

Major Subdivision Application
Page 2

Total Area, in Acres: 57.34

<u>46.84</u>	<u>Residential</u>	<u>10.50</u>	<u>Streets</u>
_____	<u>Commercial</u>	_____	<u>Other rights-of-way</u>
_____	<u>Industrial</u>	_____	<u>Public Sites</u>

Residential Lots: Number 205
Square Feet, Average 8,098, Minimum 6,292
Typical Width and Depth: 53'x120'

Linear Feet in New Streets: 6,612.89, in other rights-of-way _____

Utility Facilities Proposed:

Water Supply: Public _____ Community _____ Wells _____

Sanitary Sewer System: Public _____ Community _____

Underground Drainage System? Yes No _____
If "Yes" how many linear feet _____

Zoning:

Present Zoning: Marion Township, R-1B

Proposed changes or variances? Yes No

If "Yes" explain:

Zoning Classification Change: City of Marion, R1-C

Building setback variance: _____

Other: _____

Construction Planned on lots prior to sale? Yes No

If "Yes" explain:

Major Subdivision Application
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Residences: Number: _____

_____ One Family _____ Two Family _____ Other

_____ Stories _____ Rooms

Final Plan Only

Indicate any change in the plan, use of land, or type of construction made by you since approval of the Sketch Plan.

Signed _____
(Owner, Developer, or Engineer)

Received by: Fuk 9/14/2022 (Planning Staff)

Planning Agency: _____

Date: _____

Evie Warr-Cummings

From: Clayton Sears <clayton.sears@ddcmgmt.com>
Sent: Tuesday, October 11, 2022 3:37 PM
To: Ken Lengieza
Cc: Kelly Schwieterman; Kirk Ridder; Richard Fender; Evie Warr-Cummings; Jim Bischoff; 'Scott Bishop'
Subject: RE: DDCM Potential Development - Marion, OH

Thanks!

Clayton Sears
Director of Land Acquisition
DDC Management, LLC.
C: (937) 623-3225

From: Ken Lengieza <klengieza@co.marion.oh.us>
Sent: Tuesday, October 11, 2022 11:46 AM
To: Clayton Sears <clayton.sears@ddcmgmt.com>
Cc: Kelly Schwieterman <Schwieterman@cesoinc.com>; Kirk Ridder <kirk.ridder@ddcmgmt.com>; Richard Fender <rfender@co.marion.oh.us>; Evie Warr-Cummings <ecummings@co.marion.oh.us>; Jim Bischoff <jbischoff@marionohio.org>; 'Scott Bishop' <sbishop@marionohio.org>
Subject: FW: DDCM Potential Development - Marion, OH

Caution: External Email

Clayton,
Yes,

The next steps would be to file for annexation and, yes, the rezoning can be included.

After that would be to amend the plan based on the comments at our meeting, and work with the City on the drainage outlets.

I talked to the County Engineer, who had a last minute conflict and could not attend the meeting. He was able to talk to Jim Bischoff, the City Public Works Director before the meeting and he said he is comfortable with a second entrance off of Likens Chapel Rd, if a traffic study is done that Jim Bischoff would require. One issue would be whether a turning lane would be needed, but at this time there is not a high volume on that road.

If there are any questions, let us know

Ken L.

klengieza@co.marion.oh.us

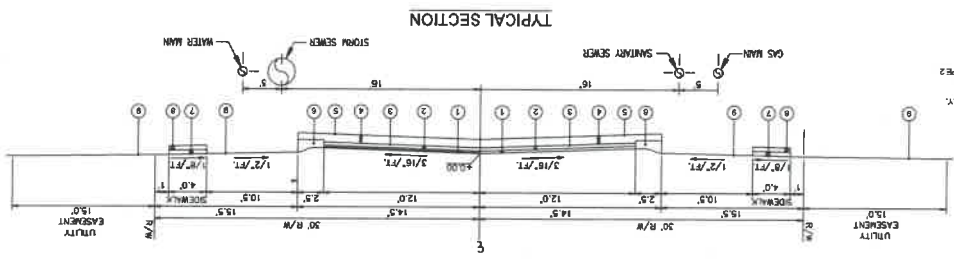
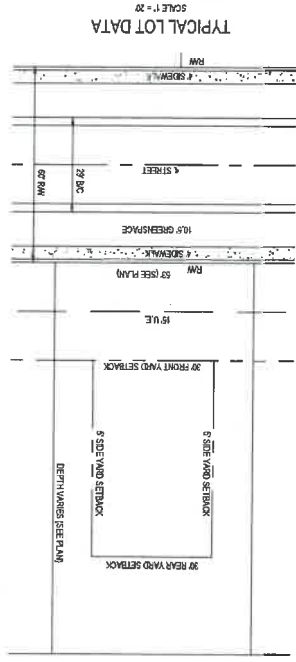
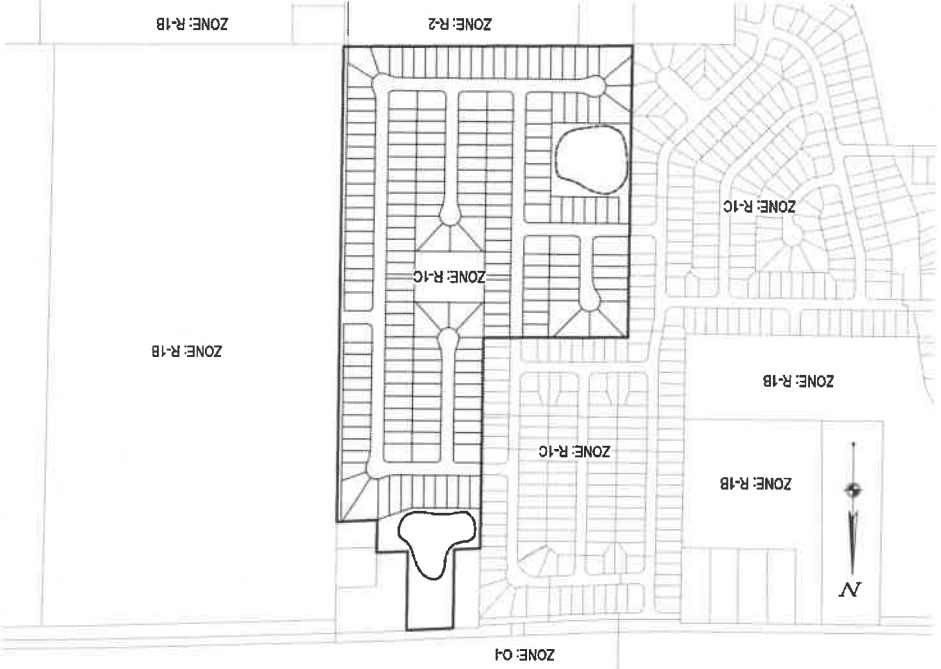
740-223-4144 direct

From: Evie Warr-Cummings <ecummings@co.marion.oh.us>
Sent: Tuesday, October 11, 2022 10:08 AM
To: Ken Lengieza <klengieza@co.marion.oh.us>; Richard Fender <rfender@co.marion.oh.us>
Subject: FW: DDCM Potential Development - Marion, OH

Evelyn Warr-Cummings

SKETCH PLAN MARION SITE

MARION WILLIAMSPORT RD E & LIKENS CHAPEL RD
MARION TOWNSHIP
MARION COUNTY, OHIO
SECTION 14, TOWN 5S, RANGE 15E
SEPTEMBER 12 2022



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- ② ITEM 004 - 1.5\"/>
- ③ CHANGES
- ④ ITEM 004 - 1.5\"/>
- ⑤ ITEM 001 - 1.5\"/>
- ⑥ ITEM 004 - 1.5\"/>
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SITE DATA TABLE	
OVERALL AVERAGE	57.34 ACRES
LOT COUNT	205
DENSITY	3.57 UNITS/ACRE
OPEN SPACE	8.78 AC (15.3%)

SHEET LIST TABLE	
Sheet Title	Sheet 105
Title Sheet	1
LAYOUT PLAN	2

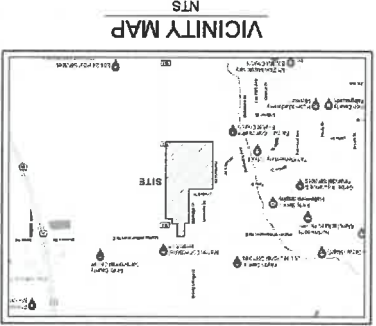
JUSTIN ELAM, P.E.
OHIO LICENSE NO. E-76298
DATE: 09/13/22

DEVELOPER
DGC MANAGEMENT, LLC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH: (937) 610-1500

OWNERS
CAREY MAX G TRUSTEE
4918 MARION MARYSVILLE RD
PROSPECT OH 43342

ENGINEER/SURVEYOR
CESO, INC.
3601 RIGBY ROAD, SUITE 300
MIAMISBURG, OH 45342
PH: (937) 436-8684
JUSTIN ELAM, P.E.

- NOTES:**
1. ALL LOTS WILL CONTAIN SINGLE-FAMILY, DETACHED RESIDENCES.
 2. THE SITE WAS PREVIOUSLY MEADOWS.
 3. WATER SUPPLY TO BE BY CITY OF MARION.
 4. WASTEWATER DISPOSAL TO BE BY CITY OF MARION.
 5. STORMWATER SHALL COMPLY WITH THE CITY OF MARION STANDARDS AND CEPA STANDARDS.
 6. ALL STREETS ARE TO BE PUBLIC STREETS CONSTRUCTED TO THE CITY OF MARION.
 7. STREET LIGHTING SHALL BE PROVIDED TO CITY OF MARION STANDARDS AND IN COORDINATION WITH ELECTRIC UTILITY.
 8. THE OPEN SPACE AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 9. EXISTING ZONING: R-1B
 10. PROPOSED ZONING: R-1C



NOTE: THIS PLAN IS BASED ON GIS DATA AND IS ONLY ACCURATE TO THE EXTENT OF THAT DATA. A BOUNDARY AND FIELD TOPOGRAPHIC SURVEY SHALL BE PERFORMED PRIOR TO THE FINAL PLAN AND THE DESIGN WILL BE REFINED ACCORDINGLY.

1

Drawing Title: **TITLE SHEET**

Project Number: 761355
Scale: 1" = 300'
Drawn By: SJS
Checked By: JEE
Date: SEPTEMBER 12 2022
Issue: #####

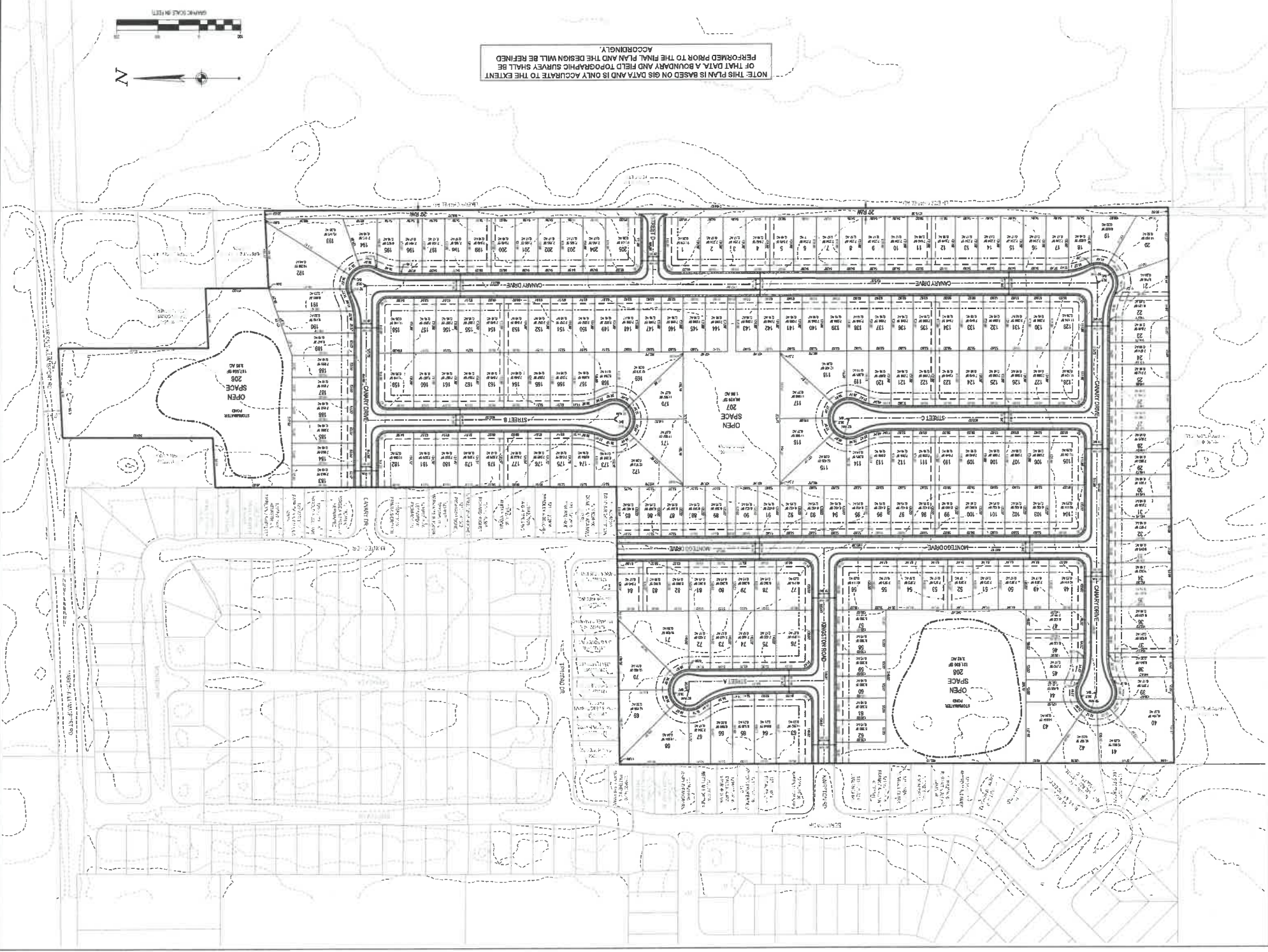
DDC MANAGEMENT, LLC.

MARION SITE

LIKENS CHAPEL ROAD
MARION, OHIO

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Miamisburg, OH 45342
Phone: (937) 436-8684

NOTE: THIS PLAN IS BASED ON GIS DATA AND IS ONLY ACCURATE TO THE EXTENT PERFORMED PRIOR TO THE FINAL PLAN AND THE DESIGN WILL BE REFINED OF THAT DATA A BOUNDARY AND FIELD TOPOGRAPHIC SURVEY SHALL BE ACCORDINGLY.



Drawing Title: LAYOUT PLAN
Issue: #####
Date: SEPTEMBER 12 2022
Checked By: JEF
Drawn By: JJS
Scale: 1" = 300'
Project Number: 761355
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Revisions / Submissions

Description

DDC MANAGEMENT, LLC.

MARION SITE
LAKERS CHAPEL ROAD
MARION, OHIO

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1001 RHYE RD, SUITE 300
MARIETTA, OHIO 44647
PHONE: 330.983.8888 FAX: 330.983.8889

Scale: 1" = 300'

Carey Property
Likens Chapel Road, Marion Township, Ohio 43302

