

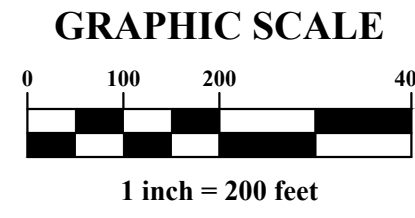
PRELIMINARY PLAT

ACTIVE INFRASTRUCTURE - INDUSTRIAL PARKWAY

MILITARY SURVEY NOS. 5132, 5134, 6581, & 7058, JEROME TOWNSHIP, UNION COUNTY, OHIO

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
1	INDEX MAP
2	EXISTING CONDITIONS
3	EXISTING CONDITIONS
4	EXISTING CONDITIONS
5	PROPOSED CONDITIONS
6	PROPOSED CONDITIONS
7	PROPOSED CONDITIONS



SITE LOCATION MAP
1" = 2000'

ENGINEER - APPLICANT
ADVANCED CIVIL DESIGN, INC.
 781 SCIENCE BOULEVARD, SUITE 100
 GAHANNA, OH 43230
 PHONE (614) 428-7755
 FAX (614) 428-7755
 CONTACT: RYAN C. FOWLER, P.E.
 EMAIL: RFOWLER@ADVANCEDCIVILDESIGN.COM

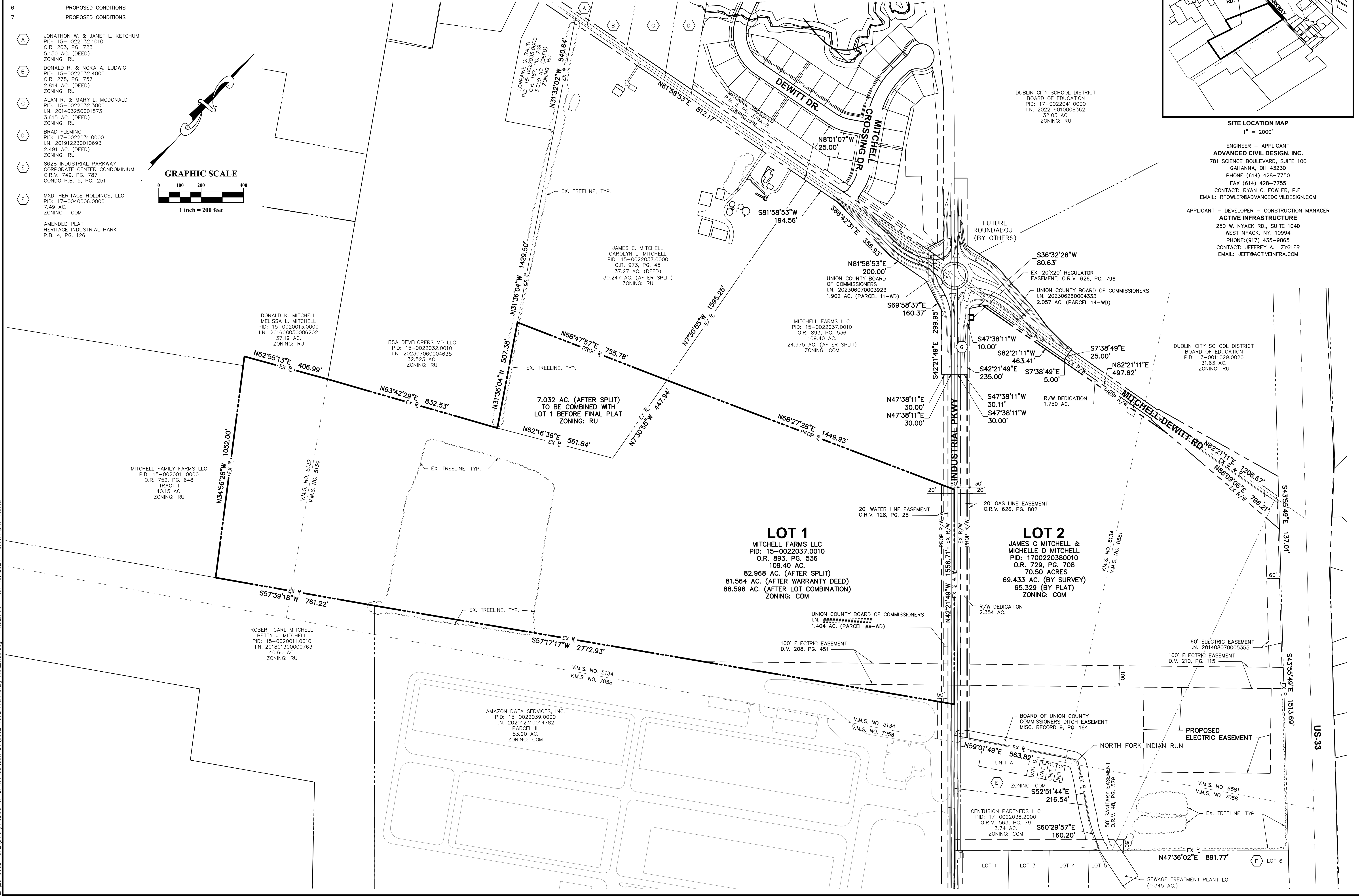
APPLICANT - DEVELOPER - CONSTRUCTION MANAGER
ACTIVE INFRASTRUCTURE
 250 W. NYACK RD., SUITE 104D
 WEST NYACK, NY, 10994
 PHONE: (917) 435-9865
 CONTACT: JEFFREY A. ZYGLER
 EMAIL: JEFF@ACTIVEINFRA.COM



PLAN PREPARED FOR:
ACTIVE INFRASTRUCTURE
 250 W. NYACK RD., SUITE 104D
 WEST NYACK, NY, 10994

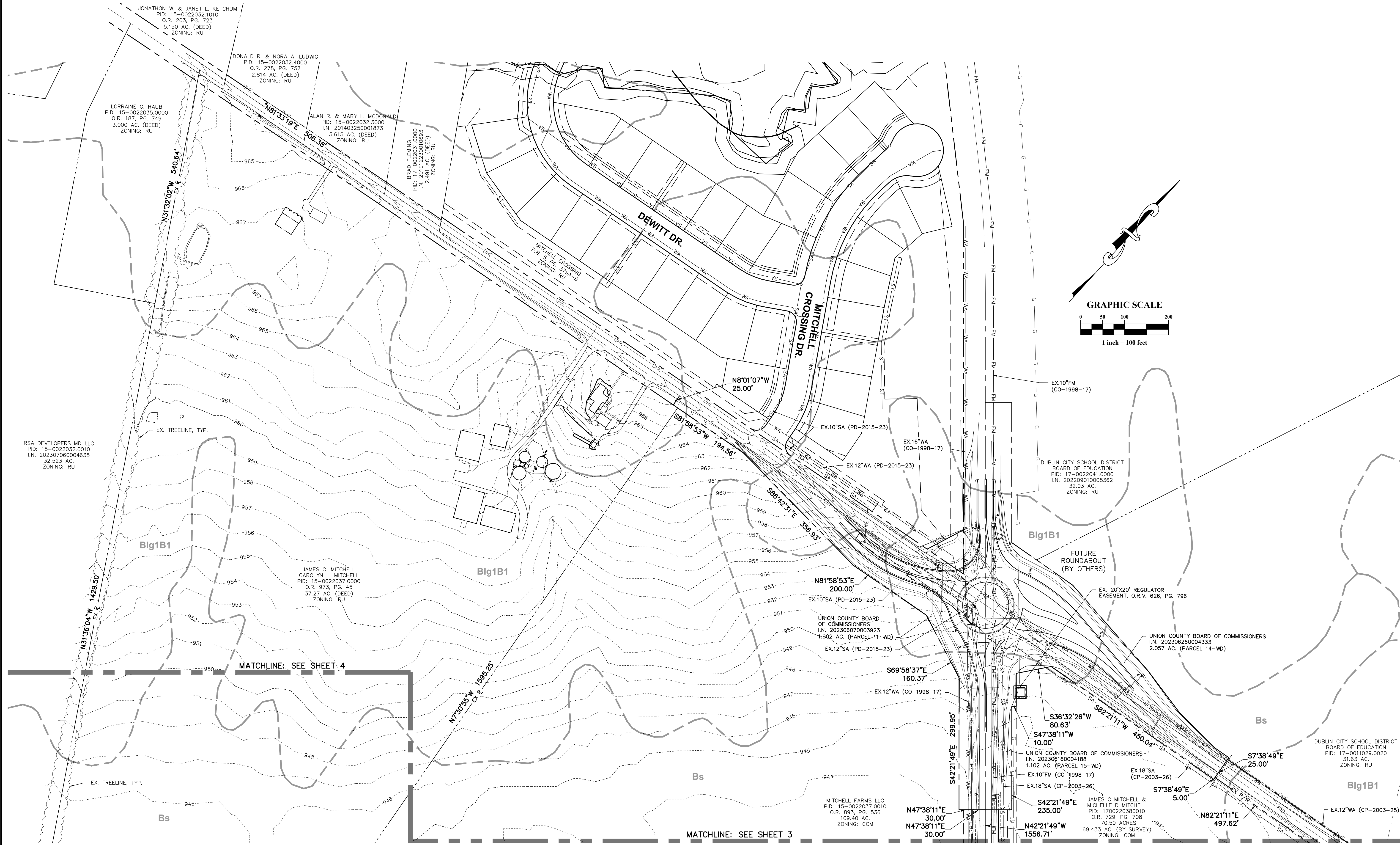
JEROME TOWNSHIP, UNION COUNTY, OHIO
ACTIVE INFRASTRUCTURE - INDUSTRIAL PARKWAY
 PRELIMINARY PLAT
 FOR
ACTIVE INFRASTRUCTURE
 INDEX MAP

Z:\23-0002-1372\DWG\PRODUCTION DRAWINGS\SURVEY\0002-1372 Preliminary Plat Title.dwg Jun 13, 2024 - 3:10:14pm rfowler



Issue Dates:	
Date:	06/13/2024
Scale:	1" = 200'
Drawn By:	RFW
Checked By:	CLN
Project Number:	23-0002-1372
Drawing Number:	1 / 7

Z:\23-0002-1372\DWG\PRODUCTION DRAWINGS\SURVEY\0002-1372 Preliminary Plat.dwg 2 Existing Conditions Jun 13, 2024 3:10:18pm frowler



RSA DEVELOPERS MD LLC
 PID: 15-0022032.0010
 O.R. 202307060004635
 32.523 AC.
 ZONING: RU

LORRAINE G. RAUB
 PID: 15-0022035.0000
 O.R. 187, PG. 749
 3.000 AC. (DEED)
 ZONING: RU

JONATHON W. & JANET L. KETCHUM
 PID: 15-0022032.1010
 O.R. 203, PG. 723
 5.150 AC. (DEED)
 ZONING: RU

DONALD R. & NOFA A. LUDWIG
 PID: 15-0022032.4000
 O.R. 278, PG. 757
 2.814 AC. (DEED)
 ZONING: RU

ALAN R. & MARY L. McDONALD
 PID: 15-0022032.3000
 I.N. 201403250001873
 3.615 AC. (DEED)
 ZONING: RU

BRAD FLEMING
 PID: 17-0022031.0000
 I.N. 201912230010693
 2.000 AC. (DEED)
 ZONING: RU

JAMES C. MITCHELL
 CAROLYN L. MITCHELL
 PID: 15-0022037.0000
 O.R. 973, PG. 45
 37.27 AC. (DEED)
 ZONING: RU

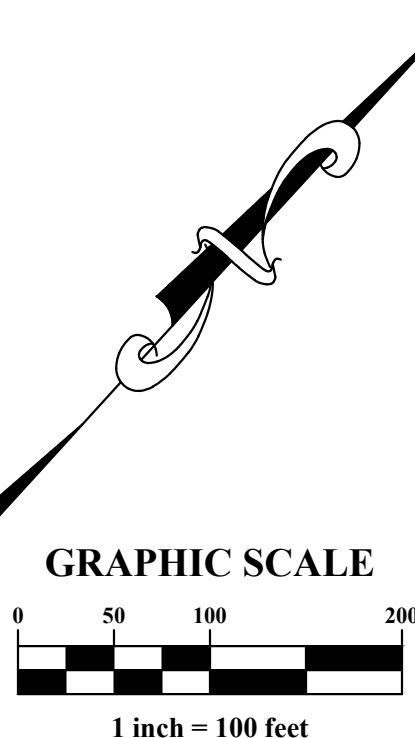
MITCHELL FARMS LLC
 PID: 15-0022037.0010
 O.R. 893, PG. 636
 109.40 AC.
 ZONING: COM

JAMES C. MITCHELL &
 MICHELLE D. MITCHELL
 PID: 1700220380010
 O.R. 729, PG. 708
 70.50 ACRES
 69.433 AC. (BY SURVEY)
 ZONING: COM

DUBLIN CITY SCHOOL DISTRICT
 BOARD OF EDUCATION
 PID: 17-00220041.0000
 I.N. 202209010008362
 32.03 AC.
 ZONING: RU

UNION COUNTY BOARD OF COMMISSIONERS
 I.N. 202306260004333
 2.057 AC. (PARCEL 14-WD)

DUBLIN CITY SCHOOL DISTRICT
 BOARD OF EDUCATION
 PID: 17-0011029.0020
 31.63 AC.
 ZONING: RU



MATCHLINE: SEE SHEET 4

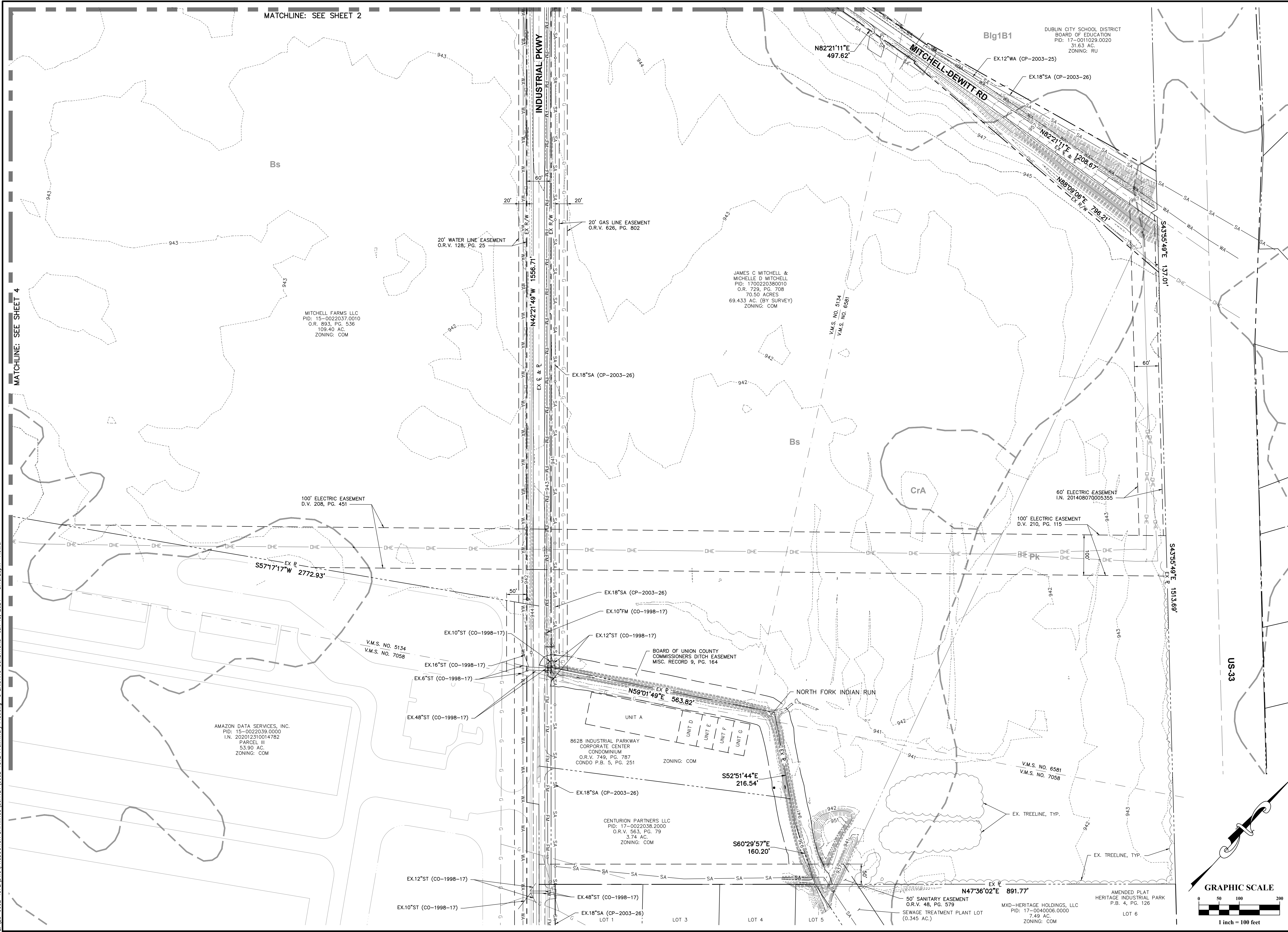
MATCHLINE: SEE SHEET 3

Issue Dates:	Date: 06/13/2024
	Scale: 1" = 100'
Drawn By: RCF	Checked By: CLN
Project Number: 23-0002-1372	
Drawing Number: 2 / 7	

MATCHLINE: SEE SHEET 2

MATCHLINE: SEE SHEET 4

Z:\23-0002-1372\DWG\PRODUCTION DRAWINGS\SURVEY\0002-1372 Preliminary Plat.dwg 3 EXISTING CONDITIONS Jun 13, 2024 3:10:20pm rflower



PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
Ph 614.428.7750
Fax 614.428.7755

PLAN PREPARED FOR:

ACTIVE INFRASTRUCTURE
250 W. NYACK RD., SUITE 104D
WEST NYACK, NY, 10994

JEROME TOWNSHIP, UNION COUNTY, OHIO

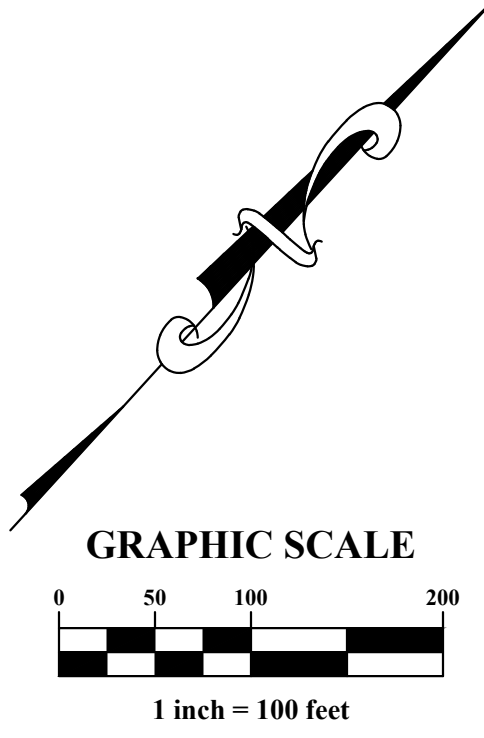
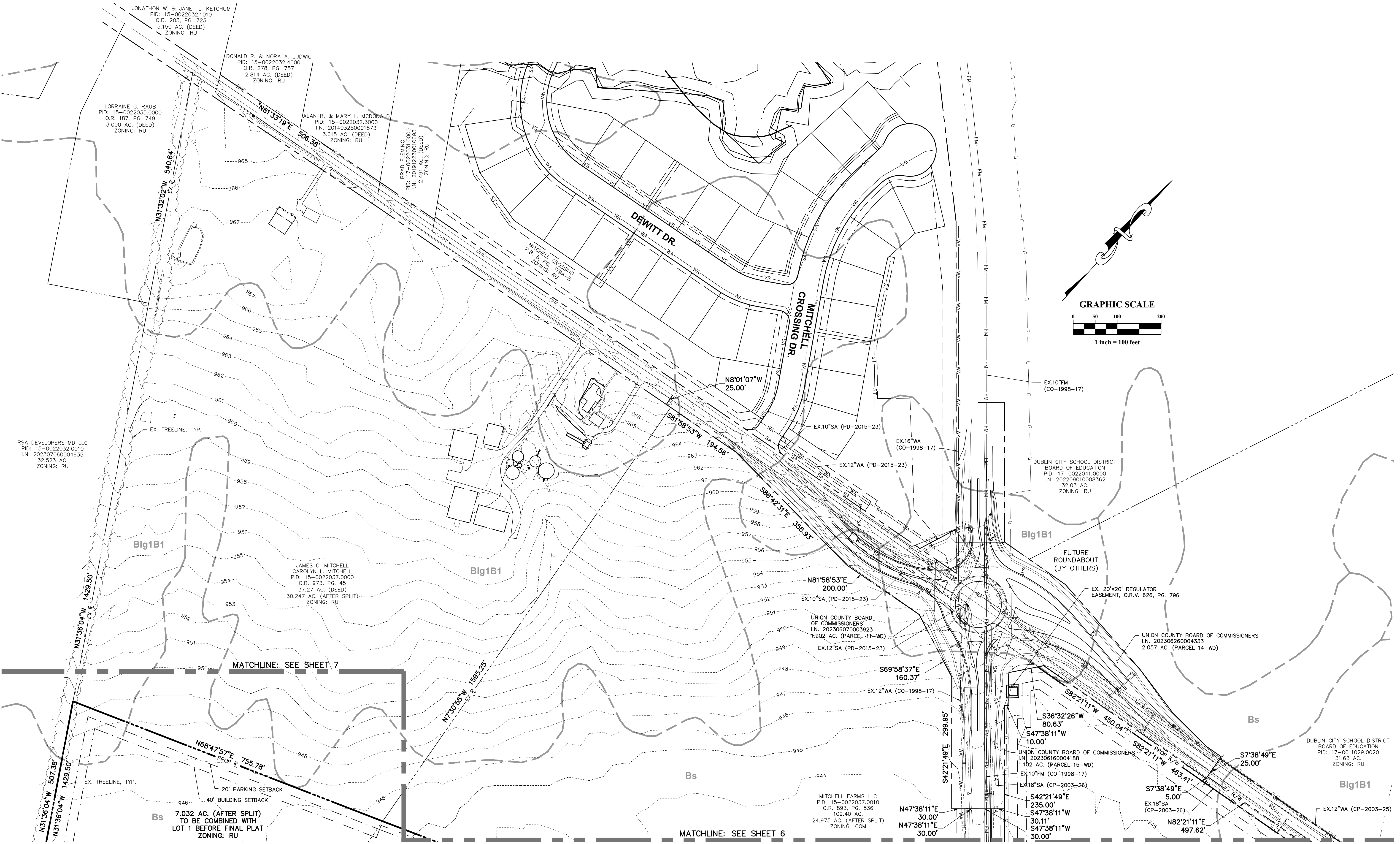
ACTIVE INFRASTRUCTURE - INDUSTRIAL PARKWAY

PRELIMINARY PLAT
FOR
ACTIVE INFRASTRUCTURE

EXISTING CONDITIONS

Issue Dates:	
Date:	06/13/2024
Scale:	1" = 100'
Drawn By:	RCF
Checked By:	CLN
Project Number:	
23-0002-1372	
Drawing Number:	
3 / 7	

Z:\V3-0002-1372\DWG\PRODUCTION DRAWINGS\SURVEY\0002-1372 Preliminary Plat Proposed conditions.dwg 5 PROPOSED CONDITIONS Jun 13, 2024 - 3:10:22pm rflower



RSA DEVELOPERS MD LLC
PID: 15-0022032.0010
O.R. 202307060004635
I.N. 202307060004635
32.523 AC.
ZONING: RU

LORRAINE G. RAUB
PID: 15-0022035.0000
O.R. 187, PG. 749
3.000 AC. (DEED)
ZONING: RU

JONATHON W. & JANET L. KETCHUM
PID: 15-0022032.1010
O.R. 203, PG. 723
5.150 AC. (DEED)
ZONING: RU

DONALD R. & NOFA A. LUDWIG
PID: 15-0022032.4000
O.R. 278, PG. 757
2.814 AC. (DEED)
ZONING: RU

ALAN R. & MARY L. McDONALD
PID: 15-0022032.3000
I.N. 201403250001873
3.615 AC. (DEED)
ZONING: RU

BRAD FLEMING
PID: 17-0022031.0000
I.N. 201912230010693
2.700 AC. (DEED)
ZONING: RU

JAMES C. MITCHELL
CAROLYN L. MITCHELL
PID: 15-0022037.0000
O.R. 973, PG. 45
37.27 AC. (DEED)
30.247 AC. (AFTER SPLIT)
ZONING: RU

UNION COUNTY BOARD
OF COMMISSIONERS
I.N. 202306070003923
1.902 AC. (PARCEL 11-WD)
EX.12"SA (PD-2015-23)

DUBLIN CITY SCHOOL DISTRICT
BOARD OF EDUCATION
PID: 17-00220041.0000
I.N. 202209010008362
32.03 AC.
ZONING: RU

UNION COUNTY BOARD OF COMMISSIONERS
I.N. 202306260004333
2.057 AC. (PARCEL 14-WD)

DUBLIN CITY SCHOOL DISTRICT
BOARD OF EDUCATION
PID: 17-0011029.0020
31.63 AC.
ZONING: RU

MATCHLINE: SEE SHEET 7

MATCHLINE: SEE SHEET 6

7.032 AC. (AFTER SPLIT)
TO BE COMBINED WITH
LOT 1 BEFORE FINAL PLAT
ZONING: RU

DONALD K. MITCHELL
MELISSA L. MITCHELL
PID: 15-0020013.0000
I.N. 20160805006202
37.19 AC.
ZONING: RU

RSA DEVELOPERS MD LLC
PID: 15-0022032.0010
I.N. 202307060004635
32.523 AC.
ZONING: RU

MITCHELL FAMILY FARMS LLC
PID: 15-0020011.0000
O.R. 752, PG. 648
TRACT 1
40.15 AC.
ZONING: RU

V.M.S. NO. 5132
V.M.S. NO. 5134

ROBERT CARL MITCHELL
BETTY J. MITCHELL
PID: 15-0020011.0010
I.N. 201801300000763
40.60 AC.
ZONING: RU

AMAZON DATA SERVICES, INC.
PID: 15-0022039.0000
I.N. 202012310014782
PARCEL III
53.90 AC.
ZONING: COM

V.M.S. NO. 5134
V.M.S. NO. 7058

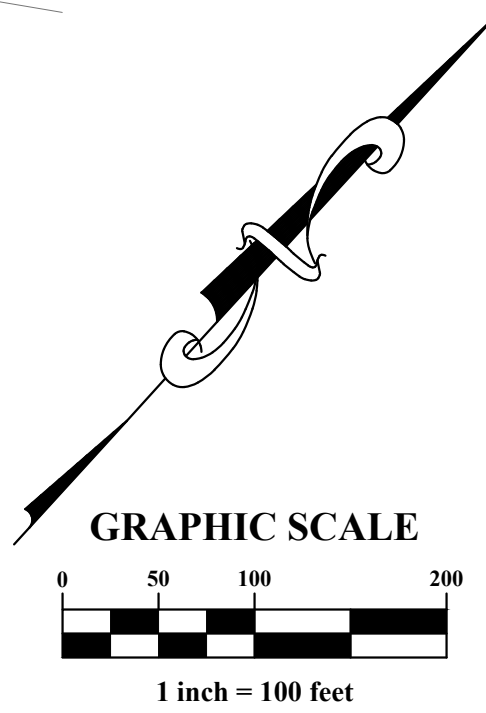
LOT 1
MITCHELL FARMS LLC
PID: 15-0022037.0010
O.R. 893, PG. 536
109.40 AC.
82.968 AC. (AFTER SPLIT)
81.564 AC. (AFTER WARRANTY DEED)
88.596 AC. (AFTER LOT COMBINATION)
ZONING: COM

Bs
7.032 AC. (AFTER SPLIT)
TO BE COMBINED WITH
LOT 1 BEFORE FINAL PLAT
ZONING: RU

CrA

CrA

CrA



PLAN PREPARED BY:

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
PH 614.428.7750
FAX 614.428.7755
ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:
**ACTIVE INFRASTRUCTURE
250 W. NYACK RD., SUITE 104D
WEST NYACK, NY, 10994**

**ACTIVE INFRASTRUCTURE - INDUSTRIAL PARKWAY
PRELIMINARY PLAT
FOR
ACTIVE INFRASTRUCTURE
PROPOSED CONDITIONS**

Issue Dates:

Date:	06/13/2024
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Drawn By:	RCF
Checked By:	CLN
Project Number:	23-0002-1372
Drawing Number:	7 / 7