



Commissioner John O'Grady • Commissioner Marilyn Brown • Commissioner Kevin L. Boyce  
President

Economic Development & Planning Department  
James Schimmer, Director

# Technical Review Committee Agenda

Franklin County Engineer's Office  
970 Dublin Road  
Columbus, OH 43215

December 26, 2017  
1:30 p.m.

## 1. New Business

### A. Planning Commission

#### i. 667-FP(e) – Matt Brown

<b>Applicant/Owner:</b>	Pulte Homes of Ohio, LLC – Joel West
<b>Engineer:</b>	EMH&T-Matthew Kirk
<b>Township:</b>	Jefferson Township
<b>Site:</b>	1290 N. Waggoner
<b>Acreage:</b>	6.698-acres
<b>Utilities:</b>	Public water and wastewater
<b>Request:</b>	Requesting Final Plat approval of Villages at Jefferson Run Phase 5 to allow the creation of 34 single-family lots.

#### ii. 688-V – Brad Fisher

<b>Applicant/Owner:</b>	Bruce & Shelby Daniels
<b>Agent:</b>	Tom Warner
<b>Township:</b>	Perry Township
<b>Site:</b>	Riverside Rd. (PID #212-001264 & 212-000181)
<b>Acreage:</b>	7.504-acres
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting a Variance from Section 501.05 of the Franklin County Subdivision Regulations to allow a lot line adjustment that results in a side lot line more than five degrees from perpendicular to Riverside Drive.

**iii. JEFF-17-08 – Brad Fisher**

<b>Applicant/Owner:</b>	Timbertop Investments III
<b>Agent:</b>	David Hodge
<b>Township:</b>	Jefferson Township
<b>Site:</b>	6320 Darling Rd. (PID #170-000732)
<b>Acreage:</b>	5.000-acres
<b>Utilities:</b>	Private water and wastewater
<b>Request:</b>	Requesting to rezone from the Restricted Suburban Residential (RSR) District to the Countryside Residential (CSR) District.

**B. Board of Zoning Appeals – No new cases**

**2. Adjournment of Meeting to January 23, 2018.**

# SUBDIVISION FINAL PLAT APPLICATION

for unincorporated Franklin County

Franklin County Development Department – Franklin County Planning Commission  
150 S. Front Street, FSL Suite 10 Columbus, OH 43215 Phone: (614) 525-3094

to be completed by FCPC Staff:

Date Submitted: 12/14/17

Received By: Matt Brown

Date Accepted / Rejected 12/18/17

By: Matt Brown

Application No.: 667-FPCe Fee: \$4,150.00

FCPC Date: 1/10/18

I, PULTE HOMES OF OHIO LLC, being the owner of the lands within the  
(print or type landowner's name)  
proposed subdivision, hereby request the Franklin County Planning Commission (FCPC) to  
approve the accompanying subdivision plat named VILLAGE AT JEFFERSON RUN PHASE 5, located in  
JEFFERSON Township. The plat contains 34 lots, 0 reserves and 6.698 total  
acres. I understand approval action by the FCPC must be ratified by the full FCPC board prior  
to the plat being signed by the executive director of FCPC.

Twenty (20) copies of the plat signed by the subdivider and engineer/surveyor, the original  
Subdivider's Agreement signed by the subdivider, and one copy of the engineering and  
construction plans signed by the county are submitted in support of this request. To the best of  
my knowledge and belief, information and materials submitted to FCPC for the purposes of  
obtaining approval of this plat are complete, true and correct.

## Property Owner/Subdivider

Signature: \_\_\_\_\_

Date: 12/13/2017

Name: \_\_\_\_\_

JOEL R. WEST - PULTE LAND PROJECT MANAGER

Address: \_\_\_\_\_

4900 TUTTLE CROSSING BOULEVARD

City, State, Zip: DUBLIN, OHIO, 43016

Phone No.: (614) 376-1122

## Engineer/Surveyor

Signature: \_\_\_\_\_

Matthew A. Kirk

Date: 12/12/2017

Name: \_\_\_\_\_

EMH&T - MATT KIRK

Address: \_\_\_\_\_

5500 NEW ALBANY ROAD

City, State, Zip: COLUMBUS, OHIO, 43054

Phone No.: (614) 715-4131

# VILLAGES AT JEFFERSON RUN

## PHASE 5

Situated in the State of Ohio, County of Franklin, Township of Jefferson, and in Quarter Township 4, Township 1, Range 16, United States Military Lands, containing 6.698 acres of land, more or less, said 6.698 acres being part of that tract of land conveyed to **PULTE HOMES OF OHIO LLC**, by deed of record in Instrument Number 201491120121132, Recorder's Office, Franklin County, Ohio.

The undersigned, **PULTE HOMES OF OHIO LLC**, a Michigan limited liability company, by **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition, owner of the land plated herein, duly authorized in the premises, does hereby certify that this plat correctly represents in "VILLAGES AT JEFFERSON RUN PHASE 5", a subdivision containing Lots numbered 72 to 105, both inclusive, does hereby accept this plat of same and dedicates to public use, as such, all of the Drives and Street shown hereon and not heretofore dedicated.

In consideration of approval of this plat, the undersigned understands and agrees to fulfill their 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 hereby reserved in, over and under areas designated on this plat as "Easement" or "Drainage Easement". Each of the aforementioned designated easements permit the construction, operation and maintenance of all public and quasi-public utilities above, beneath and on the surface of the ground and, where necessary, are for the construction, operation and maintenance of service connections to all adjacent lots and lands and for storm water drainage. Within those areas designated "Drainage Easement" on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Drainage Easement areas as delineated on this plat unless approved by the Franklin County Engineer. Easement areas shown hereon outside of the plated area are within lands owned by the undersigned and easements are hereby reserved therein for the uses and purposes as expressed herein.

Iron pins shall be set at all lot corners prior to the transfer and acceptance of any street for public purpose.

In Witness Whereof, **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, has hereunto set his hand this day of \_\_\_\_\_, 20\_\_.

Signed and Acknowledged  
In the presence of:

**PULTE HOMES OF OHIO LLC**

By **MATTHEW J. CALLAHAN**,  
Division Vice President of  
Land Acquisition

STATE OF OHIO  
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **MATTHEW J. CALLAHAN**, Division Vice President of Land Acquisition of **PULTE HOMES OF OHIO LLC**, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **PULTE HOMES OF OHIO LLC**, for the uses and purposes expressed herein.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this day of \_\_\_\_\_, 20\_\_.

My commission expires \_\_\_\_\_ Notary Public, State of Ohio

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

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
Jefferson Township Zoning Inspector

The undersigned hereby certifies adequate and legal water and sanitary sewer plant capacities exist to serve this subdivision.

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
Director,  
Jefferson Water and Sewer District

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

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
Franklin County Planning Commission

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
Franklin County Engineer

Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_  
Franklin County Drainage Engineer

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, rights-of-way for the Drives and Street herein dedicated to public use are hereby approved and accepted as such for the County of Franklin, State of Ohio.

Franklin County Commissioners

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

Transferred this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
Auditor, Franklin County, Ohio

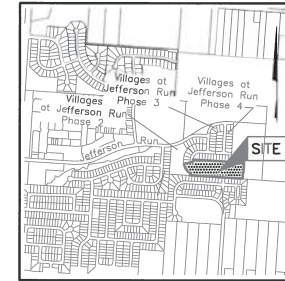
Deputy Auditor, Franklin County, Ohio

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ M. Fee \$\_\_\_\_\_  
Recorder, Franklin County, Ohio

File No. \_\_\_\_\_

Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_  
Deputy Recorder, Franklin County, Ohio

Plat Book \_\_\_\_\_, Pages \_\_\_\_\_



LOCATION MAP AND BACKGROUND DRAWING  
NOT TO SCALE

### SURVEY DATA:

**BASIS OF BEARINGS:** The bearings shown hereon are based the bearing of North 03° 44' 12" West for the easterly line of "Wagoner Chase North", a subdivision of record in Plat Book 102, Page 35.

**SOURCE OF DATA:** The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Franklin County, Ohio.

**IRON PINS:** Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes, thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

**PERMANENT MARKERS:** Permanent markers, where indicated hereon in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated, are to be set after the construction/installation of the street pavement and are to be set with the top end one-fourth inch below the top of the pavement. Once installed, the top of the pin shall be marked (punched) to record the actual location of the point. Permanent markers, where indicated hereon in positions other than in the public street centerline, are to be one-inch diameter, thirty-inch long, solid iron pins, are to be set to monument the points indicated and are to be set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point.

SURVEYED & PLATED  
BY



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

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)



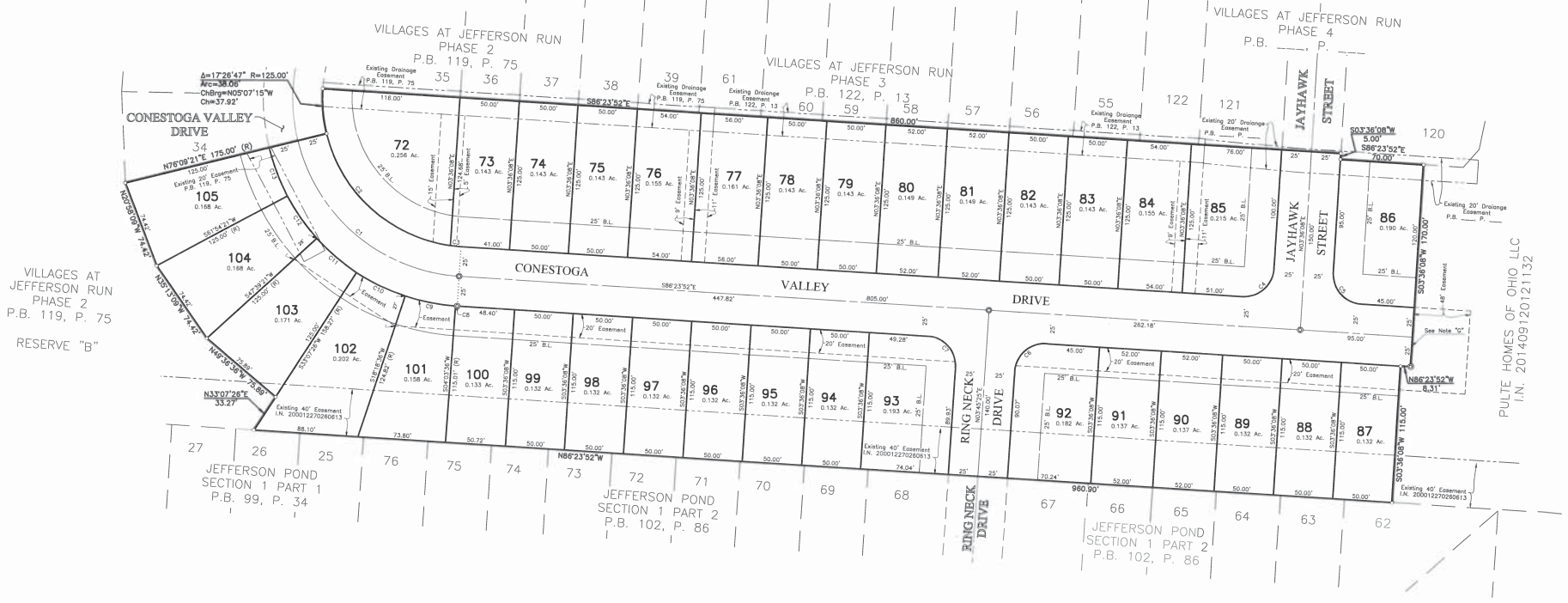
667-FP(e)

By \_\_\_\_\_ Professional Surveyor No. 7865 Date \_\_\_\_\_

C:\Users\mhw\OneDrive\Public\Projects\2017\20170118-15-PULTE-PH5.DWG plotted by PRC/DMS on 11/16/2017 8:11:32 AM

# VILLAGES AT JEFFERSON RUN

## PHASE 5



CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	72°33'13"	150.00'	189.94'	S 50°07'15" E	177.51'
C2	85°52'16"	125.00'	187.34'	N 39°20'00" W	176.28'
C3	4°07'44"	125.00'	9.01'	N 84°20'00" W	9.01'
C4	80°00'00"	25.00'	39.27'	S 48°36'08" W	35.36'
C5	80°00'00"	25.00'	39.27'	N 41°23'52" E	35.36'
C6	89°50'43"	25.00'	39.20'	N 48°40'47" E	35.31'
C7	80°00'17"	25.00'	39.34'	S 41°19'13" E	35.40'
C8	0°27'39"	175.00'	1.40'	S 89°10'08" E	1.40'
C9	14°18'00"	175.00'	43.52'	S 78°48'54" E	43.41'
C10	14°48'00"	175.00'	45.25'	S 64°18'00" E	45.12'
C11	14°31'00"	175.00'	44.30'	S 48°36'36" E	44.27'
C12	14°18'00"	175.00'	43.52'	S 30°13'09" E	43.41'
C13	14°18'00"	175.00'	43.52'	S 20°58'09" E	43.41'



**NOTE "A":** At the time of platting, all of the land hereby being platted as Villages at Jefferson Run Phase 5 is in Zone X (Areas determined to be outside of the 0.2% annual chance floodplain), as designated and delineated on the FEMA Flood Insurance Map for Franklin County, Ohio, and Incorporated Areas, map number 39049C0219K, with effective date of June 17, 2008.

**NOTE "B":** The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall have control over conflicting limitations and requirements that may be shown on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

**NOTE "C":** At the time of platting, all of Villages at Jefferson Run Phase 5 is in the Licking Heights Local School District.

**NOTE "D" - ACREAGE BREAKDOWN:**

Total acreage: 6.698 Ac.  
 Acreage in right-of-way: 1.450 Ac.  
 Acreage in remaining lots: 5.248 Ac.

**NOTE "E" - ACREAGE BREAKDOWN:** Villages at Jefferson Run Phase 5 is out of the following Franklin County Parcel Number:

Parcel Number 171-000029 6.698 Ac.

**NOTE "F" - LOTS IN VILLAGES AT JEFFERSON RUN PHASE 5:** Prior to the construction of the footing/foundation for the residential building to be constructed on each of lots 72, 76-78, 83-89, 93-100 and 105, all inclusive, the builder of such building shall confer with the Franklin County Economic Development and Planning Department for the purpose of determining if special foundation and/or basement construction techniques and/or materials are to be employed on such lot.

**NOTE "G":** Stub streets are intended to be extended in the future for access to adjacent properties. No extension of the stub street will be allowed without plat or deed.

**NOTE "H":** At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Villages at Jefferson Run Phase 5 or any part thereof can be acquired by a competent examination of the then current public records, including those in the Franklin County Recorder's Office.

PLUTE HOMES OF OHIO LLC  
 I.N. 201409120121132

2:31:00 PM 1/27/2017 8:11:56 AM See Issue by JAMESON on 1/27/2017 1:50:17 PM

# VILLAGES AT JEFFERSON RUN


## PHASE 5

**DRAINAGE EASEMENT**  
FRANKLIN COUNTY DRAINAGE ENGINEER

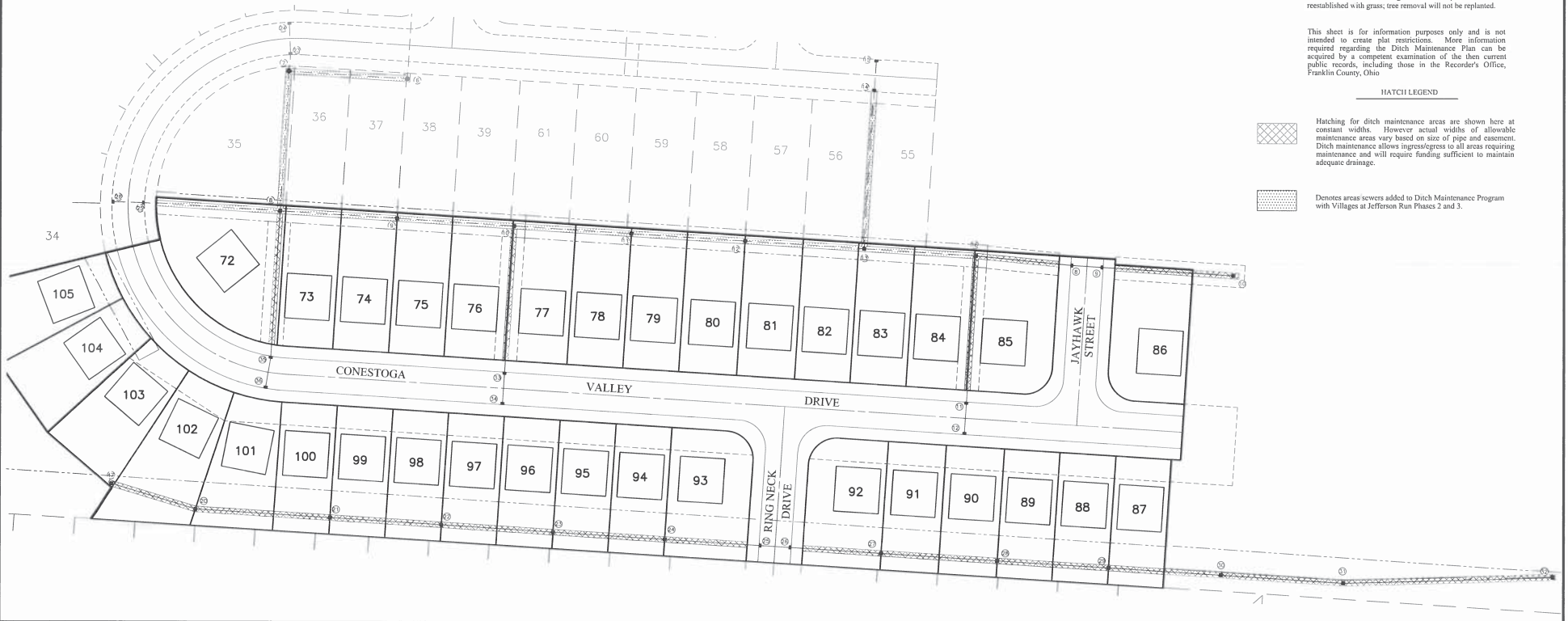
1. The shaded area (designated the Storm Water Maintenance Easement) has been granted to the Franklin County Commissioners so that the Franklin County Drainage Engineer can maintain the Storm Sewers, Subsurface Drains, Structures and Culverts.
2. No structure or improvements of any kind, including sheds, 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.
3. Every owner of property within the storm water maintenance easement shall maintain the portion of said storm water easement in 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.
4. The property owner will maintain the drainage structures, swales, underdrains and storm sewers along the side and back lot lines.
5. These restrictions and agreements shall run with the land and shall bind the owner, his successors and assigns unless and until a modification or change thereto is agreed to and approved by Franklin County.
6. All areas disturbed during maintenance operations will be reestablished with grass; tree removal will not be replanted.

This sheet is for information purposes only and is not intended to create plat restrictions. More information required regarding the Ditch Maintenance Plan can be acquired by a competent examination of the then current public records, including those in the Recorder's Office, Franklin County, Ohio.

**HATCH LEGEND**

 Hatching for ditch maintenance areas are shown here at constant widths. However actual widths of allowable maintenance areas vary based on size of pipe and easement. Ditch maintenance allows ingress/egress to all areas requiring maintenance and will require funding sufficient to maintain adequate drainage.

 Denotes areas sewers added to Ditch Maintenance Program with Villages at Jefferson Run Phases 2 and 3.



J:\VILLAGE AT JEFFERSON RUN\PHASE 5\DWG\DWG\PHASE 5 DRAINAGE EASEMENT.DWG, plotted by: PIRHALLA, M on: 6/27/2017 1:02:02 PM, last saved by: PIRHALLA, M on: 6/27/2017 1:04:43 PM  
 User: PIRHALLA, M, Path: J:\VILLAGE AT JEFFERSON RUN\PHASE 5\DWG\DWG\PHASE 5 DRAINAGE EASEMENT.DWG, Plot Date: 6/27/2017 1:02:02 PM

**VARIANCE or APPEAL APPLICATION**  
for unincorporated Franklin County

Franklin County Development Department – Franklin County Planning Commission  
150 S. Front Street, FSL Suite 10 Columbus, OH 43215 Phone: (614) 525-3094

<u>to be completed by FCPC Staff</u>			
Date Submitted: ___/___/___	Received By: _____		
Application No.: _____	Fee: _____	FCPC Date: ___/___/___	

**Property Owner/Subdivider/or Agent**

Signature: 

Date: 12 / 18 / 17

Name: Thomas M. Warner, Agent

Address: 422 Beecher Road

City, State, Zip: Gahanna, Ohio 43230

Phone No: (614)428 - 7750

Section numbers(s) of the county subdivision regulations and a brief description of variance(s) or appeal(s) requested:

The proposed 2.715 Acre lot will have one lot variance requested:

1. Section 501.05 - Lot Geometry. The subject application will result in a side lot line of greater than five degrees of being perpendicular or radial to street centerlines. The proposed 241.37 foot side lot line is beyond five degrees of being perpendicular to Riverside Drive.

Use a separate sheet to present additional description or information explaining why you feel the FCPC should grant the requested variance(s) or appeal(s).



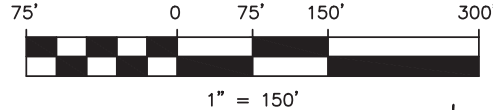
### Parcel Exhibit ~ 2.715 Ac.

Township of Perry, County of Franklin, State of Ohio  
 Quarter Township 3, Township 2, Range 19  
 United States Military Lands

Bearings are based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2007) as derived from GPS observation. A bearing of S 02° 58' 14" W was held for the westerly line of Riverside Green South Section 20 between two iron pins found.

This survey is based on existing records and an actual field survey performed in June 2017.

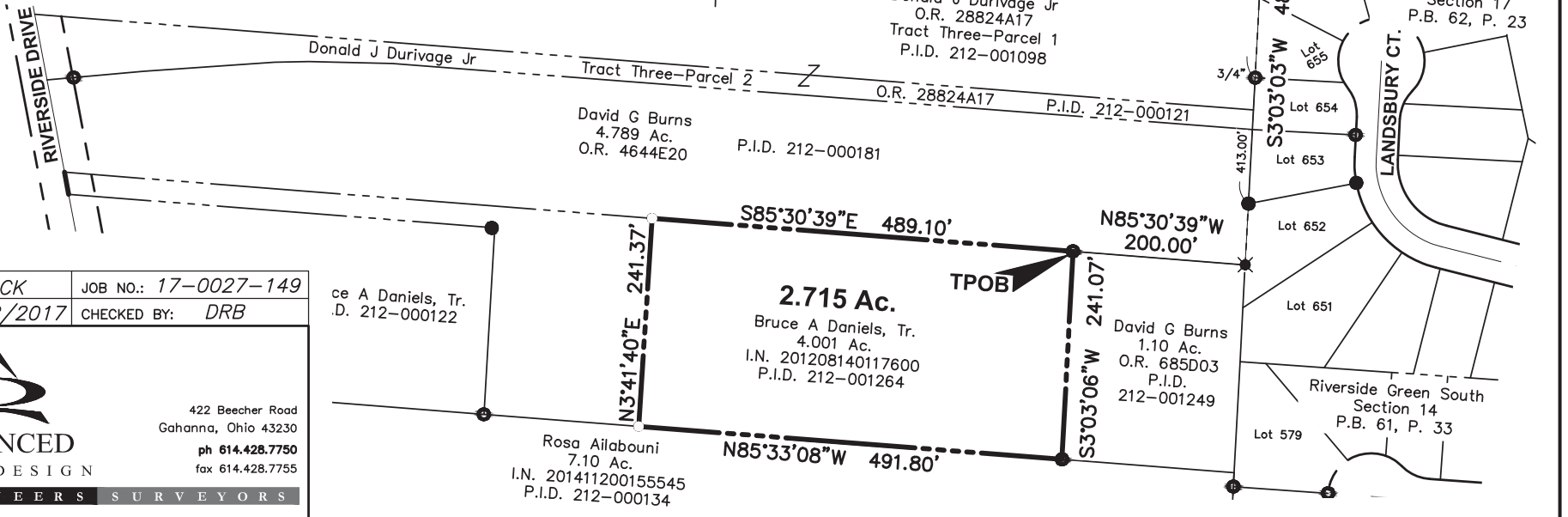
Iron pins set are 3/4" diameter iron pipes, 30" long and capped "Advanced 7661".



**LEGEND**

- Iron Pin Set
- ⊗ P.K. Nail Set
- Iron Pipe Found
- Iron Pin Found

Douglas R. Hock, P.S. 7661 Date:



DRAWN BY: BCK JOB NO.: 17-0027-149  
 DATE: 12/12/2017 CHECKED BY: DRB

**ADVANCED**  
 CIVIL DESIGN  
 ENGINEERS SURVEYORS

422 Beecher Road  
 Gahanna, Ohio 43230  
 ph 614.428.7750  
 fax 614.428.7755

ce A Daniels, Tr.  
 .D. 212-000122

Rosa Ailabouni  
 7.10 Ac.  
 I.N. 201411200155545  
 P.I.D. 212-000134

**2.715 Ac.**  
 Bruce A Daniels, Tr.  
 4.001 Ac.  
 I.N. 201208140117600  
 P.I.D. 212-001264

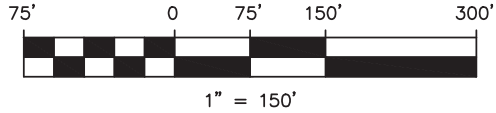
David G Burns  
 1.10 Ac.  
 O.R. 685D03  
 P.I.D.  
 212-001249

Z:\17-0027-149\DWG\PRODUCTION DRAWINGS\SURVEY\0027-149 lot split\_daniels (12-12-17).dwg 2.715 Ac. Dec 13, 2017 9:31:10am bkarshner



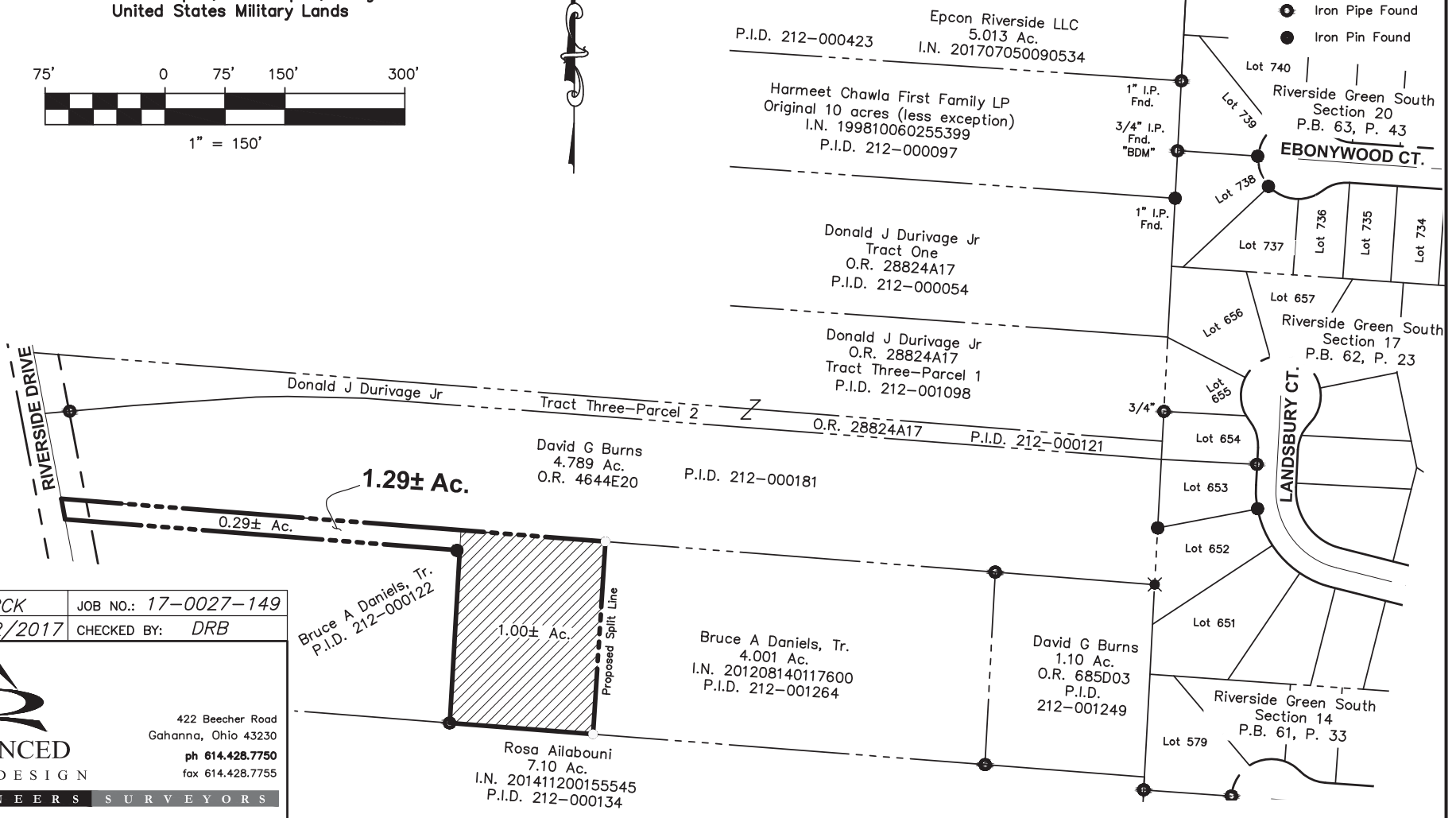
**Remainder Parcel Exhibit ~ 1.29± Ac.**

Township of Perry, County of Franklin, State of Ohio  
 Quarter Township 3, Township 2, Range 19  
 United States Military Lands



**LEGEND**

- Iron Pin Set
- ⊗ P.K. Nail Set
- Iron Pipe Found
- Iron Pin Found



DRAWN BY: *BCK*      JOB NO.: 17-0027-149  
 DATE: 12/12/2017      CHECKED BY: *DRB*

**ADVANCED**  
 CIVIL DESIGN  
 ENGINEERS SURVEYORS

422 Beecher Road  
 Gahanna, Ohio 43230  
 ph 614.428.7750  
 fax 614.428.7755

z:\17-0027-149\DWG\PRODUCTION DRAWINGS\SURVEY\0027-149 daniels remainder exhibit.dwg 2.715 Ac. Dec 13, 2017 - 9:29:44am bkarshmer

JEFFERSON TOWNSHIP  
ZONING COMMISSION



TEL: (614) 855-4265  
www.jeffersontownship.org  
Email: [cmccroskey@jeffersontownship.org](mailto:cmccroskey@jeffersontownship.org)



**APPLICATION FOR ZONING CHANGE**

Case Number: RZ17-000001 Date: November 9, 2017

Applicant: Timbertop Investments III Property Owner: Timbertop Investments III

Street Address: 2200 North Columbus Street Street Address: 2200 North Columbus Street

City: Lancaster, State: Ohio Zip: 43130 City: Lancaster, State: Ohio Zip: 43130

Phone Number: ( ) Phone Number: ( )

E-Mail Address: E-Mail Address:

*In accordance with the provisions of Article IX, Section 920 of the Jefferson Township Zoning Resolution,  
I hereby apply to the Zoning Commission and the Township Trustees for a rezoning from the  
RSR Zoning District to the CSR Zoning District for property located at:*

Street Address: 6320 Darling Road, Blacklick, Ohio 43004 Parcel #: 170-000732

Acreage to be rezoned: 5.0 +/-

--- Please type or print information ---  
--- Please answer the following questions thoroughly and completely ---  
--- If additional space is needed, attach extra sheets ---

**1. The proposed use of the property is:** The subject property consists of a single-family residence and barn structure on 5.001 +/- acres. The property owner also owns the property to the east, and resides with his family on the property to the north. The proposed use is boarding and care of animals.

**2. The property is currently being used for:** Single-family residential, agricultural, and equine service.

**3. The legal description of the property for which the rezoning is requested:**

Please see attached legal description.

**4. The property is outlined on the attached \_\_\_\_\_ Auditor \_\_\_\_\_ map.**

*Type of Official Map*

**5. Statement of the relation of the proposed zoning change to the general health, safety and welfare in terms of need or appropriateness within the area, by reason of changed or changing conditions; and the relation to changing conditions and the relation to appropriate plans of the area. Also approval by the controlling health agency and where applicable the Franklin County Engineer:**

This request is to rezone to the CSR district from the RSR district to allow Boarding and Care of Animals, as provided by Conditional Use in the CSR district. The use would occur as depicted on the attached Conceptual Site Plan.

This use is consistent with the Land Use Recommendation for the property from the Jefferson Township Comprehensive Plan.

## 6. Attachments and additional information required:

- A. Complete and sign application
- B. One (1) copies of the legal description of the property. Current property survey to include acreage, and all bearings and distances, referencing an establishing beginning point.
- C. One (1) list of property owners within two hundred and fifty (250) feet of subject property, the address of the property and the mailing address of the property owners. This list must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- D. One (1) set of mailing labels for property owners within two hundred and fifty (250) feet of subject property.
- E. One (1) A-size map showing properties within two hundred and fifty (250) feet of subject property. This map must be obtained from the Franklin County Auditors Office located at 373 South High Street, Columbus, Ohio 43215 on the 19th floor.
- F. A recent photograph of the property to be rezoned must accompany the application.
- G. All information that pertains to sanitary services and water supply must be provided. This includes the location of any on-lot septic system(s) and/or well(s). If services are to be provided by a private or public entity, a letter must be provided verifying that the services exists *and* that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or the appropriate agency) must be provided.
- H. Any other information that may be deemed reasonably necessary by the Jefferson Township Zoning Department.
- I. Application filing fee payable to Jefferson Township. (*Fee \$500 + \$25 per acre/Residential; \$1,000 + \$50 per acre/Planned District, Commercial or Industrial*)

*Fee to request a modification to an Approved Development Plan*

*\$500 + 50 Notice*

*If request is to rezone to a Planned District, please refer to the Jefferson Township Zoning Resolution for additional development plan submission requirements. Eight (8) copies of all required information must be submitted with this application.*

## 7. Statement of Understanding:

I, David Hodge (applicant / owner agent) understand that this application must be filed with all pertinent information, as required by the Jefferson Township Zoning Resolution and any other information by Jefferson Township Zoning Department. I understand that my application will not be filed until all information has been received and that the Jefferson Township Zoning Department reserves the right to delay any request until such information has been received. I have been informed of my right to meet with staff prior to the submission of my application and have

either met with staff, through a scheduled appointment, or have waived my right to do so.

Applicant / Agent Signature: David Hodge

Date: 12/14/17

**8. Certification:**

*Before completing this application and executing the following certification, it is recommended that the application be discussed with the Staff of the Jefferson Township Zoning Department.*

**APPLICANT'S CERTIFICATION**

I / WE Timbertop Investments III certify that I am / We are the owner(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my / our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my / our knowledge and belief.

Signature of Property Owner: By: David Hodge Please Print: David Hodge, attorney for the owner

Mailing Address: Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260

City, State, and Zip: New Albany, Ohio 43054

Phone Number: ( 614 ) 335.9320 Cell #: ( 614 ) 306.4649

E-Mail Address: david@uhlfirm.com

Signature of Applicant: By: David Hodge Please Print: David Hodge, attorney for the applicant  
(If different than property owner)

Mailing Address: Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260

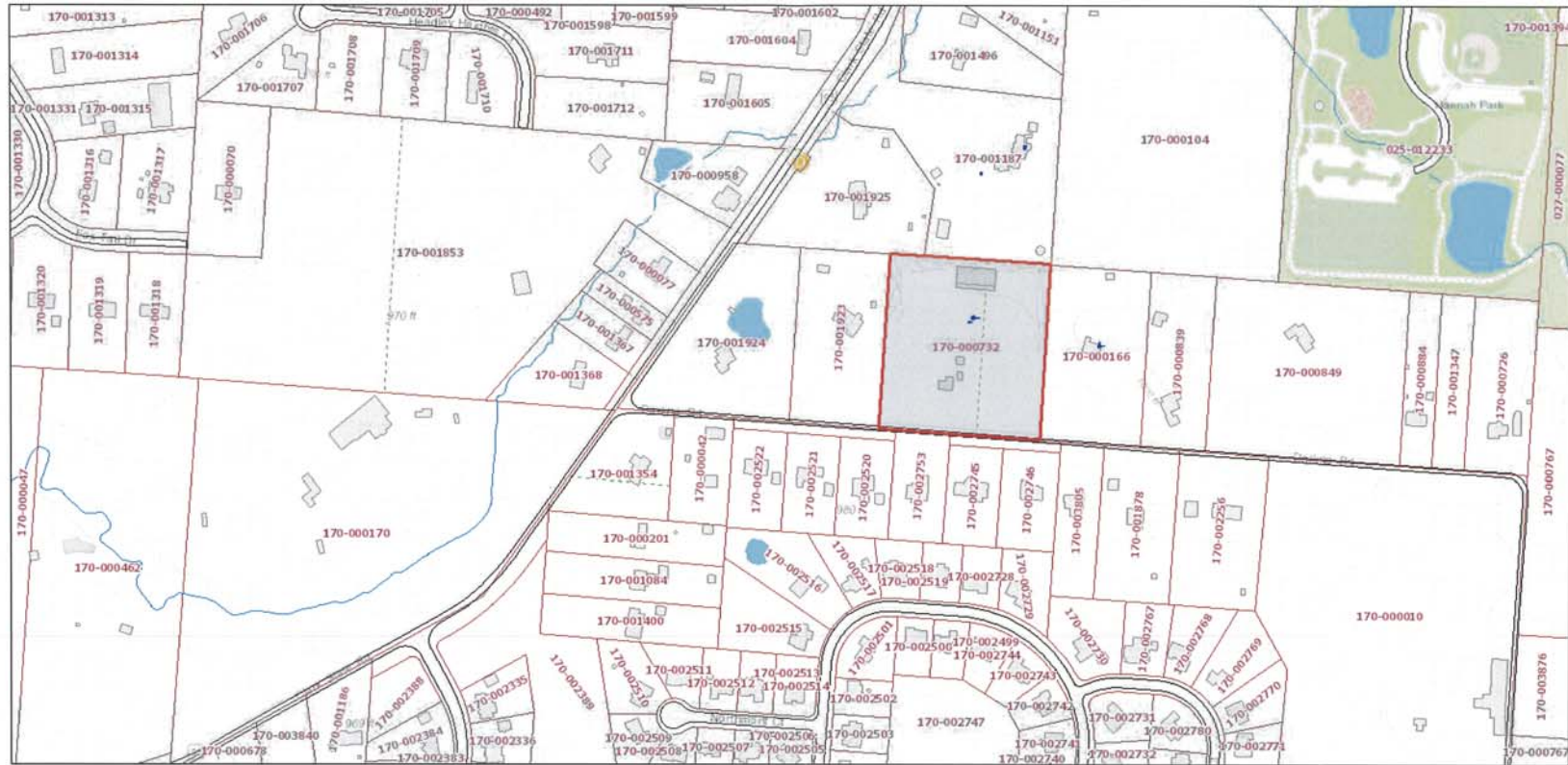
City, State, and Zip: New Albany, Ohio 43054

Phone Number: ( 614 ) 335.9320 Cell #: ( 614 ) 306.4649

E-Mail Address: david@uhlfirm.com

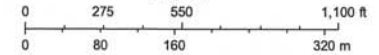


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November 29, 2017

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Sources: Esri, HERE, DeLorme, Intemap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



CONCEPT PLAN OPTION A

BELLA VISTA EQUINE

PREPARED FOR PETER MEUSE

DATE: 9.7.17

  
NORTH  
SCALE: 1"=30'

**Faris Planning & Design**

LAND PLANNING      LANDSCAPE ARCHITECT

243 N. 5th Street      Suite 401      Columbus, OH 43215  
p (614) 487-1964      www.farisplanninganddesign.com



EXHIBIT "A"  
 LEGAL DESCRIPTION OF  
 6320 and 0000 DARLING ROAD, BLACKLICK, FRANKLIN COUNTY, OHIO

Situated in the State of Ohio, County of Franklin, and Township of Jefferson and bounded and described as follows:

PARCEL 1

Being in quarter Township 2, Township 1, Range 16, U.S.M. Lands and bounded and described as follows: Beginning at a point in the center line of Darling Road and North 89° 51' west 1539.1 feet from a stone at the north east corner of the Orville and Ravilla Ayers 42 acre tract (south east corner of the Carl R. and Cora Louise Stillings tract); Thence along the center line of said road, north 89° 51' west 270 feet; thence along the east line of the William Taylor tract, north 0° 04' west (passing an iron pipe at 15.5 feet) 484 feet to an iron pipe; thence south 89° 51' east 270 feet to an iron pipe; thence south 0° 04' east (passing an iron pipe at 465.5 feet) 484 feet to the place of beginning, containing 3 acres, more or less.

PARCEL 2


Being in quarter Township 2, Township 1, Range 16, U.S.M. Lands and bounded and described as follows: Beginning at an iron pin in the center line of Darling Road and north 89° 51' west 1359.1 feet from a stone at the north east corner of the Orville and Ravilla Ayers 42 acre tract (south east corner of the Carl R. and Cora Louise Stilings tract) thence along the center line of said road, north 89° 51' west 180 feet to a point; thence north 0° 04' west (passing an iron pipe at 18.5 feet, being parallel to, and 270 feet east of an east line of the William Taylor tract) 484 feet to an iron pipe; thence south 89° 51' east 180 feet to an iron pipe; thence south 0° 04' east (passing an iron pipe at 467.6 feet) 484 feet to the place of beginning, containing 2 acres, more or less.

PARCEL 1

0-037-F  
 ALL OF  
 (170)  
 000732  
 ±

PARCEL 2

0-037-F  
 ALL OF  
 (170)  
 000830

DESCRIPTION VERIFIED	
DEAN C. RINGLE, P.E., P.S.	
BY: <i>[Signature]</i>	
DATE: 10/17/2014	