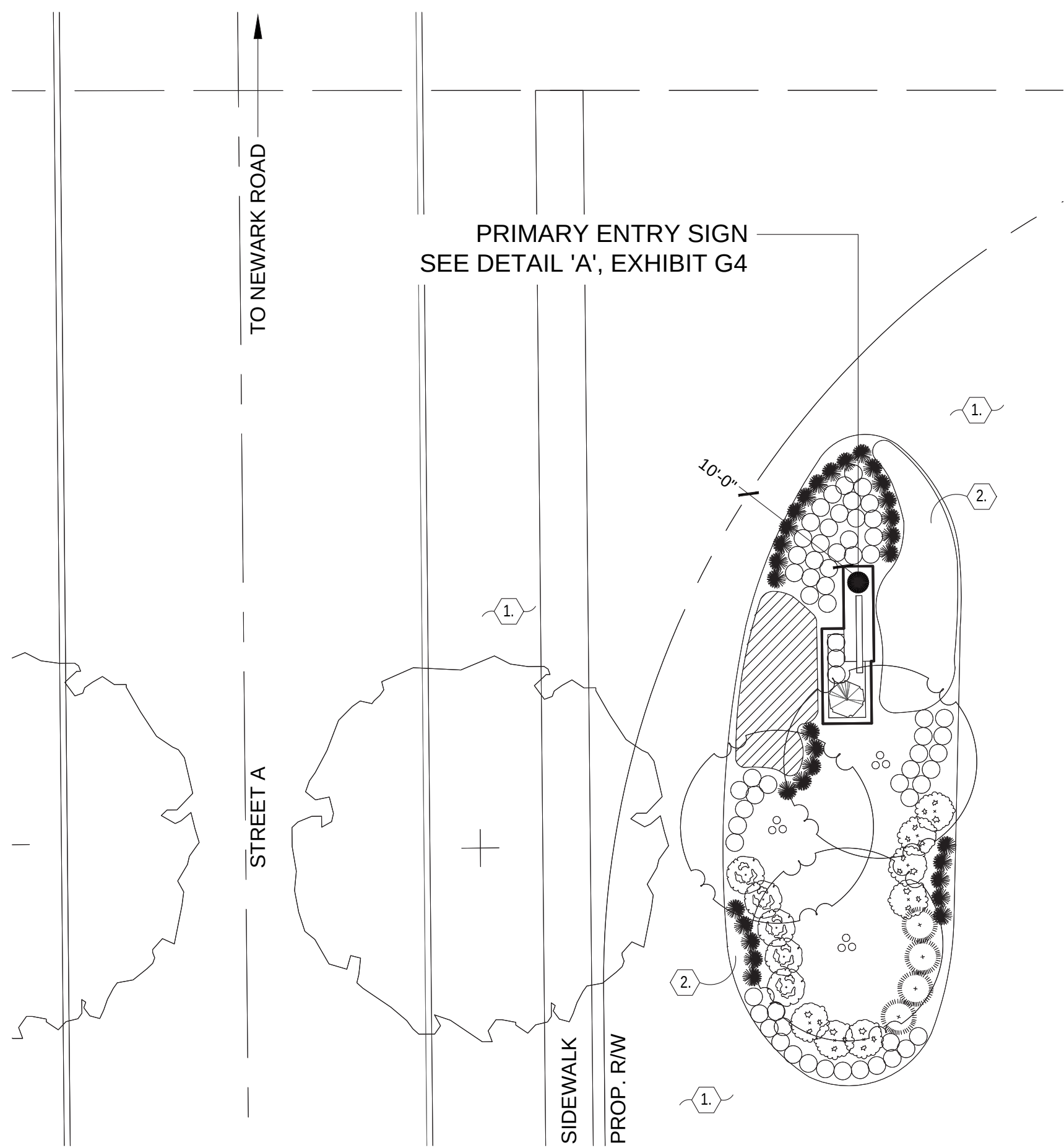
CODED LAYOUT AND MATERIALS NOTES



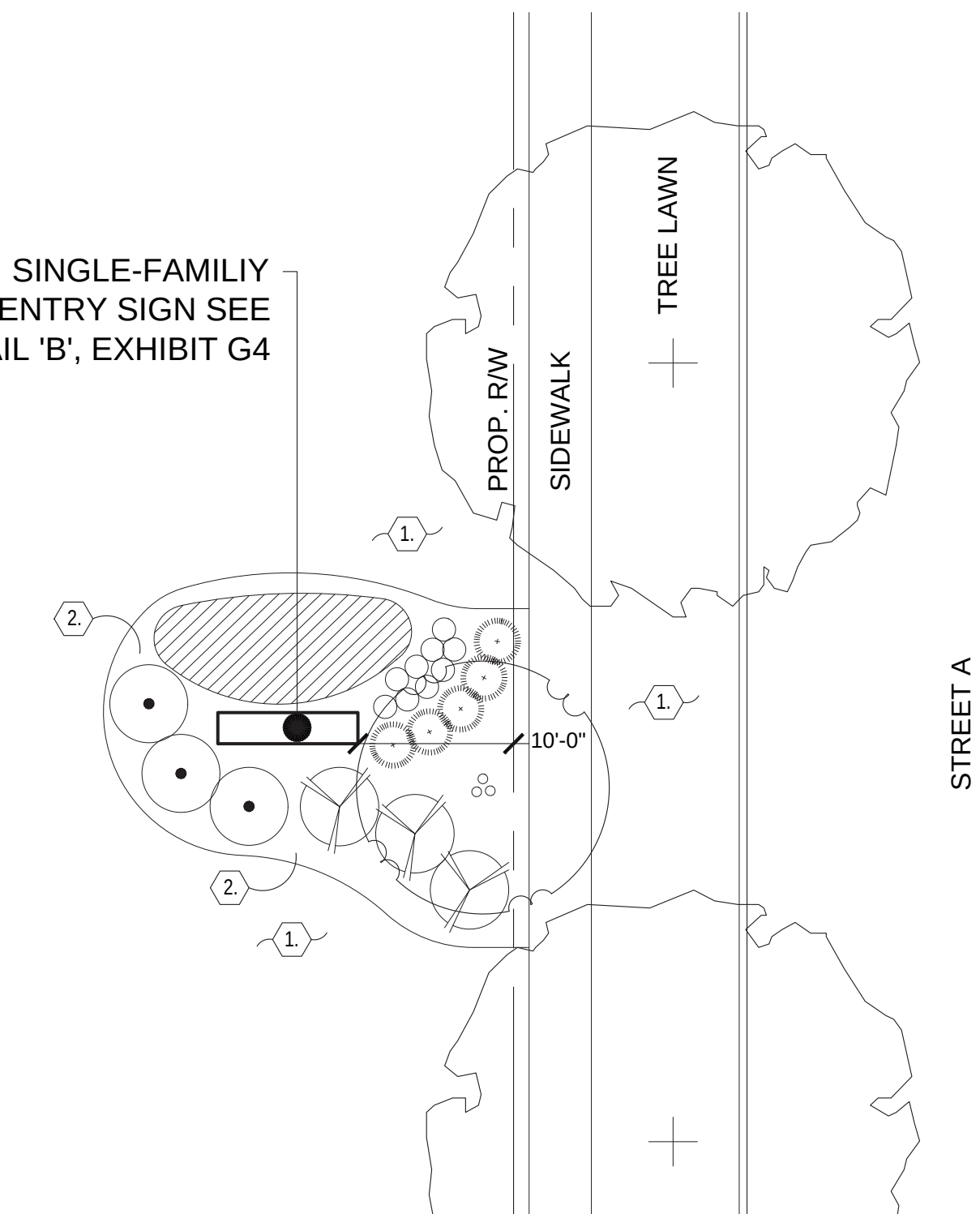




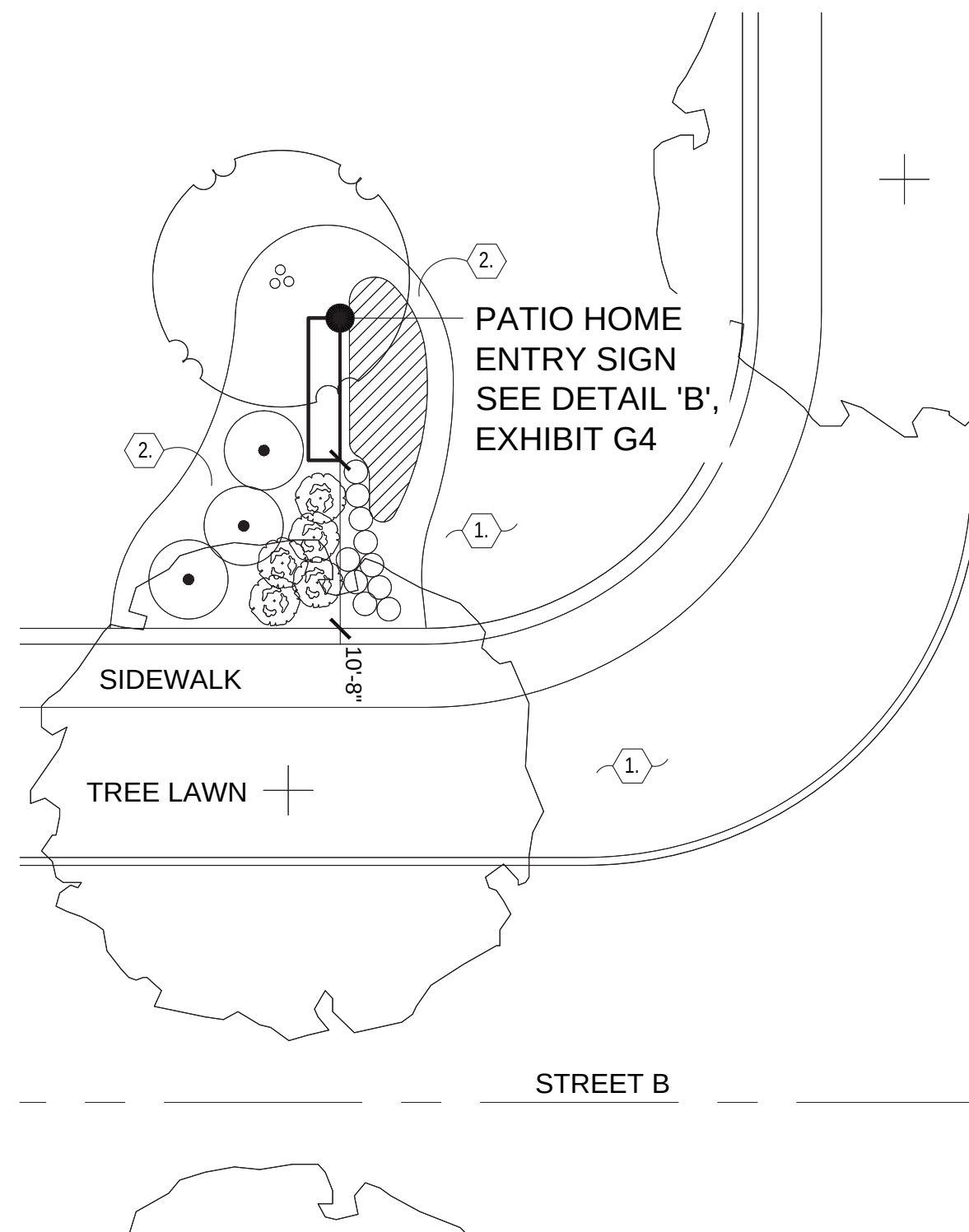
**A** PRIMARY ENTRY (NORTH) ENLARGEMENT PLAN  
1"=10'



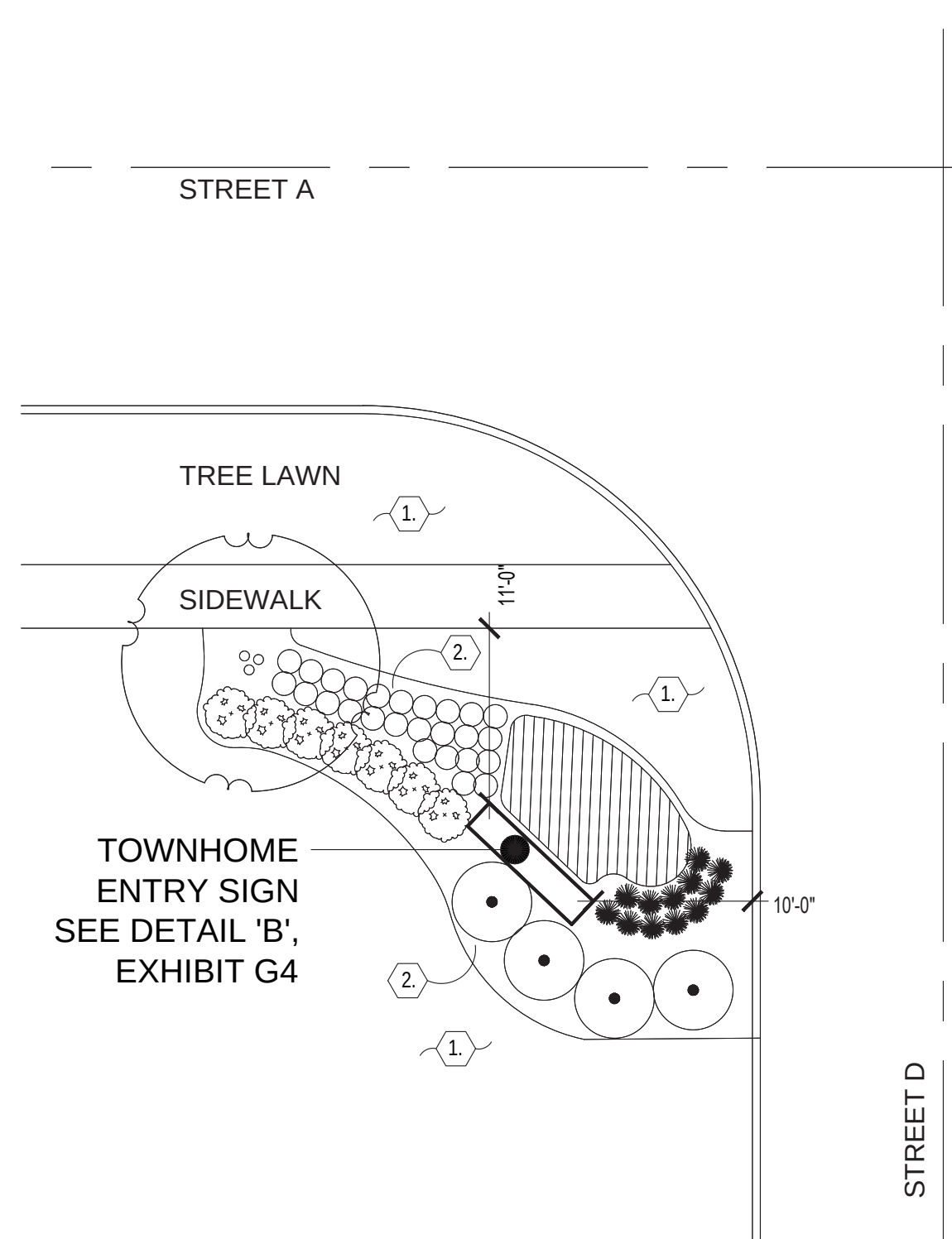
**B** PRIMARY ENTRY (SOUTH) ENLARGEMENT PLAN  
1"=10'



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



**D** PATIO HOME ENTRY ENLARGEMENT PLAN  
1"=10'



**E** TOWNHOME ENTRY ENLARGEMENT PLAN  
1"=10'



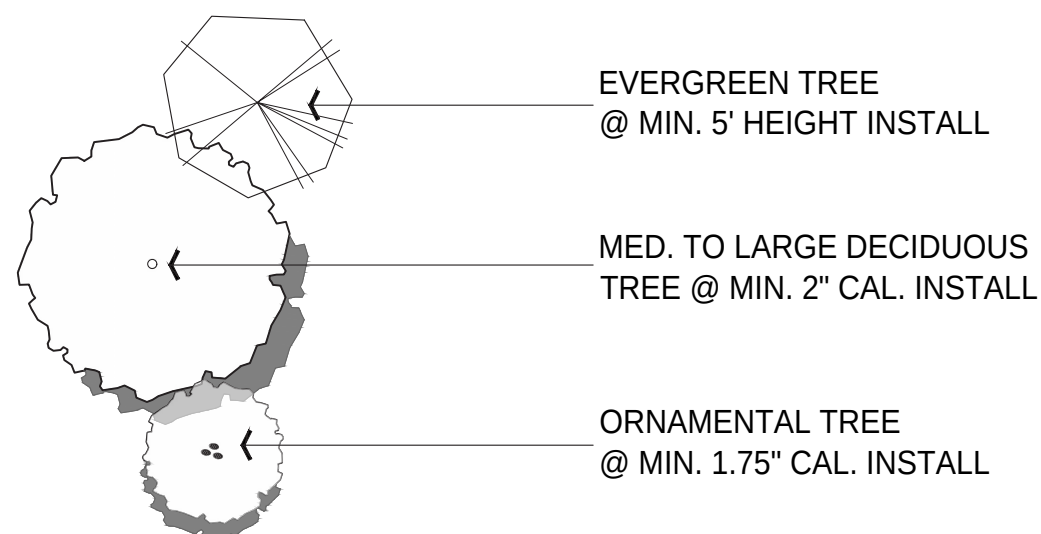
## CONCEPTUAL PLANT LIST

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

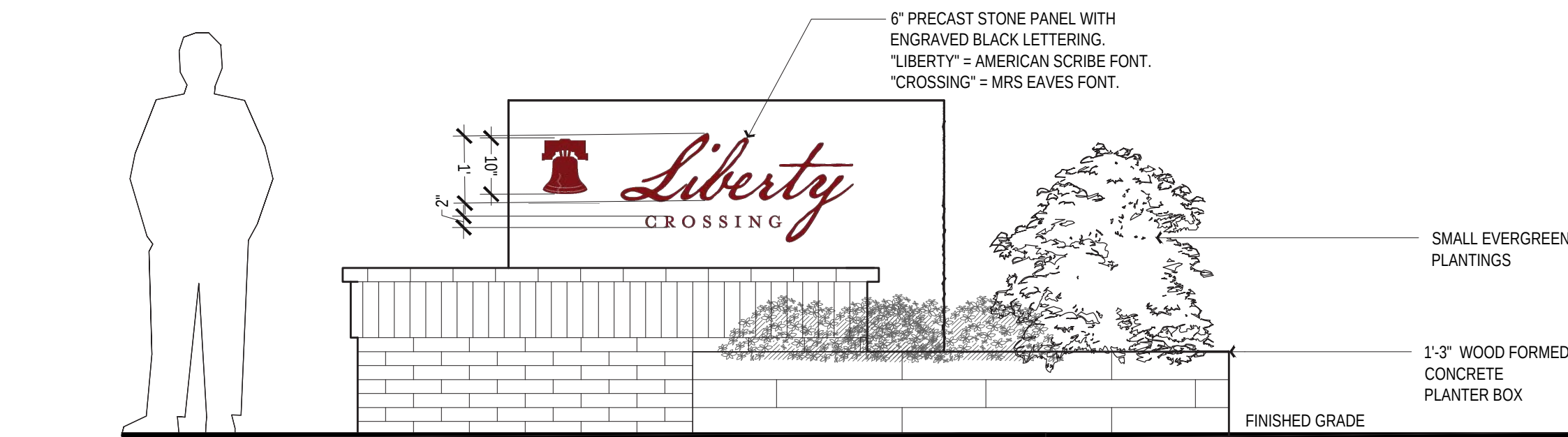
## CODED LANDSCAPE NOTES

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

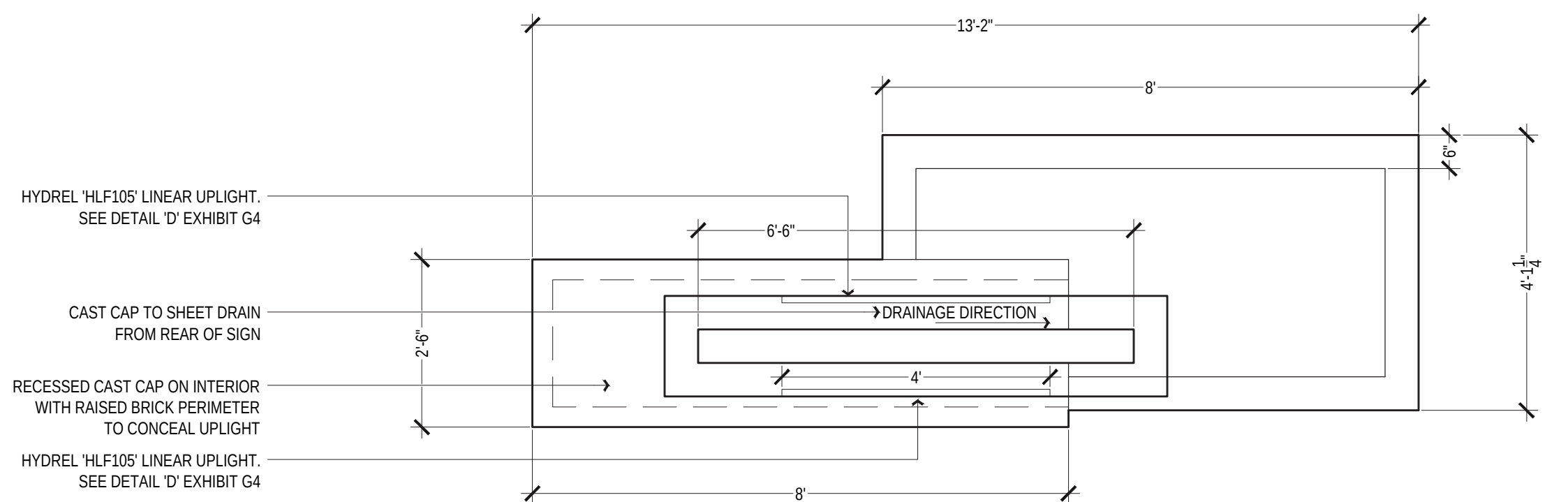
## LANDSCAPE KEY PLAN



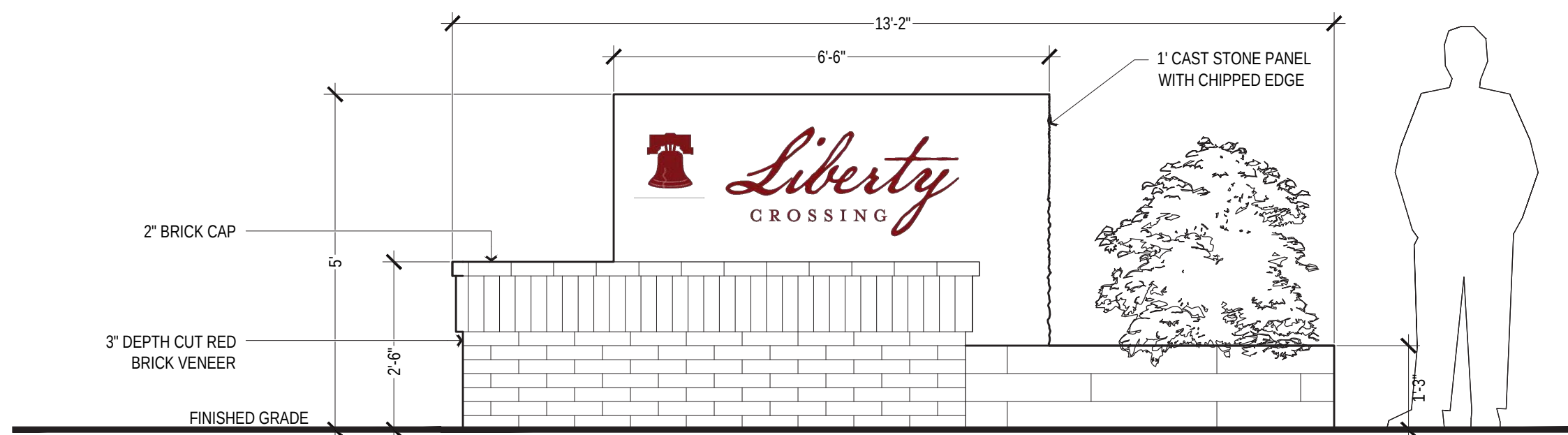




PRIMARY ENTRY SIGN FRONT ELEVATION

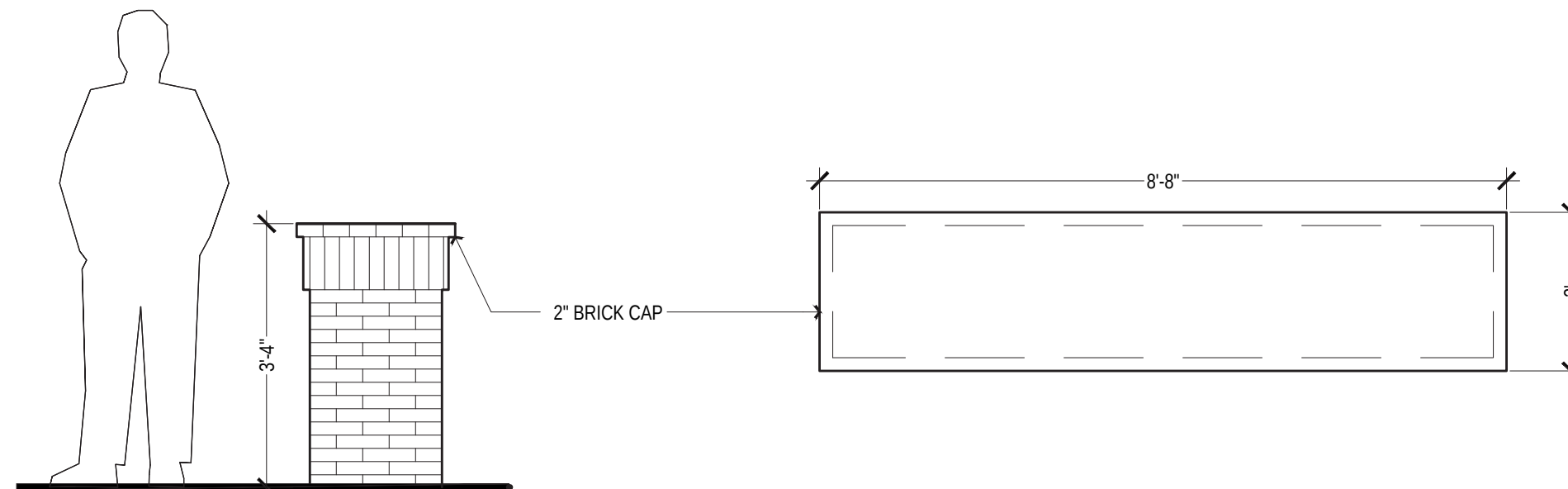


PRIMARY ENTRY SIGN PLAN VIEW



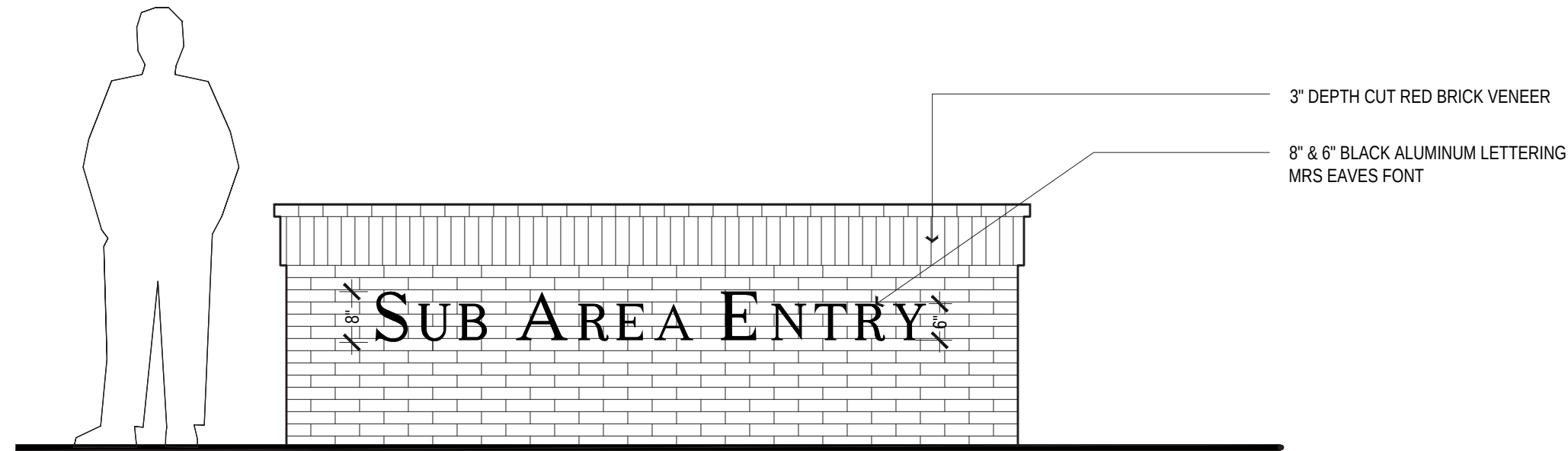
PRIMARY ENTRY SIGN REAR ELEVATION

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

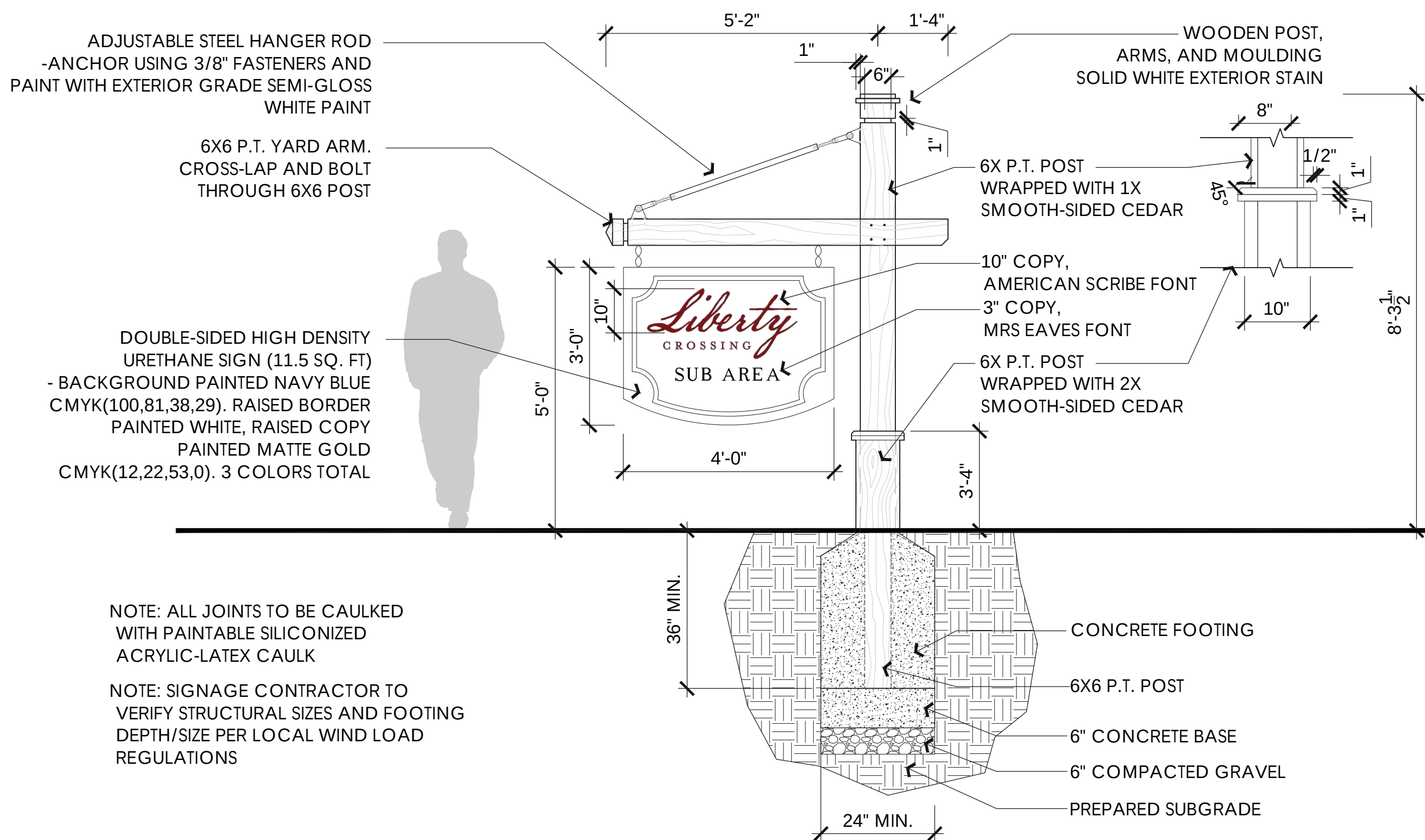


SUB-AREA ENTRY SIGN SIDE ELEVATION

SUB-AREA ENTRY SIGN PLAN



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



NOTE: ALL JOINTS TO BE CAULKED WITH PAINTABLE SILICONIZED ACRYLIC-LATEX CAULK

NOTE: SIGNAGE CONTRACTOR TO VERIFY STRUCTURAL SIZES AND FOOTING DEPTH/SIZE PER LOCAL WIND LOAD REGULATIONS

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

**HLF105 and HLF107**  
Linear Flood

**HIGHLIGHTS**

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

**5 Year Warranty**

**Specifications**

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

**DIMENSIONS**

**Fixed Mount (100FMC)**

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

**Adjustable Mount (100ADJ)**

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

**LUMEN PACKAGES**

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

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

D HYDREL 'HLF 105' LINEAR UPLIGHT  
SCALE: NTS





Site Data:

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



TAB 5  
ARCHITECTURAL CHARACTER EXHIBITS





Example 1



Example 2





Example 1





Example 1



Example 2



Example 3



Example 4





Example 1



Example 2



Example 3



Example 4



Example 5



Example 6



Example 7



Example 8

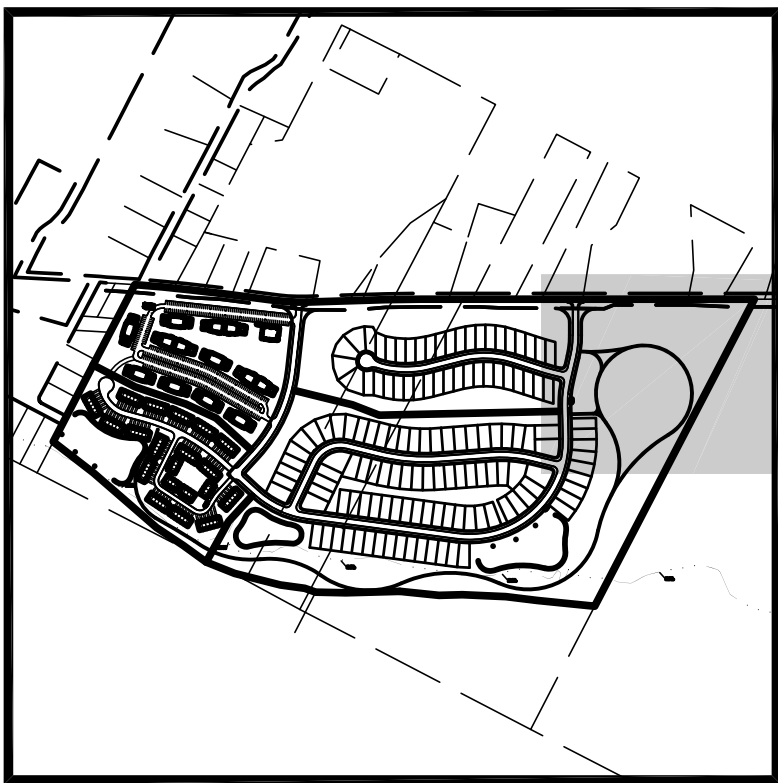
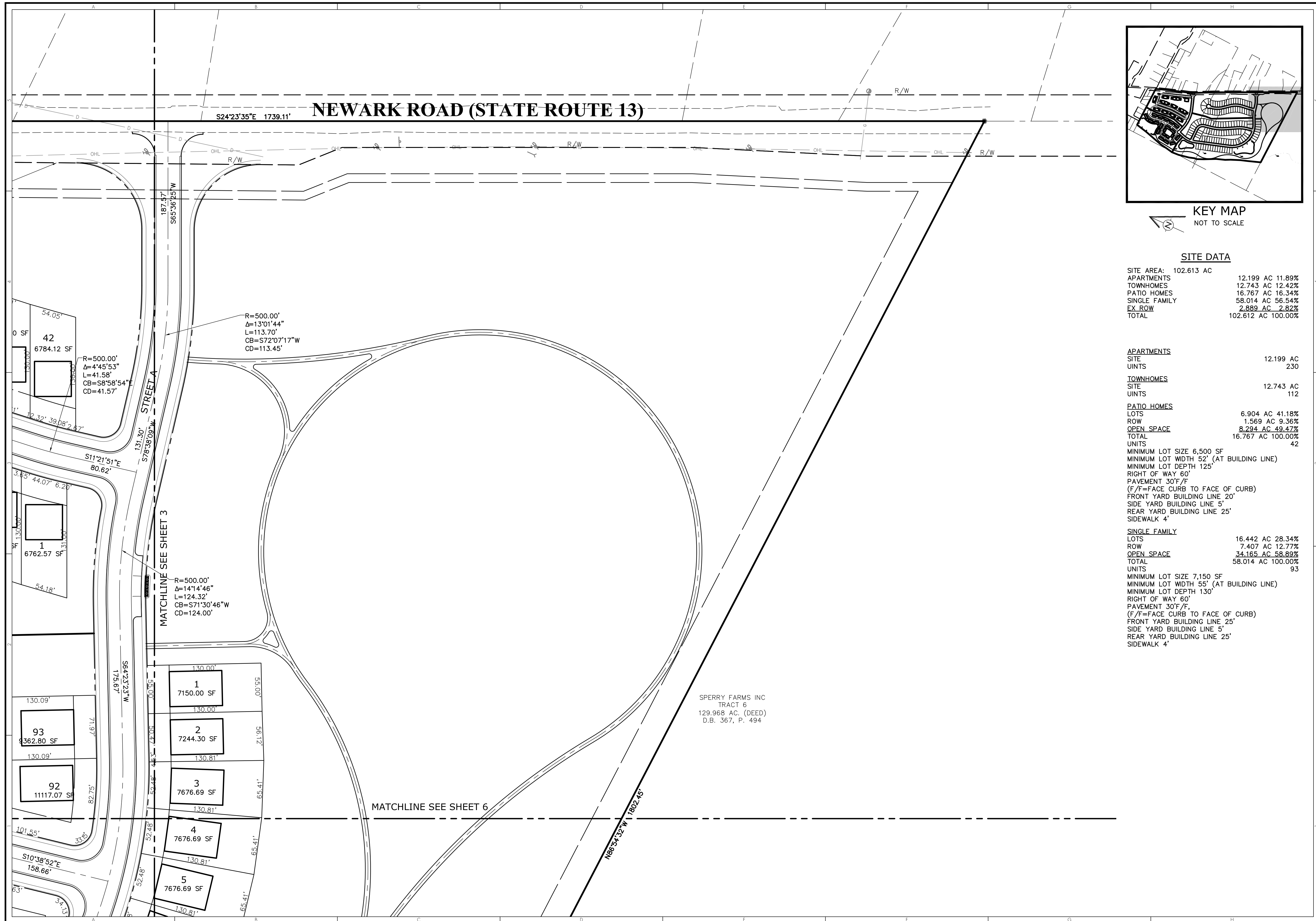


TAB 6  
ENGINEERING EXHIBITS









KEY MAP  
NOT TO SCALE

## SITE DATA

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

APARTMENTS  
SITE 12.199 AC  
UNITS 230

|           |           |
|-----------|-----------|
| TOWNHOMES |           |
| SITE      | 12.743 AC |
| UNITS     | 112       |

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

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

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

MINIMUM LOT SIZE 7,150 SF  
MINIMUM LOT WIDTH 55' (AT BUILDING LINE)  
MINIMUM LOT DEPTH 130'  
RIGHT OF WAY 60'  
PAVEMENT 30' F/F,  
(F/F=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]

**TerrainEvolution**  
*Your unique human vision and success*  
**PROVED 12/**

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

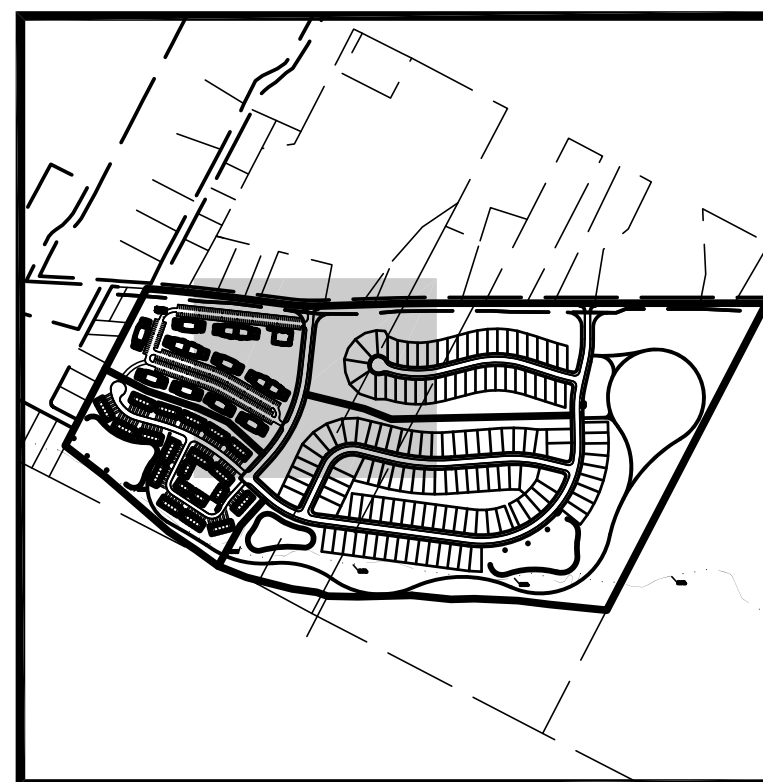
MOUNT VERNON, OHIO  
 LIBERTY CROSSING  
 SECTION  
 PRELIMINARY PLAT

|                                                                                                                                                                                                            |       |       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| DRAWING SET STATUS:                                                                                                                                                                                        |       |       |
| <input type="checkbox"/> PRELIMINARY ENGINEERING SET<br><input type="checkbox"/> AGENCY REVIEW SET<br><input type="checkbox"/> CONSTRUCTION DOCUMENT SET<br><input type="checkbox"/> AS-BUILT DOCUMENT SET |       |       |
| DESIGN                                                                                                                                                                                                     | DRAFT | CHECK |
| JPW                                                                                                                                                                                                        | CMK   | JPW   |
| PROJECT NO.: 22-020                                                                                                                                                                                        |       |       |
| DATE: DECEMBER 16, 2022                                                                                                                                                                                    |       |       |
| SCALE:                                                                                                                                                                                                     |       |       |
| HORIZONTAL: 1" = 50'<br>VERTICAL: N/A                                                                                                                                                                      |       |       |
| SHEET NO.: 2/23                                                                                                                                                                                            |       |       |









KEY MAP  
NOT TO SCALE

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 50 ft.

[illegible]

 **TerrainEvolution**  
*Your Budget. Your Vision. Your Success.*  
**PROVED 12/31/2013**

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

LIBERTY CROSSING  
SECTION  
NOT APPLICABLE  
PRELIMINARY PLAT  
MOUNT VERNON, OHIO

DRAWING SET STATUS:

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

|        |       |       |
|--------|-------|-------|
| DESIGN | DRAFT | CHECK |
| JRW    | CMK   | JRW   |

PROJECT NO.: 22-020

DATE: DECEMBER 16, 2022

SCALE:

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

SHEET NO.: 4/23

Attachment: 22 1216 Final Development Plan Submission Liberty Crossing (3721 : 2023-Mpc-01)

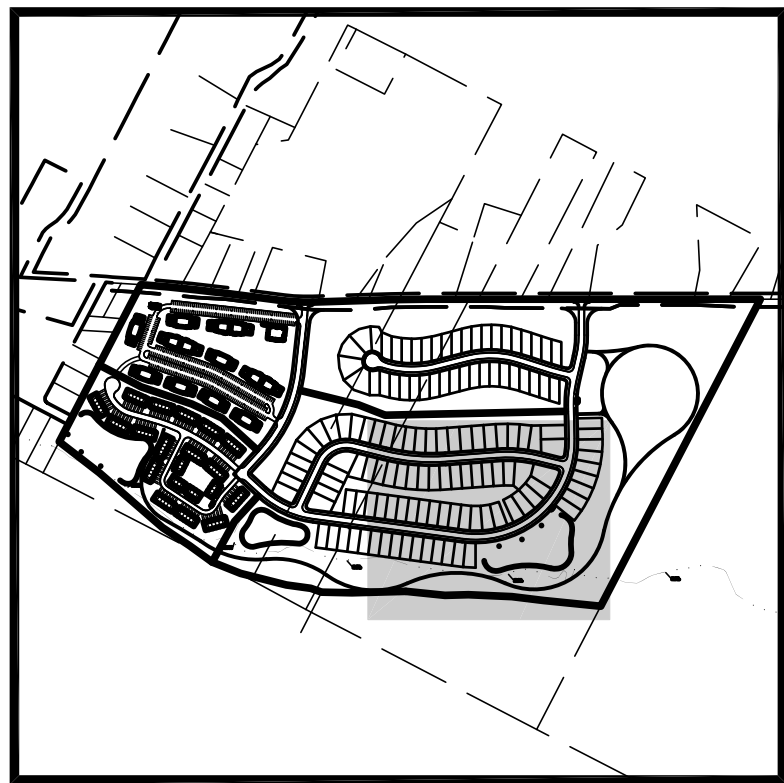












|               |                 |              |  |
|---------------|-----------------|--------------|--|
| SITE AREA:    | 102.613 AC      |              |  |
| APARTMENTS    | 12.199 AC       | 11.89%       |  |
| TOWNHOMES     | 12.743 AC       | 12.42%       |  |
| PATIO HOMES   | 16.767 AC   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

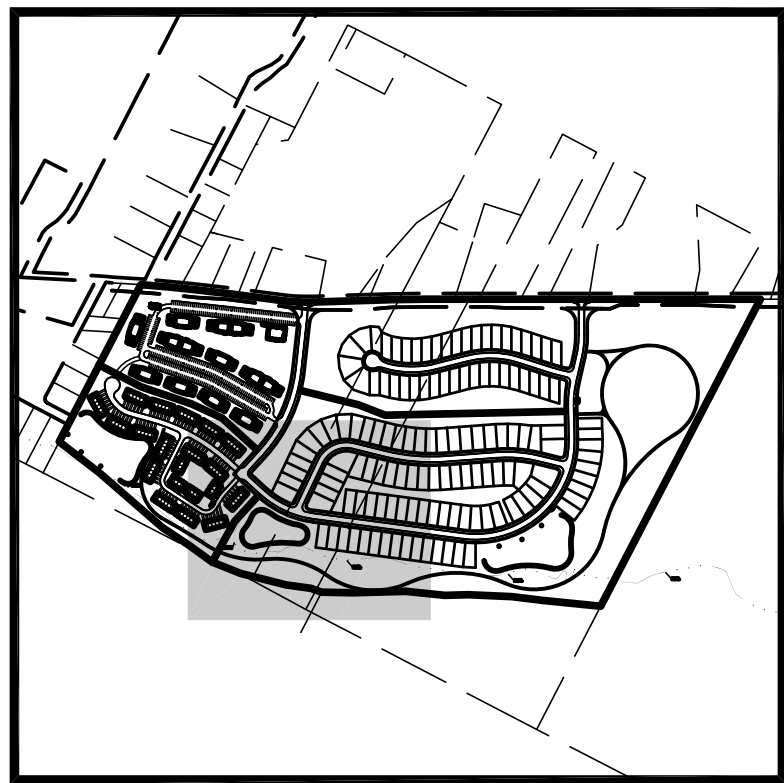
|                                          |                         |
|------------------------------------------|-------------------------|
| <u>APARTMENTS</u>                        |                         |
| SITE                                     | 12.199 AC               |
| UNITS                                    | 230                     |
| <u>TOWNHOMES</u>                         |                         |
| SITE                                     | 12.743 AC               |
| UNITS                                    | 112                     |
| <u>PATIO HOMES</u>                       |                         |
| LOTS                                     | 6.904 AC 41.18%         |
| ROW                                      | 1.569 AC 9.36%          |
| <u>OPEN SPACE</u>                        | <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'                              |                         |

[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:                                                                                                                                                                                       |          |       |
| <input type="checkbox"/> PRELIMINARY ENGINEERING SET<br><input type="checkbox"/> AGENCY REVIEW SET<br><input type="checkbox"/> CONSTRUCTION DOCUMENT SET<br><input type="checkbox"/> 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.: 7/23                                                                                                                                                                                           |          |       |





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

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

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 9

MINIMUM LOT SIZE 7,150 SF

MINIMUM LOT WIDTH 55' (AT BUILDING LINE)

MINIMUM LOT DEPTH 130'

RIGHT OF WAY 60'

PAVEMENT 30'F/F,

(F/F=FACE CURB TO FACE OF CURB)

FRONT YARD BUILDING LINE 25'

SIDE YARD BUILDING LINE 5'

REAR YARD BUILDING LINE 25'

SIDEWALK 4'

[illegible]


  
 MOUNT VERNON, OHIO

---

LIBERTY CROSSING  
 SECTION

**NOT APPROVED**

Your Unique Vision and Success

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

PRELIMINARY PLAT

|                                     |                             |  |
|-------------------------------------|-----------------------------|--|
| DRAWING SET STATUS:                 |                             |  |
| <input checked="" type="checkbox"/> | PRELIMINARY ENGINEERING SET |  |
| <input type="checkbox"/>            | AGENCY REVIEW SET           |  |
| <input type="checkbox"/>            | CONSTRUCTION DOCUMENT SET   |  |
| <input type="checkbox"/>            | AS-BUILT DOCUMENT SET       |  |

|        |       |       |
|--------|-------|-------|
| DESIGN | DRAFT | CHECK |
| JPW    | CMW   | JPW   |

PROJECT NO.: 22-020

---

DATE: DECEMBER 16, 2022

---

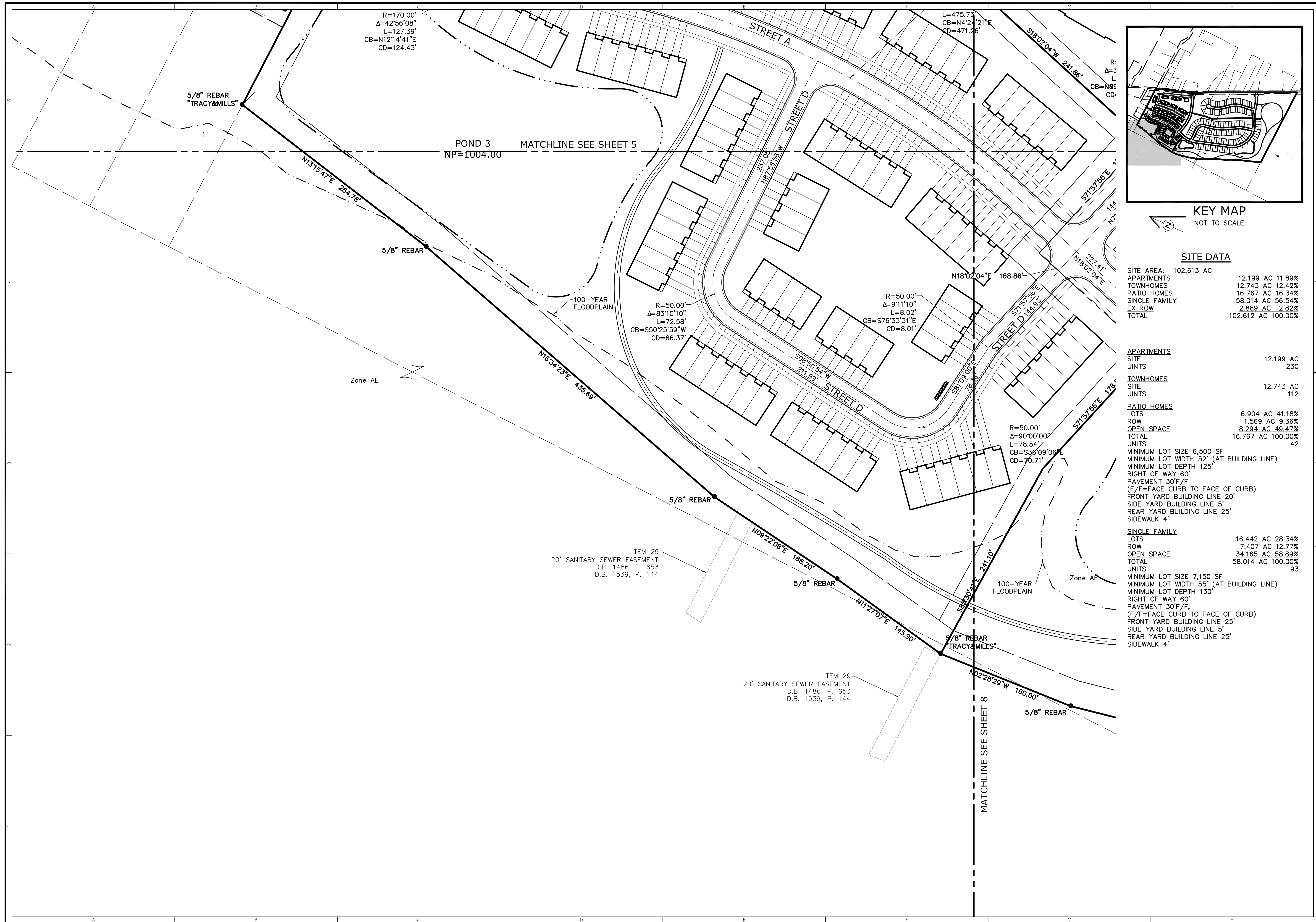
SCALE:

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

---

SHEET NO.: 8/23



[illegible]

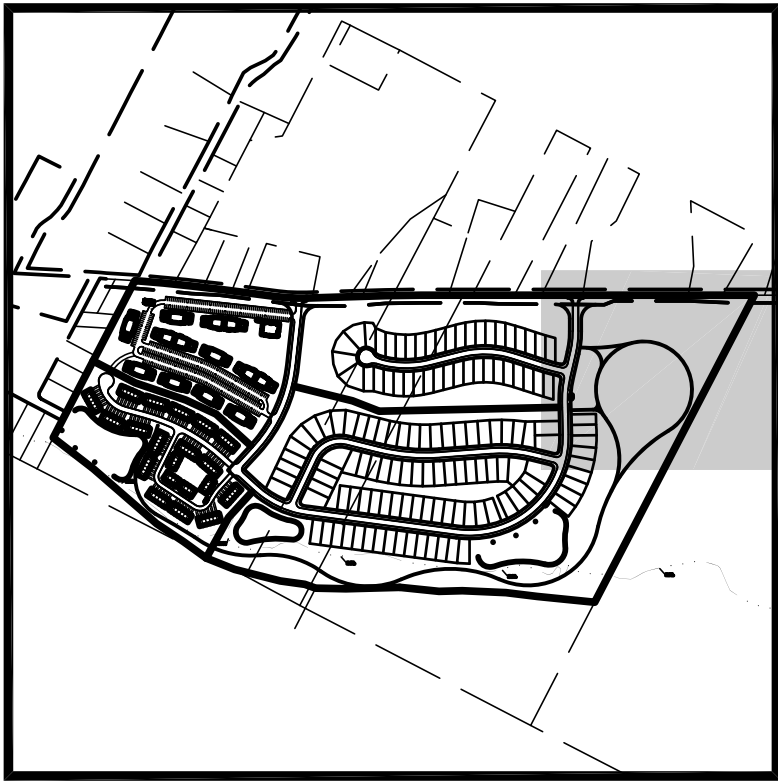
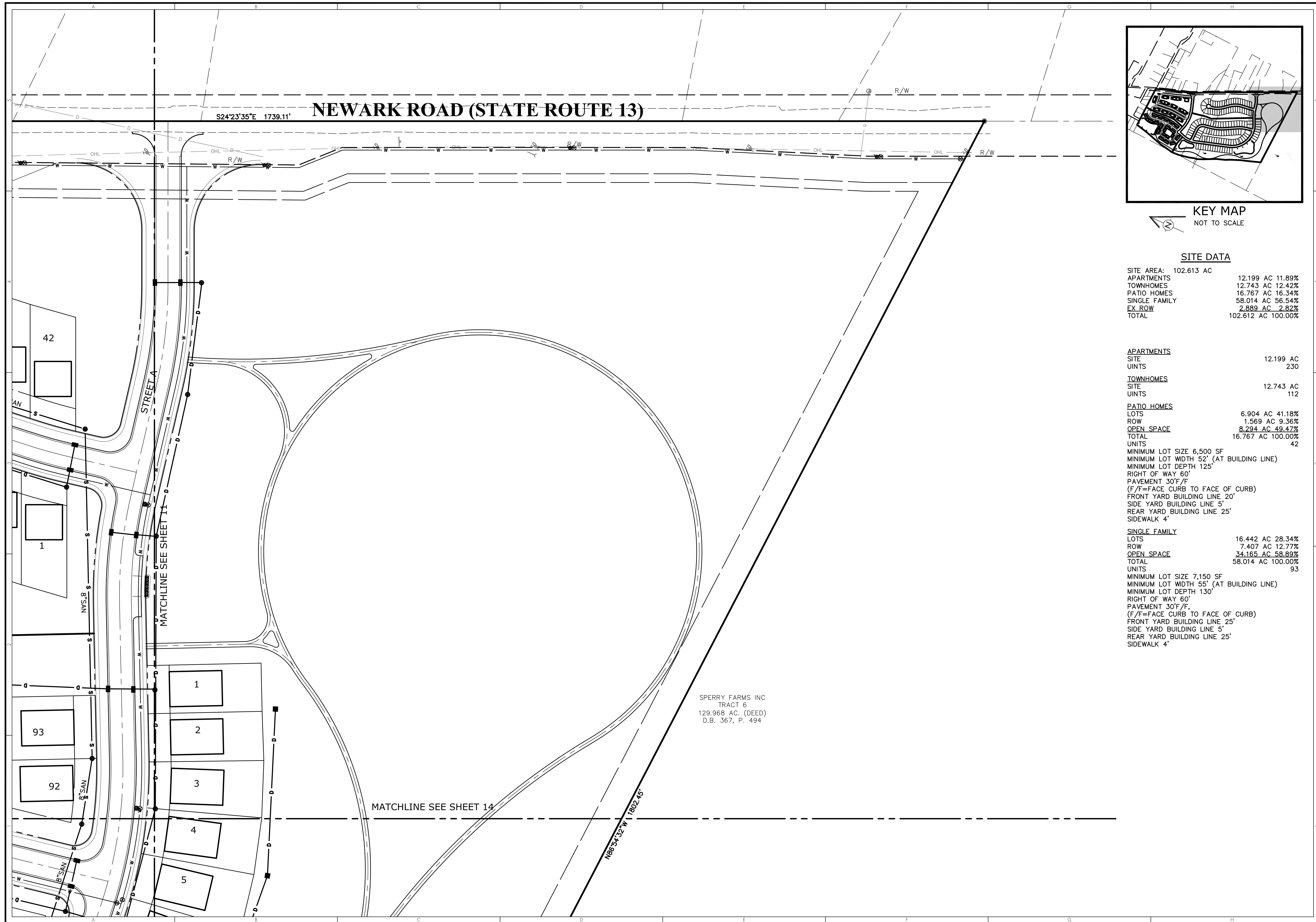
 Terra Evolution  
Your Single-Source Vision and Success  
**PROVED 12/**

720 East Broad Street | Suite 203 | Columbus, OH 43215  
P: 614.385.1090 | F: 614.385.1085 | E: [info@terraevolution.com](mailto:info@terraevolution.com)

MOUNT VERNON, OHIO  
 LIBERTY CROSSING  
 NOT AP  
 SECTION  
 PRELIMINARY PLAT

|                                                                                                                                                                                                           |       |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| DRAWING SET STATUS:                                                                                                                                                                                       |       |       |
| <input type="checkbox"/> PRELIMINARY ENGINEERING SET<br><input type="checkbox"/> AGENCY REVIEW SET<br><input type="checkbox"/> CONSTRUCTION DOCUMENT SET<br><input type="checkbox"/> ASBUILT DOCUMENT SET |       |       |
| DESIGN                                                                                                                                                                                                    | DRAFT | CHECK |
| JPW                                                                                                                                                                                                       | CMK   | JPW   |
| PROJECT NO.: 22-020                                                                                                                                                                                       |       |       |
| DATE: DECEMBER 16, 2022                                                                                                                                                                                   |       |       |
| SCALE:                                                                                                                                                                                                    |       |       |
| HORIZONTAL: 1" = 50'<br>VERTICAL: N/A                                                                                                                                                                     |       |       |
| SHEET NO.: 9/23                                                                                                                                                                                           |       |       |





**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 |
| UINTS             | 230       |

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

|                   |                 |               |    |
|-------------------|-----------------|---------------|----|
| PLANT HOMES       |                 |               |    |
| 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'  
PAVEMENT 30'F/F  
(F/F=FACE CURB TO FACE OF CURB)  
FRONT YARD BUILDING LINE 20'  
SIDE YARD BUILDING LINE 5'  
REAR YARD BUILDING LINE 25'  
SIDEWALK 4'

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

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

[illegible]

 Terraine**Evolution**  
**PROVED 12/**  
*1% change makes a big difference*  
*in the way you see and serve*

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

LIBERTY CROSSING  
SECTION  
UTILITY PLAN

DRAWING SET STATUS:

|                                     |                             |
|-------------------------------------|-----------------------------|
| <input checked="" type="checkbox"/> | PRELIMINARY ENGINEERING SET |
| <input type="checkbox"/>            | AGENCY REVIEW SET           |
| <input type="checkbox"/>            | CONSTRUCTION DOCUMENT SET   |
| <input type="checkbox"/>            | AS-BUILT DOCUMENT SET       |

|        |       |       |
|--------|-------|-------|
| DESIGN | DRAFT | CHECK |
| JPW    | CMK   | JPW   |

PROJECT NO.: 22-020

DATE: DECEMBER 16, 2022

---

SCALE:

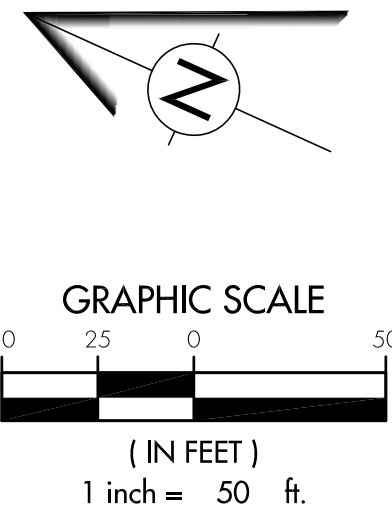
|             |          |
|-------------|----------|
| HORIZONTAL: | 1" = 50' |
| VERTICAL:   | N/A      |

SHEET NO.: 10/23









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           |                  |

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

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

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

LIBERTY CROSSING  
MOUNT VERNON, OHIO

TerrainEvolution  
Your bridge between Vision and Success

NOT APPROVED/SECTION

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

Attachment: 22 1216\_Final Development Plan Submission\_Liberty Crossing (3721 : 2023-Mpc-01)

MOUNT VERNON, OHIO

LIBERTY CROSSING

## UTILITY PLAN

DRAWING SET STATUS:

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

|        |       |     |
|--------|-------|-----|
| DESIGN | DRAFT | CHE |
| JPW    | CMK   | JPW |

PROJECT NO.: 22-020

DATE: DECEMBER 16, 2022

SCALE:

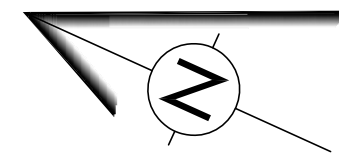
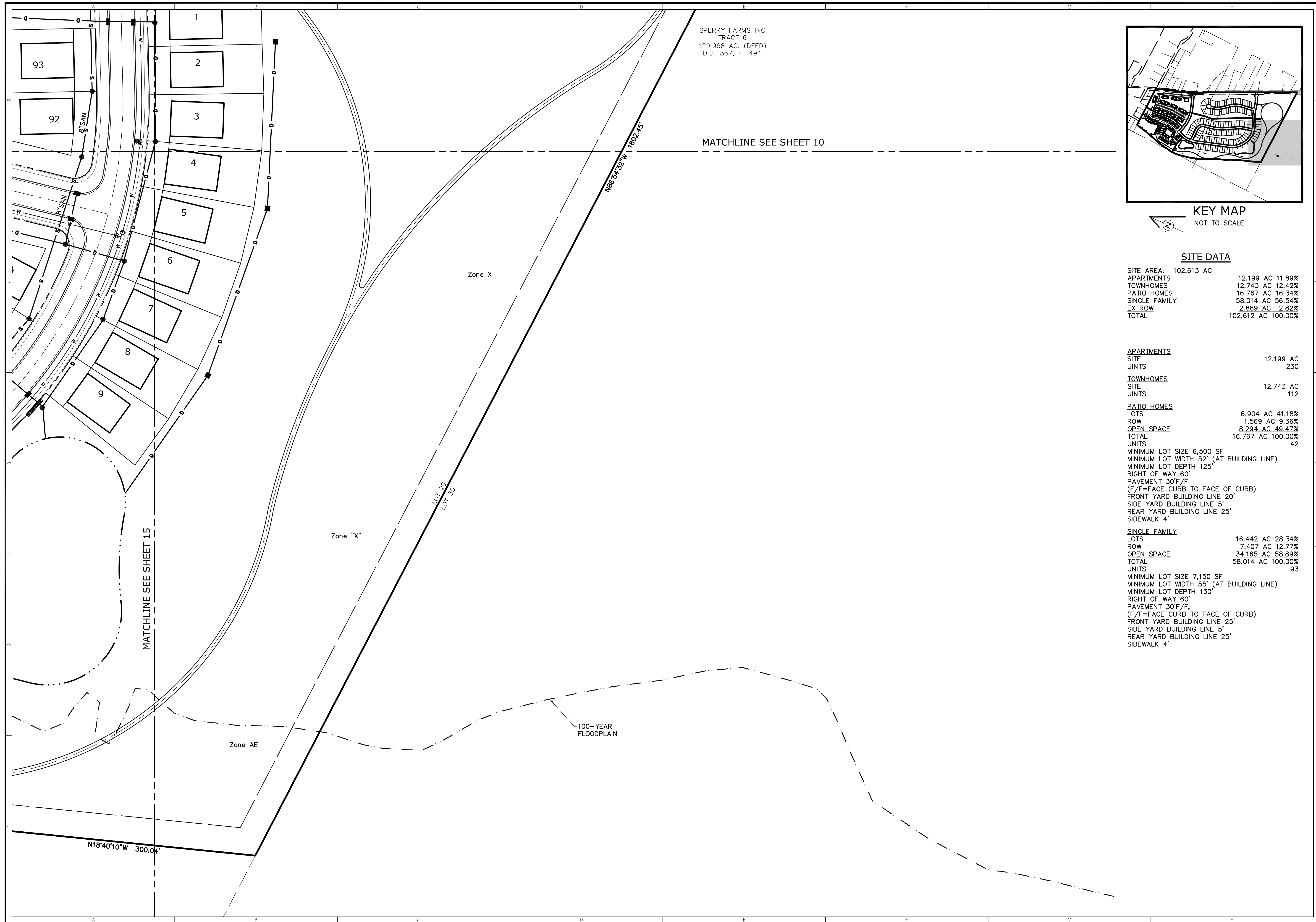
|             |          |
|-------------|----------|
| HORIZONTAL: | 1" = 50' |
| VERTICAL:   | N/A      |

SHEET NO.: 12 / 23

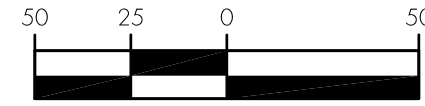






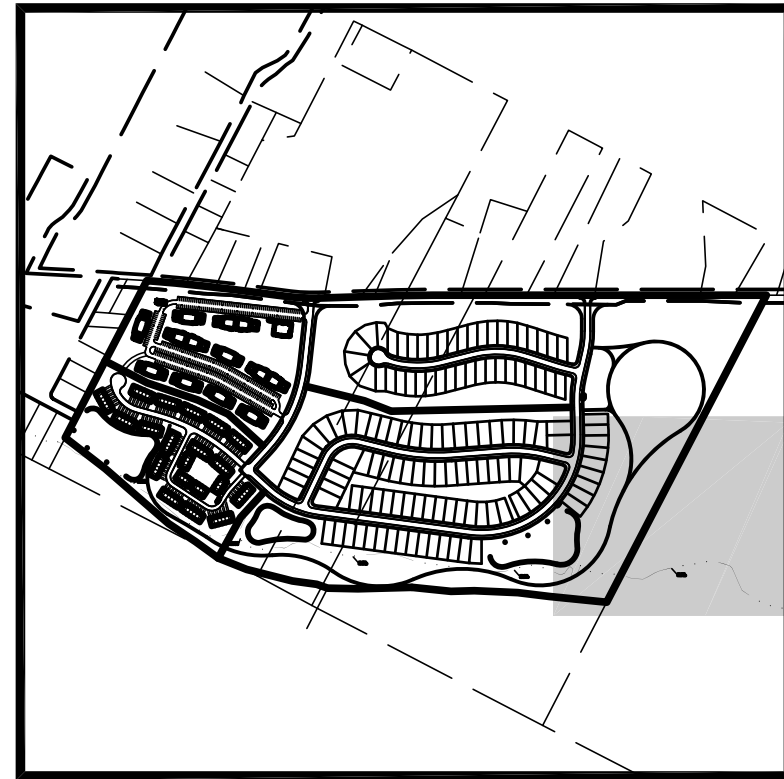


GRAPHIC SCALE



( IN FEET )

1 inch = 50 ft.



## KEY MAP

NOT TO SCALE

## SITE DATA

|               |              |           |              |
|---------------|--------------|-----------|--------------|
| SITE AREA:    | 102.613      | AC        |              |
| APARTMENTS    | 12.199       | AC        | 11.89%       |
| TOWNHOMES     | 12.743       | AC        | 12.42%       |
| PATIO HOMES   | 16.767       | AC        | 16.34%       |
| SINGLE FAMILY | 58.014       | AC        | 56.54%       |
| <u>EX ROW</u> | <u>2.889</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 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</u> | <u>AC</u> | <u>58.89%</u> |
| TOTAL                | 58.014        | AC        | 100.00%       |
| UNITS                |               |           | 93            |

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

REVISION

| DATE | Y |
|------|---|
|------|---|

CHANGE ORDER SCHEDULE

DESCRIPTION OF CHANGE

1

#

Terrain Evolution  
PROVED 12/12  
Your bridge between Vision and Success

*Your bridge between Vision and Success*

720 East Broad Street | Suite 203 | Columbus, OH 43215

MOJINITY VERNON OHIO

LIBERTY CROSSING

SECTION

DRAWING SET STATUS:

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

|        |       |    |
|--------|-------|----|
| DESIGN | DRAFT | CH |
| JPW    | CMK   | J  |

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

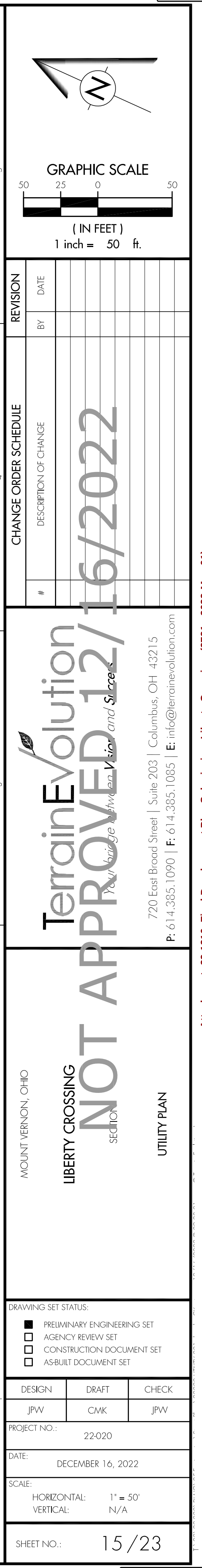
DATE: DECEMBER 16, 2022

SCALE:

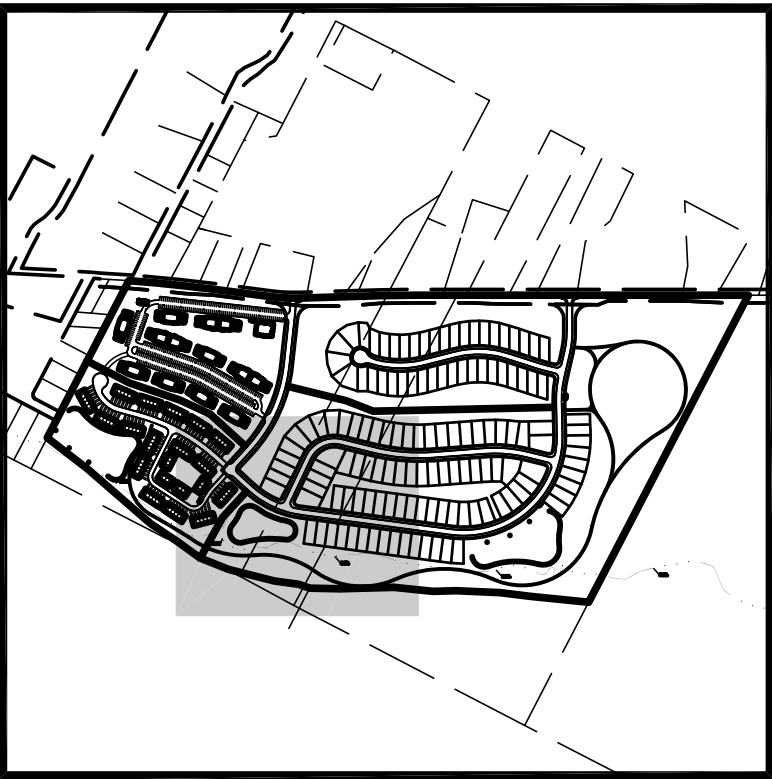
|             |          |
|-------------|----------|
| HORIZONTAL: | 1" = 50' |
| VERTICAL:   | N/A      |

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 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 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</u> | <u>58.89%</u> |
| TOTAL                | 58.014 AC        | 100.00%       |
| UNITS                | 93               |               |

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

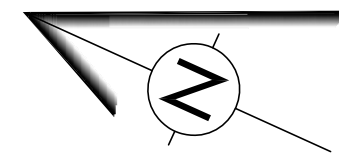
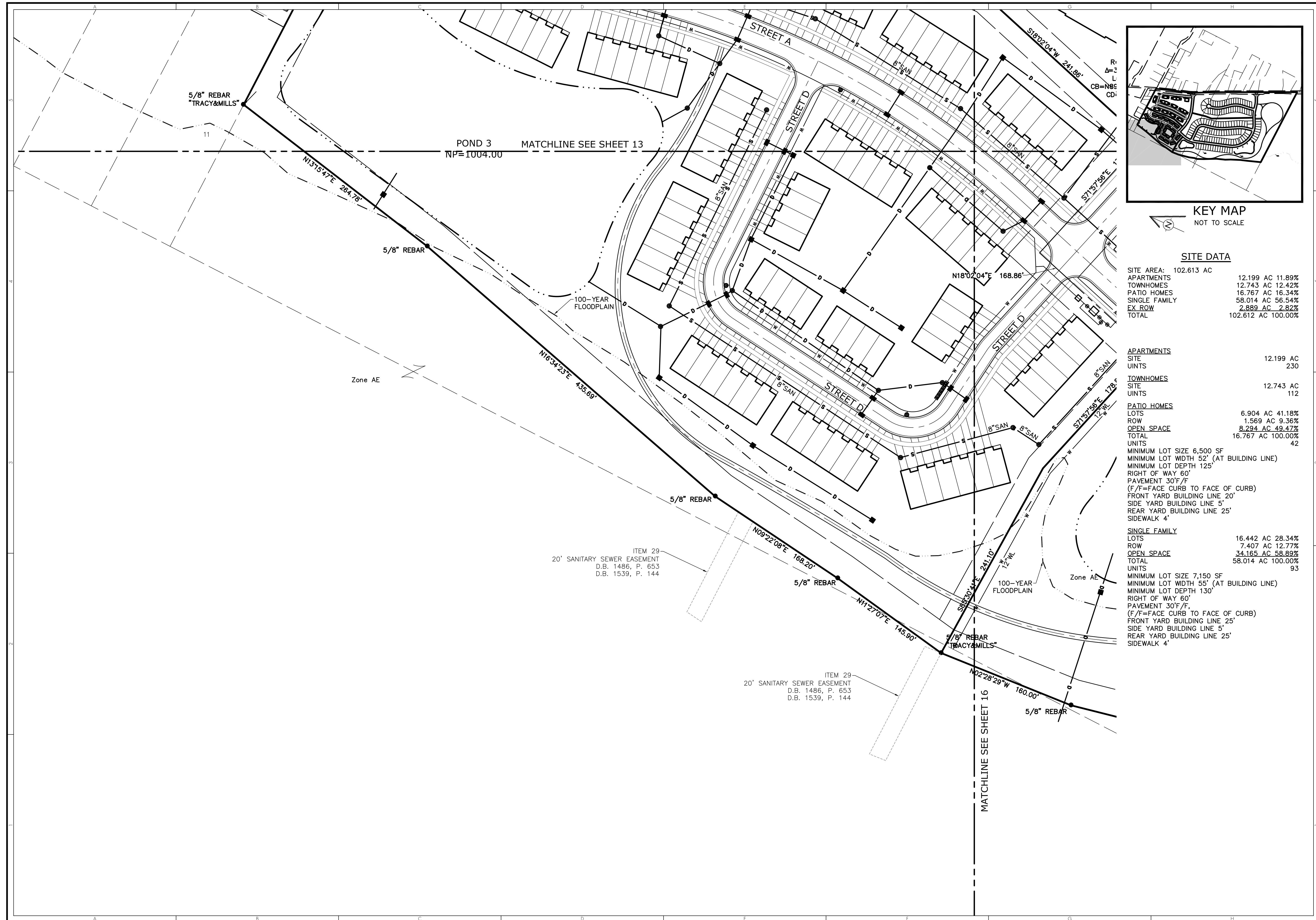
[illegible]

**TerraineEvolution**  
*You change when you **PROVE** it.*  
 720 East Broad Street | Suite 203 | Columbus, OH 43215  
 P: 614.385.1090 | F: 614.385.1085 | E: [info@terrainevolution.com](mailto:info@terrainevolution.com)

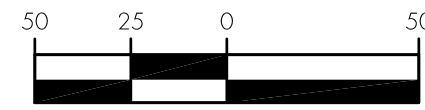
UTILITY PLAN

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



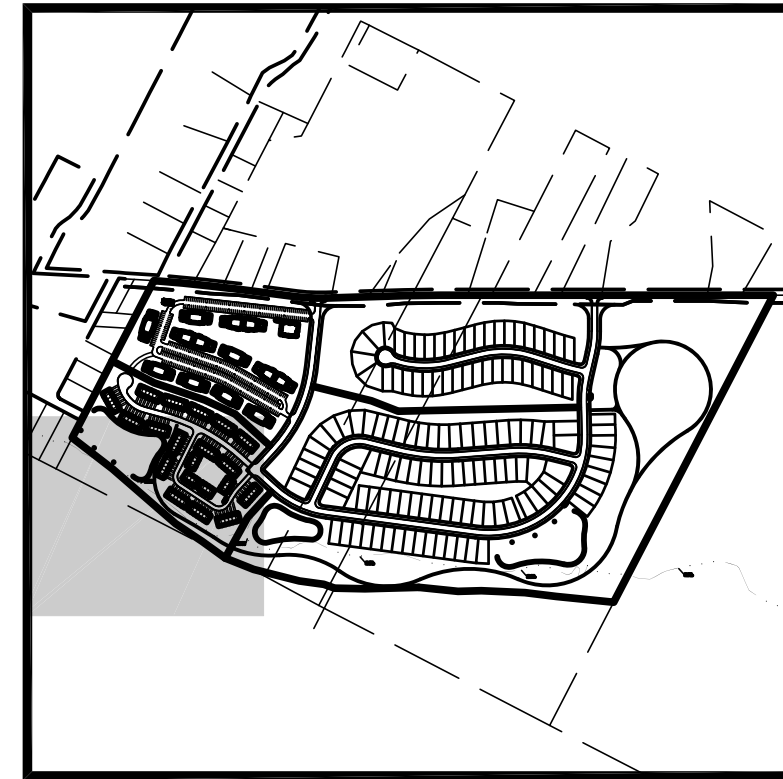


GRAPHIC SCALE



( IN FEET )

1 inch = 50 ft.



## KEY MAP

NOT TO SCALE

## SITE DATA

|               |              |           |              |
|---------------|--------------|-----------|--------------|
| SITE AREA:    | 102.613      | AC        |              |
| APARTMENTS    | 12.199       | AC        | 11.89%       |
| TOWNHOMES     | 12.743       | AC        | 12.42%       |
| PATIO HOMES   | 16.767       | AC        | 16.34%       |
| SINGLE FAMILY | 58.014       | AC        | 56.54%       |
| <u>EX ROW</u> | <u>2.889</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=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> | 34.165 AC | 58.89%  |
| TOTAL             | 58.014 AC | 100.00% |
| UNITS             |           | 93      |

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

[illegible]

Terrain Evolution  
PROVED 12/  
Year Bridge, View and Streets

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

Attachment: 22 1216 Final Development Plan Submission Liberty Crossing (3721 : 2023-Mpc-01)

MOUNT VERNON, OHIO

LIBERTY CROSSING

SECTION

# 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 |
|--------------|--------|

DATE: DECEMBER 16, 2022

SCALE:

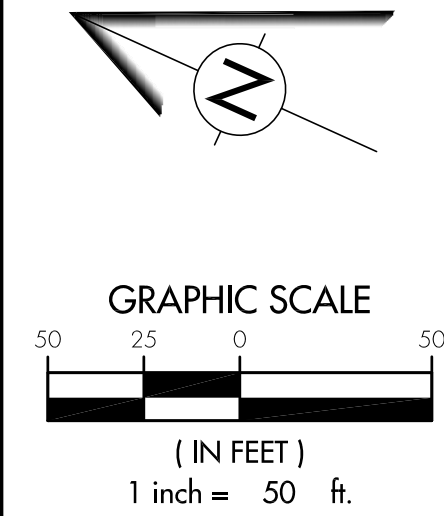
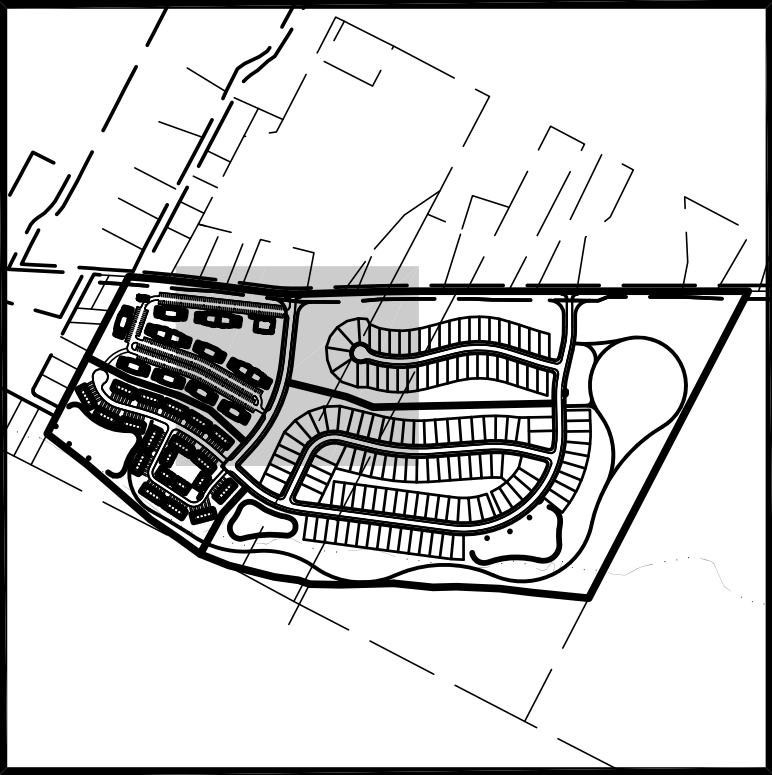
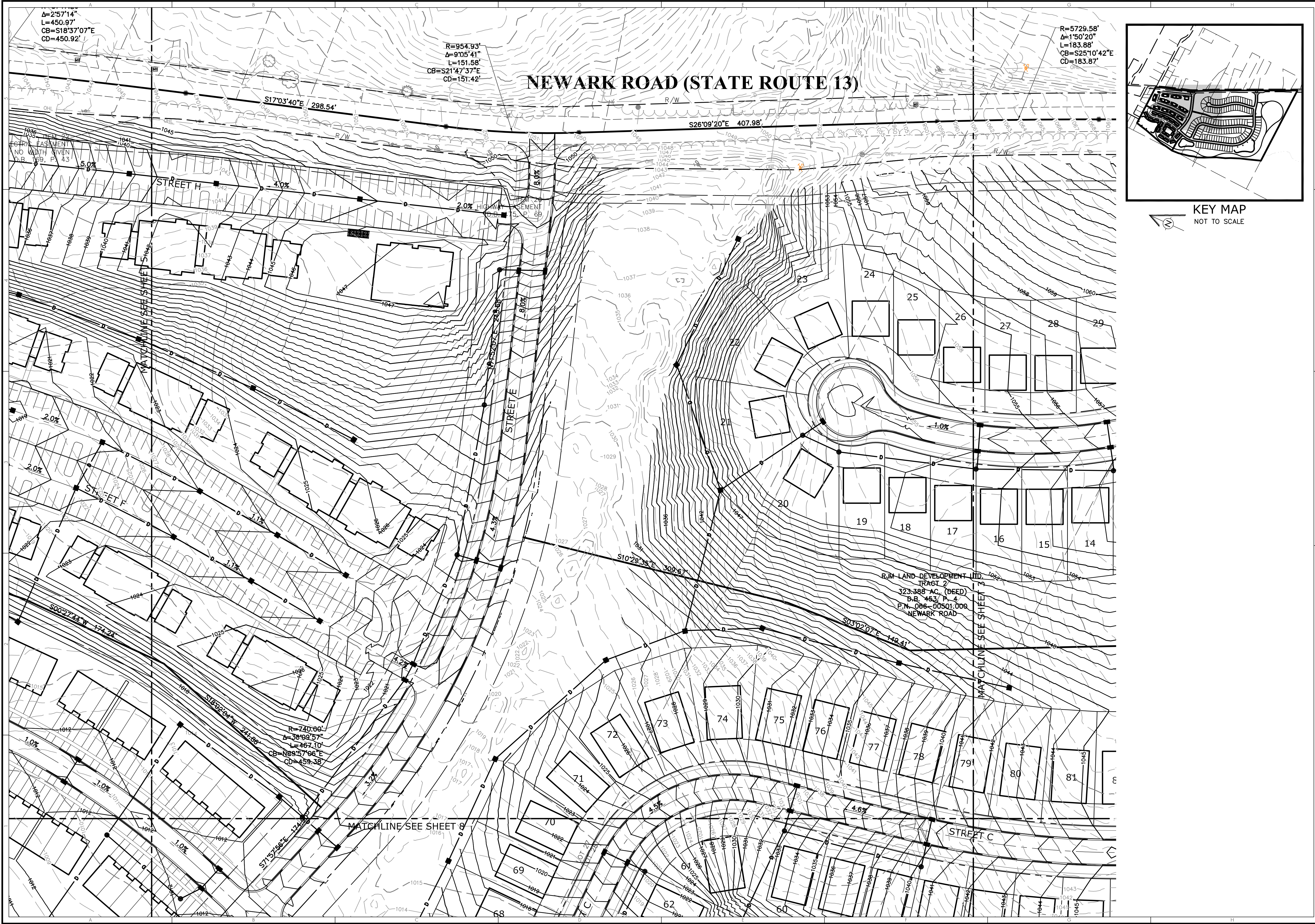
|             |          |
|-------------|----------|
| HORIZONTAL: | 1" = 50' |
| VERTICAL:   | N/A      |

SHEET NO.: 17 / 23









| CHANGE ORDER SCHEDULE |                       | REVISION | DATE |
|-----------------------|-----------------------|----------|------|
| #                     | DESCRIPTION OF CHANGE | BY       | DATE |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |

TerrainEvolution

LIBERTY CROSSING

NOT APPROVED 12/16/2022

SCENARIO

GRADING PLAN

LIBERTY CROSSING

NOT APPROVED 12/16/2022

SCENARIO

MOUNT VERNON, OHIO

LIBERTY CROSSING

GRADING PLAN

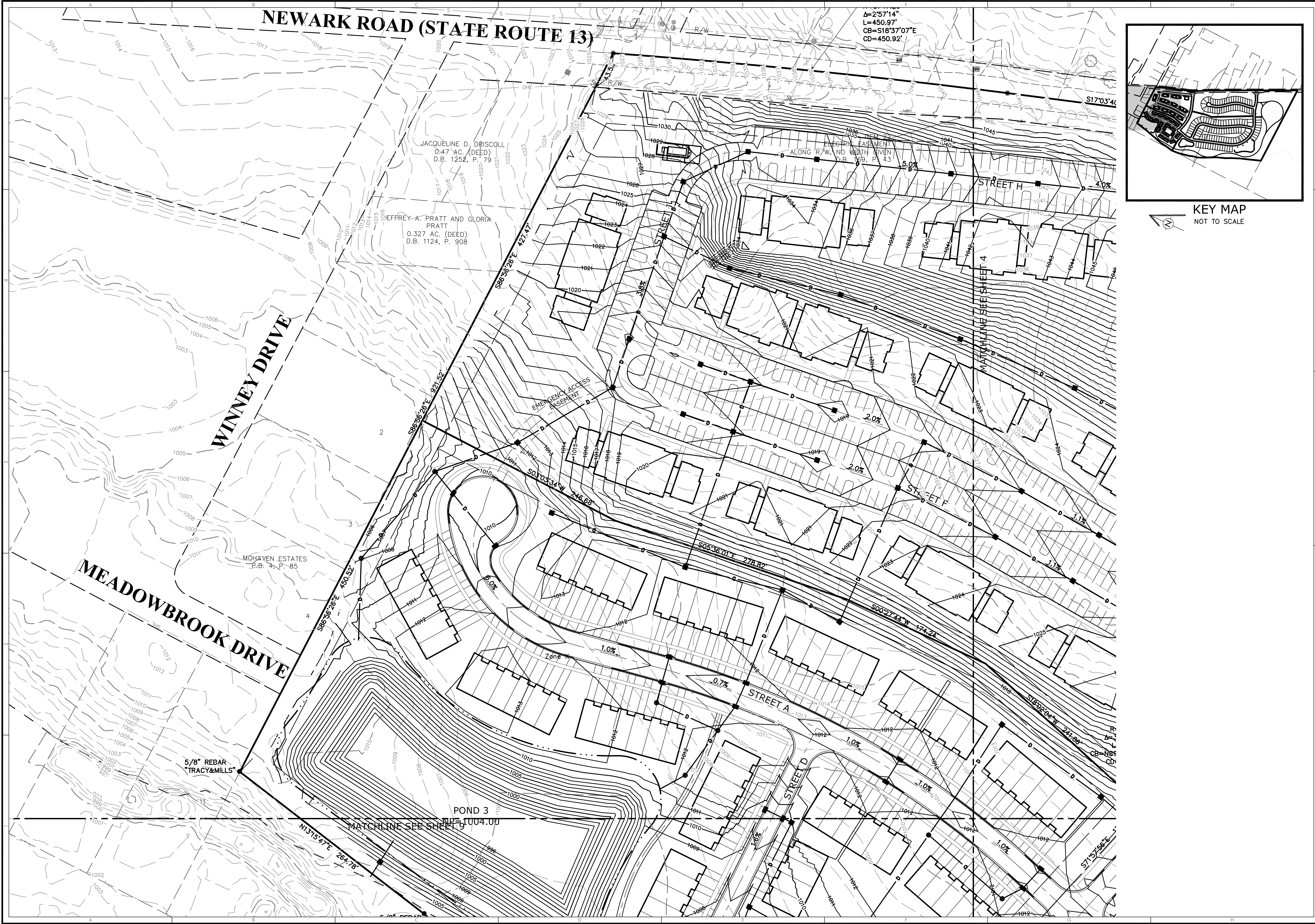
LIBERTY CROSSING

NOT APPROVED 12/16/2022

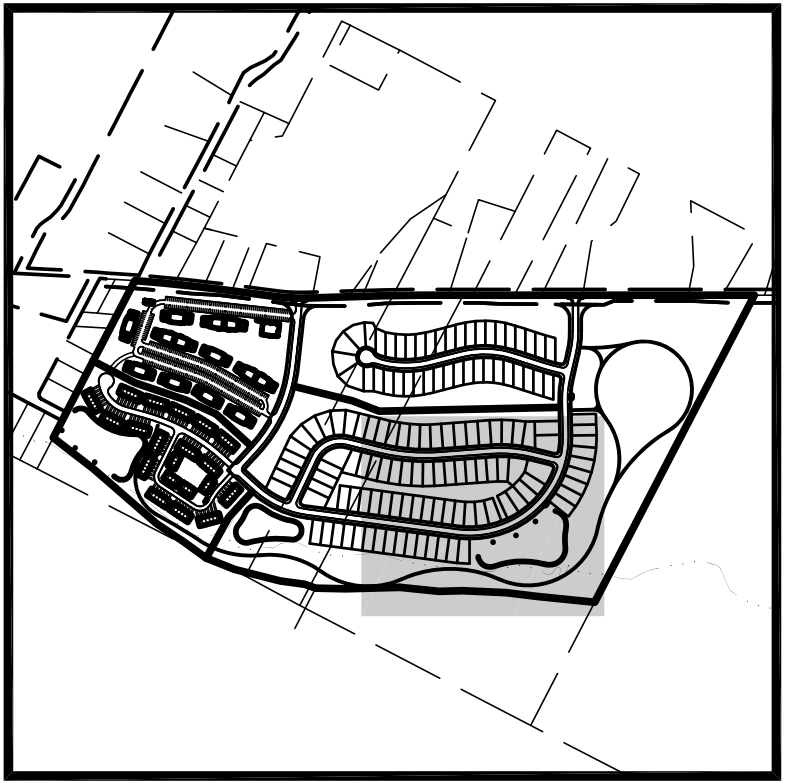
SCENARIO

|                                     |                             |       |
|-------------------------------------|-----------------------------|-------|
| DRAWING SET STATUS:                 |                             |       |
| <input checked="" type="checkbox"/> | PRELIMINARY ENGINEERING SET |       |
| <input type="checkbox"/>            | AGENCY REVIEW SET           |       |
| <input type="checkbox"/>            | CONSTRUCTION DOCUMENT SET   |       |
| <input type="checkbox"/>            | 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.: 19/23                    |                             |       |

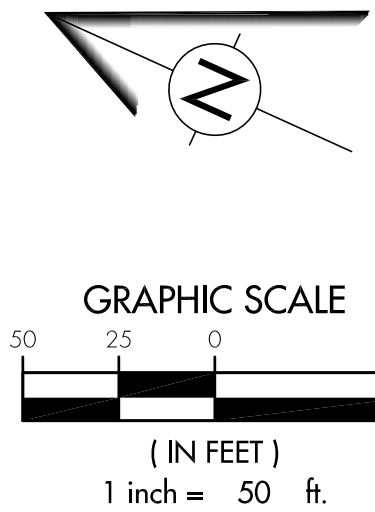








KEY MAP  
NOT TO SCALE

[illegible]

 TerrainEvolution  
Your bridge between Vision and Success  
**PROVED 12/**

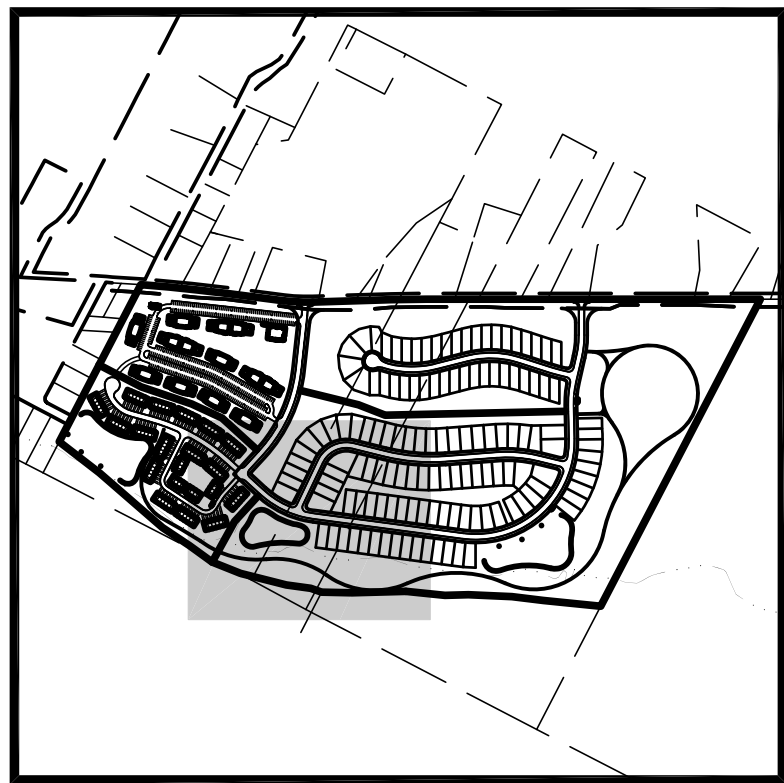
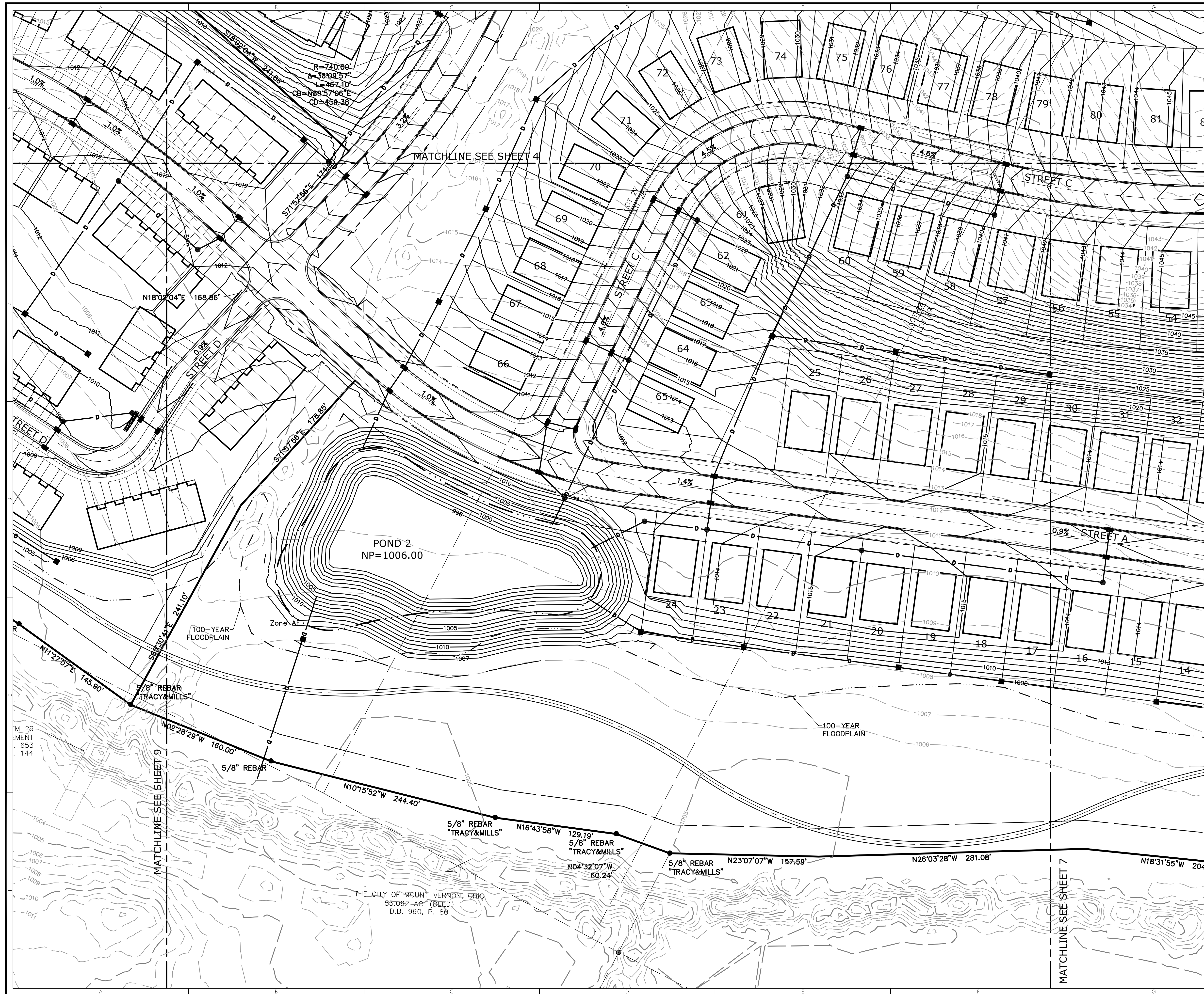
720 East Broad Street | Suite 203 | Columbus, OH 43215  
**P:** 614.385.1090 | **F:** 614.385.1085 | **E:** info@terrainevolution.com

Attachment: 22 1216 Final Development Plan Submission\_Liberty Crossing (3721 : 2023-Mpc-01)

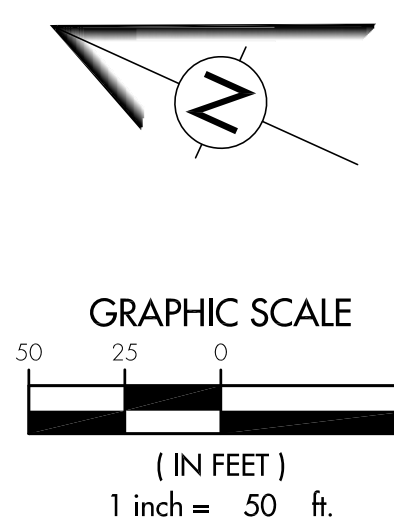
LIBERTY CROSSING  
SECTION  
NO.

|                                                                                                                                                                                                           |       |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| DRAWING SET STATUS:                                                                                                                                                                                       |       |       |
| <input type="checkbox"/> PRELIMINARY ENGINEERING SET<br><input type="checkbox"/> AGENCY REVIEW SET<br><input type="checkbox"/> CONSTRUCTION DOCUMENT SET<br><input type="checkbox"/> ASBUILT DOCUMENT SET |       |       |
| DESIGN                                                                                                                                                                                                    | DRAFT | CHECK |
| JPW                                                                                                                                                                                                       | CMK   | JPW   |
| PROJECT NO.: 22-020                                                                                                                                                                                       |       |       |
| DATE: DECEMBER 16, 2022                                                                                                                                                                                   |       |       |
| SCALE:                                                                                                                                                                                                    |       |       |
| HORIZONTAL: 1" = 50'<br>VERTICAL: N/A                                                                                                                                                                     |       |       |
| SHEET NO.: 21 / 23                                                                                                                                                                                        |       |       |





**KEY MAP**  
NOT TO SCALE

[illegible]

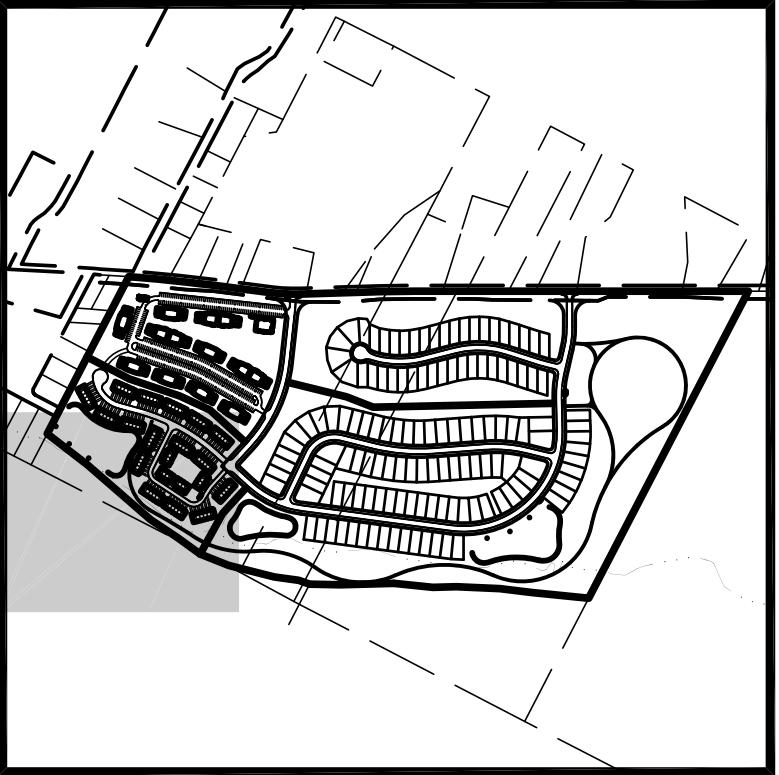
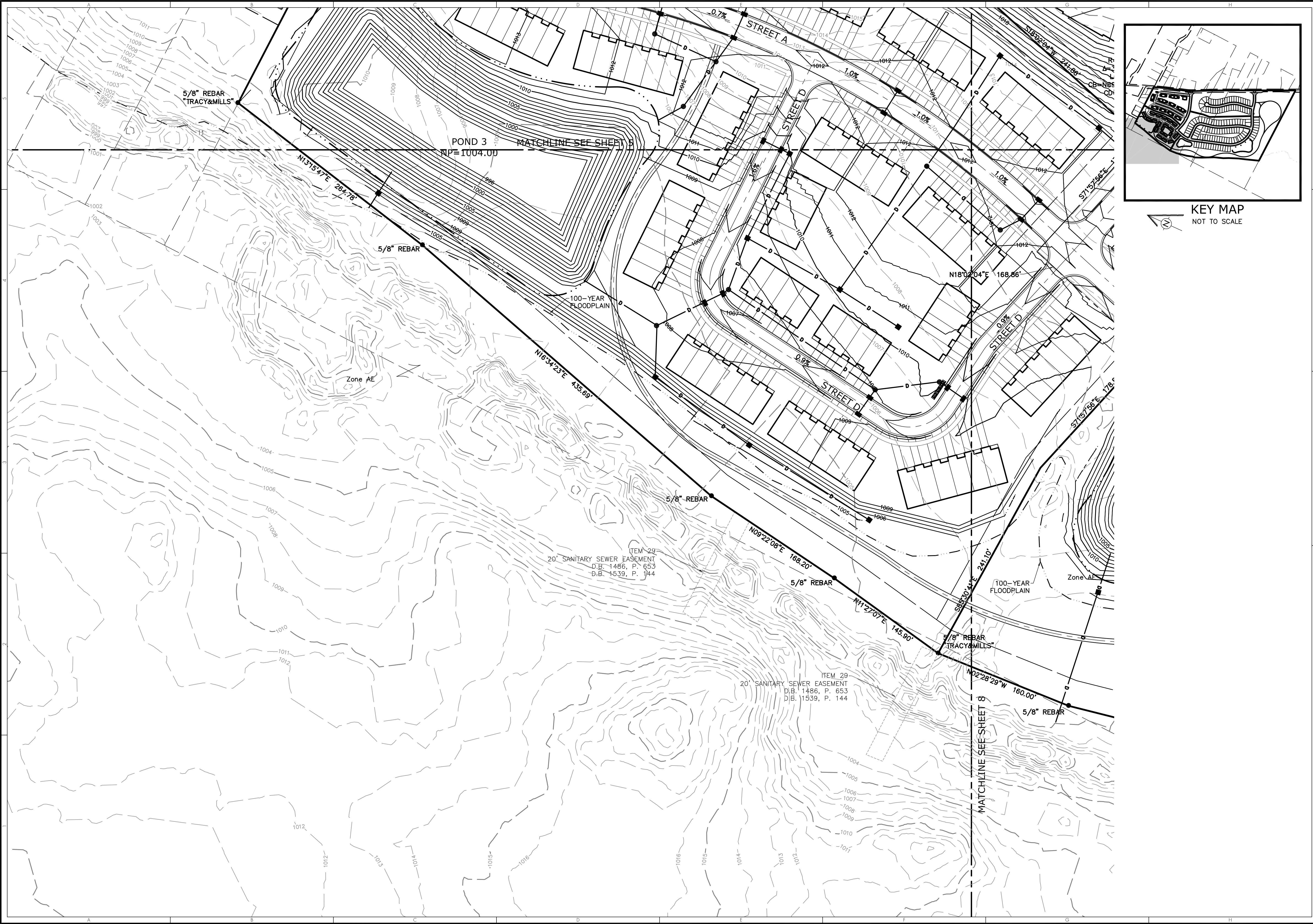
 Terraine Evolution  
Your Future. *Where Vision and Scores* **PROVED 12/**

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

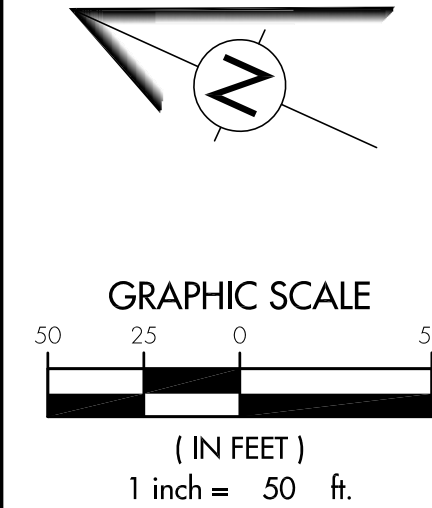
LIBERTY CROSSING  
NOT APPLICABLE  
SECTION  
MOUNT VERNON, OHIO  
GRADING PLAN

|                                                                                                                                                                                                           |       |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|
| DRAWING SET STATUS:                                                                                                                                                                                       |       |       |
| <input type="checkbox"/> PRELIMINARY ENGINEERING SET<br><input type="checkbox"/> AGENCY REVIEW SET<br><input type="checkbox"/> CONSTRUCTION DOCUMENT SET<br><input type="checkbox"/> ASBUILT DOCUMENT SET |       |       |
| DESIGN                                                                                                                                                                                                    | DRAFT | CHECK |
| JPW                                                                                                                                                                                                       | CMK   | JPW   |
| PROJECT NO.: 22-020                                                                                                                                                                                       |       |       |
| DATE: DECEMBER 16, 2022                                                                                                                                                                                   |       |       |
| SCALE:                                                                                                                                                                                                    |       |       |
| HORIZONTAL: 1" = 50'<br>VERTICAL: N/A                                                                                                                                                                     |       |       |
| SHEET NO.: 22 / 23                                                                                                                                                                                        |       |       |





KEY MAP  
NOT TO SCALE



| CHANGE ORDER SCHEDULE |                       | REVISION |      |
|-----------------------|-----------------------|----------|------|
| #                     | DESCRIPTION OF CHANGE | BY       | DATE |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |
|                       |                       |          |      |

TerrainEvolution

Liberty Crossing

NOT APPROVED 12/16/2022

sc0101

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

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

GRADING PLAN

|                                              |                             |       |
|----------------------------------------------|-----------------------------|-------|
| DRAWING SET STATUS:                          |                             |       |
| <input checked="" type="checkbox"/>          | PRELIMINARY ENGINEERING SET |       |
| <input type="checkbox"/>                     | AGENCY REVIEW SET           |       |
| <input type="checkbox"/>                     | CONSTRUCTION DOCUMENT SET   |       |
| <input type="checkbox"/>                     | AS-BUILT DOCUMENT SET       |       |
| DESIGN                                       | DRAFT                       | CHECK |
| JPW                                          | CMK                         | JPW   |
| PROJECT NO.: 22-020                          |                             |       |
| DATE: DECEMBER 16, 2022                      |                             |       |
| SCALE: HORIZONTAL: 1" = 50'<br>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  
Phone: 614.485.9435  
Fax: 614.485.9439  
Website: [www.wellercrm.com](http://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**

Copyright © 2023 by Weller & Associates, Inc. All rights reserved.

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 <sup>2</sup> ) |
| 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 <sup>2</sup> ) |
|                                                           |                          |                                                                                                                      | 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.



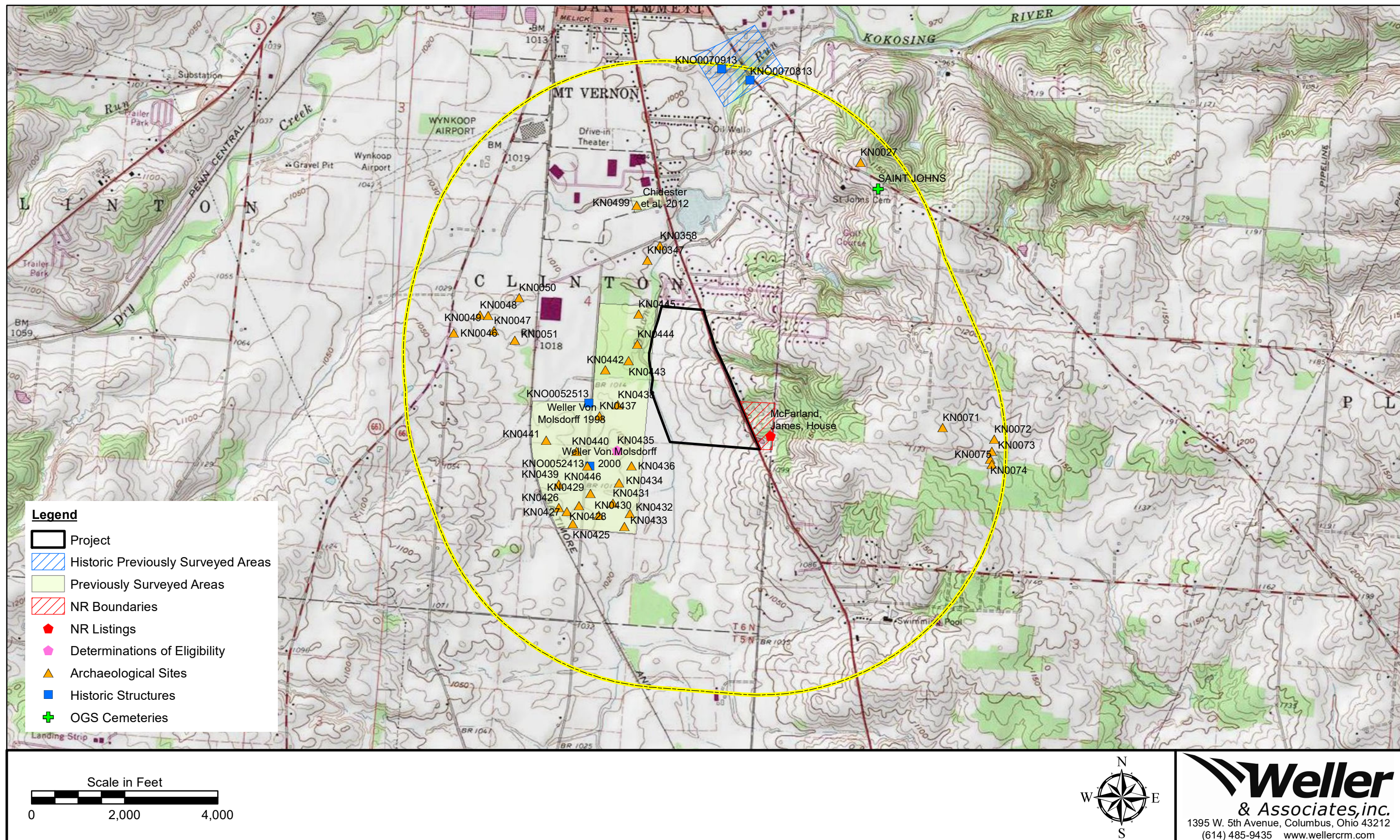


Figure 2. Portion of the USGS 1988 Hunt, Ohio 7.5 Minute Series (Topographic) map indicating the location of the project and previously recorded resources in the study area.



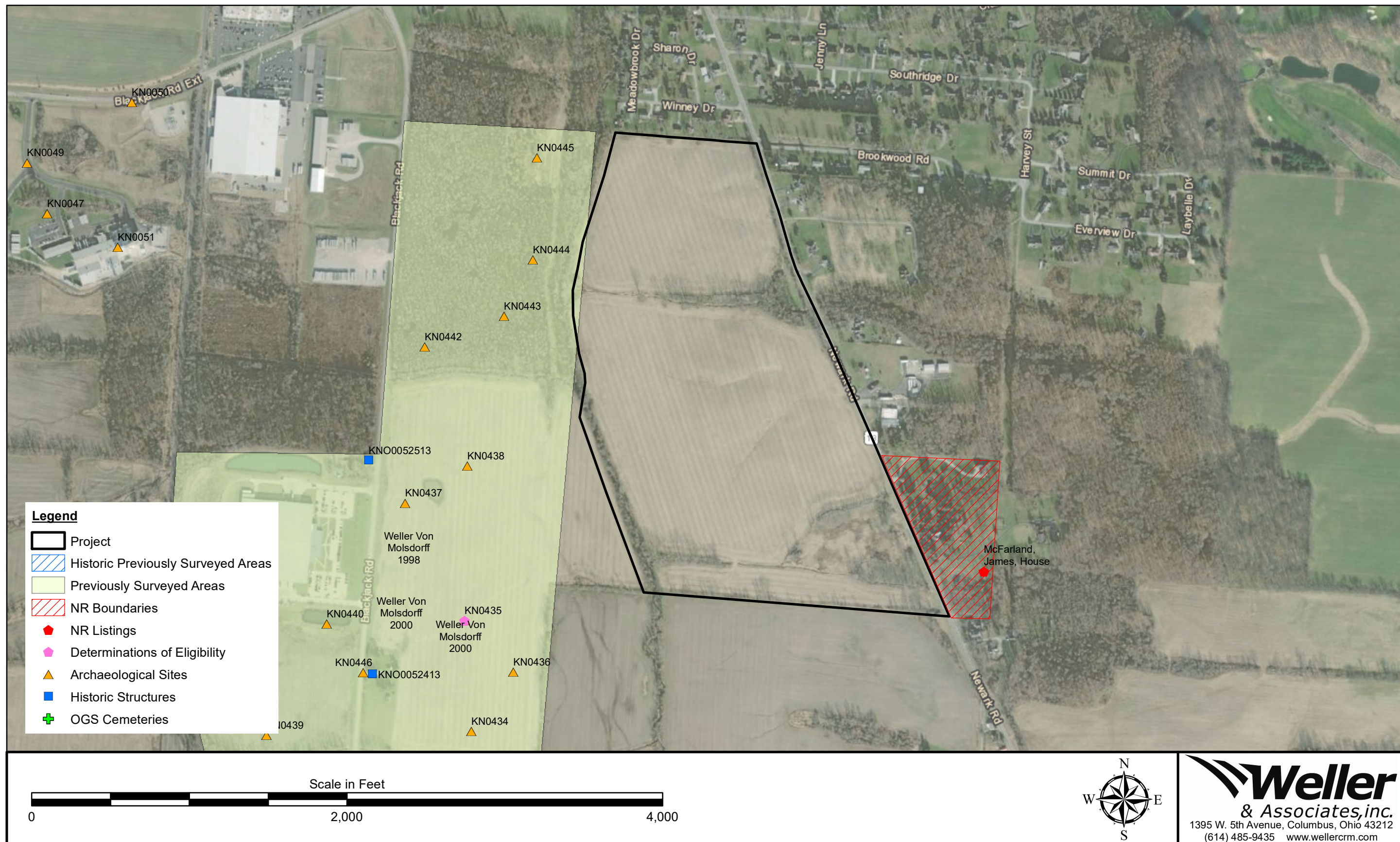


Figure 3. Aerial view of the project.





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



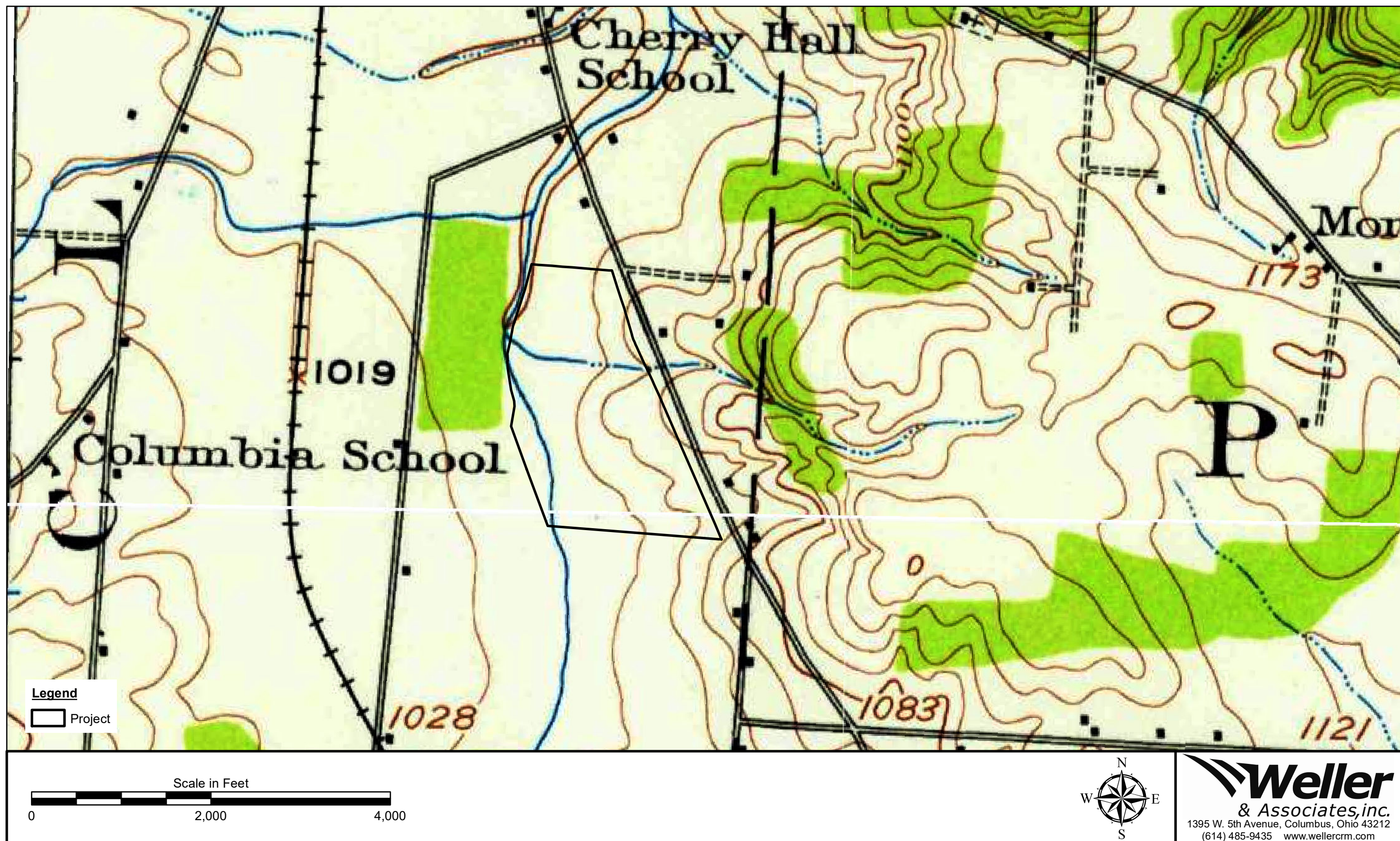


Figure 5. Portion of the USGS 1912 Gambier, Ohio 15 Minute Series (Topographic) map indicating the approximate location of the project.





**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.

**COMMENTS - Current Meeting:**

Blankenhorn introduced the case.

Lowe (sworn in) attorney for the developer of Colonial Woods

Broeren explained the City received a packet of information from the Colonial Woods Condominium Association stating they have been attempting to negotiate with the developer about access to the road.

Lowe said that is partially correct. Lowe said they already had an easement. Lowe said the last communication they had from the COA was from June 22 in which they said they were going to have a meeting to work out the differences. Eriech said he looked forward to hearing from them. The COA said they would get back to him.

Broeren asked if the proposed new structures have to be in a new condominium association. Lowe said yes. Broeren asked if any of those documents had been filed. Lowe said he didn't know that they had. Lowe said they don't have approval to start doing anything yet.

Broeren asked where the easement is for the access to the road. Lowe said the easement is in the declarations originally filed with the plat. Lowe said it states it is a nonexclusive perpetual easement reserved for the declarant for their benefit and the benefit of future property owners and occupants in the area in which the condominium may be expanded to the additional property, which he says is the subject area. The easement is for pedestrian and vehicular traffic across and over the streets and walkways, that may from time to time be part of the property, for ingress and egress from the additional property and each part thereof.



Broeren asked since the condominium is not expanding anymore, does that apply. Lowe said absolutely, they are standard clauses that he sees all the time. It talks about having access to the additional property. Lowe said before the lot split, which sold off part of the additional property, one of the questions was what access did they have. The easement is the access. He believes it is crystal clear that they have the right to use it.

Broeren questions the creation of a new condominium versus the expansion of the current condominium and whether or not the easement applies. Lowes said the easement says it is for ingress and egress to the additional property. The additional property included more than just the condominium property.

Broeren said when the filing was made it was not conveyed that a new condominium was required. Lowe asked, what filing. Broeren said the filing for the change to the plan. Lowe said he does not believe there is a change to the plan. He said they are here because the City believes the plan has been changed. Lowe believes at most they have a minor modification of the plan. He said they are building the same units in the same area, just not as many. Broeren said a new condominium is being created. Lowe said they have to. Broeren asked Lowe if he thinks creating a new condominium is not a change. Lowe said it is not a change in the property or the development of the property. Lowe said it will have the same number of units. Broeren said it will not. Lowe corrected to say it will basically have the same number of units with the exception of the two end units which he wants to talk about. Phase II will not be developed. He said there was never a guarantee that phase II would be developed.

Broeren asked if the new condominium would have access to the amenities of the first condominium. Lowe said it will not have access to the clubhouse unless an agreement can be negotiated. Broeren asked Lowe if he considers that to be a significant change. Lowe said he considers that to be a change based on whether people want to market to that. Do they think that's a big issue? That will be dependent on the buyers. That is not a change in the nature or use of the property. Lowe said that is the only amenity they won't have access to.

Broeren and Starr said there are a number of issues. Starr asked to see what Lowe has to present. The presentation was displayed, Lowe explaining the first slide was the plan as it was originally going to be built. There was a change to the front from the original plan to the final development plan. A letter of approval from then Safety Service Director Dave Glass was provided by Lowe. The next slide shows the units they propose to built outlined in yellow. He then reviewed the City Code about modifications to the plan. He doesn't think they are changing the essential character of the neighborhood. He said the majority of phase I has been built out. Lowe said the utilities are in place. He said the City's Code does not define minor or major modification so he provided definitions from Fairborn, OH for guidance. Lowe said all that has changed is the scope of the plan. Lowe said the sanitary needs to be extended to reach the proposed structure on the end. The road has been raised to accommodate the grade. A slide was shown noting the property split off and sold, noted with a solid orange box over the



units. The 2 end units outlined in orange were a part of phase I but they don't plan to build them. Lowe said they are seeking the right to build that buildings that were approved in 2007.

Starr is concerned with the number of issues that were raised by the existing condominium association.

Lowe said Horvath initiated the idea to the COA to do some cost sharing. Horvath is not agreeable to the document provided by the COA.

Ball said the original utility plans do have EPA permits. There really is no change to the water and sewer. The tract of land that is separate from the HOA does include a significant portion of the stormwater pond so they will have the right to discharge to the northern stormwater pond. The math was checked and it is properly sized for phase I. The stormwater pond will be owned by both entities.

Hawkins said he feels pressured into making a decision today based on information that was presented without time to thoroughly review. He is uncomfortable to make a quick decision that impacts a lot of people.

Horvath (sworn in) addressing the packet that was submitted by the COA, he doesn't think it is totally inclusive. He reviewed email exchanges back to November 2020. There were discussions about adding new units into the community. State statute requires a new association after 14 years. Horvath said he met in person with the COA board and said he would like a shared agreement with the road expenses. Horvath went on to describe emails exchanged with the COA over the last couple of years. Horvath said he has signed documents addressing some of the concerns raised by the COA. Some of the issues have been resolved. There are a couple outstanding issues. Horvath said it is common for a second association to be created. He doesn't see that as a major change.

Dzik said in his opinion cutting out an entire section of the original plan is a change. The second change that just recently came to light is the required creation of a separate association. He thinks there is additional information needed before a decision can be made. Confirmation that there is access to this area is needed. Dzik would like to know how the 2<sup>nd</sup> association is going to work.

Broeren explained he has two significant concerns: 1) They are creating a new condominium but the City does not have any of the documentation 2) there will be a split in ownership between the two associations common areas.

There was further discussion about the difference in land area for the different associations and ownership.

Lowe requested a list be sent with the specific items needed to move forward.

Hawkins made a motion to table the case to February 9, 2023. Warga seconded it.



Meldrum (sworn in) He said the COA attorney advised them that when a someone makes a flat rejection of a proposal they have an obligation to define what terms they disagree with and maybe offer other recommendations of term or a counter proposal, none of which they have seen. He read a portion of the cover letter of the packet that was submitted to the City.

Voting for the motion to table was AIF. Lowe interjected and said Horvath is not available February 9.

Hawkins made a motion to reconsider tabling the case to February 9, Warga seconded. Voting was AIF.

Hawkins made a motion to table the case until March 9, 2023. Warga seconded. Voting was AIF.

**RESULT:      TABLE**

**Next: 3/9/2023 4:00 PM**



## 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](mailto: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.

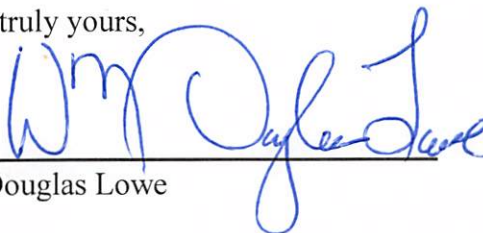
Included with this letter is our packet of materials for consideration by the Commission. I believe these items, along with our accompanying PowerPoint presentation, demonstrate that the change we are requesting is only a minor modification from the plan that was approved back in 2005.

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

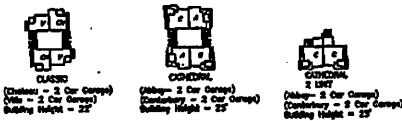
9  
441

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



Preliminary Site Plan

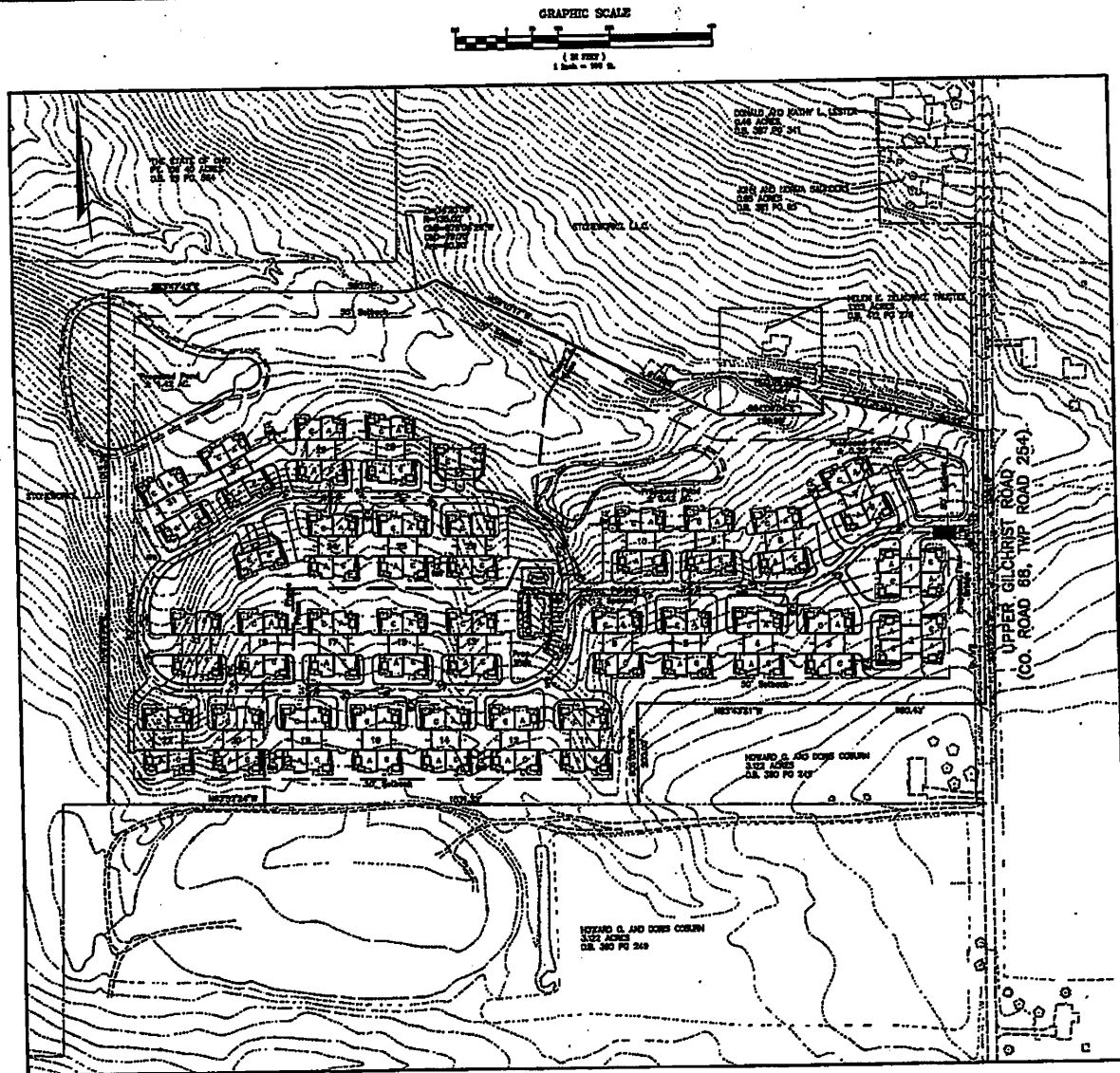
| SITE DATA              |               |
|------------------------|---------------|
| Current Zoning         | PHO           |
| <b>Phase 1</b>         |               |
| Site Area              | 17.594 Acres  |
| Number of Buildings    | 18            |
| 18 (4) Unit            | (72) Units    |
| Total Units            | 72 Units      |
| Clubhouse              | (1) Clubhouse |
| Density                | 4.09 D.U./A.  |
| <b>Phase 2</b>         |               |
| 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.  |
| <b>Total Site Data</b> |               |
| 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 - 1081 s.f. to 1284 s.f. - Living space  
 Colonial - 1005 s.f. to 1228 s.f. - Living space  
 Villa - 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: Villa (V), Cottage (C), Abbey (A) or Contemporary (Co). Unit mix is subject to change based on demand.

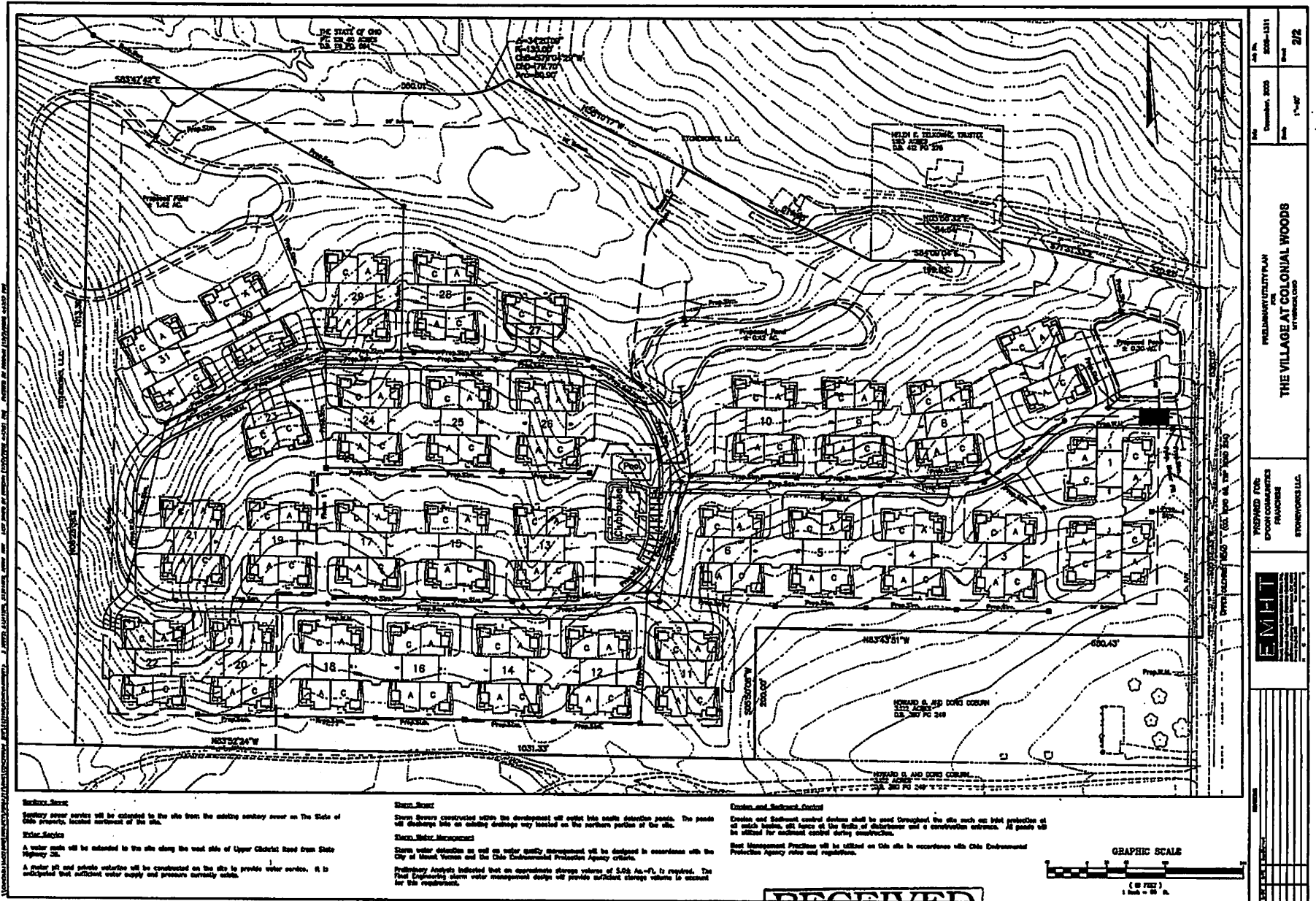


|                                                                         |                  |       |
|-------------------------------------------------------------------------|------------------|-------|
| DATE                                                                    | 2005-12-14       | 1/2   |
| DATE                                                                    | 2005             | 1-107 |
| PRELIMINARY SITE PLAN FOR THE VILLAGE AT COLONIAL WOODS AT WILSON, OHIO |                  |       |
| PREPARED FOR:                                                           | EMMERT           |       |
| ENGINEER:                                                               | EMMERT           |       |
| FRANCHISE:                                                              | EMMERT           |       |
| OWNER:                                                                  | STONEMORPHOS LLC |       |

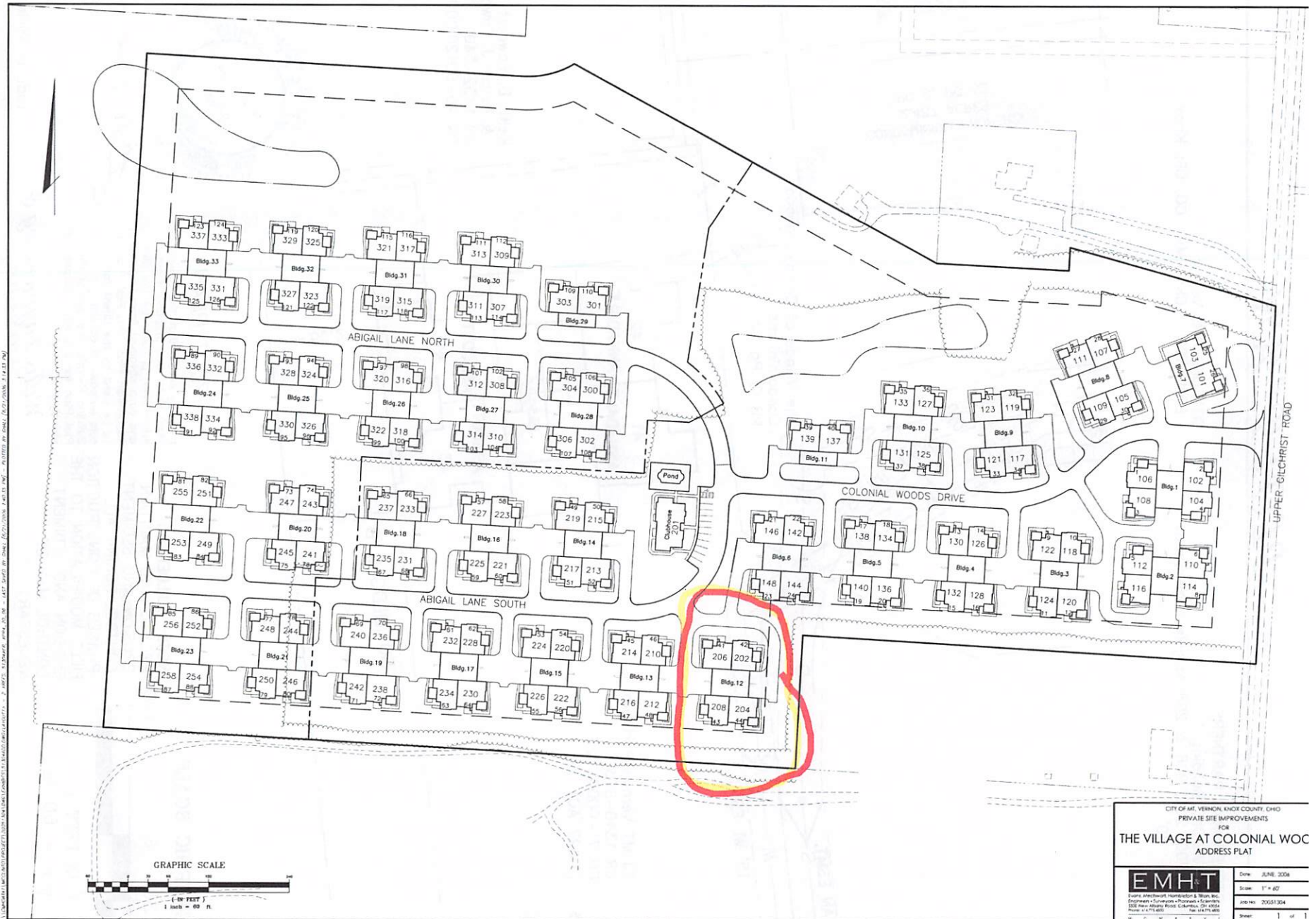
RECEIVED  
 DEC 14 2005  
 BY: \_\_\_\_\_



Preliminary Utility Plan







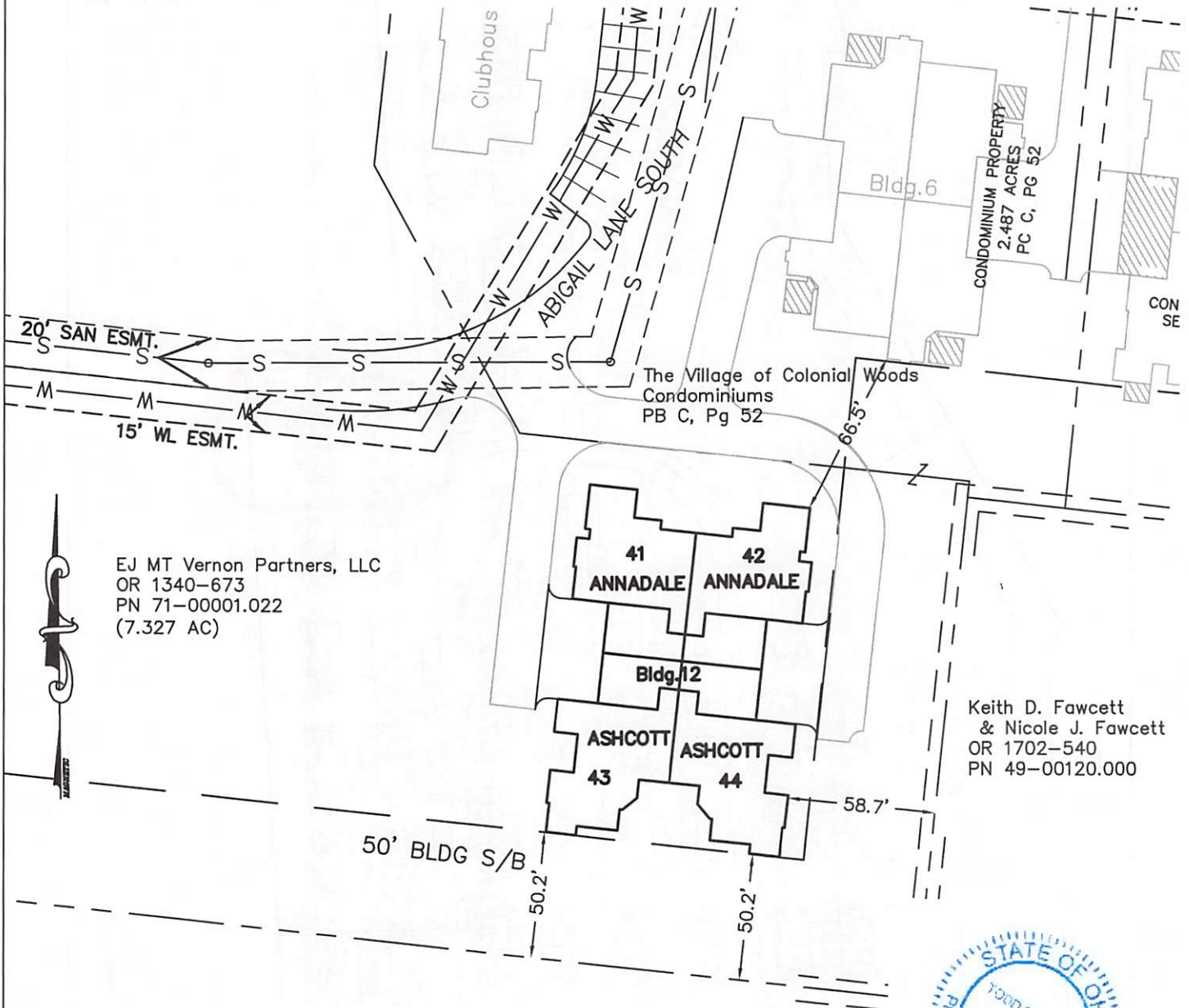
Attachment: Colonial Woods Packet (3723 : 2023-Mpc-03)



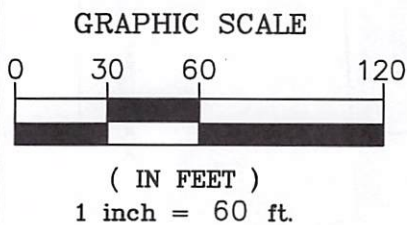
# PLOT PLAN

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*

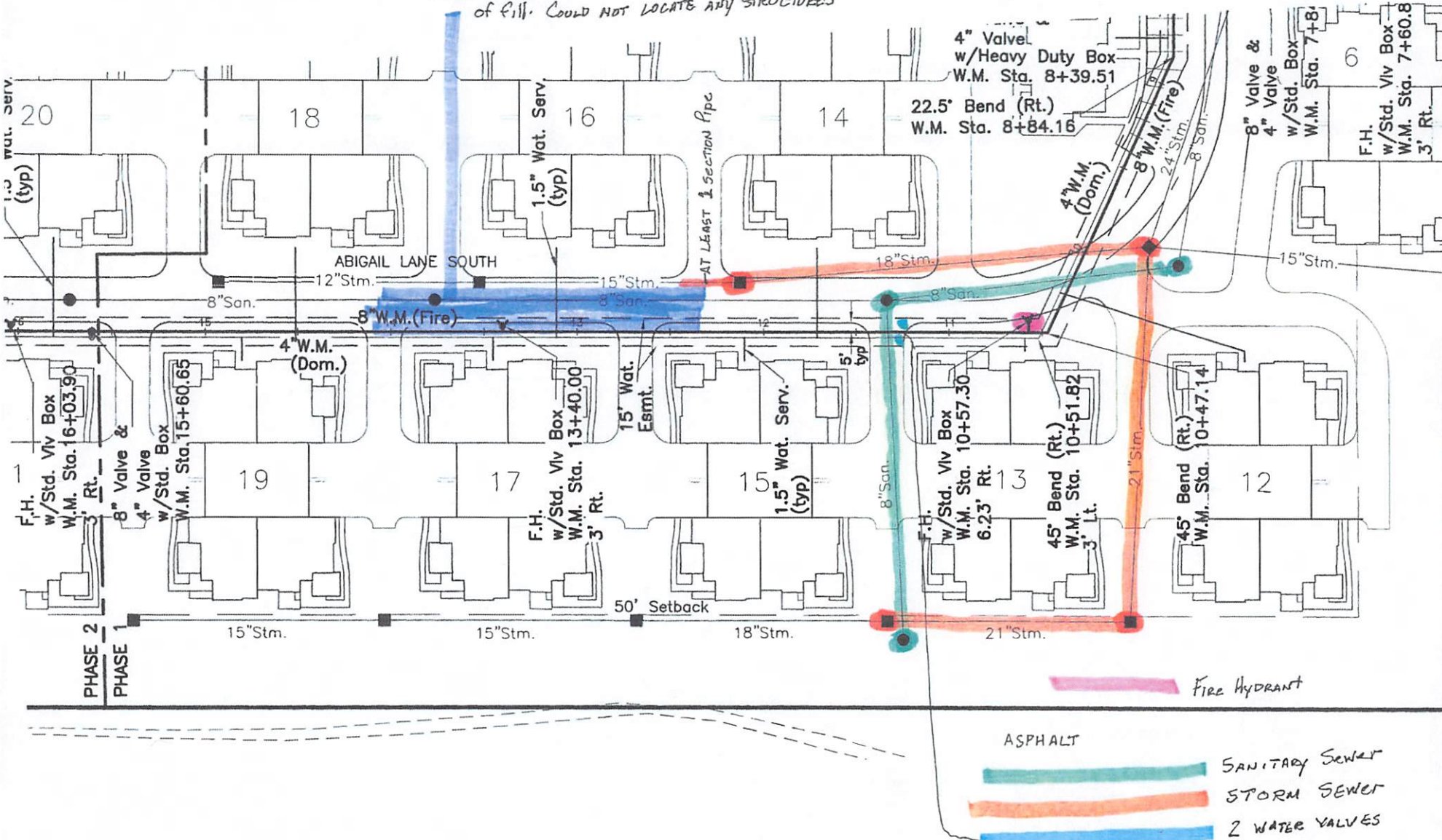
Todd D. Willis, PS  
 Reg. No. S-7996  
 740-739-4030

Date 8-21-2022



## Colonial Woods

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







Lacie Blankenhorn &lt;dsm@mountvernonohio.org&gt;

---

## 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.

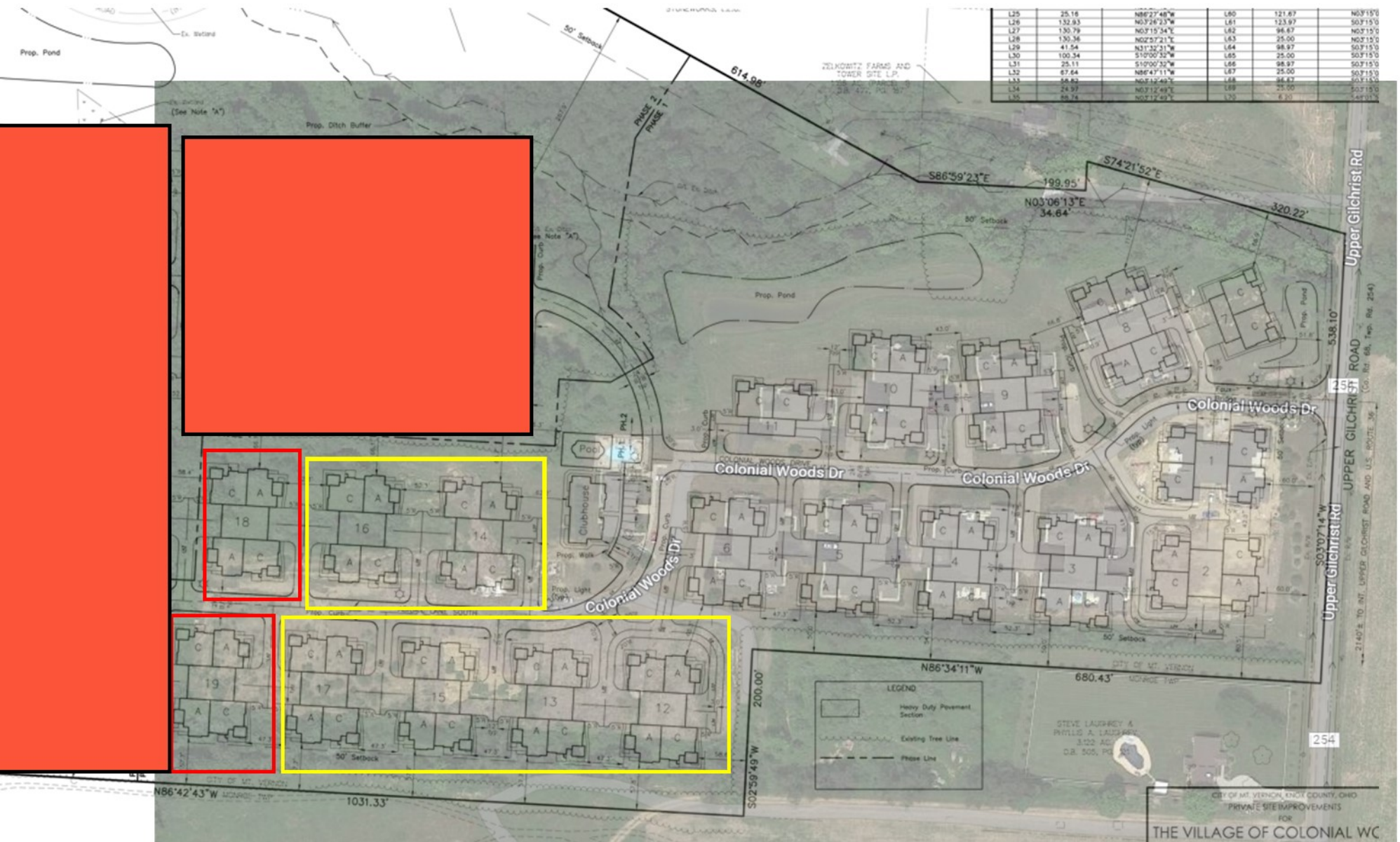
[Quoted text hidden]



**colonial woods highlighted.jpg**  
311K

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





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





Lacie Blankenhorn &lt;dsm@mountvernonohio.org&gt;

---

## 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.

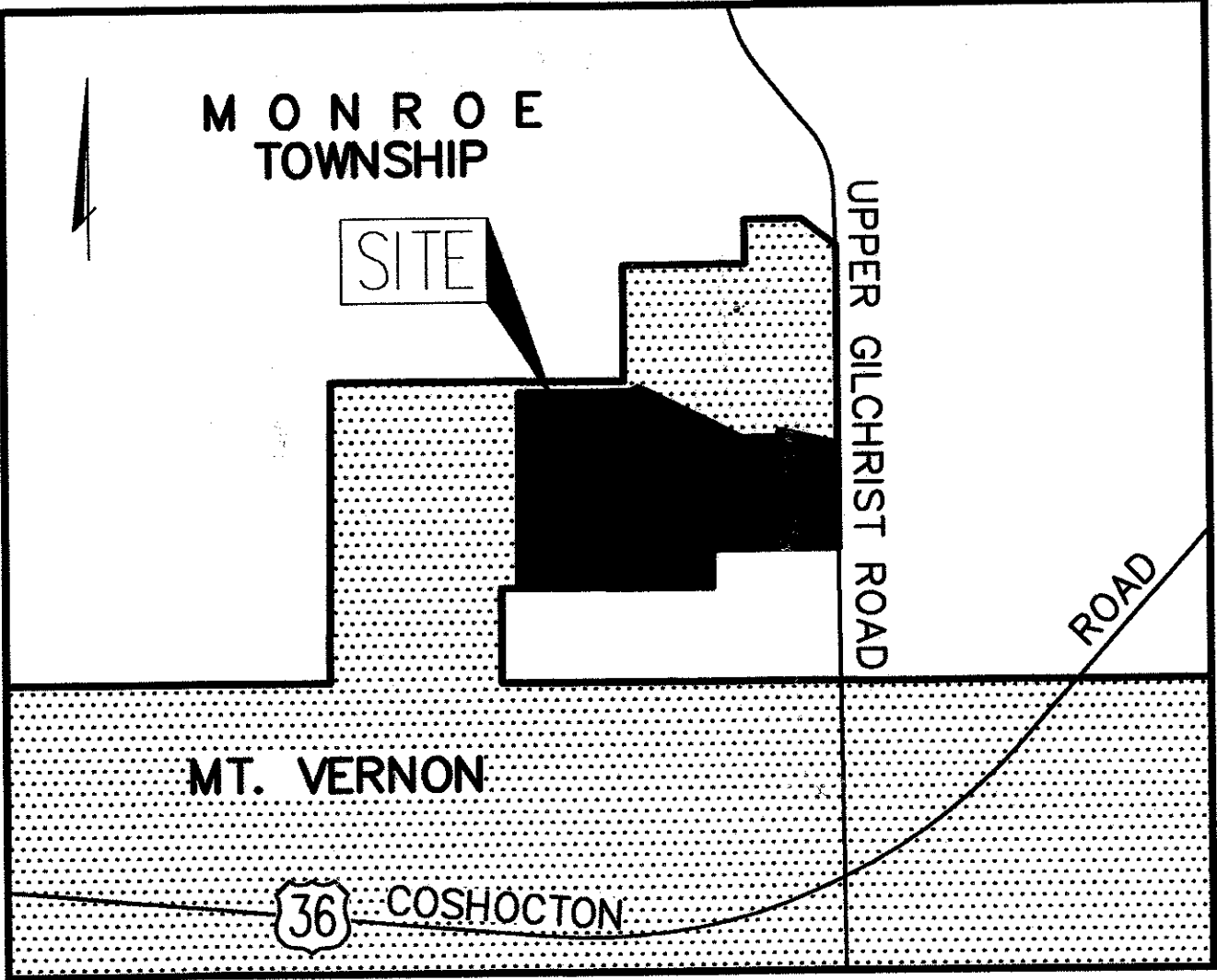
Sincerely,

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

|                                                         |       |
|---------------------------------------------------------|-------|
| 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     |
| PRIVATE SANITARY SEWER PLAN                             | 7-9   |
| SANITARY SEWER PROFILES                                 | 10-12 |
| STORM AND GRADING PLAN PHASE 1                          | 13    |
| STORM AND GRADING PLAN PHASE 2                          | 14    |
| STORM SEWER PROFILES                                    | 15-18 |
| UNDERDRAIN PLAN                                         | 19    |
| STORM WATER POLLUTION PREVENTION PLAN                   | 20    |
| STORM WATER POLLUTION PREVENTION PLAN NOTES AND DETAILS | 21    |

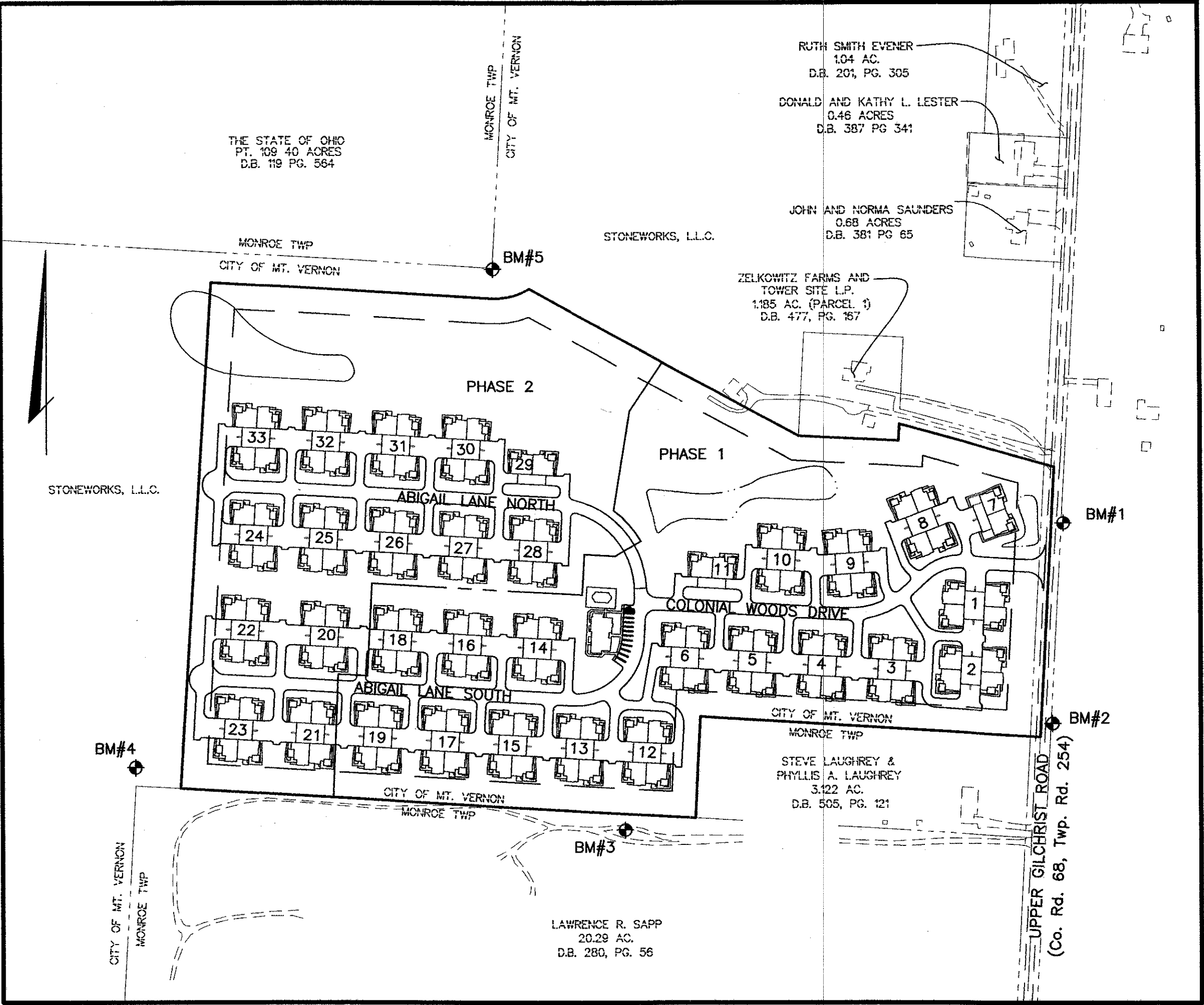
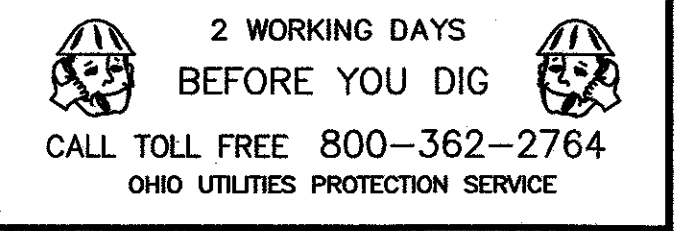
BENCH MARKS

- BM#1 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.
- BM#2 BM Elev.=1183.77 (NAVD 88)  
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#3 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#4 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#5 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.

STANDARD CONSTRUCTION DRAWINGS

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

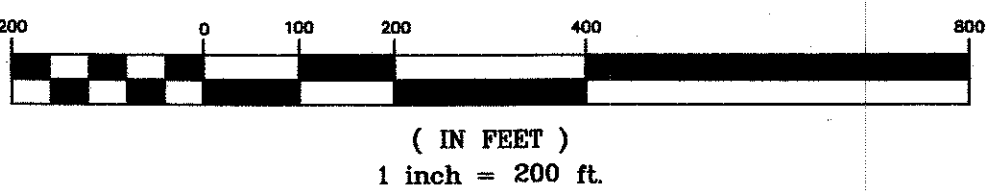
| CITY OF COLUMBUS | ODOT    |
|------------------|---------|
| AA-S100          | AA-S149 |
| AA-S101          | AA-S150 |
| AA-S102          | AA-S151 |
| AA-S104          | AA-S160 |
| AA-S106          | AA-S161 |
| AA-S107          | AA-S169 |
| AA-S110          | L-6306  |
| AA-S111          | L-6309  |
| AA-S112          | L-6310  |
| AA-S114          | L-6311  |
| AA-S117          | L-6312  |
| AA-S119          | L-6316  |
| AA-S133          | L-6320  |
| AA-S139          | L-6324  |
| AA-S141          | L-6337  |
| 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

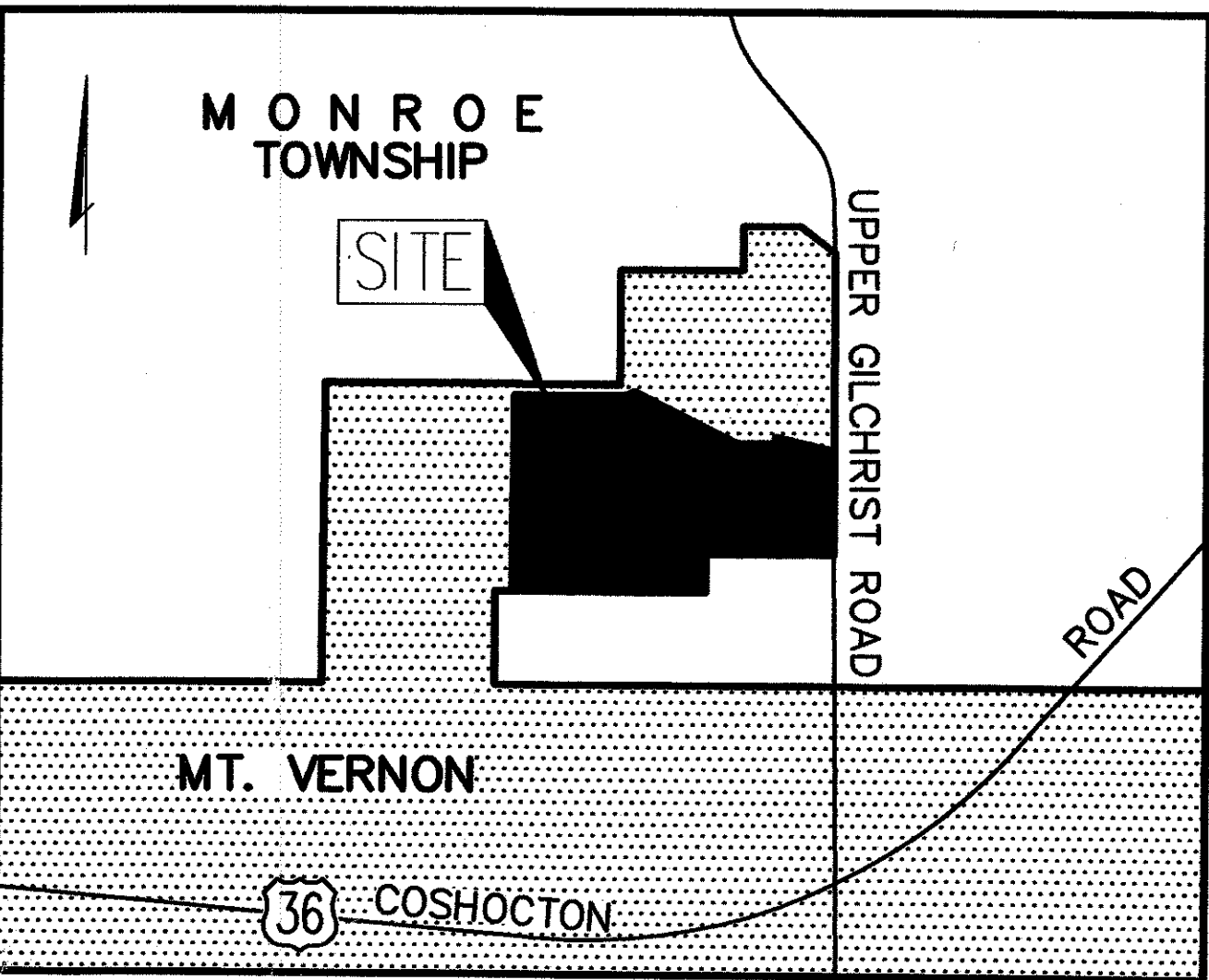


5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Fax: 614.775.4800

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



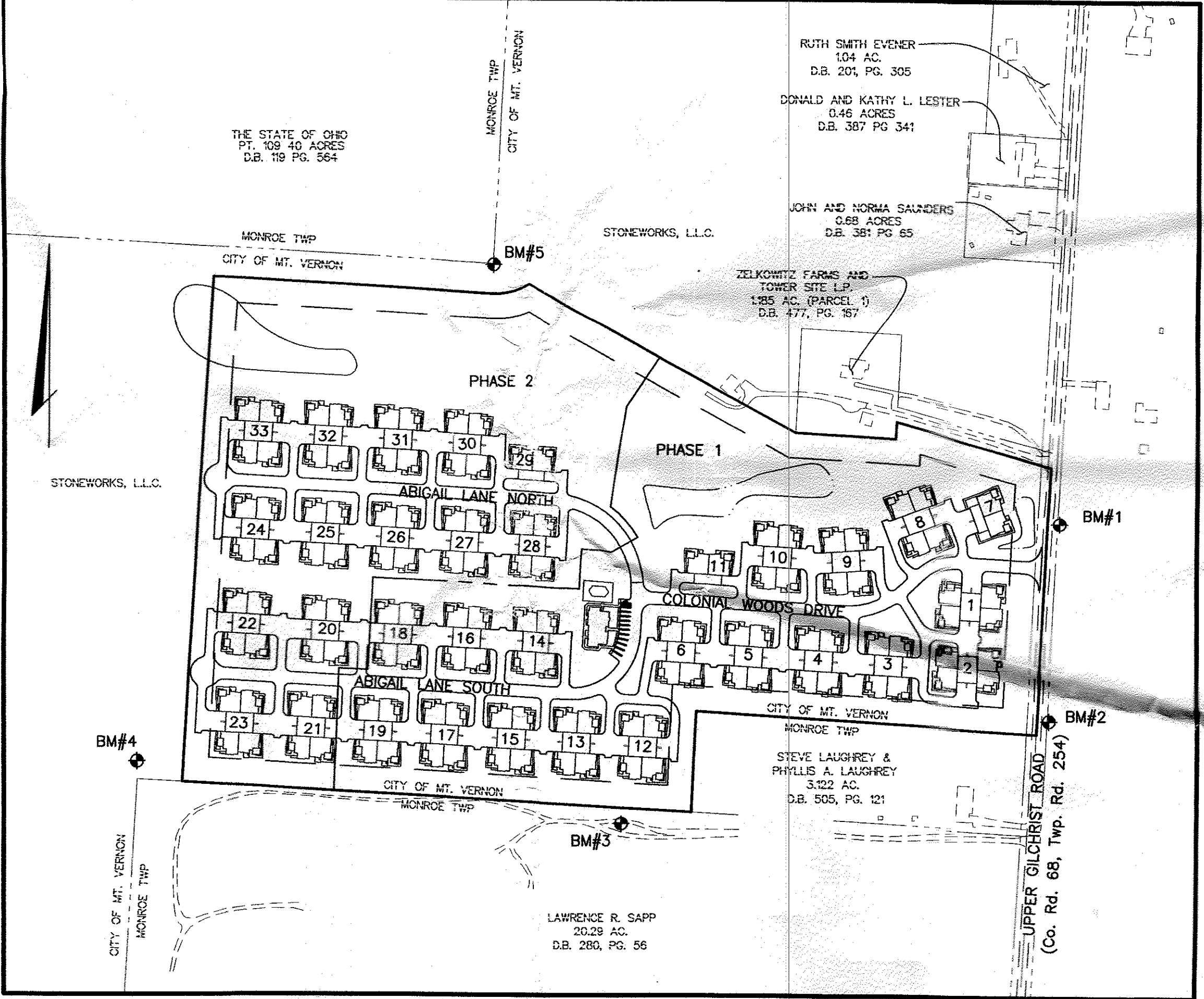
LOCATION MAP  
SCALE: NONE

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

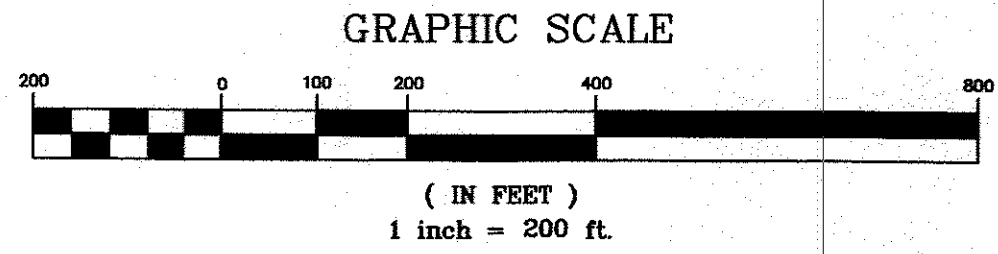
INDEX OF SHEETS

|                                                         |       |
|---------------------------------------------------------|-------|
| 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     |
| PRIVATE SANITARY SEWER PLAN                             | 7-9   |
| SANITARY SEWER PROFILES                                 | 10-12 |
| STORM AND GRADING PLAN PHASE 1                          | 13    |
| STORM AND GRADING PLAN PHASE 2                          | 14    |
| 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#1 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.
  - BM#2 BM Elev.=1183.77 (NAVD 88)  
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#3 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#4 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#5 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.



INDEX MAP  
SCALE: 1"=200'



STANDARD CONSTRUCTION DRAWINGS

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

| CITY OF COLUMBUS |         | ODOT       |
|------------------|---------|------------|
| AA-S100          | AA-S149 | L-6640     |
| AA-S101          | AA-S150 | L-7001     |
| AA-S102          | AA-S151 | L-7401     |
| AA-S104          | AA-S160 | L-9901     |
| AA-S106          | AA-S161 | L-9902     |
| AA-S107          | AA-S169 | 2220 DR. A |
| AA-S110          | L-6306  | 2300 DR. A |
| AA-S111          | L-6309  | 2319 DR. A |
| AA-S112          | L-6310  |            |
| AA-S114          | L-6311  |            |
| AA-S117          | L-6312  |            |
| AA-S119          | L-6316  |            |
| AA-S133          | L-6320  |            |
| AA-S139          | L-6324  |            |
| AA-S141          | L-6337  |            |
| AA-S145          |         |            |

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 561886  
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 43254  
Phone: 614.775.4500 Fax: 614.775.4800

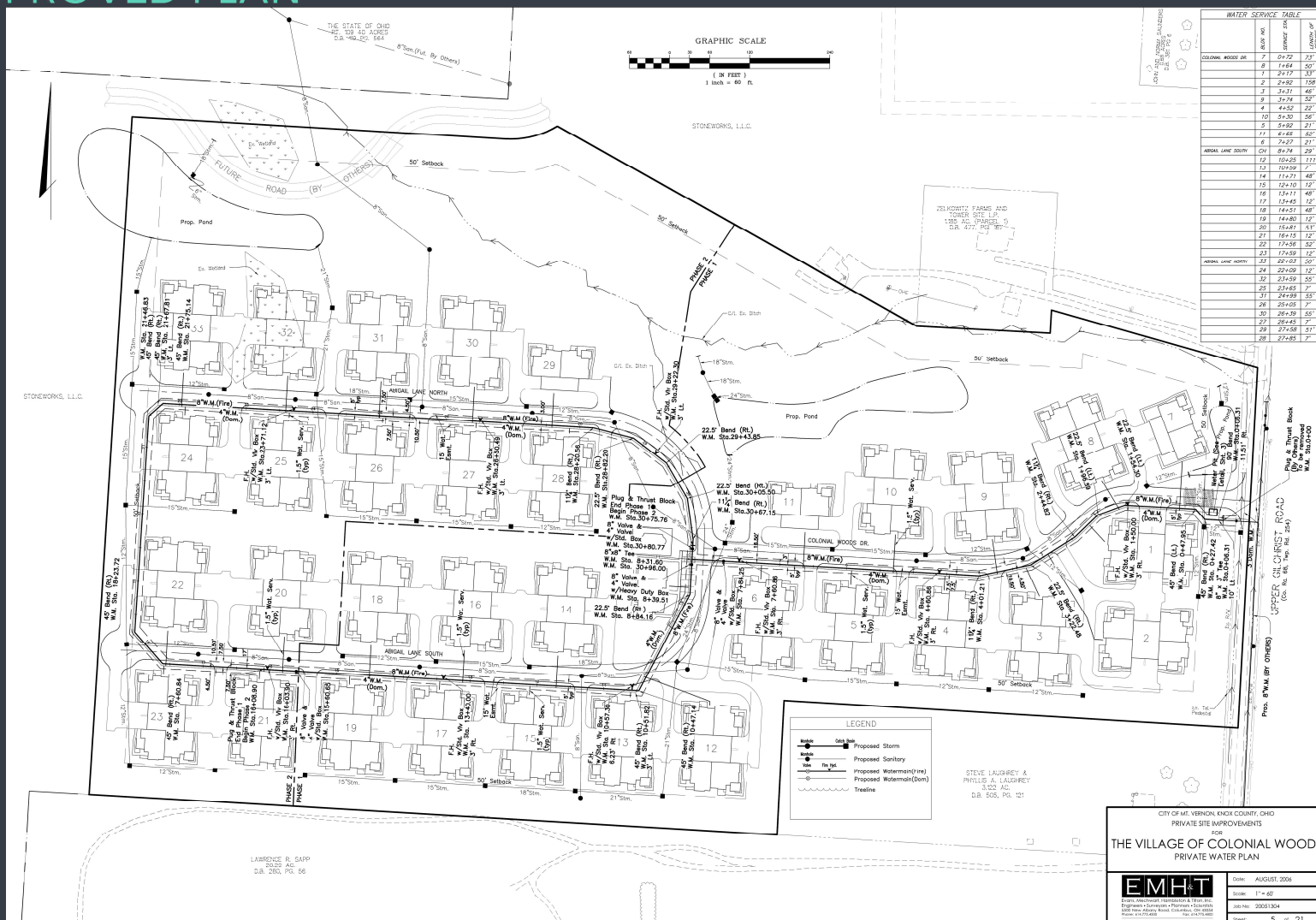
Date: AUGUST, 2006  
Scale: AS NOTED  
Job No: 20051304  
Sheet: 1 of 21



# THE VILLAGE AT COLONIAL WOODS

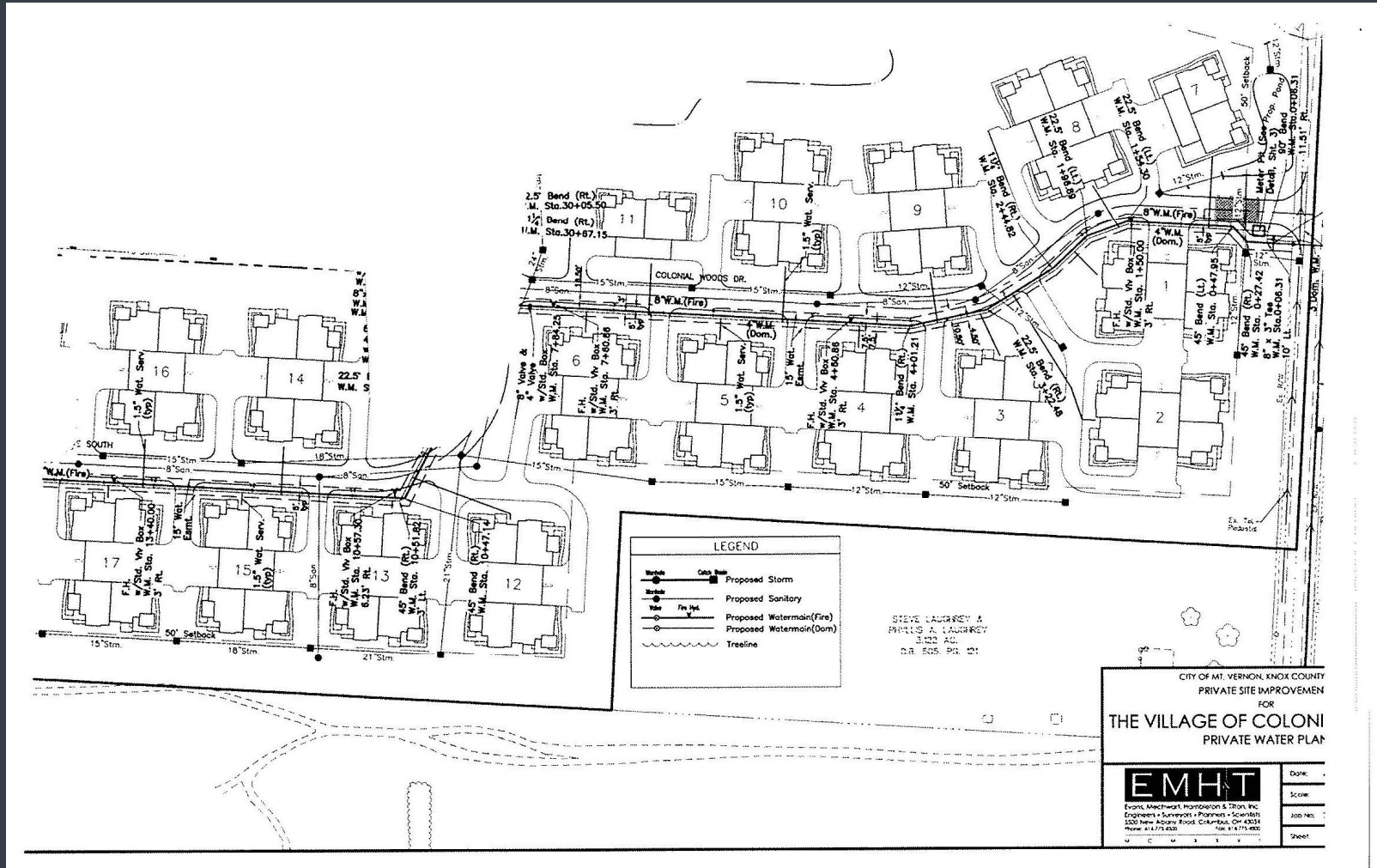


# APPROVED PLAN





# 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.



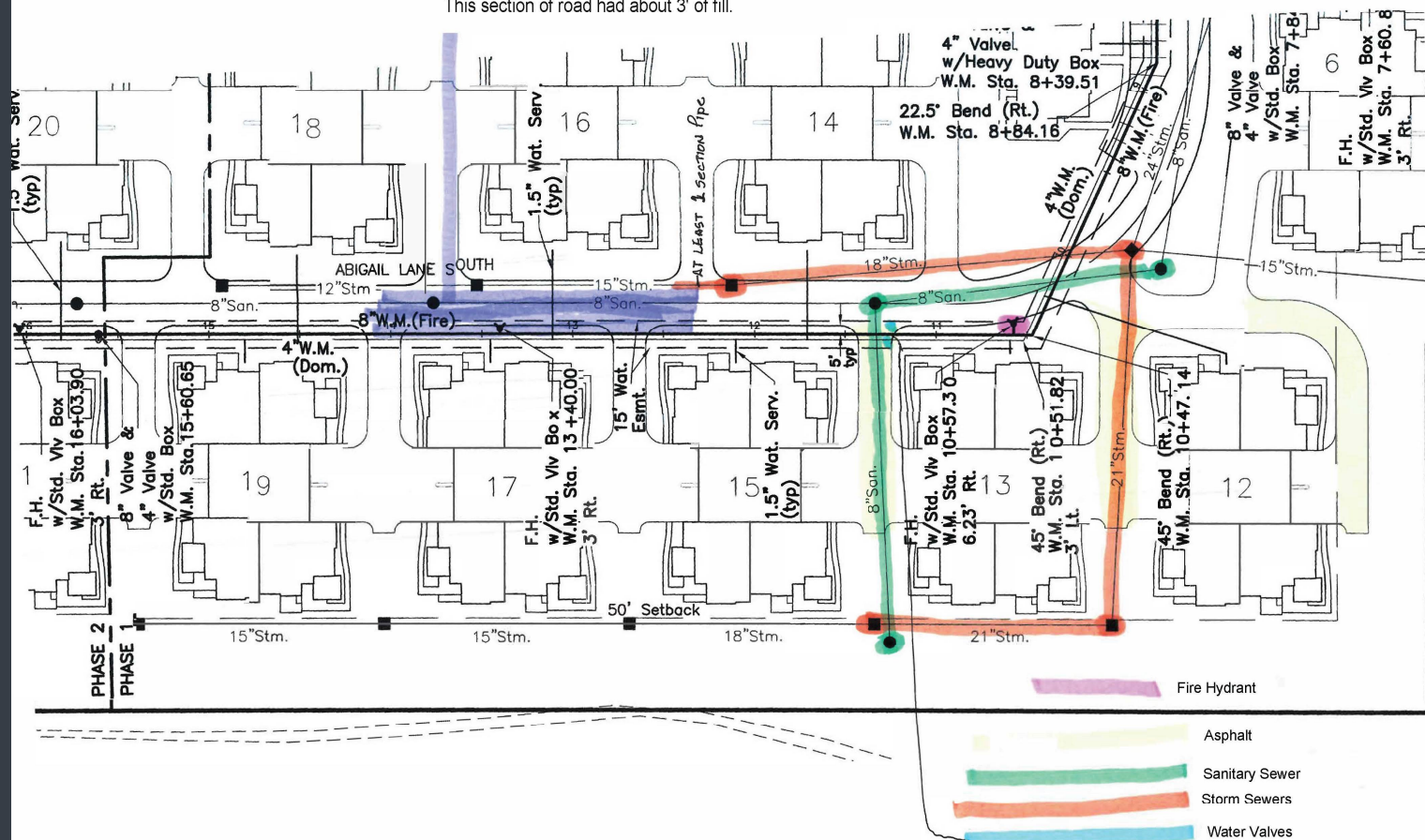
## THESE CHANGES SHOULD BE CONSIDERED MINOR MODIFICATIONS

- 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



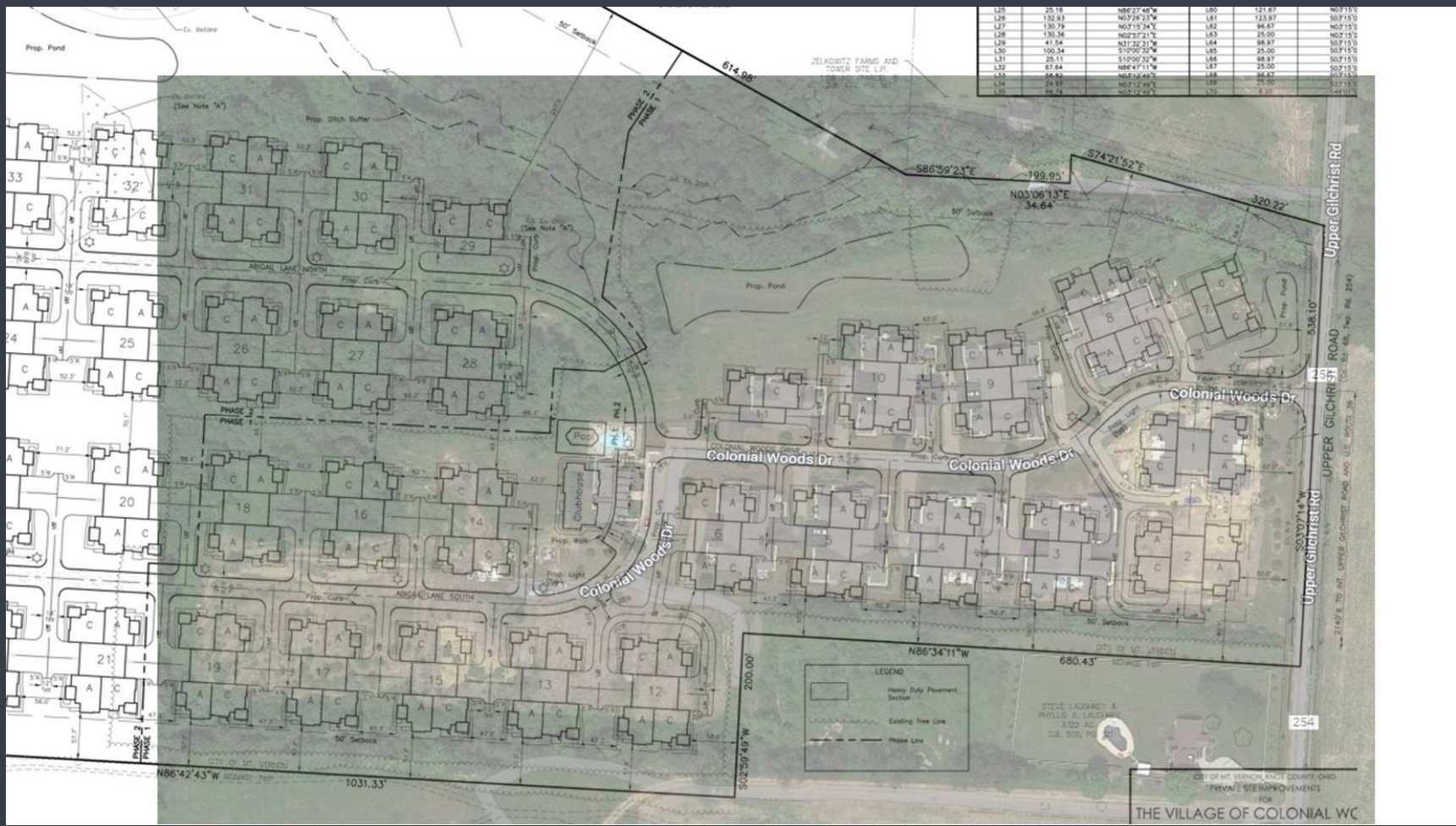
## THE NECESSARY UTILITIES ARE ALREADY IN PLACE

This section of road had about 3' of fill.





ORIGINAL PLAN





## PLAN WITH MINOR MODIFICATIONS

