



Franklin County Planning Commission

Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215

Wednesday, August 14, 2024
1:30 p.m.

1. Call roll for board members
2. Introduction of staff
3. Approval of minutes from the July 10, 2024 meeting
4. Old Business:

i. Administrative Matter – 784-FP – Raimere Fitzpatrick

Applicant:	Alan Anthenat & Jill Harvilchuck
Engineer:	Mark Antonetz
Township:	Jackson Township
Site:	1673 Zuber Road (PID #160-000032)
Acreage:	55.640-acres
Utilities:	Private water and wastewater
Request:	Requesting approval of a final plat to allow the creation of a 9-lot single-family residential subdivision with two preserves.

*Swear in witnesses as needed

5. Adjournment of Meeting to September 11, 2024



MINUTES OF THE FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, July 10, 2024

The Franklin County Planning Commission convened at the Michael J. Dorrian Building, 369 South High Street, in the Commissioners' Hearing Room, Columbus, Ohio, 43215, on Wednesday, July 10, 2024.

Present were:

Chet Chaney, Acting Chairperson
Ashley Hoye
Tim Guyton
Chelsea Barnett
Annie Ryznar
Daniel Blechschmidt

Franklin County Economic Development and Planning Department:

Ruchelle Pride, Interim Director
Raimere Fitzpatrick, Planning Administrator
Tamara Ennist, Planning Administrator

Franklin County Prosecuting Attorney's Office:

Jeanine Hummer, First Assistant Prosecuting Attorney and Chief Counsel
Devin Bartlett, Assistant Prosecuting Attorney
Adria Fields, Assistant Prosecuting Attorney

Other attendees:

Brittany Razek, Franklin County Clerk
Mary Fee, Plain Township Administrative Coordinator
Charles McCroskey, Jefferson Township Zoning Administrator

Acting Chair Chaney opened the hearing.

The first order of business was roll call of the Planning Commission members. The next order of business was the introduction of staff. The next order of business was approval of the minutes from the June 12, 2024 meeting. A motion was made by Mr. Guyton, seconded by Mr. Hoye, to approve the minutes from the June 12, 2024 meeting. The motion passed by a vote of four yeases, zero nos, and two abstentions.

The next order of business was to make a motion to vacate the Chair of the Planning Commission, being that Ms. Nancy White had resigned. A motion was made by Mr. Guyton, seconded by Mr. Blechschmidt, to vacate the position of Chair. The motion passed by a vote of six yeases, zero nos, and zero abstentions. Mr. Guyton then nominated Mr. Chaney for the position of Chair through the end of 2024. The motion was seconded by Mr. Hoye. The motion passed by a vote of five yeases, zero nos, and one abstention. A motion was then made by Mr. Guyton, seconded by Mr. Blechschmidt, to vacate the position of Vice Chair.

The motion passed by a vote of six yeases, zero nos, and zero abstentions. Chairman Chaney then nominated Mr. Guyton as Vice Chair. The motion was seconded by Ms. Barnett. The motion passed by a vote of five yeases, zero nos, and one abstention.

NEW BUSINESS:

The next order of business was to table Case No. 784-FP until the August 10, 2024 meeting. A motion was made by Mr. Blechschmidt, seconded by Ms. Barnett, to table Case No. 784-FP until the August 10, 2024 meeting. The motion passed by a vote of six yeases, zero nos, and zero abstentions.

The next order of business was to hear Case No. ZON-24-05. The owners are Joseph and Robert Riddle and the applicant is Robert Riddle. The site is located in Plain Township at 11048 Johnstown Road. It is 2.04 acres in size and served by private water and private sewer. The applicant was requesting to rezone from the Rural district to the Suburban Residential (R-4) district. Staff recommended approval with conditions. The conditions of approval were as follows: No. 1: The site must be developed in accordance with the requirements of the Franklin County Stormwater Drainage Manual and include such additional improvements as necessary to address existing drainage concerns along the western property line. No. 2: The proposed access drive must be built to approval standards, and an access permit must be obtained together with any required access and work in the right-of-way permits. No. 3: The applicant must obtain a permit from Franklin County Public Health for the proposed onsite well and onsite wastewater treatment system. No. 4: A conditional use permit shall be approved by the Plain Township Zoning Board of Appeals prior to approval of a development or zoning permit application or building permit by the Franklin County Building Department. Ms. Fee with Plain Township answered a question from the Commission regarding the setback along the frontage of the site. A motion was made by Mr. Guyton, seconded by Ms. Barnett, to approve Case No. ZON-24-05 to rezone from the Rural district to the Suburban Residential (R-4) district with the four recommended conditions by staff. The motion passed by a vote of four yeases, two nos, and zero abstentions.

The next order of business was to hear Case No. ZON-24-06. The owner/applicant is Andrew Reed. The site is located in Jefferson Township at 526 Mulberry Street. It is 0.13 acres in size and served by public water and public sewer. The applicant was requesting to rezone from the Restricted Industrial district to the Restricted Suburban Residential district to allow for commercial uses. Staff recommended approval with conditions. The conditions of approval were as follows: No. 1: Prior to the expansion of the structure or addition of any accessory structures, the owner shall obtain approval of a variance from the Jefferson Township Board of Zoning Appeals for the minimum lot width and side yard setbacks or determination of non-conforming status by the Jefferson Township Zoning Department. No. 2: Prior to any expansion of the existing structure or addition of any accessory structures, the owner shall obtain approval of zoning compliance by the Jefferson Township Zoning Department. No. 3: A driveway permit shall be obtained from Jefferson Township. No. 4: Approval of lot area frontage and setback variances from the Jefferson Township board of zoning appeals are required prior to any issuance of a building permit by the Franklin County Economic Development and Planning Department. Mr. McCroskey with Jefferson Township spoke with the Commission regarding this case. A motion was made by Mr. Blechschmidt, seconded by Mr. Guyton, to approve Case No. ZON-24-06 with only condition No. 1 identified from staff. The motion passed by a vote of six yeases, zero nos, and zero abstentions.

The next order of business was to reconsider the motion for postponing Case No. 784-FP. Mr. Blechschmidt made a motion, seconded by Ms. Ryznar, to postpone the case to the August 14, 2024 meeting. The motion passed by a vote of six yeases, zero nos, and zero abstentions.

Signature

Minutes of the July 10, 2024, Franklin County Planning Commission hearing were approved this 14th day of August 2024.



STAFF REPORT

Planning Commission
August 14, 2024

Case: 784-FP

Prepared by: Raimere Fitzpatrick

Engineer/Applicant:	Mark Antonetz – Sands Decker
Owner:	Alan Anthenat & Jill Harvilchuck
Subdivision:	Plum Run Crossing
Township:	Jackson Township
Location:	Zuber Rd. (PID #160-000032)
Acreage:	55.64-acres
Utilities:	Private water and wastewater
Request:	Requesting approval of a Final Plat for the Plum Run Crossing subdivision to create 9 lots and 2 reserves.

Request

The applicant is now requesting Final Plat approval to create 9 lots, two (2) reserves, and rights of way for Autumn Blaze and Harvey Lane.

Overview

The Preliminary Plan for the Plum Run Crossing subdivision was conditionally approved on January 10, 2024. The conditions of approval are as follows:

1. A note must be placed on the Final Plat indicating that the riparian setback and floodplain areas are to remain in their natural state and that no development is permitted.
2. Riparian setback areas must be delineated as required in section 405.15 of the Subdivision Regulations. The setback must be shown on the Final Plat.
3. The following note must be placed on the Final Plat: "NOTE: Potential health and environmental impacts associated with high voltage power line electromagnetic fields are not completely understood at this time."
4. An easement must be identified on the Final Plat to allow for a future shared use path in the general location that is recommended by the Jackson Township Comprehensive Plan.

Preliminary Plan Condition Nos. 1- 3 have been met. Preliminary Plan Condition of Approval No. 4 required an easement be “identified on the Final Plat to allow for a future shared use path in the general location that is recommended by the Jackson Township Comprehensive Plan”. The shared use path would be within an easement along the boundaries of the Plum Run Creek segment that bisects the southern portion of the subdivision. Jackson Township has indicated it is not interested in developing the referenced shared use path corridor along Plum Run Creek as shown on its comprehensive plan due to lack of funding, community support, and beneficial linkages to and from the corridor. Therefore, the easement has not been provided as required by the condition. It is staff’s recommendation that the condition is no longer binding since the Township will not be pursuing development of that shared use path corridor along Plum Run Creek.

The approved Preliminary Plan would allow the creation of a subdivision in a single phase. The Preliminary Plan proposed 9 single-family lots, served by individual wells and wastewater treatment systems and one (1) reserve. The Plan also included a detention pond located in an easement on Lot 9

which was approved as a 36.419-acre lot. The Final Plat places the detention pond in a 0.986-acre reserve in the same location instead of within an easement. The resulting area of Lot 9 is 35.735 acres. A Drainage Maintenance Petition to transfer operational maintenance responsibilities for the stormwater detention facility to Franklin County has been submitted to the Franklin County Engineer's Office. The Drainage Maintenance Petition will be forwarded to the Board of Commissioners for concurrent approval with the Final Plat prior to plat recordation.

Technical Review Agency Comments

Franklin County Engineer's Office:

The final plat needs to conform to the approved construction plans. Drainage easements need to be clearly defined as shown on construction drawings. The dedication of Reserve A needs to be tied to the location and acreage of the receiving property relative to the subdivision. A note should be added to the Plat that aesthetic maintenance of Reserve B will be the responsibility of the homeowner association.

The applicant has made all requested revisions to the Final Plat documents.

Analysis

Section 205.17 of the Franklin County Subdivision Regulations states:

“The Final Plat and submission materials shall conform to the Preliminary Plan and satisfy all conditions of Preliminary Plan approval. Phased platting may be allowed only as identified and approved on the Preliminary Plan.”

Staff analysis and recommendation is the Final Plat is in substantial conformance with the Preliminary Plan. Exclusion of the shared path easement and placement of the detention pond in a separate parcel (Reserve) rather than within an easement does not frustrate the intent of the preliminary plan and/or approval conditions and therefore does not warrant re-submittal and/or re-examination of the preliminary plan.

Staff Recommendation

Staff recommends **approval** of the Final Plat for Plum Run Crossing.

- As per Section 205.25 of the Franklin County Subdivision Regulations, the Final Plat must be recorded within 6 months of the date of approval.



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for
**Subdivision
Final Plat**
Page 1



Property Information

Site Address: 1673 Zuber Rd, Grove City, OH 43123	
Parcel ID(s): 160-000032	
Total Acreage: 55.64	Current Zoning: Rural Residential
Township: Jackson	School District: 2511 South Western CSD
Fire Department: Jackson TWP FD 203	Police Department: Grove City PD

Staff Use Only	
Case #	
Hearing Date:	
Date Filed:	
Fee Paid:	
Receipt #	
Received By:	

Subdivision Summary

General

Subdivision Name: Plum Run Crossing			
Total Number of Lots: 9		Number of Reserves: 2	
Non-Residential Areas		Typical Lot Characteristics	
Reserve Areas:	1.085 acres	Width:	280 ft
Open Space:	0 acres	Depth:	360 ft
Streets:	2.741 acres	Typical Lot Area:	2.47 acres

Date of Preliminary Plan Approval
1/10/2024

Have all required improvements been installed?

- Yes
 No

If no, include detailed estimates of cost and a statement relative to the method of improvement guarantee. All of the estimates must be approved by the responsible county officials.

Roadways

Existing Access Roads	Proposed New Streets
<input type="checkbox"/> State	<input checked="" type="checkbox"/> Public
<input type="checkbox"/> County	<input type="checkbox"/> Private
<input type="checkbox"/> Township	<input type="checkbox"/> Both
<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Not Applicable

Stormwater Infrastructure

Will there be Stormwater Detention/Retention?

<input checked="" type="checkbox"/> Yes	If yes, you will be required to join the County Drainage Maintenance Program for all drainage infrastructure within the proposed development
<input type="checkbox"/> No	If no, you must explain how stormwater will be handled for the proposed development
<input type="checkbox"/> Other	

Checklist

- Completed Application
 Fee Payment (checks only)
 Final Plat - 5 Copies folded
 Final Plat - One 11"x17"
 Electronic Copy in PDF and CAD
 Subdividers Agreement



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Economic Development & Planning Department
James Schimmer, Director

Application for
**Subdivision
Final Plat**

Page 2



Property Owner Information

Name: **Alan Anthenat & Jill Harvilchuck (dba A and J Development, llc)**

Address: **825 Scioto Meadows Blvd
Grove City, OH 431223**

Phone # **505-449-7251**

Fax #

Email: **AAthen@hotmail.com**

Engineer/Surveyor Information

Name: **Sands Decker**

Address: **1495 Old Henderson Rd
Columbus, OH**

Phone # **614-459-6992**

Fax #

Email: **MAntonetz@SandsDecker.com**

Applicant Information

Same as property owner

Same as engineer/surveyor

Name:

Address:

Phone #

Fax #

Email:



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Subdivision Final Plat Page 3

Applicant Signature

To the best of my/our knowledge and belief, information and materials submitted as a part of this Final Plat application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes.

Applicant

6/14/2024

Date

Engineer

6/14/2024

Date

Property Owner (Signature must be notarized)

6/14/2024

Date

CANDACE L. HORTON
Notary Public, State of Ohio

My Commission Expires August 19, 2024

6/14/2024

Property Owner (Signature must be notarized)

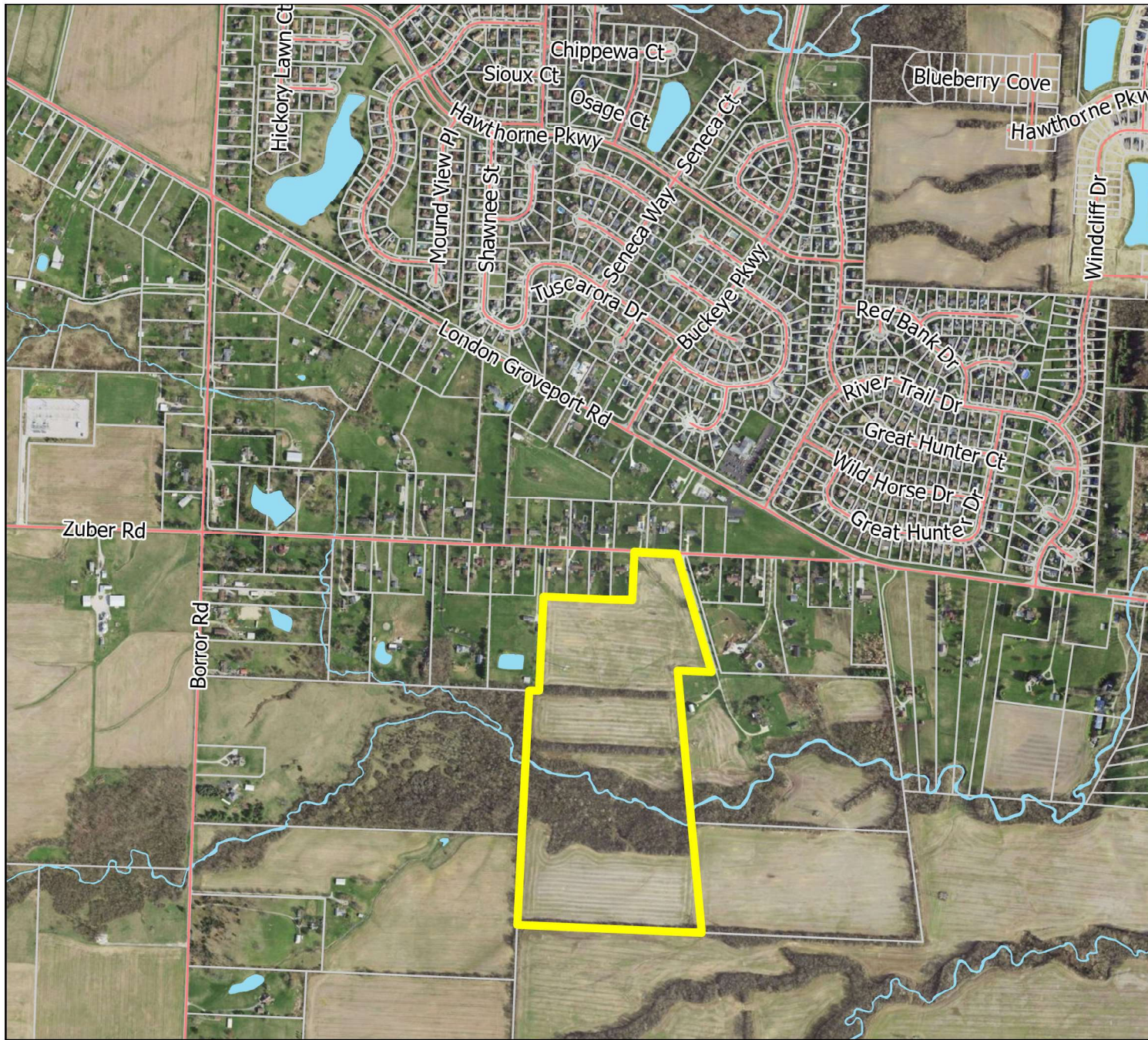
14 Jun 2024

Date

CANDACE L. HORTON
Notary Public, State of Ohio

My Commission Expires August 19, 2024

6/14/2024

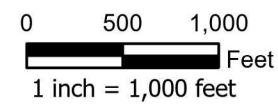
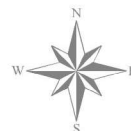
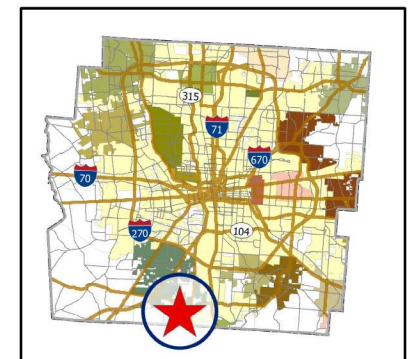


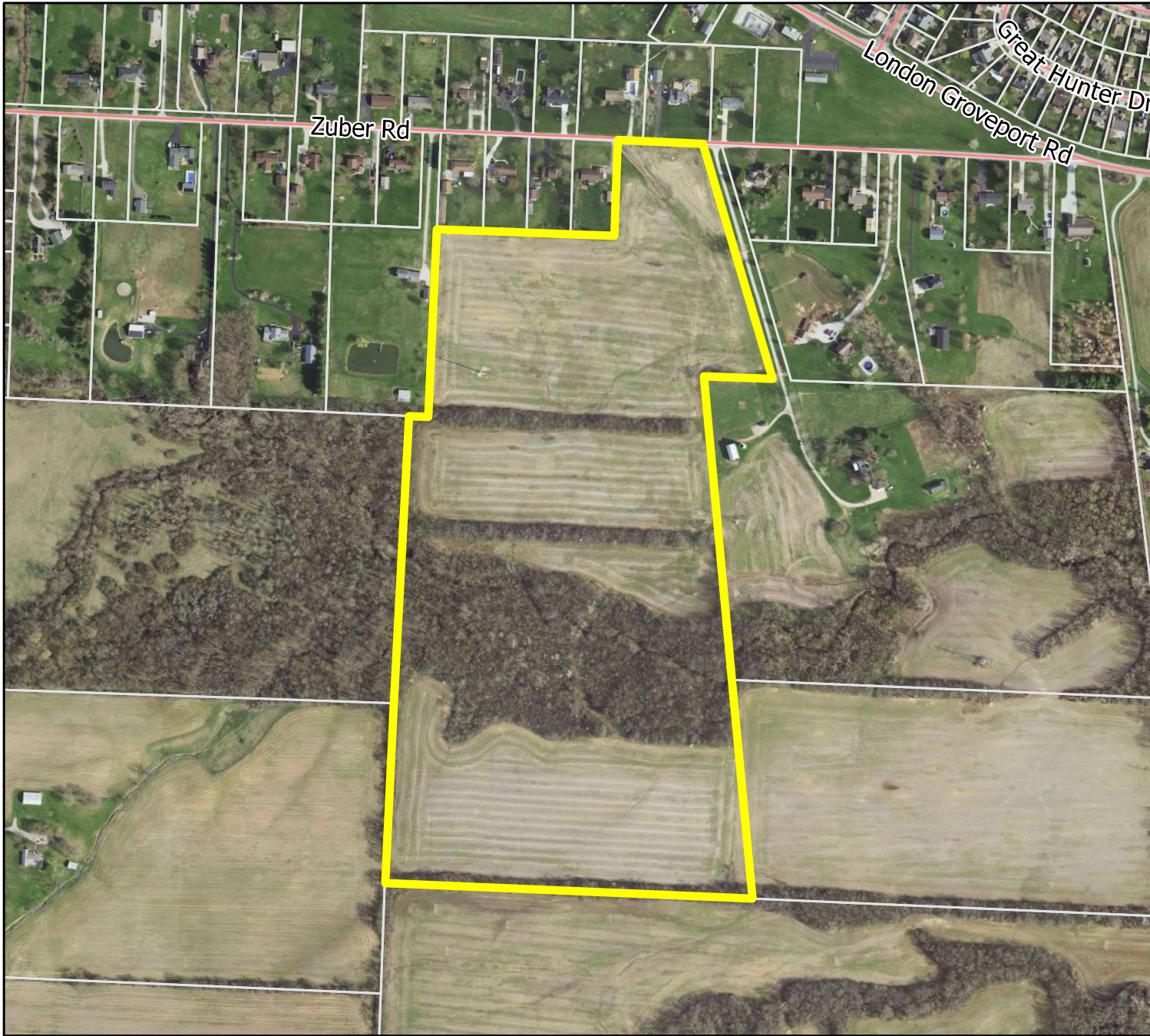
784-FP

Requesting approval of a Final Plat for the Plum Run Crossing subdivision to create 9 lots and 2 reserves.

Acres: 55.640-acres
Township: Jackson Township

-  Streets
-  Parcels
-  1673 Zuber Road
-  Waterbodies
-  Stream Buffers







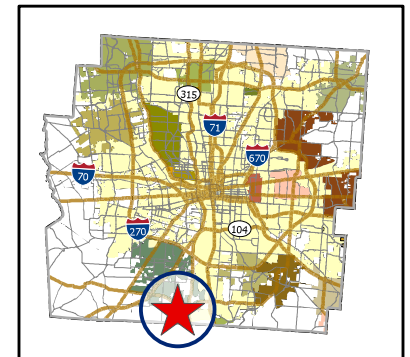


784-FP

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Acres: 55.640-acres
Township: Jackson Township

-  Streets
-  Parcels
-  1673 Zuber Road
-  Stream Buffers



Situated in the State of Ohio, County of Franklin, Township of Jackson, and being part of Virginia Military Survey No. 6115, and containing 59.316 acres of land, more or less, and being all of that tract of land conveyed to A&J Development, LLC, of record in Instrument Number 202406210061600, Recorder's Office, Franklin County, Ohio.

We, the undersigned, being all the owners and lien holders of the land platted herein, certify that the attached plat correctly represents our "Plum Run Crossing", a subdivision of Lots 1 to 9, both inclusive, and Reserves "A" and "B", do hereby accept this plat of same, do voluntarily consent to the execution of said plat, and dedicate to public use, as such, all or parts of Zuber Road, Autumn Blaze and Harvey Lane shown hereon and not heretofore dedicated.

In consideration of approval of this plat, we understand and agree to fulfill our obligations and responsibilities reflected in the Subdivider's Agreement and the Subdivision Regulations of Franklin County, Ohio. Zoning, building and health permits may be withheld in this subdivision until the subdivider has complied with the Subdivider's Agreement.

Easements are reserved in, over and under areas designated on this plat as "Utility Easement", "Drainage Easement", or "Drainage and Utility Easement" for the construction, operation and maintenance of all public and quasi-public utilities above and beneath the surface of the ground, and where necessary, for the construction, operation and maintenance of service connections to all adjacent lots and lands, and for storm drainage.

In Witness thereof, we set our hands this _____ day of _____, 2024.

Alan S. Anthenat
Owner, A&J Development, LLC
Witness

Jill A. Harvilchuck
Owner, A&J Development, LLC
Witness

STATE OF OHIO,
COUNTY OF FRANKLIN

Before me a Notary Public in and for said County personally appeared Alan S. Anthenat and Jill A. Harvilchuck, owners of A&J Development, LLC, who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for uses and purposes expressed therein.

In Witness whereof I have hereunto set my hand and affixed my Official Seal this _____ day of _____, 2024.

My commission expires _____
Notary Public, State of Ohio

NOTES:

RESERVE "A": The 0.099 acre Reserve "A" is a non-buildable lot, and is to be conveyed to the owners of the adjacent 1.1364 acre parcel to the west of Reserve "A", their successors, heirs or assigns.

RESERVE "B": The 0.986 acre Reserve "B" (Extended Dry Detention Basin/Drainage Easement) is to be conveyed to the Plum Run Crossing Homeowners Association, and maintained functionally by Franklin County (maintenance of Stormwater Control Practice, including pipe outlet and Rock Channel Protection located in 9.048 acre Riparian Setback Area & 0.111 Acre Drainage Maintenance Easement). Reserve "B" to be maintained Aesthetically by the Plum Run Crossing Homeowners Association.

RIPARIAN SETBACK AREA:

The purpose of the Riparian Setback Area is to promote public health and safety by protecting surface and groundwater quality. The Riparian Setback Area establishes a buffer along streams that filters stormwater runoff before it reaches the waterway, provides high-quality stream habitats, reduces flood impacts, enhances environmental and community quality of life, and protects public and private investments. Riparian Setback and Floodplain Areas are to remain in their natural state as permitted under Section 405.11 of the Subdivision Regulations and no development is permitted. Any activity that does not reduce the Riparian Setback Area's ability to filter pollution, infiltrate ground water and perform its natural functions, as determined by the Franklin County Planning Commission, is permitted. This includes the installation of pervious trails, the removal of damaged or diseased trees or invasive species, plantings native to the specific development site's area and stormwater outlets developed in accordance with the Franklin County Stormwater Management Manual, Current Version.

HOUSEHOLD SEWAGE TREATMENT SYSTEMS AND PRIVATE SUPPLY SYSTEMS:

The primary and secondary locations to be utilized for household sewage treatment systems on all lots shall be protected from being compromised by any construction traffic, utilities, easements, driveways, building/structure locations, pools or ponds, by surrounding each location with a visual barrier to prevent encroachment prior to an improvement on the lot. Gradient drain tiles are to be utilized to receive subsurface water only, as outlined in Franklin County Public Health Regulation 720. When a common collector tile is to be used to receive the subsurface water from curtain drains, Franklin County Public Health shall review the depth, size and fall to ensure proper design and function. No soil, including soil from road excavations, etc., shall be placed on any lot without prior written approval from Franklin County Public Health or their authorized representative. Establish proper sanitary radius from private water system locations, as it relates to the construction site, and adjacent properties must be maintained as in accordance with the Ohio Department of Health Private Water System Rules, O.A.C. 3701-28. No scalping of soil where the primary or reserve soil absorption components of the household sewage treatment system are to be located, will be permitted. The finished floor elevations of the houses shall match the elevations that are shown on the approved construction drawings.

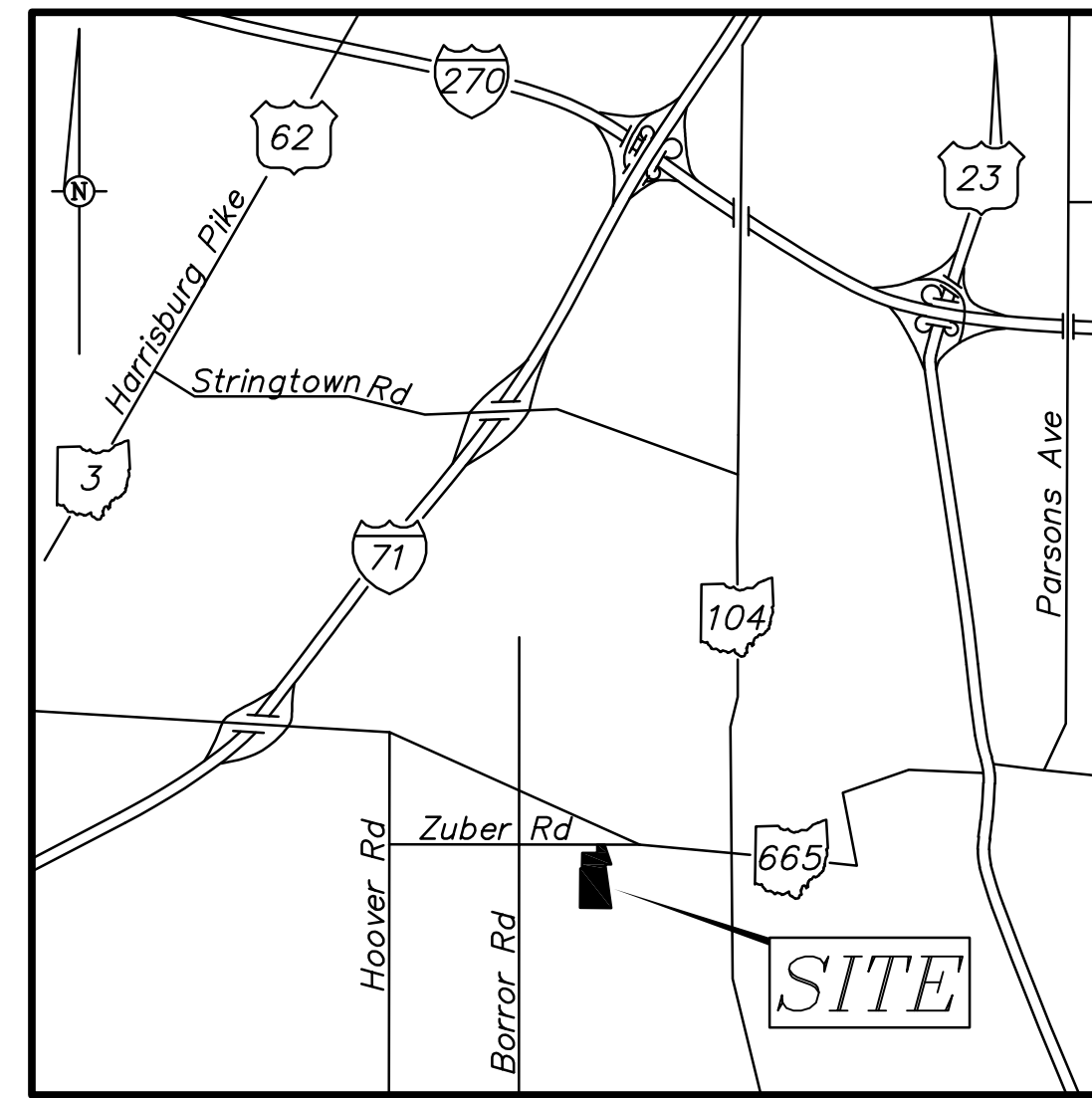
ELECTRIC TRANSMISSION LINES:
The potential health and environmental impacts associated with Power Line Electromagnetic Fields are not completely understood at this time.

AIRPORT LAND USE MANAGEMENT DISTRICT (ALUMD):
This subdivision is not located wholly or in part in an established Airport Land Management Use District.

SCHOOL DISTRICT:
This subdivision is located in the South Western City School District.

PLUM RUN CROSSING

SITUATED IN AND BEING PART OF
VIRGINIA MILITARY SURVEY NO. 6115
JACKSON TOWNSHIP, FRANKLIN COUNTY, OHIO



LOCATION MAP
No Scale

SURVEY NOTES:

Basis of Bearings: The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2012) Epoch 2010. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations using the Ohio Department of Transportation Real-Time_Network (ODOT RTN). The centerline of Zuber Road, having a bearing of South 87°26'09" East, and monumented as shown hereon, is designated as the "basis of bearings" for this plat.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049 C 0408 K (effective date: June 17, 2008), the property surveyed and shown hereon lies partly within Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain), partly within Zone "X-shaded" (areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood), partly within Zone "AE" (base flood elevations determined), and partly within the floodway within Zone "AE" (the floodway is the channel of a stream plus any adjacent floodplain area that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights). The base flood elevations vary across this site from 747 at the west property line to 742 at the east property line. Flood zone lines shown are based on the Franklin County GIS mapping.

Iron pipes where indicated hereon, are to be set and are to be 3/4" inside diameter, 30 inches in length, with a yellow plastic cap stamped "Sands Decker".

Permanent Monuments where indicated on the public street centerline, are to be set after construction of the pavement, are to be one inch diameter solid iron pins, thirty inches in length, set flush with the pavement and are to be center punched.

LEGEND

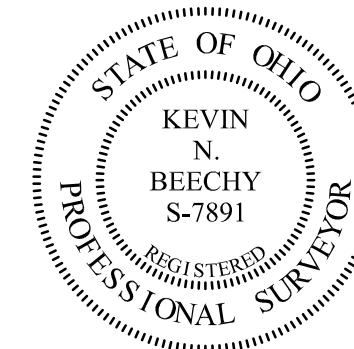
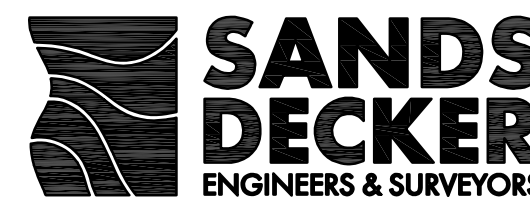
- Permanent Monument
- ● 3/4" Iron Pipe (Found/Set)
- ● PK Nail (Found/Set)
- ▲ ▲ Railroad Spike (Found/Set)
- ◎ ◎ 5/8" Rebar (Found/Set)

AREA SUMMARY:

Lot 1	2.144 Acres
Lot 2	2.320 Acres
Lot 3	2.532 Acres
Lot 4	2.334 Acres
Lot 5	2.366 Acres
Lot 6	2.153 Acres
Lot 7	3.174 Acres
Lot 8	2.732 Acres
Lot 9	35.735 Acres
Total (Lots)	55.490 Acres
Reserve "A"	0.099 Acre
Reserve "B"	0.986 Acre
Total (Reserves)	1.085 Acres
Zuber Road	0.277 Acre
Autumn Blaze	1.728 Acres
Harvey Lane	0.736 Acre
Total (Right of Way)	2.741 Acres

Total Lots	55.490 Acres
Total Reserves	1.085 Acres
Total Right of Way	2.741 Acres
Total Area	59.316 Acres
(All of Parcel # 160-000032)	

SURVEYED AND PLATTED BY:



We do hereby certify that we have surveyed the above premises, prepared the attached plat and that said plat is correct. All measurements are shown in feet and decimal parts thereof.

By _____
Kevin Beechy – Ohio Professional Surveyor No. 7891 Date _____



OFFICES

422 North Broad Street
Lancaster, Ohio 43130
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640

The undersigned hereby certifies that this subdivision plat conforms to applicable zoning regulations.

Approved this _____ day of _____, 2024.
Jackson Township Zoning Administrator

The undersigned hereby certifies that this subdivision plat conforms to Franklin County General Health District Board of Health regulations.

Approved this _____ day of _____, 2024.
Franklin County Health Department

The undersigned hereby certifies that this subdivision plat conforms to applicable subdivision regulations.

Approved this _____ day of _____, 2024.
Franklin County Planning Commission

Approved this _____ day of _____, 2024.
Drainage Engineer, Franklin County, Ohio

Approved this _____ day of _____, 2024.
Engineer, Franklin County, Ohio

This _____ day of _____, 2024, Rights of Way for Zuber Road, Autumn Blaze and Harvey

Lane herein dedicated to public use are hereby approved and accepted as such for the County of Franklin, State of Ohio, by Resolution No. _____.

Franklin County Commissioners

This plat shall not be transferred or recorded until all signatures are secured.

Transferred this _____ day of _____, 2024.

Auditor, Franklin County

Deputy Auditor, Franklin County

Filed for record this _____ day of _____, 2024.

at _____ M. Fee: _____.

Recorder, Franklin County

Recorded this _____ day of _____, 2024.

Instrument Number _____
Deputy Recorder, Franklin County

David K. & Ardith A. Black
42.25 Acres
O.R. 08085 G05
Parcel # 160-000255

T. Richard Barbee, Jr.
47.854 Acres
O.R. 30553 G03
Parcel # 160-000402

Edgard A. F. & Judy A. Santos
5.607 Acres
Instr. No. 202204250063390
Parcel # 160-002471

David A. Warren
1.1293 Acres
Instr. No. 2000112008748
Parcel # 160-002454

Ronald J. Eckles
1.145 Acres
Instr. No. 200805220078948
Parcel # 160-002460

Michael R. Loemmle, Jr.
1.1364 Acres
Instr. No. 201805100062562
Parcel # 160-002462

Misty D. Waller
1.1364 Acres
Instr. No. 20160823011349
Parcel # 160-002457

Melissa D. & Steven K. Jr. Price
1.1364 Acres
Instr. No. 202010090155946
Parcel # 160-002448

Samuel M. Baker
222.94 Acres
O.R. 05529 C06
Parcel # 160-000338

A&J Development, LLC
59.316 Acres (by survey)
Instr. No. 202406210061600
Parcel # 160-000032

Francis E. & Catherine S. Dematteo, Tr.
Parcel 2 ~ 25.1002 Acres
Instr. No. 201604260051351
Parcel # 160-002745

Francis E. & Catherine S. Dematteo, Tr.
Parcel 1 ~ 35.4412 Acres
Instr. No. 201604260051351
Parcel # 160-002453

Mary S. & David McCulloch
5.661 Acres
O.R. 04761 G03
Parcel # 160-002614

Wendy K. & Derek J. Clary
1.333 Acres
Instr. No. 200506080111171
Parcel # 160-002519

Centerline & Lot Dimensions

C#	Radius	Central Angle	Arc Length	Chord Length	Bearing & Distance
C1	300.00'	8°09'14"	42.69'	42.69'	S 6°25'21" W 42.66'
C2	300.00'	8°26'23"	44.19'	44.19'	S 6°16'47" W 44.15'
C3	300.00'	21°02'50"	110.20'	110.20'	S 12°35'01" W 109.59'
C4	300.00'	5°52'08"	30.73'	30.73'	S 4°59'39" W 30.72'
C5	300.00'	15°10'42"	79.47'	79.47'	S 15°31'05" W 79.24'
C6	270.00'	8°26'23"	39.77'	39.77'	N 6°16'47" E 39.74'
C7	330.00'	8°09'14"	46.96'	46.96'	N 6°25'21" E 46.92'
C8	25.00'	90°13'06"	39.37'	39.37'	N 47°27'18" E 35.42'
C9	330.00'	15°3'21"	10.88'	10.88'	N 3°00'16" E 10.88'
C10	330.00'	19°09'29"	110.34'	110.34'	N 13°31'41" E 109.83'
C11	62.00'	23°43'14"	25.69'	25.69'	N 9°14'26" W 25.49'
C12	51.00'	44°12'29"	39.35'	39.35'	N 1°00'12" E 38.38'
C13	31.00'	90°33'36"	49.00'	49.00'	S 47°20'23" W 44.05'
C14	51.00'	44°12'29"	39.35'	39.35'	N 65°16'34" W 38.38'
C15	62.00'	44°12'29"	47.84'	47.84'	N 65°16'35" W 46.66'
C16	62.00'	44°12'29"	47.84'	47.84'	N 70°30'57" E 46.66'
C17	51.00'	44°12'29"	39.35'	39.35'	N 70°30'57" E 38.38'
C18	31.00'	110°29'15"	59.78'	59.78'	S 32°08'11" E 50.94'
C19	62.00'	180°00'00"	194.78'	194.78'	S 2°37'11" W 124.00'
C20	25.00'	89°46'54"	39.18'	39.18'	S 42°32'42" E 35.29'
C21	270.00'	8°09'14"	38.42'	38.42'	S 6°25'21" W 38.39'
C22	330.00'	8°26'23"	48.61'	48.61'	S 6°16'47" W 48.57'
C23	22.00'	90°00'00"	34.56'	34.56'	N 45°00'00" W 31.11'
C24	62.00'	80°50'54"	87.49'	87.49'	N 43°02'39" E 80.41'
C25	22.00'	90°00'00"	34.56'	34.56'	S 45°00'00" W 31.11'
C26	22.00'	90°00'00"	34.56'	34.56'	S 45°00'00" E 31.11'
C27	22.00'	90°00'00"	34.56'	34.56'	N 45°00'00" E 31.11'
C28	51.00'	44°12'29"	39.35'	39.35'	S 45°12'40" W 38.38'
C29	62.00'	145°15'41"	157.19'	157.19'	S 5°18'56" E 118.35'
C30	62.00'	18°35'07"	20.11'	20.11'	S 87°14'21" E 20.02'

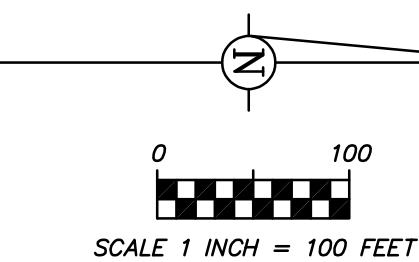
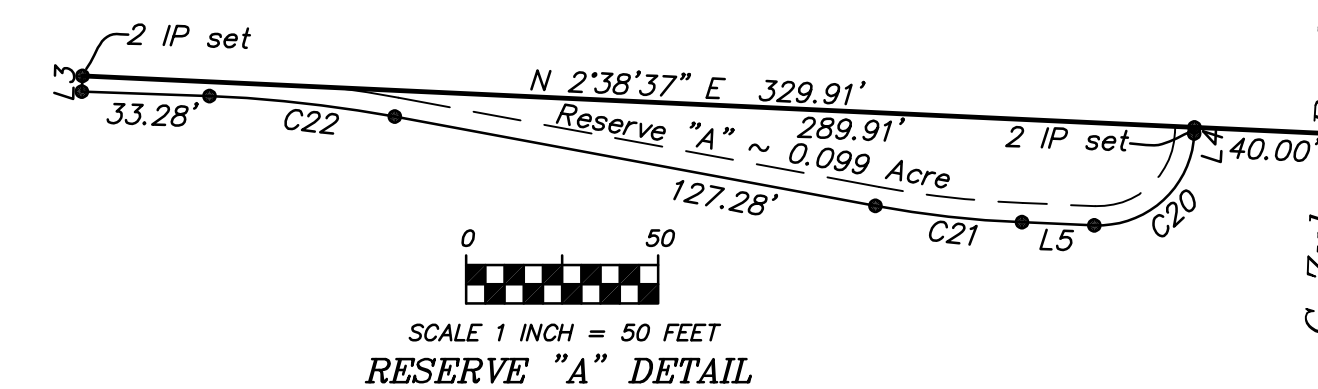
Centerline & Lot Dimensions

L#	Bearing & Distance
L1	S 2°20'44" W 83.68'
L2	N 2°20'44" E 18.47'
L3	N 87°26'41" W 4.06'
L4	S 87°26'09" E 1.60'
L5	S 2°20'44" W 18.89'
L6	N 0°00'00" E 40.77'
L7	S 0°00'00" W 119.25'
L8	N 0°00'00" E 136.29'
L9	S 0°00'00" W 137.26'
L10	S 90°00'00" W 80.75'
L11	S 0°00'00" W 105.00'
L12	N 90°00'00" E 147.27'
L13	S 39°53'25" E 70.67'
L14	N 65°40'51" E 20.76'
L15	N 39°53'25" W 59.52'
L16	N 90°00'00" E 46.67'
L17	N 0°00'00" E 64.23'

For easement dimensions, see sheet 3.
For Drainage Maintenance Petition Area Information, see sheet 4.

LEGEND

- Permanent Monument
- ● 3/4" Iron Pipe (Found/Set)
- ● PK Nail (Found/Set)
- ▲ Railroad Spike (Found/Set)
- ● 5/8" Rebar (Found/Set)
- Road Centerline
- Setback Line (Front, Side, Rear)
- Easement Line
- Flood Zone Line
- Riparian Setback Area



AREA SUMMARY:

Lot 1	2.144 Acres
Lot 2	2.320 Acres
Lot 3	2.532 Acres
Lot 4	2.334 Acres
Lot 5	2.366 Acres
Lot 6	2.153 Acres
Lot 7	3.174 Acres
Lot 8	2.732 Acres
Lot 9	35.735 Acres
Total (Lots)	55.490 Acres
Reserve "A"	0.099 Acre
Reserve "B"	0.986 Acre
Total (Reserves)	1.085 Acres
Zuber Road	0.277 Acre
Autumn Blaze	1.728 Acres
Harvey Lane	0.736 Acre
Total (Right of Way)	2.741 Acres
Total Lots	55.490 Acres
Total Reserves	1.085 Acres
Total Right of Way	2.741 Acres
Total Area	59.316 Acres
Total Area (All of Parcel # 160-000032)	59.316 Acres

David K. & Ardith A. Black
42.25 Acres
O.R. 08085 G05
Parcel # 160-000255

T. Richard Barbee, Jr.
47.854 Acres
O.R. 30553 G03
Parcel # 160-000402

Edgard A. F. & Judy A. Santos
5.607 Acres
Instr. No. 202204250063390
Parcel # 160-002471

David A. Warren
1.1293 Acres
Instr. No. 2000112008748
Parcel # 160-002454

Ronald J. Eckles
1.145 Acres
Instr. No. 200805220078948
Parcel # 160-002460

Michael R. Loemmle, Jr.
1.1364 Acres
Instr. No. 201805100062562
Parcel # 160-002462

Misty D. Waller
1.1364 Acres
Instr. No. 201608230111349
Parcel # 160-002457

Melissa D. & Steven K. Jr. Price
1.1364 Acres
Instr. No. 202010090155946
Parcel # 160-002448

Wendy K. & Derek J. Clary
1.333 Acres
Instr. No. 200506080111171
Parcel # 160-002519

Mary S. & David McCulloch
5.661 Acres
O.R. 04761 G03
Parcel # 160-002614

Francis E. & Catherine S. Dematteo, Tr.
Parcel 1 ~ 35.4412 Acres
Instr. No. 201604260051351
Parcel # 160-002453

Francis E. & Catherine S. Dematteo, Tr.
Parcel 2 ~ 25.1002 Acres
Instr. No. 201604260051351
Parcel # 160-002745

A&J Development, LLC
59.316 Acres (by survey)
Instr. No. 202406210061600
Parcel # 160-000032

Samuel M. Baker
222.94 Acres
O.R. 05529 G06
Parcel # 160-000338

Lot 9
35.735 Acres

Lot 8
2.732 Acres

Lot 4
2.334 Acres

Lot 3
2.532 Acres

Lot 2
2.320 Acres

Lot 1
2.144 Acres

Lot 7
3.174 Acres

Lot 6
2.153 Acres

Lot 5
2.366 Acres

N 2°53'46" E 1585.45'

N 2°58'07" E 630.11'

S 5°34'20" E 1778.38'

S 16°33'25" E 837.44'

N 2°38'37" E 329.91'

S 10°29'58" W 127.28'

S 87°26'09" E 294.90'

S 87°26'41" E 602.12'

S 87°26'41" E 602.12'

S 87°26'41" E 602.12'

S 87°26'41" E 602.12'

S 87°26'41" E 602.12'

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S 87°26'41" E 602.12'

S 87°26'41" E 602.12'

S 87°26'41" E 602.12'

S 87°26'41" E 602.12'

Easement Dimensions

EC#	Radius	Central Angle	Arc Length	Chord Bearing & Distance
EC1	40.00'	110°29'15"	77.13'	N 32°08'11" W 65.73'

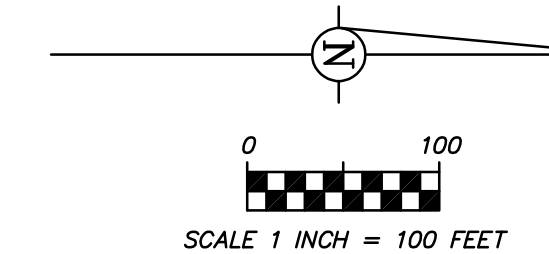
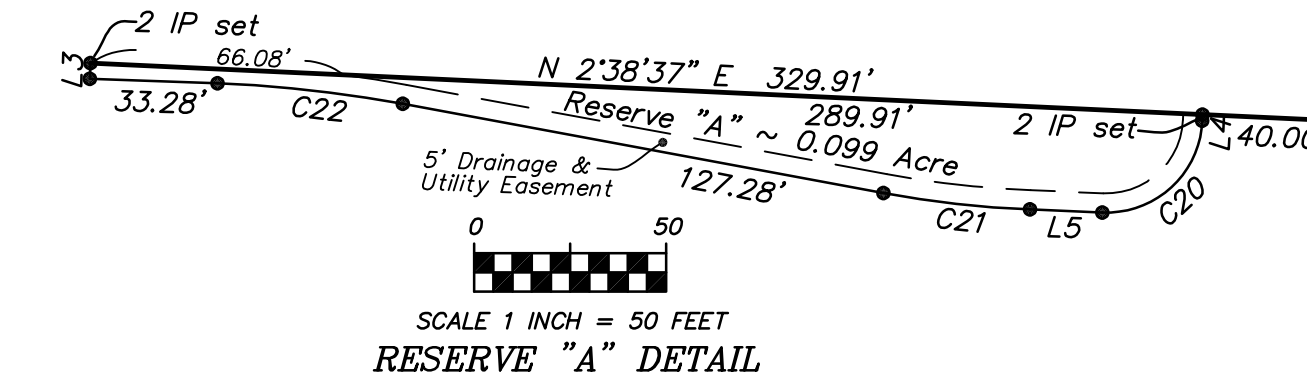
Easement Dimensions

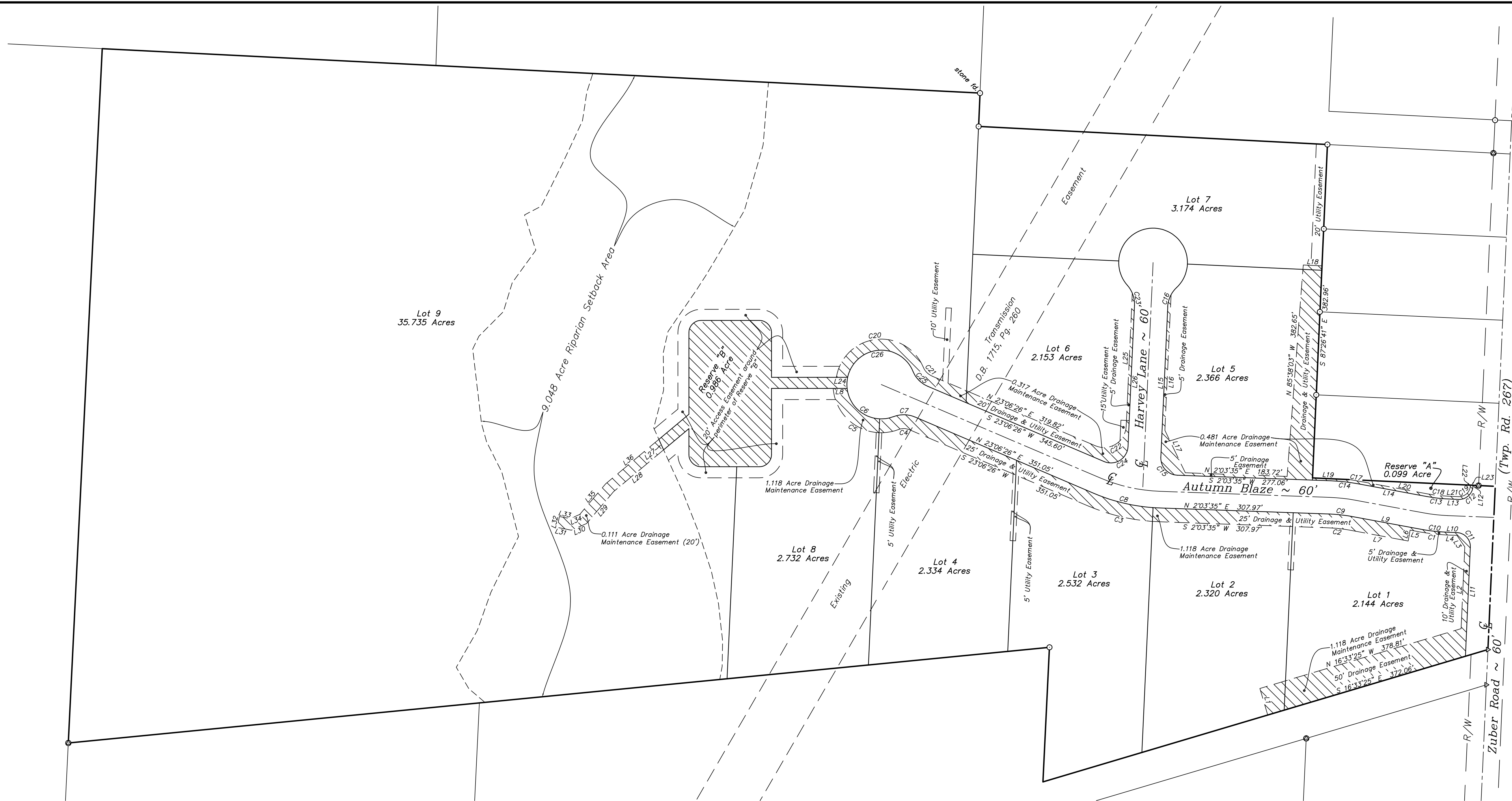
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	S 40°39'37" W	38.55'	E27	S 77°09'49" E	38.83'
E2	S 59°47'45" W	44.30'	E28	N 89°29'56" E	68.16'
E3	N 60°12'01" W	75.80'	E29	S 75°17'42" E	70.34'
E4	N 70°24'14" W	73.20'	E30	N 65°40'51" E	128.82'
E5	N 64°00'05" W	25.25'	E31	N 68°25'10" E	75.38'
E6	N 63°30'49" W	86.98'	E32	N 71°54'25" E	74.51'
E7	S 75°29'57" W	119.75'	E33	N 77°35'48" E	59.87'
E8	S 63°18'55" W	62.15'	E34	N 83°41'53" E	67.56'
E9	S 74°48'48" W	34.36'	E35	S 89°04'50" E	46.22'
E10	S 83°16'15" W	134.64'	E36	S 79°41'13" E	24.07'
E11	N 64°06'55" W	25.74'	E37	N 55°28'32" E	25.00'
E12	N 45°13'20" W	62.66'	E38	N 64°15'54" E	65.05'
E13	N 72°53'09" W	54.96'	E39	N 85°38'03" W	387.65'
E14	N 53°54'32" W	71.95'	E40	N 2°37'11" E	13.87'
E15	S 72°12'41" W	66.96'	E41	S 23°06'26" W	36.30'
E16	N 27°27'15" W	33.99'	E42	N 87°23'57" W	135.08'
E17	N 63°29'02" W	83.23'	E43	N 65°40'51" E	20.76'
E18	N 64°58'59" W	88.20'	E44	S 39°53'25" E	117.78'
E19	N 81°23'45" W	52.11'	E45	S 49°44'00" E	75.21'
E20	N 72°14'58" W	35.27'	E46	S 23°47'30" E	30.05'
E21	S 84°55'10" E	48.62'	E47	S 11°25'00" W	25.96'
E22	S 85°18'02" E	64.78'	E48	N 78°35'00" W	20.00'
E23	S 74°03'23" E	122.53'	E49	N 11°25'00" E	19.61'
E24	S 59°25'47" E	131.52'	E50	N 23°47'30" W	19.10'
E25	S 57°04'57" E	36.06'	E51	N 49°44'00" W	22.32'
E26	S 55°38'17" E	90.98'	E52	N 39°53'25" W	125.08'

LEGEND

- Permanent Monument
- 3/4" Iron Pipe (Found/Set)
- ⊙ PK Nail (Found/Set)
- ▲ Railroad Spike (Found/Set)
- ⊙ 5/8" Rebar (Found/Set)
- Road Centerline
- - - Easement Line
- - - Riparian Setback Area

For Front, Side & Rear Setback Lines, see sheet 2
For Drainage Maintenance Petition Area Information, see sheet 4.





DITCH MAINTENANCE PETITION AREA NOTES:

The Ditch Maintenance Petition Area includes the following:

1.118 Acre Drainage Maintenance Easement located on Lots 1, 2, 3, 4 and 8; 0.481 Acre Drainage Maintenance Easement located on Lots 5 and 7 and Reserve "A"; 0.317 Acre Drainage Maintenance Easement located on Lots 6 and 9; 0.111 Acre Drainage Maintenance Easement located on Lot 9 (extending into the Riparian Setback Area); and Reserve "B".

The Drainage Maintenance Easements are being granted to the Franklin County Commissioners so that the Franklin County Drainage Engineer can maintain the storm sewers, subsurface drains, structures and culverts.

No structure or improvements of any kind, including sheds, fences, flower beds, rock gardens, and trees (but excluding grass and approved bank protection), shall be erected or planted within the easement provided for the watercourse unless reviewed and approved by the Franklin County Drainage Engineer.

Every owner of property within the Drainage Maintenance Easement shall maintain the portion of said Drainage Maintenance Easement located on their property and keep the same free of debris and obstruction of all kinds. Said maintenance shall be limited to mowing, removal of debris and turf maintenance. All other maintenance of the grassed waterways, drainage channels, subsurface drains and storm sewers shall be performed at the direction of the Franklin County Drainage Engineer.

These Restrictions and Agreements shall run with the land and shall bind the owner, their successors and assigns, unless and until a modification or change thereto is agreed to and approved by Franklin County.

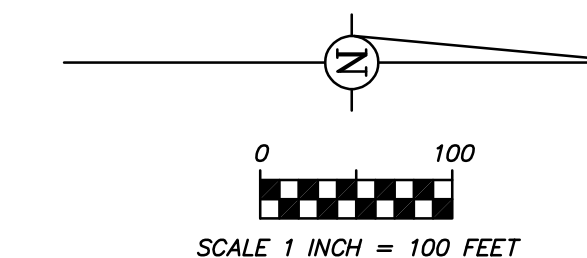
All areas disturbed during maintenance will be reestablished with grass; tree removal will not be replanted.

Drainage Maintenance Easement Dimensions (this page)

C#	Radius	Central Angle	Arc Length	Chord Bearing & Distance	L#	Bearing & Distance
C1	335.00'	8'09"14"	47.67'	S 6'25"21" W 47.63'	L1	S 73'26"35" W 50.00'
C2	245.00'	8'26"23"	36.09'	S 6'16"47" W 36.06'	L2	N 87'26"09" W 147.83'
C3	355.00'	2'10"25"	130.41'	S 12'35"01" W 129.68'	L3	S 55'28"32" W 25.00'
C4	26.00'	44'12"29"	20.06'	S 1'00"12" W 19.57'	L4	S 2'20"44" W 18.47'
C5	87.00'	108'27"03"	161.64'	S 32'07"29" W 139.37'	L5	S 10'29"58" W 18.94'
C6	62.00'	104'34"08"	113.16'	N 31'11"02" E 98.09'	L6	S 79'30"02" E 20.00'
C7	51.00'	44'12"29"	39.35'	N 1'00"12" E 38.38'	L7	S 10'29"58" W 108.35'
C8	330.00'	2'10"25"	121.22'	N 12'35"01" E 120.54'	L8	N 0'00"00" E 25.12'
C9	270.00'	8'26"23"	39.77'	N 6'16"47" E 39.74'	L9	N 10'29"58" E 127.28'
C10	330.00'	8'09"14"	46.96'	N 6'25"21" E 46.93'	L10	N 2'20"44" E 18.47'
C11	25.00'	90'13"06"	39.37'	N 47'27"18" E 35.42'	L11	S 87'26"09" E 1.60'
C12	25.00'	89'46"54"	39.18'	S 42'32"42" E 35.29'	L12	S 87'26"09" E 1.60'
C13	270.00'	8'09"14"	38.42'	S 6'25"21" W 38.39'	L13	S 2'20"44" W 18.89'
C14	330.00'	8'26"23"	48.61'	S 6'16"47" W 48.57'	L14	S 10'29"58" W 127.28'
C15	31.00'	90'33"36"	49.00'	S 47'20"23" W 44.05'	L15	N 87'22"49" W 271.69'
C16	51.00'	25'34"59"	22.77'	N 74'35"19" W 22.58'	L16	S 87'22"49" E 244.73'
C17	335.00'	2'48"57"	16.46'	N 9'05"30" E 16.46'	L17	N 64'55"4" E 85.05'
C18	265.00'	8'09"14"	37.71'	N 6'25"21" E 37.68'	L18	N 2'37"11" E 33.87'
C19	20.00'	89'46"54"	31.34'	N 42'32"42" W 28.23'	L19	N 2'38"37" E 66.08'
C20	82.00'	148'13"50"	212.14'	N 6'48"00" W 157.74'	L20	N 10'29"58" E 127.28'
C21	31.00'	44'12"29"	23.92'	N 45'12"40" E 23.33'	L21	N 2'20"44" E 18.89'
C22	40.00'	110'29"15"	77.14'	N 32'08"11" W 65.73'	L22	N 87'26"09" W 1.60'
C23	51.00'	25'34"59"	22.77'	N 79'49"42" E 22.58'	L23	N 2'38"37" E 5.00'
C24	31.00'	110'29"15"	59.79'	S 32'08"11" E 50.94'	L24	S 0'00"00" W 20.34'
C25	51.00'	44'12"29"	39.35'	S 45'12"40" W 38.38'	L25	N 87'22"49" W 240.82'
C26	62.00'	145'15"41"	157.19'	S 5'18"56" E 118.35'	L26	S 87'22"49" E 254.98'
					L27	N 65'40"51" E 20.76'
					L28	S 39'53"25" E 117.78'
					L29	S 49'44"00" E 75.21'
					L30	S 23'47"30" E 30.05'
					L31	S 11'25"00" W 25.96'
					L32	N 78'35"00" W 20.00'
					L33	N 11'25"00" E 19.61'
					L34	N 23'47"30" W 19.10'
					L35	N 49'44"00" W 72.32'
					L36	N 39'53"25" W 125.08'

LEGEND

- Permanent Monument
- 3/4" Iron Pipe (Found/Set)
- PK Nail (Found/Set)
- ▲ Railroad Spike (Found/Set)
- 5/8" Rebar (Found/Set)
- Road Centerline
- Easement Line
- Riparian Setback Area
- /// Drainage Maintenance Petition Area



JACKSON TOWNSHIP FRANKLIN COUNTY, OHIO PLUM RUN CROSSING ZUBER ROAD

ZONING INFORMATION		
REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT SIZE (AC):	1.5	2.1
MINIMUM LOT WIDTH (FT):	300	85
PRINCIPAL BUILDING MINIMUM REAR YARD SETBACK (FT):	100	100
PRINCIPAL BUILDING MINIMUM SIDE YARD SETBACK (FT):	20	20
PRINCIPAL BUILDING MINIMUM TOTAL SIDE YARDS (FT):	50	50
ACCESSORY BUILDING MINIMUM REAR YARD SETBACK (FT):	5	5
ACCESSORY BUILDING MINIMUM SIDE YARD SETBACK (FT):	5	5
MAXIMUM BUILDING HEIGHT:	45' & 3 STORIES	< 45'
SINGLE-STORY MINIMUM FINISHED FLOOR AREA (SF):	1,400	2,100
MULTI-STORY MINIMUM FINISHED FLOOR AREA (SF):	1,600	3,000
MINIMUM ACCESS DRIVE SPACING (FT):	25	81

OWNER / DEVELOPER / APPLICANT

ALAN ANTHENAT & JILL HARVILCHUCK
A AND J DEVELOPMENT, LLC
6120 OPOSSUM ROAD
GROVE CITY, OHIO 43123

ENGINEER

SANDS DECKER CPS, LLC
1495 OLD HENDERSON ROAD
COLUMBUS, OHIO 43220
PHONE: 614-459-6992
CONTACT: MARK ANTONETZ, PE

SHEET INDEX

TITLE SHEET
PRELIMINARY SUBDIVISION PLAN
SITE GRADING & SOIL PLAN

1
2
3

FLOODPLAIN

PORTIONS OF THE SUBDIVISION ARE LOCATED IN THE FOLLOWING ZONES:

- ZONE X - A ZONE DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN
- ZONE AE - A ZONE DESCRIBED AS AREAS DETERMINED TO BE SUBJECT TO FLOODING BY THE 100-YEAR FLOOD, AND THE BASE FLOOD ELEVATION HAS BEEN DETERMINED

THE ABOVE ZONES ARE SHOWN IN THESE PLANS AND SPECIFIED PER THE FLOOD INSURANCE RATE MAP, FRANKLIN COUNTY, OHIO, PANEL NO. 3901730408K, EFFECTIVE DATE SEPTEMBER 19, 2007.

STANDARD DRAWINGS

FRANKLIN COUNTY ENGINEERS OFFICE
DWG 1000, DWG 1104

SITE DATA

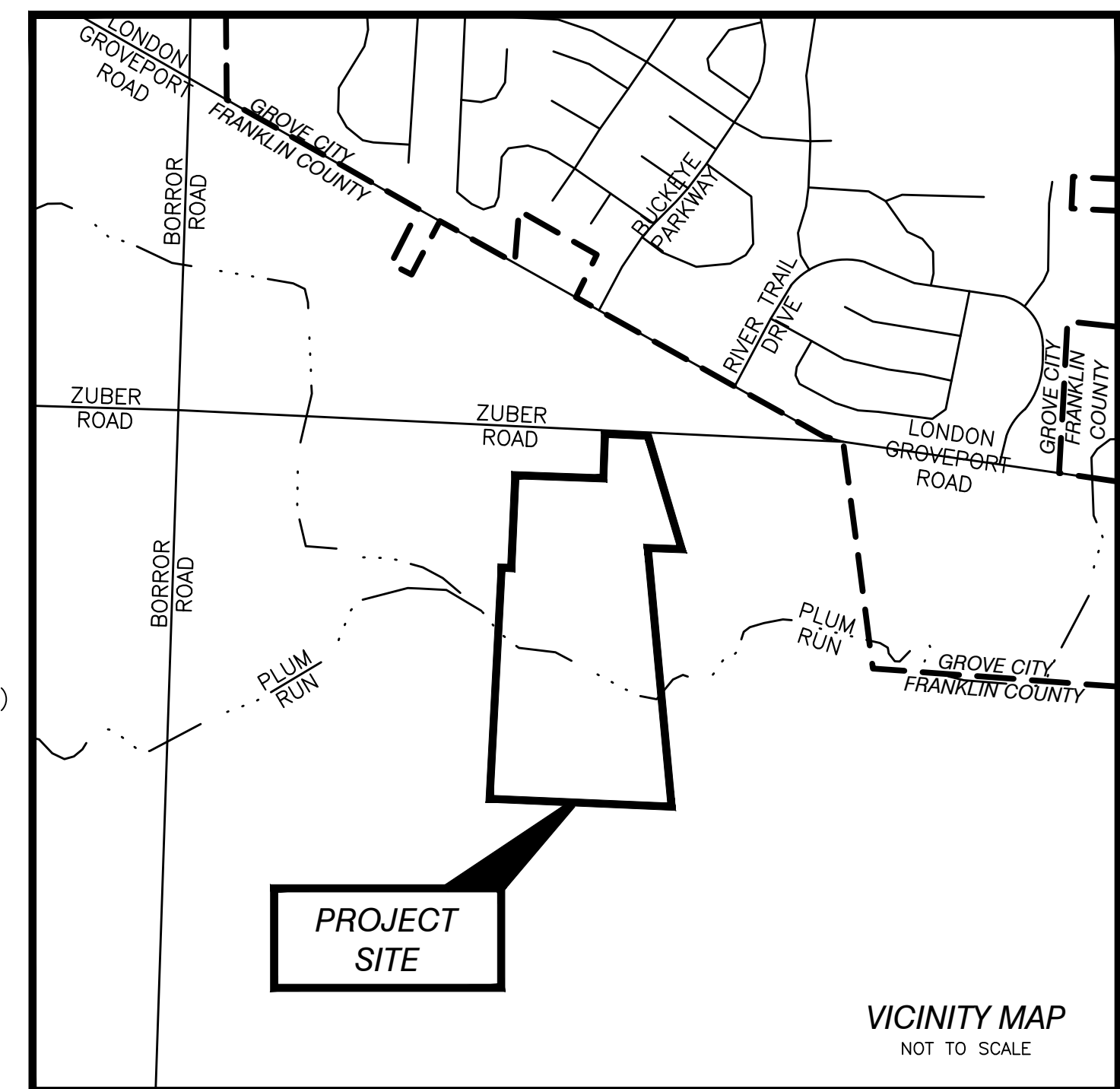
SUBDIVISION NAME:
PLUM RUN CROSSING

SITE DATA:
TOTAL SITE AREA: 58.86 AC
NUMBER OF LOTS: 9
RIGHT-OF-WAY AREA: 2.74 AC
AREA DEDICATED TO PRICE: 0.10 AC
SITE AREA (LESS R/W & DEDICATION): 56.58
NUMBER OF RESERVES: 1
RESERVE AREA: 0.89 AC
ZONING: RURAL RESIDENTIAL (R)
OEPA PERMIT: 4GC08373*AG

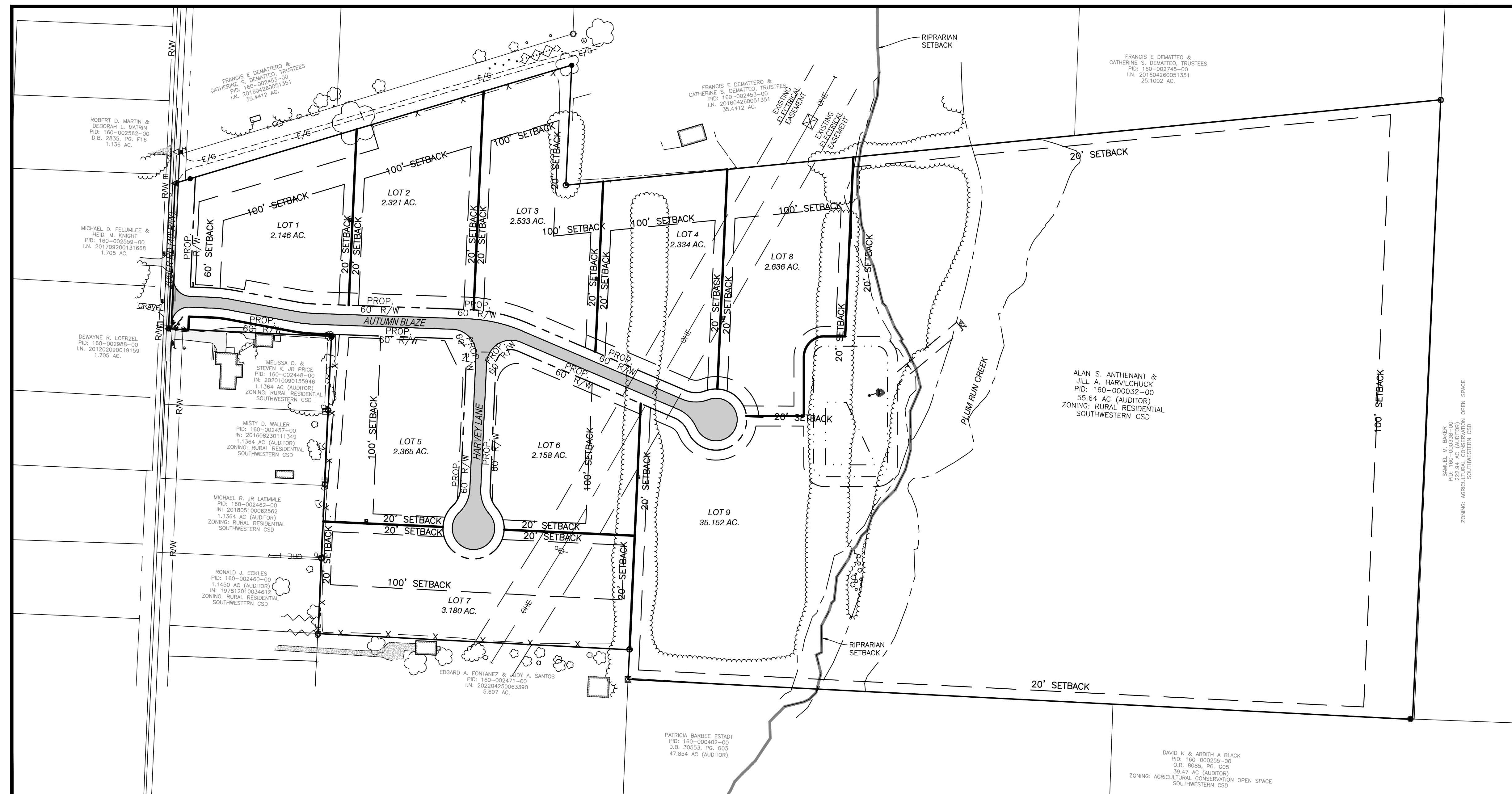
TAX DISTRICT:
JACKSON TOWNSHIP

SCHOOL DISTRICT:
SOUTHWESTERN CITY SCHOOL DISTRICT

STORM WATER:
ESTIMATED DETENTION VOLUME: 200,000 CF
GROUNDWATER POLLUTION POTENTIAL RATING:
GROUNDWATER POLLUTION POTENTIAL AREAS FOR THIS SITE ARE 137 & 145 WITHIN THE FLOODPLAIN, 115 FOR THE NORTHERN SECTION OF PROPERTY, AND 124 FOR THE SOUTHERN SECTION OF THE PROPERTY.



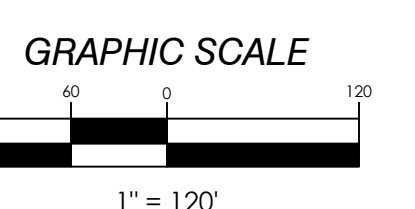
LOT COVERAGE	
MAX ALLOWABLE LOT COVERAGE 20%	PROPOSED LOT COVERAGE
LOT 1	5.28%
LOT 2	5.69%
LOT 3	6.01%
LOT 4	7.66%
LOT 5	4.60%
LOT 6	5.87%
LOT 7	4.10%
LOT 8	4.66%
LOT 9	0.63%



12/06/2023
Registered Engineer Date



Know what's below.
Call before you dig.



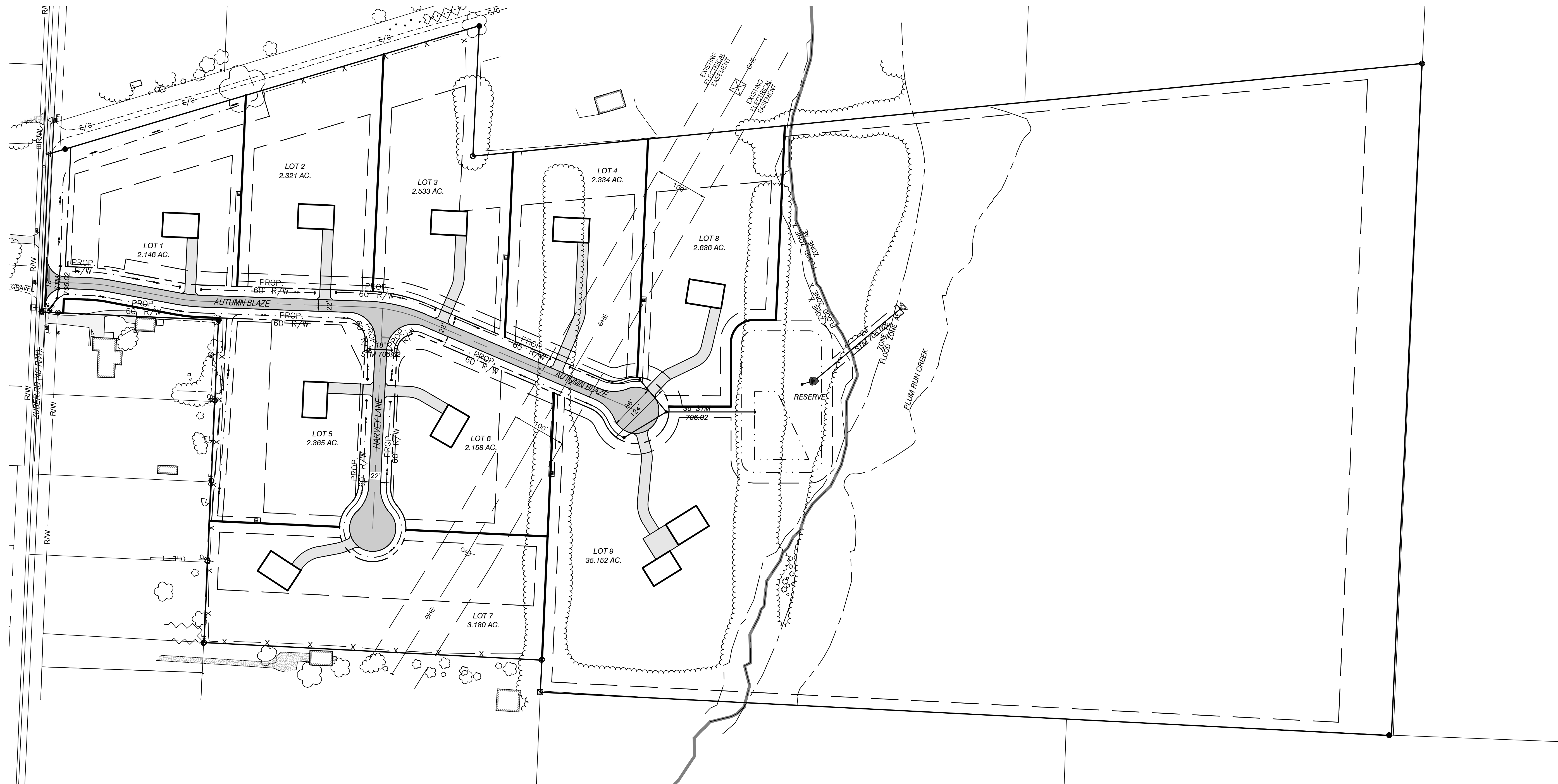
**PLUM RUN CROSSING
ZUBER ROAD
GROVE CITY, OHIO**

12-06-23 PRELIMINARY PLAN

PARCEL & ZONING INFORMATION

1 OF 3

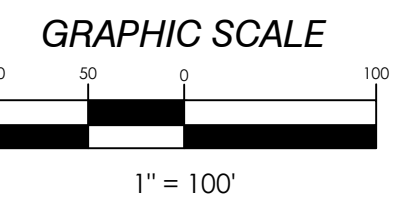
SD PROJECT NO.



Mark W. Antonetz 12/06/20
Registered Engineer Date



Know what's below.
Call before you dig.



**PLUM RUN CROSSING
ZUBER ROAD
GROVE CITY, OHIO**

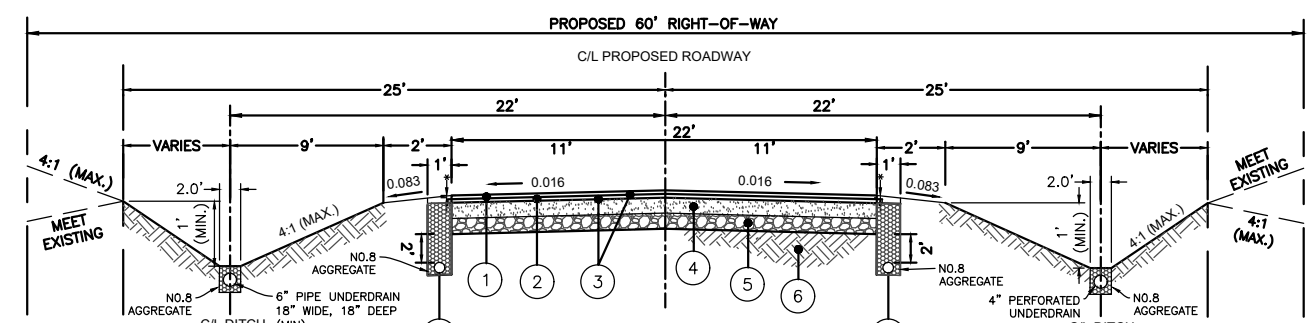
12-06-23 PRELIMINARY PLAN

PRELIMINARY SUBDIVISION PLAN

2 OF 3
SD PROJECT NO.

LEGEND

- | | | | |
|--|----------------------|--|---------------------------|
| | PROPOSED PAVEMENT | | PROPERTY LINE |
| | EX. BUILDING | | FLOOD PLAIN |
| | MAILBOX | | STORM LINE |
| | CONIFEROUS TREE | | GAS LINE |
| | DECIDUOUS TREE | | OVERHEAD ELECTRIC LINE |
| | POST | | UNDERGROUND ELECTRIC LINE |
| | IRON PIN FOUND | | EDGE OF GRAVEL |
| | MONUMENT STONE FOUND | | EDGE OF BERM |
| | | | WOVEN WIRE FENCE |
| | | | WOODEN FENCE |
| | | | TREE LINE |
| | | | LANDSCAPE EDGE |
| | | | DITCH LINE |
| | | | MANHOLE |
| | | | YARD DRAIN |
| | | | TELEPHONE PEDESTAL |
| | | | POWER POLE |
| | | | GUY WIRE |



NOTE:
* THERE SHALL BE A 1" DROP (OR LIP) AT THE EDGE OF PAVEMENT.

1. 1 1/2" - ITEM 448, ASPHALT CONCRETE, SURFACE COURSE TYPE 1, PG 64-22
2. 1 1/2" - ITEM 448, ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22
3. ITEM 407, TACK COATING
4. 4" - ITEM 301, BITUMINOUS AGGREGATE BASE, PG64-22
5. 4" - ITEM 304, AGGREGATE BASE
6. ITEM 204, SUBGRADE COMPLETION
7. ITEM 605, 4" PIPE UNDERDRAIN

TYPICAL SECTION 1
NOT TO SCALE

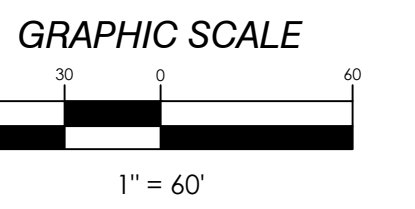
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Mark W. Antonetz 12/06/2023
Registered Engineer Date



Know what's below.
Call before you dig.



**PLUM RUN
CROSSING
ZUBER ROAD
GROVE CITY, OHIO**

12-06-23 PRELIMINARY PLAN

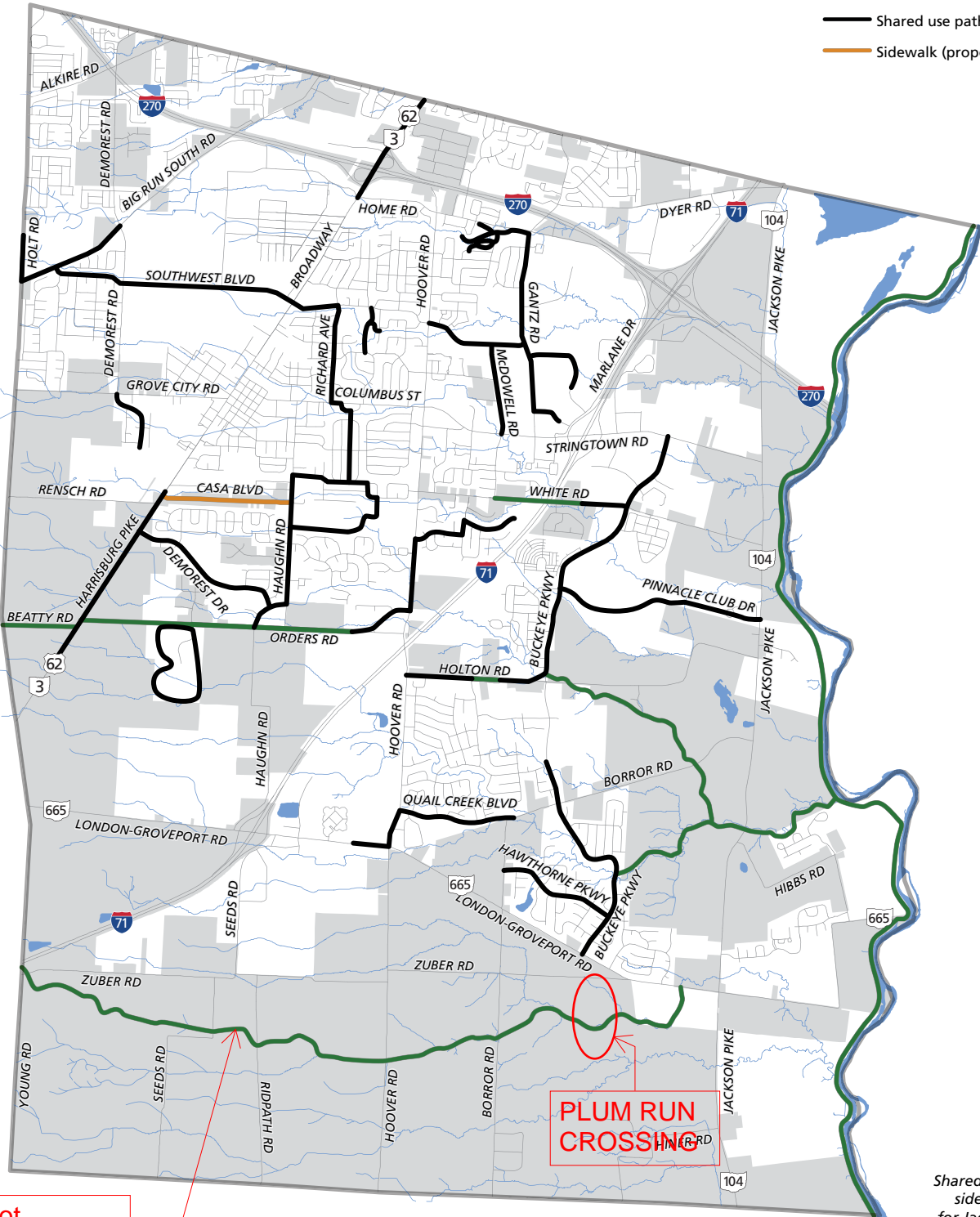
SITE GRADING & SOIL PLAN

3 OF 3

SD PROJECT NO.

Sidewalks & Bikeways

- Shared use path (proposed)
- Shared use path (existing)
- Sidewalk (proposed)



Township not pursuing shared path corridor

Figure 26
Shared used path and sidewalk proposals for Jackson Township