

*LUCAS COUNTY
PLAN COMMISSION
REPORT*

APRIL 24, 2013

*Toledo-Lucas County Plan Commissions
One Government Center, Suite 1620, Toledo, OH 43604
Phone 419-245-1200, FAX 419-936-3730*

MEMBERS OF THE TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

TOLEDO CITY PLAN COMMISSION

CATHERINE G. HOOLAHAN
(Chairman)

A. BAILEY STANBERY
(Vice Chairman)

CYNTHIA A. GERONIMO

BALSHARAN SINGH GREWAL

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LUCAS COUNTY PLANNING COMMISSION

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LISA COTTRELL, ADMINISTRATOR

**TOLEDO-LUCAS COUNTY PLAN COMMISSIONS
APPLICATION DEADLINE, AGENDA, STAFF REPORT AND HEARING
SCHEDULE - 2013**

APPLICATION DEADLINE*	AGENDA SET	STAFF REPORT DISTRIBUTED	HEARING DATE
CITY PLAN COMMISSION <i>(HEARINGS BEGIN AT 2PM)</i>			
November 27	December 21	December 28	January 10
January 2	January 28	February 1	February 14
January 28	February 25	March 1	March 14
February 25	March 25	March 29	April 11
March 25	April 22	April 26	May 9
April 29	May 27	May 31	June 13
May 27	June 24	June 28	July 11
June 24	July 22	July 26	August 8
July 30	August 26	August 30	September 12
August 26	September 23	September 27	October 10
September 23	October 21	October 25	November 7
October 21	November 18	November 22	December 5
COUNTY PLANNING COMMISSION <i>(HEARINGS BEGIN AT 9AM)</i>			
December 10	January 7	January 11	January 23
January 14	February 11	February 15	February 27
February 11	March 11	March 15	March 27
March 11	April 8	April 12	April 24
April 8	May 6	May 10	May 22
May 13	June 10	June 14	June 26
June 10	July 8	July 12	July 24
July 15	August 12	August 16	August 28
August 12	September 9	September 13	September 25
September 9	October 7	October 11	October 23
October 7	November 4	November 8	November 20
November 4	December 2	December 6	December 18

* County deadlines are for Preliminary Drawings

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TOLEDO-LUCAS COUNTY PLAN COMMISSIONS

April 24, 2013

9:00 A.M.

PUBLIC HEARING WILL BE HELD AT ONE GOVERNMENT CENTER
AT JACKSON BOULEVARD AND ERIE STREET
IN COUNCIL CHAMBERS
ON THE FOLLOWING CASES

AGENDA

ROLL CALL – Lucas County Planning Commission

PROOF OF NOTICE

SWEARING IN

MINUTES

FINAL PLATS

1. S-6-13 (S-3-03) Northwoods Plat Three, located north of Sylvania Avenue,
east of Holland Sylvania Avenue

ITEM
NO.

SUBDIVISION – SPRINGFIELD TOWNSHIP

1. S-4-13: Preliminary Drawing for the Village at Wingate Meadow at
7050 & 7100 Nebraska Avenue (jl)

SUBDIVISION – SYLVANIA TOWNSHIP

2. S-7-13 (S-3-03): Final Plat for Northwoods Plat Four located north of
Sylvania Avenue, east of Holland Sylvania Avenue

CHAIRMAN’S REPORT

DIRECTOR’S REPORT

ADJOURNMENT

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GENERAL INFORMATION

Subject

- Request - Revised Preliminary Drawing for THE VILLAGE AT WINGATE MEADOW
- Location - 7050 & 7100 Nebraska Avenue, Springfield Township
- Applicant - DLB Development
767 Warehouse Road
Toledo, OH 43615
- Engineer - Feller, Finch and Associates
1683 Woodlands Drive
Maumee, OH 43537

Site Description

- Zoning - R-A PUD Suburban Residential
- Area - ± 20 Acres
- Frontage - ± 661 Feet along Nebraska Avenue
- Existing Use - Undeveloped / Single-Family Residential, Medium Density
- Proposed Use - Single-Family Residential, Medium Density

Area Description

- North - Single-Family Residential, Medium Density / R-A PUD
- South - Rural Residential / RA-4
- East - Single-Family Residential, Medium Density / R-A PUD
- West - Rural Residential / RA-4

Parcel History

- Z19-C615 - Amendment to THE VILLAGE AT WINGATE MEADOW PUD. Staff recommended approval subject to conditions 11/28/12. Township trustees approved with conditions 3/4/13.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- | | | |
|----------|---|--|
| Z19-C510 | - | Zone change from RA-4 to R-1 PUD R-A for a 20 acre parcel. Plan Commission recommended approval 3/24/04. Springfield Township Trustees approved R-A PUD 6/7/04. |
| S-15-04 | - | Preliminary drawing for THE VILLAGE AT WINGATE MEADOW. Lucas County Plan Commission approved preliminary drawing 7/20/04. Plan Commission approved Plat 1 11/9/05. Plan Commission reapproved preliminary drawing 5/31/06. |

Applicable Plans and Regulations

- Springfield Township Zoning Resolution
- Springfield Township Community Master Plan 2003
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “expansion zone”)

Project Description

- | | | |
|------------------|---|---|
| Number of Lots | - | 39 of 64 single-family lots (25 lots already platted) |
| Maximum Density | - | 64 single-family lots |
| Average Lot Size | - | 50 ft. wide, 105 ft. deep |
| Roadway | - | 60 ft. public right-of-way, 10 ft. utility and 15 ft. sewer easements, 27 ft. curbed pavement width |
| Open Space | - | 5.07 of 6.87 acres (1.7 acres already platted) |
| Public Utilities | - | Sanitary sewer, water lines and storm sewer |

STAFF ANALYSIS

INTRODUCTION

The request is a revised preliminary drawing for the remaining 12.2 acres of THE VILLAGE AT WINGATE MEADOW subdivision. The subdivision contains a total of 20 acres, located on the north side of Nebraska Avenue, west of McCord Road. It is zoned R-A Suburban Residential with a planned unit development (PUD). The first twenty-five lots were platted in late 2005. The majority of the lots are developed or under construction.

STAFF ANALYSIS (cont'd)

RECENT ACTIVITY

Earlier this year, the developer requested an amendment to the PUD in order to remove the proposed secondary access to the PLUM GROVE subdivision to the north and reconfigure the remaining lots for development. The developer submitted a letter citing costs, disturbing the ditch and the desire of homeowners to maintain separate subdivision connections. Staff supported the amendment, but stressed the importance of secondary access to increase safety, enhance pedestrian access and promote connectivity between subdivisions.

The Township shared similar concerns with the project and approved the PUD amendment with three conditions relating to secondary access. A copy of those conditions is attached to this staff report as Exhibit 'A.' One of the conditions requires stub streets to the west for both THE VILLAGE OF WINGATE MEADOW and PLUM GROVE, in place of the previously approved north / south connection, and stipulated that the stub streets be constructed concurrently with adjacent streets to avoid issues with deferred improvements. Stub streets should also be constructed to the edge of the property lines. This would involve installing a culvert over the ditch for the neighboring PLUM GROVE stub. Staff is supportive of Township's conditions.

DEFERRED IMPROVEMENTS

Deferred or contingent public improvement agreements are difficult to implement because factors outside the developer's control may affect construction at a later date. A stub street to the east of THE VILLAGE OF WINGATE MEADOW, highlighted on the 'Zoning and Land Use' map, serves as an example.

The developer of the adjacent WINGATE VILLAGE received approval for the subdivision, but was granted a contingent stub street improvement. When the conditions were fulfilled four years later, the money to construct the improvements was not available and the right of way remains a paper street. Deferred improvements are also problematic for sidewalks. As a result, deferred improvements are not generally encouraged by agencies that review county subdivisions.

The paper street between THE VILLAGE OF WINGATE MEADOW and WINGATE VILLAGE has resulted in multiple discussions over the years between developers and county agencies about the type of improvements, if any, to be installed and who should bear the responsibility. At one point in 2005 there was an agreement to install a walking trail between the two subdivisions. A copy of the agreement is attached to this staff report as Exhibit 'B'.

STAFF ANALYSIS (cont'd)

PAPER STREET

The County Engineer's Office recommends the installation of the walkway / sidewalk along the paper street between THE VILLAGE OF WINGATE MEADOW and WINGATE VILLAGE, citing the connectivity policies adopted in the Lucas County Subdivisions Rules and Regulations (Sec. 100 & Sec. 503.c). They also recommend that the paper street remain right of way, should any road or utility improvements be required in the future. Conditions 1, 8 and 20 relate to secondary access. Staff is in agreement with the County Engineer's recommendations.

SIDEWALKS

It appears that sidewalks along the right-of-way were never installed for Plat One of THE VILLAGE AT WINGATE MEADOW. Two nearby subdivisions along the north side of Nebraska Avenue included sidewalks when developed. The Lucas County Subdivision Rules and Regulations include a sidewalk requirement with new subdivisions. The intent is to provide future connectivity one parcel at a time. Sidewalks were included as a condition of the original preliminary drawing approval and remain a condition for the subject preliminary drawing.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve the revised preliminary drawing for THE VILLAGE AT WINGATE MEADOW subdivision, located at 7050 & 7100 Nebraska Avenue, subject to the following **forty two (42)** conditions:

The following conditions are listed by agency of origin. Applicants are encouraged to contact each of the agencies to address compliance with their conditions.

Lucas County Engineers

1. The Lucas County Engineer's Office has always been a proponent of providing stub streets and cross access, where feasible, for both residential and commercial developments. From a safety and capacity standpoint, this typically allows for vehicular and pedestrian trips to happen on the lower speed local street network which in turn helps to reduce traffic conflicts, congestion and delay on the County Highway System.

As identified in the Lucas County Subdivision Rules and Regulations, Section 100, Purpose and Intent, one of the primary objectives of the regulations is to provide "Safe and convenient vehicular and pedestrian circulation within, adjacent and between subdivisions." Also this is further supported in Section 503 (c.) "The street patterns shall include some extensions to the boundaries of the development to provide circulation between adjoining neighborhoods..."

STAFF RECOMMENDATION (cont'd)

Lucas County Engineers (cont'd)

Section 203 of the Subdivision Regulations defines when Variances, Exceptions, and Waiver of Conditions are appropriate and states that “Where, due to exceptional topographical or other physical conditions, the Lucas County Planning Commission finds that extraordinary and unnecessary hardship may result from strict application of the regulations...”

Based on the 3/5/13 letter from Springfield Twp. to the developer regarding his requested PUD amendment, the township trustees have agreed to eliminate the street connection to the Village at Plumgrove and instead a pedestrian/bike bridge would be constructed by the developer.

If the plan commission should chose to approve the proposed revised street pattern, justification should be provided and documented that this instance will meet the intent of Section 203.

2. A site grading plan for the project shall be submitted to the Lucas County Engineer’s Office for approval as a part of the paving and storm drainage plans.
3. The construction plans shall provide for the installation of all interior street monuments. The escrow account shall provide for monies for all other monuments which are not a part of the construction plans.
4. Footer tile outlets shall be provided to all lots unless basements and crawls are prohibited by a plat recitation.
5. Right-of-way areas along Nebraska Avenue shall be graded to provide roadside ditch swales, storm drainage and adequate shoulder widths.
6. In the event that earth mounds and landscaping are proposed along Nebraska Avenue, the locations for these items shall be outside the right-of-way.
7. Two (2) foot wide anti-vehicular access easements shall be platted to prohibit access for lots along Nebraska Avenue.
8. In accordance with subdivision regulations and to improve safety, sidewalks shall be constructed on both sides of all streets in the subdivision and on the north side of Nebraska Avenue.
9. Provide a 50 foot half of right-of-way along Nebraska Avenue.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineers (cont'd)

10. A two (2) foot wide buffer lot, guardrail barrier and temporary turnaround shall be provided at the end of streets if the subdivision is developed in phases and at the end of the stub street.
11. Place an additional rear yard catch basin between lots 44 and 45 to meet the minimum spacing requirements per county drainage design standards.
12. Easements for storm sewers to rear yard catch basins along side lot lines shall be 20 feet in width (10 feet on each lot).
13. A drainage study and design calculations shall be submitted to the County Engineer prior to development of final plans. The study shall evaluate and address the following:
 - a. Storm water detention will be required to limit peak drainage discharges to existing natural undeveloped conditions. The allowable drainage outlet flow to the drainage outlet shall be determined. Allowable will be based on the contributing drainage areas in existing conditions, and, the capacity of the outlet.
 - b. The storm water detention areas shall be constructed on separate, non-buildable lots. Plat recitations and deed covenants will be required to address ownership and maintenance of detention areas, and to prohibit filling, alteration and obstruction of the areas.
 - c. The developer shall provide for detention area maintenance by the County under the ditch petition procedure. This will include storm sewers into and out of the detention area and the detention areas themselves, if dry ponds are used. If wet ponds are used the County will not agree to maintenance of the ponds by petition.
14. The northerly portion of the site is located within the F.E.M.A. designated 100 year flood plain for Heldman Ditch with a flood elevation of approximately 648.0 to 647.0. The flood elevation and riparian setback shall be indicated on the record plat with the stipulation that minimum first floor building grade be one foot above the flood elevation.
15. All development within the 100 year flood plain for Heldman Ditch will require a permit from the Lucas County Engineers Office. The limits of the 100 year flood plain shall be indicated on the site grading plan.

STAFF RECOMMENDATION (cont'd)

Lucas County Engineers (cont'd)

16. The plans shall include measures to control soil erosion and sedimentation and provide for storm water quality measures for the construction and post-construction activities. Such measures shall meet the requirements of the Ohio EPA, N.P.D.E.S. permit.
17. The street system and water lines must be constructed to the satisfaction of the Township Fire Chief and the Lucas County Building Regulations Department to accommodate emergency operations prior to the issuance of building permits.
18. Street lighting shall be provided in the subdivision using the lighting district petition process through the Township Trustees.
19. The Developer shall make arrangements with the Township for removal of mud and dirt from streets, shall contain construction debris on-site, and shall clean up any construction debris off-site.
20. Meadowside Drive is a paper street with dedicated right of way extending from Meadowchase Lane to Wind Breeze Lane. Buffer Lot A is shown incorrectly and is currently dedicated right of way. Per previous agreements between the developer, plan commission staff and county engineer staff and as noted on the final plat of The Village of Wingate Meadow Plat One, a sidewalk shall be constructed within the Meadowside Drive right of way from Meadowchase Lane to Wind Breeze Lane. The right of way should remain for the purpose of providing future road or utility improvements.
21. Lucas County records indicate an existing 8" storm sewer running east and west into Heldman Ditch near the north property line of the site. Such storm sewer drainage will need to be picked up with the subdivision drainage system.
22. The developer shall be responsible for the actual plan review and construction inspection time performed by the County Engineer's Office associated with the pavement and drainage improvements. The hours worked in the performance of these tasks will be periodically billed to the developer.

Lucas County Sanitary Engineer

23. The existing water main and the existing sanitary sewer shall be called out as W-1622-8" and S-876-8", respectively, on all pertinent sheets.

STAFF RECOMMENDATION (cont'd)

Lucas County Sanitary Engineer (cont'd)

24. Water main taps and services shall be installed at time of construction by City of Toledo – Division of Water and shall meet their standards and specifications. This shall be stated on the plans. The City of Toledo shall install these taps at the contractor's expense.
25. Sanitary sewer services shall be provided to all units within the development and shall meet LCSE standards and specifications. This shall be stated on the plans.
26. The Lucas County Sanitary Engineer's office shall receive an approved set of plans from the OEPA when they become available.
27. This site is subject to Lucas County water supply and sanitary sewer connection fees and shall be paid in full prior to issuance of permits.
28. This site is also subject to the review of the local fire department and the City of Toledo – Engineering Service.
29. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners.
30. Detailed plan and profile utility drawings shall be submitted and approved by the Lucas County Sanitary Engineer prior to any construction and shall meet their standards and specifications. The Lucas County Sanitary Engineer's office shall receive an approved set of plans from the OEPA.
31. This site is subject to Lucas County water supply and sanitary sewer connection fees and shall be paid in full prior to issuance of permits.
32. This site is also subject to the review of the local fire department and the City of Toledo – Engineering Service.
33. The developer shall enter into a private agreement with the Lucas County Board of County Commissioners.

Springfield Fire Department

No comments or objections

STAFF RECOMMENDATION (cont'd)

Lucas County Soil and Water Conservation District

34. Granby loam fine sand has a seasonally high water table. Drainage should be improved and an appropriate base material used to create a suitable environment for streets and roads. Granby loam fine sand and Tedrow fine sand both have a rating of “severe” for local roads and streets due to wetness and ponding.
35. Granby loamy fine sand and Tedrow fine sand have a rating of “severe” for dwellings with basements due to wetness and ponding. Drainage should be significantly improved if houses are to be built on basements.
36. Hydric soils are one of three indicators of wetland conditions. I recommend the Army Corps of Engineers be contacted in regards to regulations that may apply to this property. The Corps may be contacted at 419-898-3491.
37. A sediment setline pond will be required by the OEPA NPDES program if ten (10) or more acres are disturbed at one time or if flows will exceed the design capacity of traditional sediment barriers (i.e. silt fence, inlet protection). Refer to the *Rainwater and Land Development* manual on design guidelines for sediment basins or temporary modifications to permanent stormwater ponds. This is a minimum permit requirement
38. The OEPA NPDES program requires construction activities exceeding five (5) acres to implement post-construction controls that are incorporated into the permanent drainage system of the site. The control(s) chosen must be able to detain storm water runoff for the protection of stream channels, stream erosion control and improved water quality. Refer to the *Rainwater and Land Development* manual (water quality ponds) for design guidelines. The full permit may be found on the OEPA website. This is a minimum permit requirement.

Plan Commission

39. Stub streets should not be deferred, but installed or escrowed as part of the public improvements necessary before final plat approval is granted. Stub streets shall be installed to the edge of the property line.
40. All open space and storm detention areas shall be identified on the Final Plat with lot letters. The property tax liability for these areas shall be shared and assessed to each individual lot owner. A recitation stating that each lot owner will be assessed for an equal amount of the property taxes for these areas shall be placed on the Final Plat.

STAFF RECOMMENDATION (cont'd)

Plan Commission (cont'd)

41. A plat recitation and deed covenant shall provided that it is the duty of each lot owner, at their own expense, to keep and maintain the sidewalks adjacent to his lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold Lucas County and the Township harmless from any liability to any person for their neglect, failure or refusal in performing such duty.
42. The Preliminary Drawing shall be valid for a two (2) year period from the date of approval by the Lucas County Planning Commission.

PRELIMINARY DRAWING
SPRINGFIELD TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: S-4-13 (S-15-04)
DATE: April 24, 2013
TIME: 9:00 A.M.

JL/ks

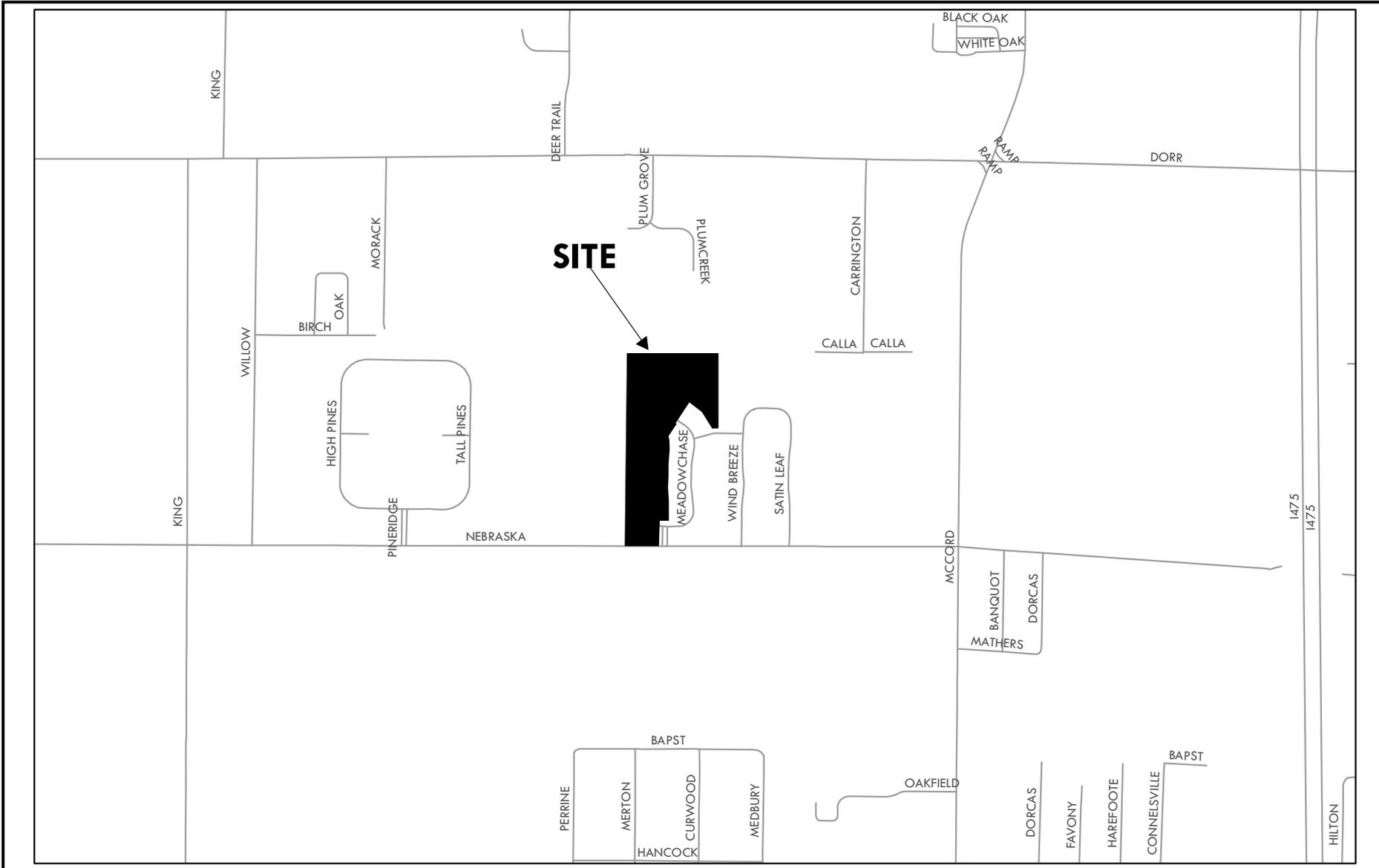
Six (6) sketches follow

GENERAL LOCATION

S-4-13 (S-15-04)
ID 122



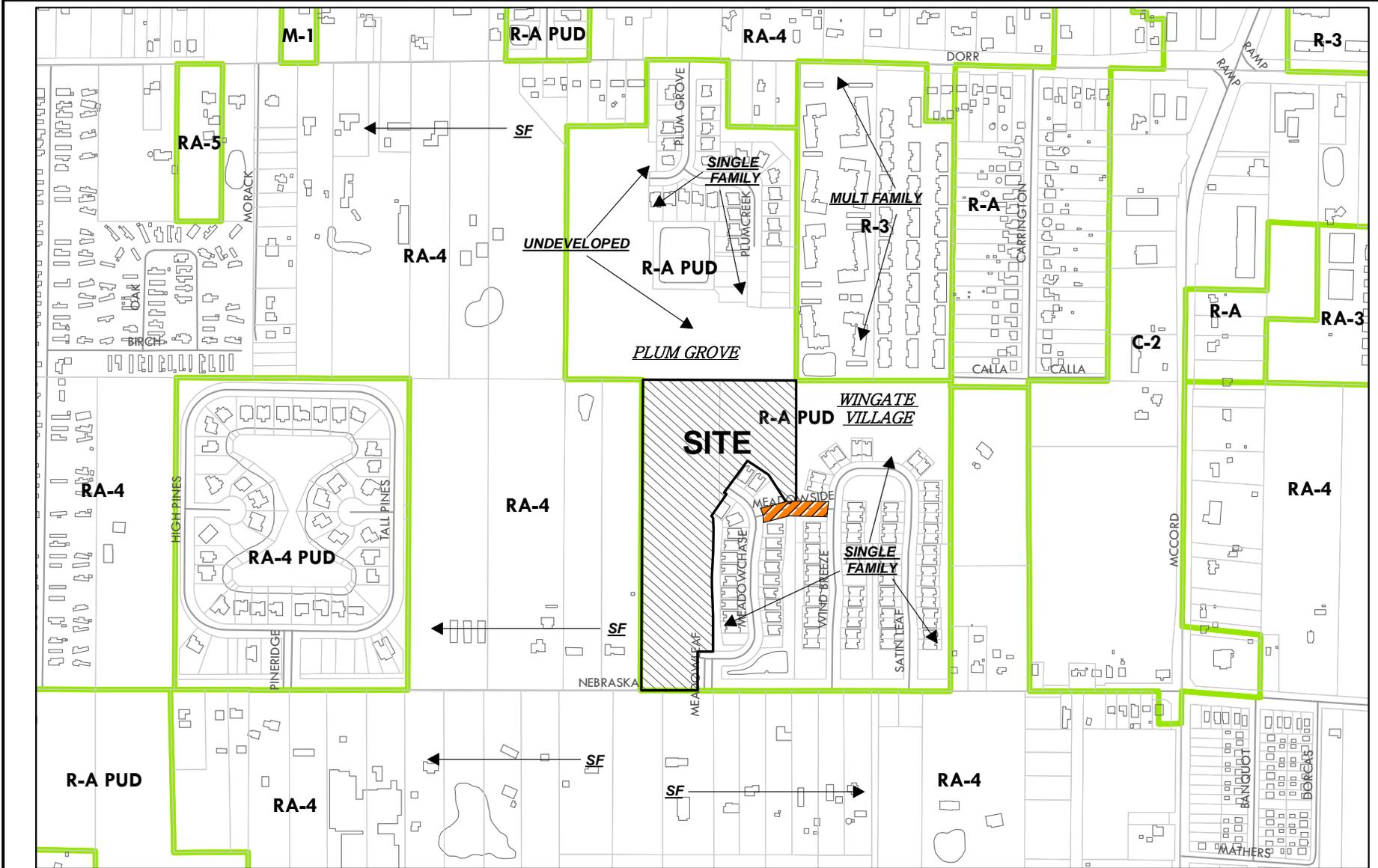
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ZONING & LAND USE

S-4-13 (S-15-04)
ID 122

 PAPER STREET

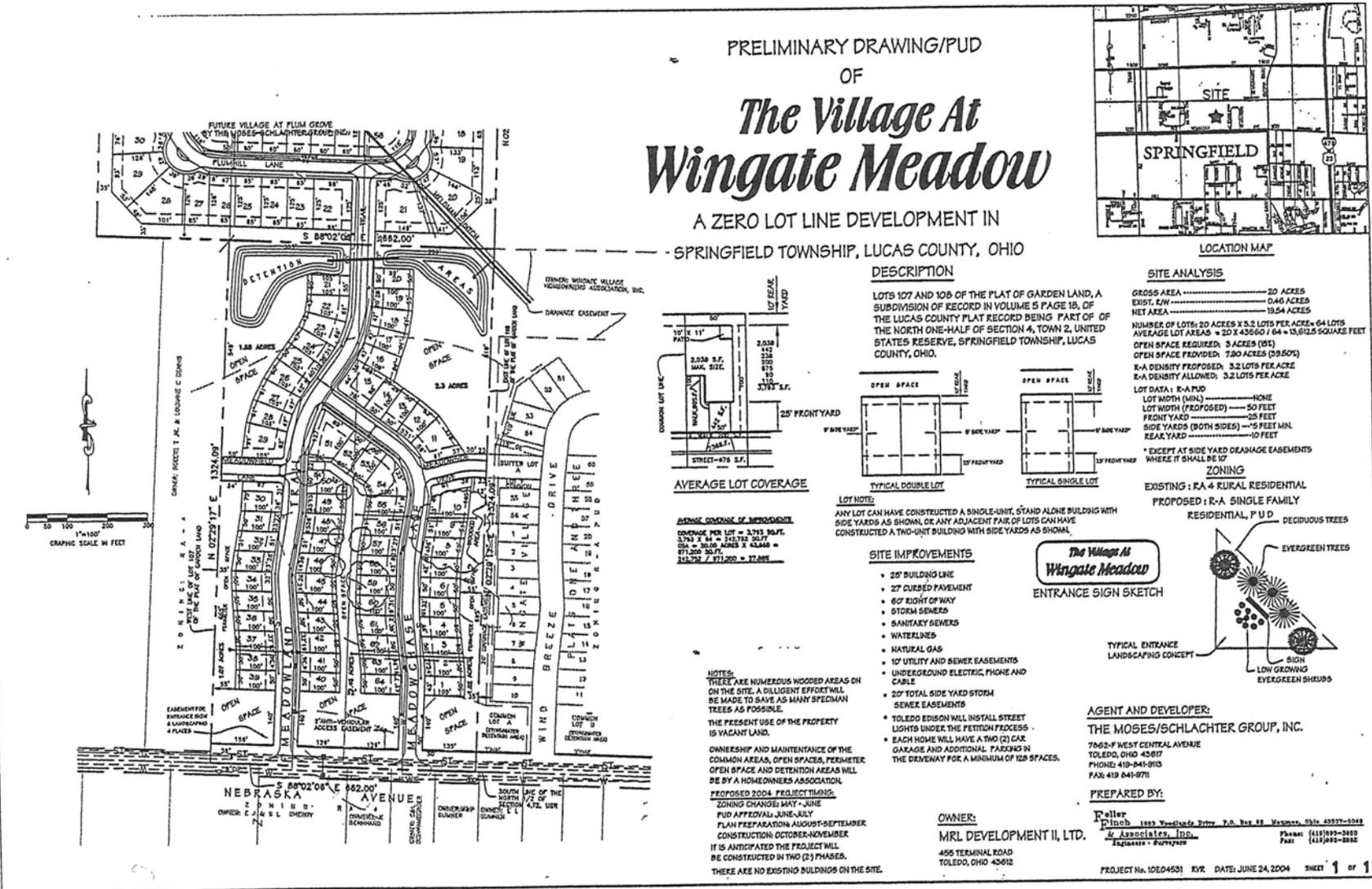


PREVIOUSLY APPROVED PRELIMINARY DRAWING

S-4-13 (S-15-04)
ID 122

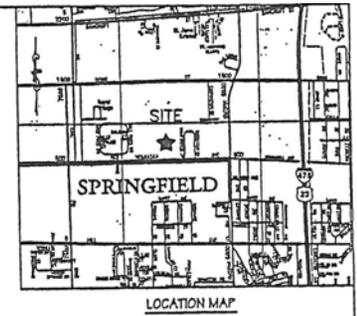


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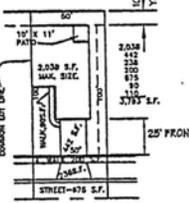
PRELIMINARY DRAWING/PUD OF *The Village At Wingate Meadow*

A ZERO LOT LINE DEVELOPMENT IN
- SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO



DESCRIPTION

LOTS 107 AND 108 OF THE PLAT OF GARDEN LAND, A SUBDIVISION OF RECORD IN VOLUME 5 PAGE 18, OF THE LUCAS COUNTY PLAT RECORD BEING PART OF THE NORTH ONE-HALF OF SECTION 4, TOWN 2, UNITED STATES RESERVE, SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO.

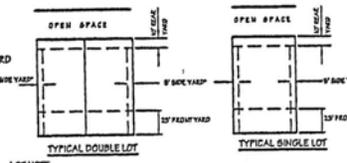


AVERAGE LOT COVERAGE

COVERAGE PER LOT = 3.783 SQFT.
3.783 x 84 = 317.872 SQFT
84 = 30.26 ACRES x 43488 = 37128 SQFT.
317.872 / 37128 = 0.856%

DESCRIPTION

LOTS 107 AND 108 OF THE PLAT OF GARDEN LAND, A SUBDIVISION OF RECORD IN VOLUME 5 PAGE 18, OF THE LUCAS COUNTY PLAT RECORD BEING PART OF THE NORTH ONE-HALF OF SECTION 4, TOWN 2, UNITED STATES RESERVE, SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO.



LOT NOTE:
ANY LOT CAN HAVE CONSTRUCTED A SINGLE-UNIT, STAND ALONE BUILDING WITH SIDE YARDS AS SHOWN, OR ANY ADJACENT PAIR OF LOTS CAN HAVE CONSTRUCTED A TWO-UNIT BUILDING WITH SIDE YARDS AS SHOWN.

SITE IMPROVEMENTS

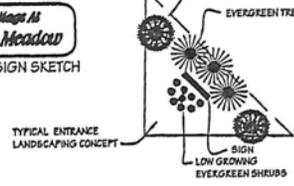
- 20' BUILDING LINE
- 27' CURBED PAVEMENT
- 60' RIGHT OF WAY
- STORM SEWERS
- SANITARY SEWERS
- WATERLINES
- NATURAL GAS
- 10' UTILITY AND SEWER EASEMENTS
- UNDERGROUND ELECTRIC, PHONE AND CABLE
- 20' TOTAL SIDE YARD STORM SEWER EASEMENTS
- TOLEDO EDISON WILL INSTALL STREET LIGHTS UNDER THE PETITION PROCESS
- EACH HOME WILL HAVE A TWO (2) CAR GARAGE AND ADDITIONAL PARKING IN THE DRIVEWAY FOR A MINIMUM OF 125 SPACES.

SITE ANALYSIS

GROSS AREA 20 ACRES
EXIST. R/W 0.46 ACRES
NET AREA 19.54 ACRES
NUMBER OF LOTS: 20 ACRES x 3.2 LOTS PER ACRE = 64 LOTS
AVERAGE LOT AREA = 20 x 43680 / 64 = 13,025 SQUARE FEET
OPEN SPACE REQUIRED: 3 ACRES (85)
OPEN SPACE PROVIDED: 7.80 ACRES (39.50%)
R-A DENSITY PROPOSED: 3.2 LOTS PER ACRE
R-A DENSITY ALLOWED: 3.2 LOTS PER ACRE
LOT DATA: R-A PUD NONE
LOT WIDTH (MIN) 50 FEET
LOT WIDTH (PROPOSED) 50 FEET
FRONT YARD 25 FEET
SIDE YARDS (BOTH SIDES) 5 FEET MIN.
REAR YARD 10 FEET
* EXCEPT AT SIDE YARD DRAINAGE EASEMENTS WHERE IT SHALL BE 10'

ZONING

EXISTING: RA-4 RURAL RESIDENTIAL
PROPOSED: R-A SINGLE FAMILY RESIDENTIAL, PUD



NOTES:
THERE ARE NUMEROUS WOODED AREAS ON THE SITE. A DILIGENT EFFORT WILL BE MADE TO SAVE AS MANY SPECIEM TREES AS POSSIBLE.
THE PRESENT USE OF THE PROPERTY IS VACANT LAND.
OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS, OPEN SPACES, PERMETER OPEN SPACE AND DETENTION AREAS WILL BE BY A HOMEOWNERS ASSOCIATION.
PROPOSED 2004 PROJECT TIMING:
ZONING CHANGES MAY - JUNE
PUD APPROVAL JUNE-JULY
PLAN PREPARATION AUGUST-SEPTEMBER
CONSTRUCTION: OCTOBER-NOVEMBER
IT IS ANTICIPATED THE PROJECT WILL BE CONSTRUCTED IN TWO (2) PHASES.
THERE ARE NO EXISTING BUILDINGS ON THE SITE.

OWNER:
MRL DEVELOPMENT II, LTD.
455 TERMINAL ROAD
TOLEDO, OHIO 43612

AGENT AND DEVELOPER:
THE MOSES/SCHLACHTER GROUP, INC.
7662-F WEST CENTRAL AVENUE
TOLEDO, OHIO 43617
PHONE: 419-841-9113
FAX: 419-841-9171

PREPARED BY:
Feller
Ploch
& Associates, L.P.C.
1932 Woodlands Drive, P.O. Box 21, Mansfield, Ohio 44907-0048
Phone: (419) 899-3800
Fax: (419) 899-3832
PROJECT No. 10E44531 RVR DATE: JUNE 24, 2004 SHEET 1 of 1

REVISED PRELIMINARY DRAWING

S-4-13 (S-15-04)
ID 122



1 - 14



PRELIMINARY DRAWING / PUD - AMENDED
OF
The Village At Wingate Meadow
A ZERO LOT LINE DEVELOPMENT IN
SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO



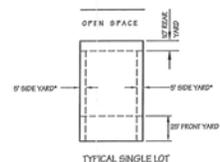
LOCATION MAP



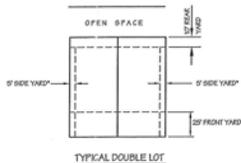
AVERAGE LOT COVERAGE

AVERAGE COVERAGE OF IMPROVEMENTS

COVERED PER LOT = 3,793 SQ. FT.
3,793 / 64 = 59.265625
GSA = 13,000 ACRES X 43,560 = 566,280,000 SQ. FT.
242,732 / 566,280,000 = 0.000427



TYPICAL SINGLE LOT



TYPICAL DOUBLE LOT

DESCRIPTION

LOTS 107 AND 108 OF THE PLAT OF GARDEN LAND, A SUBDIVISION OF RECORD IN VOLUME 5 PAGE 18, OF THE LUCAS COUNTY PLAT RECORD BEING PART OF THE NORTH ONE-HALF OF SECTION 4, TOWN 2, UNITED STATES RESERVE, SPRINGFIELD TOWNSHIP, LUCAS COUNTY, OHIO.

SITE ANALYSIS - UNDEVELOPED AREA

GROSS AREA	20.0 ACRES
EXIST. RAW AREA	0.46 ACRES
NET AREA	19.54 ACRES
NUMBER OF LOTS	64
OPEN SPACE REQUIRED	3.0 ACRES (15%)
OPEN SPACE PROVIDED	6.87 ACRES (34.4%)
DENSITY ALLOWED R-A = 64 / 20.0 = 3.2 LOTS PER ACRE	
DENSITY PROPOSED R-A = 64 / 20.0 = 3.2 LOTS PER ACRE	
AVERAGE LOT SIZE PROPOSED R-A = (20.0 x 43560) / 64 = 13,000 SQ. FT. PER LOT	

LOT DATA: R-A PUD

LOT WIDTH (MIN)	NONE
LOT WIDTH (PROPOSED)	50 FEET
FRONT YARD	25 FEET
SIDE YARDS (BOTH SIDES)	9 FEET MIN.
REAR YARD	25 FEET

*EXCEPT AT SIDE YARD DRAINAGE EASEMENTS WHERE IT SHALL BE 10'

PLAT ONE LOTS 1 - 25 = 25 LOTS
*PLAT ONE IS DEVELOPED.

NOTES:

THERE ARE NUMEROUS WOODED AREAS ON THE SITE. A DILIGENT EFFORT WILL BE MADE TO SAVE AS MANY SPECIMEN TREES AS POSSIBLE.

THE PRESENT USE OF THE DEVELOPED PROPERTY IS SINGLE FAMILY RESIDENTIAL. THE PRESENT USE OF THE UNDEVELOPED PROPERTY IS VACANT LAND.

OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS, OPEN SPACES, PERIMETER OPEN SPACE AND DETENTION AREAS WILL BE BY A HOMEOWNERS ASSOCIATION.

SITE IMPROVEMENTS

- 25' BUILDING LINE
- 27' CURBED PAVEMENT
- 60' RIGHT OF WAY
- STORM SEWERS
- SANITARY SEWERS
- WATERLINES
- NATURAL GAS
- 10' UTILITY AND SEWER EASEMENTS
- UNDERGROUND ELECTRIC, PHONE AND CABLE
- 20' TOTAL SIDE YARD STORM SEWER EASEMENTS
- STREET LIGHTS
- EACH HOME WILL HAVE A TWO (2) CAR GARAGE AND ADDITIONAL PARKING IN THE DRIVEWAY FOR A MINIMUM OF 125 SPACES.

LOT NOTE:

ANY LOT CAN HAVE CONSTRUCTED A SINGLE-UNIT, STAND ALONE BUILDING WITH SIDE YARDS AS SHOWN, OR ANY ADJACENT PART OF LOTS CAN HAVE CONSTRUCTED A TWO-UNIT BUILDING WITH SIDE YARDS AS SHOWN.

ZONING

EXISTING : R-A SINGLE FAMILY RESIDENTIAL, PUD
PROPOSED : R-A SINGLE FAMILY RESIDENTIAL, PUD - AMENDED

DEVELOPED BY:

DLB DEVELOPMENT, LLC
707 WAREHOUSE ROAD
TOLEDO, OHIO 43620
PHONE: 419-724-3666

PREPARED BY:

Peller Finch & Associates, Inc.
1823 Woodlands Drive, P.O. Box 68, Maumee, Ohio 43537-0068
Phone: (419) 893-3800
Fax: (419) 893-3800

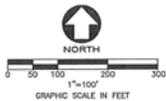


EXHIBIT 'A'

S-4-13
(S-15-04)
ID 122



Trustees
Andrew Glenn (419) 867-0134
Robert Bethel (419) 867-9975
Marylin Yoder (419) 865-5115

Fiscal Officer
Paul M. Hoag (419) 865-0239 x17
Administrator
Leslie Kohli (419) 865-0239 x16

March 5, 2013

Dear Mr. Bollin:

Thank you for applying for a PUD Amendment for alterations at Plum Grove (7105 Door Street) and Wingate Meadows (7050 & 7100 Nebraska Avenue). As you know, the Springfield Township Board of Trustees considered this request at their March 4, 2013 meeting. The Trustees recommended that this request be approved as submitted with the following conditions:

1. A pedestrian/bike bridge and paths be constructed. Plans shall be submitted for this and shall be approved by the Zoning Inspector and Board of Township Trustees.
2. Stub Streets shall be constructed on the west side of Plum Grove and on the West side of Wingate Meadows to connect to future development to the West. These streets shall be constructed at the same time adjacent subdivision streets are constructed.
3. The proposed connection between Wingate Meadows and Wingate Village is waived as the time frame for construction of such connection has expired.

The Trustees have further indicated that they would like to have the proposed plans submitted as soon as possible so that they can be considered at the April 1, 2013 Board of Township Trustees meeting. Construction of this proposed bridge shall occur in a timely manner. The Trustees have requested a performance bond be submitted to the Township for the projected cost to construct the bridge + 10% to cover increased costs and overages. In addition, the bridge and associated pathways be constructed at the same time or before the adjacent subdivision roads are constructed. If there are any questions, please feel free to call me at 419-865-0239 x. 119.

Thanks,

Jacob T. Barnes
Zoning Inspector

EXHIBIT 'B'

**S-4-13
(S-15-04)
ID 122**

October 5, 2005

Mr. Doug Parrish
Lucas County Engineer's Office
One Government Center, Suite 870
Toledo, OH 43604-2258

RE: Wingate Meadow
Project No. 10E04531

Dear Mr. Parrish:

We agree to install a walkway from Meadowchase Lane in Wingate Meadows to Wind Breeze Drive in Wingate Village.

Please contact us at your earliest convenience should you have any questions.

Sincerely,

EAGLE CREEK BUILDERS



Dan Bollin
President

P:\Wordprocessing\Project\10E04531\10E04531\21.004

GENERAL INFORMATION

Subject

- Request - Final Plat for NORTHWOODS Plat 4
- Location - North of Sylvania Avenue, east of Holland Sylvania Road, Sylvania Township
- Applicant - McGowan Northwoods LTD
4343 Mockingbird Road
Toledo, OH 43623
- Engineer - Feller, Finch and Associates
1683 Woodlands Drive
Maumee, OH 43537

Site Description

- Zoning - R-1 Residential
- Area - ± 8 Acres
- Frontage - ± 100 Feet along Holland Sylvania Avenue
- Existing Use - Undeveloped
- Proposed Use - Single-Family Residential, Medium Density

Area Description

- North - Single-Family Residential, Medium Density / A-4 Rural Residential
- South - Single Family Residential, Medium Density / R-1 Residential
- East - Single-Family Residential, Medium Density / R-1
- West - Rural Residential / A-4 Rural Residential

Parcel History

- T-9-13 - Lot split for .5 acres. Administratively approved 02/22/13.

GENERAL INFORMATION (cont'd)

Parcel History (cont'd)

- S-3-03 - Preliminary Drawing for NORTHWOODS. Staff recommended approval subject to conditions 02/26/03. Plan Commission deferred 30 days. Developer met with neighbors. Plan Commission approved partial preliminary drawing 03/26/03. Plan Commission approved remaining preliminary drawing 04/23/03. Plan Commission approved NORTHWOODS Plat One, the VILLAS AT NORTHWOODS, THE TRADITION AT NORTHWOODS. Plan Commission approved deletion of sidewalk along lots 21 through 28 05/26/04.
- Z20-C833 - Zone change from A-4 Rural Residential to R-1 Residential and residential PUD. Plan Commission recommended approval 03/26/03. Trustees approved 05/15/03. Revised plan for PUD portion submitted. Plan Commission recommended approval 05/28/03. Trustees approved 08/17/03.

Applicable Plans and Regulations

- Sylvania Township Zoning Resolution
- Sylvania Township Land Use Plan 2007
- Lucas County Subdivision Rules and Regulations
- Lucas County Land Use Policy Plan (within the “expansion zone”)

Project Description

- Number of Lots - 18
- Maximum Density - 38
- Average Lot Size - 90 ft. wide, 150 ft. deep
- Roadway - 60 ft. public right-of-way, 10 ft. utility and 15 ft. sewer easements
- Open Space - 10 ft. perimeter buffer lot on north and west boundary
- Public Utilities - Sanitary sewer, water lines and storm sewer

STAFF ANALYSIS

The request is a final plat drawing for the remaining 8 acres of the NORTHWOODS subdivision. It is included as an agenda item because the developer would like to reduce the northern buffer lot shown on the preliminary drawing from 40 feet to 10 feet. A buffer is not a requirement of the Lucas County Subdivision Rule and Regulations. However, our records indicate that discussion of the buffer lot and a possible agreement between the developer and residents of the WOODS OF MIAKONDA subdivision to the north were part of the deliberations when the preliminary drawing was approved in 2003. Reviewing the final plat as an agenda item will give the residents of the WOODS OF MIAKONDA an opportunity to provide input regarding the proposed change, although any agreement that may exist between the developer and the homeowners would not be enforceable by the Lucas County Planning Commission.

The final plat also increases lot sizes by reducing the total number of lots and reconfigures the subdivision layout to provide a new stub street, Sandhill Court, to the northwest. The stub street incorporates property acquired after the original approval for NORTHWOODS was granted in 2003. The subdivision of land along Sandhill Court was not included in the original approval for the NORTHWOODS subdivision. A preliminary drawing for any proposed subdivision along Sandhill Court will need to be submitted to our office for review and approval at a future date.

STAFF RECOMMENDATION

The staff recommends that the Lucas County Planning Commission approve the final plat for NORTHWOODS Plat Four, located north of north of Sylvania Avenue, east of Holland Sylvania Avenue. The plat complies with all applicable subdivision regulations. All final clearances have been received.

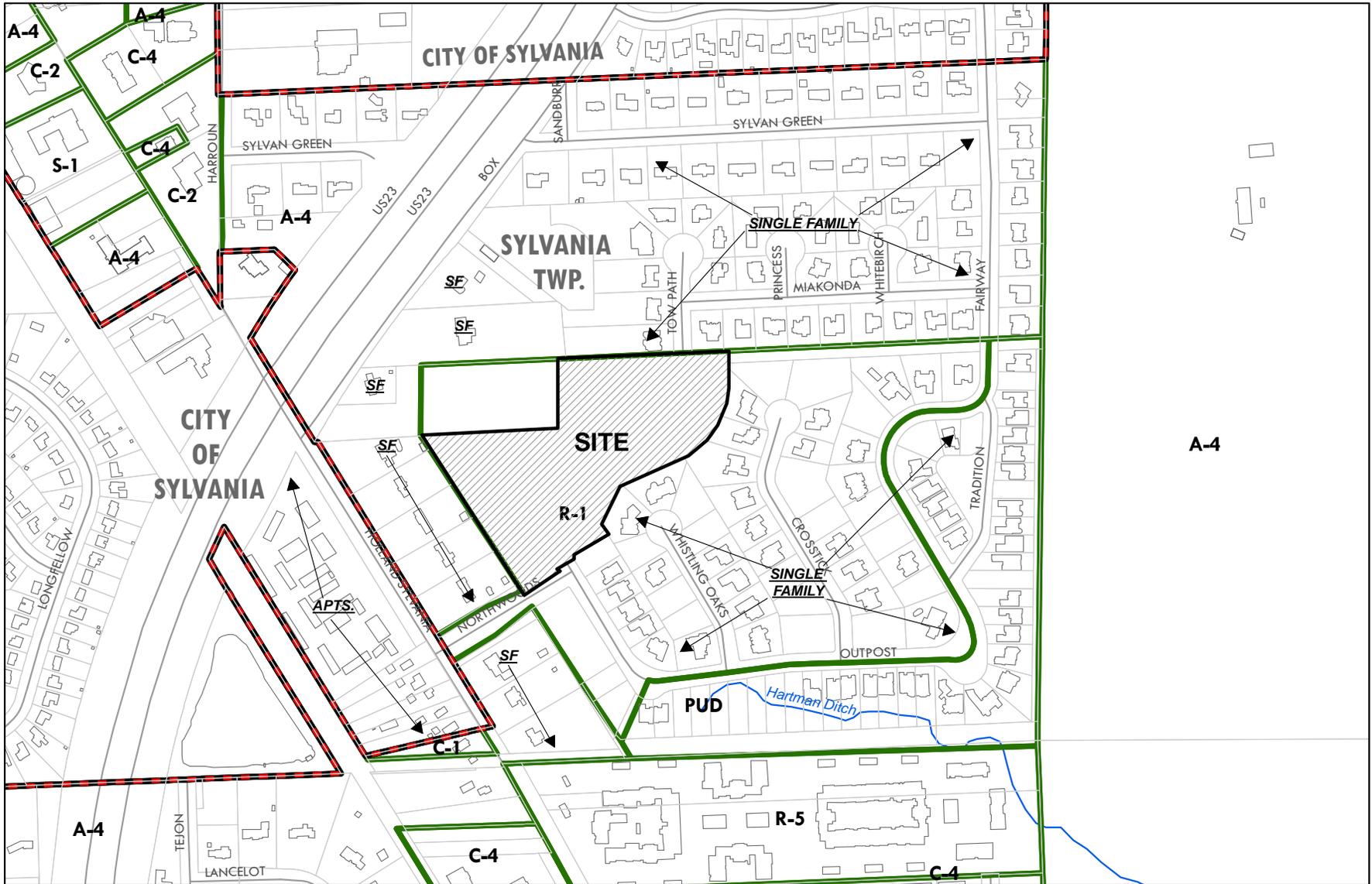
FINAL PLAT
SYLVANIA TOWNSHIP
LUCAS COUNTY PLANNING COMMISSION
REF: S-7-13 (S-3-03)
DATE: April 24, 2013
TIME: 9:00 A.M.

JL/ks

Four (4) sketches follow

ZONING & LAND USE

S-7-13 (S-3-03)
ID 110



APPROVED PRELIMINARY DRAWING

S-7-13 (S-3-03)
ID 110



Northwoods

SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

DENSITY CALCULATIONS				
ZONING	USE	AREA (AC)	No. LOTS PROPOSED	LOTS/AC.
K-1	NORTHWOODS PLAT ONE	37.20±	60	1.60
PUD	THE TRADITION	9.86±	28	5.16
PUD	PLAT TWO	5.04±	10	5.17
TOTALS		51.1±	112	



LOCATION MAP



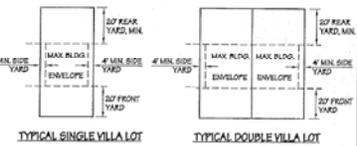
The Tradition

DESCRIPTION

PART OF THE S 1/2 OF THE NE 1/4 OF SECTION 15, TOWN 9 SOUTH, RANGE 6 EAST IN SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

SITE ANALYSIS

- NUMBER OF LOTS = 112
- 30' BUILDING LINE (20' PUD)
- 25' CURBED PAVEMENT DUB
- 60' RIGHT OF WAY, 50' R/W (THE TRADITION)
- STORM SEWERS
- SANITARY SEWERS
- WATERLINES
- NATURAL GAS
- 10' UTILITY AND SEWER EASEMENTS
- UNDERGROUND ELECTRIC, PHONE AND CABLE



EXISTING ZONING: A-4
PROPOSED ZONING: R-1 & PUD
ACREAGE: 51.1±

OPEN SPACE:
THE TRADITION = 0.92± AC. / 9.86± AC. = 10.4%
PLAT TWO = 0.75± AC. / 5.04± AC. = 14.8%

OWNER / DEVELOPER:
McGOWAN NORTHWOODS, LTD.
4343 MOCKINGBIRD ROAD
TOLEDO, OHIO 43623

PREPARED BY:
Peller Finch & Associates, Inc.
1683 Woodlands Drive P.O. Box 68 Maumee, Ohio 43507-0068
Phone: (419) 294-2600
Fax: (419) 294-2602
Date: May 7, 2003



FINAL PLAT

S-7-13 (S-3-03)
ID 110

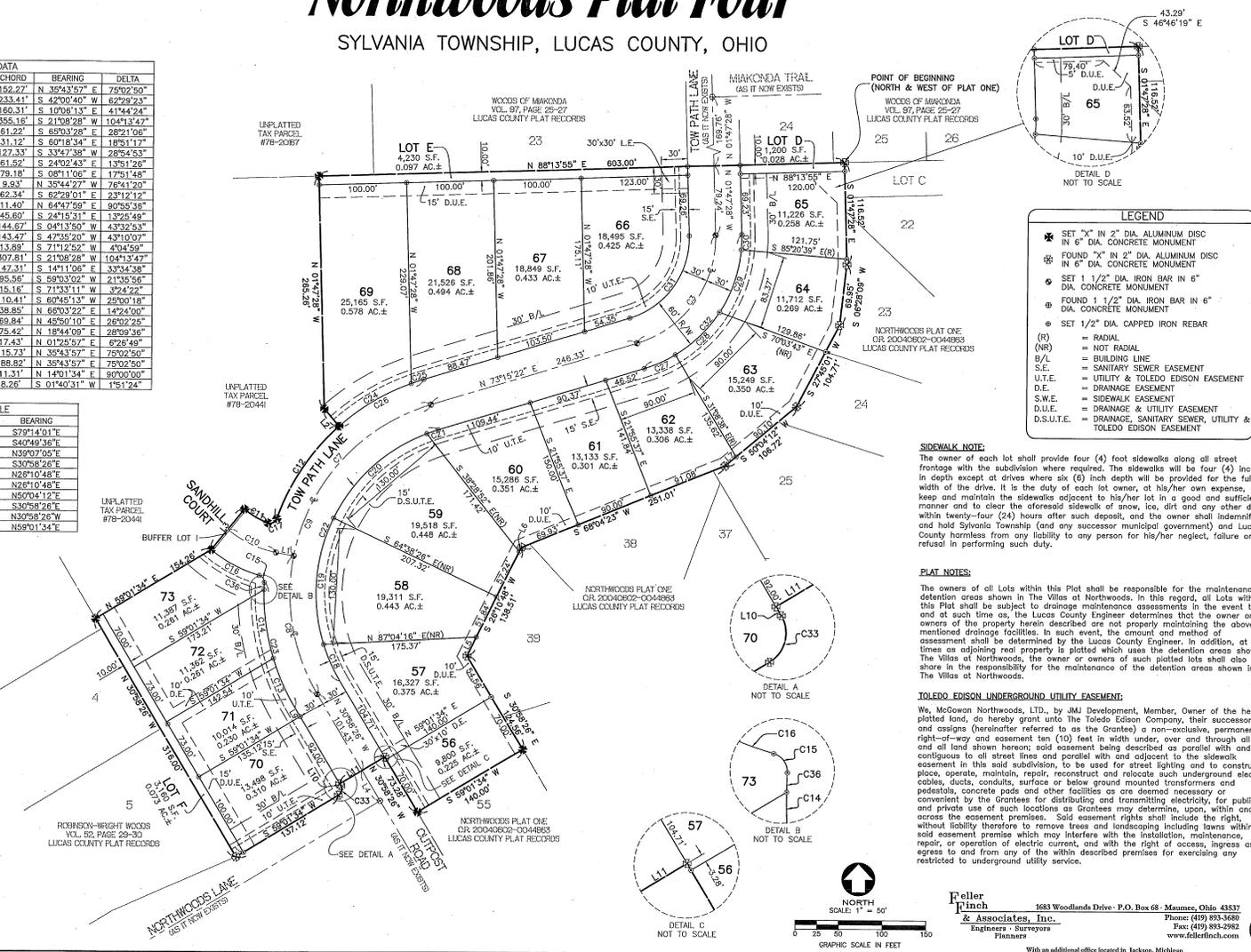


Northwoods Plat Four

SYLVANIA TOWNSHIP, LUCAS COUNTY, OHIO

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C3	125.00'	163.73'	98.00'	152.27'	N 35°43'57" E	75°02'50"
C7	225.00'	245.40'	136.51'	233.41'	S 42°00'40" W	62°29'23"
C8	225.00'	163.91'	85.78'	160.31'	S 10°08'13" E	41°44'24"
C9	225.00'	409.31'	299.18'	355.16'	S 21°08'28" W	104°13'47"
C10	125.00'	61.85'	31.57'	61.22'	S 69°03'28" E	28°21'08"
C11	85.00'	31.26'	15.77'	31.12'	S 60°18'34" E	18°51'17"
C12	255.00'	128.69'	65.74'	127.33'	S 33°47'38" W	28°54'53"
C13	255.00'	61.67'	30.95'	61.57'	S 24°02'43" E	13°51'28"
C14	255.00'	79.50'	40.08'	79.16'	S 08°11'06" E	17°51'48"
C15	8.00'	10.71'	6.33'	9.93'	N 35°44'27" W	76°41'20"
C16	155.00'	62.77'	31.82'	62.34'	S 62°29'01" E	23°12'12"
C17	8.00'	12.70'	8.13'	11.40'	N 64°47'59" E	96°58'36"
C18	195.00'	45.21'	22.96'	45.60'	S 24°15'31" E	13°25'40"
C19	195.00'	148.21'	77.89'	144.67'	S 04°13'50" W	43°32'53"
C20	195.00'	148.92'	77.14'	143.47'	S 47°33'20" W	43°10'07"
C21	195.00'	13.80'	6.95'	13.80'	S 71°2'52" W	4°04'59"
C22	195.00'	384.73'	250.62'	307.81'	S 21°08'28" W	104°13'47"
C23	255.00'	149.44'	78.93'	147.31'	S 14°11'08" E	33°34'38"
C24	255.00'	98.13'	49.64'	95.56'	S 59°03'02" E	21°36'56"
C25	255.00'	15.16'	7.58'	15.16'	S 71°33'11" W	3°24'22"
C26	255.00'	111.29'	56.54'	110.41'	S 60°45'13" W	25°00'18"
C27	155.00'	38.96'	19.58'	38.85'	N 66°03'22" E	14°24'00"
C28	155.00'	70.45'	35.84'	69.84'	N 45°50'10" E	26°02'25"
C29	155.00'	70.48'	35.86'	70.42'	N 18°44'09" E	28°09'36"
C30	155.00'	17.44'	8.73'	17.43'	N 01°25'57" E	6°26'49"
C31	95.00'	124.43'	72.96'	115.73'	N 35°43'57" E	75°02'50"
C32	155.00'	203.02'	119.04'	188.82'	N 35°43'57" E	75°02'50"
C33	8.00'	12.57'	8.00'	11.31'	N 49°13'44" E	30°00'00"
C36	255.00'	8.26'	4.13'	8.26'	S 01°30'31" W	1°51'24"

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.71'	S79°41'07" E
L2	28.28'	S40°49'36" E
L3	60.00'	N39°07'05" E
L4	40.50'	S37°08'26" E
L5	23.94'	N81°04'28" E
L6	8.50'	N81°04'28" E
L7	18.62'	N50°04'12" E
L9	11.93'	S37°08'26" E
L10	2.50'	N32°05'27" W
L11	60.00'	N59°01'34" E

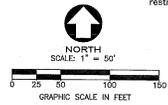


LEGEND	
	SET "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT
	FOUND "X" IN 2" DIA. ALUMINUM DISC IN 6" DIA. CONCRETE MONUMENT
	SET 1 1/2" DIA. IRON BAR IN 6" DIA. CONCRETE MONUMENT
	SET 1 1/2" DIA. CAPPED IRON REBAR
(R)	= RADIAL
(NR)	= NOT RADIAL
B/L	= BUILDING LINE
S.E.	= SANITARY SEWER EASEMENT
U.T.E.	= UTILITY & TOLEDO EDISON EASEMENT
D.E.	= DRAINAGE EASEMENT
S.W.E.	= SIDEWALK EASEMENT
D.U.E.	= DRAINAGE & UTILITY EASEMENT
D.S.U.T.E.	= DRAINAGE, SANITARY SEWER, UTILITY & TOLEDO EDISON EASEMENT

SIDEWALK NOTE:
The owner of each lot shall provide four (4) foot sidewalks along all street frontage with the subdivision where required. The sidewalks will be four (4) inches in depth except at drives where six (6) inch depth will be provided for the full width of the drive. It is the duty of each lot owner, at his/her own expense, to keep and maintain the sidewalks adjacent to his/her lot in a good and sufficient manner and to clear the aforesaid sidewalk of snow, ice, dirt and any other debris within twenty-four (24) hours after such deposit, and the owner shall indemnify and hold Sylvania Township (and any successor municipal government) and Lucas County harmless from any liability to any person for his/her neglect, failure or refusal in performing such duty.

PLAT NOTES:
The owners of all Lots within this Plat shall be responsible for the maintenance of detention areas shown in The Villas at Northwoods. In this regard, all Lots within this Plat shall be subject to drainage maintenance assessments in the event that, and at such time as, the Lucas County Engineer determines that the owner or owners of the property herein described are not properly maintaining the above mentioned drainage facilities. In such event, the amount and method of assessment shall be determined by the Lucas County Engineer. In addition, at such times as adjoining real property is platted which uses the detention areas shown in The Villas at Northwoods, the owner or owners of such platted lots shall also share in the responsibility for the maintenance of the detention areas shown in The Villas at Northwoods.

TOLEDO EDISON UNDERGROUND UTILITY EASEMENT:
We, McGowan Northwoods, LTD., by JMJ Development, Member, Owner of the hereon platted land, do hereby grant unto The Toledo Edison Company, their successors and assigns (hereinafter referred to as the Grantee) a non-exclusive, permanent right-of-way and easement ten (10) feet in width under, over and along all lots and all land shown hereon; said easement being described as parallel with and contiguous to all street lines and parallel with and adjacent to the sidewalk easement in this subdivision, to be used for street lighting and to construct, place, operate, maintain, repair, reconstruct and relocate such underground electric cables, ducts, conduits, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as are deemed necessary or convenient by the Grantee for distributing and transmitting electricity, for public and private use of such locations as Grantee may determine, upon, within and across the easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping including trees within said easement premises which may interfere with the installation, maintenance, repair, or operation of electric current, and with the right of access, ingress and egress to and from any of the within described premises for exercising any restricted to underground utility service.



Feller Finch & Associates, Inc.
1683 Woodlands Drive - P.O. Box 68 - Maumee, Ohio 43537
Phone (419) 893-3680
Fax (419) 893-3982
www.fellerfinch.com

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STAFF REPORT CONDITIONS OF APPROVAL – AGENCY SOURCE IDENTIFICATION

Recommendations for conditions of approval often originate from agencies that have reviewed plans and proposals under consideration by the Plan Commission. To indicate which agency requested which condition of approval, that agency's name is placed at the end of the condition in parenthesis. Agency names are listed below:

TOLEDO-LUCAS COUNTY
PLAN COMMISSIONS
ONE GOVERNMENT CENTER
SUITE 1620
TOLEDO, OH 43604
419-245-1200

FIRE PREVENTION
c/o BUILDING INSPECTION
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

TOLEDO EDISON COMPANY
CHRISTINE CUNNINGHAM
ENGINEERING SERVICES
6099 ANGOLA RD.
HOLLAND, OH 43528
419-249-5440

DIVISION OF WATER DISTRIBUTION
401 S. ERIE STREET
TOLEDO, OH 43604
419-936-2826

DIVISION OF FORESTRY
COMMISSIONER
2201 OTTAWA PARKWAY
TOLEDO, OH 43606
419-936-2326

UNITED STATES POST OFFICE
POSTMASTER
435 S. ST. CLAIR STREET
TOLEDO, OH 43601
419-245-6802

DIVISION OF WATER
RECLAMATION
COMMISSIONER
3900 N. SUMMIT STREET
TOLEDO, OH 43611
419-727-2602-

DIVISION OF INSPECTION
COMMISSIONER
ONE GOVERNMENT CENTER
SUITE 1600
TOLEDO, OH 43604
419-245-1220

LUCAS SOIL AND
CONSERVATION DISTRICT
JEFF GRABARKIEWICZ
138 W. DUDLEY
MAUMEE, OH 43537
419-893-1966

DIVISION OF TRANSPORTATION
COMMISSIONER
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1300

DIVISION OF
ENGINEERING SERVICES
COMMISSIONER
ONE LAKE ERIE CENTER
600 JEFFERSON AVENUE, STE 300
TOLEDO, OH 43604
419-245-1315

LUCAS COUNTY ENGINEER
KEITH EARLEY
ONE GOVERNMENT CENTER
SUITE 870
TOLEDO, OH 43604
419-213-4540

SERVICE DEPARTMENT
EDWARD MOORE, DIRECTOR
110 N. WESTWOOD
TOLEDO, OH 43607
419-245-1835

COLUMBIA GAS COMPANY
TONY BUCKLEY
FIELD ENGINEER TECHNICIAN
3222 W. CENTRAL AVE.
TOLEDO, OH 43606
419-539-6063

LUCAS COUNTY
SANITARY ENGINEER
JIM SHAW
1111 S. McCORD ROAD
HOLLAND, OH 43528
419-213-2926

TOLEDO-LUCAS COUNTY
HEALTH DEPT.
LANA GLORE, ENV. HEALTH SERV.
635 N. ERIE STREET ROOM 352
TOLEDO, OH 43604
419-213-5446

A T & T
ATTN: DESIGN MANAGER
130 N. ERIE, ROOM 714
TOLEDO, OH 43624
419-245-7000

BUCKEYE CABLESYSTEM, INC.
GARY KASUBSKI
4818 ANGOLA ROAD
TOLEDO, OH 43615
419-724-3821

VERIZON
BRAD SNYDER
300 W. GYPSY LANE
BOWLING GREEN, OH 43402
1-419-354-9452

WATERVILLE GAS
JAMIE BLACK
PO BOX 259
WATERVILLE, OH 43566
419-878-4972

OHIO GAS
MIKE CREAGER
P.O. BOX 528
BRYAN, OH 43506-0528
419-636-1117

TIME WARNER
RAY MAURER
3760 INTERCHANGE ROAD
COLUMBUS, OH 43204
614-481-5262

EMBARQ
117 EAST CLINTON STREET
NAPOLEON, OH 43545
419-599-4030

