

FINAL PLAT OF
LOT 1 OF
NUTRIEN PLANNED UNIT DEVELOPMENT - 04

SITUATED IN THE TOWNSHIP OF UNION, COUNTY OF CLINTON,
STATE OF OHIO, BEING A PART OF VIRGINIA MILITARY SURVEY NO. 2714

SURVEYORS RECORD

Book 43 Page 193

OWNER(S):
WE, THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS SHOWN ON THE FINAL PLANNED UNIT DEVELOPMENT, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF SAID PLANNED UNIT DEVELOPMENT.

Ralph Larry Roberts II PRINT NAME
L.T. LAND DEVELOPMENT, LLC
RALPH LARRY ROBERTS II
MANAGING MEMBER

Cynthia Ann Moyer TITLE WITNESS
WITNESS

DEDICATION:
WE, THE UNDERSIGNED, BEING ALL THE OWNERS 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.

ANY "PUBLIC UTILITY EASEMENTS" AS SHOWN ON THIS PLAT ARE FOR THE PLACEMENT OF SIDEWALKS AND FOR THE MAINTENANCE AND REPAIR OF STREETS. THIS EASEMENT AND ALL OTHER EASEMENTS SHOWN ON THIS PLAT, UNLESS DESIGNATED FOR A SPECIFIC PURPOSE ARE FOR THE GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION, OR OTHER UTILITY LINES, OR SERVICES, STORMWATER DISPOSAL AND FOR THE EXPRESS PRIVILEGE OF CUTTING, TRIMMING, OR REMOVING ANY OR ALL TREES OR OTHER OBSTRUCTIONS WITHIN SAID EASEMENT, OR IMMEDIATELY ADJACENT THERETO, TO THE FREE USES OF SAID EASEMENT OR ADJACENT STREETS AND PROVIDING SUCH FOREVER, NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN SAID EASEMENTS, NOR MAY THE EASEMENT AREA BE PHYSICALLY ALTERED SO AS TO (1) REDUCE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES; (2) IMPAIR THE LAND SUPPORT OF SAID FACILITIES; (3) IMPAIR ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD TO SERVICE PROVIDERS, INCLUDING BUT NOT LIMITED TO DAYTON POWER AND LIGHT CO., WESTERN WATER COMPANY, TCI CABLEVISION OF OHIO AND GTE.

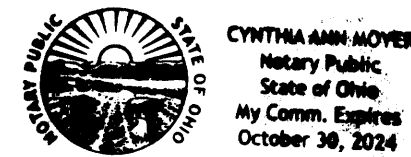
Ralph Larry Roberts II PRINT NAME
L.T. LAND DEVELOPMENT, LLC
RALPH LARRY ROBERTS II
MANAGING MEMBER

Cynthia Ann Moyer TITLE WITNESS
WITNESS

STATE OF OHIO:
COUNTY OF CLINTON:
BE IT REMEMBERED THAT ON THIS 16 DAY OF December 2020, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE, PERSONALLY CAME RALPH LARRY ROBERTS II, MANAGING MEMBER OF L.T. LAND DEVELOPMENT LLC, WHO ACKNOWLEDGED THE SIGNED AND EXECUTION OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND SEAL ON THE DAY AND YEAR LAST AFORESAID.

Cynthia Ann Moyer
SIGNATURE

MY COMMISSION EXPIRES



CLINTON COUNTY REGIONAL PLANNING COMMISSION APPROVAL:
THIS PLANNED UNIT DEVELOPMENT WAS APPROVED BY THE CLINTON COUNTY REGIONAL PLANNING COMMISSION ON THE 17th DAY OF December 2020.

Taylor Stuckert EXECUTIVE DIRECTOR
TAYLOR STUCKERT EXECUTIVE DIRECTOR

CLINTON COUNTY ZONING APPROVAL:
I HEREBY APPROVE THIS PLANNED UNIT DEVELOPMENT ON THE _____ DAY OF _____ 2020.

Walt Daniek ZONING INSPECTOR
WALT DANIEK ZONING INSPECTOR

CLINTON COUNTY ENGINEER APPROVAL:
I HEREBY APPROVE THIS PLANNED UNIT DEVELOPMENT ON THE 16 DAY OF December 2020.

Jeffrey B. Linkous, P.E., P.S. COUNTY ENGINEER
JEFFREY B. LINKOUS, P.E., P.S. COUNTY ENGINEER

CLINTON COUNTY HEALTH DISTRICT APPROVAL:
I HEREBY APPROVE THIS PLANNED UNIT DEVELOPMENT ON THE 18 DAY OF December 2020.

EH Director TITLE
SIGNATURE TITLE

CLINTON COUNTY COMMISSIONERS APPROVAL:
I HEREBY APPROVE THIS PLANNED UNIT DEVELOPMENT ON THE 21 DAY OF Dec. 2020.

Brenda K. Woods Not Present
BRENDA K. WOODS KERRY R. STEED

Mike McCarty
MIKE MCCARTY

CLINTON COUNTY RECORDER APPROVAL:

FILE NUMBER: _____

RECEIVED ON THIS _____ DAY OF _____ 2020, AT _____ (AM) OR (PM)

RECORDED ON THIS _____ DAY OF _____ 2020, AT _____ (AM) OR (PM)

RECORDED IN PLAT BOOK NUMBER _____ PAGE _____

FEE _____

BY: _____

0' 50' 100' 200' 300'

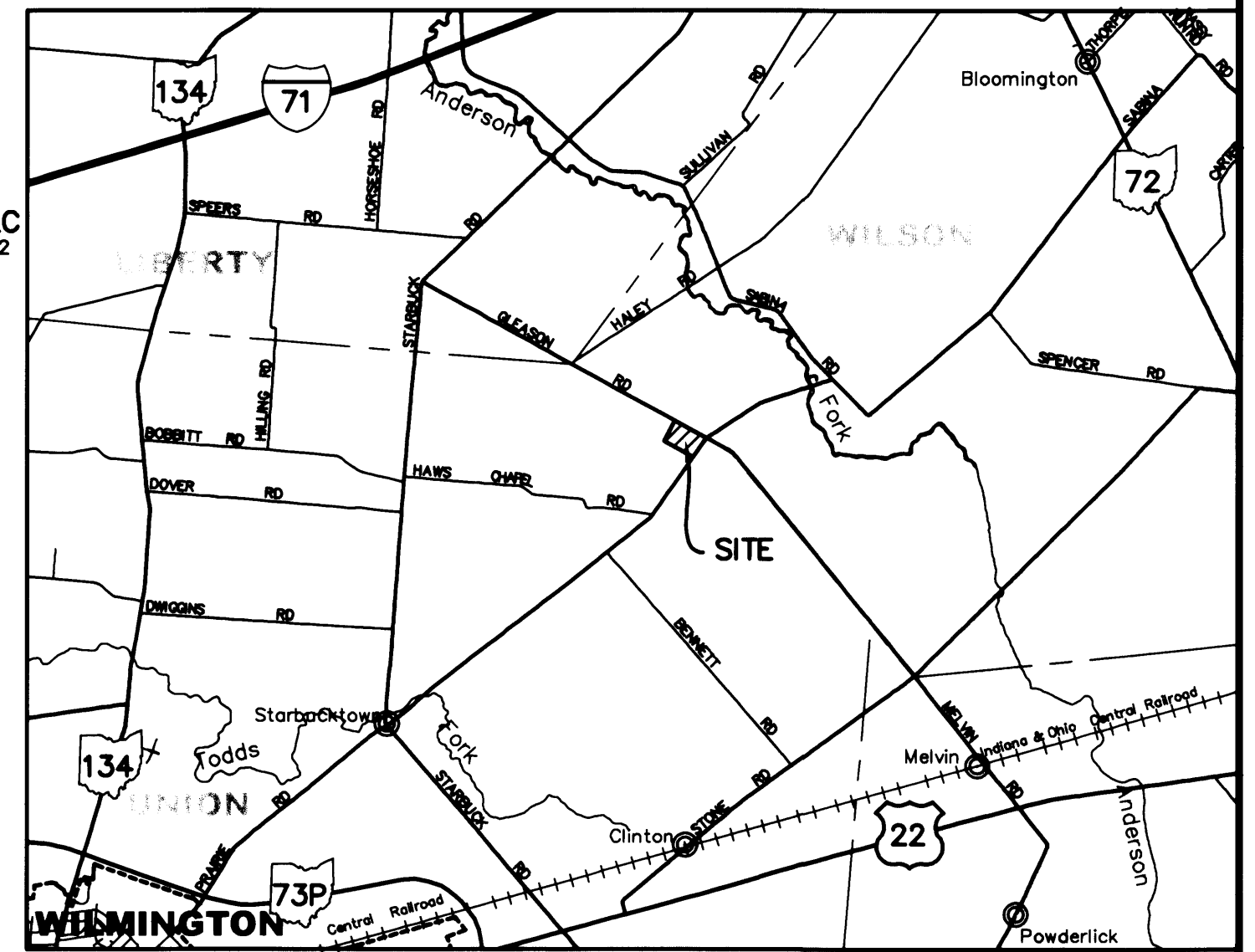
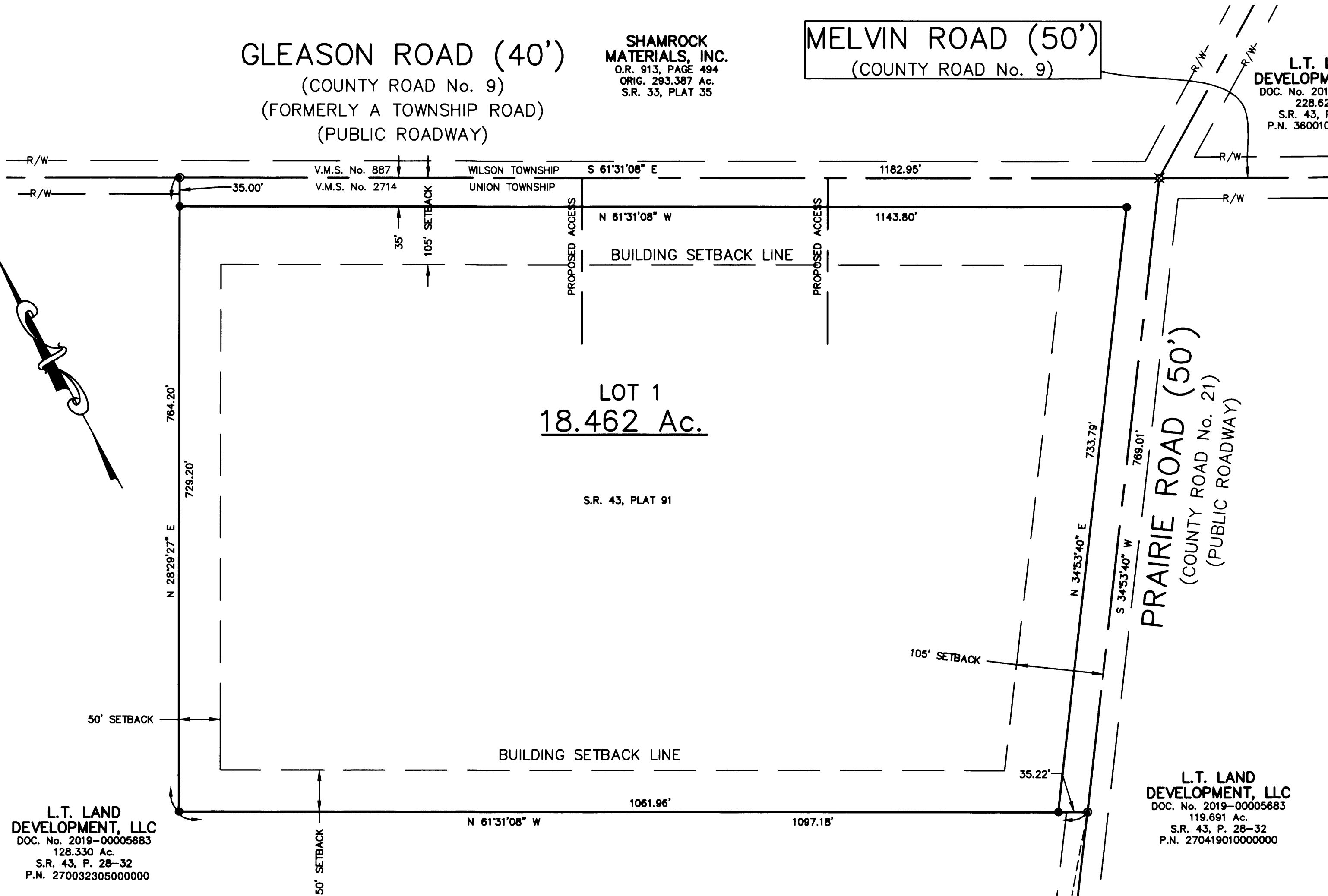
202009-00000007
KIND: PLAT OR SURVEY RECORDS (PLAT BOOK)
RECORDED: 12/22/2020 02:19:08 PM
FEE: \$11.80.00
CLINTON COUNTY, OHIO
BRENDA J. HUFF RECORDER

3K 8 ENV 18' A

LEGEND

- 5/8" IRON PIN (SET) WITH PLASTIC CAP STAMPED "MCCARTY ASSOCIATES"
- 5/8" IRON PIN (FOUND)
- ✕ RAILROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ✕ MAILBOX
- ✕ SIGN

- UTILITY POLE
- UTILITY PEDESTAL
- ST --- STORM SEWER
- E --- OVERHEAD ELECTRIC
- CENTERLINE
- R/W --- RIGHT-OF-WAY



VICINITY MAP

1" = 1 MILE

LOT 1 OF NUTRIEN PUD-04	
A. PERMITTED USES	
1. ALL USES PERMITTED IN THE RESIDENTIAL TRANSITION DISTRICT (A-3).	
2. AGRICULTURAL WHOLESALE AND RETAIL FACILITIES, INCLUDING BULK STORAGE OR GRAINS AND OTHER COMMODITIES IN ELEVATORS AND OTHER TRANSFER STRUCTURES, SUCH AS GRAIN DRYERS AND CONVEYING EQUIPMENT.	
B. CONDITIONAL USES	
1. ALL CONDITIONAL USES DESCRIBED FOR RESIDENTIAL TRANSITION DISTRICT (A-3)	
C. DEVELOPMENT STANDARDS	
1. LOT AREA	LOT AREA SHALL BE NO LESS THAN TWO (2) ACRES, OR SUCH SIZE AS DETERMINED BY THE CLINTON COUNTY HEALTH DEPARTMENT.
2. MINIMUM LOT WIDTH	LOTS SHALL HAVE A MINIMUM FRONTAGE OF ONE HUNDRED FIFTY (150) FEET ON A PUBLIC IMPROVED STREET OR ROADWAY OR APPROVED PRIVATE STREET.
3. MAXIMUM STRUCTURE OR IMPERVIOUS SURFACE COVERAGE	12.25 ACRES +/-
4. MINIMUM YARD SETBACK & BUILDING HEIGHT	FRONT YARD SETBACK (FROM CL OF ROAD AND FROM ROW) 105/70 FEET SIDE YARD SETBACK (FROM PROPERTY LINE) 50 FEET REAR YARD SETBACK (FROM PROPERTY LINE) 50 FEET MAXIMUM BUILDING/STRUCTURE HEIGHT 50 FEET
5. MAXIMUM BUILDING AREAS	OFFICE BUILDING 6,000SF (MAX.) WITHIN BUILDING ENVELOPE "A" WAREHOUSE BUILDING 42,000SF (MAX.) WITHIN BUILDING ENVELOPE "B" DRY FERTILIZER BUILDING 30,000SF (MAX.) WITHIN BUILDING ENVELOPE "C"

AREA TOTALS
R.O.W. PARCEL
LOT 1
TOTAL PUD AREA

1,539 Ac.
18,462 Ac.
20,001 Ac.

DEED REFERENCE

L.T. LAND DEVELOPMENT, LLC
DOC. No. 2019-00005683
128.330 Ac.
S.R. 43, P. 28-32
P.N. 270032305000000

REVISIONS
12/14/2020

NOTES

THE ABOVE LISTED DEED REFERENCES WERE USED AS A BASIS FOR CARRYING OUT THE WORK.

NO EVIDENCE OF OCCUPATION EXISTS ALONG PROPERTY LINES INDICATED BY SOLID LINES.

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE INDICATED.

THE SIZE AND/OR LOCATION OF UNDERGROUND UTILITIES WAS PROVIDED BY THE UTILITY COMPANIES AND OBSERVED EVIDENCE AND IS NOT WARRANTED CORRECT OR COMPLETE BY THE SURVEYOR.

BASED UPON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES OUTSIDE FLOOD HAZARD "ZONE X," ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39027C00450, DATED MAY 3, 2010.

APPROVED FOR MATHEMATICAL ACCURACY

Clinton County Engineer
Per: Jason C. McConaughy
Date: 12-21-20



FINAL PLAT OF
NUTRIEN PLANNED UNIT DEVELOPEMENT -04

UNION TOWNSHIP
CLINTON COUNTY, OHIO
V.M.S. No. 2714

McCARTY ASSOCIATES, LLC
ARCHITECTS—ENGINEERS—SURVEYORS

213 N. HIGH ST., HILLSBORO, OHIO 45133 PH. 937-393-9971 FAX 937-393-2480
1515 ST. RT. 28 SUITE E, LOVELAND, OHIO 45140 PH. 513-722-0300 FAX 513-722-0500
304 E. MARKET ST., WASHINGTON C.H., OHIO 43160 PH. 740-335-3816 FAX 740-335-5828

www.mccartyassociates.com

DATE	SCALE	PROJECT NO.
DECEMBER 10, 2020	1"=100'	S20-158