

RECORD OF PROCEEDINGS CONCORD TOWNSHIP BOARD OF TRUSTEES

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 644-224-3338 FORM NO. 10148

Held

May 31, 2024

Page 1 of 5

Call to Order

The Concord Township Board of Trustees met in special session on Friday, May 31, 2024 at 6:00 p.m. at the Concord Township Administrative Building, 6385 Home Road, Delaware, Ohio. Chairman Bart Johnson called the meeting to order and the roll was called. Present were Trustees Bart Johnson and Joe Garrett. Also attending for the township were Fiscal Officer Jill Davis and legal counsel Mr. Chris Rinehart. Public attendees were recorded on the attached list.

Swearing In

The swearing in of meeting attendees was performed by the court reporter.

Purpose

Mr. Johnson stated the purpose of the meeting was for the continuation of the hearing held May 1, 2024 to consider the re-zoning application #ZC032024.

[The application was recommended for conditional approval by the Concord Township Zoning Commission Board, and was filed by John Konovodoff with Maronda Homes, 5900 Wilcox Place, Dublin, OH 43016. The applicant is requesting approval for rezoning from Farm Residential (FR-1) to Planned Residential District (PRD), and a preliminary development plan referred to as Clarkshaw Village on Bean Oller Road, parcels # 419-330-01-009-000 at 12.109+/- acres, #419-330-01-008-000 at 39.200+/- acres, and Clark Shaw Road parcel #419-330-01-016-000 at 12.110+/- acres, Delaware, OH, owned by Dulin Farms Ltd.]

Additional Applicant Testimony

Mr. Todd Faris of Faris Planning & Design, 4876 Cemetery Road, Hilliard, provided a presentation for the Board of Trustees. Also present for the applicant was Mr. John Butya, Maronda Homes, 5900 Wilcox Road, Dublin, and Mr. Kevin Kershner, Kimley-Horn, 7965 North High Street, Columbus. A slide presentation packet was distributed to provide responses to the previous meeting's eighteen requests for clarification.

- 1. Fire department approval of driveway spacing for divergence (driveways within 100' of an intersection), and
- 4. Clarification on driveway divergence from County on an recommended distances to offset - Although a response from Chief Cooper was received that he does not support the divergence, it was confirmed that the County Engineer's office does not have specific requirement for distances off an intersection, and have no issues with the proposed standards. The same driveway divergence was granted on previously approved developments, including Clarkshaw Meadows, Clarkshaw Moors, Heather Ridge, and others.
- 2. Confirm pathway widths and materials - Multi-use paths will be 10' wide at the existing right-of-way of both Clark Shaw and Bean Oller Roads, and a minimum of 5' wide asphalt/concrete interior pathways, which have been added to the development text.
- 3. Lot 72 relocated to the west - which was originally opposite an intersection point, has been relocated west to the other side of the development, and was updated in the development text.
- 4. See #1. above.
- 5. Screening for headlights for properties across and to the east and west of entry at Clark Shaw Road, and discuss with those residents - Peter & Annette Lieb, 4089 Clark Shaw Road, clarified a tree line will be added to the west. The neighbor to the east, Walter & Carol Flowers, 4011 Clark Shaw Road, has an existing tree line. Mr. Butyl met with all of them.
- 6. Mounding versus brush staying for buffers and clarify in development text and with adjacent neighbors as to preference - which was clarified and updated on exhibits. Additional screening exhibits have been presented to and accepted by the concerned property owners. Mounding and brush preference was depending on the neighbor.
- 7. Updated buffer boundaries - Property corners and boundaries have been staked in the

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field and discussed/shown to neighbors, and

- 11. Also related to mounding and screening, 6-8' high evergreens instead of 3' at specified locations (lots 12-21, 89-93, 35-45), and approval to place on top of mounds - The additional mounding and screening on top of mounds was clarified per the development text exhibit.

- 8. Gas letter availability - Mr. Kershner confirmed Columbia Gas service is available to the property and the document included with the development exhibits.

- 9. Turn lane on Clark Shaw Road instead of Bean Oller statement/opinion from County Engineer, and

- 10. Letter from County in regard to traffic study date and distribution - Mr. Kershner, site engineer, talked to the County Engineer's office. They have reviewed the traffic study for this project and agree with the basis of the study. They ran a scenario with different splits of traffic going to the north and south and it does not change the results of the study. (The traffic study estimated a 50/50 north/south split.). Any scenario will require a left turn lane on Bean Oller Road and no turn lane warranted on Clark Shaw Road. A right hand turn lane is not warranted regardless of the number of trips this development uses on Clark Shaw Road. The site would need 600-700 units to trigger a right hand turn lane. In addition, the traffic counts used in the study are from 2022 with a projected annual growth rate of 5% (MORPC uses <3%). Traffic counts on Bean Oller Road for 2024 were received from the County and compared to what was used in the traffic study; the counts are very close and within an acceptable range for a study.

- Trustee Garrett was concerned with cars crossing traffic to head east toward Sawmill Parkway, which an estimated 70% will do per the County Engineer.

- Mr. Lance Hofer, 10679 Scarborough Lane, owns land east of the site. He was concerned about his farm field access being affected by the turn lane construction. Mr. Kershner clarified the turn lane construction will be to the south of Bean Oller Road, on the east side of the development. It will be constructed within the existing road right-of-way and shouldn't affect Hofer's property. The turn lane width will depend on the road width, and the length will be 225' (including taper). Trustee Garrett clarified the developer cannot block access to a property during construction. When asked how the turn lane and existing traffic will work, Trustee Johnson explained it will be the same as the turn lane constructed in front of the township building.

- 11. See #6,7,11 above.

- 12. Street trees outside of road right-of-way - The street trees have been relocated outside of the road right-of-way, to the back side of the sidewalk, planted a minimum of 1' outside of the right-of-way. This has been included in the development text.

- 13. Roller compacted concrete (RCC) on roads versus aggregate base preferred - RCC has been updated on the development standards.

- 14. Estimated school children - per the student density factor of 0.77 used by Olentangy Schools, the proposed 95 lot development would generate approximately 73.15 students into Buckeye Valley Schools.

- 15. Homeowner's Association (HOA) request other than Master Scioto Reserve Association - The developer has not reached an agreement yet to add this site to the Concord/Scioto HOA. It is very likely that will be the master HOA, but this development will have their own HOA documents underneath the master. The Trustees have concern with the future residents not having "say" in their own development when the Scioto Reserve HOA is maintained by the developer of the master Scioto Reserve/golf course development.

- 16. Phasing of construction and overlap of construction entrances - Development text was updated to clarify that all construction entering the site will be from Bean Oller Road once Phase 2 has started. Mr. Pete Lieb, 4089 Clark Shaw Road, asked if construction phasing will start before landscape screening? Mr. Faris noted landscaping cannot go in during bulldozer work, and Trustee Garrett clarified no permits will be finalized unless the landscaping plan is completed.

- 17. Consider drainage in southwest corner of property - The drainage in the SW corner will be analyzed during the final engineering after the topographical survey is completed. All issues on-site will be appropriately addressed. Resident Julianne DiNunzio, 4168 Clark

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Shaw Road, noted the area is very wet with poor drainage. Mr. Kershner agreed; they are aware the site is very flat with little drainage, and they can provide some relief in that area. They will design it and the County will also evaluate the drainage. Trustee Johnson said drainage of developments are usually better than the existing tiling and drainage. He had full confidence in the County to address.

- 18. Provide communication to the residents concerning construction during development phases - Maronda Homes has been in direct contact with concerned property owners, contact information has been exchanged, and informal meetings between the development team and the property owners. Mr. Butya keeps track of all conversations and contact information. Resident Jack Smith, 4069 Clark Shaw Road, noted his contact info needs updated. Contact information is also needed for Lance Hofer.

Public Comments

Mr. Hofer asked if any trees would be cut down. Due to road stubs being required by the County, trees near the road stub hammerhead will need removed. The road hammerhead area is constructed for fire/emergency services and snowplow accessibility.

Mr. & Mrs. Lieb asked if Buckeye Valley (BV) Schools have been involved and does the school board have to approve? They heard the superintendent of Buckeye Valley say BV didn't support more development and can't handle more children. The Trustees shared they have reached out to school administration with no response, and have tried to get information to the facilities committee. Mr. Garrett said there is no standing for a school district to intercede in developments. The Trustees shared BV is trying to put a bond on the November ballot. BV uses data based on permit numbers applied through the county, but the Trustees usually know at least a year before then and have valuable information for the school. They have done their due diligence to provide the information to Buckeye Valley.

Trustee Garrett asked if the developer would be receptive to a 30-year residential TIF on the property? The Tax Increment Financing is an economic development tool to redirect tax increase on the property for improvements, such as road widening. Certain TIF's can be bad for the school, but some can involve the school and they can receive more. Since development would be a strain on the school, maybe the TIF funds could help support the school.

Trustee Comments

A summary of remaining divergences was given:

- 1. Driveways on certain lots are within 100' of an intersection.
- 2. Allow landscape plantings on top of mounds.
- 3. Landscape standards requiring at least 50' buffer protecting neighbor properties.

Trustee Garrett mentioned the 50' buffer, if less than 50', should be heavily planted.

Trustee Johnson asked about the timing of landscape plantings. Dozer work would be first, then permits issued for construction, then some landscaping would probably start at time of permitting per Mr. Butya. Screening landscaping would depend on engineering, grading and mounding being finalized, and also the time of year. Trustee Johnson doesn't want the screening to be last.

Additional Public Comments

Ms. Jill Foster, 10679 Scarborough Way, and Trustee Johnson both requested further details and specifications of the turn lane on Bean Oller Road. Mr. Faris said the turn lane was specified by the Delaware County Engineer's office. Mr. Kershner clarified it would be worst case a 250' turn pocket, 60' divergent taper, gradual move to south into turn lane. The existing road length and speed limit determines the overall length. Mr. Kershner and

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Trustee Johnson discussed the lane tapering based on the county auditor's GIS map and how that relates to the Foster/Hofer property and tree lines.

Mrs. Lieb inquired if the speed limit will change with the increase in homes and traffic? The Trustees shared speed limits are set by the traffic speed, safety issues, and county thoroughfare plans. Attorney Mr. Chris Rinehart added speed changes have to go through the County, ODOT, and Sheriff.

Trustee Garrett asked if there would only be the four home elevations presented. Mr. Butya said those were indicative of the style and size of the homes, and they would prefer non-monotony within the development. Mr. Faris put in the development text the condition for non-monotony. It was also clarified the homes would be natural material fronts with vinyl sides and rear.

Mr. Lieb asked if there would be corporations buying for rental units? Trustee Garrett said the township cannot do anything to stop that. Mr. Butya commented Maronda Homes is not currently in the business of building corporate-owned rentals.

Mr. Rob Reuscher, 4292 Bobwhite Trace, asked about the pricing for the new homes. Mr. Butya anticipates they will be in the \$450,000 range, mostly two-story with a few ranches. He added most will have basements - up to the homeowner. Driveway materials would need confirmed.

Trustee Garrett noted he does not like some of the divergences requested.

Mr. Rinehart had the following questions and/or concerns:

- 1. Fire department approval of driveway divergence - Trustee Johnson clarified during the meeting that Chief Cooper does not have a problem with the divergence.
- 2. New master HOA relationship - The master HOA is always involved, and the zoning code requests there be control of HOA enforcement. The HOA is developer controlled until a certain number of units are sold. Trustee Johnson again stated whoever owns the golf course controls the HOA and felt the homeowners are not ever in charge of their HOA. Mr. Rinehart requested info going forward of the sub and master HOA for enforcement and how it will be controlled. Final master HOA agreement will need to be included. Brief discussion held on the Concord/Scioto Community Authority and the master HOA is part of that. The homeowners will all pay extra mileage on their property to pay for the sewer plant, etc.

Trustee Johnson said he doesn't prefer development, but property owner rights exist. If a proposed development follows the township zoning code, it must be considered or the township could face litigation. Mr. Johnson moved to approve the Clarkshaw Village development with the three divergences of driveways within 100' of intersections, plantings placed on top of mounds, and less than 50' buffer within the landscaping plan. Motion died for lack of second.

Mr. Faris and Ms. Angie Ellerbrock, township zoning secretary, verified a few items within the development text.

The Trustees requested use of their 20-day window for reviewing and making a decision on the application. Therefore, Mr. Johnson moved and Mr. Garrett seconded to formerly conclude the public hearing for Clarkshaw Village. Vote: Garrett-yes, Johnson-yes.

A special meeting was set for Tuesday, June 18, 2024 at 9:00am at the Concord Township Administrative Building, 6385 Home Road, Delaware, Ohio, to approve, deny, or approve with modification, by majority vote, rezoning application #ZC032024.

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ATTEST



Fiscal Officer, Jill Davis

BOARD OF TRUSTEES



Bart Johnson



Joe Garrett



Jason Haney

Concord Township Board of Trustees Special Meeting

May 31, 2024 – 6:00 p.m.

Call to Order

Roll Call

Swearing In

This meeting is a **Continuation** of the meeting held May 1, 2024 to consider Application #ZC032024, recommended for Conditional Approval by the Concord Township Zoning Commission Board, filed by John Konovodoff with Maronda Homes, 5900 Wilcox Place, Dublin, OH 43016. The Applicant is requesting approval for rezoning from Farm Residential (FR-1) to Planned Residential District (PRD), and a preliminary development plan referred to as Clarkshaw Village on Bean Oller Road, parcels # 419-330-01-009-000 at 12.109+/- acres, #419-330-01-008-000 at 39.200+/- acres, and Clark Shaw Road parcel #419-330-01-016-000 at 12.110+/- acres, Delaware, OH, owned by Dulin Farms Ltd.

Additional Testimony

Public Comments

Comments from the Board

Vote by Board of Trustees

Motion to Adjourn

CLARKSHAW VILLAGE

CONCORD TOWNSHIP, DELAWARE COUNTY
MAY 31, 2024

TRUSTEE COMMENTS FROM MAY 1ST

Faris Planning & Design, LLC

Landscape Architecture 4876 Cemetery Road p(614)487-1964
Land Planning Hilliard, Ohio 43026
www.farisplanninganddesign.com

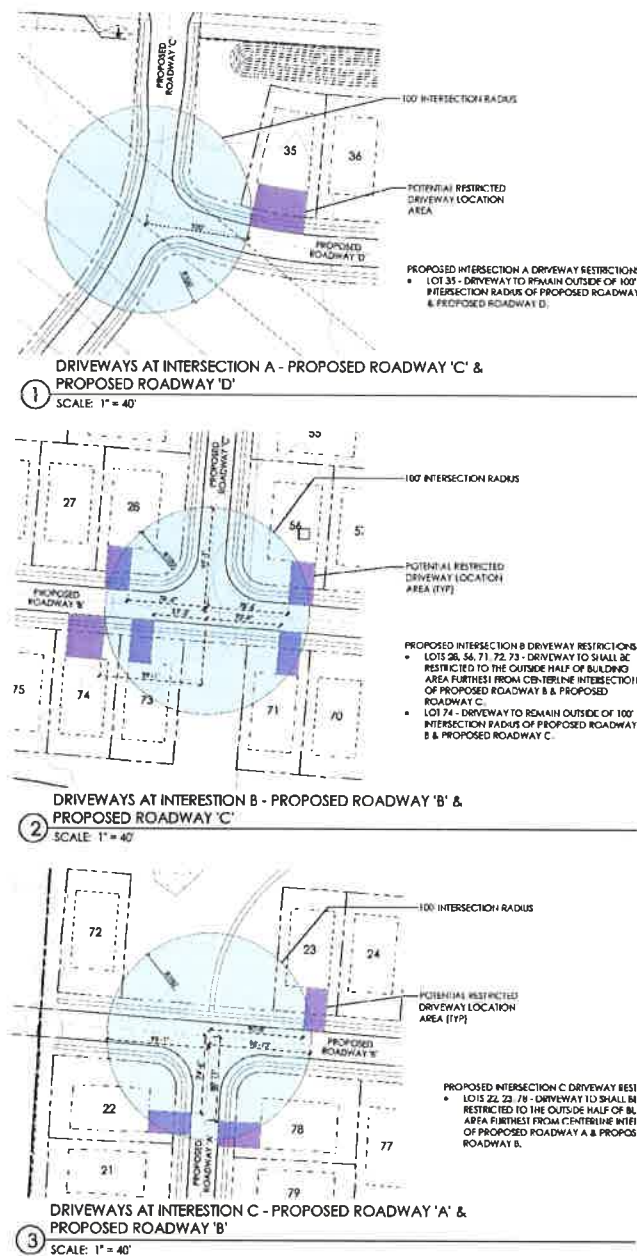
May 22, 2024

Concord Township zoning Trustees conditions:

1. fire department approval of driveway spacing for divergence. We have reached out to Mr. Todd Cooper via email and phone message with no response. Emails dated 4.22.24 & 5.9.24. A text was received from Mr. Cooper on 5-15-24 that states that he does not support the divergence.
2. pathway widths and materials. Clarkshaw Village will develop asphalt multi-use paths 10' wide at existing R.O.W. of Clark-shaw Rd and Bean-Oller Rd. and 5' wide asphalt/concrete interior pathways. This has been added to the development text, (Section 11.07 f) Development Standards Multi Use Paths.
3. lot 72 relocated to west. Lot 72 has been relocated to the west on Proposed Roadway 'B', and all plans reflect the new location. The divergence has been modified in the development text.
4. clarification on driveway divergence from county on any recommended distances to offset. William Ferguson from the Delaware County Engineers Department has confirmed that the County does not have a specific requirement for distances off an intersection, and has no issues with the proposed standards, see email attached. Also, refer to previous approved intersection and setback for driveways in Clarkshaw Meadows, Clarkshaw Moors, Heather Ridge and others, attached.
5. screening for headlights for properties east and west of entry at Clark-Shaw - discuss and address with those residents. Lieb, Annette & Peter, 4089 Clark-shaw Rd, Flowers, Walter & Carol, 4011 Clark-shaw rd. Additional screening exhibits have been presented and accepted by the concerned property owners. Refer to updated exhibits Tab 4, D-4.11
6. mounding versus brush staying for buffers- clarify in text and with adjacent neighbors as to preference. Additional screening exhibits have been presented to and accepted by the concerned property owners. Refer to updated exhibits Tab 4, D-4.1-10.
7. Updated boundaries. Property corners and boundaries have been staked in the field and discussed/shown to neighbors.
8. gas letter included. See attached email from Columbia Gas, also included as exhibit on Tab 5, E-6.1
9. turn lane on Clark-shaw - get county engineers statement/opinion (township desires turn lane) Pre Engineer:
 - We ran the numbers and the right hand turn lane is not warranted regardless the number of trips this development uses Clarkshaw.
 1. The site would need 600-700 units to trigger a right hand turnlane.
 2. A right-hand turnlane would be 225 ft total length and extend east of the existing driveway. The ditch improvements will relocate the existing fence and probably remove the large tree next to the driveway.
10. letter from county in regard to traffic study- is date of study too old, why 50% distribution north and south entries- (township doesn't agree) Per Engineer:
 - We talked to the County and Chris Bauserman has had multiple conversations with one or more of the Township Trustees.
 - The County's official statement is they have reviewed the TIS for the project and agree with the basis of the study.
 - We ran a scenario with different splits of traffic north and south (TIS has 50/50 split) and it does not change the results of the study.
 - o Any scenario will require a left TL on Bean Oller and no TL warranted on Clarkshaw.
 - The traffic counts used in the TIS are from 2022 and we used an annual growth rate of 5% (MORPC is using 3% or less).
 - o We received 2024 traffic counts from the County on Bean Oller and compared them to what was used in the TIS and the counts are very close and within an acceptable range for a study.
11. 6-8' hgt evergreens versus 3' at the following locationslots12-21, 89-93, 35-45. on top of mounds ok- good with divergence. This change has been reflected on exhibits, see Tab 4, D-4.1-10
12. street trees outside of ROW. Street trees have been relocated outside of the R.O.W. and a note has been added to the plans indicating that any street trees are to be planted a minimum of 1 foot outside of road R.O.W., see exhibit Tab 4, D-5 This has been added to the development text, (Section 11.07 d) Development Standards Landscape.
13. RCC on roads versus aggregate base preferred. The RCC section is shown in the typical street sections, see Tab 5E-1.1 Also, development text has been updated to state, All roadways will be constructed using Roller Compacted Concrete (RCC), on (Section 11.07 o) Development Standards Curbs and Base Coat.
14. school children generation. See attached memo & calculation of school aged children. Density of 0.77 * 95 Lots = 73.15 Children.
15. HOA- don't want it in Scioto Reserve Association. Per Developer: We have not reached an agreement to add this site to the Concord/Scioto HOA. It is very likely we do have that is a master HOA but we will have our own HOA docs underneath.
16. Phasing of construction = address overlap of construction entrances. The development text has been updated to clarify timing of each phase and to dictate that all construction entering the site will be from Bean-oller once phase 2 has started. Text on the phasing exhibit has been included that indicated timing and construction location as well.
17. Consider need for drainage in SW corner of property. Pre Engineer: The drainage in the southwest corner of the site will be analyzed during Final Engineering after topographical survey is completed. Upon investigation of the drainage in that area, all issues on-site will be appropriately addressed.
18. Provide communication to the residents concerning construction during Development Phases. Maronda Homes has been in direct contact with concerned property owners, contact information has been exchanged, and informal meetings between the development team and the property owners. A record of meeting notes has been kept, see attached.

1. Fire Department Approval of Driveway Spacing for Divergence

4. Clarification on Driveway Divergence from County on any Recommended Distances to Offset.



Re: Residential Driveway Offset?

Anthony Moore <amoore@farisplanninganddesign.com>

Fri 5/17/2024 2:24 PM

To: Ferguson, William <WFerguson@co.delaware.oh.us>

Cc: Todd Faris <tfaris@farisplanninganddesign.com>

Thank you Will.

Anthony P. Moore, PLA

Registered Landscape Architect

Project Designer



4876 Cemetery Road

Hilliard, OH 43026

p (614)-487-1964

[www.farisplanninganddesign.com]www.farisplanninganddesign.com

From: Ferguson, William <WFerguson@co.delaware.oh.us>

Sent: Friday, May 17, 2024 2:22 PM

To: Anthony Moore <amoore@farisplanninganddesign.com>

Cc: Todd Faris <tfaris@farisplanninganddesign.com>

Subject: RE: Residential Driveway Offset?

Anthony,

I don't see any issues with this conceptual driveway layout. Driveways further from intersections makes the most sense to us, though again we don't have a standard specifically requiring it.

Thanks,

Will

William D. Ferguson III, P.E.

Delaware County Engineer's Office



EXHIBIT 1

1. We have reached out to Mr. Todd Cooper via email and phone message with no response. Emails dated 4.22.24 & 5.9.24. A text was received from Mr. Cooper on 5-15-24 that states that he does not support the divergence.

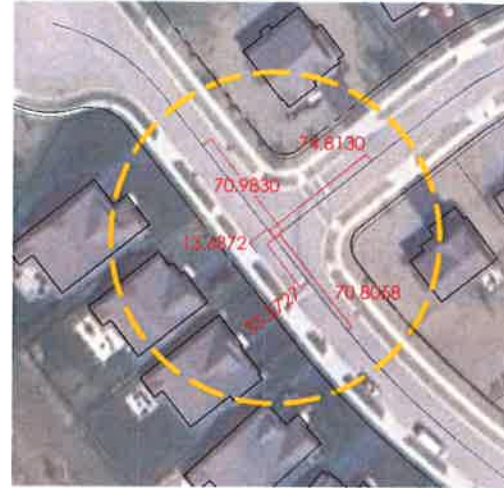
4. William Ferguson from the Delaware County Engineers Department has confirmed that the County does not have a specific requirement for distances off an intersection, and has no issues with the proposed standards, see email attached. Also, refer to previous approved intersection and setback for driveways in Clarkshaw Meadows, Clarkshaw Moors, Heather Ridge and others, attached.

Exhibit 2a

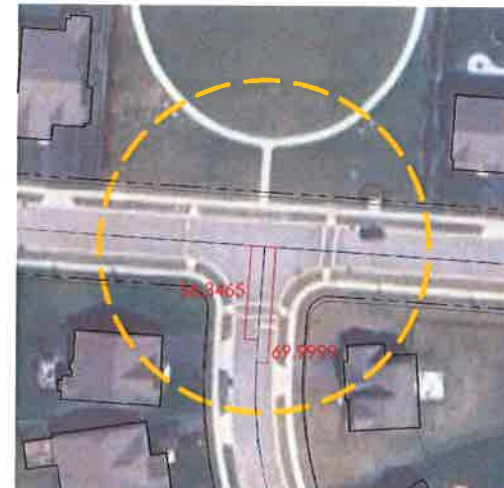
Study of Existing Approved Intersections with Driveway Offsets in Concord Township



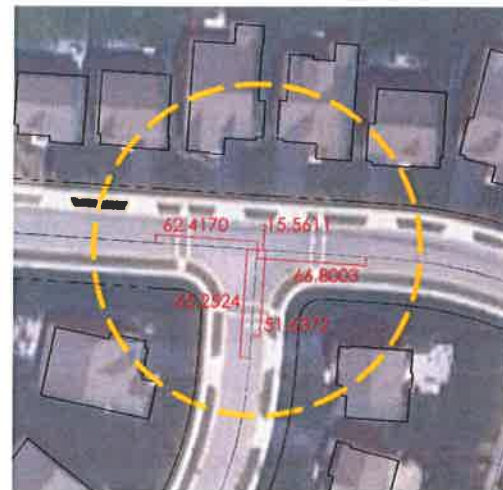
1 CLARKSHAW MEADOWS



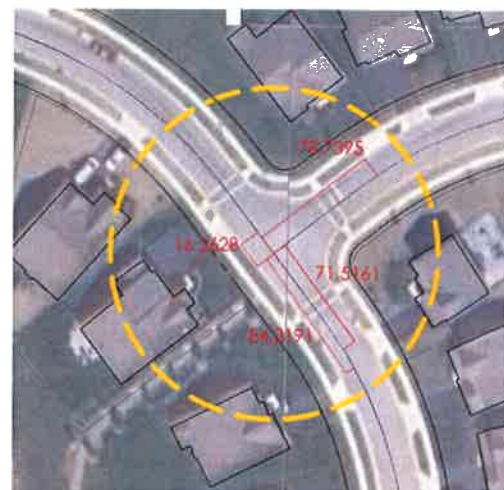
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B SCALE: 1" = 40'



C SCALE: 1" = 40'



D SCALE: 1" = 40'



E SCALE: 1" = 40'

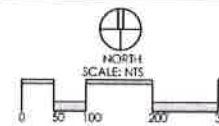
6.12' – 84.31' OFFSETS.

20 DRIVEWAYS INSIDE 100' RADIUS.

EXISTING INTERSECTION ANALYSIS

CLARKSHAW RD

PREPARED FOR MARONDA HOMES
DATE: 05/22/24



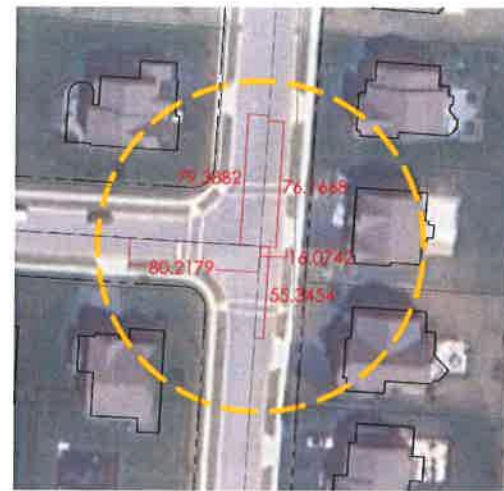
Faris Planning & Design

LANDSCAPE ARCHITECTURE
4875 Catalina Road
P.O. Box 11964
Cincinnati, OH 45242
www.farisplanning.com

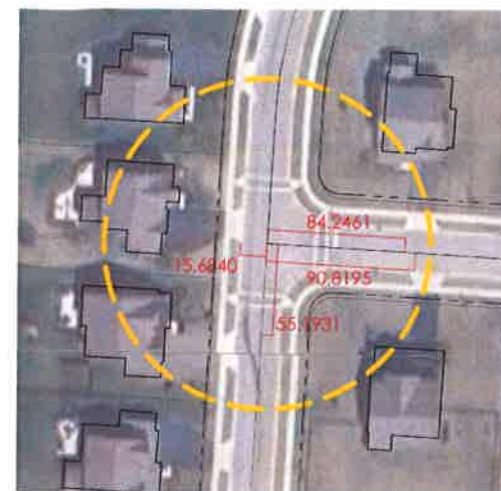
Study of Existing Approved Intersections with Driveway Offsets in Concord Township



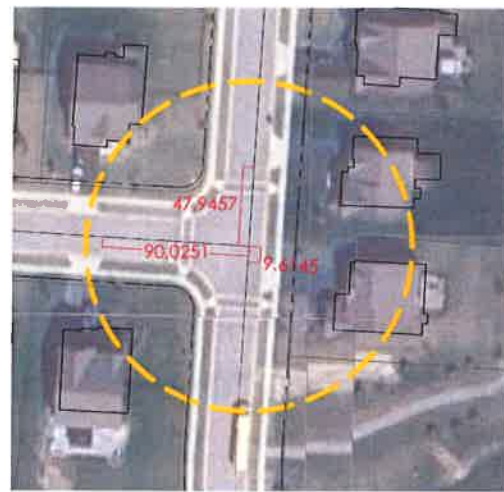
1 CLARKSHAW MOORS



A SCALE: 1" = 40'



B SCALE: 1" = 40'



C SCALE: 1" = 40'



D SCALE: 1" = 40'

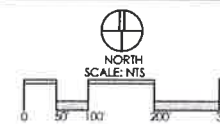
9.61' – 90.81' OFFSETS.

17 DRIVEWAYS INSIDE 100' RADIUS.

EXISTING INTERSECTION ANALYSIS

CLARKSHAW RD

PREPARED FOR MARONDA HOMES
DATE: 05/22/24

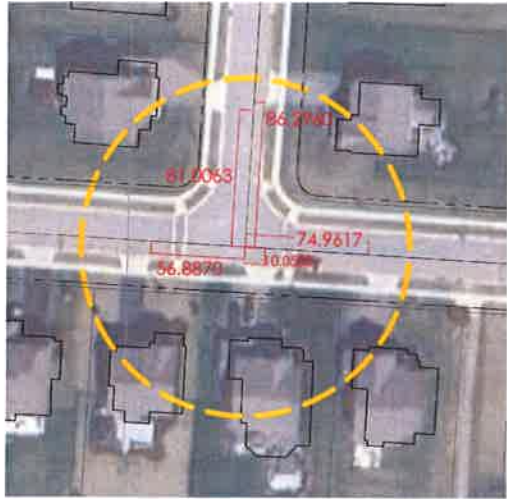


Paris Planning & Design

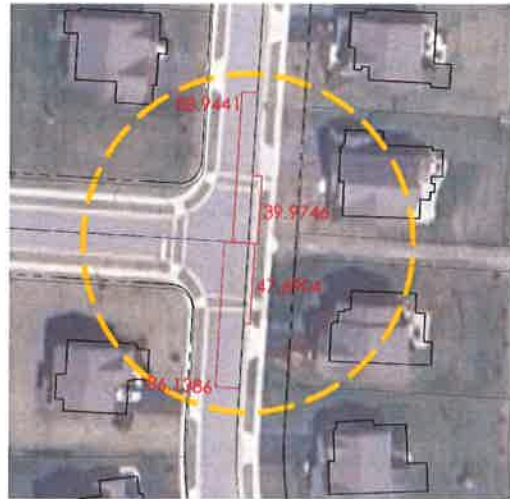
LAND PLANNING • LANDSCAPE ARCHITECTURE
4824 Cemetery Road
p. 614.461.1164 www.parisplanninganddesign.com

Study of Existing Approved Intersections with Driveway Offsets in Concord Township

1 CLARKSHAW MOORS (CONTINUED)



E SCALE: 1" = 40'



F SCALE: 1" = 40'

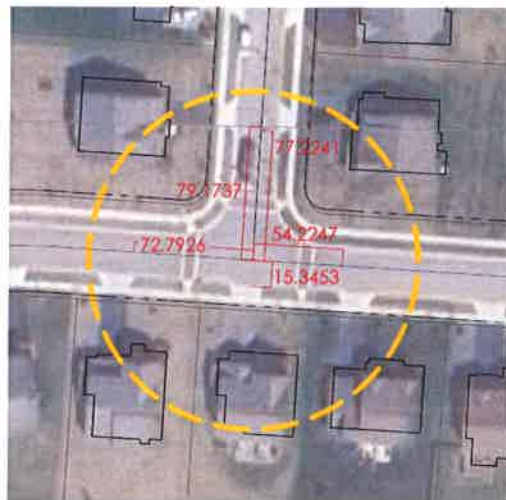


G SCALE: 1" = 40'

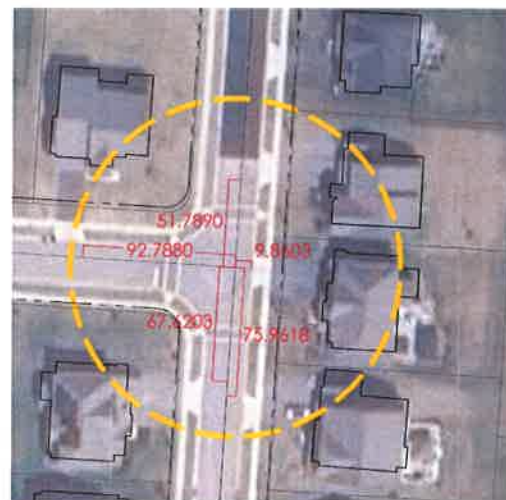


H SCALE: 1" = 40'

6.12' – 84.31' OFFSETS.



I SCALE: 1" = 40'



J SCALE: 1" = 40'

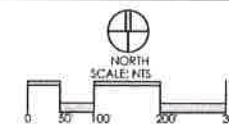


K SCALE: 1" = 40'

29 DRIVEWAYS INSIDE 100' RADIUS.

EXISTING INTERSECTION ANALYSIS

CLARKSHAW RD
PREPARED FOR MARONDA HOMES
DATE: 05/22/24



Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
4825 Cemetery Road Hilliard, OH 43034
p (614) 487-1164 www.farisplanninganddesign.com

Study of Existing Approved Intersections with Driveway Offsets in Concord Township



① CENTRAL AREA HOMES (CONTINUED)



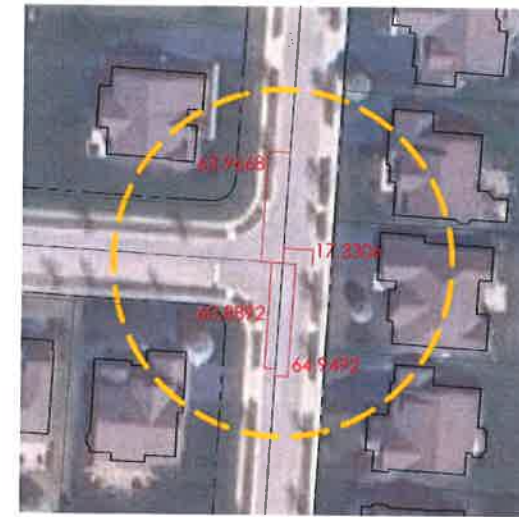
E/F SCALE: 1" = 40'

15.12' – 89.37' OFFSETS.

13 DRIVEWAYS INSIDE 100' RADIUS.



G SCALE: 1" = 40'

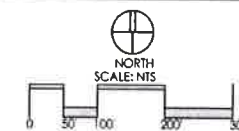


H SCALE: 1" = 40'

EXISTING INTERSECTION ANALYSIS

CLARKSHAW RD

PREPARED FOR MARONDA HOMES
DATE: 05/22/24



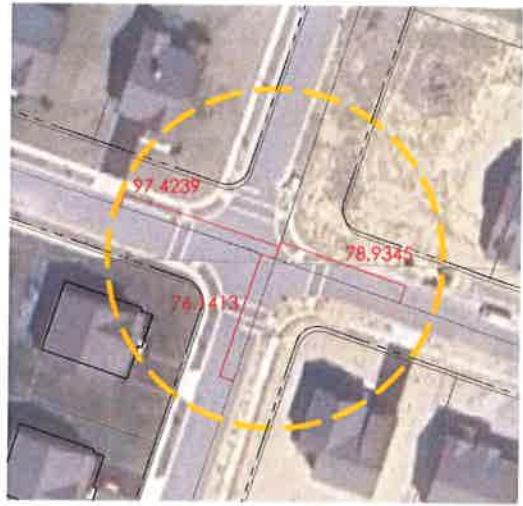
Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
4876 Cemetery Road • 11843 OH 43026
P: (614) 481-1944 • www.farisplanninganddesign.com

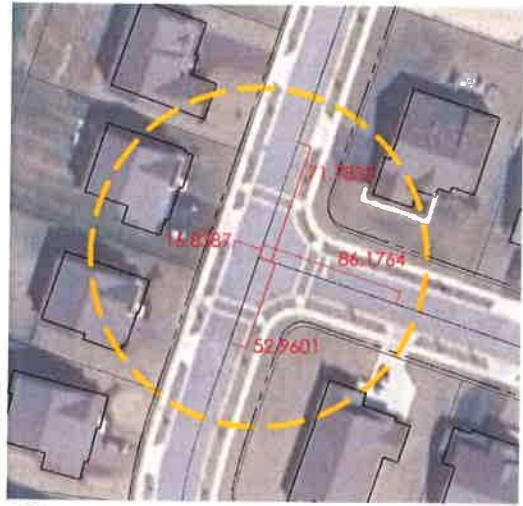
Study of Existing Approved Intersections with Driveway Offsets in Concord Township



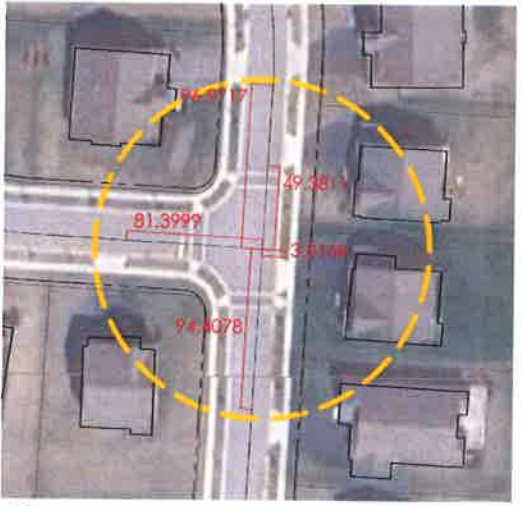
① HEATHER RIDGE



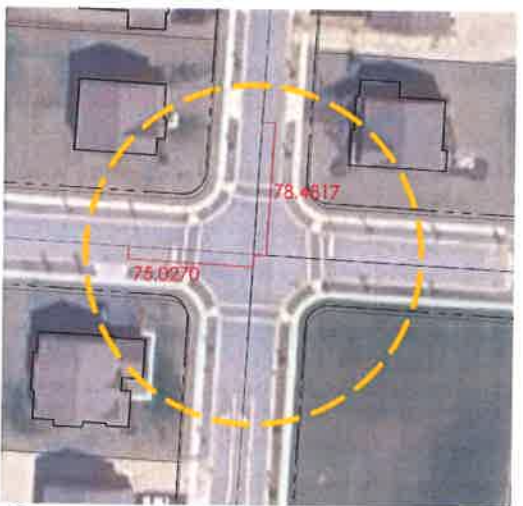
Ⓐ SCALE: 1" = 40'



Ⓑ SCALE: 1" = 40'



Ⓒ SCALE: 1" = 40'



Ⓓ SCALE: 1" = 40'

3.81' – 97.42' OFFSETS.

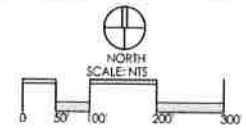
13 DRIVEWAYS INSIDE 100' RADIUS.

EXISTING INTERSECTION ANALYSIS

CLARKSHAW RD

PREPARED FOR MARONDA HOMES

DATE: 05/22/24



Paris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE
4876 Cemetery Road
p (614) 487-1964
Hilliard, OH 43026
www.parisplanninganddesign.com

Study of Existing Approved Intersections with Driveway Offsets in Concord Township



① CENTRAL AREA HOMES



A SCALE: 1" = 40'



B SCALE: 1" = 40'



C SCALE: 1" = 40'



D SCALE: 1" = 40'

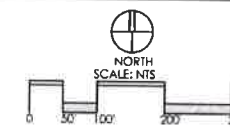
8.15' – 88.57' OFFSETS.

12 DRIVEWAYS INSIDE 100' RADIUS.

EXISTING INTERSECTION ANALYSIS

CLARKSHAW RD

PREPARED FOR MARONDA HOMES
DATE: 05/22/24



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4816 Cemetery Road, Hilliard, OH 43026
614.448.1164 www.farisplanninganddesign.com

2. Confirm Pathway Widths and Materials.
3. Lot 72 Relocated to West.



2. Clarkshaw Village will develop asphalt multi-use paths 10' wide at existing R.O.W. of Clark-shaw Rd and Bean-Oller Rd. and 5' wide asphalt/concrete interior pathways. This has been added to the development text, (Section 11.07 f) Development Standards Multi Use Paths.
3. Lot 72 has been relocated to the west on Proposed Roadway 'B', and all plans reflect the new location. The divergence has been modified in the development text.

ILLUSTRATIVE PLAN
CLARKSHAW VILLAGE
 PREPARED FOR: MARONDA HOMES

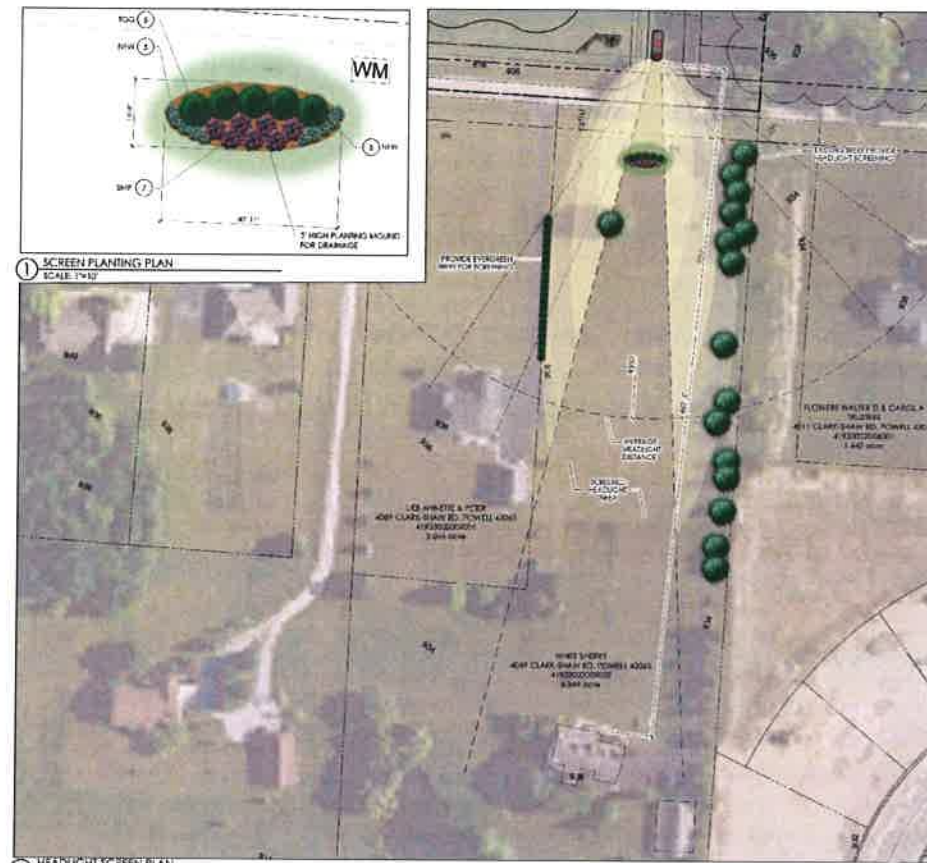
EXHIBIT C-3



Faris Planning & Design

1475 Cypress Street
 Suite 100
 San Diego, CA 92161
 Phone: 619.444.1111
 Fax: 619.444.1112
 www.farisplanning.com

5. Screening for headlights for properties east and west of entry at Clark-Shaw - discuss and address with those residents. Lieb, Annette & Peter, 4089 Clark-shaw Rd, Flowers, Walter & Carol, 4011 Clark-shaw rd.



PLANT LIST
 DESIGNER RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN

REF	SCIENTIFIC NAME	COMMON NAME	SIZE	CYCLES	REMARKS
1	WALKER'S LOW CATMINT	WALKER'S LOW CATMINT	18" x 18" x 36"		
2	DWARF LILAC	DWARF LILAC	18" x 18" x 36"		
3	WHITE SPRUCE	WHITE SPRUCE	18" x 18" x 36"		



WALKER'S LOW CATMINT



DWARF LILAC



WHITE SPRUCE

Additional screening exhibits have been presented and accepted by the concerned property owners. Refer to updated exhibits Tab 4, D-4.11

ENTRY DRIVE HEADLIGHT SCREENING PLAN

EXHIBIT D-4.11

CLARKSHAW VILLAGE

PREPARED FOR MARONDA HOMES



- 6. Mounding versus brush staying for buffers- clarify in text and with adjacent neighbors as to preference.
- 7. Updated boundaries.
- 11. 6-8' hgt evergreens versus 3' at the following locationslots12-21, 89-93, 35-45. on top of mounds ok- good with divergence.



1 SCREEN MOUNDING PLAN
SCALE: 1" = 30'

EXISTING TREE DATA

EXISTING TREES TO BE REMOVED	14 TREES
EXISTING TREES TO BE PRESERVED	146 TREES

MOUNDING HEIGHT KEY

- 0'-3' HEIGHT
- 4'-6' HEIGHT
- 7'-10' HEIGHT



2 SCREEN COMBINED PLAN
SCALE: N.T.S.



1 SCREEN PLANTING PLAN
SCALE: 1" = 30'

SPECIMEN/SECONDARY TREE (2" CAL.)
Grows to create an upper level screen, adds fall color, and supports natural wild life habitat.

UNDERSTORY TREE (6-8' HGT.)
Grows quickly to fill in area underneath (and between) specimen/secondary trees adding to the mid to upper level screening areas. Understory trees add additional seasonal colors and fall foliage.

BARE ROOT TREES (0" CAL.)
Grows quickly to create a screening area that is 0-6' in height which will fill in screening area underneath specimen, secondary, and understory trees.

SCREENING TREE (6-8' HGT.)
Creates a thick screen wall when available space allows opportunities for mounding and other tree species.

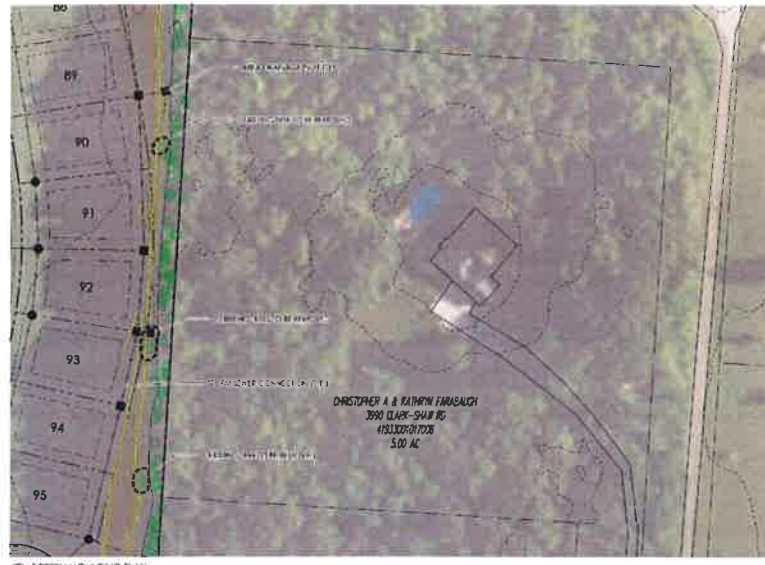
SPECIMEN/SECONDARY TREES	44 TREES
SCREENING TREES	43 TREES
UNDERSTORY TREES	25 TREES
BARE ROOT TREES	103 TREES

6. Additional screening exhibits have been presented to and accepted by the concerned property owners. Refer to updated exhibits Tab 4, D-4.1-10.

7. Property corners and boundaries have been staked in the field and discussed/shown to neighbors.

11. This change has been reflected on exhibits, see Tab 4, D-4.1-10

ADDITIONAL MOUNDING AND SCREENING



1 SCREEN MOUNDING PLAN SCALE: 1" = 40'

EXISTING TREE DATA

EXISTING TREES TO BE PRESERVED	2 TREES
EXISTING TREES TO BE REMOVED	0 TREES

MOUNDING HEIGHT KEY

2'-0" HEIGHT	Blue
4'-0" HEIGHT	Yellow
7'-0" HEIGHT	Red



2 SCREEN COMBINED PLAN SCALE: NTS



1 SCREEN PLANTING PLAN SCALE: 1" = 40'



SCREENING TREE (16-18' HGT.)
Creates a thick screen wall when available. Space with opportunities for mounding and other tree species.



SPECIMEN/SECONDARY TREE (12' CAL.)
Grows to create an upper level screen, adds fall color, and supports habitat with the habitat.



UNDERSTORY TREE (8-10' HGT.)
Grows quickly to fill in area underneath. Land between specimen/secondary trees added to the plan to upper level screening or wall. Understory trees add additional seasonal flowers and fall foliage.



BARE ROOT TREES (12' CAL.)
Grows quickly to create a screening area that is 0' CAL. in height. It will fill in screening area under main specimen, secondary and understory trees.

SCREENING PLANTS DATA

SPECIMEN/SECONDARY TREES	0 TREES
SCREENING TREES	24 TREES
UNDERSTORY TREES	10 TREES
BARE ROOT TREES	3 TREES



1 SCREEN MOUNDING PLAN SCALE: 1" = 40'

EXISTING TREE DATA

EXISTING TREES TO BE PRESERVED	0 TREES
EXISTING TREES TO BE REMOVED	0 TREES

MOUNDING HEIGHT KEY

2'-0" HEIGHT	Blue
4'-0" HEIGHT	Yellow
7'-0" HEIGHT	Red



2 SCREEN COMBINED PLAN SCALE: NTS



1 SCREEN PLANTING PLAN SCALE: 1" = 40'



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SPECIMEN/SECONDARY TREES	0 TREES
SCREENING TREES	24 TREES
UNDERSTORY TREES	10 TREES
BARE ROOT TREES	3 TREES

SCREEN MOUNDING PLAN
CLARKSHAW VILLAGE
PREPARED FOR: MARONDA HOMES
DATE: 04/2024



EXHIBIT D-4.3

SCREEN PLANTING PLAN
CLARKSHAW VILLAGE
PREPARED FOR: MARONDA HOMES
DATE: 04/2024



EXHIBIT D 4.4

SCREEN MOUNDING PLAN
CLARKSHAW VILLAGE
PREPARED FOR: MARONDA HOMES
DATE: 04/2024



EXHIBIT D-4.6

SCREEN PLANTING PLAN
CLARKSHAW VILLAGE
PREPARED FOR: MARONDA HOMES
DATE: 04/2024



EXHIBIT D 4.5

ADDITIONAL MOUNDING AND SCREENING



1 SCREEN MOUNDING PLAN
SHEET 1 OF 4

MOUNDING HEIGHT KEY



2 SCREEN COMBINED PLAN
SHEET 2 OF 4



3 SCREEN PLANTING PLAN
SHEET 3 OF 4

SPECIMEN/SECONDARY TREE (2' CAL.)
Grows to create an upper level screen, with full color, and supports natural wild life habitat.

UNDERSTORY TREE (2' CAL.)
Grows quickly to fill in areas underneath (and between) specimen/secondary trees adding to the mid to upper level screening areas. Understory trees add additional seasonal flowers and fall foliage.

BARE ROOT TREES (2' CAL.)
Grows quickly to create a screening area that can be planted which will fill in screening area underneath specimen, secondary, and understory trees.

SCREENING PLANTS DATA	
SPECIMEN/SECONDARY TREES	40 TREES
UNDERSTORY TREES	2 TREES
BARE ROOT TREES	120 TREES



4 SCREEN PLANTING PLAN
SHEET 4 OF 4



UNDERSTORY TREE (2' CAL.)
Grows quickly to fill in areas underneath (and between) specimen/secondary trees adding to the mid to upper level screening areas. Understory trees add additional seasonal flowers and fall foliage.

BARE ROOT TREES (2' CAL.)
Grows quickly to create a screening area that can be planted which will fill in screening area underneath specimen, secondary, and understory trees.

SCREENING TREE (2' CAL.)
Creates a thick screen wall when available space allows opportunities for mounding and other tree species.

SPECIMEN/SECONDARY TREE (2' CAL.)
Grows to create an upper level screen, with full color, and supports natural wild life habitat.

SCREENING PLANTS DATA

SPECIMEN/SECONDARY TREES	40 TREES
SCREENING TREES	2 TREES
BARE ROOT TREES	120 TREES



5 SCREEN MOUNDING PLAN
SHEET 5 OF 7

EXISTING TREE DATA

TREES TO BE PRESERVED	15 TREES
TREES TO BE REMOVED	177 TREES

MOUNDING HEIGHT KEY

SCREEN COMBINED PLAN
SHEET 6 OF 7

8. Gas Letter Included.

Kershner, Kevin

From: Gibson \ Donyel \ T <DGibson@nisource.com>
Sent: Thursday, April 25, 2024 4:22 PM
To: Kershner, Kevin
Subject: FW: Dulin Property Concord Township will serve letter
Attachments: Dulin - Availability Letter.pdf
Categories: External

Hi Kevin,

Will this statement work?

Columbia Gas has gas mains in the area of the Dulin Property. Once the plans are available Columbia Gas will conduct a cost benefit analysis and if we determine that the project is not economically feasible for us, a deposit and/or a contribution towards construction costs will be required to be paid by the prospective customer. In addition, once all necessary agreements are executed Columbia Gas will install the gas main to your project.

Thank you,
Donyel Gibson | Columbia Gas of Ohio | Sr Project Manager New Business
290 W Nationwide Bv, Columbus, OH 43215 | 614-623-2644
Email: dgibson@nisource.com

From: Gibson \ Donyel \ T
Sent: Thursday, February 15, 2024 8:29 AM
To: Kershner, Kevin <Kevin.Kershner@kimley-horn.com>
Subject: RE: Dulin Property Concord Township will serve letter

Kevin,

Here is the letter you requested.

Thank you,
Donyel Gibson | Columbia Gas of Ohio | Sr Project Manager New Business
290 W Nationwide Bv, Columbus, OH 43215 | 614-623-2644
Email: dgibson@nisource.com

From: Kershner, Kevin <Kevin.Kershner@kimley-horn.com>
Sent: Tuesday, February 13, 2024 7:54 AM
To: Gibson \ Donyel \ T <DGibson@nisource.com>
Subject: RE: Dulin Property Concord Township will serve letter

We have a deadline on the 15th to submit our rezoning package to Concord Township.
Can you get us a service letter by tomorrow?
Thanks,

Kevin Kershner

Kimley-Horn 7965 N. High Street, Suite 200, Columbus, OH 43235

1

8. See attached email from Columbia Gas, also included as exhibit on Tab 5, E-6.1

EXHIBIT E-6.1

9. Turn lane on Clark-shaw - get county engineers statement/opinion (township desires turn lane) Pre Engineer:

9. Per Engineer:

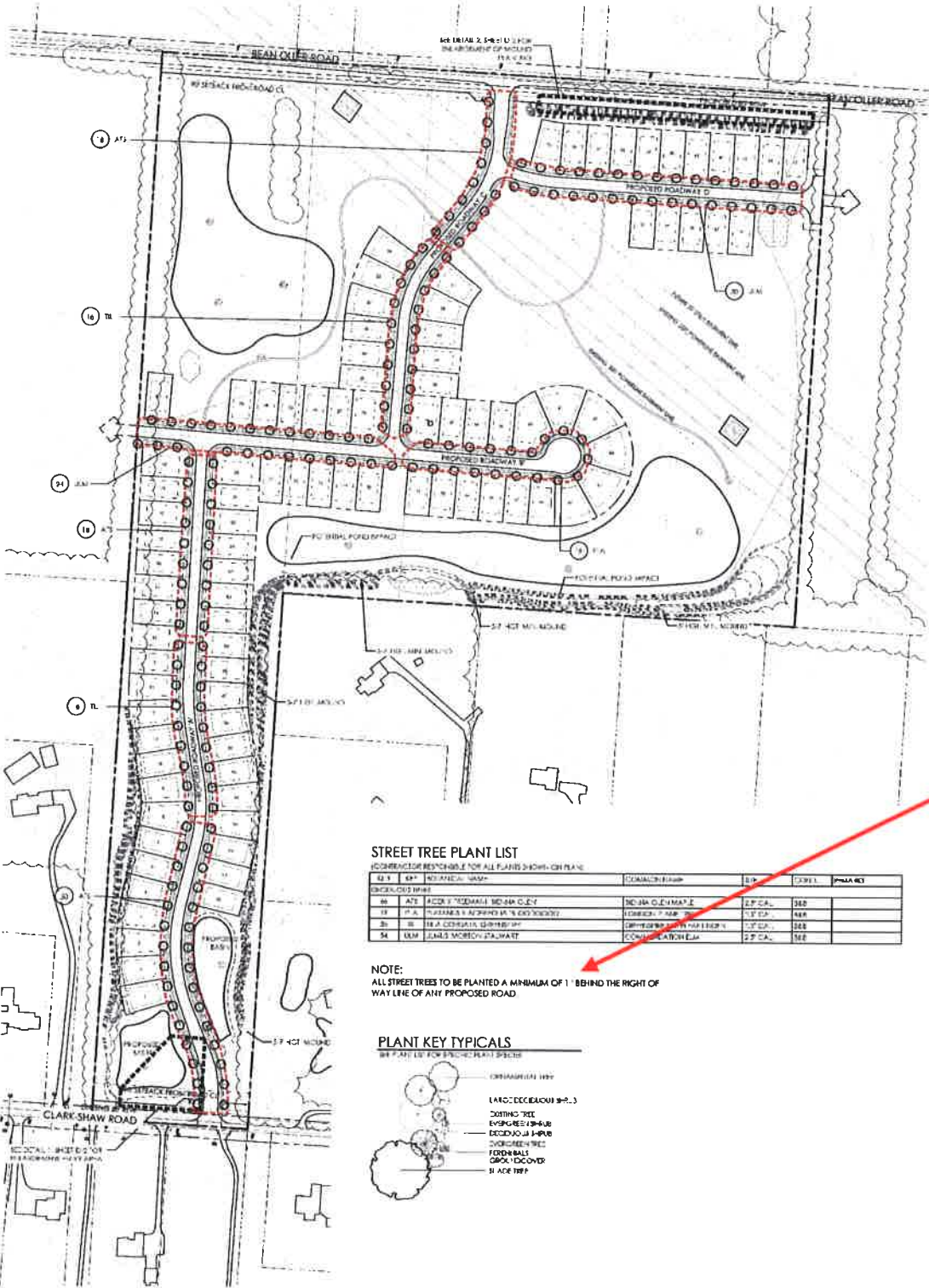
- We ran the numbers and the right hand turn lane is not warranted regardless the number of trips this development uses Clarkshaw.
 1. The site would need 600-700 units to trigger a right hand turnlane.
 2. A right-hand turnlane would be 225 ft total length and extend east of the existing driveway. The ditch improvements will relocate the existing fence and probably remove the large tree next to the driveway.

10. Letter from county in regard to traffic study- is date of study too old, why 50% distribution north and south entries- (township doesn't agree)

10. Per Engineer:

- We talked to the County and Chris Bauserman has had multiple conversations with one or more of the Township Trustees.
- The County's official statement is they have reviewed the TIS for the project and agree with the basis of the study.
- We ran a scenario with different splits of traffic north and south (TIS has 50/50 split) and it does not change the results of the study.
 - Any scenario will require a left TL on Bean Oller and no TL warranted on Clarkshaw.
- The traffic counts used in the TIS are from 2022 and we used an annual growth rate of 5% (MORPC is using 3% or less).
 - We received 2024 traffic counts from the County on Bean Oller and compared them to what was used in the TIS and the counts are very close and within an acceptable range for a study.

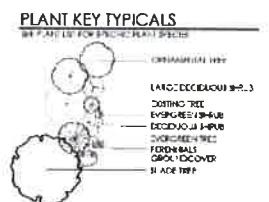
12. Street Trees Outside of ROW.



STREET TREE PLANT LIST
 (COMMERCIAL RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

NO.	SYM.	PLANT SPECIES	COMMON NAME	HT.	TRUNK	PLANT ACY
01	ATE	ACER FRAXINIFOLIUM	FIELD MAPLE	22' CAL.	3/8"	
02	PLA	PLATANUS ALBIDIFLORA	LOCUST TREE	12' CAL.	3/8"	
03	CEA	CESTRUM ALBIFLORUM	CESTRUM	12' CAL.	3/8"	
04	CEA	CESTRUM ALBIFLORUM	CESTRUM	12' CAL.	3/8"	

NOTE:
 ALL STREET TREES TO BE PLANTED A MINIMUM OF 1' BEHIND THE RIGHT OF WAY LINE OF ANY PROPOSED ROAD.



12. Street trees have been relocated outside of the R.O.W. and a note has been added to the plans indicating that any street trees are to be planted a minimum of 1 foot outside of road R.O.W., see exhibit Tab 4, D-5 This has been added to the development text, (Section 11.07 d) Development Standards Landscape.

13. RCC on roads versus aggregate base preferred.

PAVEMENT LEGEND

TYPICAL 27' FC/FC LOCAL STREET SECTION
PER DCED-R2135D
NOT TO SCALE
300 MPH < ADT < 300 VPD

PAVEMENT LEGEND

TYPICAL 32' FC/FC LOCAL STREET SECTION
PER DCED-R2135B
NOT TO SCALE
300 MPH < ADT < 1000 VPD

PAVEMENT LEGEND

TYPICAL 27' FC/FC LOCAL STREET SECTION
PER DCED-R2135C
NOT TO SCALE
300 MPH < ADT < 1000 VPD

PAVEMENT LEGEND

TYPICAL 36' FC/FC LOCAL STREET SECTION
DCED-R2135A (MODIFIED)
NOT TO SCALE
1000 MPH < ADT < 3000 VPD

PAVEMENT SECTION
RCC PAVEMENT PER DCSD
SUPPLEMENTAL SPEC 18B

ASPHALT MULTI-USE PATH DETAIL - MOD
(PER CITY OF COLUMBUS STD DWG 2310
DATED 4/30/18)
NOT TO SCALE

DATE	BY	APP. DATE	APP. BY
Kimley-Horn			
<small>INCORPORATED IN 1906 1110 N. HIGHWAY 101, SUITE 200 COLUMBUS, OH 43260 PH: 614.764.2200 WWW.KIMLEY-HORN.COM</small>			
SCALE: AS NOTED	DESIGNED BY: TMM	DRAWN BY: JAB	CHECKED BY: KMT
TYPICAL SECTIONS			
DULIN FARMS CONCESSIONAL DELAWARE COUNTY, OH			
ORIGINAL ISSUE			
KHA PROJECT NO. 190275001			
SHEET NUMBER			
EXHIBIT			
E-1.1			

The RCC section is shown in the typical street sections, see Tab 5E-1.1 Also, development text has been updated to state, All roadways will be constructed using Roller Compacted Concrete (RCC), on (Section 11.07 o) Development Standards Curbs and Base Coat.

14. School Children Generation.

RE: Oak Park Development - Berlin Township

timothy_jenkins <timothy_jenkins@olsd.us>

Thu 5/9/2024 12:32 PM

To: Todd Faris <tfaris@farisplanninganddesign.com>

Cc: Todd_Meyer <Todd_Meyer@olsd.us>; jack_fette <jack_fette@olsd.us>; Anthony Moore <amoore@farisplanninganddesign.com>

Mr. Faris: We currently use a density of .77, or to make the math simpler, 4 students for every 5 single-family subdivided home (rounding to .80).

Timothy "Ryan" Jenkins

Treasurer/CFO

Olentangy Administrative Offices

7840 Graphics Way

Lewis Center, OH 43035

T: 740.657.4043 Email: ryan_jenkins@olsd.us

olentangy.k12.oh.us



See attached memo & calculation of school aged children.

Density of 0.77 * 95 Lots = 73.15 Children.

From: Todd Faris <tfaris@farisplanninganddesign.com>

Sent: Thursday, May 9, 2024 10:50 AM

To: timothy_jenkins <timothy_jenkins@olsd.us>

Cc: Todd_Meyer <Todd_Meyer@olsd.us>; jack_fette <jack_fette@olsd.us>; Anthony Moore <amoore@farisplanninganddesign.com>

Subject: Re: Oak Park Development - Berlin Township

CAUTION: This email originated from outside of the OLSO mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Tim

Hope all is well

Exhibit 4

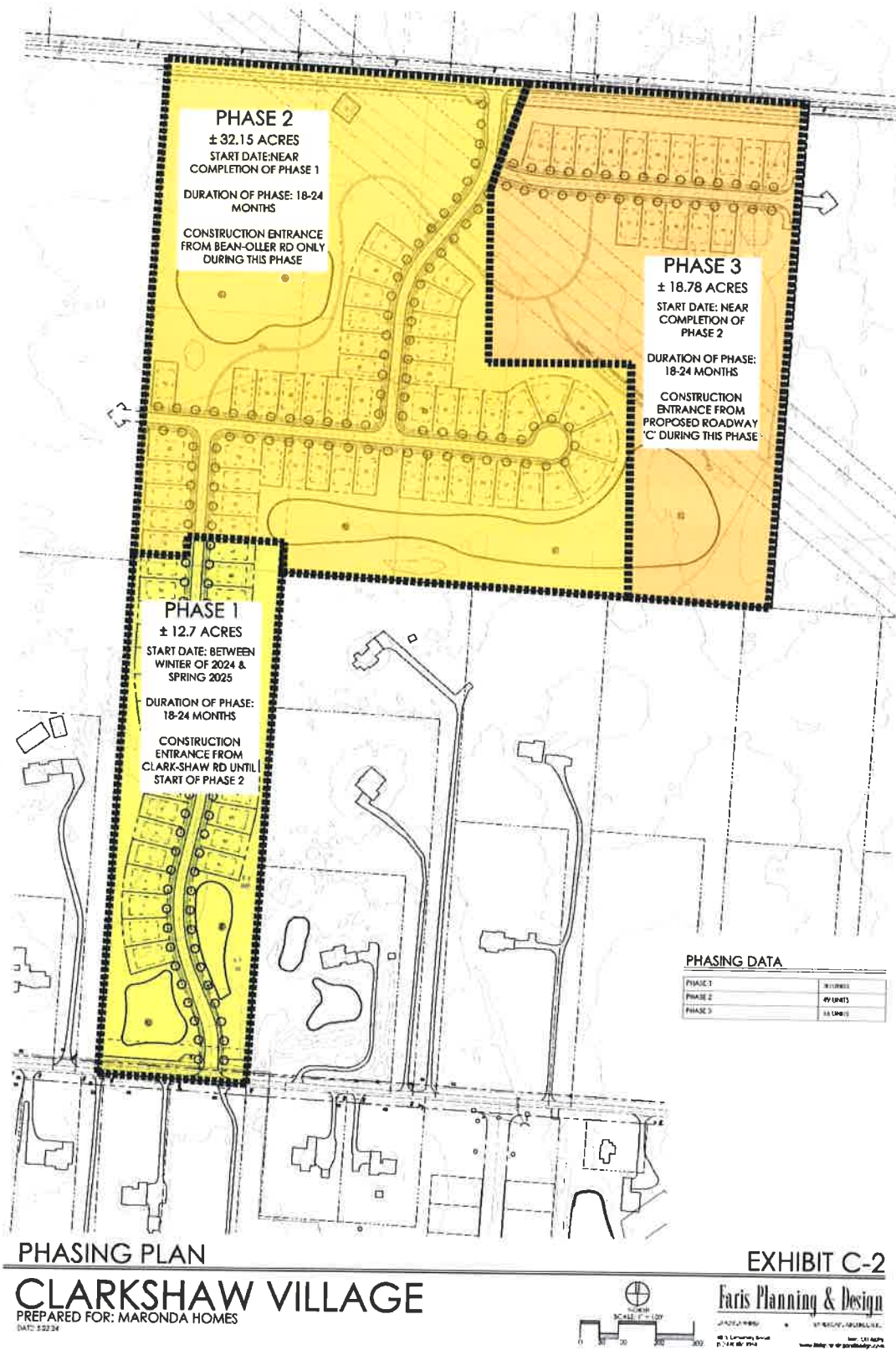
15. HOA- don't want it in Scioto Reserve Association.

15. Per Developer: We have not reached an agreement to add this site to the Concord/Scioto HOA. It is very likely we do have that is a master HOA but we will have our own HOA docs underneath.

17. Consider need for drainage in SW corner of property.

17. Pre Engineer: The drainage in the southwest corner of the site will be analyzed during Final Engineering after topographical survey is completed. Upon investigation of the drainage in that area, all issues on-site will be appropriately addressed.

16. Phasing of Construction = Address Overlap of Construction Entrances.



The development text has been updated to clarify timing of each phase and to dictate that all construction entering the site will be from Bean-oller once phase 2 has started. Text on the phasing exhibit has been included that indicated timing and construction location as well.

18. Provide Communication to the Residents Concerning Construction during Development Phases.

No.	Name	Address	Parcel ID	Phone Number	First Contact Date/Called	Initial Conversation	Follow up	4-18-24 MESSAGE	E-1 call	E-2 Call	E-3	E-4	Overall:
1	Shirley Miller	4069 Clarkshaw	4193300200902	507-420-0754	4-5-24 at 3:28pm - left message Called 4-10-24 at 12:03pm - left message			9. Whites are against mounding and fencing. 10. Discussed moving our entrance road to the east. On evaluation opportunities are limited. 11. Discussed evergreen screen planting with flowering shrubs for aesthetics. Whites seemed amenable to this.		5-8 called and left message. 5-8 called and left message. 5-8 called back, discussed, no mounding but wants evergreens. Field evergreens in some good. He wants five trees or spruce. He thinks Arborvitae plants will not grow in the wet soil. Length of screening appeared fine per phone conversation. JB to send revised exhibit if we can plant grass or spruce trees.	Need to visit in person	5-10 - visited in person. They were ok with plan I showed them if we could do pine or spruce, not the trees on plan. JB said he would email plan to them.	Ok with plan if we could do pine or spruce. Said arborvitae would be in wet soil
2	Paul Lind	4089 Clarkshaw	4193300200901	919-472-5168	called 4-5-24 at 3:28pm - left message. He called me back. I see on another line, left message 4-5 3:43pm. Called 4-10-22 at 12:01pm - left message.	he looked at plans, the turn lane going in that will be taken off of our own property. Mounding will be just where the houses are. Concerned about trees along the road. Would prefer woods trees along road on north side to stay. Concerns about the dept and second access. No desire to follow up.	No desire to follow up.			5-8 call- He still wants to keep trees. "I would ask the wife if she wants mounding or keeping." I do not really care either way". He is ok with mounding. He says ask edwin miller too. "I do not care either way"	5-9 - JB asked anthony about price/prize trees	Anthony to review if possible with price or evergreens.	Ok with plan if we could do pine or spruce. Said arborvitae would be in wet soil
3	Don Williams	3720 Bear Otter	4193202068000	740-815-9888	Called 4-5-24 3:30pm. answered.								
4	David Miller	3864 Bear Otter	4193200207000	330-274-8004		Happy we reached out, direct neighbor, wants to know what western border entails. requested survey to you when completed, wants to see tree line they as much as possible. Driveway is a concern. Timeline requested. Concerns over turn lane on Clarkshaw, mounded village down the street had the lines of lot of rock, dirt etc on Clarkshaw, wants us to keep road clean. She strongly prefer trees over mounding. Leaves ready to go on the trees.	She said maybe as we get the drainage/survey information she would want to meet. not now.		Called 5-1, explained we will have screening exhibit, shrubs and stormwater exhibit.	5-8: She is happy with the plan over the phone. To email julianne@columbus.r.com. emailed 5-8. Emailed and received 5-8	5-9 - JB emailed anthony asking preference.	5-10: answered questions via phone and email. Theoretically ok with plan	Theoretically ok with plan via email and call.
5	Julianne	4188 Clarkshaw	41933001015018	614-312-2111	Called 4-5-24 at 3:54pm, left message - answered 4-6-24 Called 4-5-24 at 4:20pm, left message. Called 4-10-24 at 11:58am - answered Called 4-11-24 at 4:46pm. Called back 4-18 at 10:04 am, no answer They called back 4-18 at 10:05 but call could not go through	4/10- He was driving and will text me some times to review. 4/11- we will have a call Tuesday the 18th at 10am	4-15- biggest thing is that the land is flat and no elevation and water does not have a great place to go, mounding, ditches etc do not have capacity and they picked it getting worse. They are like sidewalk and green space from our development. He wants to see the storm exhibit when done. Concerns over property lines. Lisa called back from trees. He wants a balance of trees and mounding if possible. wants to keep big oak trees. Check back in monday next week for survey info		Called 5-1 and left message.	5-8: sent email with updated screening plan.	5-10: called and left message. Brad called back 5-13, ok with plan I sent via email. check for first on answer on stormwater on north east corner, wants to see if he can drive into our development.	OK with plan, asked if we can check back in later if they can drain their stormwater to our development.	
6	Steve	4132 Clarkshaw	41933001015020	614-537-1585									
7	Steve	2976 CLARKSHAW RD	41933001017011										
8	Eric Nemeyer	4140 Clarkshaw	41933001015019	614-880-1521									
9	Christine and Nathan	3980 Clarkshaw	41933001017008										
10	Tim Ryan	4040 Clarkshaw	41933001017003	614-732-1515									
11	Tom Kline	3020 Clarkshaw	41933001017002	614-681-7882									
13	Michael Stone	3886 Clarkshaw	41933001017004										
14	David Lambert	Clarkshaw Rd	41933001017005										
15	Robert	4011 Clarkshaw	41933002008001	614-381-0087									

5/21/24, 5:00 PM

Clarkshaw Adjacent Landowner List - Google Sheets

Maronda Homes has been in direct contact with concerned property owners, contact information has been exchanged, and informal meetings between the development team and the property owners. A record of meeting notes has been kept, see attached.