

Brad Bodenmiller

From: Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>
Sent: Sunday, August 3, 2025 4:37 PM
To: Brad Bodenmiller; Brad Bodenmiller
Cc: Casey Tuck
Subject: RE: Copy of Distribution Letter + Plat for The Shops at Hawk's Landing - Final Plat
Attachments: ShopsHwksLndgMapRmReview.pdf

Hello,

I have the revisions completed based on the Engineer's Map Room Review. They are itemized with the corresponding numbers shown on the attached drawing:

Item 1 Plat states the lots were lettered A-C. It appears they were numbered instead.

Item 2 Include Flood Hazard Information. I provided it on the plat. It is fine to word it differently as desired.

Item 3 change Cabinet to Book and add a blank for the page. The space for the Slide is correct as shown on the plat

Item 4 Add the Map Number 147-00-00-024.000

Item 5 Change OR Volume to DB

Item 6 Add one or both dimensions to show the west dimensions of a west line of Lot 3 and Lot 4

Item 7 Add 0.499 acres to the City of Dublin deed reference to match the others.

Item 8 change the year to 2025

Item 9 Just checking to see if the survey was completed in 2024 or if the plat should state the survey was completed in 2025.

Thanks,
Chris

Chris Clapsaddle
Mapping Manager
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3121
cclapsaddle@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, July 29, 2025 10:56 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for The Shops at Hawk's Landing - Final Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for **The Shops at Hawk's Landing – Final Plat**. Paper copies are being delivered/mailed. Please note the meeting dates and call with any questions. Thank you!

Because there are so many subdivisions this month and because there are new people at reviewing agencies, I've included a link to LUC decision letter(s) for each plat being reviewed this month. If you download and scroll-through a decision letter, you will find comments required by your agency during a prior review. (This may help expedite your review.) A link to those letters can be found here: [August 2025 Subdivisions](#).

Note: This is one of nine subdivisions being shared. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

SOURCE OF DATA

THE SOURCES OF RECORD SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8"x30" REBAR WITH A PLASTIC CAP MARKED "MANNIK SMITH GROUP". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID 5/8"x30" REBAR WITH AN ALUMINUM CAP STAMPED "ODOT R/W / MANNIK SMITH GROUP / PS 8822". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LEINHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

SITUATED IN VIRGINIA MILITARY SURVEY NO. 6748, TOWNSHIP OF JEROME, COUNTY OF UNION, STATE OF OHIO CONTAINING 10.181 ACRES OF LAND, MORE OR LESS, BEING ALL OF THE LAND CONVEYED TO HFPL DUBLIN, LLC, OF RECORD IN INSTRUMENT NUMBER 202211140010582.

THE UNDERSIGNED, HFPL DUBLIN, LLC, BY _____,

BEING OWNER OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, "THE SHOPS AT HAWK'S LANDING", A SUBDIVISION CONTAINING LOTS LETTERED A-C AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF _____.

UTILITY EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT". DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., UNION RURAL ELECTRIC (URE), DAYTON POWER AND LIGHT, AES OHIO, FRONTIER, WINDSTREAM, CHARTER COMMUNICATIONS (TIME WARNER), WOW!, CROWN CASTLE COMMUNICATIONS, WIDE OPEN WEST, ZAYO FIBER SOLUTIONS, FIBER FARMS, ODOT DISTRICT 6 AND THE CITY OF MARYSVILLE.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE CITY ENGINEER.

NO PERMANENT STRUCTURES OR PLANTIONS, ETC. SHALL BE PERMITTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED.

FLOOD HAZARD INFORMATION:
AREA SHOWN IS IN ZONE X (AREAS OF MINIMAL FLOODING) ON
FEMA PANEL NUMBER 39159C0500D
DATED 12/16/2008

REVIEWED THIS ____ DAY OF ____ (YEAR) ____ CHAIRMAN,

JEROME TOWNSHIP TRUSTEES

APPROVED THIS ____ DAY OF ____ (YEAR) ____

UNION COUNTY ENGINEER

APPROVED THIS ____ DAY OF ____ (YEAR) ____

UNION COUNTY HEALTH DEPT.

APPROVED THIS ____ DAY OF ____ (YEAR) ____

LOGAN-UNION-CHAMPAIGN
REGIONAL PLANNING COMMISSION

APPROVED THIS ____ DAY OF ____ (YEAR) ____

COUNTY COMMISSIONERS

TRANSFERRED THIS ____ DAY OF ____ (YEAR) ____

COUNTY AUDITOR

FILED FOR RECORD THIS ____ DAY OF ____ (YEAR), AT ____ M.

RECORDED THIS ____ DAY OF ____ (YEAR) IN PLAT-CABINET ____

COUNTY RECORDER

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

RESIDENTIAL AND COMMERCIAL

1. THERE SHALL BE NO DISCHARGE INTO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTER MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.
2. GRADING OF THE STORM WATER RETENTION AREAS SHALL NOT BE CHANGED.
3. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL MAINTENANCE CHARGES WHICH ARE ESTABLISHED BY THE UNION COUNTY COMMISSIONERS FOR THIS SUBDIVISION.
4. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, WATER & SEWER TAP, AND DRIVEWAY PERMITS. ZONING PERMITS ARE TO BE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR. BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. WATER & SEWER TAP PERMITS ARE OBTAINED FROM THE APPLICABLE SERVICE PROVIDER.
5. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER SERVICE CHARGES WHICH ARE ESTABLISHED BY THE APPLICABLE PROVIDER.
6. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE TOWNSHIP, UNION COUNTY, AND OTHER APPLICABLE CODE AUTHORITIES.

ACREAGE BREAKDOWN

TOTAL ACREAGE (ALL IN PN 1700310291000) 10.181

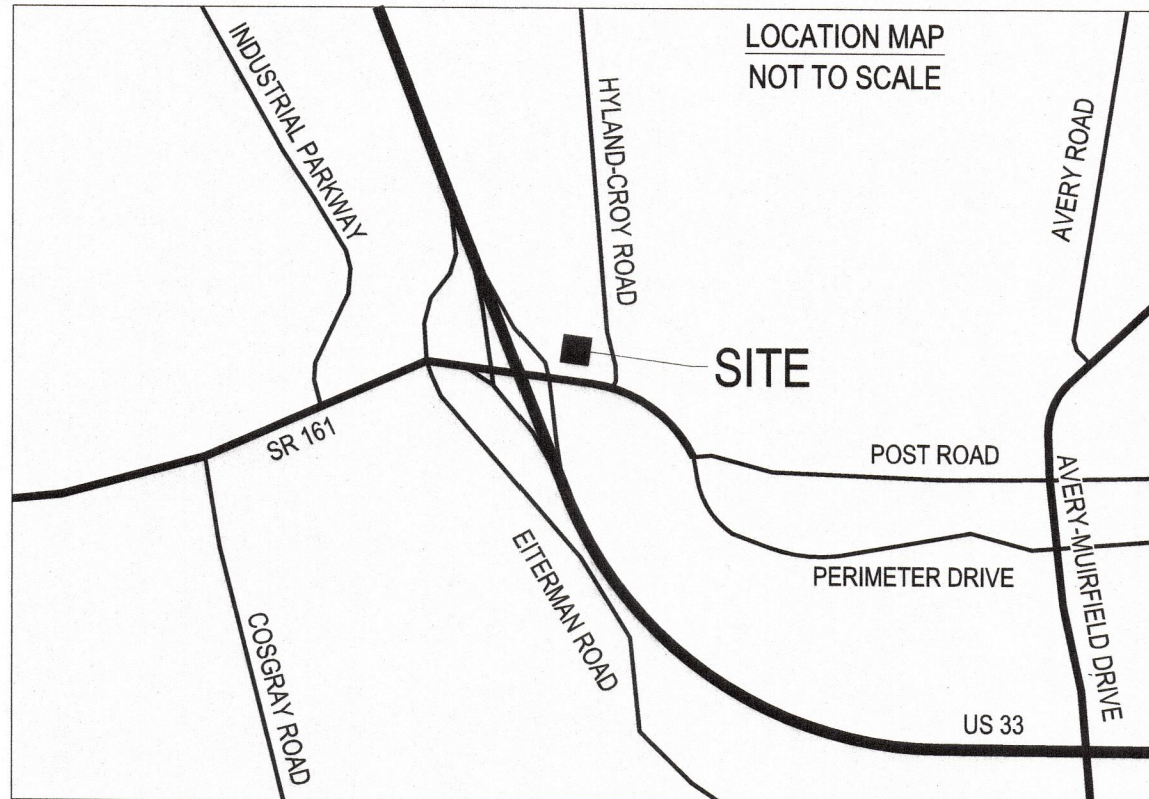
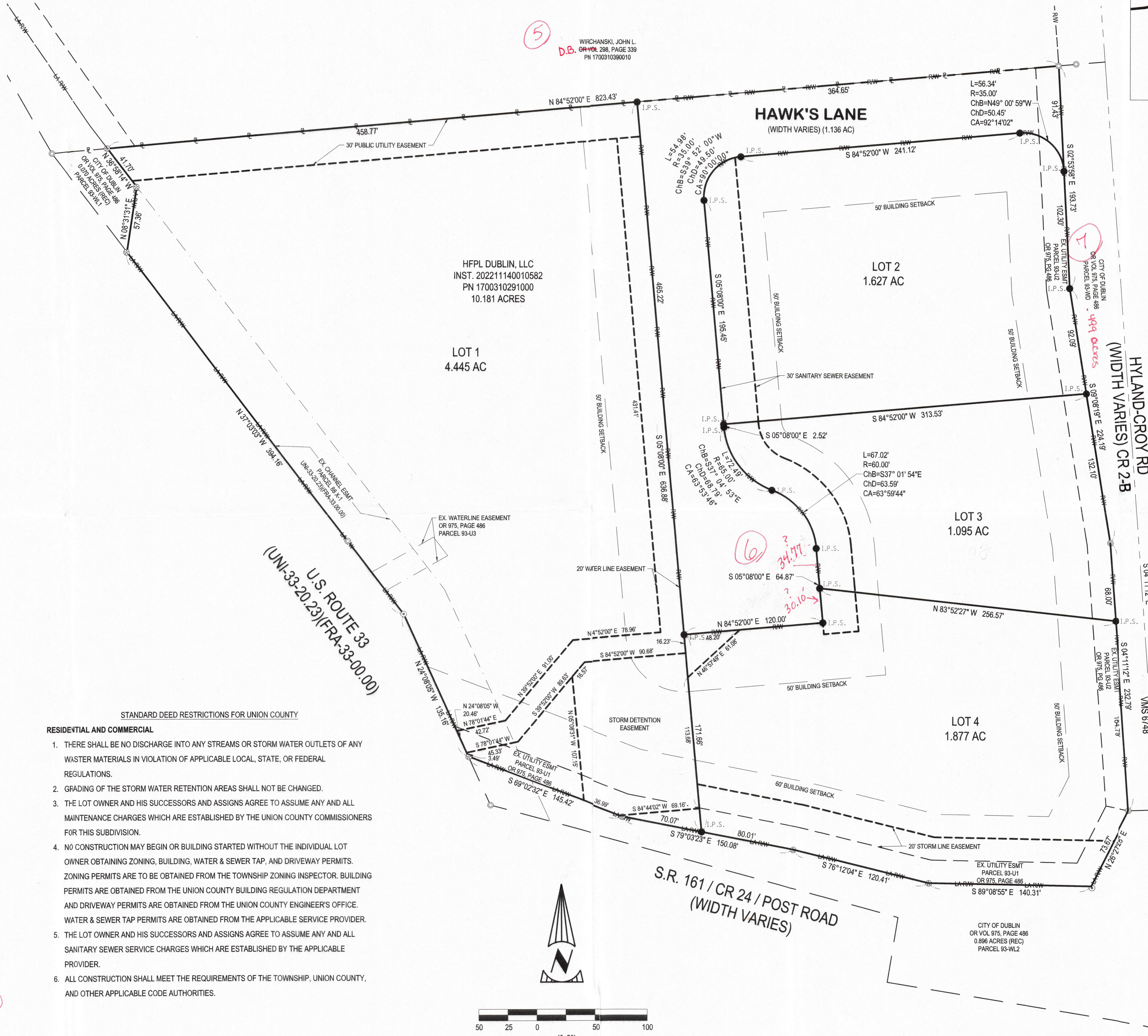
ACREAGE IN LOTS A-C 9.045

ACREAGE IN RIGHT OF WAY 1.136

Map# 147-00-00-034.000

THE SHOPS AT HAWK'S LANDING

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME,
IN VIRGINIA MILITARY SURVEY NO. 6748



LEGEND OF EXISTING CONDITIONS

PROPOSED LOT LINE	---
EXISTING PROPERTY LINE	---
EXISTING ADJOINING PROPERTY LINE	---
PROPOSED SETBACK LINE	---
EXISTING VMS LINE	---
PROPOSED RIGHT OF WAY	---
EXISTING LIMITED ACCESS RIGHT OF WAY	---
EXISTING RIGHT OF WAY	---
5/8"x30" IRON PIN SET CAPPED MANNIK SMITH GROUP	● I.P.S.
CONCRETE MONUMENT FOUND	⊗
IRON PIPE FOUND	⊙

ZONING

"THE SHOPS AT HAWK'S LANDING" IS ZONED REGIONAL RETAIL DISTRICT (RR) AND SHALL BE DEVELOPED IN ACCORDANCE WITH THE APPLICABLE REGULATIONS CONTAINED WITHIN THE JEROME TOWNSHIP ZONING RESOLUTION, AS AMENDED.

VARIANCES GRANTED ON 06-26-2025:

FOR THROUGH LOTS (SECTION 413, #4) - RESOLUTION 24-324
FOR RIGHT-OF-WAY WIDTH (SECTION 406) - RESOLUTION 24-325

SETBACKS	FRONT	SIDE
MIN. BUILDING SET BACK	50'	40'
MIN. FRONT PARKING SETBACK	20'	20'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ AND _____ OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, PARKS, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

WITNESSES

OWNERS

STATE OF OHIO

COUNTY OF _____

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME _____ WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS ____ DAY OF ____ 2024 2025

BY _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 6748, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 1.136 ACRES IN STREETS AND 9.045 ACRES IN LOTS MAKING A TOTAL OF 10.181 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE SHOPS AT HAWK'S LANDING AS SURVEYED MAY 2024.

NICHOLAS J. DEL VALLE, P.S.

DATE

PROFESSIONAL SURVEYOR #8822

DESCRIPTION

BY

NO.

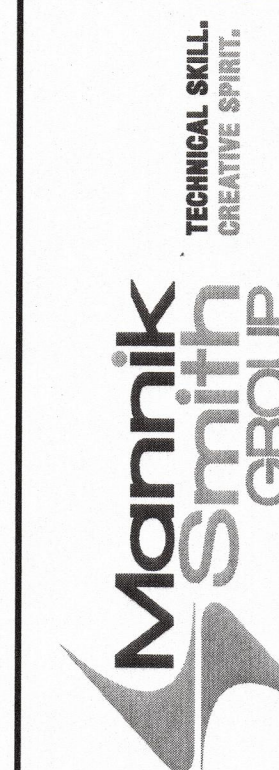
DATE

1800 INDIAN WOOD CIRCLE
MADISON, OH 43037
TEL: 419.881.2222
FAX: 419.881.1595

PROJECT DATE: 5/14/2024

PROJECT NO.: 51740002

DRAWN BY: NJD



PREPARED FOR:

HFPL DUBLIN, LLC

THE SHOPS AT HAWK'S LANDING
SITUATE IN V.M.S. 6748,
TOWNSHIP OF JEROME,
COUNTY OF UNION, STATE OF OHIO

SUBDIVISION PLAT