Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

Franklin County Planning Commission

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

June 10, 2026
1:30

1. **Call to Order (Chair)**
2. **Call roll for Board Members (Planning Administrator)**
    a. **Board of Commissioner Members/Alternate Designee(s)**
    b. **Regular Planning Commission Members**
    c. **Acknowledgement of Quorum**
3. **Introduction of Staff (Planning Administrator)**
4. **Approval of minutes from the April 8, 2026, meeting**
    a. **Motion to Approve Minutes (Chair)**
    b. **Discussion of Minutes**
    c. **Roll Call on Vote to Approve Minutes (Planning Administrator)**
5. **New Business**

i. Legislative Matter: Case No. WASH-26-02 KJ

Owner/Applicant:	Kevin Bennington, ETAL, Co-Trustees Duroc Trust / K2 Retail Development, Kris Krstovski
Township:	Washington Township
Site:	7608 Pain City Road (PID #271—000026) / Dublin Plain City Road (PID #271-000011) / 7520 Plain City Road (PID #271-000014)
Acreage:	21.098 Acres
Utilities:	Public Utilities (City of Marysville)
Zoning:	Suburban Residential (R-SR) (Washington Township)
Request:	Requesting to rezone the property from the current zoning district to the Planned Commercial District (PCD) for development of a shopping center with commercial activities and businesses.

a. Staff Presentation (Staff)
b. Applicant Presentation
c. Call for Motion to Recommend Approval (Chair)
d. Roll Call on Motion/Vote (Planning Administrator)

ii. Legislative Matter: Case No. ZON-26-05 AW

Owner/Applicant:	Bible Truth Tabernacle, Anthony Reilly / Jim Dorenbusch, Junction Architecture & Design, LLC
Township:	Franklin Township
Site:	717-725 N. Hague Avenue (PID #140-002667)
Acreage:	3.0 +/- Acres
Utilities:	Public Utilities
Zoning:	Restricted Industrial (RI) & Rural (R)
Request:	Requesting to rezone the property from the current zoning districts to Restricted Urban Residential (R8) to better meet the design standards needed for expansion of church use.

a. **Staff Presentation (Staff)**
b. **Applicant Presentation**
c. **Call for Motion to Recommend Approval (Chair)**
d. **Roll Call on Motion/Vote (Planning Administrator)**

iii. Legislative Matter: Case No. ZON-26-06 KJ

Owner/Applicant:	Harisumiran of Ohio, Inc. / Pravin Patel
Township:	Brown Township
Site:	Walker Road (PID #120-000043)
Acreage:	23.894 +/- Acres
Utilities:	Private Utilities
Zoning:	Rural (R)
Request:	Requesting to rezone the property from the Rural (R) zoning district to the Exceptional Use district to develop a sports and development center for youth.

a. **Staff Presentation (Staff)**
b. **Applicant Presentation**
c. **Call for Motion to Recommend Approval (Chair)**
d. **Roll Call on Motion/Vote (Planning Administrator)**

iv. Administrative Matter: Case No. 799-SUB-V KJ

Owner/Applicant:	Master Development Group, LLC / Aleksandr Yakhnitskiv
Township:	Pleasant Township
Site:	7500 Opossum Run Road (PID #230-000086)
Acreage:	22.015 +/- Acres
Utilities:	Private Utilities
Zoning:	Rural (R)
Request:	Requesting a subdivision variance to Section 501.05 (Lot Geometry) of the Franklin County Subdivision Regulations to develop a parcel with side lot lines that are not within 5 degrees perpendicular to the street right-of-way and that exceeds the maximum allowed 4:1 lot depth to width ratio in an area zoned Rural (R).

a. **Swear in Staff (Attorney)**
b. **Staff Presentation**
c. **Request for Applicant Presentation (Chair)**
d. **Swear in Applicant (Attorney)**
e. **Applicant Testimony**
f. **Call for Motion to Accept Staff's Report and Presentation and Applicant Testimony into Record (Chair)**
g. **Roll Call on Motion / Vote (Planning Administrator)**
h. **Call for Motion to Recommend Approval (Chair)**
i. **Roll Call on Motion / Vote (Planning Administrator)**
j. **Call for Motion on Findings of Facts (Chair)**
k. **Roll Call on Motion/Vote (Planning Administrator)**

5. **to Adjourn Meeting to June 10, 2026. (Chair)**
   a. **Roll Call (Planning Administrator)**

MINUTES OF THE
FRANKLIN COUNTY PLANNING COMMISSION

Wednesday, May 13, 2026

The Franklin County Planning Commission convened at the Franklin County Government Center, Board of Commissioners' Hearing Room, 369 South High Street, First Floor, Columbus, Ohio 43215, on Wednesday, May 13, 2026, at 1:30 p.m.

Present were:

Daniel Blechschmidt, Vice-Chair
Ashley Hoye
Roxyanne Burrus
James Leezer
Arion Owens
Katherine Page
Annie Ryznar

Franklin County Economic Development and Planning Department members:

Tamara Ennist, Planning Administrator
Kayla Johnson, Planner

Franklin County Prosecutor's Office members:

Devin Bartlett, Assistant Prosecuting Attorney
Jesse Armstrong, Assistant Prosecuting Attorney

Also Present:

Melissa Atkins
Ben Schilling

Vice-Chairman Daniel Blechschmidt called the Franklin County Planning Commission to order. Planning Administrator Tamara Ennist called the roll, and a quorum was declared present.

Vice-Chair Blechschmidt called for review of the April 8, 2026, meeting minutes. During discussion, an amendment was identified regarding Case No. JACK-26-01 to reflect an additional condition prohibiting field lighting as part of the approved conditions.

Mr. Leezer moved to approve the April 8, 2026, minutes as amended. Ms. Burrus seconded the motion. Upon roll call, the motion carried with affirmative votes from Ms. Owens, Ms. Burrus, Mr. Hoye, Mr. Leezer, and Mr. Blechschmidt. Ms. Page and Ms. Ryznar abstained.

NEW BUSINESS:

Planner Kayla Johnson presented Subdivision Variance Case No. 798-V concerning property located at 8871 Patterson Road in Brown Township. The request sought approval of a lot split and lot adjustment

creating additional single-family residential lots that would exceed the maximum permitted depth-to-width ratio under the Franklin County Subdivision Regulations.

Staff explained the property history, noting that portions of the property had been divided prior to adoption of the county's current depth-to-width ratio standards in 2001. Existing agricultural structures and a single-family residence remain on the site. The proposal included creation and adjustment of approximately 11-acre and 6-acre lots.

Ms. Johnson reviewed surrounding zoning and land uses, indicating that the area is predominantly rural residential and agricultural in character and consistent with the Brown Township Comprehensive Plan recommendations for low-density rural residential development.

Technical agency comments were summarized, including Franklin County Engineer requirements for right-of-way dedication and shared driveway access; Norwich Township Fire Department comments regarding emergency access considerations for the longer lot configuration; and Tax Map review requirements for legal descriptions.

Staff further reviewed the applicable variance criteria and concluded that the request would not adversely impact adjacent properties or public health and safety. Staff recommended conditional approval subject to compliance with emergency access requirements approved by Norwich Township Fire Department and dedication of right-of-way and implementation of shared driveways prior to lot-split approval.

Commission members questioned staff regarding water service, septic systems, future well locations, drainage, and proposed building locations relative to nearby waterways.

Melissa Atkins, owner of Triple Dog Dare Farm, confirmed that soil testing and septic approvals had been completed through the Health Department and that additional wells and septic systems would be installed for the proposed lots. She also addressed drainage concerns and indicated there was no known flooding issue affecting the property. No members of the public appeared to speak regarding the application.

Mr. Hoye moved to approve the variance request from Section 501.05 of the Subdivision Regulations to permit a lot split and adjustment exceeding the maximum permitted depth-to-width ratio for Case No. 798-V. Ms. Ryznar seconded the motion. Upon roll call, the motion passed unanimously.

Following a discussion with legal counsel regarding procedural findings, the Commission considered formal Findings of Fact consistent with the variance standards outlined in the staff report.

Ms. Owens moved to approve the Findings of Fact establishing that the evidence presented met the standards necessary for granting the requested variance as contained in the staff report. Mr. Leezer seconded the motion. Upon roll call, the motion passed unanimously.

Mr. Leezer then moved to accept the staff report, supporting documentation, and testimony presented during the hearing into evidence. Ms. Burrus seconded the motion. Upon roll call, the motion passed unanimously.

For the next order of business, Planner Kayla Johnson presented Preliminary Plan Case No. 797-PP for the proposed Darby Preserve subdivision located on Hubbard Road in Prairie Township. The application requested Preliminary Plan approval for a 43-lot single-family residential subdivision including public streets, open space, stormwater facilities, and associated infrastructure.

Staff reviewed aerial imagery, existing site conditions, surrounding land uses, and applicable planning documents. The property is located near Big Darby Creek and contains designated wetland areas and conservation areas intended for preservation.

Ms. Johnson explained that the proposal had previously received planned unit development rezoning approvals through Prairie Township and the Big Darby Accord Panel earlier in 2026. The preliminary plan proposed approximately 8.848 acres of open space, stormwater facilities, and a new public roadway known as Darby Preserve Way connecting to Hubbard Road and Blue Lake Avenue.

Staff noted that all technical agency comments had been addressed through multiple plan revisions and recommended approval of the Preliminary Plan.

Commission discussion included questions regarding whether any commercial development or gas station use was proposed for the site. Staff confirmed the development was limited to residential uses consistent with the approved planned development district.

Ben Schilling of American Structurepoint appeared on behalf of the applicant and thanked staff for their assistance. Mr. Schilling confirmed there were no plans for commercial or gas station development on the property. No additional public testimony was offered.

Mr. Hoye moved to approve the Preliminary Plan request for the Darby Preserve subdivision consisting of a 43-lot single-family residential subdivision with 8.848 acres of open space and 1.535 acres of dedicated public street right-of-way as identified in Case No. 797-PP. Ms. Burrus seconded the motion. Upon roll call, the motion passed unanimously.

There being no further business before the Commission, Mr. Hoye moved to adjourn. Mr. Leezer seconded the motion. Upon voice vote, the motion carried unanimously. The meeting adjourned at approximately 2:06 p.m.

The minutes of the May 13, 2026, meeting of the Franklin County Planning Commission were approved this ___ day of _____, 2026.

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT
Planning Commission
June 10th, 2026

Case: WASH-26-02
Prepared by: Kayla Johnson

I. Summary

Owner:	Bennington Kevin G SU TR/7608 ST RT 161 LLC
Applicant:	K2 Retail Development, Kris Krstovski
Township:	Washington Township
Site:	Dublin-Plain City Road (PID #271-000011, #271-000026, #271-000014)
Acreage:	4.70 acres (development site is approximately 25.9 acres total)
Utilities:	Public water and wastewater
Request:	Request for recommendation from the Franklin County Planning Commission to the Washington Township Board of Trustees to rezone from R-SR to the PCD (Planned Commercial District) to develop a shopping center with commercial activities and businesses.
Recommendation:	Staff recommends ***conditional approval***.

The subject properties are being developed together with adjacent properties located in Jerome Township/Union County and will be subject to Jerome Township zoning and other applicable land use authorities. Approximately 4.70 acres of the development are in Washington Township, Franklin County. The remaining 21.2 acres are in Jerome Township, Union County. Staff's review of the proposal focused on the 4.70-care portion within the county, but cross county coordination is occurring for the overall development of the site.

II. Property Background/History

- In 1900, Parcel #271-000026 (7608 Plain City Road) and Parcel #271-000014 (7520 Plain City Road) were both developed with a single-family residence.
- In between 2019 and 2021, the residence at 7520 Plain City Road was demolished.
- In between 2021 and 2023, Route 161 and Cosgray Road (just east of the site) were redeveloped into a roundabout.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	**Union County**	**Planned Development District (PD)**	**Single-family residential, retail shopping center**
South	**Dublin/Washington Twp.**	**Research Flex District (ID-2)/Restricted Suburban Residential (R1-SR**	**Racquetball Club (indoor), single-family residential, warehousing**

East	**Washington Twp.**	**Restricted Suburban Residential (R1-SR**	**Single-family residential, vacant**
West	**Washington Twp.**	**Restricted Suburban Residential (R1-SR**	**Agricultural, commercial retail**

IV. Comprehensive Plan

The Washington Township Comprehensive Plan (2005) recommends an "Office/Employment Center" land use (pg. 64) for the subject properties. This "Center" should respect surrounding residential land uses. Many considerations for envisioning the township's land use are influenced by surrounding land uses and growth within the City of Hilliard and the City of Dublin as well. It is ideal to complement the surrounding land use within the township and cities to benefit the overall surrounding community.

Most of the development is in the adjacent Jerome Township; Union County located to the north of the subject properties. The Jerome Township Comprehensive Plan also recommends similar land use. The parcels located within Union County are recommended for "Regional Retail" which pertains to a gathering of commercial establishments generating a higher volume of traffic. Some example land uses include "large-format retailers, professional services, restaurants, quick-service businesses, and auto service establishments".

The proposal generally meets the land use plan recommendations.

V. Zoning District Review

Existing zoning – Restricted Suburban Residential (R1-SR/R-SR): The R1-SR district is intended for single-family residential, agricultural, and institutional land uses. Low density residential development is commonly built under this category without centralized services being available.

Proposed zoning – Planned Commercial District (PCD): The PCD creates a unified development for commercial land uses, typically a shopping center. It is located near its complimentary residential land uses. This district is intended for land with the capacity for infrastructure, roadways/internal access, and a comprehensive development strategy.

VI. Development Standards

The development standards were reviewed based on Section 427 and Article V of the Washington Township Zoning Resolution. Staff identified incompliant or insufficient information as it pertains to the following:

- Stormwater report – Section 427
- Proposed use(s) – Section 427
- Loading areas – Section 531.030
- Wall signage – Section 541.030(2)
- Parking – Section 531.011

- Screening – Section 521
- Landscaping (Shrubs) – Section 552.014(3)(e)

<u>These elements will need to be adequately addressed during the Township zoning and zoning compliance approval processes to the satisfaction of Washington Township.</u>

VII. Technical Agency Review:

1. Franklin County Engineer's Office (Drainage):

- Stormwater management report and control practices will need to be provided for the development. This will be reviewed and approved prior to zoning compliance approval.
- Various inconsistencies and corrections required between the SWPPP and development plan were identified.

2. Franklin County Sanitary Engineer's Office

- Coordination between the City of Marysville and the Franklin County Sanitary Engineer's Office will occur for public water and sewer connections for the 4.70 acres located within the Washington Township, Franklin County jurisdiction

3. *Ohio Department of Transportation:*

- ODOT has not received a complete traffic impact study for this site as of May 21st, 2026. Preliminary traffic information has been provided to ODOT, FECO, Union County Engineer's Office and the City of Dublin and is currently under review.

4. *Franklin County Planning Department*:

- Major subdivision can be submitted to our department after approval of the rezoning and prior to any development plan submissions to the township. Approvals of any subdivision activities will be coordinated with the Union County processes.

VIII. Staff Analysis

The basis for approving a PLANNED COMMERCIAL DISTRICT application shall be:

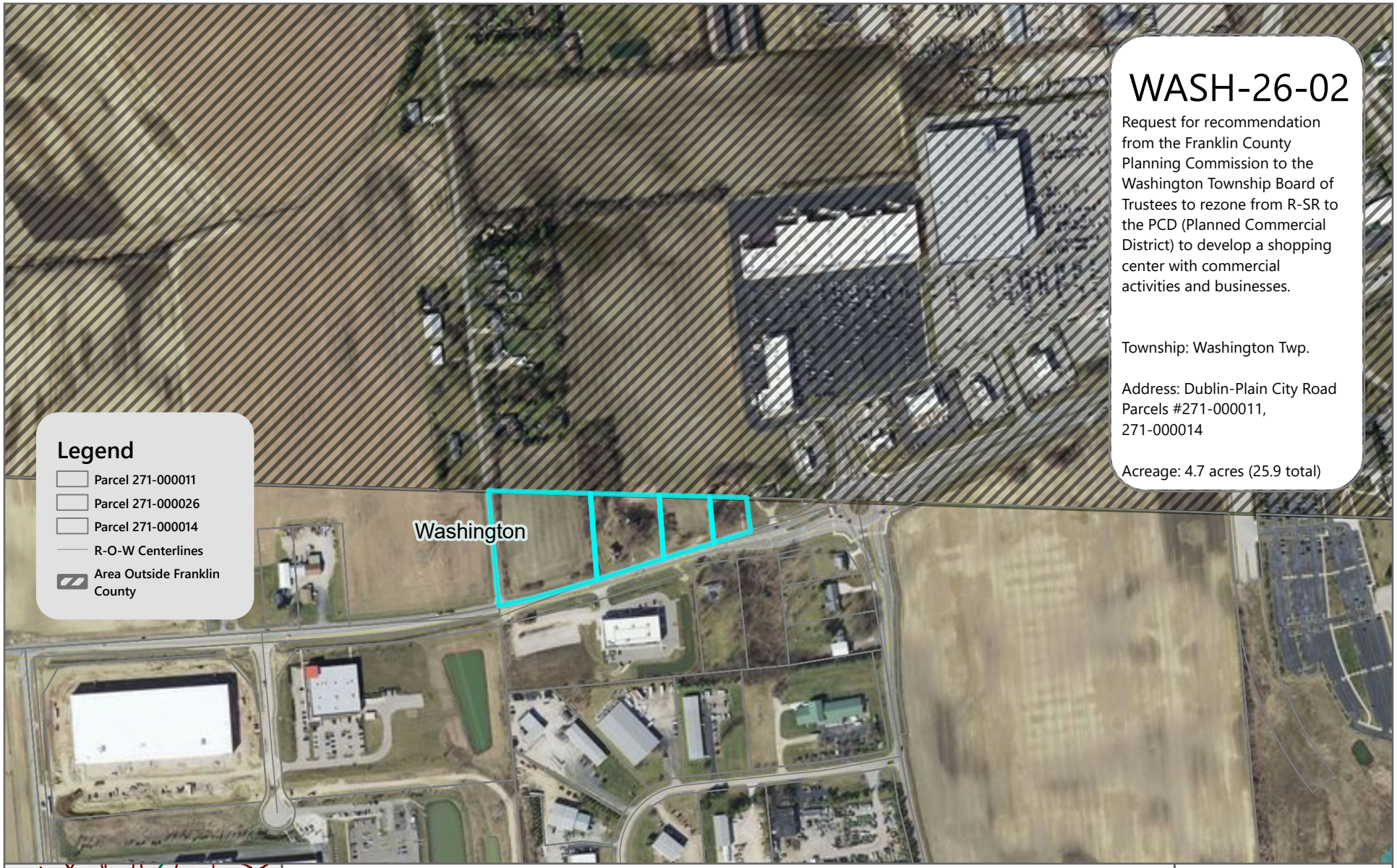
1. That the proposed development is consistent in all respects with the purpose, intent, and applicable standards of this Zoning Resolution;
    a. Where details are insufficient or incorrect, staff believe all standards under the Township's zoning can be met by the proposal.
2. That the proposed development is in conformity with the Washington Township Land Use Plan or portion thereof as if may apply;
    a. The proposal meets the recommendations of the plan for an office or employment center that serves the residential areas nearby and compliments other surrounding planned commercial land uses.
3. That the proposed development advances the general welfare of the Township and the immediate vicinity; and

    a. No concerns were identified for the functionality of the site within the township. Additional coordination will occur with Union County and other agency representatives for infrastructure needs of the full development site.
4. That the economic character and improved site arrangement justify the location, size, and design proposed in the Development Plan.
    a. Sufficient area, access, and land use is proposed for the sites involved.

Staff recommends ***conditional approval*** of the request for recommendation from the Franklin County Planning Commission to the Washington Board of Trustees to rezone from R-SR to the PCD (Planned Commercial District) to develop a shopping center with commercial activities and businesses.

The conditions of approval are as follows:

1. Coordinate with the Ohio Department of Transportation for any access or traffic improvements required of the site.
2. Coordinate with Franklin County Sanitary Engineer's Office for the appropriate water and sewer infrastructure connections for the development
3. Provide the Franklin County Engineer's Office Drainage Department with adequate stormwater calculations and associated reports for review and approval.
4. Revise the development plan to meet the Washington Township's Zoning Resolution requirements for use, loading areas, wall signage, parking, screening, and landscaping prior to consideration by the Washington Township Board of Trustees.



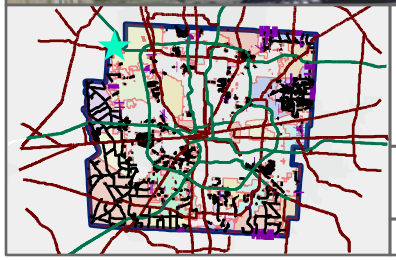
WASH-26-02

Request for recommendation from the Franklin County Planning Commission to the Washington Township Board of Trustees to rezone from R-SR to the PCD (Planned Commercial District) to develop a shopping center with commercial activities and businesses.

Township: Washington Twp.

Address: Dublin-Plain City Road
Parcels #271-000011, 271-000014

Acreage: 4.7 acres (25.9 total)



WASH-26-02

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

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Feet



WASH-26-02

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Township: Washington Twp.

Address: Dublin-Plain City Road Parcels #271-000011, 271-000014

Acreage: 4.7 acres (25.9 total)



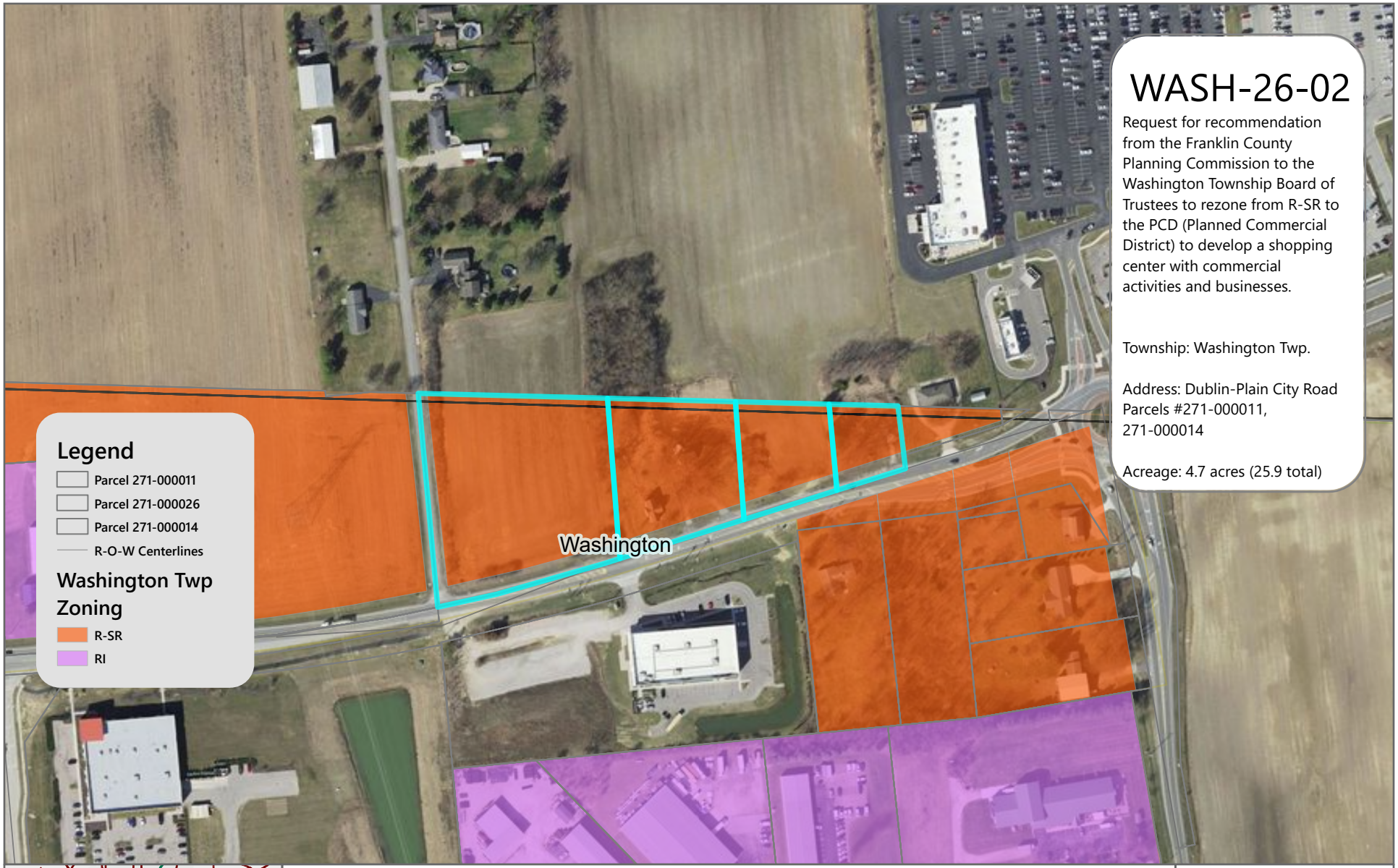
WASH-26-02

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

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WASH-26-02

Request for recommendation from the Franklin County Planning Commission to the Washington Township Board of Trustees to rezone from R-SR to the PCD (Planned Commercial District) to develop a shopping center with commercial activities and businesses.

Township: Washington Twp.

Address: Dublin-Plain City Road Parcels #271-000011, 271-000014

Acreage: 4.7 acres (25.9 total)



WASH-26-02

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

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WASHINGTON TOWNSHIP ZONING COMMISSION
APPLICATION FOR ZONING AMENDMENT

Name(s) of Applicant(s): K2 Retail Development – Kris Krstovski

Address of Applicant(s): 5110 28th Street, #1147, Grand Rapids, MI 49512

Name(s) of Owner(s) of the Subject Property, If Different From Applicant: Kevin Bennington, ETAL, Co-Trustees Duroc Trust
7608 St. Rt. 161, LLC

Description of Property involved (address—if any, on which side of particular street or roadway it is located, frontage and depth in feet, acreage, etc./please **attach** a copy of a **legal description** such as would appear in a deed and a **drawing** showing the property's location and dimensions):

Three parcels along the north side of St. Rt. 161, directly east of Fulk Road, with a northern boundary represented by the Washington Township/Franklin County line. Approximately 803 feet of frontage along St. Rt. 161, totaling 5.8 acres. More information is provided on the legal description and survey provided with this application.

- Present Zoning Category Applicable to the Property:
  R-SR (Suburban Residential)
- Proposed Different Use of the Property/Describe:

  PCD – (Planned Commercial District): shopping center with commercial activities and businesses.
- List of Property Owners (include the names and mailing addresses of all persons and entities owning property adjacent to the sides and rear of the subject property and all property across any streets that border it. If not known, check the real estate tax records at the Franklin County Courthouse.):

Names	Addresses
See supplement page w/names and addresses.	

This Application is submitted as of April 10, 2026.

- Signature(s) of Applicant(s)

The foregoing form should be submitted with the appropriate filing fee ($500.00) to the Secretary of the Washington Township Zoning Commission.

Rebecca C. Princehorn
Bricker & Eckler LLP
100 S. 3rd Street
Columbus, Ohio 43215

September 8, 2025

Sam Tobe
Kimley-Horn
7965 N. High St, Suite 200
Columbus OH 43235

Subject: **Gateway Crossing**
City of Marysville Utility Availability
Union County Parcel No. 1500310060000 (Union County)

Dear Mr. Tobe,

The City has received your schematic site plan (attached Exhibit A) for the mixed-use Gateway Crossing development along Weldon Road on the Bennington property (Union County Parcel No. 1500310060000), and determined that there are downstream sanitary sewers and public waterlines to serve your proposed development within Union County (provided that the usage is consistent with a "typical" commercial amount).

The southern portion of your development is located in Franklin County (Washington Township), which is outside of the City of Marysville's utility service area. The City is able and willing to provide sanitary sewer and water services to the portion of the development in Franklin County as long as an intergovernmental agreement is reached giving the City of Marysville utility rights to serve this portion of the development.

There is a private sanitary sewer pump station within the adjacent Dublin Green property (Union County Parcel No. 1500310180040), at a depth that is able to serve the proposed Weldon Road mixed-use developments sanitary sewer. A sanitary sewer study will be required to determine if the private pump station, its four (4) inch force main, and the downstream gravity sewers have sufficient capacity to meet the sanitary sewer volume from the proposed development. If it is determined that the existing sanitary infrastructure (pump station, force main, gravity sewers, etc.) have sufficient capacity to serve the proposed Weldon Road mixed-use development, the Dublin Green private pump station will be required to be brought up to City of Marysville public pump station standards. These upgrades will be the sole responsibility of the Developer. The City can provide these standards and requirements if necessary. This development is within the City's Pump Station #2 surcharge area and will be assessed the applicable surcharge fees at the time capacity fees are due.

A twelve (12) inch public waterline is available on the adjacent Dublin Green property (Union County Parcel No. 1500310180040) and has adequate capacity to provide water service for proposed Weldon Road mixed-use development. Any waterline redundancy requirements can be coordinated with the Jerome Township Fire Department and the City of Marysville during the Preliminary / Final Plat and Engineering Plan Reviews. This development is within the City's "south of Fladt Road Water Tower" capacity fee surcharge area and will be assessed the applicable surcharge for water system (fire flow) upgrades at the time capacity fees are due.

Any required utility extensions (including the required public extension to and along Weldon Road) or upgrades will be the sole responsibility of the Developer. Also, all utility design standards and fees (including monthly user and one-time capacity charges) for the City's Utility System can be found on our website (www.marysvilleohio.org).

As a reminder, this property is within the Joint Economic Development District (JEDD) between Marysville and Jerome Township. Therefore, a signed petition requesting inclusion to the JEDD will be required prior to plan approval and is a requirement for connection to the Marysville public utilities. Please contact the Union County Economic Development Director (Eric Phillips) to coordinate this process.

Please contact us if you need additional clarification or wish to discuss this letter in further detail.

Sincerely,

Jeremy V. Hoyt, P.E.
Public Service Director

cc. Kyle Hoyng, P.E. (City of Marysville)
Brian Mullaney (City of Marysville)
Scott Sheppeard (City of Marysville)
Cory Smith (City of Marysville)
Luke Sutton (Union County Engineer's Office)

August 29, 2025

Sam Tobe – Kimley-Horn
7965 N. High Street, Suite 200, Columbus, OH 43235
Sam.tobe@kimley-horn.com
(380) 799 - 7828

RE: AEP Ohio Electric Service for Union County Ohio Parcel Number 15-0031006.0000

Dear **Sam**,

Thank you for your interest in utilizing AEP Ohio to serve the electrical needs for the proposed project located at parcel number **15-0031006.0000** in Union County, OH.

Based on the information provided, we have reviewed our distribution system in the area and have determined the subject project or site is located within AEP Ohio service territory. The specific details of this service have not been developed and may include Contribution In Aid of Construction (CIAC) charges to the customer. Specific details and associated CIAC charges may include but are not limited to: customer and company responsibilities, service type & characteristics, cable/conductor routing, overall project timing, and labor & equipment costs.

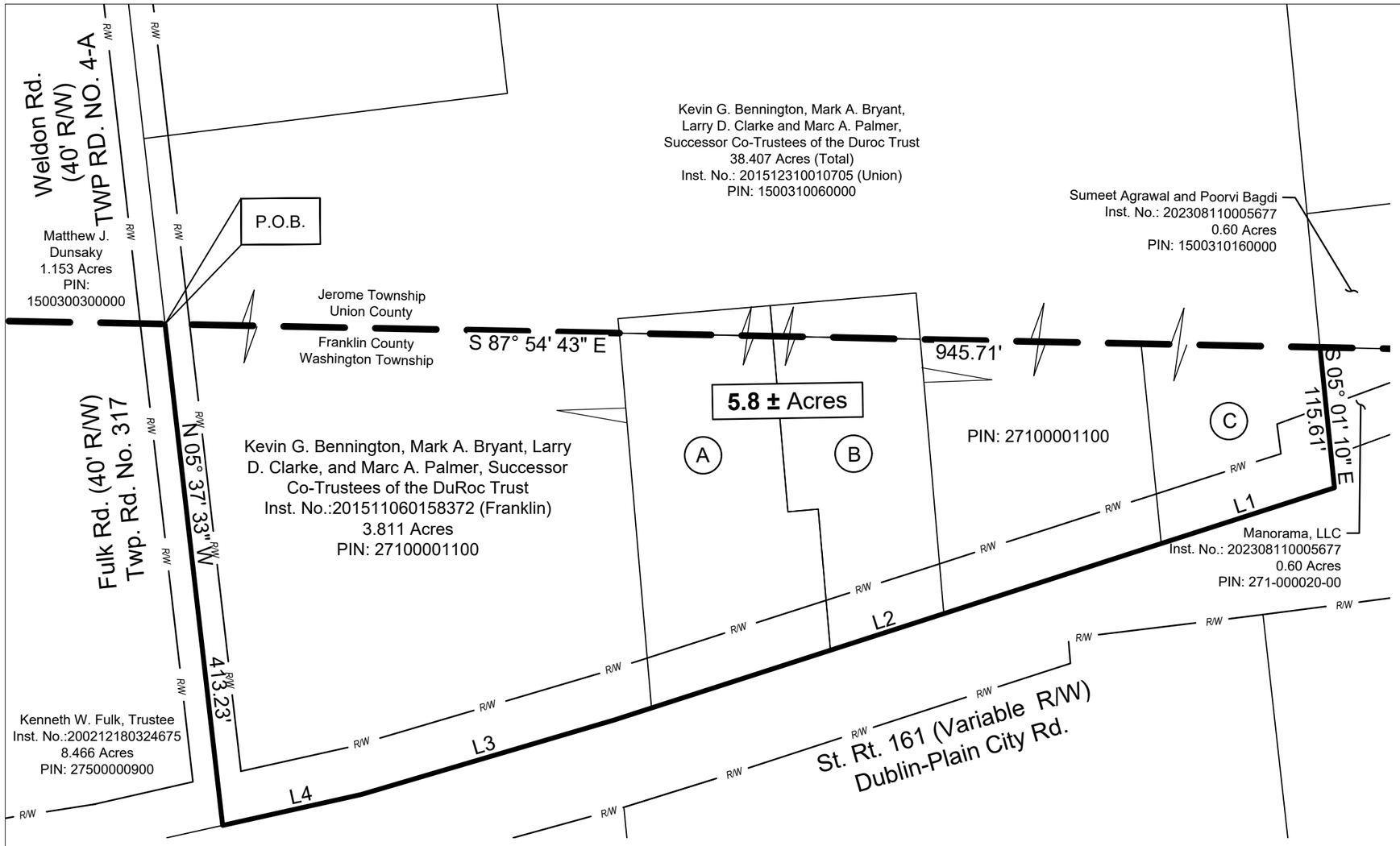
A Letter of Agreement (LOA) will be required for distribution voltage retail loads greater than $1,000,000 in total project costs and/or requesting over 10MW.

If you should have any questions regarding the electric service at this location, please feel free to contact me at **(614) 883-7805 or laschindel@aep.com**. To initiate the construction and service process please call 1-800-277-2177.

Sincerely,

Liberty A. Boyd

Liberty A. Boyd
Manager - Projects
AEP Ohio



100 0 100

GRAPHIC SCALE (IN FEET)

This exhibit was prepared from record information and GIS linework from the Franklin and Union County Engineer, Recorder, and Auditor's Offices and is not intended for the transfer of real property.

CESO
WWW.CESOINC.COM

Bennington Properties

5.8± Acre

Virginia Military Survey 6748, Township of Washington, County of Franklin, State of Ohio

© 2025 CESO, INC.

Project Number:	766821
Scale:	1" = 100'
Drawn By:	KBS
Checked By:	ALB
Date:	2/13/2026
Issue:	

Drawing Title:

Zoning Exhibit

LEGEND

- Property Line
- Proposed Zoning
- County Line
- R/W — Right-of-way

(A) 7608 St. Rt. 161, LLC
Inst. No.: 202205200077031
Tr. One - 0.903 Ac. (Franklin)
0.042 Ac. (Union)
PIN: 27100002600 (Franklin)
150031044000 (Union)

(B) 7608 St. Rt. 161, LLC
Inst. No.: 202205200077031
Tr. Two - 0.611 Ac. (Franklin)
0.085 Ac. (Union)
PIN: 27100002600 (Franklin)
1500310141000 (Union)

(C) Kevin G. Bennington, Mark A. Bryant, Larry D. Clarke, and Marc A. Palmer, Successor Co-Trustees of the DuRoc Trust
Inst. No.:201511060158372 (Franklin)
0.419 Acres
PIN: 27100001400

LINE TABLE

Line #	Direction	Length
L1	S73° 03' 27"W	149.01'
L2	S73° 02' 56"W	470.56'
L3	S74° 32' 20"W	215.71'
L4	S78° 22' 07"W	116.52'

GATEWAY CROSSING
WASHINGTON TOWNSHIP, FRANKLIN COUNTY, OHIO
REZONING PLAN

PROJECT TEAM

DEVELOPER/APPLICANT
K2 RETAIL DEVELOPMENT, LLC
6157 28TH STREET
GRAND RAPIDS, MI 49546
TEL: (616) 320-3334
EMAIL: KRISK@K-SQUAREDINC.COM
CONTACT: KRIS KRSTOVSKI

OWNER
KEVIN BENNINGTON

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
TEL: (614) 472-8546
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CONTACT: MIKE REEVES, PE

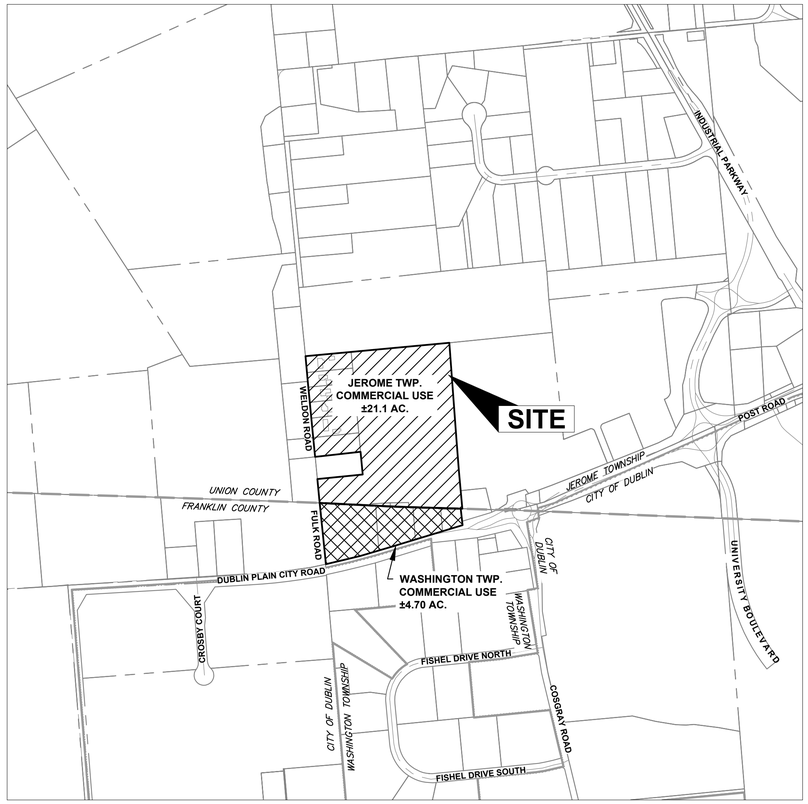
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
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COLUMBUS, OH 43235
TEL: (614) 696-5192
EMAIL: DANIEL.BIER@KIMLEY-HORN.COM
CONTACT: DANIEL BIER

FEMA

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X. COMMUNITY PANEL NUMBER 39159C0480D, EFFECTIVE DATE: DECEMBER 16TH, 2008, AND COMMUNITY PANEL NUMBER 39049C0127K, EFFECTIVE DATE JUNE 17TH, 2008.

REFERENCES

EXISTING TOPOGRAPHIC INFORMATION IS BASED ON AUDITOR AND LIDAR.



VICINITY MAP
SCALE: 1" = 500'

PORTION OF DEVELOPMENT SITE IN JEROME TOWNSHIP

PORTION OF DEVELOPMENT SITE IN WASHINGTON TOWNSHIP

SHEET INDEX	
SHEET NO.	SHEET TITLE
A	COVER SHEET – VICINITY MAP
B	EXISTING CONDITIONS PLAN
C	SITE AND PAVING PLAN
D	OPEN SPACE PLAN
E	TRUCK CIRCULATION
F	OVERALL GRADING & DRAINAGE PLAN
F.1	GRADING PLAN & DRAINAGE PLAN
F.2	GRADING PLAN & DRAINAGE PLAN
G	OVERALL UTILITY PLAN
G.1	UTILITY PLAN
G.2	UTILITY PLAN
H	SIGNAGE PLAN
H.1	SIGNAGE DETAILS
LA	OVERALL LANDSCAPE GRAPHIC
LA.1	OVERALL LANDSCAPE PLAN
LA.2	LANDSCAPE PLAN
LA.3	LANDSCAPE PLAN
LA.4	LANDSCAPE PLAN
LA.5	LANDSCAPE PLAN
LA.6	LANDSCAPE PLAN
LA.7	LANDSCAPE PLAN
LA.8	LANDSCAPE PLAN
LA.9	LANDSCAPE NOTES
LA.10	LANDSCAPE DETAILS

No.	REVISIONS	DATE	BY

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DESIGNED BY: SDT
DRAWN BY: SDT
CHECKED BY: MR

COVER SHEET - VICINITY MAP

K-2 Retail GATEWAY CROSSING
WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE: 4/9/2026
KHA PROJECT NO. 190385000
SHEET NUMBER
A

Drawing name: K:\CLB_LDEV\190385000_K2 Retail_Bennington\2 Design\CAD\PlanSheets\Washington Township Zoning Submission\COVER SHEET – VICINITY MAP.dwg Layout1 Apr 09, 2026 9:38am by: Sam.Tobe
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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- PROPERTY LINE
- R/W — RIGHT-OF-WAY
- EX. UTILITY POLE
- FUTURE ROAD
- EX. FENCE
- EX. DITCH
- EX. EASEMENT LINE
- EX. ℄

WELDON INVESTMENTS LLC
150-030032
2.00 AC

CONRAD FRANK L & FRANCES L
150-031007
0.67 AC

SCHMELZER ANDREW & KATHRN J LANG TRUSTEES
150-031008
0.69 AC

KAYS AMBER L & ROBERT L GANTZ
150-031009
0.69 AC

TIDD ROBERT P & CHRISTINE M
150-031010
0.69 AC

FIELDS JOHN R, TRUSTEE
150-030033
1.50 AC

VERSTEEG DENNIS K & MIRIAM S JT
150-031011
0.86 AC

DUNSAKY MATTHEW
150-0300311
0.50 AC

VERSTEEG DENNIS K & MIRIAM S JT
150-031012
0.86 AC

WAGNER DAVID C & MARSHA L
150-031013
1.03 AC

DUNSAKY MATTHEW J
150-030030
1.03 AC

BENNINGTON KEVIN G TRUSTEE & ETALS
150-031006
34.18 AC

DEWOLF PROPERTIES LLC
150-0310184
4.99 AC

COSTCO WHOLESALE CORPORATION
150-0310018005
15.96 AC

JEROME I ASSOCIATES LTD
150-0310180040
17.88 AC

7608 SR 161, LLC
150-031044
0.04 AC

7608 SR 161, LLC
150-0310141
0.09 AC

AGRAWAL SUMEET & POORVI BAGDI
150-0310160
0.60 AC

AGRAWAL SUMEET & BAGDI POORVI
271-000020
0.17 AC

FULK KENNETH W TR
271-000004
5.47 AC

BENNINGTON KEVIN G SU TR
271-000011
2.65 AC

7608 ST RT 161 LLC
271-000026
1.51 AC

BENNINGTON KEVIN G SU TR
271-000011
2.65 AC

BENNINGTON KEVIN G SU TR
271-000014
0.54 AC

UNION COUNTY
FRANKLIN COUNTY

WELDON ROAD

FULK ROAD

DUBLIN PLAIN CITY ROAD

POST ROAD

COSGRAY ROAD

JEROME TOWNSHIP
CITY OF DUBLIN

WASHINGTON TOWNSHIP
CITY OF DUBLIN

S87°13'48"E 333.15'
S86°50'10"E 129.17'
S87°44'54"E 124.10'
S87°54'23"E 181.14'
S89°12'28"E 132.42'
N6°49'34"W 83.44'
N6°31'07"W 25.78'
N73°02'55"E 61.59'
N73°02'55"E 76.94'
N73°02'56"E 85.11'
N73°02'55"E 32.01'
N73°02'56"E 250.52'
N73°02'55"E 102.92'
S4°47'26"E 406.20'
N78°16'42"E 116.62'
N74°32'20"E 215.71'

No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED	DESIGNED BY: SDT	DRAWN BY: SDT	CHECKED BY: MR

EXISTING CONDITIONS PLAN

K-2 Retail GATEWAY CROSSING

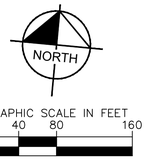
WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE:
4/9/2026

KHA PROJECT NO.
190385000

SHEET NUMBER

B



LEGEND

- ZONING BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- EX. UTILITY POLE
- FUTURE ROAD
- EX. FENCE
- EX. DITCH
- EX. EASEMENT LINE
- EX. ℄
- PROP. EASEMENT LINE
- PROP. FENCE
- SETBACK LINE
- STANDARD CURB & GUTTER

PARKING SUMMARY

OUTPARCEL 1:		
PARKING SPACES REQUIRED:	= 81	SPACES
PARKING SPACES PROVIDED	= 226	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 7	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 9	SPACES
OUTPARCELS 2:		
PARKING SPACES REQUIRED:	= 24	SPACES
PARKING SPACES PROVIDED	= 69	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 3	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 6	SPACES
OUTPARCELS 3:		
PARKING SPACES REQUIRED:	= 49	SPACES
PARKING SPACES PROVIDED	= 49	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 2	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 2	SPACES

PAVING LEGEND

- STANDARD DUTY ASPHALTIC PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK

LOT SPLIT FROM LARGER PARCEL NOT INCLUDED
JEROME TOWNSHIP
17.70 AC.

FUTURE STUB
FUTURE STUB
R=21.3'
R=21.3'
R=35.0'
PROP 20-FT SETBACK
R=40.0'
PROP 50-FT SETBACK

PROPOSED COMMERCIAL USE
JEROME TOWNSHIP
17.19 AC.

TOTAL BUILDING
FOOTPRINT = 126,587 SF

RETAIL UNIT A | RETAIL UNIT B | RETAIL UNIT C | RETAIL UNIT D | RETAIL UNIT E | RETAIL UNIT F | RETAIL UNIT G

5.0' 30.0' 33.3'
R=5.0'
30.0' 30.0'
9.0' (TYP.) 38.0' (TYP.) 9.0' (TYP.) 38.0' (TYP.) 9.0' (TYP.)
26.0' 22.0' 30.0' 26.0'
5.0'
R=4.0'
PROP 20-FT SETBACK

PROPOSED OUTPARCEL 5
JEROME TOWNSHIP
1.23 AC.

EX. RESIDENTIAL
NOT INCLUDED

FUTURE OUTPARCEL 4
JEROME TOWNSHIP
2.13 AC.

PROPOSED OUTPARCEL 1
JEROME TOWNSHIP
1.18 AC.

PROPOSED OUTPARCEL 2
JEROME TOWNSHIP
0.76 AC.

PROPOSED OUTPARCELS 3
JEROME TOWNSHIP
1.04 AC.

WELDON ROAD
PROP 30-FT SETBACK
PROP 20-FT SETBACK
R=35.0'
R=35.0'
TRENTON DRIVE
25.0'
CLARK DRIVE
25.0'
30.0' 30.0'
9.0'
R=35.0'
R=35.0'
9.0'
R=4.0'
25.0' 25.7' 26.0'
N87°12'39"W 298.76'
N86°50'54"W 130.91'
N5°36'34"W 187.71'
S5°06'24"E 95.00'
35.0'
44.0'
41.2'
45.3'
22.0'
19.0'
25.3'
25.8'
PROP 30-FT SETBACK
12.0'
12.0'
N87°52'05"W 194.00'
N89°11'46"W 137.66'
S5°25'32"E 119.66'
PROPOSED OUTPARCELS 3
WASHINGTON TOWNSHIP
0.38 AC.
16.0'
9.0' TYP.
25.0'
N5°36'34"W 103.03'
25.0'
JEROME TOWNSHIP
WASHINGTON TOWNSHIP
PROPOSED OUTPARCEL 1
WASHINGTON TOWNSHIP
2.53 AC.
FULK ROAD
PROP 30-FT SETBACK
SHERRY DRIVE
S4°47'26"E 406.20'
25.0' 30.0' 38.0' TYP. 25.0' 25.0' 31.7' 25.0'
9.0' (TYP.)
PROP 25-FT SETBACK
R=4.0'
R=35.0'
PROPOSED
MONUMENT SIGN
DUBLIN PLAIN CITY ROAD
N73°02'55"E 138.53'
N64°45'13"W 109.22'
N73°02'56"E 188.04'
N73°02'56"E 250.52'
WASHINGTON TOWNSHIP
CITY OF DUBLIN
N75°36'17"E 364.14'
CITY OF DUBLIN
WASHINGTON TOWNSHIP
PROPOSED OUTPARCEL 2
WASHINGTON TOWNSHIP
0.59 AC.
UNION COUNTY
FRANKLIN COUNTY

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SDT
DRAWN BY: SDT
CHECKED BY: MR

SITE AND PAVING PLAN

K-2 Retail GATEWAY CROSSING

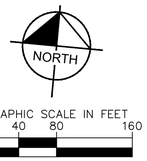
WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE:
4/9/2026

KHA PROJECT NO.
190385000

SHEET NUMBER
C

Drawing name: K:\CLB_LDEV\190385000_K2 Retail_Bennington\2 Design\CAD\PlanSheets\Washington Township Zoning Submission\SITE AND PAVING PLAN.dwg Layout1 Apr 09, 2026 9:38am by: Sam.Tobe
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LEGEND

OPEN SPACE

SITE DATA

NET ACREAGE:	± 6.48 AC
OPEN SPACE:	
OPEN SPACE REQUIREMENT	± 0.65 AC (10% TOTAL NET AC)
TOTAL SITE OPEN SPACE:	± 1.28 AC (± 19.75% NET AC)

*OPEN SPACE TO BE MANAGED BY OWNER

LOT SPLIT FROM LARGER PARCEL NOT INCLUDED
JEROME TOWNSHIP
17.70 AC.

FUTURE STUB

FUTURE STUB

PROPOSED COMMERCIAL USE
JEROME TOWNSHIP
17.19 AC.

TOTAL BUILDING
FOOTPRINT = 126,587 SF

RETAIL UNIT A

RETAIL UNIT B

RETAIL UNIT C

RETAIL UNIT D

RETAIL UNIT E

RETAIL UNIT F

PROPOSED OUTPARCEL 5
JEROME TOWNSHIP
1.23 AC.

EX. RESIDENTIAL
NOT INCLUDED

PROPOSED OUTPARCEL 1
JEROME TOWNSHIP
1.18 AC.

FUTURE OUTPARCEL 4
JEROME TOWNSHIP
2.13 AC.

OPEN SPACE B
± 0.16 AC

PROPOSED OUTPARCEL 2
JEROME TOWNSHIP
0.76 AC.

OPEN SPACE C
± 0.41 AC

PROPOSED OUTPARCELS 3
JEROME TOWNSHIP
1.04 AC.

WELDON ROAD

TRENTON DRIVE

CLARK DRIVE

UNION COUNTY

FRANKLIN COUNTY

OPEN SPACE A
± 0.71 AC

OPEN SPACE A
± 0.71 AC

FULK ROAD

JEROME TOWNSHIP
WASHINGTON TOWNSHIP

PROPOSED OUTPARCELS 3
WASHINGTON TOWNSHIP
0.38 AC.

FULK KENNETH W TR
271-000004
5.47 AC

BENNINGTON KEVIN
C SU TR
271-000011
2.65 AC

PROPOSED OUTPARCEL 1
WASHINGTON TOWNSHIP
2.53 AC.

SHERRY DRIVE

OUTPARCEL 3
1.7 AC.

DUBLIN PLAIN CITY ROAD

WASHINGTON TOWNSHIP

CITY OF DUBLIN

CITY OF DUBLIN

WASHINGTON TOWNSHIP

PROPOSED OUTPARCEL 2
WASHINGTON TOWNSHIP
0.59 AC.

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SCALE: AS NOTED
DESIGNED BY: SDT
DRAWN BY: SDT
CHECKED BY: MR

OPEN SPACE PLAN

K-2 Retail GATEWAY CROSSING

WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE:
4/9/2026

KHA PROJECT NO.
190385000

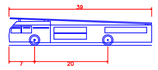
SHEET NUMBER

D

Drawing name: K:\CLB_LDEV\190385000_K2 Retail_Bennington\2 Design\CAD\PlanSheets\Washington Township Zoning Submission\OPEN SPACE PLAN.dwg Layout1 Apr 09, 2026 9:39am by: Sam.Tobe
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GRAPHIC SCALE IN FEET
0 40 80 160



Aerial Fire Truck	39.000ft
Overall Length	8.167ft
Overall Width	7.500ft
Overall Body Height	0.750ft
Min Body Ground Clearance	8.167ft
Track Width	5.00s
Lock-to-lock time	45.00°
Max Wheel Angle	

AERIAL FIRE TRUCK TRUCK DIMENSIONS

LOT SPLIT FROM LARGER PARCEL NOT INCLUDED
JEROME TOWNSHIP
17.70 AC.

FUTURE STUB

FUTURE STUB

PROPOSED COMMERCIAL USE
JEROME TOWNSHIP
17.19 AC.

TOTAL BUILDING
FOOTPRINT = 126,587 SF

RETAIL UNIT A

RETAIL UNIT B

RETAIL UNIT C

RETAIL UNIT D

RETAIL UNIT E

RETAIL UNIT F

PROPOSED OUTPARCEL 5
JEROME TOWNSHIP
1.23 AC.

EX. RESIDENTIAL
NOT INCLUDED

PROPOSED OUTPARCEL 1
JEROME TOWNSHIP
1.18 AC.

FUTURE OUTPARCEL 4
JEROME TOWNSHIP
2.13 AC.

PROPOSED OUTPARCEL 2
JEROME TOWNSHIP
0.76 AC.

PROPOSED OUTPARCELS 3
JEROME TOWNSHIP
1.04 AC.

WELDON ROAD

TRENTON DRIVE

CLARK DRIVE

UNION COUNTY

FRANKLIN COUNTY

FULK ROAD

JEROME TOWNSHIP

WASHINGTON TOWNSHIP

PROPOSED OUTPARCELS 3
WASHINGTON TOWNSHIP
0.38 AC.

FULK KENNETH W TR
271-000004
5.47 AC

OUTPARCEL 3
1.7 AC.

BENNINGTON KEVIN
G SU TR
271-000044
2.53 AC.

PROPOSED OUTPARCEL 1
WASHINGTON TOWNSHIP
2.53 AC.

SHERRY DRIVE

DUBLIN PLAIN CITY ROAD

WASHINGTON TOWNSHIP

CITY OF DUBLIN

CITY OF DUBLIN

WASHINGTON TOWNSHIP

PROPOSED OUTPARCEL 2
WASHINGTON TOWNSHIP
0.59 AC.

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DRAWN BY: SDT
CHECKED BY: MR

TRUCK CIRCULATION

K-2 Retail GATEWAY CROSSING

WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE:
4/9/2026

KHA PROJECT NO.
190385000

SHEET NUMBER

E

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GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- C/L — EXISTING CENTERLINE
- ST — EXISTING STORM
- ST — PROPOSED STORM SEWER
- RD — PROPOSED ROOF DRAIN
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- 730 — EXISTING INDEX CONTOUR
- 731 — EXISTING INTERMEDIATE CONTOUR
- 730 — PROPOSED INDEX CONTOUR
- 731 — PROPOSED INTERMEDIATE CONTOUR

TROYER JONATHAN L, TROYER CHASITY
150-030026
1.00 AC

WELDON INVESTMENTS LLC
150-030032
2.00 AC

FIELDS JOHN R, TRUSTEE
150-030033
1.50 AC

DUNSAKY MATTHEW J
150-0300311
0.50 AC

DUNSAKY MATTHEW J
150-030030
1.03 AC

FULK KENNETH W TR
271-000004
5.47 AC

OUTPARCEL 3
1.7 AC.

LOT SPLIT FROM LARGER PARCEL NOT INCLUDED
JEROME TOWNSHIP
17.70 AC.

PROPOSED COMMERCIAL USE
JEROME TOWNSHIP
17.19 AC.

TOTAL BUILDING FOOTPRINT = 126,587 SF

PROPOSED BUILDING FFE: ±944.33

RETAIL UNIT A
RETAIL UNIT B
RETAIL UNIT C
RETAIL UNIT D
RETAIL UNIT E
RETAIL UNIT F

FUTURE STUB

EX. RESIDENTIAL NOT INCLUDED

FUTURE OUTPARCEL
JEROME TOWNSHIP
2.12 AC.

PROPOSED OUTPARCEL 1
JEROME TOWNSHIP
1.18 AC.

FUTURE OUTPARCEL 1
WASHINGTON TOWNSHIP
2.53 AC.

PROPOSED OUTPARCELS 2 & 3
JEROME TOWNSHIP
1.79 AC.

PROPOSED OUTPARCELS 2 & 3
WASHINGTON TOWNSHIP
0.96 AC.

TRENTON DRIVE
CLARK DRIVE
WELDON ROAD
FULK ROAD
SHERRY DRIVE
DUBLIN PLAIN CITY ROAD

UNION COUNTY
FRANKLIN COUNTY
JEROME TOWNSHIP
WASHINGTON TOWNSHIP
CITY OF DUBLIN

Drawing name: K:\CLB_LDEV\190385000_K2 Retail_Bennington\2 Design\CAD\PlanSheets\Washington Township Zoning Submission\OVERALL GRADING PLAN.dwg Layout1 Apr 09, 2026 9:39am by: Sam.Tobe
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SCALE: AS NOTED
DESIGNED BY: SDT
DRAWN BY: SDT
CHECKED BY: MR

OVERALL GRADING & DRAINAGE PLAN

K-2 Retail GATEWAY CROSSING

WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE: 4/9/2026

KHA PROJECT NO. 190385000

SHEET NUMBER

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- ZONING LINE
- RIGHT OF WAY
- ST ST ST — PROPOSED STORM SEWER
- RD RD RD — PROPOSED ROOF DRAIN
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- XXX.XX — GROUND ELEVATION
- RIDGE LINE
- MAJOR FLOOD ROUTING ARROW
- EMERGENCY OVERFLOW LOCATION
- 730 — EXISTING INDEX CONTOUR
- 731 — EXISTING INTERMEDIATE CONTOUR
- 730 — PROPOSED INDEX CONTOUR
- 731 — PROPOSED INTERMEDIATE CONTOUR

WELDON ROAD

PROPOSED COMMERCIAL USE
JEROME TOWNSHIP
17.19 AC.

TOTAL BUILDING
FOOTPRINT = 144,115 SF

PROPOSED
BUILDING
FFE: ±944.33

RETAIL UNIT A
RETAIL UNIT B
RETAIL UNIT C
RETAIL UNIT D
RETAIL UNIT E
RETAIL UNIT F

MATCHLINE – SEE SHEET F.2

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SDT
DRAWN BY: SDT
CHECKED BY: MR

GRADING PLAN & DRAINAGE PLAN

K-2 Retail GATEWAY CROSSING

WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE:
4/9/2026

KHA PROJECT NO.
190385000

SHEET NUMBER

F.1

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- ZONING LINE
- RIGHT OF WAY
- ST ST ST — PROPOSED STORM SEWER
- RD RD RD — PROPOSED ROOF DRAIN
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- XXX.XX — GROUND ELEVATION
- RIDGE LINE
- MAJOR FLOOD ROUTING ARROW
- EMERGENCY OVERFLOW LOCATION
- 730 — EXISTING INDEX CONTOUR
- 731 — EXISTING INTERMEDIATE CONTOUR
- **730** — PROPOSED INDEX CONTOUR
- 731 — PROPOSED INTERMEDIATE CONTOUR

MATCHLINE – SEE SHEET F.1

EX. RESIDENTIAL NOT INCLUDED

FUTURE OUTPARCEL 4
JEROME TOWNSHIP
2.12 AC.

PROPOSED OUTPARCEL 1
FFE=945.60

PROPOSED OUTPARCEL 2
FFE=944.50

PROPOSED OUTPARCEL 3
FFE=944.50

FFE=945.00

WELDON ROAD

UNION COUNTY

FRANKLIN COUNTY

JEROME TOWNSHIP

WASHINGTON TOWNSHIP

DUBLIN PLAIN CITY ROAD

WASHINGTON TOWNSHIP

CITY OF DUBLIN

CITY OF DUBLIN

WASHINGTON TOWNSHIP

Drawing name: K:\CLB_LDEV\190385000_K2 Retail_Bennington\2 Design\CAD\PlanSheets\Washington Township Zoning Submission\GRADING PLAN.dwg Layout1 (2) Apr 09, 2026 9:39am by: Sam.Tobe

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GRADING PLAN & DRAINAGE PLAN

K-2 Retail GATEWAY CROSSING

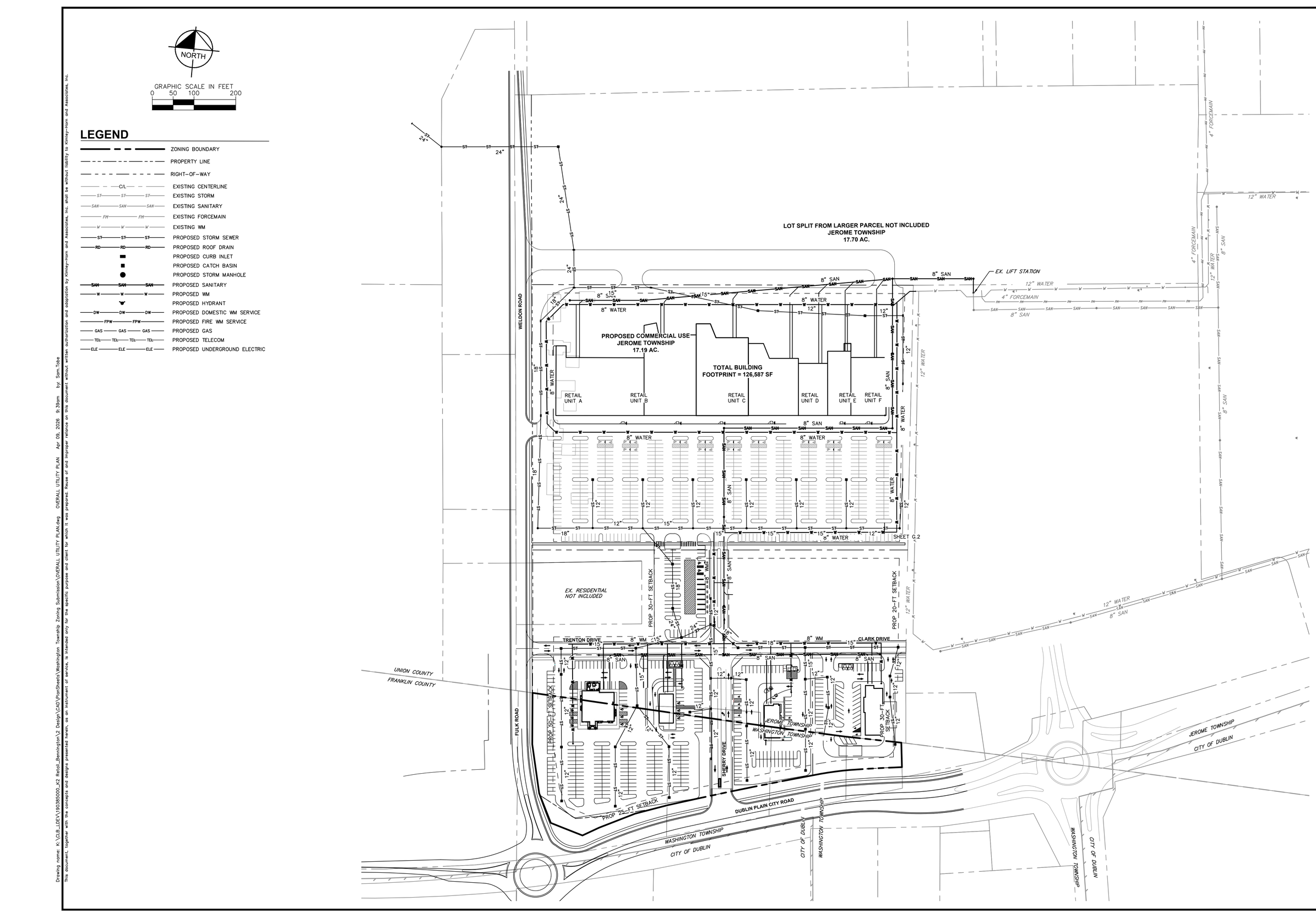
WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE:
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KHA PROJECT NO.
190385000

SHEET NUMBER

F.2



Drawing name: K:\CLB_LDEV\190385000_K2 Retail_Bennington\2 Design\CAD\PlanSheets\Washington Township Zoning Submission\OVERALL UTILITY PLAN.dwg OVERALL UTILITY PLAN Apr 09, 2026 9:39am by: Sam.Tobe

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OVERALL UTILITY PLAN

K-2 Retail GATEWAY CROSSING

WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE: 4/9/2026

KHA PROJECT NO. 190385000

SHEET NUMBER

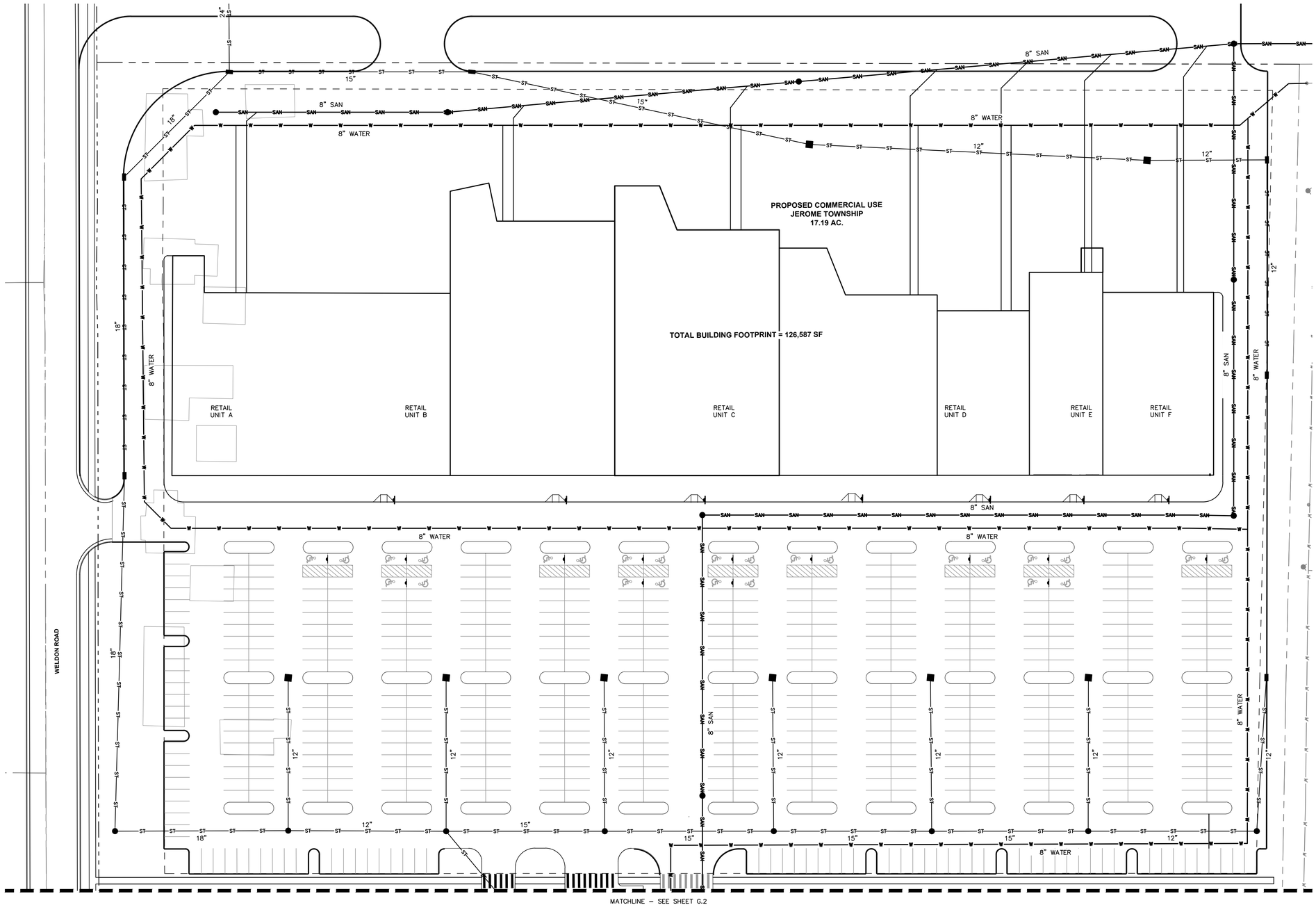
G

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- ZONING BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- C/L — EXISTING CENTERLINE
- ST — EXISTING STORM
- SAN — EXISTING SANITARY
- FM — EXISTING FORCEMAIN
- W — EXISTING WATER
- ST — PROPOSED STORM SEWER
- RD — PROPOSED ROOF DRAIN
- PROPOSED CURB INLET
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- SAN — PROPOSED SANITARY
- W — PROPOSED WATER
- PROPOSED HYDRANT
- DW — PROPOSED DOMESTIC WATER SERVICE
- FPW — PROPOSED FIRE WATER SERVICE
- GAS — PROPOSED GAS
- TEL — PROPOSED TELECOM
- ELE — PROPOSED UNDERGROUND ELECTRIC



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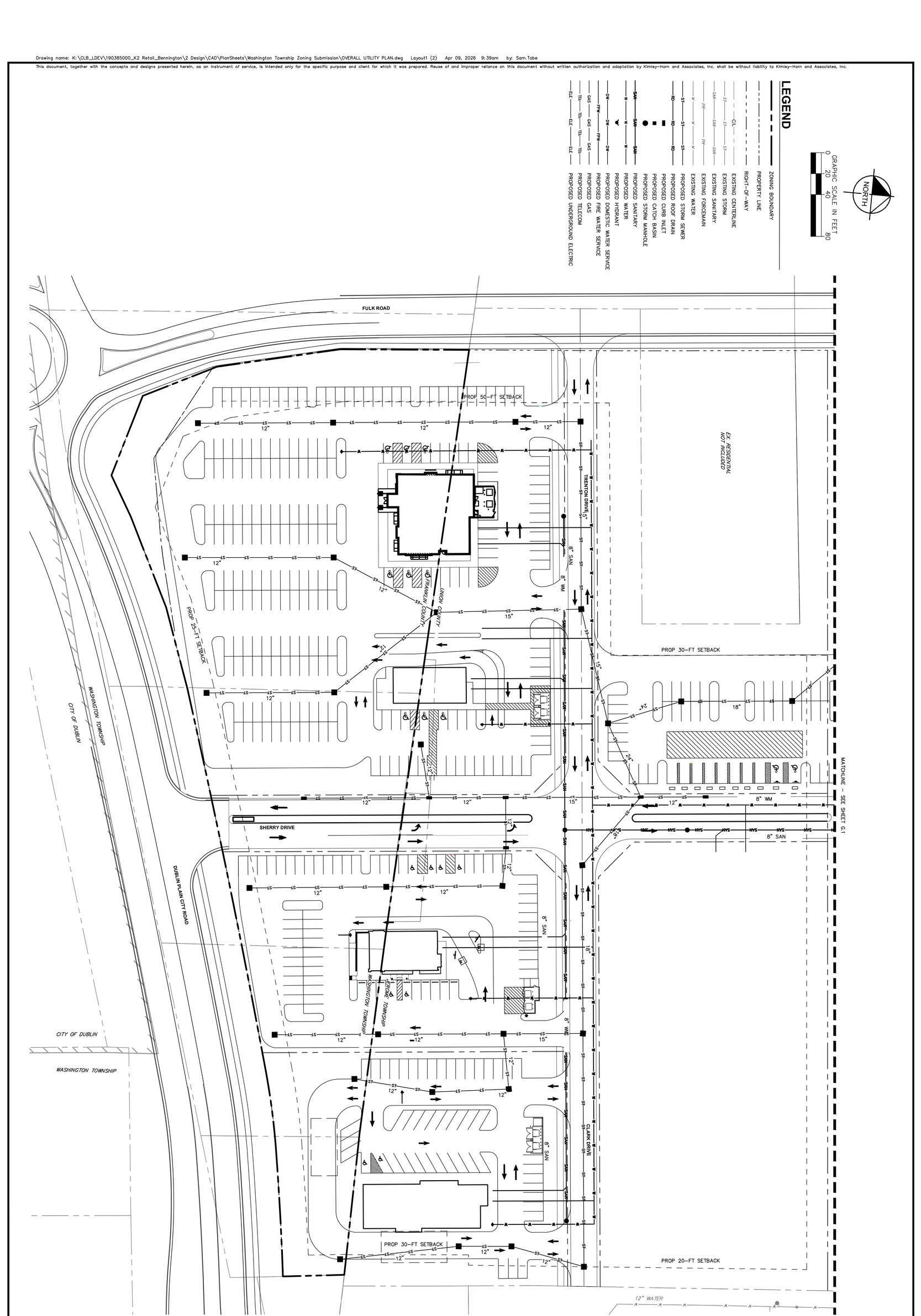
UTILITY PLAN

K-2 Retail GATEWAY CROSSING

WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE: 4/9/2026
KHA PROJECT NO. 190385000
SHEET NUMBER
G.1

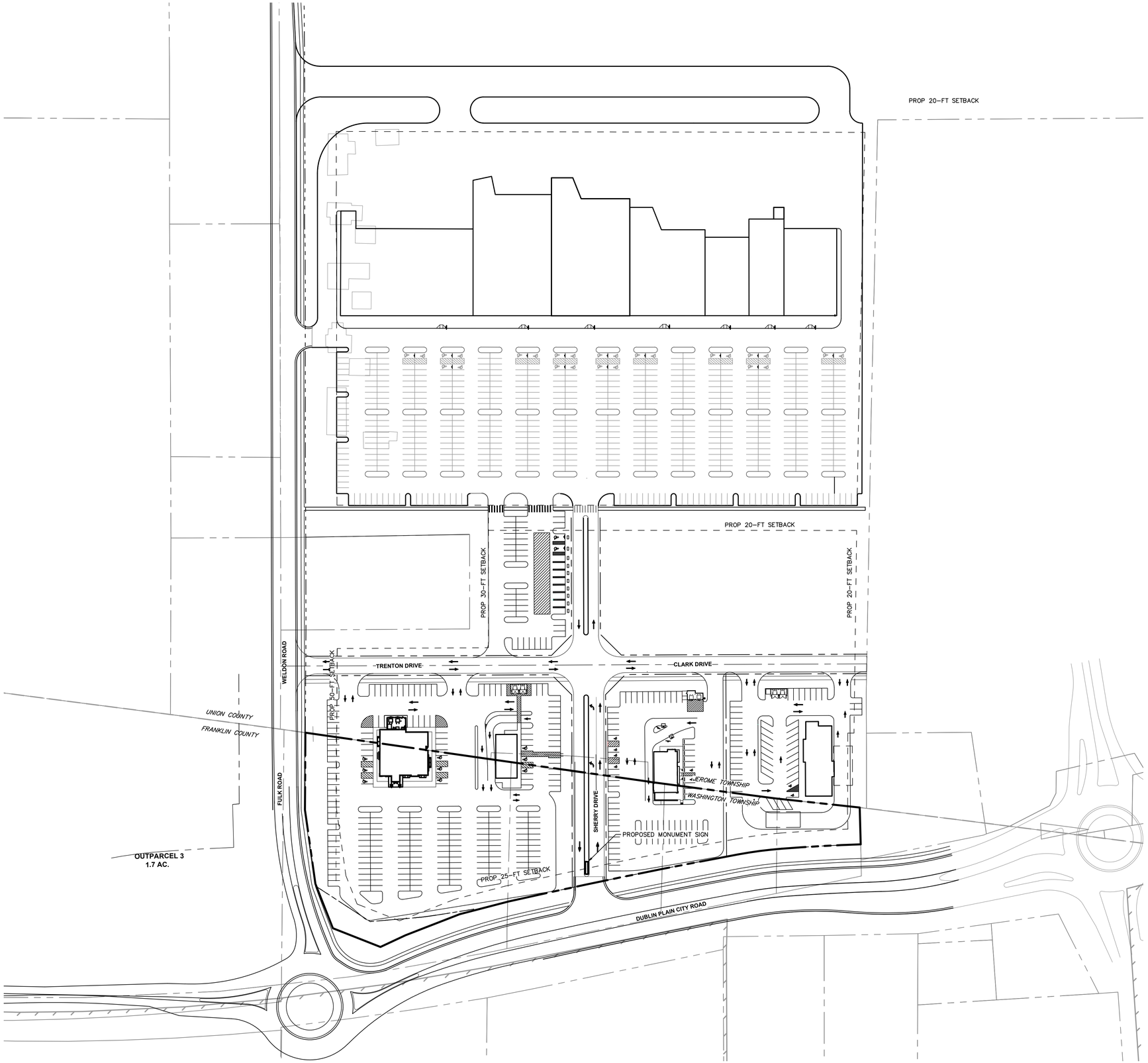
Drawing name: K:\CLB_LDEV\190385000_K2 Retail_Bennington\2 Design\CAD\PlanSheets\Washington Township Zoning Submission\OVERALL UTILITY PLAN.dwg Layout1 (2) Apr 09, 2026 9:39am by: Sam.Tobe
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G.2 SHEET NUMBER	ORIGINAL ISSUE: 4/9/2026 KHA PROJECT NO. 190385000	**K-2 Retail GATEWAY CROSSING** WELDON RD, PLAIN CITY, OH 43064	**UTILITY PLAN**	SCALE: AS NOTED DESIGNED BY: SDT DRAWN BY: SDT CHECKED BY: MR

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No.	REVISIONS	DATE	BY



Drawing name: K:\CLB_LDEV\190385000_K2 Retail_Bennington\2 Design\CAD\PlanSheets\Washington Township Zoning Submission\SIGNAGE PLAN.dwg Layout1 Apr 09, 2026 9:38am by: Sam.Tobe
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SIGNAGE PLAN

K-2 Retail GATEWAY CROSSING

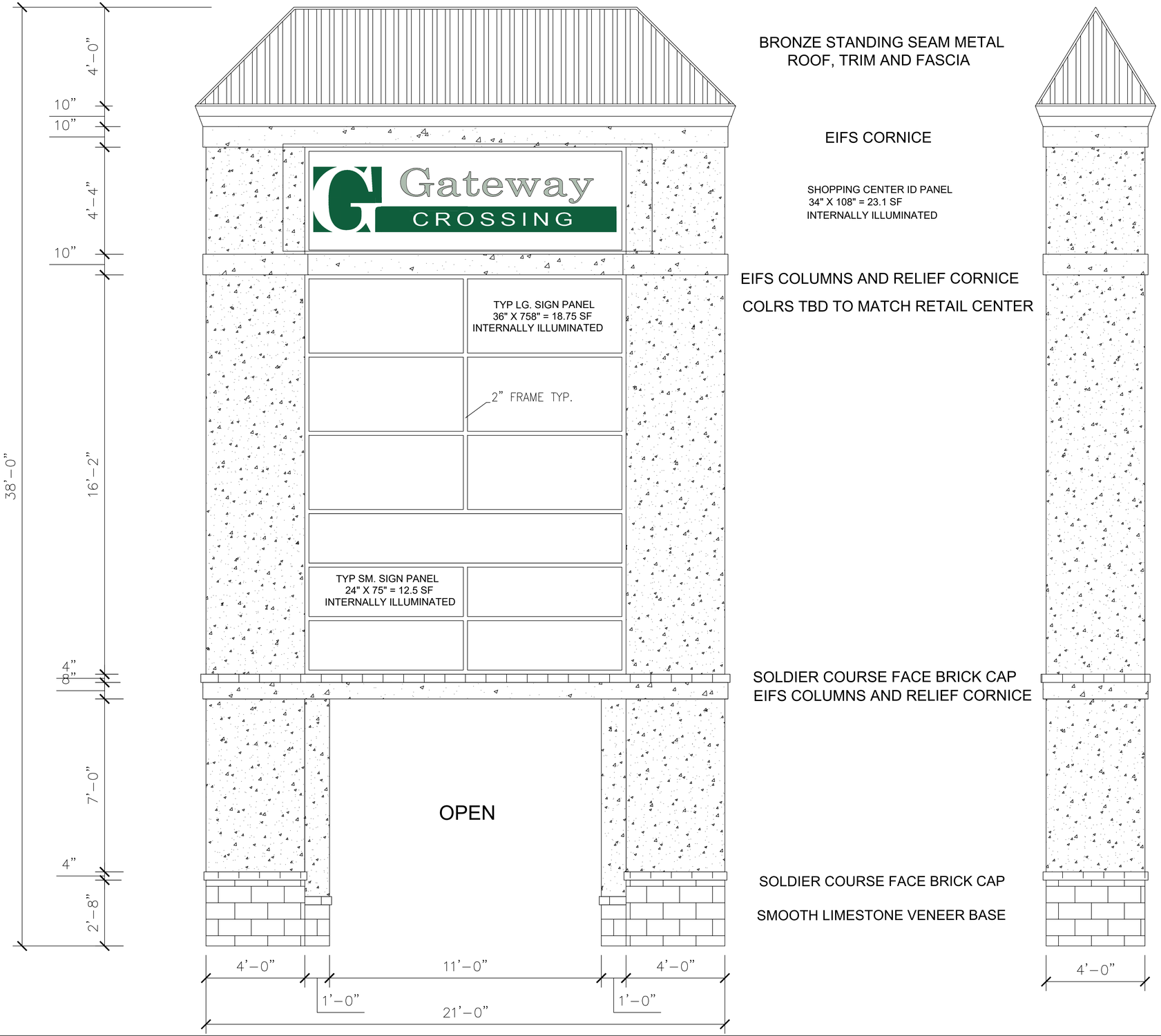
WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE:
4/9/2026

KHA PROJECT NO.
190385000

SHEET NUMBER

E



SCALE : 1/2" = 1'0"

DOUBLE SIDED TYP. ELEVATION | 1

DESIGNER PE/KK

Signage

ARCHITECT STAMP

PROJECT TITLE

SITE IMPROVEMENT FOR

PROPOSED PYLON SIGN

Faulk Rd & S.R. 161
Jerome TWP. OH

DRAWING TITLE

Gateway CROSSING

NOTES:
THIS DRAWING WAS ORIGINALLY SCALED FOR A SHEET SIZE OF 24" X 36". IF PRINTED ON A SHEET SIZE OTHER THAN THIS, IT MAY NOT BE SCALED AS NOTED.

REVISIONS

NO.	DATE	REMARKS
1	4/07/26	DEVELOPER EDIT

DATE: 7/03/2025

SHEET NO.

Pylon

Dublin Green Sign for Comparable Purposes

MATERIAL FINISH KEY

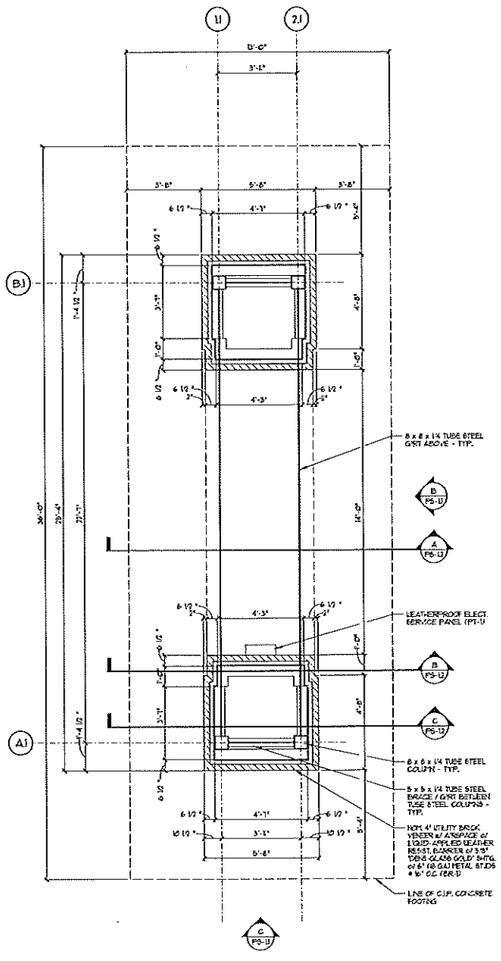
MARK	MANUFACTURER	DESCRIPTION	REMARKS
BRICK - UTILITY SIZE UNITS (3 5/8" x 3 5/8" x 11 5/8")			
BR-1	BELDEN - BELGREST	FACE BRICK - MIDLAND BLEND BR	MORTAR - T.B.D.
BR-2	BELDEN - BELGREST	FACE BRICK - ST. BAVON BLEND BR	MORTAR - T.B.D.
ALTERNATE MANUFACTURERS ACCEPTABLE			
NOTE - TEXTURE AND COLOR OF FACE BRICK FINISH TO MATCH ADJACENT PYLON AREA BRICK FINISH / COLOR (MULTIPLE COLORS FOR BLENDED) - TYP.			

MARK	MANUFACTURER	DESCRIPTION	REMARKS
CAST STONE - SIZES TO BE DETERMINED			
CS-1	READING ROCK ROCKCAST	BUCKSKIN SPLIT-FACE B1303	MORTAR - T.B.D.
CS-2	READING ROCK ROCKCAST	BUCKSKIN SMOOTH B1300	MORTAR - T.B.D.
ALTERNATE MANUFACTURERS ACCEPTABLE			
NOTE - TEXTURE AND COLOR OF FACE STONE FINISH TO MATCH ADJACENT PYLON AREA CAST STONE FINISH / COLOR - TYP.			

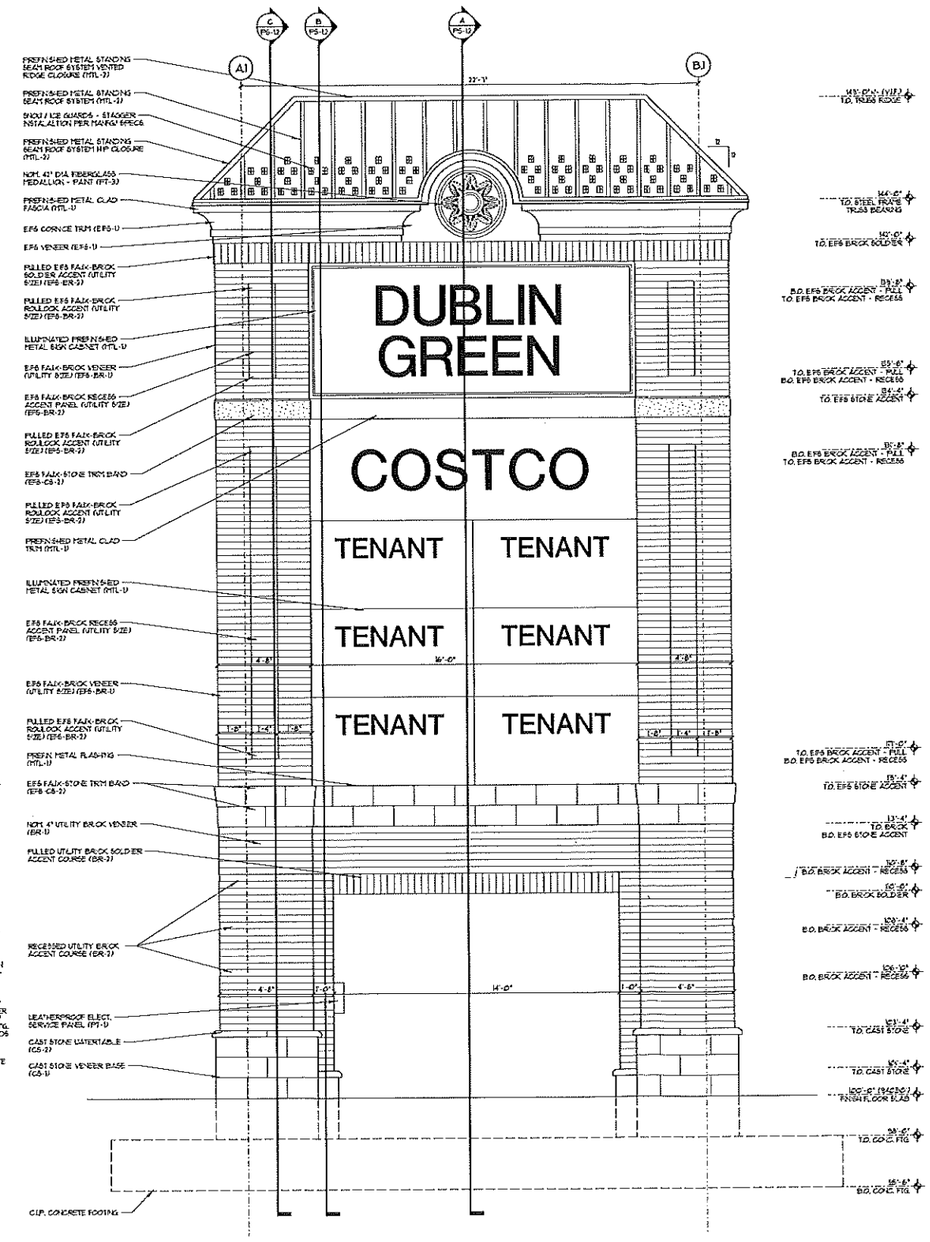
MARK	MANUFACTURER	DESCRIPTION	REMARKS
EXTERNAL INSULATION AND FINISH SYSTEM (EIFS)			
EFS-1	DRYVIT	BARVARIAN WOOD 448	SANDPEBBLE FINE FINISH
EFS-BR-1	DRYVIT	COLOR / TEXTURE TO MATCH BRICK	FACE BRICK FINISH
EFS-CS-1	DRYVIT	COLOR / TEXTURE TO MATCH CAST STONE	FACE STONE FINISH
ALTERNATE MANUFACTURERS ACCEPTABLE			

MARK	MANUFACTURER	DESCRIPTION	REMARKS
PREFINISHED METAL			
PFM-1	DFS	'EDGE'	TRIM, SIGN CABINET
PFM-2	DFS	'CLASSIC BRONZE'	METAL ROOF, TRIM
ALTERNATE MANUFACTURERS ACCEPTABLE			

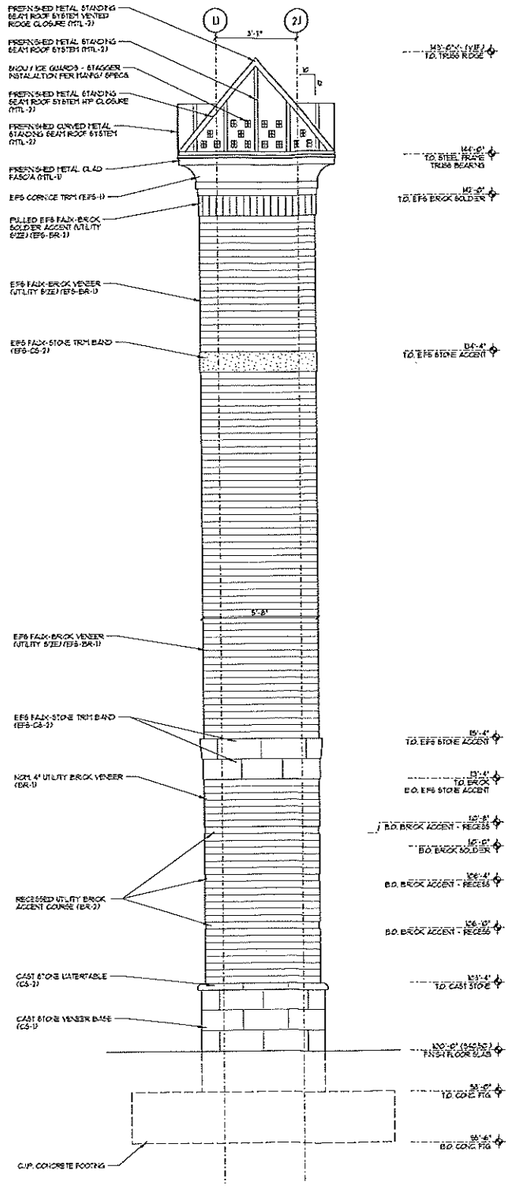
MARK	MANUFACTURER	DESCRIPTION	REMARKS
PAINT			
PT-1	SHERWIN WILLIAMS	6071 'STATUS BRONZE'	UTILITY ITEMS
PT-2	SHERWIN WILLIAMS	6069 'ANTIQUE WHITE'	TRIM
ALTERNATE MANUFACTURERS ACCEPTABLE			



A PYLON SIGN #1 - PLAN
SCALE 3/8" = 1'-0"



B PYLON SIGN #1 - EAST ELEVATION
SCALE 3/8" = 1'-0"



C PYLON SIGN #1 - SOUTH ELEVATION
SCALE 3/8" = 1'-0"

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DUBLIN GREEN – PYLON SIGNS
STATE ROUTE 161 (POST ROAD) & INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064
JEROME TOWNSHIP, UNION COUNTY
FOR
JOSEPH SKILKEN & CO.
50 W. BROAD STREET
COLUMBUS, OHIO 43215

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ISSUE	REVISION	DATE
BID ISSUE		MAY 17, 2017
ZONING CERT.		MAY 19, 2017

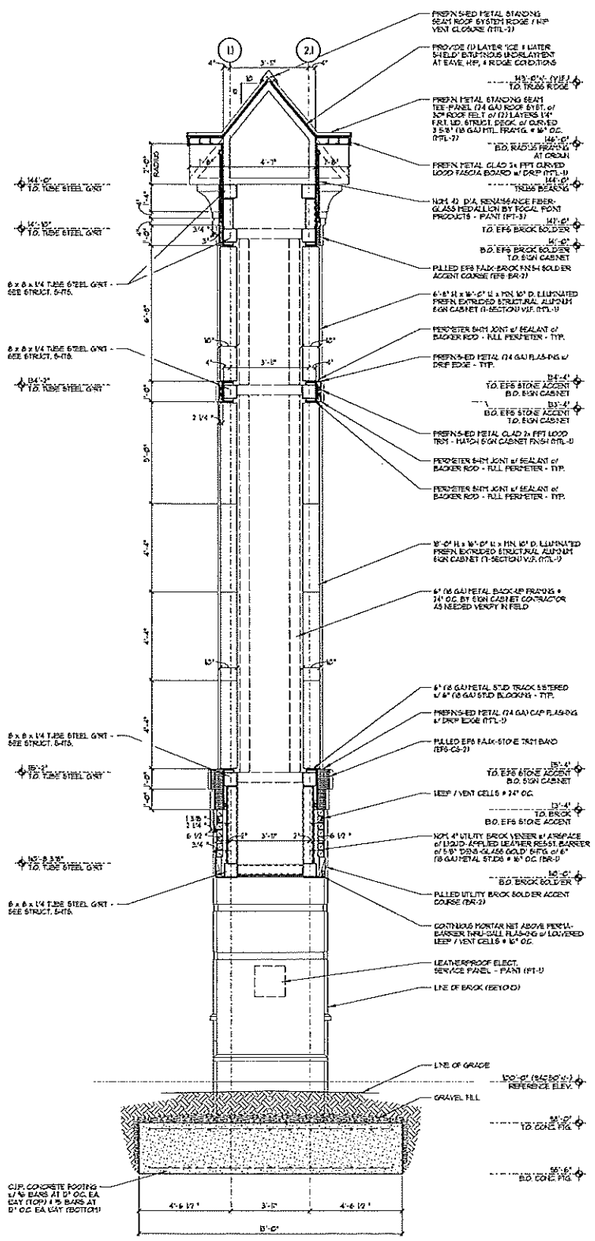
PYLON SIGN #1
PLAN & ELEVATIONS

PS-1.1

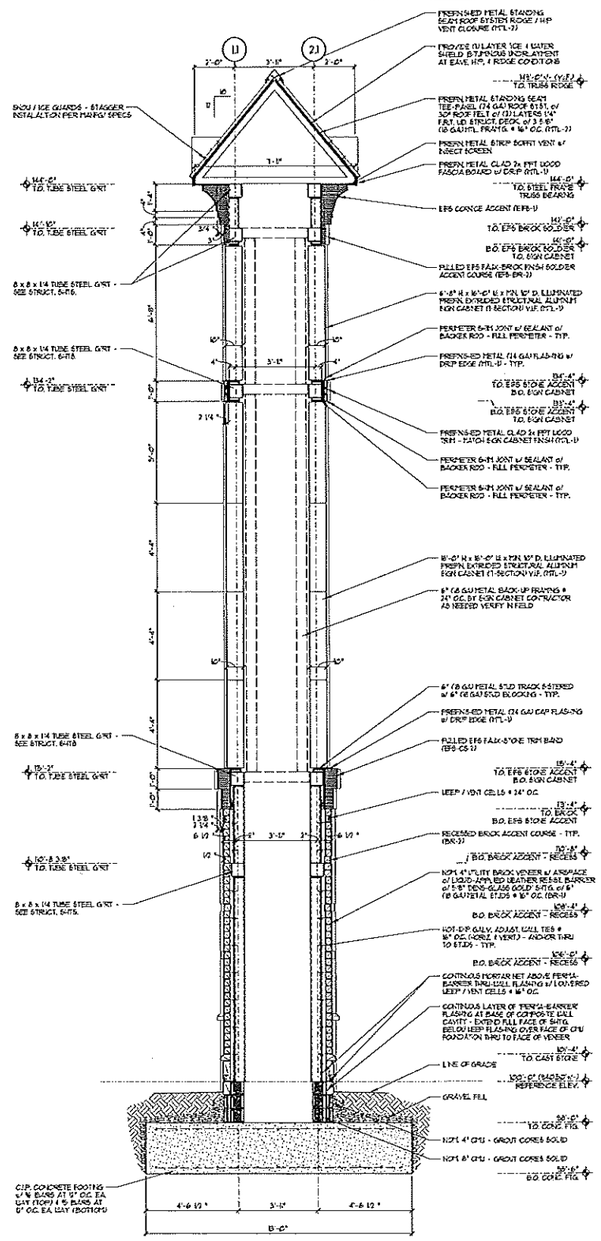
DUBLIN GREEN
PYLON SIGNS

CONSTRUCTION NOTES

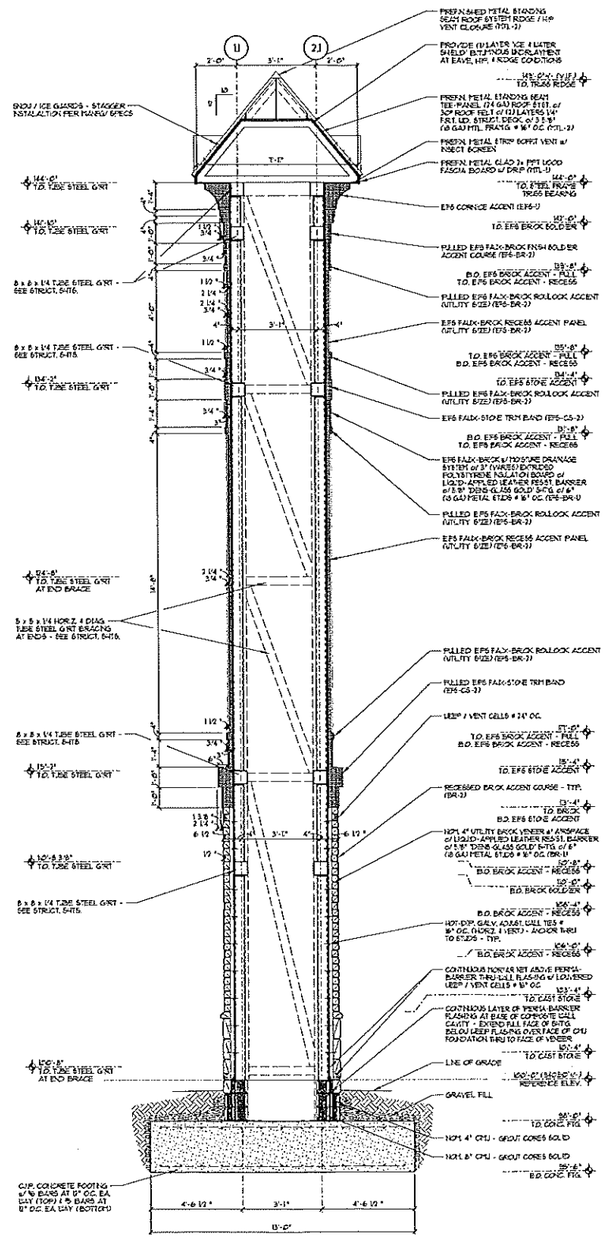
1. ALL FASTENERS, CONNECTORS, OR OTHER HARDWARE IN DIRECT CONTACT WITH PRESERVATIVE TREATED OR FIRE RETARDANT TREATED WOOD SHALL BE STAINLESS STEEL, TYPE 304 OR TYPE 316, OR HOT-DIPPED GALVANIZED STEEL ASTM A153, CLASS D, WITH NO LESS THAN 1.85 OUNCES OF ZINC PER SQUARE FOOT, TO REDUCE THE CORROSION PROCESS.
2. ALL WOOD NOTED TO BE FIRE RETARDANT TREATED (FRT) PER ALPA CLD 1 OR 2 AND SHALL NOT HAVE A FLAME SPREAD OF GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E-84 PER OBC SECTION 2303.2. EXTERIOR FIRE-RETARDANT TREATED (FRT) WOOD EXPOSED TO WEATHER, DECK OR WET CONDITIONS SHALL BE IDENTIFIED AS "EXTERIOR" TO INDICATE NO INCREASE IN THE LISTED FLAME SPREAD INDEX PER OBC 2303.2 & 2303.3 WHEN SUBJECTED TO ASTM D 2898.
3. ALL EXTERIOR WOOD BLOCKING TO BE MOISTURE RESISTANT PRESSURE PRESERVATIVE TREATED (PPT) PER ALPA TM 4 UNLESS NOTED AS FRT, OR EXPOSED PER OBC SECTION 2303.1A.
4. ALL SHEATHING THAT IS TO RECEIVE FULLY ADHERED ROOF MEMBRANE IS TO BE ATTACHED TO METAL FRAMING BY THE USE OF NON-REVERSING SCREWS. NO NAIL FASTENERS ARE PERMITTED.
5. HOT-DIPPED GALVANIZED ADJUSTABLE WALL TIES @ 16" O.C. (VERT.) & 16" O.C. (HORIZ.) TO BE ANCHORED THROUGH TO METAL STUD FRAMING.
6. REFER TO SPECIFICATIONS FOR SPECIFIC MASONRY, TROWEL APPLIED LEATHER BARRIER, THRU-WALL FLASHING AND WEEP CRITERIA AND INSTALLATION REQUIREMENTS. ALL REQUIREMENTS MUST BE MET. FAILURE TO FOLLOW SPECIFIC CRITERIA WILL RESULT IN REMOVAL OF ALL UNACCEPTABLE CONSTRUCTION.
7. LEATHER RESISTANT BARRIER IS TO SELF SEAL AT ANCHOR PENETRATIONS. NOTE - IF LEATHER RESISTANT BARRIER IS NOT SELF SEALING, TAPE / MEALANT IS REQUIRED TO BE INSTALLED AT SURFACE OF LEATHER RESISTANT BARRIER AT ALL ANCHOR PENETRATION LOCATIONS.
8. ALL JOINTS OF FLAS-TANK AND JOINTS OF EDRIS GLASS GOLD SHEATHING IN CORROSIVE / METAL STUD WALL CONSTRUCTION CONDITIONS ARE TO BE SEALED PER LEATHER RESISTANT BARRIER & FLASHING MANUFACTURER SPECIFICATION WITH MANUFACTURERS SPECIFIED TAPES & SEALANTS.
9. LAP ALL LEATHER RESISTANT BARRIERS AND THRU-WALL FLASHINGS IN A LATER SHEDDING FASHION.
10. PROVIDE CONTINUOUS ANCHORAGE FOR ALL THRU-WALL FLASHING.
11. INSTALL THRU-WALL FLASHING AT THE BASE OF CAVITY WALLS, HEADS OF DOORS, WINDOWS AND OTHER OPENINGS, WINDOW SILLS, SHELF PLATES, SHELF ANGLES, WALL RECESSES, AND PROJECTIONS, COPINGS AND AT EXTERIOR LOCATIONS.
    A. PLACE FLASHING (1) COURSES ABOVE GRADE. STEP FLASHING UNDER GRADE SLOPES.
    B. PROVIDE CONTINUOUS STAINLESS STEEL DRIP EDGE FLASHING AT EXTERIOR SURFACE OF THRU-WALL FLASHING JOINT ABOVE GRADE SURFACE. EXTEND THRU-WALL FLASHING TO WITHIN 1/4" OF EXTERIOR MASONRY SURFACE (TYP. OVER STAINLESS STEEL DRIP EDGE FLASHING).
    C. EXTEND ALL THRU-WALL FLASHINGS TO 1/4" PAST THE EXTERIOR FACE OF MASONRY AT LOCATIONS WHERE STAINLESS STEEL DRIP EDGE FLASHING IS NOT PROVIDED. CUT BACK FLASHING FLUSH TO FACE AFTER INSTALLATION PRIOR TO CLEARING MASONRY SURFACE.
    D. LAY FLASHING IN A SLURRY OF FRESH MORTAR AND TOP WITH A FULL END OF FRESH MORTAR. IF SHOWN ON DRAWINGS, PROVIDE A RIGID INSULATION CANT.
    E. EXTEND FLASHING VERTICALLY A MINIMUM OF 8 INCHES ABOVE THE BASE OF THE FLASHING.
12. FLASHING THAT IS NOT CONTINUOUS SUCH AS THAT IN HEAD AND SILL LOCATIONS OF OPENINGS IN EXTERIOR WALLS SHALL EXTEND 8 INCHES BEYOND THE JAMB LINES ON EACH SIDE OF THE OPENING AND TURNED UP BRICK HEIGHT TO FORM A DAM. CORNERS AT THE DAMS SHALL BE FOLDED AND NOT CUT.
13. ALL THRU-WALL UTILITY PENETRATIONS (PIPE, CONDUIT, ETC.) ARE TO BE SEALED FULL PERIMETER (BOTH INTERIOR AND EXTERIOR SIDES) WITH SEALANT OVER BACKER MATERIAL.
14. COLD FORMED STEEL MEMBER SIZES AND CONDITIONS SHOWN ON THE DRAWINGS ARE PRELIMINARY. THE COLD FORMED STEEL SUPPLIER SHALL DETERMINE FINAL MEMBER SIZES AND CONNECTIONS. THE COLD-FORMED STEEL SUPPLIERS EOR SHALL REFLECT THE FINAL MEMBER SIZES AND CONNECTIONS.



A PYLON SIGN #1 - WALL SECTION
SCALE 3/8" = 1'-0"



B PYLON SIGN #1 - WALL SECTION
SCALE 3/8" = 1'-0"



C PYLON SIGN #1 - WALL SECTION
SCALE 3/8" = 1'-0"

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PLAIN CITY, OHIO 43064
JEROME TOWNSHIP, UNION COUNTY
FOR
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STATE OF OHIO
MARK P. FORD
8337
REGISTERED ARCHITECT

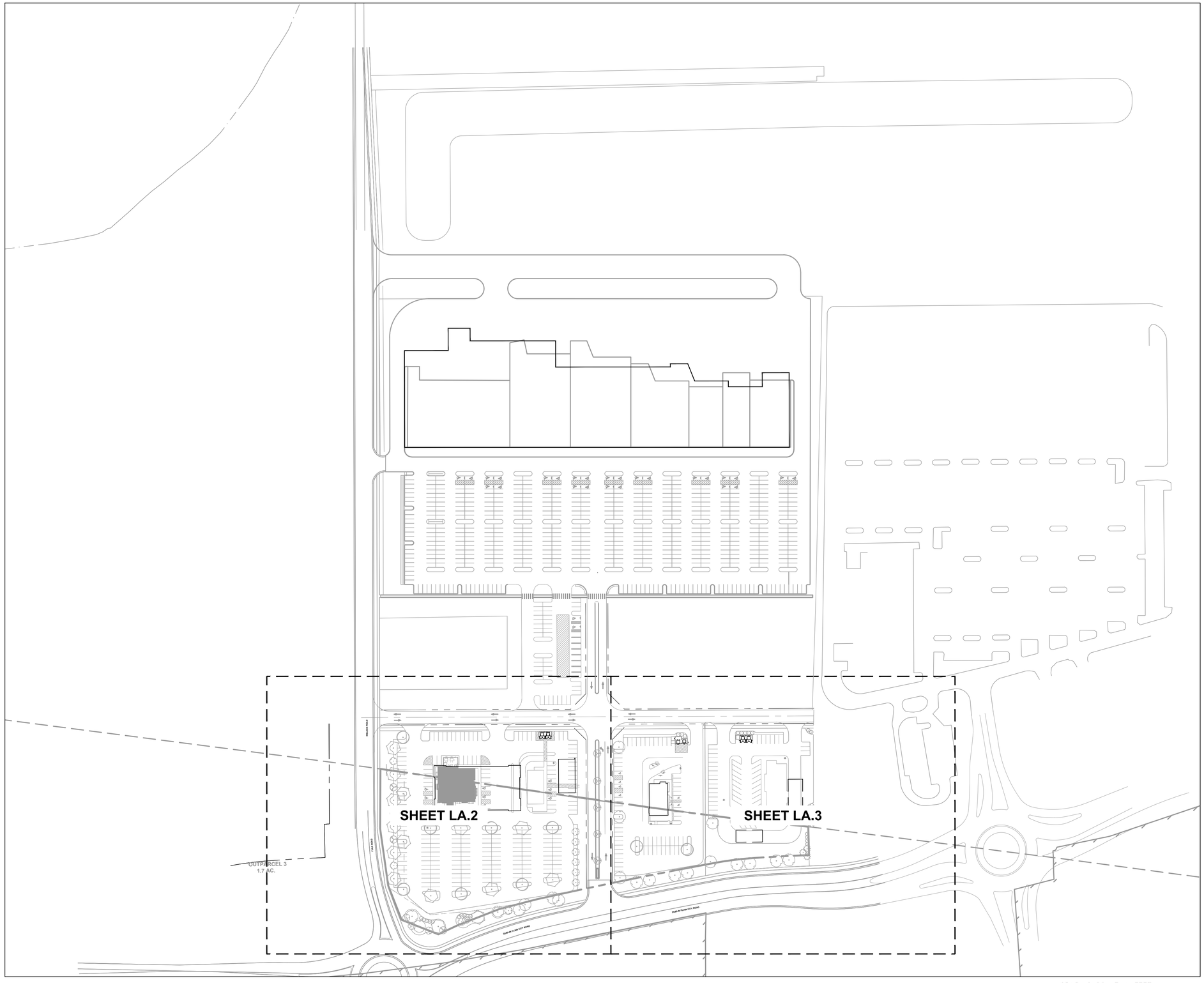
Mark P. Ford, License #8337
Expiration Date 12/31/2018

ISSUE	REVISION	DATE
BID ISSUE		MAY 17, 2017
ZONING COMM.		MAY 17, 2017

PYLON SIGN #1
WALL SECTIONS

PS-1.2

DUBLIN GREEN
PYLON SIGNS



GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Drawing name: K:\CLB_LDEV\190385000_K2 Retail_Bennington\2 Design\CAD\PlanSheets\Washington Township Zoning Submission\LANDSCAPE PLAN.dwg LA.1-OVERALL Apr 09, 2026 10:21am by: Sam.Tobe
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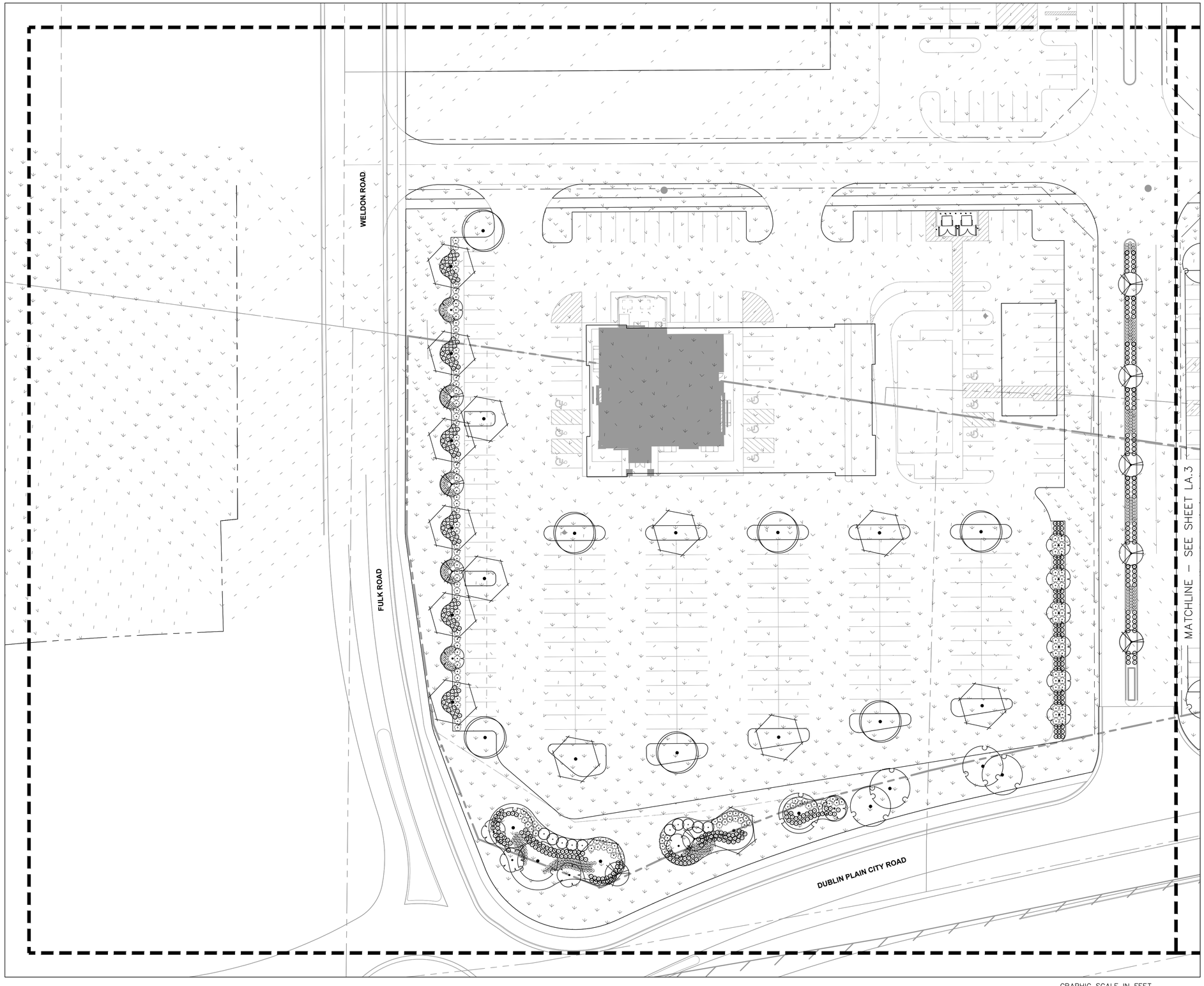
OVERALL LANDSCAPE PLAN

K-2 Retail GATEWAY CROSSING

WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE: 4/9/2026
KHA PROJECT NO. 190385000
SHEET NUMBER

LA.1



SEEDING LEGEND

SEED
TALL FESCUE TURF TYPE, TYP.
SITE TOTAL: +/- 73,911 SF

PLANTING LEGEND

CANOPY TREES

GT	THORNLESS HONEY LOCUST
LT	TULIP POPLAR
PX	EXCLAMATION!™ LONDON PLANE TREE

EVERGREEN TREES

JV	EASTERN REDCEDAR
PA	NORWAY SPRUCE
TO	GREEN GIANT ARBORVITAE

ORNAMENTAL TREES

AG	PAPERBARK MAPLE
AL	SNOWCLOUD ALLEGHENY SERVICEBERRY

SHRUBS

BS	KOREAN BOXWOOD
EP	CONEFLOWER
NG	CATMINT
RA	GRO-LOW FRAGRANT SUMAC
RF	BLACK EYE SUSAN

ORNAMENTAL GRASSES

SH	PRAIRIE DROPSEED

No.	REVISIONS	DATE	BY

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DESIGNED BY: SDT
DRAWN BY: SDT
CHECKED BY: MR

LANDSCAPE PLAN

K-2 Retail GATEWAY CROSSING

WELDON RD, PLAIN CITY, OH 43064

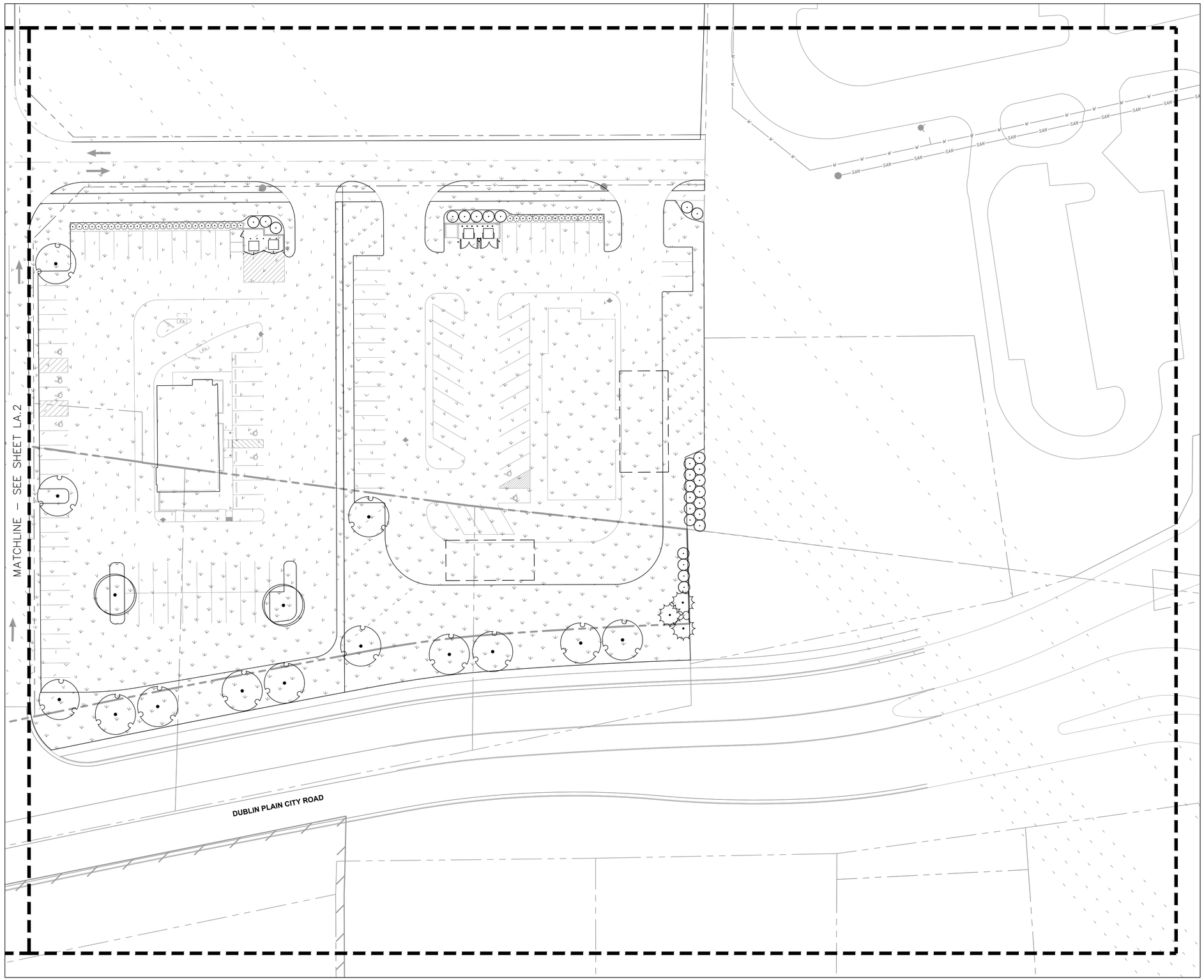
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KHA PROJECT NO.
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LA.2

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SEEDING LEGEND

SEED
TALL FESCUE TURF TYPE, TYP.
SITE TOTAL: +/- 73,911 SF

PLANTING LEGEND

CANOPY TREES
- GT — THORNLESS HONEY LOCUST
- LT — TULIP POPLAR
- PX — EXCLAMATION!™ LONDON PLANE TREE

EVERGREEN TREES
- JV — EASTERN REDCEDAR
- PA — NORWAY SPRUCE
- TO — GREEN GIANT ARBORVITAE

ORNAMENTAL TREES
- AG — PAPERBARK MAPLE
- AL — SNOWCLOUD ALLEGHENY SERVICEBERRY

SHRUBS
- BS — KOREAN BOXWOOD
- EP — CONEFLOWER
- NG — CATMINT
- RA — GRO-LOW FRAGRANT SUMAC
- RF — BLACK EYE SUSAN

ORNAMENTAL GRASSES
- SH — PRAIRIE DROPSEED

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SDT
DRAWN BY: SDT
CHECKED BY: MR

LANDSCAPE PLAN

K-2 Retail GATEWAY CROSSING
WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE: 4/9/2026
KHA PROJECT NO. 190385000
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GENERAL LANDSCAPE NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. UNLESS OTHERWISE NOTED ON PLANS, MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH DARK BROWN FINES OR APPROVED EQUAL. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"X¼" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

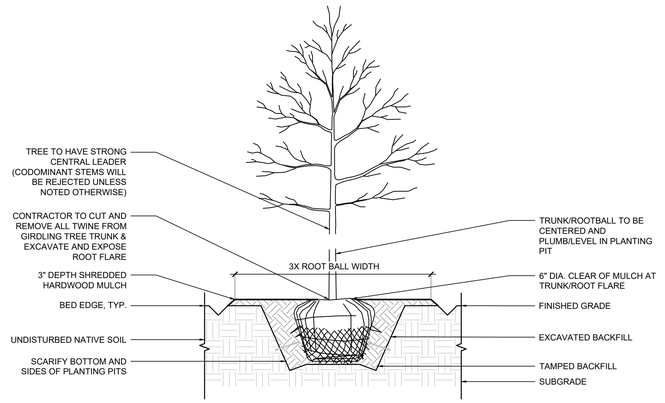
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

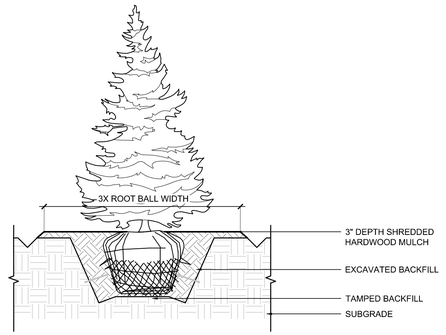
WASHINGTON TWP. CODE LANDSCAPE REQUIREMENTS

ZONE: PLANNED COMMERCIAL DISTRICT - GENERAL

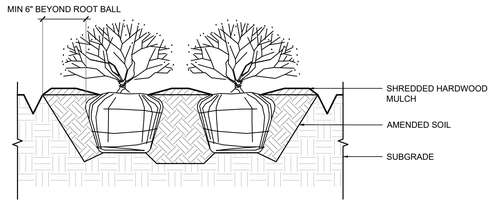
ZONING ORDINANCE	REQUIRED	PROPOSED
552.013 WHERE LANDSCAPE MATERIALS REQUIRED		
PERIMETER LANDSCAPING Unless otherwise provided, landscape materials shall be installed to provide a minimum of fifty (50) percent winter and seventy (70) percent summer opaqueness, between one (1) foot above finished grade level to the top of the required planting, hedge, fence, wall, or earth mound within three (3) years after installation.	PROVIDE 50% (WINTER) TO 70% (SUMMER) OPAQUENESS TO PERIMETER LANDSCAPING	PROVIDED
INTERIOR LANDSCAPING Interior landscaping required for vehicular use areas over 6,000 sq. ft. or 20 parking spaces. A minimum of 5 sq. ft. of landscaping per 100 sq. ft. of vehicular area shall be provided, with individual islands meeting size and spacing limits. A minimum of one tree per 5,000 sq. ft. of ground coverage and one caliper inch per 2,000 sq. ft. shall be provided. Vehicles shall not overhang landscaped areas more than 2½ feet, and service structures shall be fully screened with 100% opacity.	INTERIOR LANDSCAPING: 178,501 SQFT. x 0.05 SQFT. = 8,925 SQFT REQUIRED 178,501 / 5,000 = 35.7 36 TREES REQUIRED	9,688 SQFT. PROVIDED 39 TREES PROVIDED
552.014 LANDSCAPE MATERIALS		
Evergreen



1 DECIDUOUS TREE PLANTING
0 1' 2' 4'
TYPICAL SECTION



2 EVERGREEN TREE PLANTING
0 1' 2' 4'
TYPICAL SECTION



3 SHRUB PLANTING
0 1' 2' 4'
TYPICAL SECTION

4 PERENNIAL PLANTING
0 1' 2' 4'
TYPICAL SECTION

5 ORNAMENTAL GRASS PLANTING
0 1' 2' 4'
TYPICAL SECTION

6 LANDSCAPE BED EDGE
0 6" 1' 2'
TYPICAL SECTION

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N HIGH STREET, SUITE 200
COLUMBUS, OH 43235
PHONE: 614-540-6266
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SDT
DRAWN BY: SDT
CHECKED BY: MR

LANDSCAPE DETAILS

K-2 Retail GATEWAY CROSSING

WELDON RD, PLAIN CITY, OH 43064

ORIGINAL ISSUE: 4/9/2026

KHA PROJECT NO. 190385000

SHEET NUMBER

LA.5-

Drawing name: K:\CLB_LDEV\190385000_K2 Retail_Bennington\2 Design\CAD\PlanSheets\Washington Township Zoning Submission\LANDSCAPE PLAN.dwg LA.5-DETAILS Apr 09, 2026 10:22am by: Sam.Tabe
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT
Planning Commission
June 10th, 2026

Case: ZON-26-05
Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Bible Truth Tabernacle, Anthony Reilly / Jim Dorenbusch, Junction Architecture & Design, LLC
Township:	Franklin Township
Site:	717-725 N Hague Ave (PID#140-002667)
Acreage:	3.0 -Acres
Utilities:	Public water and wastewater
Zoning:	Restricted Industrial (RI) & Rural (R)
Request:	Requesting to rezone from the Restricted Industrial (RI) and Rural (R) districts to Restricted Urban Residential (R-8) district to expand an existing non-conforming church.
Recommendation:	Staff Recommends **conditional approval** of the request to rezone the property.

II. Property Background/History

The property is located on the west side of North Hague Avenue and originally consisted of two lots within different zoning districts that were later combined.

- 1920 – Residence constructed at 717 N. Hague Ave.
- 1969 – Property located at 725 N. Hague Ave. rezoned to the Restricted Industrial district for a cabinet making business.
    - This use has since changed to a religious use.
- 1969 - Commercial structure and parking lot constructed at 725 N. Hague Ave.
- 2008 – Current owners acquired the property.
- 2025 – Properties were combined

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Franklin	Rural (R)	Single Family Home
South	Franklin	Select Commercial Planned District (SCPD)	Commercial and residential
East	Franklin	Rural (R)	Single Family Home
West	Franklin	Rural (R)	Single Family Home

IV. Comprehensive Plan

The Scioto-Franklin Neighborhood Plan (2011) identifies the recommended land use(s) as Light Industrial and Office. Recommended uses include office, industrial, storage and warehousing.

The plan recommends the following zoning districts for the proposed land uses: Suburban Office (SO), Limited Industrial (LI), and Restricted Industrial (RI). The request to rezone this parcel to the Restricted Urban Residential (R-8) district is not consistent with the recommendations of the Plan.

V. Zoning District Review

Existing zoning – Restricted Industrial (RI) District:
The Restricted Industrial District is provided for industrial uses, which seek locations in suburban areas or in very close proximity to residential areas. These industrial uses generally require a minimum of services and facilities and generate little industrial traffic. They typically operate within an enclosed structure and have little or no adverse effect on adjacent land by producing noise, odor, dust, smoke, glare or hazard.

Existing zoning – Rural (R) District:
The Rural District is intended for agricultural and residential development in the County where the conservation of resources is important or where appropriate urban use of the land cannot be achieved because of the lack of urban services, most importantly centralized water and sanitary sewer. The principal permitted uses are agriculture, residential subdivisions and farm dwellings.

Proposed zoning – Restricted Urban Residential (R-8) district:
The R-8 District is intended for urban neighborhoods served by centralized water and sanitary sewer which have developed with lot sizes of approximately 7,200 square feet for single-family homes and with allowances for two-family and townhouse dwellings with 5,000 square feet of lot size per unit.

VI. Development Standards

R-8	
Lot Size	0.16 -acres
Lot Width	60 ft
Lot Coverage	35%*
Front Yard	45 ft
Side Yard	6 ft
Rear Yard	30 ft
Parking	87 spots
Parking Setback	3 ft
Maximum Height	38 ft

- Churches or other places of worship. Provided it occupies a lot of not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area.
- Parsonages are a permitted use with religious institutions
- Property meets the minimum lot size, road frontage for the proposed uses and parking requirements.
- *Applicants requesting to rezone to the R-8 district to have a higher lot coverage allowance.

VII. Technical Agency Review:

The informal technical review occurred on 05/20/2026. Below are the comments received

1. ***Franklin County Engineer's Office:***
    - *Site development must comply with requirements of the Franklin Stormwater Drainage Manual including requirements for water quality and quantity and ensuring that the site has an adequate drainage outlet.*
    - *Follow City of Columbus Accessible Parking Space Specifications. 87 total spaces will require 4 ADA spaces, at least one of which is Van accessible*
    - *Questions about if the proposed house will remain on property, and if so, how will it interact with the new parking lot*
    - *Site Plans edits during zoning compliance phase*

2. ***Franklin County Planning Department***:
    - Site plan will need to meet all site plan requirements during zoning compliance phase, and plans must be drawn to scale.

VIII. Staff Analysis

The current property meets the minimum lot size of 0.16-acres and lot width of 60 ft required for the Restricted Urban Residential (R-8) district. Additionally, the 3-acre property will meet the required lot size of 3-acres required for a religious use that has a total of 300 seats.

The proposed rezoning to the Restricted Urban Residential (R-8) district is not consistent with the Scioto-Franklin Neighborhood Plan (2011). However, the R-8 district would be more conforming to the development standards needed for expansion of the church, as the maximum lot coverage is 35%. While the Rural (R) district would allow the use and the parsonage, it would limit coverage to twenty percent. Additionally, the religious is not a permitted in the Restricted Industrial (RI) district.

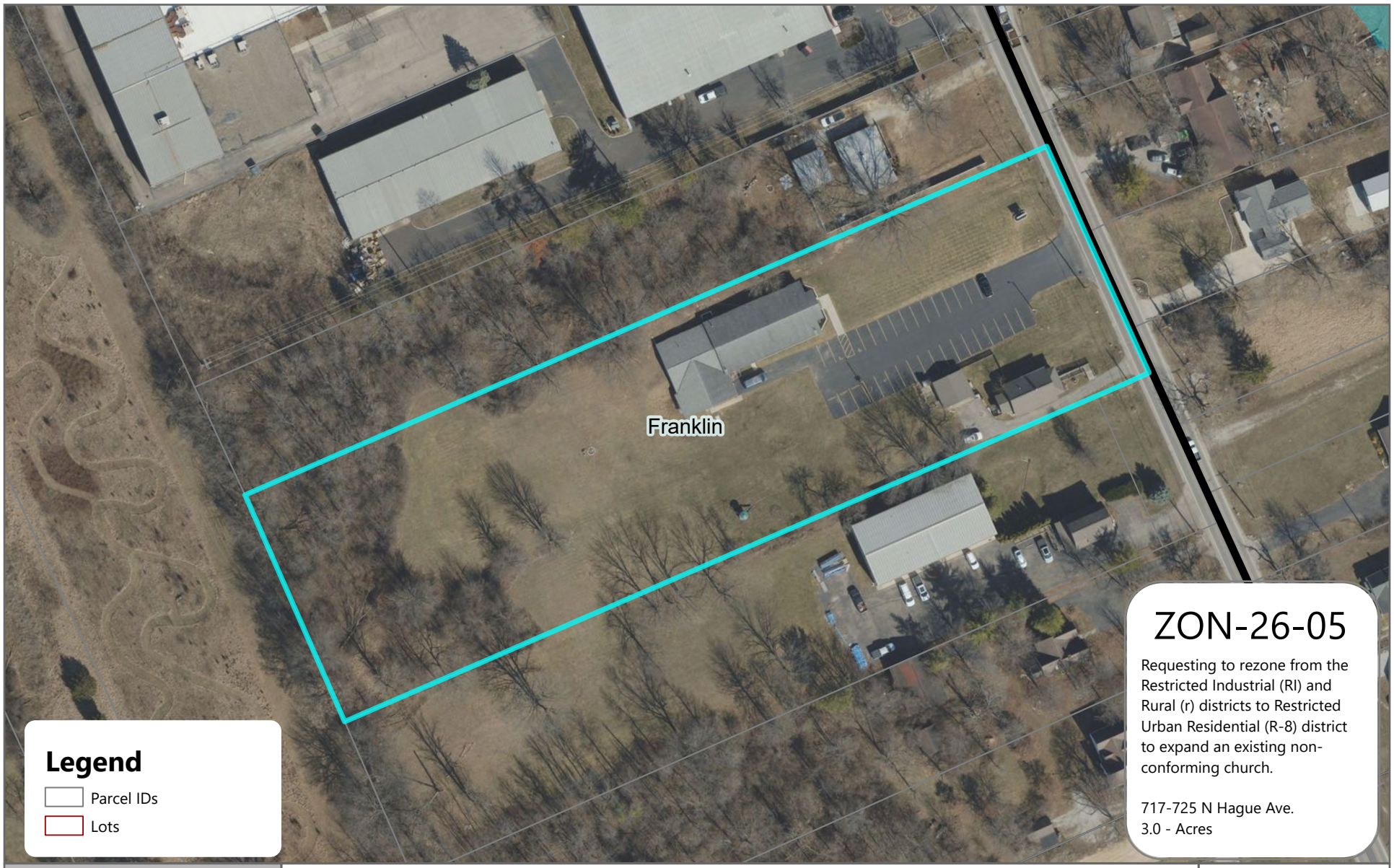
The surrounding area is characterized by both commercial land uses and single-family residential uses in the Township. Additionally, there are industrial uses further south on Hague Ave located in the City of Columbus. The proposed rezoning will be generally consistent with the land uses on surrounding and nearby properties.

IX. Staff Recommendation

Staff recommends that the Planning Commission recommend ***conditionally approval*** of the request to rezone from the Restricted Industrial (RI) and Rural (R) districts to the Restricted Urban Residential (R-8) district.

a. Site Development must comply with requirements of the Franklin Stormwater Drainage Manual
b. Site must have a total of 8 ADA parking spaces.

c. Site plan to be updated to meet site plan requirements at the zoning compliance phase.



ZON-26-05

Requesting to rezone from the Restricted Industrial (RI) and Rural (r) districts to Restricted Urban Residential (R-8) district to expand an existing non-conforming church.

717-725 N Hague Ave.
3.0 - Acres

Legend

- Parcel IDs
- Lots



ZON-26-05

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

2026

0 70 140
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





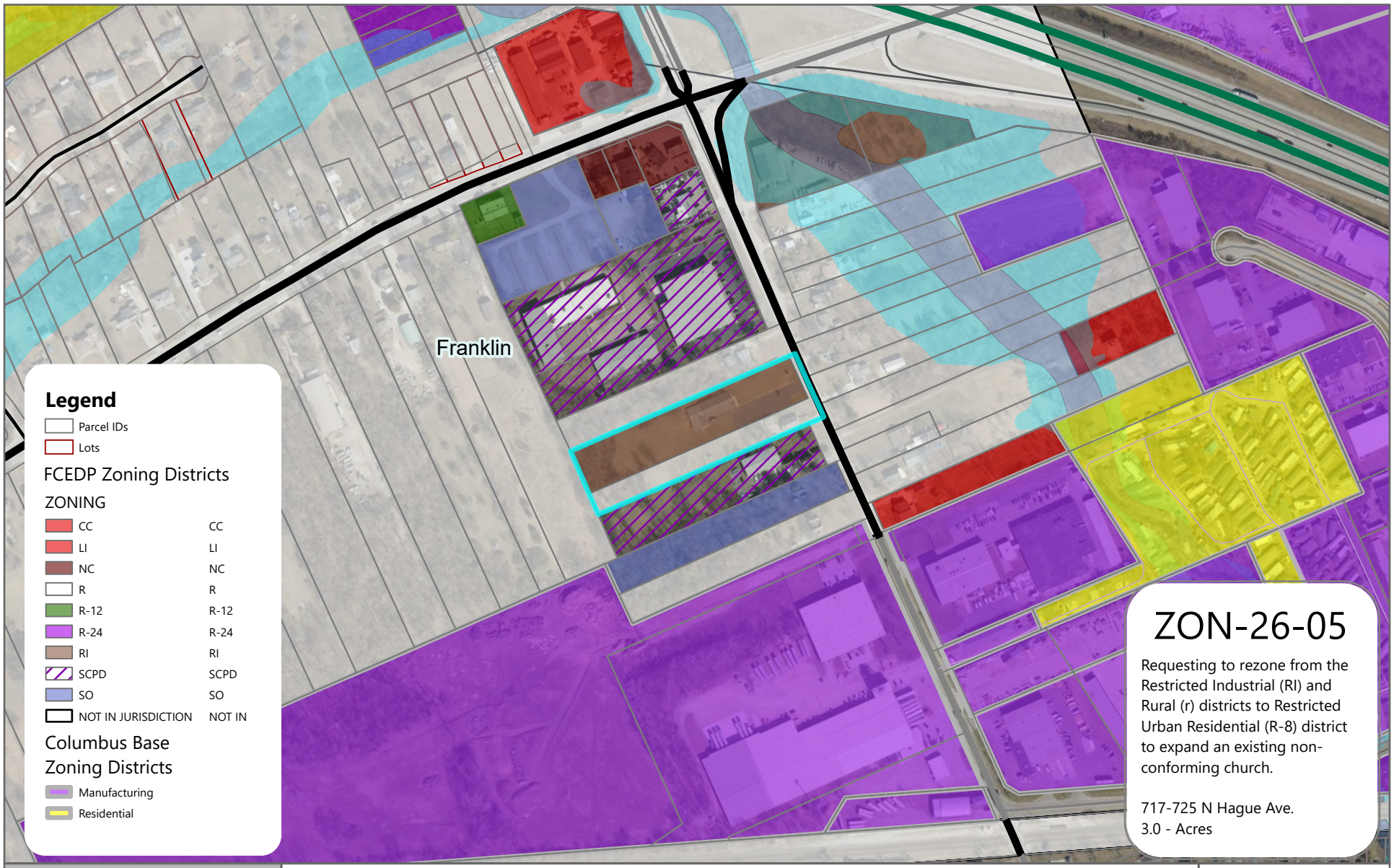
ZON-26-05

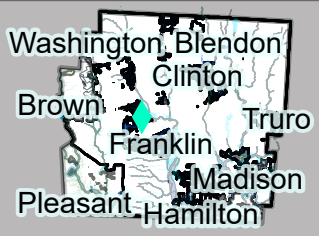
Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

2026

0 250 500
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere





ZON-26-05

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

2026

0 250 500 Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 1

Property Information

Site Address: 717.725 N. Hague Ave.

Parcel ID(s): 140-002667

Total Acreage: 3

Township: FRANKLIN

Property Description

Acres to be rezoned: 3

Current Land Use: CHURCH

Surrounding Land Uses:

North	ONE-FAMILY DWELLING
South	OTHER COMMERCIAL STRUCTURE
East:	ONE-FAMILY DWELLINGS
West	ONE-FAMILY DWELLING

Rezoning Request

Currrent Zoning: R1-RESTRICTED INDUSTRIAL + Rural

Proposed Zoning: R8-Restricted URBAN Residential

Proposed Land Use: CHURCH

Purpose for Request: COMBINATION OF LOTS AND CHANGE TO PERMITTED USE. MORE REALISTIC LOT COVERAGE REQUIREMENTS.

RECEIVED
APR 27 2026
Franklin County Planning Department
Franklin County, OH

Staff Use Only

Case # Zon-26-05

Date Filed: 04/27/26

Fee Paid: $1,200

Receipt # 26-01204

Received By: Austin W.

Technical Review Date: 05/20/26

Big Darby Panel Date:

Planning Commission Date: 06/10/26

Rural Zoning Commission Date: 06/18/26

Commissioners Date: 07/14/26

Checklist

- ☐ Fee Payment (*checks only*)
- ☐ Completed Application
- ☐ Notarized Affidavit
- ☐ Legal description of property
- ☐ Location/Area map
- ☐ Water/Wastewater Information
- ☐ Development Plan (*if a planned district request*)

Water & Wastewater

Water Supply

- ☑ Public (Central)
- ☐ Private (On-site)
- ☐ Other

Wastewater Treatment

- ☑ Public (Central)
- ☐ Private (On-site)
- ☐ Other

Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

1803

Application for
Rezoning
Page 2

Property Owner Information

Name: Bible Truth Tabernacle ATTN: Anthony Reilly

Address: 725 N. Hague Ave.
Columbus, OH 43204

Phone # 614.900.0321 | Fax #

Email: areilly.btt@gmail.com

Applicant Information

☐ Same as property owner

Name: Jim Dorenbusch, Junction Architecture & Design, LLC

Address: 8039 York Rd SW
Pataskala, OH 43062

Phone # 740.964.4186 | Fax #

Email: jim@junctionarchitecture.com

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

Application for
Rezoning
Page 3

Signatures

To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning 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. I/we understand that delays or tablings may impact the hearing schedule.

Applicant

Date 4/25/26

Property Owner (Signature must be notarized)

Date

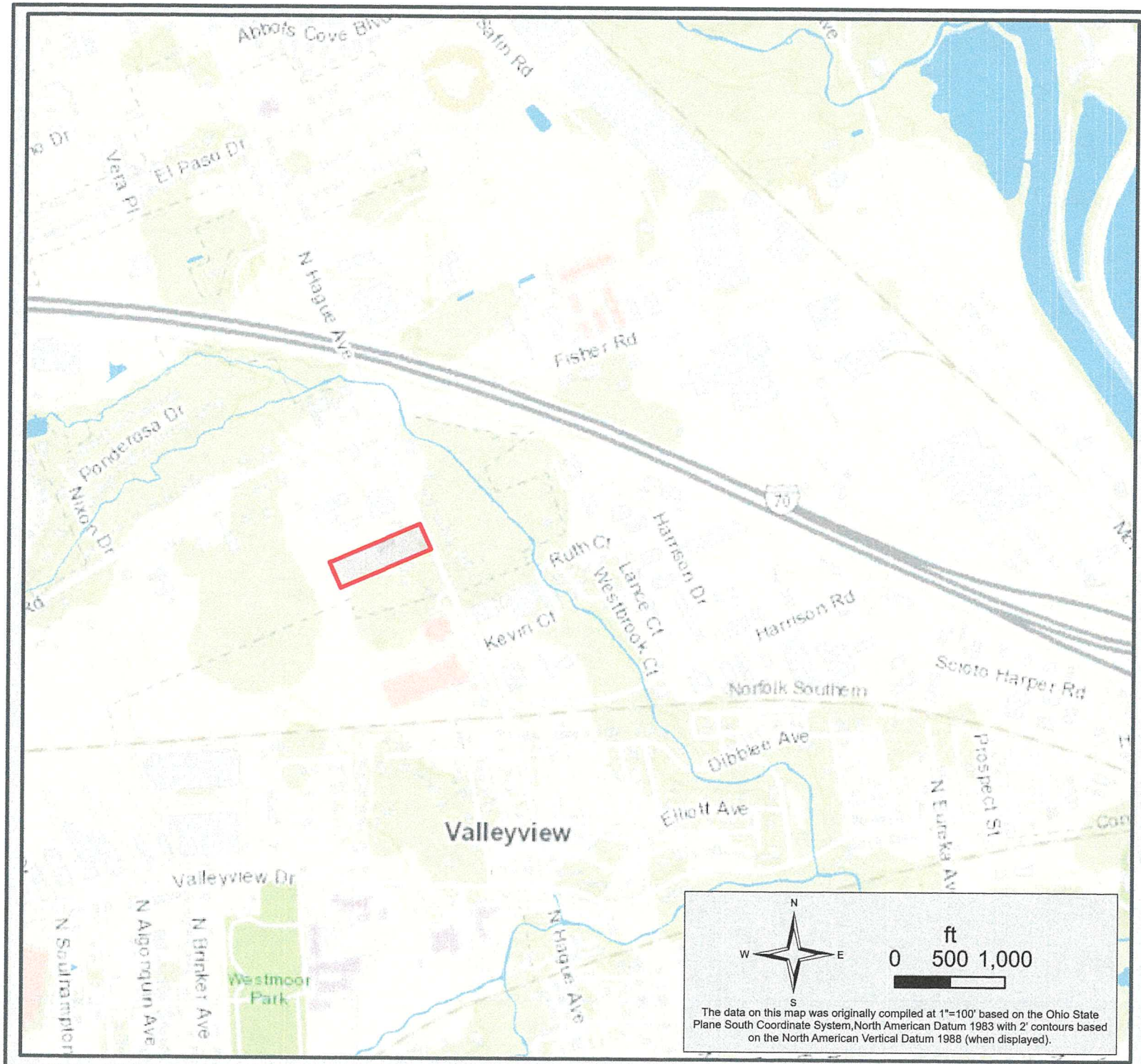
Property Owner (Signature must be notarized)

Date 4/25/26

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.

Ranae L Sullivan
Ranae L Sullivan
04/25/2026
Exp. 05/01/2026

RANAE L SULLIVAN - NOTARY PUBLIC
COMM EXP: MAY 1, 2026
STATE OF OHIO



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System,North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced April 27, 2026

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

Source: Franklin County Auditor & Engineer

- XXX-XXXXXX Parcel IDs
- 100 Parcel Dimensions
- 100 Lot Numbers
- 123 Main St Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

The information on this map is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained herein. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

MICHAEL STINZIANO
Franklin County Auditor
CONNECT. PROTECT. REASSESS.



Planimetric Legend

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0 45 90 ft

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MICHAEL STINZIANO
Franklin County Auditor
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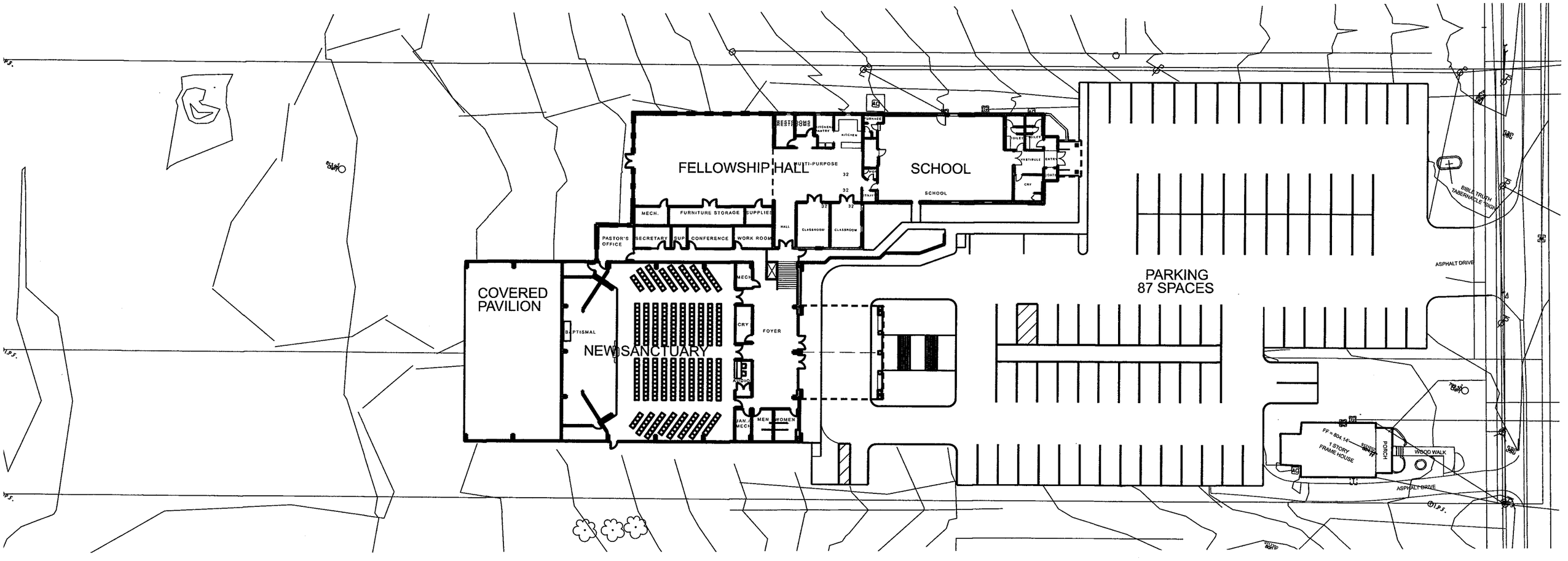
Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced May 15, 2026

JUNCTION
ARCHITECTURE
& DESIGN, LLC

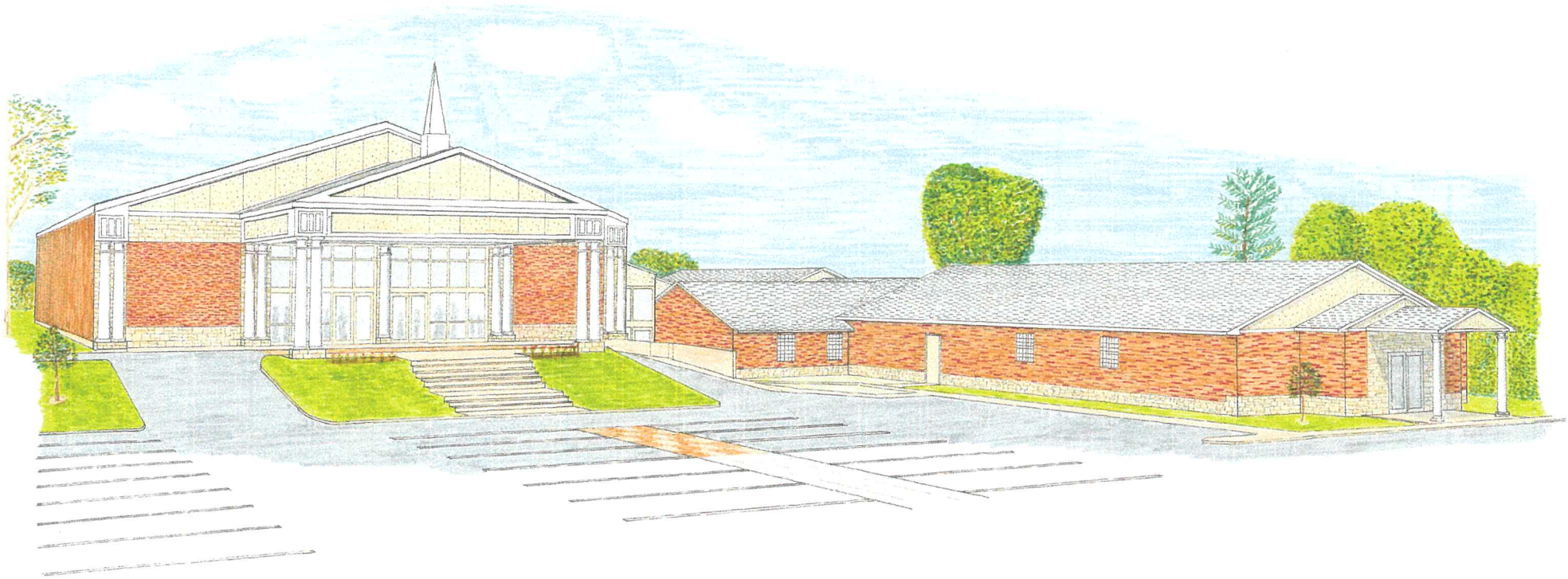


BIBLE TRUTH TABERNACLE - SITE PLAN

NOT TO SCALE

717-725 N. HAGUE AVE., COLUMBUS, OH 43204

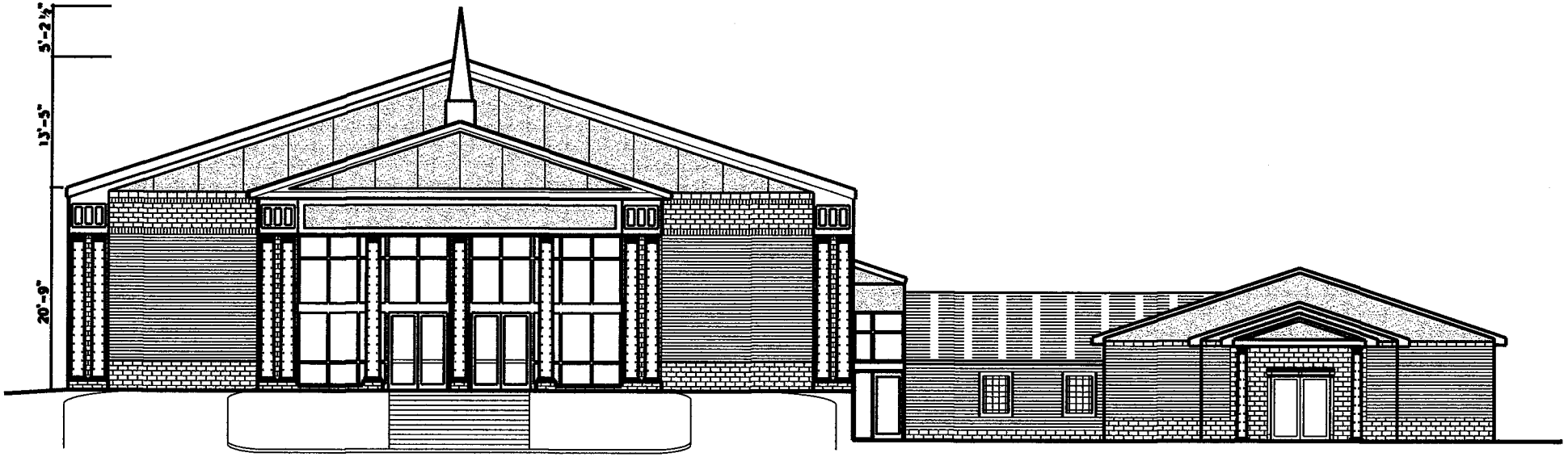
Date: 2.10.2026



BIBLE TRUTH TABERNACLE

JUNCTION
ARCHITECTURE
& DESIGN, LLC
740.967.7000
8039 YORK RD. SW. PATASKALA, OH 43082

JUNCTION
ARCHITECTURE
& DESIGN, LLC



BIBLE TRUTH TABERNACLE - SCHEMATIC ELEVATION

1"=10'

717-725 N. HAGUE AVE., COLUMBUS, OH 43204

Date: 2.10.2026

COLUMBUS WATER & POWER
DEPARTMENT OF PUBLIC UTILITIES

910 Dublin Rd
Columbus, OH 43215-1169

Customer Service Inquiries
Monday-Friday 7:00 AM - 6:00 PM
614-645-8276
columbus.gov/CWP

LEAD-UK 10044

Account Summary		SEWER and WATER
Account Number	369006-1094071	
Customer Name	STANLEY A. MINTURN	
Service Address	717 N HAGUE AVE	
Service Period	12/08/2025 to 03/09/2026	
Bill Date	03/12/2026	
Previous Balance		$135.59
Payment Received		$135.59
Balance Forward		$0.00
New Charges Due	**04/09/2026**	**$193.97**
Total Amount Due		**$193.97**

New charges due 04/09/2026. A 10% penalty may be added if not paid by this date. This date does not extend the due date for any past due billing charges.

Messages

Whether through discount programs or conservation, there are ways to reduce your bill. We offer low income and senior discounts and also payment plans for those who have fallen behind on their bills. Learn more at columbus.gov/PayAssist.

Meter Reading Details

Service Period 12/08/2025 to 03/09/2026 — 91 Days

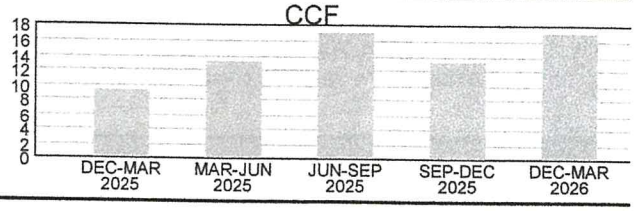
Service Type	Meter Serial Number	Current Reading	*	Previous Reading	Mult.	Usage	Units
WRES	33844229	894	M	877	1	17	CCF

Usage History	Number of Days	Total CCF	Average CCF
Current Quarter	91	17.000	0.1868
Previous Quarter	95	13.000	0.1368
One Year Ago	92	9.000	0.0978

Detail of New Charges

WATER USAGE	3.791 CCF	@ 5.6550000	$21.44
WATER USAGE	0.505 CCF	@ 6.2700000	$3.17
WATER USAGE	11.209 CCF	@ 6.6720000	$74.79
WATER USAGE	1.495 CCF	@ 7.3980000	$11.06
WTR SERV NON CONTRCT			$54.48
Cost Of Basic Servic			$14.21
SEWER QRTLY MON-E-BA	4.297 CCF	@ 6.2000000	$26.64
SEWER QRTLY MON-E-BA	12.703 CCF	@ 6.6900000	$84.98
SEWER SERV CHARGE			$4.23
CLEAN RIVER FUND	2.000 ERU		$9.30
SEWER SURCHARGE			$10.03
WATER INCOME QUALIF	11.209	@ -1.3344000	$14.96
WATER INCOME QUALIF	1.495	@ -1.4796000	$2.21

Charges Continued on Next Page



COLUMBUS WATER & POWER
DEPARTMENT OF PUBLIC UTILITIES

910 Dublin Rd
Columbus, OH 43215-1169

Return this portion with your payment.

SEWER and WATER	
Account Number	369006-1094071
Service Address	717 N HAGUE AVE
Total Amount Due by 04/09/2026	**$193.97**

INFORMATION COPY - DO NOT PAY

☐ Please check the box to indicate phone number, mailing, or email address changes listed on the reverse side.

3

BIBLE TRUTH TABERNACLE
PO BOX 44035
COLUMBUS OH 43204-0035

MAKE CHECKS PAYABLE TO:

COLUMBUS - CITY TREASURER
SEWER AND WATER SERVICES
PO BOX 182882
COLUMBUS, OH 43218-2882

00036900610940711031220260000193970

PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.
mbostard
10/21/2025 12:40:27 PM
PENDING ORIGINALS
*Submitted via digital format
Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

SMART
SURVEYING • ENGINEERING • ENVIRONMENTAL
SERVICES

DESCRIPTION OF 2.997 ACRES
10/21/2025

Situated in the State of Ohio, County of Franklin, Township of Franklin, Survey Number 1279 of the Virginia Military District, being all of the 1.00 acre tract conveyed to Bible Truth Tabernacle of record in Instrument Number 200805210078186 (0.996 acre) and all of that 2.00 acre tract conveyed to Church of Jesus Christ of Apostolic Faith (see affidavit of name change to Bible Truth Tabernacle in Instrument Number 200806020084244) of record in Deed Book 3483, Page 965 (2.001 acres), APN 140-002667-00, all references being of the Franklin County Recorder's Office, unless otherwise noted, and described as follows:

Beginning, for reference, at a found Monument Box FCGS 5906 (bronze disk) marking the centerline of right-of-way intersection of Fisher Road and North Hague Avenue (being South 58° 22' 46" West, 19.21 feet from FCGS ST04 found, also being North 87° 24' 36" West, 20.95 feet from FCGS ST05 found), thence from said reference point of beginning, South 23° 49' 39" East, along said centerline of right-of-way for North Hague Avenue (originally established by Road Record 9, Page 99, see also FRA-70-7.60 FRA-33-12.96), the same being a common line to Survey Numbers 530 and 1279 of the Virginia Military District, a distance of 755.95 feet to a mag nail set at the northeasterly corner of said 2.00 acre tract, the same being the southeasterly corner of that 1.43 acre tract conveyed to Ryan G. Shingler of record in Instrument Number 202208010111453, the True Point of Beginning;

Thence, continue along said centerline of right-of-way for North Hague Avenue the same being a common line to said Survey Numbers 530 and 1279 and an easterly line of said 2.00 acre tract, South 23° 49' 39" East, 74.70 feet to found Monument Box FCGS ST03 (1" solid iron pin);

Thence, along the centerline of said North Hague Avenue, the same being a common line to said Survey Numbers 530 and 1279 and an easterly line of said 2.00 acre and 1.00 tracts, South 23° 49' 39" East, 117.27 feet to a mag nail set at the southeasterly corner of said 1.00 acre tract, the same being the northeasterly corner of that 0.146 acre tract conveyed to Franklin County Commissioners of record in Instrument Number 200310240342239;

Thence, along the southerly line of said 1.00 acre tract, the same being the northerly line of said 0.146 acre tract and the northerly line of that 2 acre tract conveyed to Jemco Holdings, LLC of record in Instrument Number 201412220169731, South 66° 48' 57" West, 680.48 feet, passing a 1" iron pipe found at 17.27 feet, and a 5/8" rebar with "Franklin County Engineer" cap at 50.11 feet, to a 1" iron pipe found marking the southwesterly corner of said 1.00 acre tract, the same being the northwesterly corner of said 2 acre tract and in the easterly line of that 4.0 acre tract conveyed to John Gagnon of record in Instrument Number 201908130102137;

Thence, along the westerly line of said a 1.00 acre and 2.00 acre tracts, the same being the easterly line of said 4.0 tract, North 23° 46' 28" West, 191.83 feet, passing a 5/8" rebar found at 63.78, to a 1" iron pipe found marking the northwesterly corner of said 2.00 acre tract, the same being the southwesterly corner of said 1.43 acre tract;

Thence, along the northerly line of said 2.00 acre tract, the same being the southerly line of said 1.43 acre tract, North 66° 48' 12" East, 680.31 feet, passing a 5/8" Rebar set in the westerly right-of-way line for said North Hague Avenue at 660.31 feet, to the True Point of Beginning, containing 2.997 acres, more or less, inclusive of the present right-of-way which occupies 0.088 acre.

Subject to all legal easements, rights-of-way, conditions, and restrictions. Bearings are based on the Ohio State Plane Coordinate System, South Zone (3402), NAD83 (2011). A bearing of South 23° 49' 39" East was held for the centerline of North Hague Avenue between monuments FCGS 5906 and FCGS ST03. Rebar set are 5/8" Rebar, 30" long, and capped Smart Services. This description is based on an actual field survey conducted by Smart Services, Inc. in September 2025.

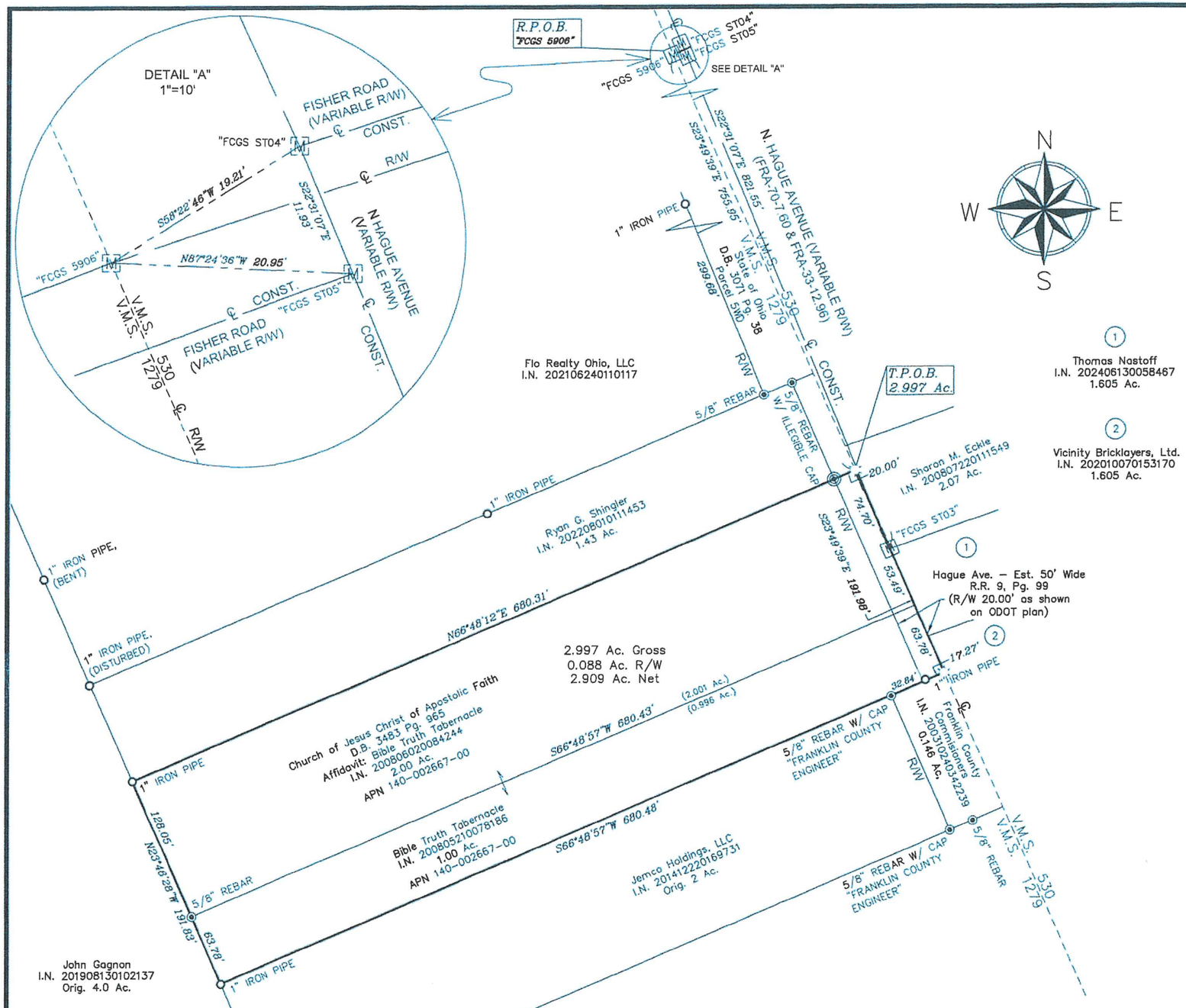
STATE OF OHIO
JOHN C. DODGION
S-8069
REGISTERED SURVEYOR

10/21/2025

John C. Dodgion, P.S. 8069
S:\2025 Projects\895601 - Junction Architecture - Bible Truth - 2E North Hague Ave - Survey

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT, SURVEY NUMBER 1279
TOWNSHIP OF FRANKLIN, FRANKLIN COUNTY, OHIO



PROPERTY ADDRESS

717–725 HAGUE AVENUE, COLUMBUS, OHIO 43204

PERTINENT DOCUMENTS

RECORD DEEDS TO SUBJECT PROPERTY AND ADJOINING PROPERTIES AND AVAILABLE SURVEYS BY OTHERS

CERTIFICATION

THIS PLAT WAS PREPARED BY SMART SERVICES, INC. AND IS A TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, OF A SURVEY MADE BY SAME IN SEPTEMBER OF 2025.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (3402), NAD83 (2011). A BEARING OF S23°49'39"E WAS HELD BETWEEN MONUMENTS FCGS 5906 AND FCGS ST03.

LEGEND

- ◉ IRON PIN FOUND AS NOTED
- O IRON PIPE FOUND AS NOTED
- ◎ 5/8" x 30" REBAR W/YELLOW I.D CAP LABELED "SMART SERVICES" SET
- [M] MONUMENT BOX FOUND
- ⁂ MAG NAIL SET

GRAPHIC SCALE

100' 0 100' 200'

(IN FEET)
1 inch = 100 ft.

PRELIMINARY APPROVAL
ADAM W. FOWLER, P.E., P.S.
mbostard
10/21/2025 12:40:40 PM
PENDING ORIGINALS
*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink

STATE OF OHIO
JOHN C. DODGION
S-8069
REGISTERED

JOHN C. DODGION REG. SURVEYOR NO. 8069
10/21/2025

DRAWN BY:	NMB	DATE:	10/21/2025
CHECKED BY:	JCD	DRAWING NO.:	895601.DWG
JOB NO.:	895601	SHEET	1 OF 1

PREPARED BY:
SMART
SURVEYING · ENGINEERING · ENVIRONMENTAL
SERVICES
88 W. CHURCH STREET, NEWARK, OHIO 43055
PHONE: (740) 345-4700 FAX: (740) 522-4706
www.SmartServices-Inc.com

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT
Planning Commission
6/10/26

Case: ZON-26-06
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	HARISUMIRAN OF OH INC./ Pravin Patel
Township:	Brown Township
Site:	3740 Walker Road (PID #120-000043)
Acreage:	23.894 acres
Utilities:	Private water and wastewater
Request:	Requesting to rezone from the Rural (R) district to the Exceptional Use (EU) district for the development of a youth development center with outdoor sports recreational facilities.
Recommendation:	

The applicant is proposing a youth development, cultural, and community center. Various festivals, mentoring, and religious gatherings will also occur on site. More than 50% open space is proposed to be preserved at the rear of the site separate from the active recreational fields and private utilities (well and septic). A stormwater facility and numerous structures are also proposed to provide indoor activities to guests of the facility. Outdoor recreation will not utilize stadium lighting, and activities will end by dusk each day.

II. Property Background/History

- Around 1920, the lot was subdivided into its current configuration.
- As early as 1995, based on aerial photography, the lot remained vacant or with agricultural land uses.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	**Brown Twp.**	**Rural (R)**	**Single-family residential**
South	**Brown Twp.**	**Rural (R)**	**Agricultural**
East	**Brown Twp.**	**Rural (R)**	**Single-family residential, Agricultural**
West	**Brown Twp.**	**Rural (R)**	**Single-family residential, Agricultural**

IV. Comprehensive Plan

The Brown Township Comprehensive Plan (2005) recommends the site for Low Density Rural Residential (LRR) with a density of 0.2-0.4 net units per acre.

The Big Darby Accord Watershed Master Plan (2006) recommends the site for Conservation Development with 50% open space and a rural density (0.2-0.5 dwelling units per acre).

Public/institutional land uses are identified further south of Walker Road currently the Hilliard-Bradley High School. Institutional land uses are also envisioned under the Town Center, Mixed Use, and Suburban zones.

The proposed land use meets the recommendation for residential land use, and the institutional land use does not match the land use plan recommendations. The Rural (R) district allows for the religious institution, but the recreational and community center uses are not permitted under the zone district.

V. Zoning District Review

Existing zoning district – Rural (R): This residential district is intended for single-family, some institutional, home occupation, or agricultural land uses. Commonly, lots under this category do not have access to centralized water and sewer services.

Proposed zoning district – Exceptional Use (EU): Uses under this district creates a standard for their intensity or variety surrounding neighboring land uses. Social institutions, recreational facilities, and other uses not permitted in other standard zoning districts are permitted under this category.

VI. Development Standards

The information below was referenced within Section 640 of the Franklin County Zoning Resolution. Information required of the Exceptional Use submittal was required to be identified in map or text form.

1. **Proposed use(s):** Religious institution, community center, outdoor athletic recreational fields (cricket, volleyball, and basketball), and residential caretaker space

2. **Open Space:** Approximately 58% open space is proposed to be permanently preserved through a conservation easement. Prairie grasses, vegetative buffers, and other landscaping will be provided within that area. Maintenance responsibilities were not identified by the applicant.

3. **Water, Sewer, and Stormwater Facilities:** Private well and septic areas are proposed to service the site. Permits have been obtained from the Environmental Protection Agency (EPA) in association with the systems. A soils report was also provided by the applicant.

   A stormwater pond is located in the southeastern corner of the site with associated drainage infrastructure located underground between the parking lot and buildings. A Stormwater Pollution Prevention Plan (SWPPP) and Operation and Maintenance (O&M)

plan was provided by the applicant however the stormwater report is also required for the site's development.

4. **Access:** Two access points are proposed on the western and eastern edges of the site. An internal asphalt access drive allows client, maintenance, and government services access throughout the site. A parking lot comprised of approximately 85 parking spaces is proposed inclusive of ADA spaces.

5. **Schedule of development**: The development will occur in one phase following approval of the rezoning.

6. **Future Land Use:** See discussion on Comprehensive Plan.

7. **Property Rights:** The property owner identified in the rezoning application matches the Auditor's Office information of the site.

VII. Technical Agency Review:

The informal technical review was held May 20th, 2026. Below is a summary of the comments received.

1. Franklin County Engineer's Office (Mobility):

- Only one access point onto Walker Road is allowed unless a variance is approved from the Franklin County Access Management Regulations. A traffic study is required with the variance request.

2. Franklin County Engineer's Office (Drainage):

- Erosion protection is required with the stormwater basin and right-of-way (R/W).
- Additional details are required to understand the functionality of the pond such as grading, emergency flow location, and other details for review.

3. *Franklin County Planning Department*:

- Building plans for the various structures are needed to confirm the final calculations of the minimum parking required. Additional details are required for screening and buffering requirements.
- Loading areas and signage information are missing from the submission if proposed for the site.
- A draft conservation easement will need to be provided to support the permanent protection proposed.

VIII. Staff Analysis

Based on Section 640.032 of the Franklin County Zoning Resolution, the basis of approval for the EXCEPTIONAL USE DISTRICT shall be:

1. That the proposed development is consistent in all respects to the purpose, intent and applicable standards of this Zoning Resolution;
    a. Staff finds the proposed development to be minimally impactful to surrounding residential land uses. Measures are taken by the applicant to appropriately screen and provide appropriate business hours for outdoor occurring activities.
2. That the proposed development is in conformity with a Comprehensive Plan or a portion thereof as it may apply;
    a. The proposal generally conforms to the recommended residential land use and the intention of institutional land uses.
3. That the proposed development advances the general welfare of the County and that the benefits to be derived from the proposed use justify the change in the land use character of the area.
    a. The proposal advances the general welfare and health of the County by providing institutional land use that compliments the surrounding residential areas.

Staff recommend ***approval*** of the request to rezone from the Rural (R) district to the Exceptional Use (EU) district for the development of a youth development center with outdoor sports recreational facilities



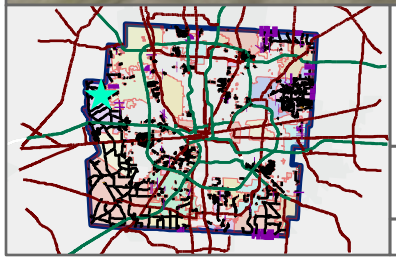
ZON-26-06

Requesting to rezone from the Rural (R) district to the Exceptional Use (EU) district for the development of a youth development center with outdoor sports recreational facilities.

Township: Brown Twp.

Address: 3740 Walker Rd.

Acreage: 23.894 acres



Case File: ZON-26-06

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

Esri Community Maps Contributors, Franklin County Auditor, Ohio Rail Development Commission, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 350 700
Feet



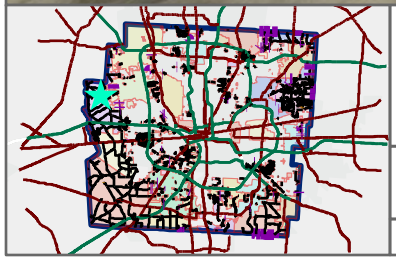
ZON-26-06

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Case File: ZON-26-06

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 225 450
Feet

ZON-26-06

Requesting to rezone from the Rural (R) district to the Exceptional Use (EU) district for the development of a youth development center with outdoor sports recreational facilities.

Township: Brown Twp.

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Acreage: 23.894 acres

Brown

Legend

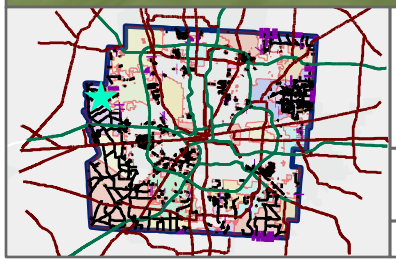
Parcel IDs

R-O-W Centerlines

FCEDP Zoning Districts

ZONING

R R



Case File: ZON-26-06

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

Esri Community Maps Contributors, Franklin County Auditor, Ohio Rail Development Commission, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 350 700 Feet

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

Economic Development & Planning Department
James Schimmer, Director

Application for
Rezoning
Page 1

RECEIVED
MAY 14 2026
Franklin County Planning Department
Franklin County, OH

ZON

Property Information

Site Address: 3740 Walker Rd, Hilliard, OH 43026

Parcel ID(s): 120-000043-00

Total Acreage: 23.894	Township: Brown

Property Description

Acres to be rezoned: 23.894

Current Land Use: AGR Vacant Land

Surrounding Land Uses:

North	Residential
South	Residential
East:	AGR
West	AGR

Rezoning Request

Currrent Zoning: ~~AGR Vacant Land~~ Rural (R)

Proposed Zoning: Exceptional Use

Proposed Land Use: Around 10 Acres

Purpose for Request: To build a sports and development center for youths

Staff Use Only

Case # ZON-26-06

Date Filed: 5/18/26

Fee Paid: $3,300

Receipt # 26-01438

Received By: Kayla J.

Technical Review Date: 5/26/26

Big Darby Panel Date: 6/9/26

Planning Commission Date: 6/10/26

Rural Zoning Commission Date: 6/18/26

Commissioners Date: 7/14/26

Checklist

- [ ] Fee Payment *(checks only)*
- [ ] Completed Application
- [ ] Notarized Affidavit
- [ ] Legal description of property
- [ ] Location/Area map
- [ ] Water/Wastewater Information
- [ ] Development Plan *(if a planned district request)*

Water & Wastewater

Water Supply

- [ ] Public (Central)
- [x] Private (On-site)
- [ ] Other

Wastewater Treatment

- [ ] Public (Central)
- [x] Private (On-site)
- [ ] Other

150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.gov

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803

Economic Development & Planning Department
James Schimmer, Director

Application for
Rezoning
Page 2

Property Owner Information

Name: HARISUMIRAN OF OH INC

Address: C/O Pravin Patel 6296 Pritchard Dr, Galloway, OH 43119

Phone # 614-370-5879 | Fax #

Email: sevakpraveen@yahoo.com

Applicant Information

☒ Same as property owner

Name:

Address:

Phone # | Fax #

Email:

150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.gov

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803
Economic Development & Planning Department
James Schimmer, Director

Application for
Rezoning
Page 3

Signatures

To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning 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. I/we understand that delays or tablings may impact the hearing schedule.

P3Patel — Applicant — 9-26-24. — Date

P3Patel — Property Owner (Signature must be notarized) — 9-26-24. — Date

P3Patel — Property Owner (Signature must be notarized) — 9-26-24. — Date

150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.gov

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING
1803
Economic Development & Planning Department
James Schimmer, Director

Application for
Rezoning
Page 4

Rezoning/Text Amendment Application

General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request.

The following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the Franklin County Auditor's website, https://www.franklincountyauditor.com/
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist 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 appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. The develoipment plan must include all information identified in the Franklin County Zoning Resolution for the applicable planned zoning district being requested. This plan is to demonstrate the engineering feasibility of the proposed project. he Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

OHIO JURAT
§147-551

State of Ohio
County of Franklin } ss.

Sworn to or affirmed and subscribed before me by

Praveen Patel
Name of Person Making Jurat

this date of 09/26/2024.
Date



Affix Seal Here

Signature of Notary Public Administering Jurat

Notary
Title or Rank

May 18, 2028
Commission Expiration Date

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application for Rezoning

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

©2019 National Notary Association

Case #ZON-26-06/AP-26-05

RECEIVED
MAY 14 2026
Franklin County Planning Department
Franklin County, OH

Big Darby Accord Advisory Panel

Applicant Checklist and Submittal Requirements

Revised 03/29/2021

About the Panel

The Big Darby Accord Advisory Panel is an eleven-member body appointed by communities within the planning area. The Panel reviews zoning and development applications for compliance with the Big Darby Accord's goals and policies and provides recommendations to the Accord's member jurisdictions.

Project Information

Project Name: *Harisumiran of Ohio Inc.*

Project location: 3740 WALKER RD, HILLIAD, OH 43026

Checklist Completed by: Tarak Bhatt

Instructions

Please complete this form. The form provides guidance to applicants with projects that require Accord Panel review.

An application package for the Panel consists of 4 required components

1. Existing conditions site map
2. Conceptual site plan
3. Site data table
4. Applicant's checklist

Note: Incomplete application packages will not be scheduled for Accord Panel review and will be returned to the applicant. For additional information (including meeting dates and timeline) please contact the jurisdiction in which the project is located.

1. Existing Conditions Site Map: Required Elements

Instructions: Submit a map that details existing conditions of the subject site. Include each element listed below.
Map size: 24" x 36"
Map extent: Subject site plus 300' surrounding the subject site
Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA
Scale: 1"=300' minimum

Surface water Elements

- N/A Watershed and subwatershed boundaries
- N/A Surface water locations including perennial, intermittent, ephemeral streams
- N/A Floodway and 100-year floodplain
- N/A Wetlands: jurisdictional and agricultural
- N/A Drainage patterns
- N/A Field tile locations
- N/A Groundwater recharge / pollution protection zones
- N/A Wellhead protection zone
- N/A Stream water quality (EPA assessment)
- N/A Stormwater management facilities (on-site & nearby)
- N/A Water quality monitoring points (Site-level and, any OEPA within 300' of subject site and nearest Ohio EPA downstream and upstream monitoring sites)

Utility and Roadway Elements

- N/A Existing septic systems Currently None Exist
- N/A Existing wells Currently None Exist
- ☐ Existing utilities and easements
- ☑ Existing roads and rights-of-way

Land Elements

- ☑ Soil types including location of hydric soils (if present)
- ☑ Topography and 2-foot contours
- ☑ Wooded areas
- ☑ Open space / natural Areas
- N/A Significant wildlife habitat
- N/A Existing easements
- N/A Easement planting and management plan

Other Elements

- N/A Political jurisdiction boundaries
- N/A Existing zoning of surrounding parcels
- N/A Nearby recreation and community facilities
- N/A Other historical, natural or cultural resources

Big Darby Accord Advisory Panel

2. Conceptual Site Plan: Required Elements

Instructions: Submit a conceptual site plan showing the elements listed below

Map size: 24" x 36".
Map extent: Subject site
Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA
Scale: 1"=200' minimum

Physical Elements

- ☑ Property lines
- ☑ Setbacks / build-to lines
- ☑ Building footprint
- ☑ Parking areas
- ☑ Proposed roadways
- ☑ Proposed utilities and easements
- ☑ Adjacent street names and access points
- ☑ Adjacent zoning and land uses
- ☑ Vicinity map and north arrow

Environmental Elements

- N/A Floodway and 100-year floodplain
- N/A Stream corridor protection zone area
- N/A SCPZ permanent on-site designation (method/design)
- N/A LID techniques: location and type
- ☑ Stormwater BMPs: location and type
- N/A Water quality monitoring points
- ☑ Planting areas: location, size, species
- ☑ Location of stormwater recharge zone

3. Site Data Table: Required Elements

Instructions: Submit a table with the following data listed. Include the table as a separate document or list the data on the conceptual site plan.

Checkboxes: Indicate a completed item with a check in the appropriate box. For elements that don't apply, indicate NA

*Natural Area Open Space calculations are to be based on the Accord Panel's adopted definition of Conservation (Natural) Open Space.

Acreage statements: developed areas

- ☑ Site area: gross
- ☑ Roadways and rights of way
- ☑ Site area: net of rights-of way
- ☑ Zoning districts: area for each district
- ☑ Residential land use area
- ☑ Non-residential land use area

Acreage statements: open space

- N/A Stream corridor protection zone area
- ☑ Other preservation and no-disturb zones
- ☑ Open space: total

Consisting of:

- N/A Natural areas* (including SCPZ)
- ☑ Active recreation area
- ☑ Stormwater management facilities area
- N/A Other area

Density calculations

- ☑ Density: gross
- ☑ Density: net of rights-of-way
- ☑ Density: net of rights-of-way, open space areas

Open space calculations

- ☑ Open space requirement percentage

Include a table showing the following calculations. The areas named below must be consistent with the acreage statements to the left

	Area	*Divided by:*
☑	Open space: total	Site area: gross
☑	Open space: total	Site area: net of rights-of-way
☑	SCPZ area	Site area: net of rights-of-way
☑	Natural areas* (including SCPZ)	Site area: net of rights-of-way
☑	Active recreation area	Site area: net of rights-of-way
☑	Stormwater mgmt. facilities area	Site area: net of rights-of-way
☑	Natural areas* (including SCPZ)	Open space: total
☑	Active recreation area	Open space: total

Big Darby Accord Advisory Panel

4. Applicant's Checklist: Required Elements

Instructions: Complete the table below. Information provided should demonstrate how your proposal complies with the goals and policies of the Big Darby Accord. Please identify and explain any variation from the Accord Plan.

If you include a separate document instead of completing the table below, *each requirement below must be addressed in the order listed.*

Conservation

Requirement (BDA reference)	Details/Comments
If land is proposed for development that is Tier 1 through 3, specify what types of development is being proposed for these areas?	N/A
What Tier I land is being protected and how is it being protected (3.1)?	N/A
What Tier 2 Land is being protected and how is it being protected (3.1)?	N/A
What Tier 3 Land is being protected and how is it being protected (3.1)?	N/A
Are wooded areas greater than 3 acres being preserved and how will they be protected (3.1.1)?	N/A
How much open space is being provided? Will the open space provided be based on the minimum of 10 acres per 1,000 residents? Note: this includes any tiered land that is being preserved. (5.16)?	Approximately 16.95 acres of open space is being provided. Site peak occupancy number to be 350 persons.
How will the open space be connected within site?	Development will be relegated to the front 1/3rd of the site, maintaining open space in the remaining 2/3rds.
How will the open space link with off-site open space (5.4.2)?	On-site open space will continue to interact with off-site open space in the way it currently does today.
How will the open space be permanently protected (4.3)? Describe: easements, dedication, etc.	Please refer answer in attached sheet (Q1:).
What plant species are native and non-invasive (4.3)?	Please refer answer in attached sheet (Q2:).
Does the development include a long-term planting management plan that addresses items found in Section 4.3 (4.3)?	Please refer answer in attached sheet (Q3:).
Will the development provide a 3 year performance bond for maintenance of these plantings (4.3)?	Please refer answer in attached shee(Q4:).

Streams and Wetlands

Requirement (BDA reference)	Details/Comments
Have all the wetlands (agricultural) been identified in conjunction with NRCS (4.2.2)?	N/A
Have all the wetlands (non-agricultural) been identified in conjunction with Army Corps of Engineers and OEPA (4.2.2)? Please indicate category of each wetland.	N/A
Will identified wetlands be preserved or impacted by development? Explain reasoning and plans for preservation/mitigation. (4.2.2)?	N/A
If identified wetlands will be impacted, explain status of permit and plans for mitigation. The Accord recommends mitigation within the Accord planning area (4.2.2)	N/A
Will the development provide a wetland protection plan during the construction phase (4.2.2)?	N/A
How will the 100-year floodplain be protected from fill and/or excavation (4.7.4)?	N/A
How does the project incorporate stream restoration (3.6)?	N/A
How does the project incorporate site monitoring of water quality?	N/A
Are any streams located on the site? If so, indicate stream use designation and attainment status.	No streams on site
Does any portion of the project fall within the Stream Corridor Protection Zone? If yes, how has	N/A

Big Darby Accord Advisory Panel

it been calculated and how will it be protected? (4.2.1)?	N/A
What are the proposed uses and ownership for the SCPZ (4.2.1)?	N/A
Are wetland buffers provided for all preserved wetlands in accordance with the recommendations of the Rainwater and Land Development Manual (5.2.2)?	N/A
Is verification provided that hydrology will be maintained in preserved wetlands (4.2.2).	N/A
Will buffers be preserved in their natural state (Rainwater and Land Development Manual)?	N/A
How will buffers be protected by a public entity (Rainwater and Land Development Manual)?	N/A

Stormwater Best Management Practices

Requirement (BDA reference)	Details/Comments
Are the detention (quantity) controls adapted from the critical storm method (4.7.1)?	Please refer answer in attached sheet (Q5:).
Will the post-construction groundwater recharge rate equal or exceed the pre-development rate (4.7.2)?	Please refer answer in attached sheet (Q6:).
Please give details about the Stormwater Pollution Prevention Plan (SWPPP) that you will complete (4.7.3)?	Please refer answer in attached sheet (Q7:).
What are the details for site level monitoring of water quality, including approximate locations and data collection (5.3.1 and Figure 5.5)?	Please refer answer in attached sheet (Q8:).
Were BMPs selected through the site planning process, please describe your approach(4.8.1)?	Please refer answer in attached sheet (Q9:).
How does the site plan incorporate BMPs? Are BMPs from the toolkit in Chapter 4 of the Accord being utilized (4.7)?	Please refer answer in attached sheet (Q10:).
How are the BMPs consistent with Low Impact Development principles (3.5.2)?	Please refer answer in attached sheet (Q11:).
List BMPs that will be utilized on the project below: (3.8.3)	Please refer answer in attached sheet (Q12:).

Sewer System

Requirement (BDA reference)	Details/Comments
What type of wastewater system has been proposed for the development, and what is the available capacity (4.9.1 and 4.9.2)?	Please refer answer in attached sheet (Q13:).
How does the proposal meet the requirements for Alternative Wastewater Systems (4.9.2)?	Please refer answer in attached sheet (Q14:).
Does the project provide measures for site-level monitoring (4.9.2)?	Please refer answer in attached sheet (Q15:).

Revenue

Requirement (BDA reference)	Details/Comments
Is Tax Increment Financing in place or planned (5.5.4)?	N/A
Is a New Community Authority in place or planned (5.5.4)?	N/A
Has a developer contribution been applied (financial) (5.5.4)?	N/A
Has a developer contribution provided (in-kind) (5.5.4)	N/A

Overall

Big Darby Accord Advisory Panel

Requirement (BDA reference)	Details/Comments
How is the proposed Land Use consistent with the Big Darby Accord Plan. If not consistent with the Accord's land use plan, specify how land use it differs from the Accord Plan (3.3)?	Site is in a rural density conservation development overlay, with nearby agricultural and residential land uses. Site maintains and exceeds 50% open space based on the rural density classification. The proposed land use differs from the existing residential use. Proposed land use to be Exceptional Use district.
Is the proposed density consistent with Big Darby Accord Plan (3.3)?	Yes, proposed density is consistent with BDAP. Proposed density introduces 2 dwelling units on the 24 acre site
Does the project conserve a minimum of 50% of land as open space* (4.4)? (Conservation Development area only)	Yes
How does the project incorporate LID principles? Please list all LID techniques to be used. (3.5.2)	Please refer answer in attached sheet (Q16:).
How does the project incorporate the Town Center Principles (4.6)? (Town Center area only)	N/A
Does the site incorporate LEED Principles (3.4)? (Required in LEED area)	N/A
Does the project incorporate the required public facilities? How will schools, fire, police service be provided? (5.3.3)?	Project to provide road through site for fire and police access
How will the project provide overall trail linkages (4.11)?	N/A
How will the project provide the required transportation improvements (4.10)?	Traffic impact study to be provided per BDAP.

*Natural Area Open Space calculations are to be based on the Accord Panel's adopted definition of Conservation (Natural) Open Space.

BIG DARBY ACCORD ADVISORY PANEL

Q1: How will the open space be permanently protected (4.3)?

The permanent protection of the property's open space will be achieved through a straightforward approach. The designated open land will be dedicated to a volleyball court, a children's playground, a cricket ground, and general green space, ensuring these areas remain available for community youth activities. Construction on the property will be limited to the three buildings indicated on the site plan: the Community Hall, the Kitchen/Restroom facility, and the Housing building. No further structures will be built, thereby guaranteeing the long-term preservation of the open space.

Q2: What plant species are native and non-invasive (4.3)?

The provided documents (SWPPP and Site Plan) state that stabilization will utilize "grass seed and straw" or "landscaping (e.g., trees/shrubs/plants. For Fence locations use of "Thuja Green Giants" plants 4 feet to 5 feet are proposed to be used.

Q3: Does the development include a long-term planting management plan that addresses items found in Section 4.3 (4.3)?

Yes. The development includes a comprehensive long-term planting and site management plan.

- **Long-Term Maintenance:** As outlined in the Stormwater Pollution Prevention Plan (SWPPP), the Owner (Harisumiran) assumes full responsibility for all long-term maintenance upon substantial completion of the project. The Owner will utilize a dedicated landscaping team to conduct bi-weekly monitoring and maintenance of all turf, trees, and shrubs to ensure established growth and site stabilization.
- **Plant Selection:** The landscaping plan strictly prohibits the introduction of any invasive plant species on the property.
- **Infiltration & Hydrology:** The landscape design is intentionally engineered to preserve pre-development hydrology. Natural groundwater infiltration will be maintained across more than two-thirds of the undeveloped open space. To further promote natural infiltration and complement the on-site retention pond, no impermeable materials will be utilized within the designated non-developed areas.

Q4: Will the development provide a 3 year performance bond for maintenance of these plantings (4.3)?

Yes, the owner is committed to providing a three-year financial guarantee for the maintenance and establishment of the site plantings. The exact mechanism—whether a three-year performance bond, a Letter of Credit, or an escrow account—will be finalized and executed in coordination with the [Township/County] prior to final plat approval.

Q5: Are the detention (quantity) controls adapted from the critical storm method (4.7.1)?

Yes, the site will utilize a Wet Extended Detention Basin as its primary post-construction control. The basin's outfall structure is designed with a slow-release orifice (primary), a secondary overflow, and an emergency overflow to attenuate flow. (As described in page 14 of the SWPPP created for the construction activities for Harisumiran OH.)

Q6: Will the post-construction groundwater recharge rate equal or exceed the pre-development rate (4.7.2)?

Yes, according to the calculations in the SWPPP's Appendix C, the pre-developed groundwater recharge volume is 18.1 acre-feet. The post-developed recharge volume is 23.5 acre-feet (15.1 from urban grasses, 8.1 from brush, and 0.3 from woods). Therefore, the post-construction recharge rate exceeds the pre-development rate.

Q7: Please give details about the Stormwater Pollution Prevention Plan (SWPPP) that you will complete (4.7.3)?

A comprehensive SWPPP has been prepared by Otisco Engineering Ltd. Details include:

- **Sediment Controls**: Silt fences/filter socks, storm drain inlet protection, and a Wet Extended Detention Basin with a dewatering volume of 1.19 acre-feet.
- **Runoff Controls**: Temporary diversions and outfall velocity dissipation via a rock-lined channel.
- **Soil Stabilization**: Temporary and permanent seeding, erosion matting, and straw mulching.
- **Other Controls**: Gravel construction entrances, street sweeping, water trucks for dust control, and proper waste/sanitary disposal

For the further details, please refer to the attached SWPPP.

Q8: What are the details for site level monitoring of water quality, including approximate locations and data collection (5.3.1 and Figure 5.5)?

In accordance with Section 5.3.1 and Figure 5.5 of the Big Darby Accord Master Plan, site-level water quality monitoring will be implemented to ensure that the proposed stormwater Best Management Practices (BMPs) achieve their targeted pollutant removal rates. The details of the monitoring program are as follows:

Approximate Locations: Monitoring will be conducted via grab samples at the outfall(s) of the site's newly proposed stormwater conveyance system.
Data Collection (Parameters): All collected water samples will be analyzed for Total Suspended Solids (TSS), Total Phosphorus (P), and Total Nitrogen (N).
Collection Frequency: Sampling will occur a minimum of twice per season under specific weather conditions. One sample will be collected during a dry period (defined as no precipitation for the preceding three days), and one sample will be collected during a significant rain event (defined as 0.75 inches or more of rain within a 24-hour period).
Duration & Enforcement: Site-level data collection will be maintained for a minimum of 5 years following construction. A performance bond will be provided and maintained throughout this prescribed monitoring period to guarantee the performance of the stormwater BMP (Best management Practices).

Q9: Were BMPs selected through the site planning process, please describe your approach (4.8.1)?

Yes, Best Management Practices (BMPs) were selected in accordance with the 8-step planning process outlined in Section 4.8.1 of the Big Darby Accord policies. Our approach was guided by our civil engineer and incorporated the following steps:

Steps 1 & 2 (Scale and Regional Context): The site was evaluated based on its total disturbed acreage and its relationship to regional stormwater facilities to determine the necessary site-specific pollutant removal efficiencies. (Refer SWPPP -Stormwater Management System Operation and Management Plan Section 8 by Otisco Engineering Ltd.)
Step 3 (Site Conditions & Runoff): Pre-development and post-development runoff volumes, peak flow rates, and water quality considerations were calculated to identify targeted pollutants of concern. (Refer SWPPP - Appendix C (Design Calculations) Table A-1 by Otisco Engineering Ltd.)

Step 4 (Oil Control): The proposed land use and anticipated vehicular traffic were evaluated to determine if specific oil control BMPs were required. (Refer SWPPP -Stormwater Management System Operation and Management Plan Section 8 by Otisco Engineering Ltd.)
Step 5 (Infiltration Practicality): Local soil properties, depth to the water table, and proximity to sensitive features were assessed to determine if infiltration-based BMPs were practicable for the site. (Refer SWPPP and PTI Form B13 - Soil Evaluation by Otisco Engineering Ltd. (Sub- SMART Services Inc.)
Step 6 (Phosphorous Control): The need for phosphorous reduction was evaluated against the Big Darby Creek TMDL requirements.
Steps 7 & 8 (Selection and Design): Based on the preceding site suitability analysis, specific structural and non-structural BMPs were selected. Specifically, our site utilizes an extended detention basin which have been fully integrated into our final site layout and Stormwater Pollution Prevention Plan (SWPPP) (Refer SWPPP, Appendix B).

Q10: How does the site plan incorporate BMPs? Are BMPs from the toolkit in Chapter 4 of the Accord being utilized (4.7)?

Yes, the Site Plan physically incorporates a 0.23-acre Wet Extended Detention Pond at the front of the site to capture overland flow from the development. It also incorporates silt socks downslope of all disturbed areas, catch basin filters, and a rock-lined outfall stabilization channel. These are all standard structural BMPs recognized in the Accord's Chapter 4 toolkit.

Q11: How are the BMPs consistent with Low Impact Development principles (3.5.2)?

The project adheres to Low Impact Development (LID) principles by minimizing the directly connected impervious area. Out of the 23.9-acre site, only 2.11 to 2.5 acres will be impervious surfaces. The remaining land is preserved as open space (urban grasses, brush, and woods), which allows for natural overland filtering and groundwater infiltration before reaching the detention basin.

Q12: List BMPs that will be utilized on the project below: (3.8.3)

- Gravel Construction Entrance
- Street Sweeping and Dust Control (Water truck)
- Soil Restoration (Seeding, straw, and erosion matting)
- Silt Socks / Sediment Barriers

- Catch Basin / Storm Drain Inlet Filters
- Wet Extended Detention Basin (Temporary Sediment Pond)
- Rock-lined Outfall Velocity Dissipation

Q13: What type of wastewater system has been proposed for the development, and what is the available capacity (4.9.1 and 4.9.2)?

Type of Wastewater System Proposed: The development proposes a non-centralized, on-site sewage treatment system. Specifically, the engineering plans outline an Aeration Tank / Timed Dosing Tank / Sand Mound system. The primary components of this system include:

- Two (2) Norweco aeration systems (Model 960).
- One (1) 4,000-gallon ODH-approved dosing tank.
- Three (3) individual sand mounds for effluent distribution.

Because it relies on on-site treatment and land application rather than connecting to a municipal trunk sewer, this proposal falls under the "Non-centralized Sewer" framework described in Section 4.9.2 of the Big Darby Accord policies, rather than the "Centralized Sewer" systems covered in Section 4.9.1.

Available Capacity: The total available design capacity for the proposed wastewater system is 2,500 gallons per day (GPD). This capacity is accommodated by:

- The two Norweco aeration systems, which are each designed to treat 1,250 GPD (totaling 2,500 GPD).

The three sand mounds, which are each sized to treat up to 833 GPD (totaling 2,499 GPD). The system is designed to be installed in phases, meaning the second aeration tank and the subsequent sand mounds must be added as the metered sewage flow of the facility expands to exceed 1,100 GPD and 1,666 GPD respectively.

Q14: How does the proposal meet the requirements for Alternative Wastewater Systems (4.9.2)?

The proposal is designed to meet Ohio EPA and local Board of Health requirements. It is backed by a comprehensive Soil Evaluation (PTI Form B13 as attached) demonstrating that the site can support an engineered mound system. Furthermore, the system requires a continuous Operation and Maintenance (O&M) contract furnished by an approved, licensed service provider to ensure long-term regulatory compliance (Refer SWPPP, Appendix J).

Q15: Does the project provide measures for site-level monitoring (4.9.2)?

Yes, the wastewater design incorporates specific site-level monitoring measures, including an observation tube installed directly into the sand fill of the mounds. The dosing tank is also equipped with a high-water alarm and float settings to alert operators of any system backups. The mandatory O&M contract will ensure these features are regularly monitored by a professional. (Refer SWPPP, Appendix J).

Q16: Question: How does the project incorporate LID principles? Please list all the LID techniques to be used (3.5.2).

The proposed project incorporates Low Impact Development (LID) principles primarily by minimizing the overall impervious footprint, preserving expansive open green spaces to promote natural groundwater infiltration, and utilizing an advanced on-site wastewater treatment system to safely recharge the local aquifer.

The specific LID techniques utilized on this site include:

- Minimization of Impervious Surfaces: The project design deliberately preserves large portions of the 23.894-acre parcel as pervious open space. The site plan demonstrates vast areas maintained as grass surrounding the Community Center building, the Children's Playground, and the large Cricket Ground. Maximizing these vegetated and open spaces promotes natural stormwater infiltration directly into the native soil, reducing runoff volume and velocity.
- Decentralized On-Site Wastewater Treatment & Dispersal: Rather than exporting wastewater off-site via centralized sewers, the project utilizes an advanced on-site sewage treatment system (as detailed on Sheet 3 of the Sewage Treatment System Plan). This system features an aeration tank, a timed dosing tank, and a UV disinfection unit. The highly treated effluent is subsequently dispersed into the soil via elevated sand mounds. This decentralized approach acts as a form of localized groundwater recharge, filtering water naturally through the soil profile and returning it to the local watershed.
- Conservation Development Design: The site layout employs a clustered building approach. By grouping the proposed structures and primary amenities closely together, the design significantly minimizes the overall footprint of earth disturbance and paving, thereby preserving larger contiguous swaths of open space across the parcel.

Items	Description	Quantity	Units
Acreage: Developed Areas	Site area: gross	23.9	Acres
	Roadways and rights of way	0.39	Acres
	Site area: net of rights-of-way	23.51	Acres
	Zoning districts: area for each district	R - 23.9	Acres
	Residential land use area	0.06	Acres
	Non-residential land use area	23.8	Acres
Acreage: Open Space	Stream corridor protection zone (SCPZ) area	23.90	Acres
	Other preservation and no-disturb zones	1.89	Acres
	Open space: total	18.68	Acres
	Natural areas (including SCPZ)	14.04	Acres
	Active recreation area	4.64	Acres
	Stormwater management facilities area	0.68	Acres
	Other area	N/A	Acres
Density Calculations	Density: gross	8.90%	
	Density: net of rights-of-way	9.05%	
	Density: net of rights-of-way, open space areas	22.46%	
Open Space Calculations	Open space requirement percentage	50.0%	
	Open space: total / Site area: gross	78.2%	
	Open space: total / Site area: net of rights-of-way	79.5%	
	SCPZ area / Site area: net of rights-of-way	101.7%	
	Natural areas (including SCPZ) / Site area: net of rights-of-way	59.7%	
	Active recreation area / Site area: net of rights-of-way	19.7%	
	Stormwater mgmt. facilities area / Site area: net of rights-of-way	2.9%	
	Natural areas (including SCPZ) / Open space: total	75.2%	
	Active recreation area / Open space: total	24.8%	

Swami Shreeji

HARISUMIRAN

Harisumiran of Ohio Inc.
Yogi Divine Society of NJ Inc.
6296 Pritchard Drive, Galloway, OH 43119
Non Profit Organization ID: 02317104268

Inspirer: His Divine Holiness Hariprasad Swamiji & His Divine Holiness Prabodh Swamiji

RECEIVED
MAY 14 2026
Franklin County Planning Department
Franklin County, OH

May 2, 2026

Franklin County Board of Zoning Appeals
c/o Brown Township Zoning Administration
Franklin County, Ohio

RE: Application for Exceptional Use Permit — Youth Recreation Facility & Community Center for encouraging & developing a Faith-Based Civic Consciousness
Property Location: 3740 Walker Road, Hilliard, OH 43026 (Brown Township, Franklin County) Parcel ID: 120-000430

Dear Members of the Franklin County Board of Zoning Appeals,

On behalf of Yogi Divine Society of NJ (dba Hariprabodham), a federally recognized 501(c)(3) nonprofit organization and the national headquarters of the Harisumiran network of community centers across the United States, we respectfully submit this letter in support of our application for an Exceptional Use Permit for the property located on 3740 Walker Road, Hilliard, Ohio 43026 (Parcel ID: 120-000430), situated within Brown Township, Franklin County. The proposed development will be owned and operated by our wholly owned Ohio subsidiary, **Harisumiran of OH, Inc**.

I. Organization Background

Yogi Divine Society was founded in 1974 in India with a mission rooted in personal development, community service, and the cultivation of compassionate leadership amongst youth and young adults. The organization established its first center in the United States in Lake Hiawatha, New Jersey, in 1996. Since then, it has grown to include major centers in Chicago, Illinois; Houston, Texas; and Lake Hiawatha, New Jersey, each serving thousands of community members annually.

Throughout its history, Yogi Divine Society has operated in the spirit of a faith-based civic organization — one that uses spiritual values as a foundation for practical programs in youth development, cultural enrichment, conflict resolution, and community service. The Ohio chapter, Harisumiran of OH, Inc., has been established to serve the growing South Asian and the broader Ohio community in the Franklin County region.

II. Description of the Proposed Use

We are seeking an Exceptional Use Permit to develop the 26-acre parcel on 3740 Walker Road, Hilliard, Ohio 43026 (Parcel ID: 120-000430) as a Youth Development and Community Center. The proposed facility will function primarily as a youth recreation center, community gathering hall, and faith-based civic organization campus — consistent with the kinds of uses typically associated with nonprofit community service organizations, civic clubs and places of assembly for conducting community-based activities. The site, which is already owned by Harisumiran of OH, Inc., will be developed in a manner sensitive to the surrounding environment and consistent with applicable Brown Township zoning regulations.

The proposed development will include the following principal elements:

- Playing Fields (approximately 60,000 sq. ft.): Open recreational fields for basketball, volleyball, cricket and other youth sports and activities.
- Building 1 — Community Hall (approximately 6,500 sq. ft.): A multi-purpose gathering hall for youth seminars, career development workshops, cultural festivals and community events open to the public.
- Building 2 — Support Facility (approximately 1,800 sq. ft.): A commercial-grade kitchen, restroom facilities and storage, providing essential support services for events and programs hosted on the campus.
- Building 3 — Wellness and Residential (approximately 1,800 sq. ft.): A dedicated yoga and meditation hall, a small prayer and self-introspection space and a caretaker's quarters to facilitate on-site management of the campus.

III. Purpose and Community Benefit

The center's programmatic focus is the development of Ohio's youth into engaged compassionate and productive members of society. The organization has always been deeply committed to keeping young people away from addiction, substance abuse, and destructive influences and to replacing those influences with purpose, community spirit and opportunity. The Ohio campus will carry forward these same values through structured programs built around three pillars:

- Learning: Through structured activities, discussions and debates, participants gain tools for conflict resolution, heart-centered communication, and peace-focused leadership — skills that benefit the broader Franklin County community.
- Motivation: The center will serve as a dedicated platform for youth to share personal stories and experiences, fostering mutual encouragement, empowerment and a sense of belonging.
- Connection: By building cross-cultural friendships and a shared commitment to service, participants emerge as community leaders equipped to act with compassion and civic awareness.

Additionally, the center will host youth career development seminars and job training programs.

IV. Consistency with Exceptional Use Standards

We respectfully submit that the proposed use satisfies the criteria for an Exceptional Use Permit under the applicable Brown Township and Franklin County zoning regulations. Specifically:

- The use is compatible with the character of the surrounding area and will be conducted in a manner that minimizes traffic, noise and other inconveniences to neighboring properties.
- As a 501(c)(3) nonprofit and faith-based civic organization, Yogi Divine Society operates exclusively for charitable, educational and community benefit purposes — precisely the category of use that exceptional use provisions are designed to accommodate.
- The 26-acre site provides ample space to accommodate the proposed buildings and recreational fields with appropriate setbacks, Open lands areas and on-site parking, without burdening adjacent parcels.

- The organization has demonstrated a 30-year track record of operating similar facilities in New Jersey, Illinois, and Texas in a responsible, community-oriented manner consistent with local zoning expectations.

V. Conclusion

Harisumiran of OH, Inc. and its parent organization, Yogi Divine Society of NJ (dba Hariprabodham), are honored to bring this project to Franklin County and look forward to becoming a meaningful contributor to the health, wellness, youth development and cultural life of the Brown Township community. We respectfully request that the Board grant the Exceptional Use Permit for the Walker Road property and welcome the opportunity to present additional information, answer questions and meet with Board members and township staff, if necessary, at your convenience.

Please do not hesitate to contact us for any further information that you may require to further process this application. Assuring you of our full co-operation at all times and anticipating a positive response to this humble submission, we remain,

Yours Sincerely,

Rakesh Jani
Harisumiran of OH, Inc.,
6296 Pritchard Drive, Galloway, OH 43119
Email: rakesh.jani@yds.org

Internal Revenue Service

District
Director

Department of the Treasury

10 MetroTech Center
625 Fulton St., Brooklyn, NY 11201

Date: MAY 29 1997

Yogi Divine Society
of New Jersey, Inc.
140 Lincoln Avenue
Lake Hiawatha, NJ 07034

Person to Contact:
Patricia Holub
Contact Telephone Number:
(718) 488-2333
EIN: 22-2937318

Dear Sir or Madam:

Reference is made to your request for verification of the tax exempt status of Yogi Divine Society of New Jersey, Inc.

A determination or ruling letter issued to an organization granting exemption under the Internal Revenue Code remains in effect until the tax exempt status has been terminated, revoked or modified.

Our records indicate that exemption was granted as shown below.

Sincerely yours,

(Patricia Holub)

Patricia Holub
Manager, Customer
Service Unit

Name of Organization: Yogi Divine Society of New Jersey, Inc.

Date of Exemption Letter: April 1990

Exemption granted pursuant to section 501(c)(3) of the Internal Revenue Code.

Foundation Classification (if applicable): Not a private foundation as you are an organization described in sections 509(a)(1) and 170(b)(1)(A)(i) of the Internal Revenue Code.

EXCEPTIONAL USE (EU) DISTRICT
ZONING TEXT & PERFORMANCE STANDARDS

AMENDED VERSION 5 — DATA ALIGNMENT & ENGINEERING CORRECTIONS

Applicant:	Harisumiran of OH, Inc. (Subsidiary of Yogi Divine Society)	**Amended Date:**	May 19, 2026
Property Address:	3740 Walker Road, Hilliard, OH 43026	**Township:**	Brown Township
Parcel ID:	120-000043-00	**Current Zoning:**	Agricultural District (A)
Total Acreage:	23.894 Gross Acres (23.51 Net Acres)	**Proposed Zoning:**	Exceptional Use District (EU)

1.0 PROJECT OVERVIEW & STATEMENT OF INTENT

The Applicant, Harisumiran of OH, Inc., is requesting a Zoning Map Amendment to rezone approximately 23.894 gross acres from the Agricultural District (A) to the Exceptional Use District (EU) under Section 640 of the Franklin County Zoning Resolution. The project intent is to establish a permanent, low-density, faith-based Youth Development, Cultural, and Community Center. The center will be utilized exclusively for leadership training, community service coordination, cultural preservation, and structured youth athletic development.

2.0 PERMITTED USES & ACCESSORY ELEMENTS

Land and structures within this specific Exceptional Use District shall be restricted exclusively to the following primary and accessory operations:

- **Primary Permitted Use:** A non-profit community hall and house of assembly utilized for socio-religious gatherings, youth mentoring programs, career development seminars, and traditional cultural festivals.
- **Permitted Accessory Structures:** An attached or detached mechanical kitchen/restroom support facility, and a dedicated multi-purpose yoga, prayer, and non-commercial resident caretaker space.
- **Permitted Accessory Recreational Uses:** Non-commercial, private outdoor youth recreational fields spanning approximately 60,000 square feet, legally designated exclusively for basketball, volleyball, and traditional cricket.

3.0 DEVELOPMENT & DIMENSIONAL STANDARDS

All permanent structures and property improvements shall conform to the following baseline spatial configurations, restricting over-development and preserving the rural aesthetic of Brown Township:

Development Parameter	Approved Maximum / Minimum Value	Project Compliance Specification
Maximum Building Height (District Baseline)	35 Feet maximum	The formal baseline limit permitted for structural envelopes within this district.
Community Hall Structure Height	26 Feet maximum	Single-story vertical cathedral architecture with 26’ ceiling profile.
Residential / Yoga Structure Height	26 Feet maximum	Configured as a maximum two (2) story structure not to exceed 26’ total height.
Minimum Front Setback	150 Feet from Walker Road Centerline	All permanent assembly structures sit 240+ feet back.
Minimum Side Setback (North)	50 Feet from Kohn Property Line	Maintained at 100+ feet for athletic facilities.
Minimum Rear Setback (West)	50 Feet from Dever Property Line	Maintained at 300+ feet to buffer open spaces.
Maximum Total Building Footprint	15,000 Square Feet aggregate	Limited strictly to 11,100 Square Feet across 3 structures.
Maximum Impervious Cover	15.0% of Net Site Area maximum	Limited to 12.5% maximum (including asphalt drives).

4.0 ENVIRONMENTAL & OPEN SPACE PERFORMANCE STANDARDS

In absolute alignment with the Big Darby Accord Plan (BDAP) and Rural Density Conservation Overlays, the site design prioritizes natural resource preservation, clean groundwater recharge, and comprehensive stormwater mitigation:

- **Conservation Open Space Preservation:** A minimum of 16.04 total acres shall be permanently maintained as protected open spaces and natural vegetative buffers, which completely satisfies local rural conservation thresholds. This configuration comprises exactly 14.26 acres of unmanaged natural open space and an additional 1.78 acres explicitly designated as a preservation and no-disturb zone.
- **Native Prairie Grass Stabilization:** A minimum of 7.62 acres shall be purposely seeded with deep-rooted native Ohio Prairie Grasses to mitigate sheet-flow stormwater runoff, capture nutrient loads, and structurally preserve the on-site Kokomo silty clay loam and Crosby silt loam soils.
- **Stormwater Management:** A dedicated, dry/wet hybrid retention basin with an explicit top-width configuration of 125.0 feet is established on the southern sector of the parcel to capture, filter, and control post-development discharge velocity into the local drainage system.

5.0 STRICT OPERATIONAL PERFORMANCE STANDARDS & MITIGATION

To permanently mitigate potential negative external factors on the surrounding agricultural and low-density residential neighborhood, the following operational restrictions are legally bound to this text:

5.1 Lighting Restrictions (Dark-Sky & Operation Window)
All outdoor youth playing surfaces, including the cricket court, basketball court, and volleyball courts, shall operate strictly during daylight hours and early evening. All active outdoor recreational activities and associated court uses shall cease and terminate no later than **ninety (90) minutes after official sunset**. The installation of permanent high-intensity commercial stadium lighting or towering overhead sports field light poles is strictly prohibited. All external ambient building security lighting must utilize downward-facing, full-cutoff fixtures.

5.2 Approved Spectator Amenities & Seating Layouts
To accommodate youth tournament viewings and community assembly functions while maintaining low-impact site profiles, **the placement of temporary low-profile spectator bleachers, modular aluminum stands, and movable ground benches shall be explicitly permitted within the perimeters of the recreational playing grounds**. The construction of massive, high-elevation enclosed commercial sports stadiums or towering concrete arena seating infrastructure is strictly prohibited. All spectator amenities shall preserve the continuous ground-level view-shed across open conservation sectors.

5.3 Perimeter Screening & Refuse Buffering: Any centralized waste/refuse collection dumpster shall be structurally screened on all four sides by an opaque fence with a minimum height of 6.0 feet and an absolute visual opacity of 80%, protected by structural steel safety bollards as indicated on the Master Site Plan.

6.0 PUBLIC INFRASTRUCTURE, ACCESS & UTILITIES

- **Sanitary Waste Management:** On-site wastewater treatment shall be managed through a non-discharging, timed-dosing sand mound sewage treatment system comprised of three 350-foot by 15-foot mounds, operating under valid Ohio EPA Long-Term Permit to Install (DSWPTI-250377).
- **Water Supply Infrastructure:** Potable water will be supplied via an on-site public transient non-community water well system (Ohio EPA PWS ID: OH2570753). A mandatory **sanitary isolation radius of exactly seventy-five (75) feet** shall be maintained exclusively within property boundary clear-zones, fully aligning with the approved Ohio EPA Well Site engineering plans.
- **Emergency Services & Safety Access:** Internal traffic circulation shall be maintained via a continuous asphalt loop road specifically engineered to accommodate the gross vehicle weight ratings and turning radii required by the Brown Township Fire Department and Franklin County Sheriff emergency response vehicles.

We hereby submit this binding Exceptional Use District Zoning Text as the governing legal text for Parcel 120-000043-00.

Praveen Patel
Authorized Officer, Harisumiran of OH, Inc.

Tarak Bhatt
Authorized Officer, Harisumiran of OH, Inc.

Landscape Plan Narrative for Rezoning Submission

Prepared For: Franklin County, Ohio Rezoning Application
Project: Youth Center Development – Walker Road Site
Date: 2026-05-01

RECEIVED
MAY 14 2026
Franklin County Planning Department
Franklin County, OH

1. Project Landscape Intent

This landscape plan has been prepared to support the rezoning application for the proposed youth center development in Franklin County, Ohio. The landscaping strategy emphasizes a natural appearance with a balance of maintained lawn areas, prairie grass open space, evergreen screening, and native plantings. The proposed materials are intended to complement open-space requirements, support stormwater management, reduce maintenance, and provide visual compatibility with surrounding properties.

2. Site Landscape Organization

The site landscape design is divided into three primary categories: lawn areas, prairie grass open space, and tree plantings. Lawn areas will replace urban grass previously shown on conceptual plans.

- **Lawn Areas:** Maintained lawn will be used around the building, entrance areas, parking lot edges, activity spaces, play areas, volleyball court, gathering areas, and pedestrian circulation zones.
- **Prairie Grass Open Space:** Prairie grass will be installed in larger managed open-space portions of the site to preserve a natural appearance, reduce mowing requirements, and support environmental stewardship.
- **Tree Plantings:** Trees fence will be strategically placed along property boundaries, roadway frontage, pond edges, parking areas, and transition zones between lawn and prairie grass.

3. Proposed Tree Species

The following tree species are proposed throughout the site for screening, visual enhancement, buffering, and naturalized planting areas.

- Eastern Arborvitae (Thuja occidentalis) – Evergreen screening tree suitable for perimeter buffering, privacy, and year-round visual coverage.
- Eastern Redcedar (Juniperus virginiana) – Native evergreen species appropriate for natural open-space edges and wildlife habitat.

- Southern Wax Myrtle – Naturalized shrub/tree providing texture, seasonal interest, and screening around gathering spaces and pond areas.

4. Prairie Grass and Groundcover Plantings

Prairie grasses are intended to support erosion control, improve infiltration, and provide a low-maintenance landscape treatment within open-space portions of the property.

- Prairie Dropseed Grass
- Pennsylvania Sedge
- Perennial Carex pensylvanica Ornamental Grass

5. Lawn Seed Mix

Traditional lawn areas will use durable cool-season turfgrass suitable for Ohio climate conditions.

- Turf-Type Tall Fescue (TTTF)
- Kentucky Bluegrass (KBG)

6. Landscape Placement Recommendations

1. Tree screening along Walker Road frontage.
2. Evergreen buffering around parking areas and utilities.
3. Prairie grass surrounding stormwater pond areas and managed open-space regions.
4. Lawn concentrated near building entrances, recreation spaces, and active-use areas.
5. Tree clusters at transitions between prairie grass and lawn areas.

7. Maintenance and Installation Notes

6. All landscape materials shall be installed in accordance with accepted horticultural and industry standards.
7. Final plant placement may be adjusted during engineering review to accommodate grading, utilities, septic, well, and stormwater infrastructure.
8. Lawn areas will be maintained with seasonal mowing and invasive species management.
9. Landscape materials shall be maintained to ensure long-term health and survival.

8. Landscape Statement for Rezoning Submission

The proposed landscape plan supports the character of the site through the use of native and naturalized plantings, maintained lawn areas, evergreen screening, and prairie grass open space. This approach promotes compatibility with surrounding development patterns while preserving open-space aesthetics and supporting environmental stewardship goals.

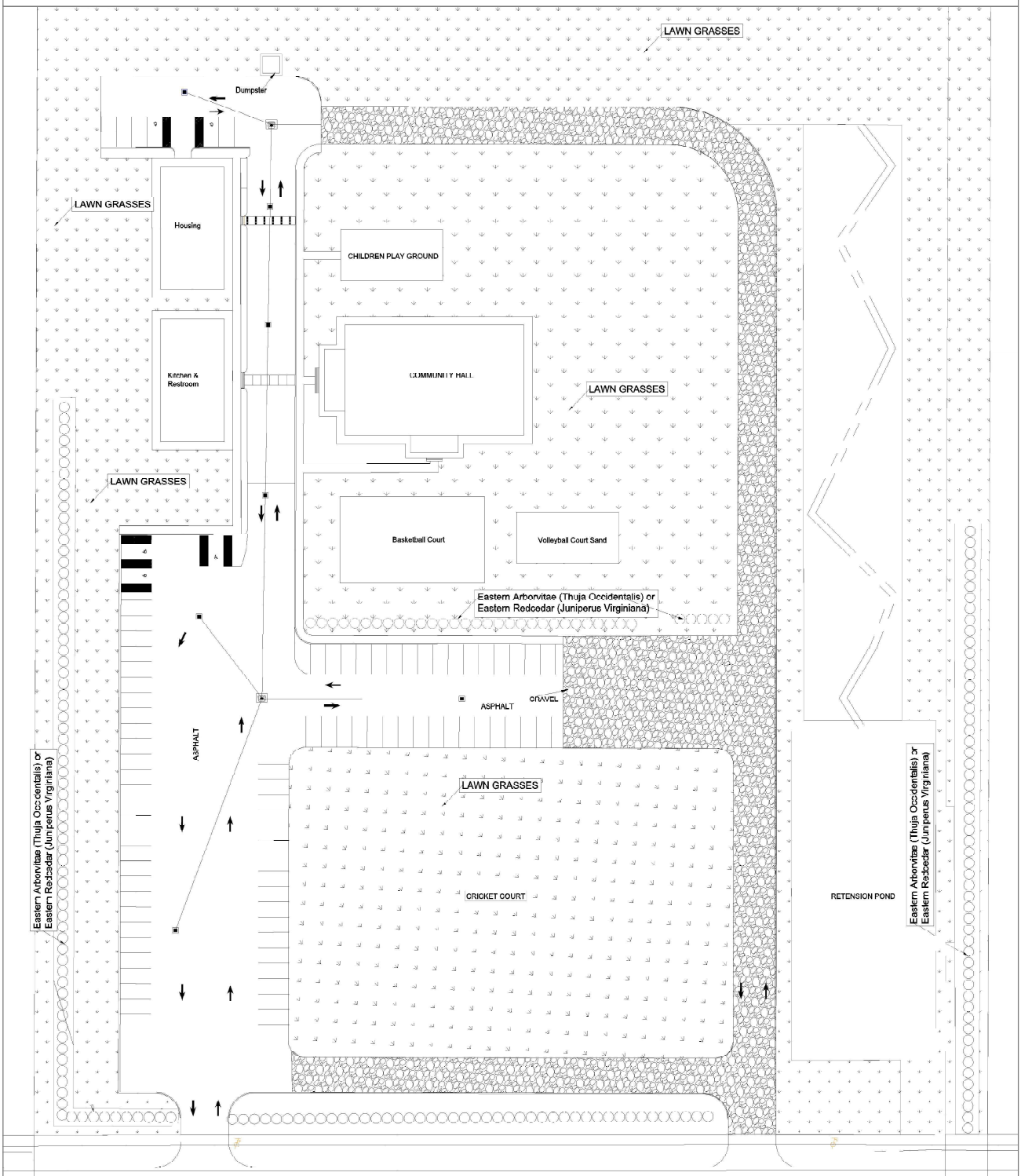
LANDSCAPING PLAN
HARISUMIRAN, OH

General Notes:

1. Proposed Tree Species
   The following strictly native tree species are proposed throughout the site for screening, visual enhancement, buffering, and conservation planting areas:
   - Eastern Arborvitae (Thuja occidentalis) – Evergreen screening tree suitable for perimeter buffering, privacy, and year-round visual coverage.
   - Eastern Redcedar (Juniperus virginiana) – Native evergreen species appropriate for natural open-space edges and wildlife habitat.

2. Proposed Prairie Grass and Groundcover Plantings
   Prairie grasses are intended to support erosion control, improve infiltration, and provide a low-maintenance landscape treatment within open-space portions of the property. All selected species are 100% Ohio native:
   - Prairie Dropseed (Sporobolus heterolepis)
   - Pennsylvania Sedge (Carex pensylvanica)
   - Little Bluestem (Schizachyrium scoparium)

3. Proposed Lawn Grasses
   Managed Lawn Grass to be selected from below options
   - Turf Type Tall Fescue (TTTF)
   - Kentucky Bluegrass (KBG)

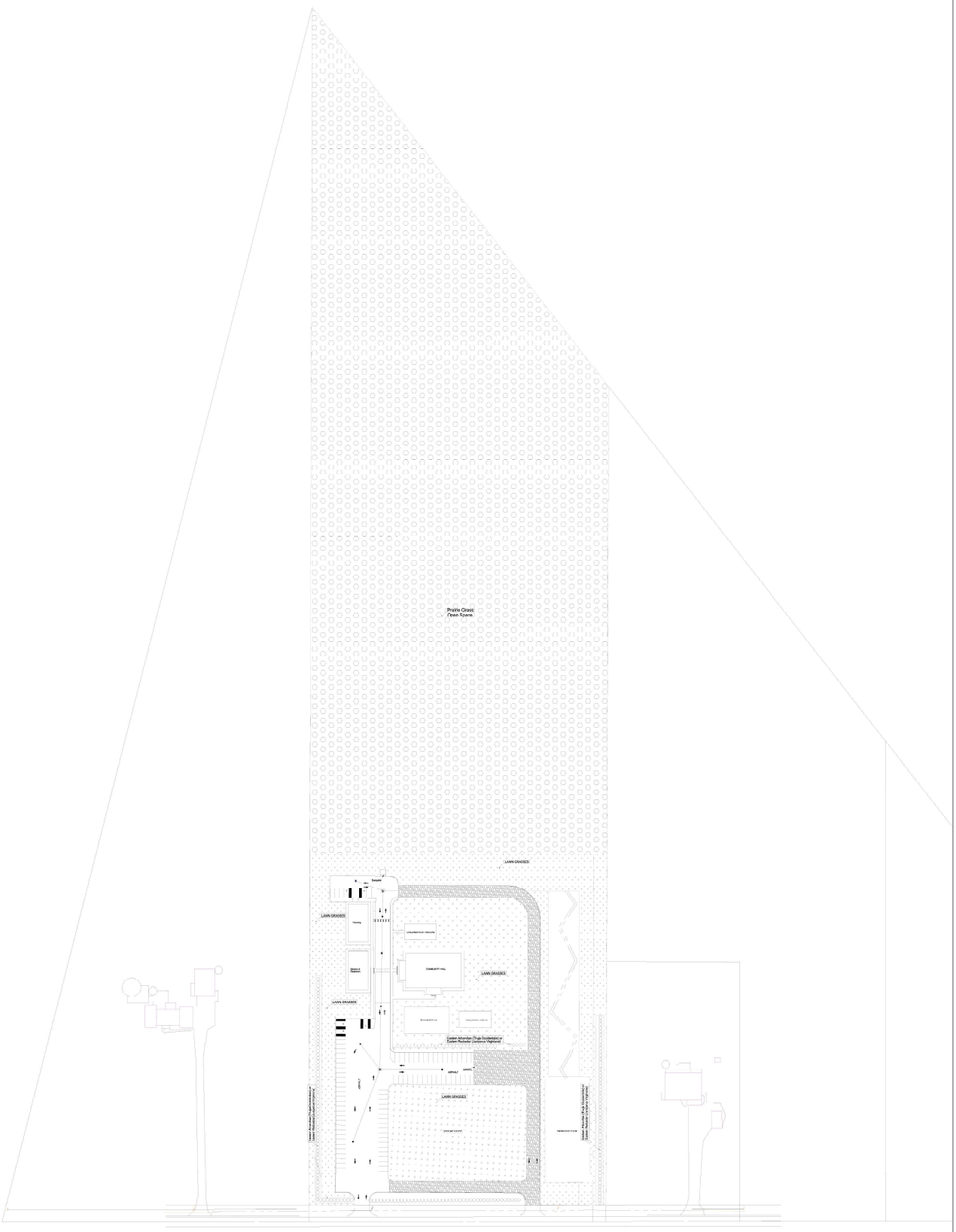


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   Managed Lawn Grass to be selected from below options
   - Turf Type Tall Fescue (TTTF)
   - Kentucky Bluegrass (KBG)



BROWN TOWNSHIP
FRANKLIN COUNTY
OHIO

LAWN GRASS
LAWN GRASS
DUMPSTER
5.0'
HOUSING 62' X 35'
CHILDREN PLAY GROUND (SAND) 60'X 30'
LAWN GRASS
LAWN GRASS
KITCHEN & RESTROOM 62' X 35'
COMMUNITY HALL 65' X 106'
LAWN GRASS
LAWN GRASS
BASKETBALL COURT. 85' X 50'
VOLLEYBALL COURT (SAND) 60' X 30'
LAWN GRASS
PROP. TREELINE
16 NO. OF SPACES (9.0' X 18.0') = 144.0'
24.5'
2 ADA SPACES
9.0'
5.0'
24.0'
ASPHALT
ASPHALT
16 NO. OF SPACES (9.0' X 18.0') = 144.0'
24.0'
25 NO. OF SPACES (9.0' X 18.0') = 243.0'
17 NO. OF SPACES (9.0' X 18.0') = 153.0'
LAWN GRASS
HARISUMIRAN OF OH INC
WALKER RD
PARCEL ID: 120-000043-00
ACERAGE: 23.894
CRICKET COURT
ASPHALT
ASPHALT
LAWN GRASS
24.0'
RETENSION POND 0.23 AC.
50.0'
20.0'
ASPHALT
125.0'
28.0'
PROP. TREELINE
28.0'
25.0' OFFSET
60.0' EASEMENT
℄ WALKER ROAD
PRIVATE ACCESS
EX. E/P
EX. E/SHOULDR.
Ex SH
OH-Comb

RESIDENTIAL
RESIDENTIAL

KOHN CHAD S
3758 WALKER RD
PARCEL ID: 120-001283-00
ACERAGE - 15.075

DAVELL MICHAEL
3684 WALKER RD
PARCEL ID: 120-001279-00
ACERAGE 2.755

RESIDENTIAL

940 941 939

BG
www.bgenggroup.com

5960 WILCOX PLACE, SUITE C
DUBLIN, OHIO 43016

SEALS

FRANKLIN COUNTY, OHIO

3740 WALKER RD.
COMMUNITY
CENTER

BG PROJECT NO. SD008

NO.	DATE	ISSUED FOR	BY

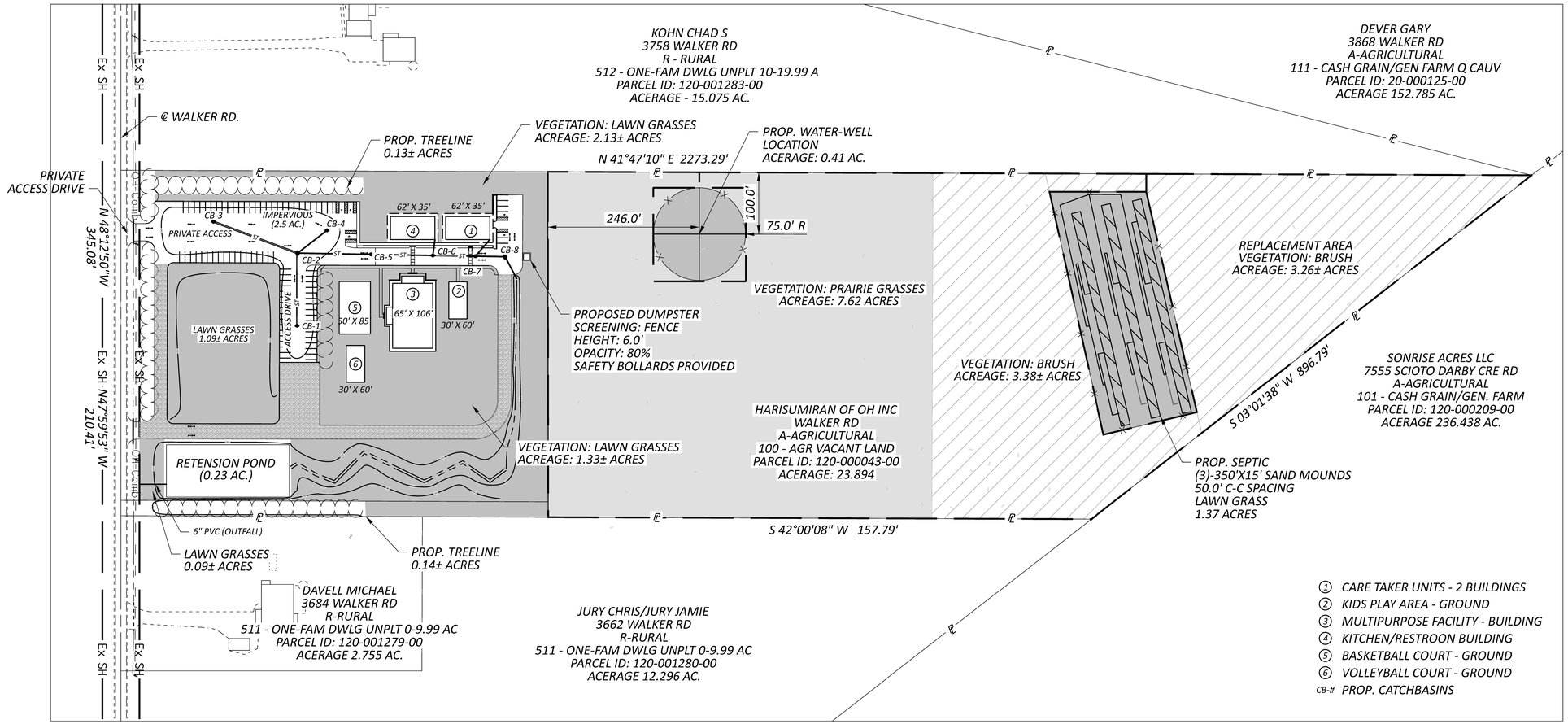
DATE:
PROJECT NO.: BGE-SD008
FILE NAME:
DESIGNED BY:
DRAWN BY: LA
CHECKED BY: RG

SHEET TITLE

PROPOSED
SITE PLAN

SCALE:
1:40

SHEET 01 OF 01



PLAN

SITE DATA TABLE	
DEVELOPED AREAS (ACRES)	
SITE AREA (GROSS)	23.9 ACRES
ROADWAYS AND R/W	0.39 ACRES
SITE AREA (NET R/W)	23.51 ACRES
ZONING DISTRICT	100 - AGR VACANT LAND
RESIDENTIAL LAND USE	0.06 ACRES
NON-RESIDENTIAL	23.45 ACRES
OPEN SPACE	
OTHER PRESERVATION AND NO DISTURB ZONES	1.89 ACRES
OPEN MANAGED SPACE	4.64 ACRES
OPEN NATURAL UNMANAGED SPACE	14.04 ACRES

LEGEND:

- PRAIRIE GRASSES
- LAWN GRASS
- BRUSH
- WOODS/TREES
- CONSERVATION EASEMENT

HORIZONTAL
SCALE IN FEET
0 100
50 200

BG
www.bgenggroup.com
5960 WILCOX PLACE, SUITE C
DUBLIN, OHIO 43016

SEALS

STATE OF OHIO
RAVINDER GUPTA
E-70880
REGISTERED
PROFESSIONAL ENGINEER

FRANKLIN COUNTY, OHIO

3740 WALKER RD.
COMMUNITY
CENTER

BG PROJECT NO. SD008

NO.	DATE	ISSUED FOR	BY

DATE: 08-27-2025
PROJECT NO.: BGE-SD008
FILE NAME:
DESIGNED BY:
DRAWN BY: LA
CHECKED BY: RG

SHEET TITLE

PROPOSED SITE PLAN
ZONING

SCALE: 1:100

SHEET 01 OF 01

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT
& PLANNING

STAFF REPORT
Planning Commission
June 10th, 2026

Case: 799-V
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	Master Development Group LLC/Aleksandr Yakhnitskiy
Township:	Pleasant Township
Site:	7500 Opossum Run Road (Parcel #230-000086)
Acreage:	22.015 acres (total)/13.025 acres (proposed)
Utilities:	Private water and wastewater
Request:	Requesting a Subdivision Variance from Section 501.05 of the Franklin County Subdivision Regulations for a lot that exceeds a maximum 4:1 depth to width ratio.
Recommendation:	Staff recommends ***denial***.

II. Property Background/History

- Since 1995, the parent parcel the surrounding lots were split from under the same applicant has historically remained vacant for agricultural/open space use.
- In 2018, an electrical easement was recorded for AEP electrical company which intersects the subject lot, adjacent lots, and roadway. This easement extends further west and northeast from the subject lot.
- In 2025, four (4) minor subdivision lot splits were submitted to the Franklin County Planning Department for single-family residential development approximately 5-acres in size (Tracts #6-9). Five (5) additional lot splits were submitted with the proposal but exempt from review for being above 20 acres in size (Tracts #1-5).
    - The lot splits were approved with a requirement to record a drainage easement extended from the rear of the 5-acre lots fronting Graessle Road to the Smith Ditch protected by the Riparian Setback. As identified in the survey, Tracts #8 and #9 reduced the width of the proposed Tract #13 and Tract #3 reduced the depth of Tract #13.
- In March 2026, three (3) additional approximately 5-acre minor subdivision lot splits were submitted to the Franklin County Planning Department for single-family residential development (Tracts #10-12).
    - One of the lots, Tract #11 as identified in the survey, further reduced the remaining width of the approximately 13-acre proposed lot split under this variance request.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	**Pleasant Twp.**	**Rural (R)**	**Single-family (proposed)**
South	**Pleasant Twp.**	**Rural (R)**	**Single-family (proposed), Smith Ditch**
East	**Pleasant Twp.**	**Rural (R)**	**Single-family (proposed and existing)**
West	**Pleasant Twp.**	**Rural (R)**	**Vacant, agricultural**

IV. Comprehensive Plan

The Pleasant Township Comprehensive Plan (2009) recommends the site for "Agriculture". The Rural (R) district is envisioned for this category and includes both agricultural and single-family land uses.

The proposal generally meets the recommendations of the Plan.

V. Subdivision Review

Section 501.05 – Lot Geometry:

Lot depth to width ratio shall not exceed 4 to 1 Depth shall be measured from the rear lot line to the street centerline. Width shall be measured parallel or tangent to the street centerline, 100 feet back from the street centerline.

- The proposed lot is measured at 9.4:1 depth to width, a Variance is required to exceed the maximum depth to width ratio allowed for a new lot.

VI. Technical Agency Review:

1. ***Franklin County Engineer's Office (Drainage):***
   - ***a.*** Provide the instrument number for the drainage easement that crosses "Tract 13".

2. ***Franklin County Planning Department***:
   a. Clarity is needed for how access will be achieved for the proposed 13-acre lot if there are two easement areas intersecting the full width of it.
   - **b.** Proposal was forwarded to the Pleasant Township Fire Department concerning fire and/or emergency access to the site.

VII. Staff Analysis

701.01 General. In case of hardship or exceptional practical difficulties resulting from the strict compliance with the requirements of these Subdivision Regulations, or to better serve the purpose of these Regulations, the FCPC may grant variances from subdivision requirements, or resolve appeals so that substantial justice may be done and the public interest secured; provided, however, that such variance shall not have the effect of nullifying the intent and purpose of these Subdivision Regulations, applicable zoning resolution or the Regulations of any other office or agency having jurisdiction over these Subdivision Regulations. The following shall govern the granting of a variance:

A. It shall not be detrimental to the public health or safety or be injurious to other property;
    a. **Applicant:** The request will not impact public health or safety or impact other properties.
    b. **Staff:** The proposed lot split will require the appropriate infrastructure that avoids any impact to the structures built within it. Access would need to be granted through the intersecting easements or in avoidance of the easements through surrounding properties to provide access to a public roadway. No information was provided with the proposal about how this would be achieved. Emergency access has not yet been confirmed as adequate to serve the configuration of this lot.
B. Circumstances of the request are unique to the property and not generally applicable to others;
    a. **Applicant:** Yes, there is an 175-foot electrical easement on the property that prohibits building anything under it which requires the unique shape of the lot to avoid the easement.
    b. **Staff:** Although unique to the subject lot, the identified easements within the survey were not factors the property owner was unaware of prior to applying for the original lot split proposals submitted and approved in 2025 surrounding the subject lot.
C. Due to physical surroundings, shape or characteristics of the property, a hardship would result, as distinguished from an inconvenience, if the strict letter of these Regulations were enforced.
    a. **Applicant:** Without the Variance, the lot that meets the 4:1 ratio would not be buildable due to the electric easement on the property.
    b. **Staff:** The configuration of the surrounding lots was created resulting from the applicant's actions. The Variance may not have been required if the original subdividing of the surrounding lots were completed within a major subdivision process.

Staff recommends ***denial*** of the request for a Subdivision Variance from Section 501.05 of the Franklin County Subdivision Regulations for a lot that exceeds a maximum 4:1 depth to width ratio.

701.07 General Standards for Variances. The FCPC shall not grant variations to these Regulations unless it shall make written findings of fact based upon the evidence presented by each specific case that:

A. The particular physical surroundings, environmental constraints, shape, topographical or other exceptional condition of the specific property involved would cause extraordinary hardship or exceptional practical difficulty to the applicant, as distinguished from a mere inconvenience, if the provisions of these Subdivision Regulations were strictly enforced; and
B. The conditions upon which the request for a variance is based are unusual to the property for which the variation is sought and are not applicable generally to other property; and
C. The purpose of the variance is not based exclusively upon a desire to obtain additional income from the property; and

D. The granting of the variance will not be detrimental to the public health, safety or general welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
E. The special circumstances or conditions are created by the provisions or requirements of these regulations and have not resulted from any act of the applicant or applicant's predecessor in interest; and
F. The variance requested is the minimum adjustment necessary for the reasonable use of the land

VIII. Motion

For your convenience, the following is a proposed motion:

Proposed Motion for Request:
_____ moves to approve a Subdivision Variance from Section 501.05 of the Franklin County Subdivision Regulations as outlined in the request for the applicant identified in Case No. 799-V.

Seconded by: _____

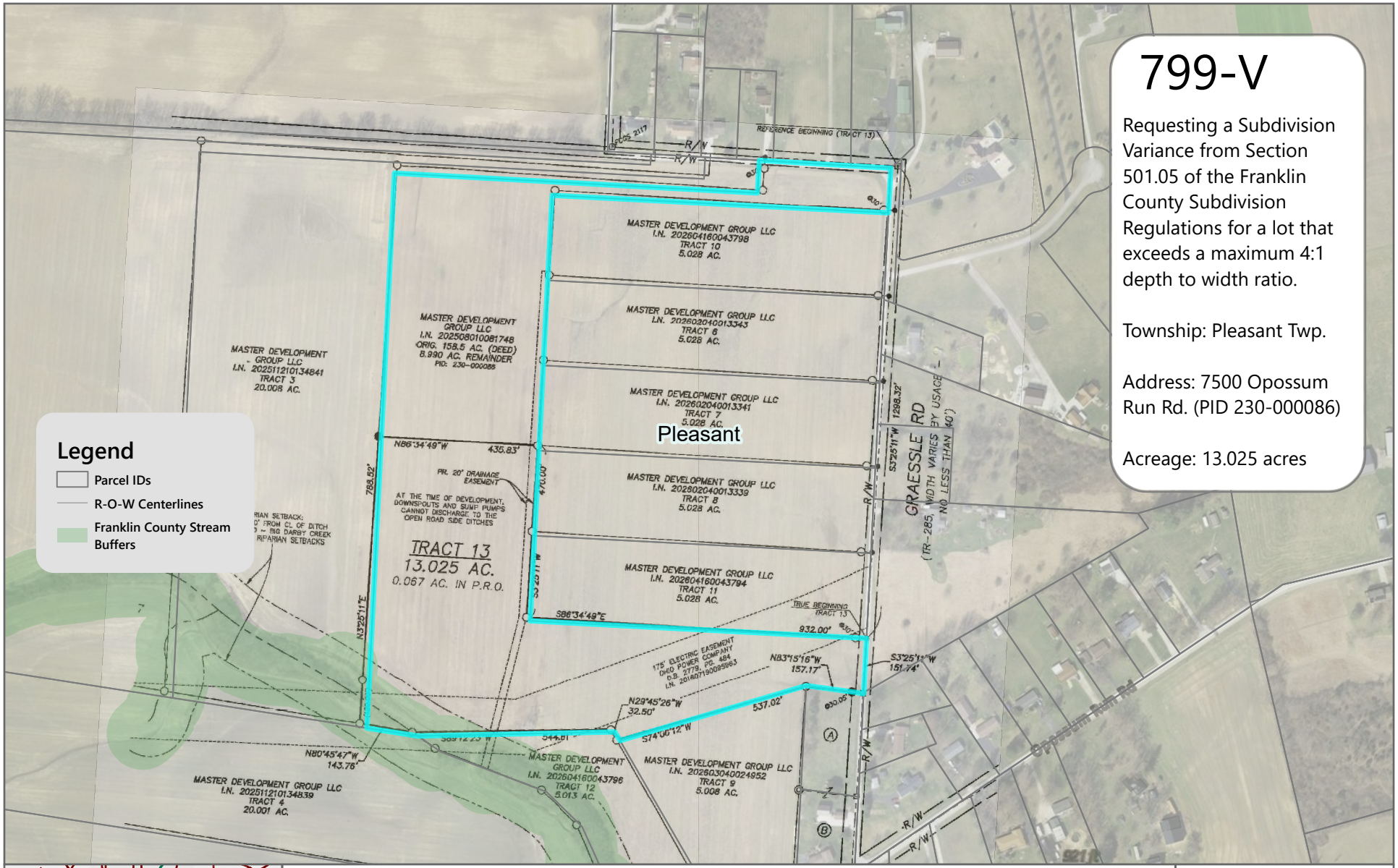
Voting:

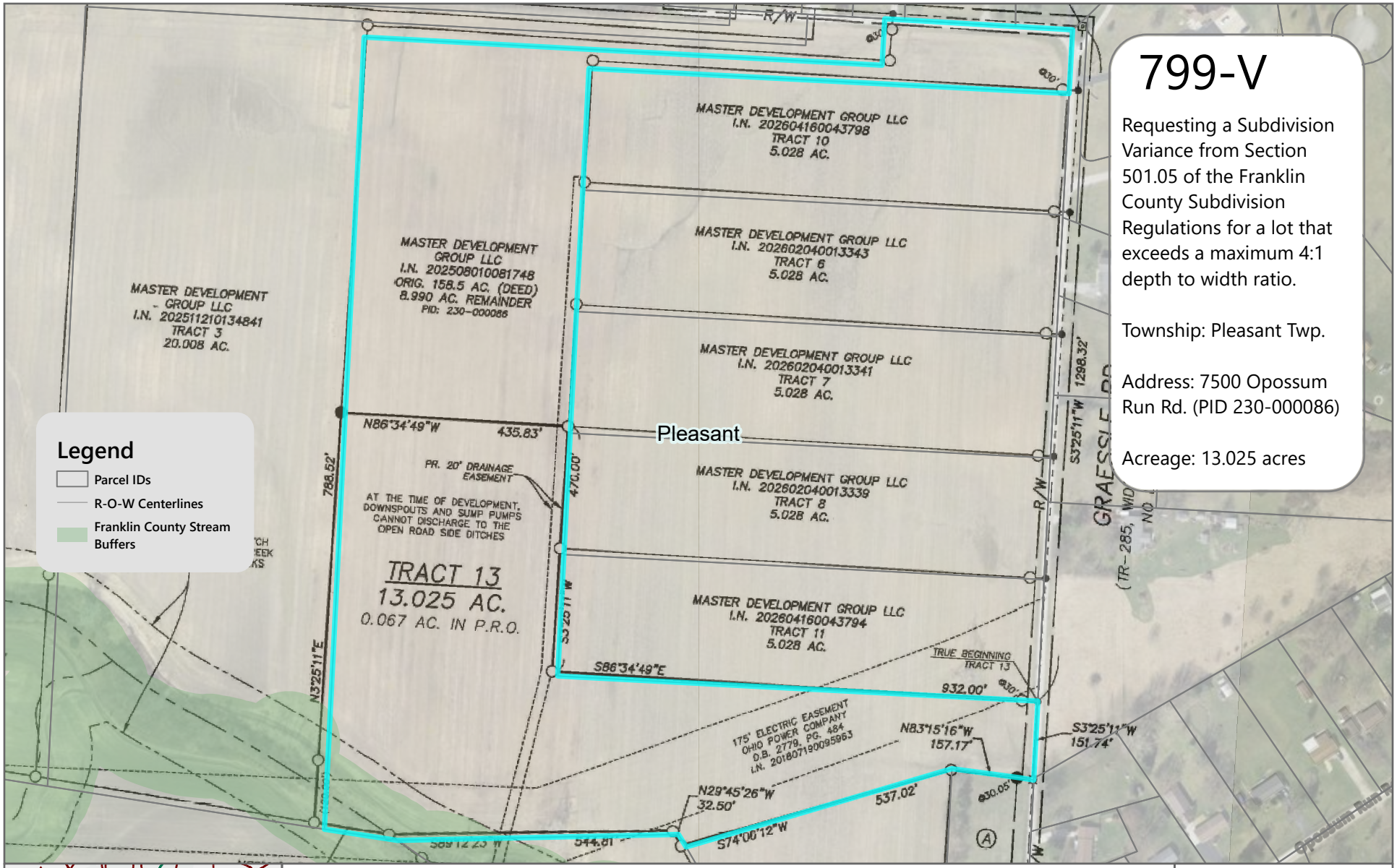
Findings of Fact
For your convenience, the following are proposed findings of fact:

_____ move that the basis for approving/denying the applicant's request for the Subdivision Variance from Section 501.05 of the Franklin County Subdivision Regulation as outlined in the request for the applicant identified in Case No. 799-V results from the applicant satisfying/failing to satisfy the criteria for granting a Subdivision Variance under Section 701.07.

Seconded by: _____

Voting:


799-V
Requesting a Subdivision Variance from Section 501.05 of the Franklin County Subdivision Regulations for a lot that exceeds a maximum 4:1 depth to width ratio.
Township: Pleasant Twp.
Address: 7500 Opossum Run Rd. (PID 230-000086)
Acreage: 13.025 acres
Legend
Parcel IDs
R-O-W Centerlines
Franklin County Stream Buffers
Pleasant
TRACT 13
13.025 AC.
0.067 AC. IN P.R.O.
MASTER DEVELOPMENT GROUP LLC I.N. 202604160043798 TRACT 10 5.028 AC.
MASTER DEVELOPMENT GROUP LLC I.N. 202602040013343 TRACT 6 5.028 AC.
MASTER DEVELOPMENT GROUP LLC I.N. 202602040013341 TRACT 7 5.028 AC.
MASTER DEVELOPMENT GROUP LLC I.N. 202602040013339 TRACT 8 5.028 AC.
MASTER DEVELOPMENT GROUP LLC I.N. 202604160043794 TRACT 11 5.028 AC.
MASTER DEVELOPMENT GROUP LLC I.N. 202604160043796 TRACT 12 5.013 AC.
MASTER DEVELOPMENT GROUP LLC I.N. 202603040024952 TRACT 9 5.008 AC.
MASTER DEVELOPMENT GROUP LLC I.N. 202511210134839 TRACT 4 20.001 AC.
MASTER DEVELOPMENT GROUP LLC I.N. 202511210134841 TRACT 3 20.008 AC.
MASTER DEVELOPMENT GROUP LLC I.N. 202508010081748 ORIG. 158.5 AC. (DEED) 8.990 AC. REMAINDER PID: 230-000086
GRAESSLE RD (TR-285, WIDTH VARIES BY USAGE - NO LESS THAN 40')
OPOSSUM RUN RD
REFERENCE BEGINNING (TRACT 13)
TRUE BEGINNING TRACT 13
N86°34'49"W 435.83'
S86°34'49"E 932.00'
N3°25'11"E 788.52'
S3°25'11"W 1298.32'
S3°25'11"W 151.74'
N83°15'16"W 157.17'
N29°45'26"W 32.50'
S74°00'12"W 537.02'
N80°45'47"W 143.76'
175' ELECTRIC EASEMENT OHIO POWER COMPANY D.B. 37179, PG. 484 I.N. 201607190089983
PR. 20' DRAINAGE EASEMENT
AT THE TIME OF DEVELOPMENT, DOWNSPOUTS AND SUMP PUMPS CANNOT DISCHARGE TO THE OPEN ROAD SIDE DITCHES
R/W
Case File: 799-V
Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803
Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere
0 250 500
Feet



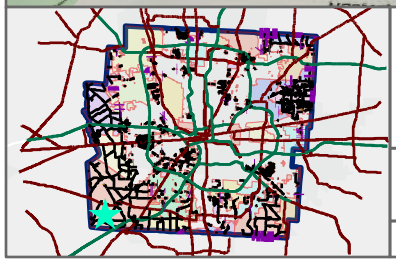
799-V

Requesting a Subdivision Variance from Section 501.05 of the Franklin County Subdivision Regulations for a lot that exceeds a maximum 4:1 depth to width ratio.

Township: Pleasant Twp.

Address: 7500 Opossum Run Rd. (PID 230-000086)

Acreage: 13.025 acres



Case File: 799-V

Franklin County Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

0 175 350
Feet

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803
Economic Development & Planning Department
James Schimmer, Director

Application for
Subdivision Variance
Page 1

Property Information

Site Address:
7500 Opossum Run Rd. London Ohio 43140

Parcel ID(s):
230-000086

Total Acreage:	Current Zoning:
22.015 acres	R-Rural
Township:	**Subdivision:**
Pleasant Township	N/A

Staff Use Only

Case #	799-SUB-V
Date Filed:	05/01/26
Fee Paid:	$350.00
Receipt #	26-01194
Hearing Date:	06/10/26
Received By:	Austin W.

Requested Variances/Decision or Interpretation Appealed

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

Section: 501.05	Description: Lot Geometry. Side lot lines shall be within five degrees of being perpendicular or radial to street centerlines. Lot depth to width ratio shall not exceed 4 to 1 Depth shall be measured from the rear lot line to the street centerline. Width shall be measured parallel or tangent to the street centerline, 100 feet back from the street centerline.
Section:	Description: Need a variance from this in order to have a buildable lot due to high voltage wires and easement for electrical wires
Section:	Description:

The following shall govern the granting of the variance: (Provide explanation, use separate sheet if needed)

Is the variance detrimental to the public health or safety or is it injurious to other property?

☐ Yes
☑ No

Will not impact public health or safety, and does not effect and other property

Are the circumstances of the request unique to the property and not generally applicable to others?

☑ Yes
☐ No

There is an 175' Electric wires and easement on the property that prohibits building anything under it requiring a unique shape for the lot to avoid the easement

Due to physical surroundings, shape or characteristics of the property, would a hardship result, as distinguished from an inconvenience, if the strict letter of the Subdivision Regulations were enforced?

☑ Yes
☐ No

Without the variance the lot that meets 1:4 ratio would not be buildable due to Electric easement on the property

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803
Economic Development & Planning Department
James Schimmer, Director

Application for
Subdivision Variance
Page 2

Property Owner Information

Name: Master Development Group LLC
Address: 2163 N. Wilson Rd. Columbus, Ohio 43228
Phone # 614-519-1956 | Fax #
Email: masterdevelopmentgroupllc@gmail.com

Engineer/Surveyor Information

Name: Aleksandr Yakhnitskiy
Address: 2977 Norton Rd. Grove City, OH 43123
Phone # 614-519-1956 | Fax #
Email: masterdevelopmentgroupllc@gmail.com

Applicant Information

☑ Same as property owner ☐ Same as engineer/surveyor

Name:
Address:
Phone # | Fax #
Email:

Water & Wastewater

Water Supply
- ☐ Public (Central)
- ☑ Private (On-site)
- ☐ Other:

Wastewater Treatment
- ☐ Public (Central)
- ☑ Private (On-site)
- ☐ Other:

Checklist

- ☐ Completed Application
- ☐ Fee Payment (*checks only*)
- ☐ Copy of denied application, if applicable
- ☐ Site plan, max. size 11"x17"
- ☐ Proof of Water/Wastewater

150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.gov

Franklin County
Board of Commissioners
ECONOMIC DEVELOPMENT & PLANNING
1803
Economic Development & Planning Department
James Schimmer, Director

Application for
Subdivision Variance
Page 3

Applicant Signature

To the best of my/our knowledge and belief, information and materials submitted as a part of this Variance 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.

A. Y[illegible]
Applicant

4-30-2026
Date

Engineer

Date

A. Yak[illegible]
Property Owner (Signature must be notarized)

4-30-2026
Date

Property Owner (Signature must be notarized)

Date

NOTARIAL SEAL
STATE OF OHIO
Cindy M Barron
NOTARY PUBLIC - OHIO
Franklin County
MY COMMISSION EXPIRES 12/03/30

Cindy M. Barron
Notary EXP 12/3/2030

150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104
Tel: 614-525-3094 Fax: 614-525-7155 Development.FranklinCountyOhio.gov

DO NOT DETACH

Instrument Number: 201807190095963
Recorded Date: 07/19/2018 1:44:47 PM

Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
http://Recorder.FranklinCountyOhio.gov
Recorder@FranklinCountyOhio.gov

Return To (Mail Envelope):
AMERICAN ELECTRIC POWER

Mail Envelope

Transaction Number: T20180043957
Document Type: ASSIGN OF EASEMENT
Document Page Count: 10

Submitted By (Walk-In):
AMERICAN ELECTRIC POWER

Walk-In

First Grantor:
DAYTON POWER AND LIGHT CO

First Grantee:
OHIO POWER CO

Fees:	
Document Recording Fee:	$28.00
Marginal Reference Fee:	$596.00
Total Fees:	$624.00
Amount Paid:	$624.00
Amount Due:	$0.00

Instrument Number: 201807190095963
Recorded Date: 07/19/2018 1:44:47 PM

OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

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If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFER
NOT NECESSARY

JUL 19 2018

CLARENCE E. MINGO II
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
EXEMPT

CLARENCE E. MINGO II
FRANKLIN COUNTY AUDITOR

Assignment of Undivided Interests in Easements and Rights-of-Way

FRANKLIN COUNTY
OHIO POWER COMPANY ("Transferee")

This **Assignment of Undivided Interests in Easements and Rights-of-Way** (hereinafter referred to as "Assignment") is made this 30th day of June, 2018, by and among **Ohio Power Company**, formerly known as Columbus and Southern Ohio Electric Company, and currently d/b/a American Electric Power, an Ohio corporation with its principal office being located at 1 Riverside Plaza, Columbus Ohio 43215 (hereinafter referred to as "AEP" or "Transferee"), **Duke Energy Ohio, Inc.**, an Ohio corporation and formerly named The Cincinnati Gas & Electric Company, with its principal office being located at 139 E. 4th Street, Cincinnati, OH 45202 (hereinafter referred to as "Duke Energy"), and **The Dayton Power and Light Company**, with its principal office being located at 1065 Woodman Drive, Dayton, Ohio 45432 (hereinafter referred to as "DP&L")(and each a "Party" and together the "Parties")(and Duke Energy and DP&L sometimes collectively referred to herein as "Transferor").

Whereas, each Party holds in whole or an undivided share of easements, rights-of-way, and other interests in land associated with Transmission Assets that are being exchanged among the Parties under a 2017 CCD Transmission Asset Exchange Agreement (the "Exchange Agreement"); and

Whereas, each Party desires to have assigned to it 100% of the easements, rights of way, and other interests in land that are associated with the identified Transmission Assets that such Party will hold after the Closing contemplated in the Exchange Agreement; and

Whereas, each Party desires to assign and convey to one of the other Parties, the undivided interests in easements, rights of way, and other interests to said other Party, that such assigning and conveying Party will not hold after such Closing, as set forth herein.

Now therefore, the Parties agree as follows:

Transferor, for good and valuable consideration, the receipt and sufficiency of which is

hereby acknowledged, hereby grants, assigns, and conveys to Transferee, its successors and assigns forever, all of such Transferor's undivided interests in easements, rights-of-way, and other interests in land set forth below in this Assignment.

A. EASEMENTS

The following is the list of the easements affected by the grant, assignment, and conveyance in this Assignment as recorded in the Franklin County Recorder's Office, and with the descriptions set forth therein which are incorporated herein by reference.

Franklin County
BEATTY-BIXBY LINE

Vol	Pg	Orignal Easement Grantor	Transferor	Transferee
2919	543	MAMIE SPILLMAN, ROGER SPILLMAN, ET AL	Duke Energy, DP&L	AEP
2876	322	ARMOND B WHITE, PANZY WHITE	Duke Energy, DP&L	AEP
2880	533	OSCAR W BAUSCH, HELEN P BAUSCH	Duke Energy, DP&L	AEP
2880	531	ADA R SMITH	Duke Energy, DP&L	AEP
2876	320	CLARENCE WHITE	Duke Energy, DP&L	AEP
2915	287	ANTON C PATZER, CARRIE R PATZER	Duke Energy, DP&L	AEP
2919	545	PAUL R PATZER	Duke Energy, DP&L	AEP
2923	437	RICHARD E DAVIS, SARAH JANE DAVIS	Duke Energy, DP&L	AEP
2915	283	MICHAEL J BAER, TRESSA L BAER	Duke Energy, DP&L	AEP
2919	547	RUTH E NYHART	Duke Energy, DP&L	AEP
2873	137	FLOYD HUFFMAN	Duke Energy, DP&L	AEP
2873	135	RANDALL J PACK, MARY L PACK	Duke Energy, DP&L	AEP
2842	234	LAWRENCE M. MILLER, TRERESIA M. MILLER	Duke Energy, DP&L	AEP
2933	282	WILLARD J HOWARD, GRACE HOWARD	Duke Energy, DP&L	AEP
2943	32	KATHERINE E VAUGHAN, RICHARD L VAUGHAN, ET AL	Duke Energy, DP&L	AEP
2943	28	RICHARD P JOHNSON, MARJORIE JOHNSON, ET AL	Duke Energy, DP&L	AEP
2887	155	LORNA NELL SHOAF	Duke Energy, DP&L	AEP
2880	555	L AND W INC	Duke Energy, DP&L	AEP
2947	475	665 CORP	Duke Energy, DP&L	AEP
2915	289	WILLIAM T SCHOCH, HELEN M SCHOCH, ET AL	Duke Energy, DP&L	AEP
2941	124	ANNA P TOPE, SARAH C TOPE	Duke Energy, DP&L	AEP
2941	150	PHILEMON J DILL, FRANCES E DILL	Duke Energy, DP&L	AEP
2935	3	WALTER VINCENT MCGREW, LILLIAN ANN MCGREW	Duke Energy, DP&L	AEP
2889	542	CHARLES W REISELT, NORMA G REISELT	Duke Energy, DP&L	AEP

2897	578	CARL FRYER, GENEVA FRYER	Duke Energy, DP&L	AEP
2892	125	HAROLD J BEHM, MARY JANE BEHM, ET AL	Duke Energy, DP&L	AEP
2003	498	CECIL H GRAHAM AND CHARLOTTE GRAHAM	Duke Energy, DP&L	AEP
2876	318	C. W. GOBLE, RUTH H. GOBLE	Duke Energy, DP&L	AEP
2913	371	MARION GRAY, RUTH W. GRAY	Duke Energy, DP&L	AEP
2887	157	HARRY S BORROR, NELLIE P BORROR	Duke Energy, DP&L	AEP
2915	285	FREDERICK B HILL, ELIZABETH G HILL	Duke Energy, DP&L	AEP
2863	11	BERYL JEAN SHOVER, MARVIN D SHOVER, ET AL	Duke Energy, DP&L	AEP
2994	496	SCIOTO DOWNS INC	Duke Energy, DP&L	AEP
2996	647	ROGER SPILLMAN, DONNA J SPILLMAN, ET AL	Duke Energy, DP&L	AEP
3009	329	SAMUEL B HARTMAN,DECEASED, THE OHIO NATIONAL BANK OF COLUMBUS	Duke Energy, DP&L	AEP
3009	329	THE OHIO NATIONAL BANK OF COLUMBUS	Duke Energy, DP&L	AEP
3023	149	ERNEST H PRATER, DENNIE I PRATER	Duke Energy, DP&L	AEP
3023	145	AMERICAN AGGREGATES CORPORATION	Duke Energy, DP&L	AEP
3026	271	FRANK H PETERS, BERTHA F PETERS	Duke Energy, DP&L	AEP
3029	322	JOHN H WEIK, WILLIAM F WEIK	Duke Energy, DP&L	AEP
3035	627	JOHN C CLUFF, DOROTHY M CLUFF	Duke Energy, DP&L	AEP
3048	57	JACKSON PIKE SAND AND GRAVEL COMPANY	Duke Energy, DP&L	AEP
2943	30	ISABEL C PRUSHING, PAUL R PRUSHING	Duke Energy, DP&L	AEP
2880	535	JOHN D STAMBAUGH, MARGARET STAMBAUGH	Duke Energy, DP&L	AEP
2887	153	BETTY J PRIWER, HAROLD A PRIWER	Duke Energy, DP&L	AEP

Franklin County

BIXBY-CORRIDOR (3 Segments)

Vol	Pg	Original Easement Grantor	Transferor	Transferee
3160	472	CHESTER B ALSPACH	Duke Energy, DP&L	AEP
3008	71	FERN S COLE	Duke Energy, DP&L	AEP
3008	68	DELBERT J SIMMS	Duke Energy, DP&L	AEP
3008	65	HAROLD L KLAMFOTH, MARY S KLAMFOTH	Duke Energy, DP&L	AEP
3008	62	CARL W SCHACHT, GLADYS E SCHACHT	Duke Energy, DP&L	AEP
3008	59	LOREN B CRUMLEY, LOUISE SALTZGABER CRUMLEY	Duke Energy, DP&L	AEP
3008	56	JAMES R BAUER, JUDITH L BAUER	Duke Energy, DP&L	AEP
3008	53	CLARENCE R MORRETT	Duke Energy, DP&L	AEP
3008	50	JOHN W MILLER, LOCKIE MILLER	Duke Energy, DP&L	AEP
3008	47	VINSON MOORE, PHILLIS MOORE	Duke Energy, DP&L	AEP
3018	282	ROBERT W HARWICK	Duke Energy, DP&L	AEP

3067	604	SUNAC CORPORATION	Duke Energy, DP&L	AEP
3075	405	MARTIN E STEBELTON, AGNES M STEBELTON	Duke Energy, DP&L	AEP
3101	312	GLENN F LACKEY, LOLA MAE LACKEY	Duke Energy, DP&L	AEP
25583	E11	CINCINNATI GAS AND ELECTRIC	Duke Energy, DP&L	AEP
3118	282	EDWARD W REEB, EDITH M REEB	Duke Energy, DP&L	AEP
3123	50	FRANK R SCHIRM	Duke Energy, DP&L	AEP
3203	247	DAVID M & HAZEL V GOLDING	Duke Energy, DP&L	AEP
3204	632	EDWARD A EAGAN, DOLPH P LEWIN, ET AL	Duke Energy, DP&L	AEP
3201	434	RUDOLPH CERA, LOUISE CERA	Duke Energy, DP&L	AEP
3211	438	JOHN E ESTY, BETTY ESTY	Duke Energy, DP&L	AEP
3211	444	ETHEL M SCHLEPPI, LEO SCHLEPPI	Duke Energy, DP&L	AEP
3211	441	RUSSELL BRENNING, HAZEL P BRENNING	Duke Energy, DP&L	AEP
3210	531	KENNETH M BEVELHYMER, FLORENCE BEVELHYMER	Duke Energy, DP&L	AEP
3210	537	THE HOLIDAY COMPANY	Duke Energy, DP&L	AEP
3210	540	HARRIETTE S ZUCKERMAN, LOUIS ZUCKERMAN, ET AL	Duke Energy, DP&L	AEP
3213	61	DONALD E & CLAIRE K LORTZ	Duke Energy, DP&L	AEP
3225	550	WALTER M BODEN, MARY G BODEN	Duke Energy, DP&L	AEP
3230	525	ESTHER R DORAN	Duke Energy, DP&L	AEP
3725	176	COLOMET INC	Duke Energy, DP&L	AEP

Franklin County
DON MARQUIS-BIXBY

Vol	Pg	Original Easement Grantor	Transferor	Transferee
3220	204	GLEN BRICKER, GEORGE W BRICKER, ET AL	Duke Energy, DP&L	AEP
3271	161	GERTRUDE SHOAF, GRANVILLE SHOAF, ET AL	Duke Energy, DP&L	AEP
3297	550	ALLAN C KEIL, ANNA K KEIL	Duke Energy, DP&L	AEP
3278	579	IRENE W GROSSMAN, WALTER GROSSMAN	Duke Energy, DP&L	AEP
3282	638	ALLAN C KEIL, ANNA K KEIL	Duke Energy, DP&L	AEP
3287	495	LOIS L HANCOCK, DONALD M MYERS	Duke Energy, DP&L	AEP
3290	522	GUY M THOMAS, ADABELLE E THOMAS	Duke Energy, DP&L	AEP
1914	376	ALPHA GAMMA OF SIGMA CHI INC	Duke Energy, DP&L	AEP

Franklin County
GREENE - BEATTY (Structure 169 to Beatty)

Vol	Pg	Original Easement Grantor	Transferor	Transferee
2778	652	HUGH L MCKINLEY, ELIZABETH MCKINLEY, ET AL	Duke Energy, DP&L	AEP
2761	139	FREDRICK F ERDY, NELLIE J ERDY	Duke Energy, DP&L	AEP

2761	143	RICHARD BRUNGARTH, MARY BRUNGARTH	Duke Energy, DP&L	AEP
2787	399	KENNETH E SPRING, IDAMAE SPRING	Duke Energy, DP&L	AEP
2779	484	JOHN J CHESTER, GUARDIAN, ESTATE OF WALTER WEIFEL, ET AL	Duke Energy, DP&L	AEP
2767	310	JAMES L STRAIGHT, B ANNE STRAIGHT, ET AL	Duke Energy, DP&L	AEP
2767	313	FRANZ F WOHLGEMUTH, JANE C WOHLGEMUTH, ET AL	Duke Energy, DP&L	AEP
2767	313	FRANZ F WOHLGEMUTH, JANE C WOHLGEMUTH, ET AL	Duke Energy, DP&L	AEP
2767	316	WILLIAM LUCAS, ELLA LUCAS	Duke Energy, DP&L	AEP
2762	493	SEYMOUR MCKINLEY, ELIZA MCKINLEY	Duke Energy, DP&L	AEP
2767	319	LENS MCKINLEY	Duke Energy, DP&L	AEP
2762	502	ELWOOD A WARNER, EVA I WARNER	Duke Energy, DP&L	AEP
2762	487	ZONA SULLIVAN, PAUL SULLIVAN, ET AL	Duke Energy, DP&L	AEP
2770	383	ROBERT A TAYLOR, CAROLYN A TAYLOR	Duke Energy, DP&L	AEP
2762	490	WILLIAM LAMBERT, EMMA LAMBERT	Duke Energy, DP&L	AEP
2772	376	GEORGE R GILL, HILDA M GILL	Duke Energy, DP&L	AEP
2761	147	ELMER EMMELHAINZ, GLADYS EMMELHAINZ	Duke Energy, DP&L	AEP
2761	147	ELMER EMMELHAINZ, GLADYS EMMELHAINZ	Duke Energy, DP&L	AEP
2762	505	HARRY LINEBAUGH, ADE W LINEBAUGH	Duke Energy, DP&L	AEP
2761	151	EDWARD G KIENTZ, CLARA B KIENTZ	Duke Energy, DP&L	AEP
2761	151	EDWARD G KIENTZ, CLARA B KIENTZ	Duke Energy, DP&L	AEP
2761	155	HAROLD EMMELHAINZ, CARRIE EMMELHAINZ, ET AL	Duke Energy, DP&L	AEP
2761	159	WILLIM C SCHOCH, CLARA T SCHOCH, ET AL	Duke Energy, DP&L	AEP
2761	163	ROGER SPILLMAN, DONNA J SPILLMAN, ET AL	Duke Energy, DP&L	AEP
2767	316	WILLIAM LUCAS, ELLA LUCAS	Duke Energy, DP&L	AEP
2776	490	MARIAN A BYRUM	Duke Energy, DP&L	AEP

Franklin County
Stuart - Beatty (4 Segments)

Vol	Pg	Original Easement Grantor	Transferor	Transferee
2905	302	STATE OF OHIO	Duke Energy, DP&L	AEP
2905	302	STATE OF OHIO	Duke Energy, DP&L	AEP
2761	139	ERDY FREDRICK F AND NELLIE J	Duke Energy, DP&L	AEP
2761	139	ERDY FREDRICK F AND NELLIE J	Duke Energy, DP&L	AEP
2761	143	BRUNGARTH RICHARD AND MARY	Duke Energy, DP&L	AEP
2761	155	EMMELHEINZ HAROLD AND CARRIE	Duke Energy, DP&L	AEP
2761	159	SCHOOCH WILLIAM C AND CLARA T	Duke Energy, DP&L	AEP
2761	164	SPILLMAN ROGER AND DONNA J	Duke Energy, DP&L	AEP
2762	490	LAMBERT WILLIAM AND EMMA	Duke Energy, DP&L	AEP

2762	493	MCKINLEY SEYMOUR AND ELIZA	Duke Energy, DP&L	AEP
2762	496	KEGG JOHN R AND CORA C	Duke Energy, DP&L	AEP
2762	502	WERNER ELWOOD A AND EVA I	Duke Energy, DP&L	AEP
2762	505	LINEBAUGH HARRY AND ADA W	Duke Energy, DP&L	AEP
2767	319	MCKINLEY LENA	Duke Energy, DP&L	AEP
2847	619	MCKINLEY LEAN	Duke Energy, DP&L	AEP
2770	383	TAYLOR ROBERT A AND CAROLYN A	Duke Energy, DP&L	AEP
2772	376	GILL GEORGE R AND HILDA M	Duke Energy, DP&L	AEP
2776	490	BYRUM MARIAN A	Duke Energy, DP&L	AEP
2778	652	MCKINLEY HUGH L AND ELIZABETH	Duke Energy, DP&L	AEP
2870	495	HUBBARD CARSON C AND EDNA M	Duke Energy, DP&L	AEP
2870	489	O'DAY CHARLES AND HELEN	Duke Energy, DP&L	AEP

Franklin County
STUART-KILLEN

Vol	Pg	Original Easement Grantor	Transferor	Transferee
2905	302	STATE OF OHIO	Duke Energy, DP&L	AEP
2761	139	ERDY FREDRICK F AND NELLIE J	Duke Energy, DP&L	AEP
2761	143	BRUNGARTH RICHARD AND MARY	Duke Energy, DP&L	AEP
2761	155	EMMELHEINZ HAROLD AND CARRIE	Duke Energy, DP&L	AEP
2761	159	SCHOOCH WILLIAM C AND CLARA T	Duke Energy, DP&L	AEP
2761	164	SPILLMAN ROGER AND DONNA J	Duke Energy, DP&L	AEP
2762	490	LAMBERT WILLIAM AND EMMA	Duke Energy, DP&L	AEP
2762	493	MCKINLEY SEYMOUR AND ELIZA	Duke Energy, DP&L	AEP
2762	496	KEGG JOHN R AND CORA C	Duke Energy, DP&L	AEP
2762	502	WERNER ELWOOD A AND EVA I	Duke Energy, DP&L	AEP
2762	505	LINEBAUGH HARRY AND ADA W	Duke Energy, DP&L	AEP
2767	319	MCKINLEY LENA	Duke Energy, DP&L	AEP
2847	619	MCKINLEY LEAN	Duke Energy, DP&L	AEP
2770	383	TAYLOR ROBERT A AND CAROLYN A	Duke Energy, DP&L	AEP
2772	376	GILL GEORGE R AND HILDA M	Duke Energy, DP&L	AEP
2776	490	BYRUM MARIAN A	Duke Energy, DP&L	AEP
2778	652	MCKINLEY HUGH L AND ELIZABETH	Duke Energy, DP&L	AEP
2870	495	HUBBARD CARSON C AND EDNA M	Duke Energy, DP&L	AEP
2870	489	O'DAY CHARLES AND HELEN	Duke Energy, DP&L	AEP
2870	483	MCKINLEY ELIZA AND MARJORIE J	Duke Energy, DP&L	AEP
2870	486	KIEHL ESTHER G AND ELIZABETH	Duke Energy, DP&L	AEP

2870	492	PHILLIPS EARLE	Duke Energy, DP&L	AEP
2869	84	LIFF EARL E AND MARTHA J	Duke Energy, DP&L	AEP

B. OTHER INTERESTS IN LAND

Franklin County
BEATTY and BIXBY STATIONS

Vol	Pg	Orignal Grantor	Easement Date	Transferor	Transferee
3120	384	AEP	2/22/1971	Duke Energy, DP&L	AEP

This Assignment shall be binding upon the respective successors and assigns of the Parties.

In Witness Whereof, Duke Energy Ohio, Inc., Ohio Power Company and The Dayton Power and Light Company, have caused this instrument to be signed by their respective authorized representatives.

[Remainder of page intentionally left blank; signatures follow.]

Duke Energy Ohio, Inc.

By: V. Nelson Peeler

Print Name: V. Nelson Peeler
Its: Senior Vice President and Chief Transmission Officer

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG ss.

Before me, on this 28th day of June, 2018, a Notary Public in and for said County, personally appeared V. Nelson Peeler, Senior Vice President and Chief Transmission Officer of Duke Energy Ohio, Inc. who represented that he is duly authorized in the premises and who acknowledged that he did sign the foregoing instrument and that the same is his voluntary act and deed on behalf of said corporation.

Patricia W. Townsend
Notary Public
My Commission expires 6/24/2019

PATRICIA W. TOWNSEND
Notary Public, North Carolina
Mecklenburg County
My Commission Expires
6/24/2019

Ohio Power Company

By: P. Todd Ireland
P. Todd Ireland
Manager, Real Estate Asset Management
American Electric Power Service Corporation
Authorized Signer

STATE OF OHIO
COUNTY OF FRANKLIN ss.

Before me, on this 28th day of June, 2018, a Notary Public in and for said County, personally appeared by P. Todd Ireland, Manager, Real Estate Asset Management, American Electric Power Service Corporation, as Authorized Signer for Ohio Power Company, an Ohio corporation, on behalf of the corporation.

Notary Public
My Commission expires N/A

NOTARIAL SEAL STATE OF OHIO

CHRISTINE L. LIBERTO, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

The Dayton Power and Light Company

By: _____

Print Name: Judi L. Sobecki
Its: Vice President, General Counsel and Secretary

STATE OF OHIO
COUNTY OF MONTGOMERY ss.

Before me, on this 27TH day of JUNE, 2018, a Notary Public in and for said County, personally appeared Judi L. Sobecki, Vice President, General Counsel and Secretary, of The Dayton Power and Light Company who represented that she is duly authorized in the premises and who acknowledged that she did sign the foregoing instrument and that the same is her voluntary act and deed on behalf of said corporation.

NOTARY PUBLIC STATE OF OHIO

Joya L Murr, Notary Public
In and for the State of Ohio
My Commission Expires May 31, 2019

_____
Notary Public
My Commission expires May 31, 2019

This Instrument Prepared by Thomas G. St. Pierre, Associate General Counsel – Real Estate, American Electric Power Service Corporation, 1 Riverside Plaza, Columbus, Ohio, 43215, for and on behalf of Ohio Power Company.

BOUNDARY SURVEY/SPLIT

V.M.S. NO. 1467

PLEASANT TOWNSHIP, FRANKLIN COUNTY, OHIO

LEGEND

- IRON PIN SET PREVIOUSLY
- IRON PIPE FOUND
- CONC. MONUMENT FOUND
- RAILROAD SPIKE FOUND
- MAG NAIL SET
- IRON PIN SET 5/8"O.D. REBAR 30" LONG, W/ CAP "STADT 8723"
- PROPERTY LINE
- R/W PUBLIC ROAD RIGHT-OF-WAY

N

0 75 150 225

SCALE: 1"=150'

Ⓐ RANDY A. AMES AND SYLVIA M. AMES
O.R. 13968, PG. G04
1.020 AC.

Ⓑ RANDY A. AMES AND SYLVIA M. AMES
I.N. 202310190109948
1.025 AC.

NOTE:
*P.R.O. ACREAGES FOR TRACTS 13 & 14 ARE BASED ON A 40' TOTAL R/W WIDTH FOR GRAESSLE ROAD.

This plat is based on the results of an actual field survey performed on the property under my supervision in August, 2025 and February, 2026.

BY
OHIO PROFESSIONAL SURVEYOR No. 8723

BASIS OF BEARINGS

Bearings hereon are based on the centerline of right-of-way of Graessle Road between FCGS 2035 and FCGS 2022 being S3°25'11"E and referenced to State Plane Grid, Ohio South Zone, per an Ohio RTN survey (NAD83, 2011 Adjustment, Epoch 2010.0, US Survey Feet.)

PRO BOUNDARY LAND SURVEYORS
8850 COMMERCE LOOP DR
COLUMBUS, OH 43240
(614) 899-2209

DATE: 4/23/2026 REVISED:
JOB No.: 25-459 F.B./PG.: 53/29
CLIENT: YAK CONSULTING
CLIENT P.O.: N/A
DRAWING NAME: 25420SPLIT2.DWG

FCGS 2035
REFERENCE BEGINNING (TRACT 13)
FCGS 2117
R/W
R/W
Ø30'
Ø30'

MASTER DEVELOPMENT GROUP LLC
I.N. 202604160043798
TRACT 10
5.028 AC.

MASTER DEVELOPMENT GROUP LLC
I.N. 202602040013343
TRACT 6
5.028 AC.

MASTER DEVELOPMENT GROUP LLC
I.N. 202602040013341
TRACT 7
5.028 AC.

MASTER DEVELOPMENT GROUP LLC
I.N. 202602040013339
TRACT 8
5.028 AC.

MASTER DEVELOPMENT GROUP LLC
I.N. 202604160043794
TRACT 11
5.028 AC.

MASTER DEVELOPMENT
GROUP LLC
I.N. 202508010081748
ORIG. 158.5 AC. (DEED)
8.990 AC. REMAINDER
PID: 230-000086

MASTER DEVELOPMENT
GROUP LLC
I.N. 202511210134841
TRACT 3
20.008 AC.

N86°34'49"W 435.83'

788.52'

PR. 20' DRAINAGE EASEMENT

470.00'

AT THE TIME OF DEVELOPMENT, DOWNSPOUTS AND SUMP PUMPS CANNOT DISCHARGE TO THE OPEN ROAD SIDE DITCHES

RIPARIAN SETBACK:
APPROX. 100' FROM CL OF DITCH
PER SEC. 650 ~ BIG DARBY CREEK
WATERSHED RIPARIAN SETBACKS

TRACT 13
13.025 AC.
0.067 AC. IN P.R.O.

N3°25'11"E

(120.00')

S3°25'11"W

S86°34'49"E 932.00'

TRUE BEGINNING TRACT 13

Ø30'

S3°25'11"W 1298.32'

R/W

GRAESSLE RD
(TR-285, WIDTH VARIES BY USAGE - NO LESS THAN 40')

175' ELECTRIC EASEMENT
OHIO POWER COMPANY
D.B. 2779, PG. 484
I.N. 201807190095963

N83°15'16"W 157.17'

S3°25'11"W 151.74'

Ø30.05

N29°45'26"W 32.50'

537.02'

S74°06'12"W

544.81'

S89°12'23"W

N80°45'47"W 143.76'

MASTER DEVELOPMENT
GROUP LLC
I.N. 202604160043796
TRACT 12
5.013 AC.

MASTER DEVELOPMENT GROUP LLC
I.N. 202603040024952
TRACT 9
5.008 AC.

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MASTER DEVELOPMENT GROUP LLC
I.N. 202511210134839
TRACT 4
20.001 AC.

MASTER DEVELOPMENT GROUP LLC
I.N. 202511210134837
TRACT 5
20.022 AC.

FCGS 2022

FCGS 2023

OPOSSUM RUN RD
(CR-138, 60', R.R. 5, PG. 225)