

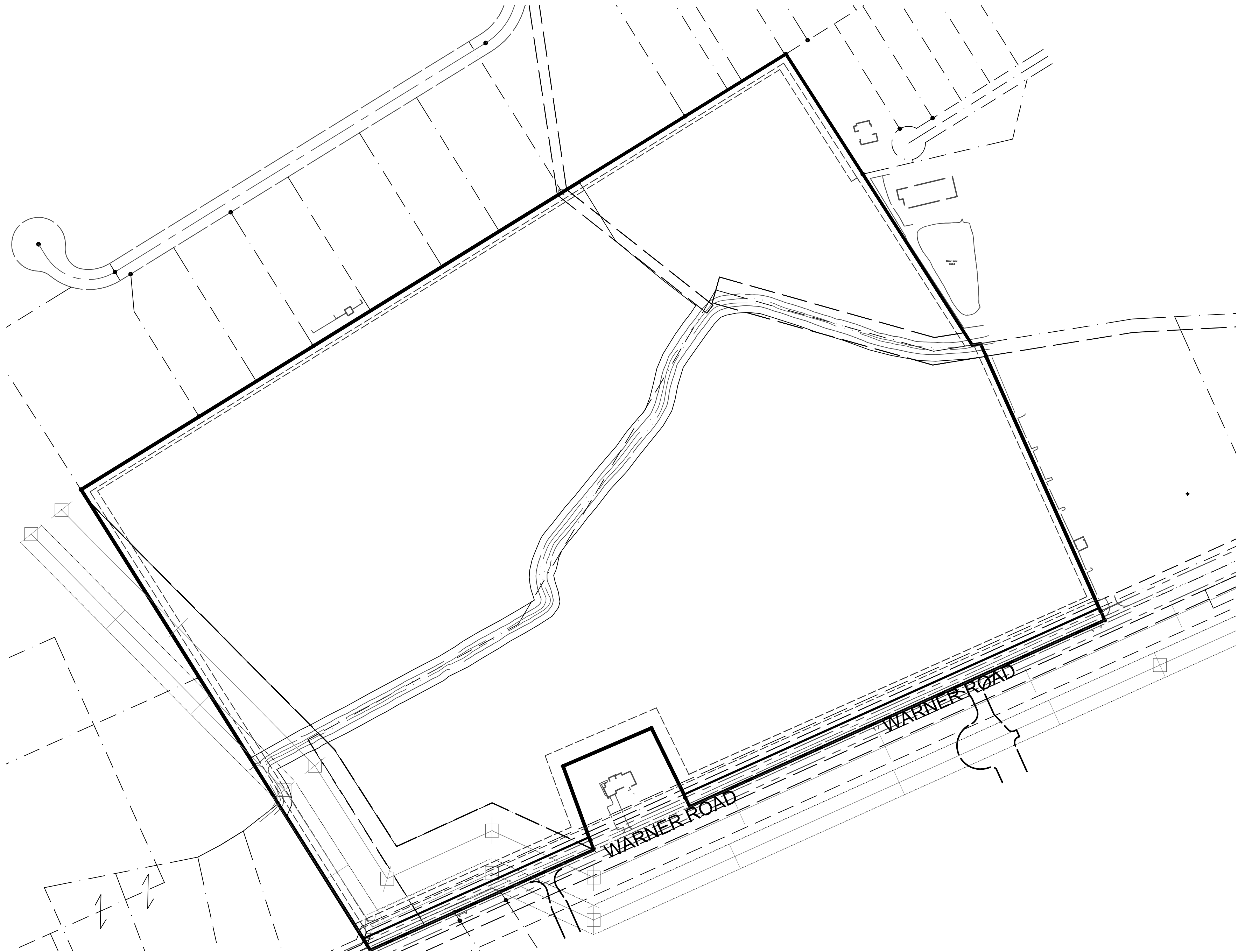
PLOTTED: Jul 29, 2024 - 10:46am PLOTTED BY: cdevine
DRAWING: S:\24-3005 - Starkey Industrial\PLANNING\DWG\24-3005 CC.dwg: C01 TITLE



VICINITY MAP
NOT TO SCALE

PRELIMINARY PLAT STARKEY INDUSTRIAL PROJECT

INDEX OF SHEETS											
DESCRIPTION	PAGE	ISSUED	REV 1	REV 2	REV 3	REV 4	REV 5	REV 6	REV 7	REV 8	REV 9
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PRELIMINARY PLAT	C2	JULY 18, 2024									
PRELIMINARY PLAT	C3	JULY 18, 2024									
PRELIMINARY PLAT	C4	JULY 18, 2024									
PRELIMINARY PLAT	C5	JULY 18, 2024									



ZONING: COM (COMMERCE DISTRICT)

FLOOD ZONE: X (NOT MAPPED)

DATE SURVEYED: AUGUST 1, 2023

HORIZONTAL SCALE:
SCALE: 1" = 60'

OWNER
8510 WARNER ROAD, LLC
44112 MERCURE CIR
STERLING, VA 20166
PHONE: (703) 996-1350

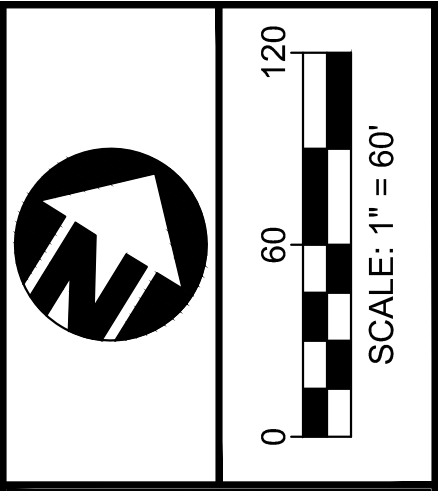
CIVIL ENGINEER
CIVIL SOLUTIONS ASSOCIATES, INC.
7450 INDUSTRIAL PARKWAY UNIT B
PLAIN CITY, OHIO 45064
PHONE: (513) 538-0253

SURVEYOR
SCIOTO LAND SURVEYING SERVICES
173 N SANDUSKY STREET
DELAWARE, OH 43015
PHONE: (740) 369-7577

LANDSCAPE ARCHITECT
MJ DESIGN ASSOCIATES, INC.
3463 ESTATES COURT
PLAIN CITY, OHIO 43064
PHONE: (614) 873-7333

SITE ADDRESS
8510 WARNER RD
PLAIN CITY, OH 43064
UNION COUNTY

SITE LOCATION
VMS 7073, 202106090007761
98.606 ACRES TOTAL



										DATE
9	8	7	6	5	4	3	2	1	NO	

Civil Solutions
ENGINEERING THE EARTH
7450 INDUSTRIAL PKWY, UNIT B
PLAIN CITY, OHIO 43064
(513) 538-0253
WWW.CIVILSOLUTIONS.NET

**PRELIMINARY PLAT
STARKEY INDUSTRIAL PROJECT**
8510 WARNER RD
PLAIN CITY, OH 43064
UNION
VMS 7073, JEROME TOWNSHIP

TITLE

FILE: 24-3005 CC.dwg
ISSUED: JULY 18, 2024

C1

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COLUMBUS METRO INVESTMENTS LLC
 1500270090010

INDUSTRIAL PARKWAY
 ORPORATE ESTATES
 LOT 51
 ZONE: COM
 1500270181000

INDUSTRIAL PARKWAY
 CORPORATE ESTATES
 LOT 52
 ZONE: COM
 1500270182000

INDUSTRIAL PARKWAY
 CORPORATE ESTATES
 LOT 53
 ZONE: COM
 1500270183000

INDUSTRIAL PARKWAY
 CORPORATE ESTATES
 LOT 54
 ZONE: COM
 1500270184000

INDUSTRIAL PARKWAY
 CORPORATE ESTATES
 LOT 55
 ZONE: COM
 1500270185000

INDUSTRIAL PKWY
 CORPORATE ESTATES
 LOT 56
 ZONE: COM
 1500270186000

SOIL TYPE LEGEND	
MAP UNIT SYMBOL	MAP UNIT NAME
Bs	BROOKSTON SILTY CLAY LOAM, FINE TEXTURE, 0 TO 2 PERCENT SLOPES
CrA	CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN 0 TO 2 PERCENT SLOPES

8510 WARNER ROAD LLC
 50.96 ACRE
 ZONE: COM
 1500280062000

CHERYL & KENNETH GORDON
 ZONE: RU
 1500270091000



NO	REVISION	DATE
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 PLAIN CITY, OHIO 43064
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PRELIMINARY PLAT
 STARKEY INDUSTRIAL PROJECT

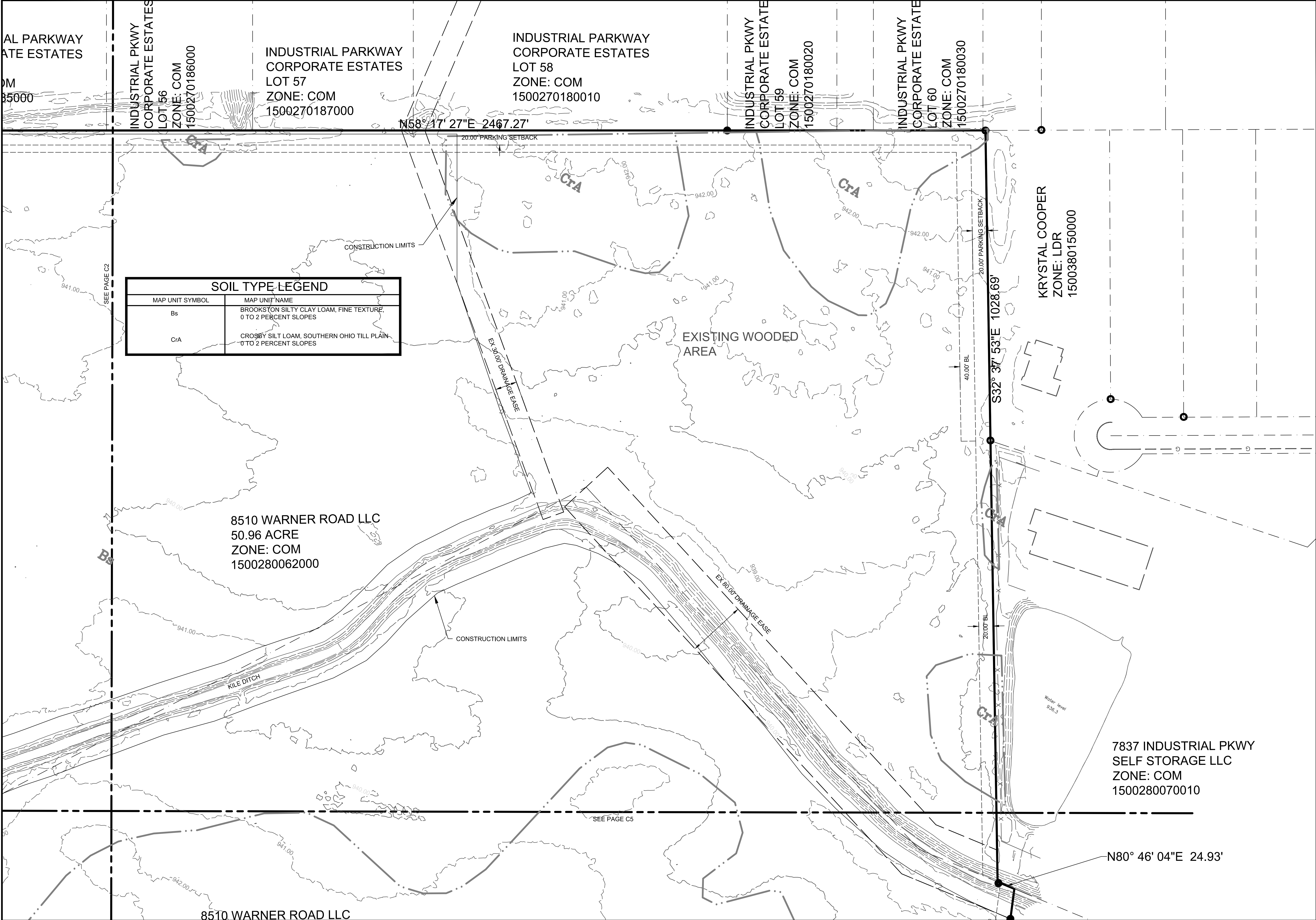
8510 WARNER RD
 PLAIN CITY, OH 43064
 UNION
 VMS 7073, JEROME TOWNSHIP

PRELIMINARY PLAT

FILE: 24-3005 CC.dwg
 ISSUED: JULY 18, 2024

C2

PLOTTED: Jul 29, 2024 - 10:48am PLOTTED BY: cdevine
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STATE OF OHIO
 CONNOR DEVINE
 E-86721
 Registered Professional Engineer

NO	REVISION	DATE
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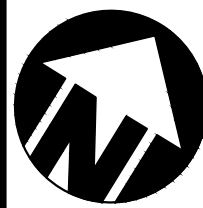
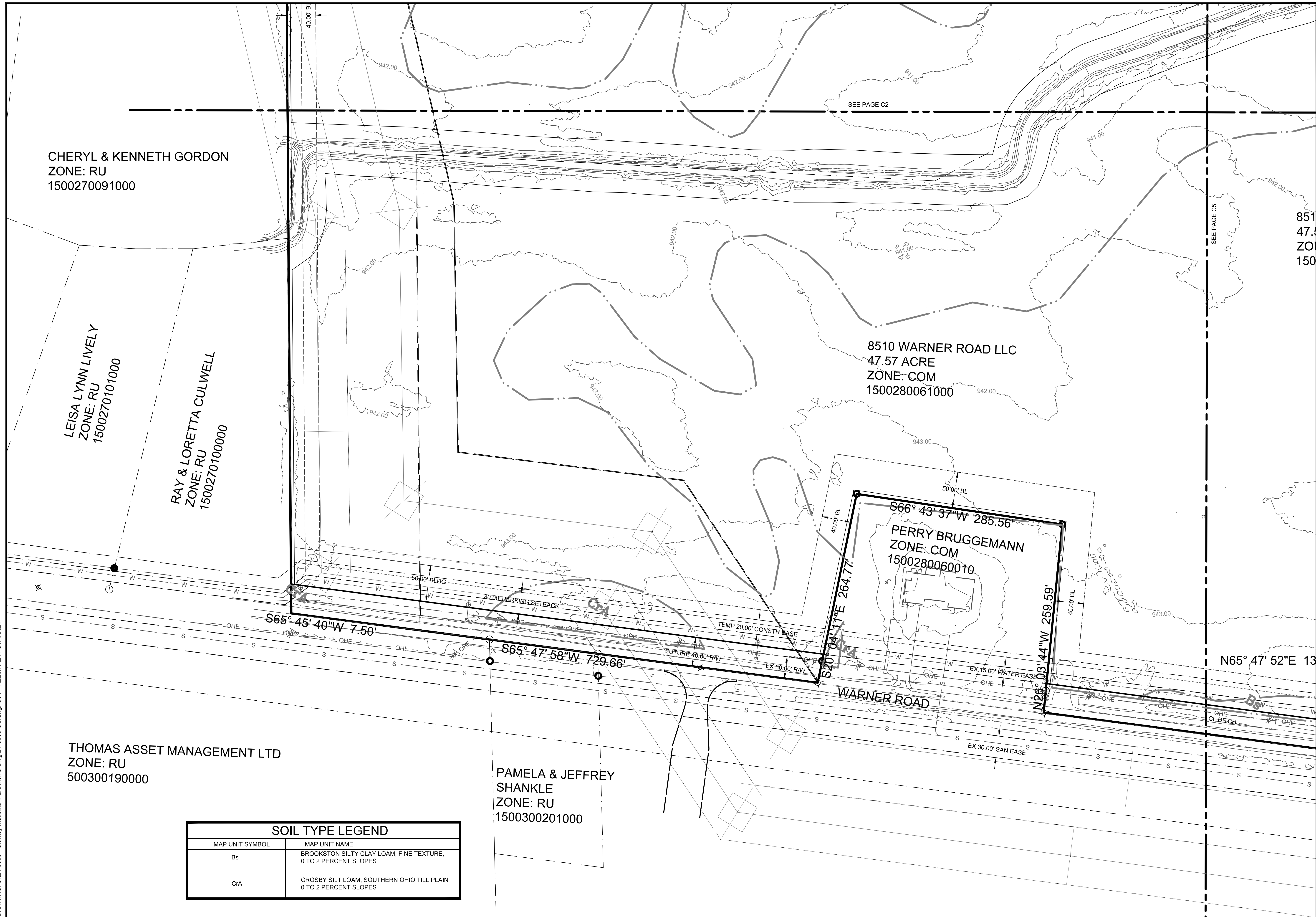
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 7450 INDUSTRIAL PKWY, UNIT B
 PLAIN CITY, OHIO 43064
 (513) 538-0253
 WWW.CIVILSOLUTIONS.NET

PRELIMINARY PLAT
STARKEY INDUSTRIAL PROJECT
 8510 WARNER RD
 PLAIN CITY, OH 43064
 UNION TOWNSHIP
 VMS 7073, JEROME TOWNSHIP

PRELIMINARY PLAT

FILE: 24-3005 CC.dwg
 ISSUED: JULY 18, 2024

C3



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PRELIMINARY PLAT
STARKEY INDUSTRIAL PROJECT

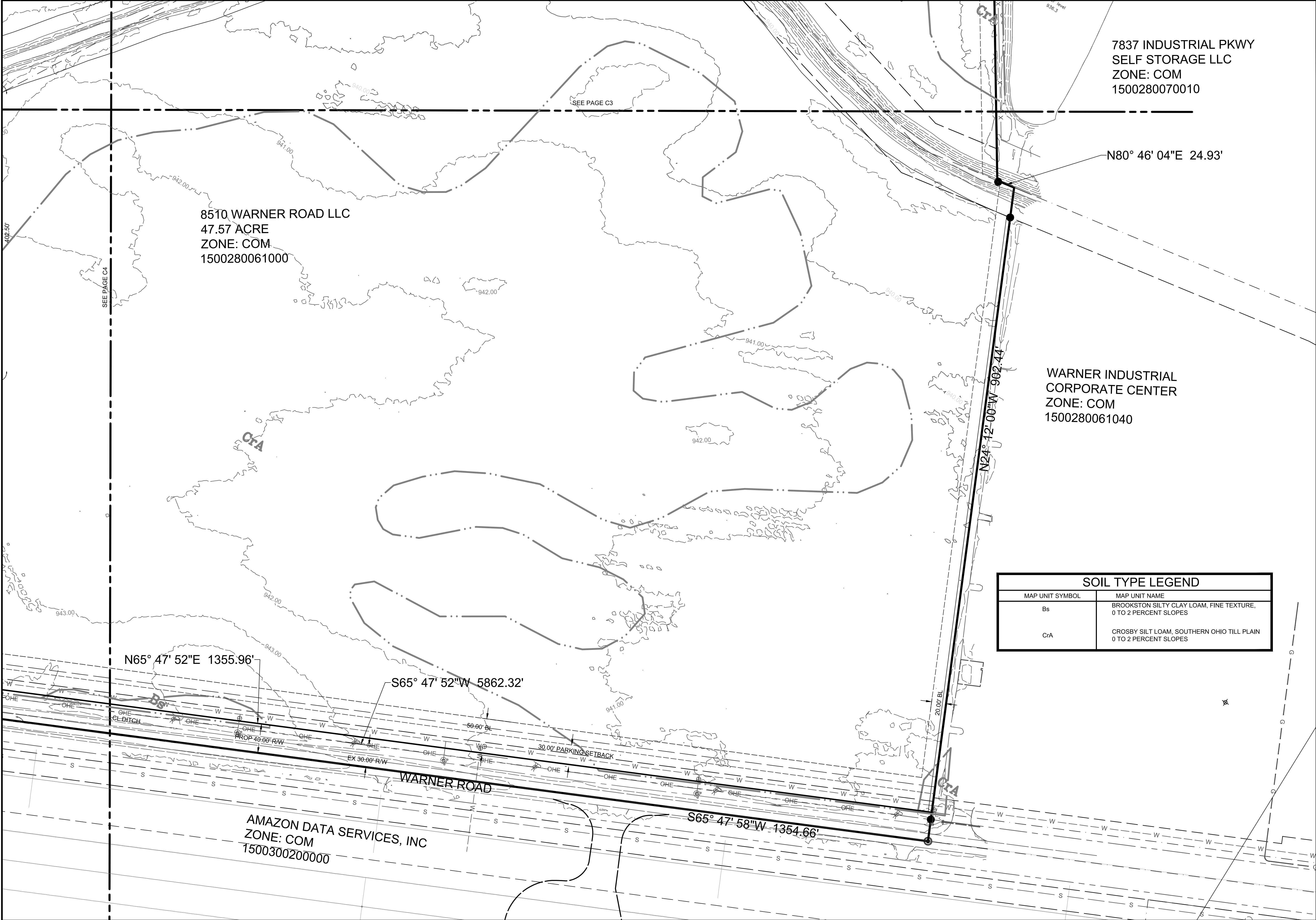
8510 WARNER RD
PLAIN CITY, OH 43064
UNION
VMS 7073, JEROME TOWNSHIP

PRELIMINARY PLAT

FILE:	24-3005 CC.dwg
ISSUED:	JULY 18, 2024

C4

PLOTTED: Jul 29, 2024 - 10:50am PLOTTED BY: cdevine
 DRAWING: S:\24-3005 - Starkey Industrial\PLANNING\DWG\24-3005 CC.dwg: C05 PRELIM PLAT STARKEY



SOIL TYPE LEGEND	
MAP UNIT SYMBOL	MAP UNIT NAME
Bs	BROOKSTON SILTY CLAY LOAM, FINE TEXTURE, 0 TO 2 PERCENT SLOPES
CrA	CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN 0 TO 2 PERCENT SLOPES

SCALE: 1" = 60'

STATE OF OHIO

CONNOR DEVINE
E-86721

REGISTERED PROFESSIONAL ENGINEER

REVISION										DATE
NO	1	2	3	4	5	6	7	8	9	

Civil Solutions
 ENGINEERING THE EARTH
 7450 INDUSTRIAL PKWY, UNIT B
 PLAIN CITY, OHIO 43064
 (513) 538-0253
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PRELIMINARY PLAT

STARKEY INDUSTRIAL PROJECT

8510 WARNER RD
 PLAIN CITY, OH 43064
 UNION TOWNSHIP
 VMS 7073, JEROME TOWNSHIP

PRELIMINARY PLAT

FILE: 24-3005 CC.dwg

ISSUED: JULY 18, 2024

C5