Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Application for Final Plat Approval

Date: 10/22/2026

Name of Subdivision: Lark Ravine

Section/Phase: N/A Block N/A

Location: North Side of Mitchell-Dewitt Road

Township: Jerome Township Military Survey: 7181

Complete Parcel(s) Identification Number (PIN): 1700260180000

Has a Preliminary Plat been approved for this subdivision?: Yes ✓ No ____ Date: 12/16/2025

Name of Applicant: Romanelli & Hughes, Inc.

Address: 148 W Schrock Road

City: Westerville State: OH Zip: 43081

Phone: 614-891-2042 Fax: N/A Email: johlin@rh-homes.com

Name of Owner of property to be subdivided: Romanelli & Hughes, Inc.

Address: 0 Mitchell Dewitt Road

City: Plain City State: OH Zip: 43064

Phone: 614-891-2042 Fax: N/A Email: johlin@rh-homes.com

Name of Applicant's Surveyor or Engineer: Patricia Brown, PE

Address: 5500 New Albany Road

City: Columbus State: OH Zip: 43054

Phone: (614) 775-4396 Fax: N/A Email: pbrown@emht.com

Proposed Acreage to be Subdivided: 18.018 acres

Current Zoning Classification: Planned Development (PD)

Proposed Zoning Changes: N/A

Proposed Land Use: Single Family

Development Characteristics

Acreage w/in Approved Preliminary Plat: 18.018 Acres

Acreage w/in Section and/or Block: 18.018 Acres

Number of **APPROVED** lots from Preliminary Plat 22

10820 St Rt 347, PO Box 219
East Liberty, Ohio 43319
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Number of Lots **PROPOSED** w/in this Section: 22

Number of **APPROVED** units from Preliminary Plat: 22

Number of Units **PROPOSED** w/in this Section: 22

Typical Lot Width: Varies Feet Typical Lot Area: Varies

Single Family Units: Varies Sq. ft Multi-Family Units: N/A

Acreage to be devoted to recreation, parks or open space: 5.631 Ac

Recreation facilities to be provided: N/A

Approved method of Supplying Water Service: Public waterline (City of Marysville)

Approved method of Sanitary Waste Disposal: Public sanitary sewer (City of Marysville)

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners? Yes, Sec 573 & 408.3

Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? *If no, continue to next question.* No

If no to the above question, please submit a Performance Bond in accordance with the following:

Has estimated construction cost been submitted by the responsible design engineer? Yes
Has estimated construction cost been approved by the County Engineer? Yes
Bond has been submitted to County Engineer? Yes-Pending
Bond approved by County Commissioners? Yes-Pending

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

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Final Plat Review Checklist

#	Required Item Description	Have	Need
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"; drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.	✓	
1	Name of the Subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage.	✓	
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat	✓	
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.	✓	
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.	✓	
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.	✓	
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.	✓	
7	All easements and rights-of-ways provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.	✓	
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.	✓	
9	Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.	✓	
10	Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.	✓	
11	The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.	✓	
12	Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.	✓	
13	Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326).	✓	
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.	✓	

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15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.	✓	
16	If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has been approved and is in effect.	✓	
17	A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements.	Pending ✓	
18	Written certification from the ~~Board of County Commissioners~~ City of Marysville for operation and maintenance of the wastewater or water treatment plant, if applicable.	✓	
19	Certification by a registered surveyor to the effect that the plat represents a survey completed by the surveyor and that the monuments shown thereon exist as located in all dimensional details are correct.	✓	
20	A notarized acknowledgement of all owners and lien holders to the plat and its restrictions including dedication to the public uses of streets, alleys, parks and other spaces shown thereon and granting required easements.	✓	
21	Approval and acceptance clause for the signatures of a representative of the Logan-Union-Champaign County Regional Planning Commission, the County Engineer, the County Health Department, the Board of County Commissioners, the County Auditor, the County Recorder, and a representative of the Township Trustees in which the subdivision is located.	✓	
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.	✓	

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