

PROPERTY INFORMATION

Property Owner: 700 Fence Posts LLC
 Original Acreage: 21.091 acres
 Deed Reference: Official Record 1016, Page 10
 Location: Pt. Northeast Quarter Section 16, Township 6 North, Range 15 West
 Parcel Nos.: N36-001-00-125-00
 Jurisdiction: South Bloomfield Township, Morrow County, Ohio
 Zoning District: Agricultural - Residential (AR-1) District

Current setbacks are shown to demonstrate compliance today. All construction must be compliant with the then current Zoning Resolution. Building, septic and well placement are to demonstrate feasibility and may be altered, if subsequently approved through the permit process.

ENVIRONMENTAL NOTES

Floodplain: Floodzone X "Area of Minimal Flood" on FIRM Panel No. 39117C0300E, Effective Date: 6/1/2009.

Preliminary Report of the Waters of the U.S. indicated no wetlands onsite. No known cemeteries, historical or archeological sites onsite.

Soil types identified per ODNR statewide survey. Detailed test locations depicted from onsite soil evaluation. Complete Soil Report on file with the Morrow County Health District (MCHD). Report completed by Soil Scientist Mitch Strain, CPSS on December, 2022. If secondary treatment system is required to be constructed, any underground utilities and drainage tile must be relocated to maintain a 10 foot isolation distance.

The proposed sewage treatment system (STS) area(s) complies with §3701-29 of the Ohio Administrative Code. Unless otherwise noted, all STS have been evaluated as a septic tank with aerator to mound system design. Alternative designs may be feasible as deemed appropriate by the designer and/or MCHD. Designer plan for septic system must be approved by the MCHD. Driveway and utility locations through lots are not to run over proposed sewage treatment areas (primary or secondary) unless alternative areas are approved by the MCHD. Trees falling within STS area(s) must be clear-cut before installation.

Prior to any additional buildings on the site, the owner must coordinate with the MCHD to determine that the approved on-site STS area (primary & secondary) are compatible with the owners desired construction and excavation plans. Depending on final house and plumbing elevations, pumps may be required for delivering sewage effluent to STS areas.

The owners, their successors, heirs or assigns of the herein delineated lot agree that when a central sewage system becomes available, said lot(s) shall be connected to said central sewer. Acceptance of title to a delineated lot shall constitute waiver of further notice of hearing on this requirement. This covenant shall be included to title for said lot(s). All fees and cost associated with the connection to central sewer are the responsibility of the homeowner at the time of installation and connection.

PROJECT CONTACTS

OWNER CONTACT: Gary Ward (614) 579-0687
 SITE PLANNER: Joe Clase, AICP, (614) 512-0182
 ENGINEER: Nathan Harrington, P.E., (614) 506-3662
 SURVEYOR: Steven Newell, P.S. 7212
 Blue Church Survey, (419) 508-0951
 Date of Boundary Survey: 12/07/2022
 SOIL SCIENTIST: Mitch Strain STSS
 Smart Services, (614) 202-8621
 Date of Soil Evaluation: 12/30/2022

DEVELOPMENT STATISTICS / PHASING

Proposed Land Use: Single-Family Residential Lots
 Total Lots Proposed: 7

Phase A
 Gross Area: 10.568 acres
 Area of Right-of-Way: 0.187 acres
 Area of Common Access Driveway Easement: 0.947 acres
 Net Area: 9.434 acres
 Number of Lots: 4
 Gross Density: 0.379 units / acre
 Net Density: 0.424 units / acre

Phase B
 Gross Area: 10.523 acres
 Area of Right-of-Way: 0.213 acres
 Area of Common Access Driveway Easement: 0.751 acres
 Net Area: 9.558 acres
 Number of Lots: 3
 Gross Density: 0.285 units / acre
 Net Density: 0.314 units / acre

CAD DESIGN STANDARDS

Proposed Common Access Driveway is 20 feet wide with a 25 foot inside radius on all turns and turnarounds. Extra 20 foot long by 12 foot wide approach provided at entrance to each drive to allow for easier mail service at cluster mailboxes and curbside trash pickup. Drives to be composed of 10" of compacted gravel aggregate designed to sustain an 80,000 lb vehicle load.

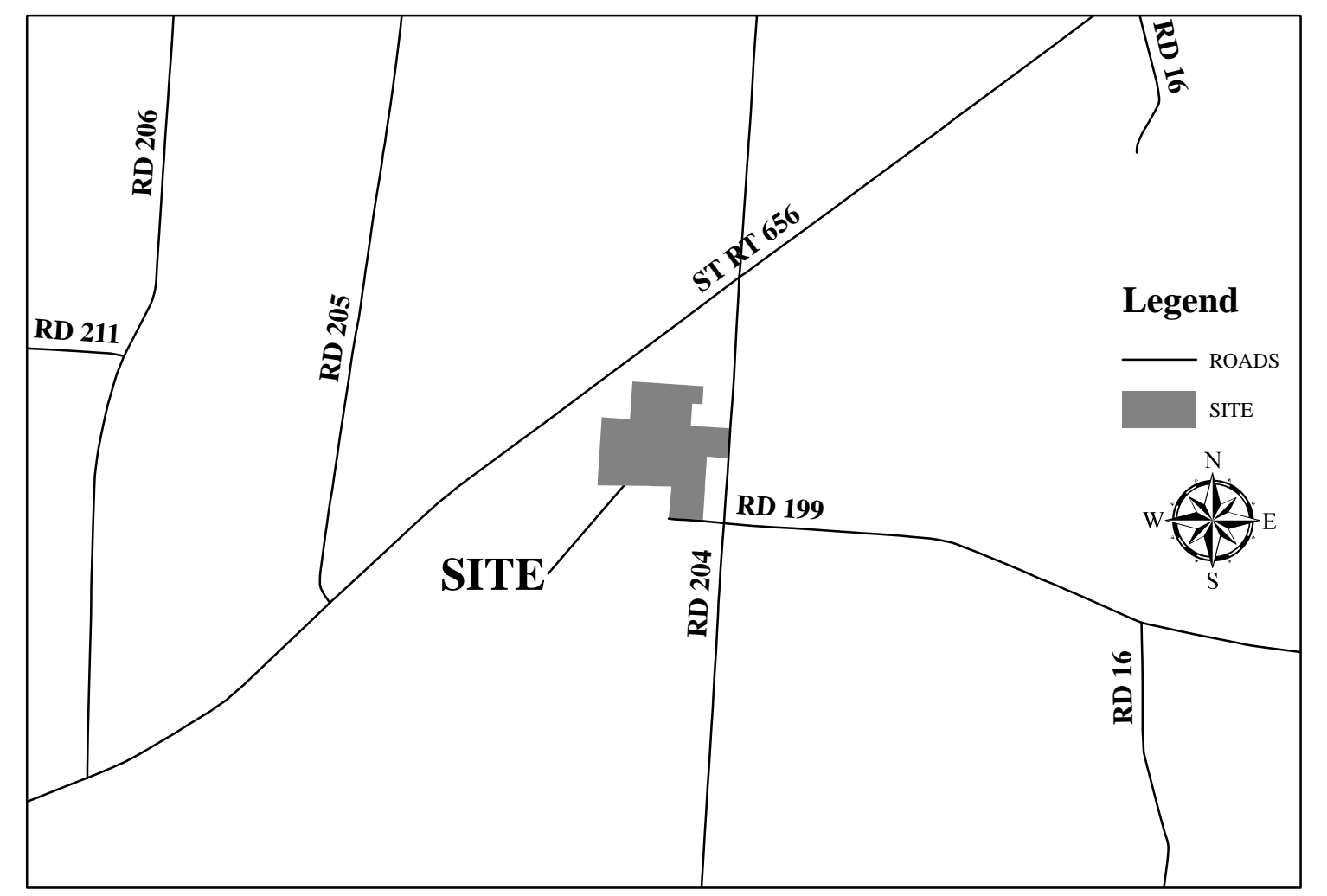
The drive(s) will be engineered in compliance with the standards of the Morrow County Subdivision Regulations and any special conditions assigned during the South Bloomfield Township Board of Zoning Appeals review and that of the Morrow County Regional Planning Commission.

DISCLAIMERS

BE ADVISED: A subsurface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.

SIGHT DISTANCE: All obstructions within the required line of sight triangle will be removed during construction, to ensure safe access at the roadway.

DISCLAIMER: Data provided by OGRIP, the Morrow County Auditor's Office and verified by any survey specified herein. Plan 4 Land, LLC and its employees and subcontractors are not responsible for damage to or injury from, under and/or above ground utilities. Always call the Ohio Utility Protection Service (OUPS) at 811 before digging. Production rights reserved by Plan 4 Land, LLC.



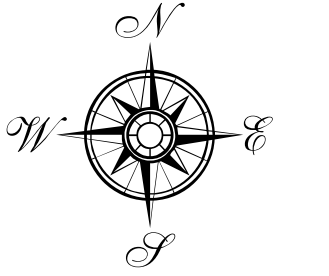
LOCATION MAP

Bloomfield Meadow Subdivision Preliminary Subdivision Plan

750 County Road 204, Centerburg, Ohio 43011 | Parcel No. N36-001-00-125-00
 Pt. Northeast Quarter Section 16, Township 6 North, Range 15 West
 South Bloomfield Township, Morrow County, Ohio

Date: 10/27/2023

Prepared by: JOE CLASE, AICP



Project Number: 23-0082