

# RECORD OF ORDINANCES

Ordinance No. 09-63-2024

Passed 9-3, 2024

**AN ORDINANCE TO ACCEPT THE PLAT OF RIVER RIDGE, SECTION ONE, FINAL PLAT.**

**WHEREAS**, a plat of River Ridge, Section One, Final Plat, situated in the City of Circleville, Township of Yamarick, County of Pickaway, State of Ohio and being a part of Section 7, Township 11, Range 21, containing 10.902 acres in lots, 8.160 acres in reserve area, and 5.194 acres in right-of-way, being all of the remainder of the original 24.256 acre tract described in official record volume 806, page 3726 in Pickaway County Recorder's Office and has been approved by the Circleville Planning & Zoning Commission on Wednesday, August 7, 2024 and submitted to Council for their consideration;

**NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CIRCLEVILLE, STATE OF OHIO AS FOLLOWS:**

**SECTION I.** That the plat of River Ridge, Section One, Final Plat, is hereby accepted and, subject to this plat being properly recorded, the road right-of-way dedicated thereon, and the easements granted thereon are accepted for the City of Circleville.

**SECTION II.** Upon the posting of a bond satisfactory to the Director of Public Service guaranteeing the construction of the infrastructure within the right of way dedicated on this plat or upon the completion of the construction of said infrastructure, the Clerk of Council is authorized and directed to endorse upon the original of said plat, the approval of this Council.

**SECTION III.** That this ordinance shall take effect from and after the earliest period allowed by law.

PASSED: 9-3-2024  
DATE

Bruce Q. Kelly  
PRESIDENT OF COUNCIL

ATTEST: Melvin J. ...  
CLERK OF COUNCIL

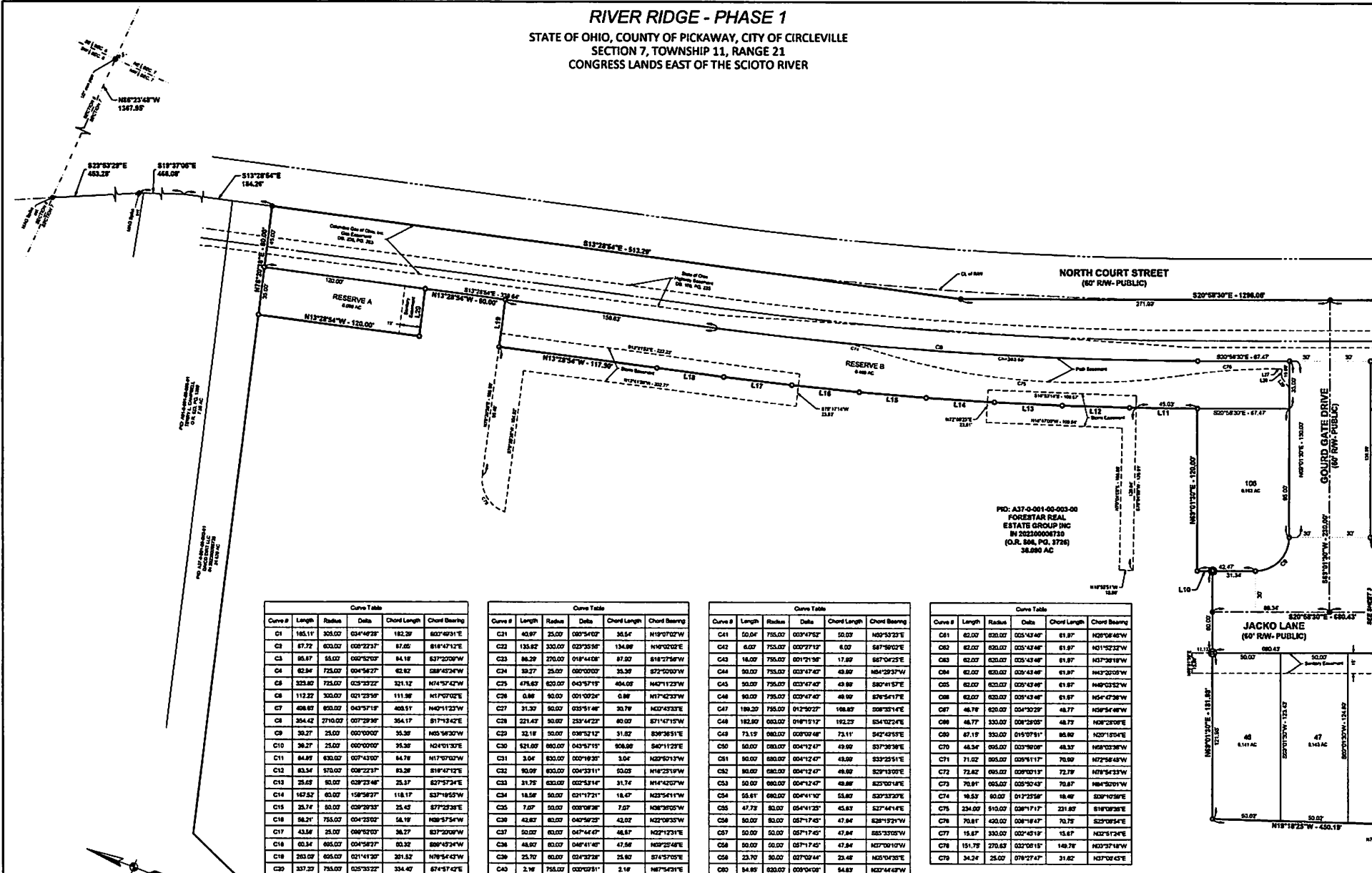
APPROVED: 9-3-2024  
DATE

Nicholas Y. Barton  
MAYOR

APPROVED AS FORM:  
Kendra C. Kinney  
KENDRA C. KINNEY - LAW DIRECTOR



**RIVER RIDGE - PHASE 1**  
 STATE OF OHIO, COUNTY OF PICKAWAY, CITY OF CIRCLEVILLE  
 SECTION 7, TOWNSHIP 11, RANGE 21  
 CONGRESS LANDS EAST OF THE SCIOTO RIVER



Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	185.11	328.00	034°49'23"	182.39
C2	67.72	620.00	003°22'37"	67.00
C3	68.87	58.00	000°52'03"	64.18
C4	62.94	725.00	004°54'27"	62.92
C8	323.80	725.00	025°33'22"	321.12
C8	112.22	300.00	021°23'59"	111.98
C7	408.69	600.00	043°57'19"	405.51
C8	354.42	2710.00	007°29'38"	354.17
C9	30.27	25.00	000°00'00"	30.26
C10	36.27	25.00	000°00'00"	36.26
C11	64.89	630.00	007°43'00"	64.78
C12	63.34	570.00	008°22'31"	63.28
C13	25.65	60.00	038°23'48"	25.37
C14	167.82	60.00	158°58'27"	118.17
C15	26.74	60.00	029°29'33"	26.42
C16	68.21	735.00	004°22'00"	68.19
C17	43.66	35.00	008°50'00"	36.77
C18	60.34	665.00	004°56'27"	60.32
C18	263.09	665.00	021°41'20"	261.82
C20	337.29	735.00	025°33'22"	334.47

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C21	60.97	25.00	089°54'00"	35.54
C22	135.82	300.00	029°35'58"	134.88
C23	86.29	270.00	018°44'08"	87.00
C24	90.27	25.00	000°00'00"	90.26
C25	476.69	600.00	043°57'19"	464.00
C26	0.88	90.00	001°02'24"	0.88
C27	31.30	50.00	029°51'48"	30.79
C28	221.42	90.00	231°42'23"	60.00
C29	32.18	50.00	038°32'12"	31.82
C30	621.60	660.00	043°57'19"	608.00
C31	3.04	600.00	000°16'30"	3.04
C32	90.99	600.00	004°32'11"	90.00
C33	31.72	600.00	022°53'14"	31.74
C34	18.58	90.00	021°17'21"	18.47
C35	7.07	50.00	038°08'38"	7.07
C36	42.87	60.00	040°56'23"	42.02
C37	50.00	60.00	047°44'40"	46.87
C38	48.00	60.00	048°41'40"	47.66
C39	23.70	60.00	027°32'28"	23.60
C40	2.18	735.00	000°00'00"	2.18

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C41	50.00	735.00	003°47'52"	50.00
C42	6.00	735.00	002°27'12"	6.00
C43	18.00	735.00	001°51'36"	17.99
C44	90.00	735.00	003°47'48"	89.80
C45	30.00	735.00	003°47'48"	29.89
C46	90.00	735.00	003°47'48"	89.89
C47	180.00	735.00	012°50'22"	180.82
C48	182.80	600.00	018°19'12"	182.23
C48	73.19	660.00	028°02'48"	73.11
C50	50.00	660.00	004°12'47"	49.90
C51	60.00	660.00	004°12'47"	49.90
C52	90.00	660.00	004°12'47"	89.82
C53	90.00	660.00	004°12'47"	89.80
C54	55.81	660.00	004°11'00"	55.80
C55	47.72	60.00	064°11'23"	43.83
C56	90.00	60.00	087°17'45"	87.84
C57	50.00	50.00	087°17'45"	47.84
C58	50.00	50.00	087°17'45"	47.84
C59	23.70	50.00	027°00'44"	23.48
C60	84.85	630.00	009°04'00"	84.82

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C61	62.00	630.00	025°43'40"	61.87
C62	62.00	630.00	025°43'40"	61.87
C63	62.00	630.00	025°43'40"	61.87
C64	62.00	630.00	025°43'40"	61.87
C65	62.00	630.00	025°43'40"	61.87
C66	62.00	630.00	025°43'40"	61.87
C67	46.78	630.00	004°30'29"	46.77
C68	46.78	300.00	008°28'00"	46.77
C69	67.19	630.00	019°07'51"	66.89
C70	46.36	665.00	003°18'08"	46.33
C71	71.02	665.00	009°41'11"	70.99
C72	72.82	665.00	029°02'13"	72.79
C73	70.81	665.00	029°02'43"	70.81
C74	16.53	50.00	017°25'58"	16.46
C75	234.00	910.00	008°17'17"	231.80
C76	70.81	650.00	008°17'47"	70.72
C77	15.87	330.00	000°45'19"	15.87
C78	151.78	270.63	002°08'15"	149.78
C79	34.24	25.00	078°27'47"	31.82

RIVER RIDGE - PHASE 1  
 SUBDIVISION PLAT

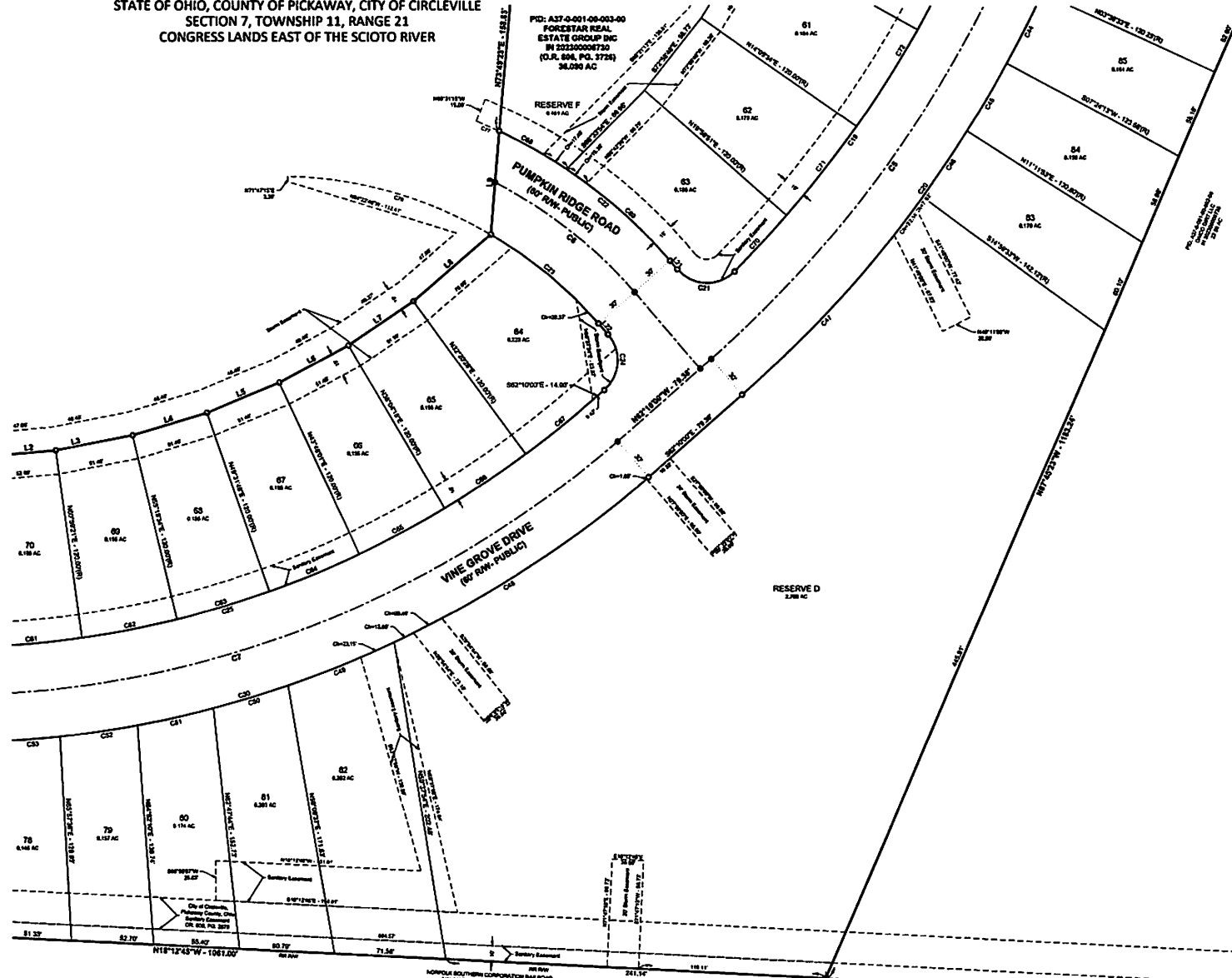
1/2" = 100' SCALE. ALL BEARING AND DISTANCE DATA IS BASED ON THE STATE PLAT OF OHIO. THE STATE PLAT OF OHIO IS THE SOURCE OF ALL BEARING AND DISTANCE DATA. THE STATE PLAT OF OHIO IS THE SOURCE OF ALL BEARING AND DISTANCE DATA.

SEE SHEET #

# RIVER RIDGE - PHASE 1

STATE OF OHIO, COUNTY OF PICKAWAY, CITY OF CIRCLEVILLE  
SECTION 7, TOWNSHIP 11, RANGE 21  
CONGRESS LANDS EAST OF THE SCIOTO RIVER

PD: A37-0-001-00-003-00  
FORESTAR REAL ESTATE GROUP INC  
BY 22250000730  
(O.R.L. 804, PG. 3725)  
36,090 AC



Line #	Length	Direction
L1	50.00	S39°42'00"E
L2	48.86	S39°09'40"E
L3	48.86	S31°52'32"E
L4	48.86	S37°30'18"E
L5	48.86	S43°22'02"E
L6	48.86	S49°03'32"E
L7	48.86	S54°47'38"E
L8	44.85	S61°22'58"E
L9	45.13	N79°30'23"E
L10	11.13	N22°58'30"W
L11	50.00	N22°27'11"W
L12	50.00	N19°24'32"W
L13	50.00	N16°21'55"W
L14	50.00	N17°19'18"W
L15	50.00	N18°16'41"W
L16	50.00	N15°14'04"W
L17	50.00	N14°11'27"W
L18	50.00	N13°20'55"W
L19	35.00	N18°20'38"E
L20	35.00	S78°22'33"W
L21	7.36	N27°52'02"E
L22	8.30	S27°50'00"W
L23	4.42	N18°12'45"W
L24	4.42	S18°12'45"E
L25	28.19	N68°38'14"W
L26	34.05	S63°30'27"E
L27	4.16	S27°58'30"E
L28	8.33	S69°01'33"W
L29	8.33	S31°22'42"W
L30	11.10	N62°22'38"W

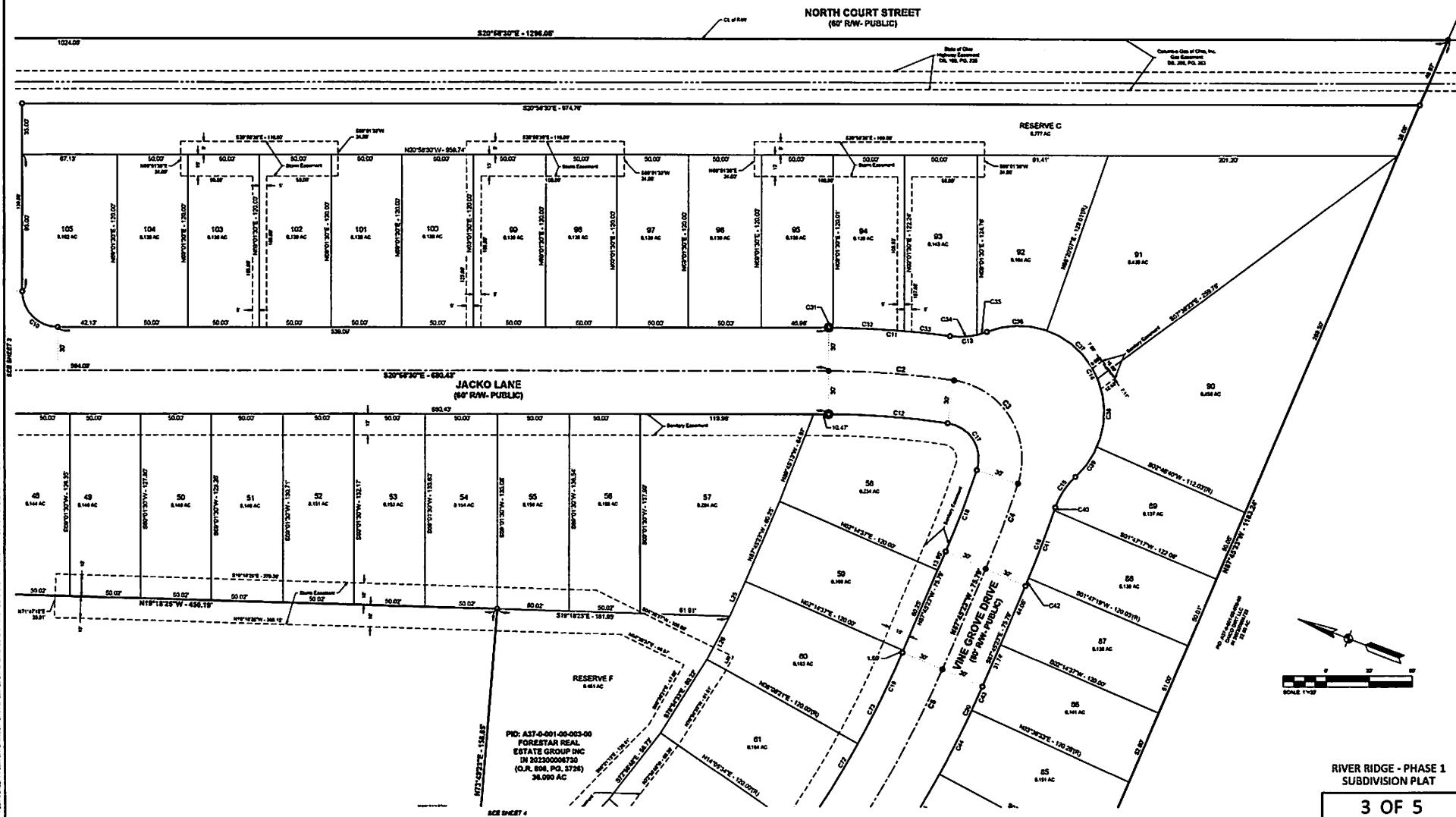


RIVER RIDGE - PHASE 1  
SUBDIVISION PLAT

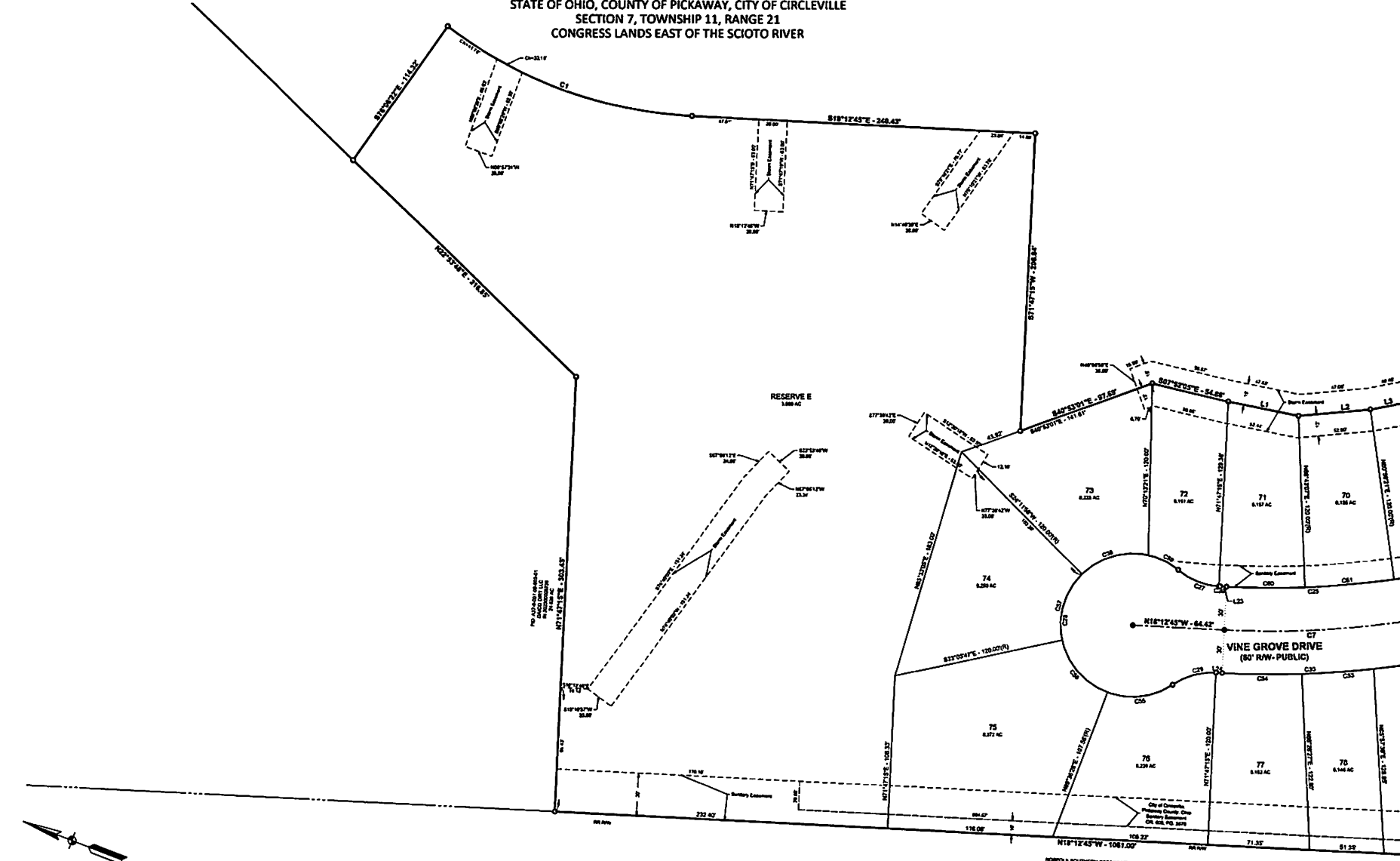
PLAT SCALE: 1"=20.00 FEET. PREPARED BY: CONRAD & ASSOCIATES, INC., 11111 WILSON AVENUE, SUITE 100, CINCINNATI, OHIO 45241-1111.

KNOXVILLE SOUTHERN CORPORATION MAINTAINING  
 THE LINE PAVED TO 100' AND 6" WIDE  
 BY SCOTTS VALLEY RAILWAY COMPANY,  
 AN INDIAN & WESTERN RAILWAY COMPANY

**RIVER RIDGE - PHASE 1**  
 STATE OF OHIO, COUNTY OF PICKAWAY, CITY OF CIRCLEVILLE  
 SECTION 7, TOWNSHIP 11, RANGE 21  
 CONGRESS LANDS EAST OF THE SCIOTO RIVER



**RIVER RIDGE - PHASE 1**  
 STATE OF OHIO, COUNTY OF PICKAWAY, CITY OF CIRCLEVELLE  
 SECTION 7, TOWNSHIP 11, RANGE 21  
 CONGRESS LANDS EAST OF THE SCIOTO RIVER



HOPKINS SOUTHERN CORPORATION RAILROAD  
 10' R/W PHASE 2 (FRONT) & 5' (BACK)  
 (BY SCIOTO VALLEY RAILWAY COMPANY  
 (BY HOPKINS & WESTERN RAILWAY COMPANY))

**RIVER RIDGE - PHASE 1  
 SUBDIVISION PLAT**



NOT SCALE. 11/20/21 DATE: 11/20/21 - 2:14 PM. EDITED BY: C:\WORKSPACE\DRAWING\FILE 0125210111.DWG. DRAWN BY: C:\WORKSPACE\DRAWING\FILE 0125210111.DWG. PLOT DATE: 11/20/21



City of Circleville  
 Department of Public Service  
 City Administration Building  
 104 East Franklin Street  
 Circleville, OH 43113  
 740-477-8224  
 www.circlevilleoh.gov

Application #: 2-24  
 Fee Amount \$ 7600.00  
 Collected By: Suzanne  
 Date: 7/23/24

## Application for Final Subdivision Plat

(Preliminary subdivision plan application must be approved)

Applicant Name: Brad Robbins Phone #: 317-727-7717

Applicant Address 1900 Polaris Pkwy, ste 450, Columbus, OH 43240 E-mail: BradRobbins@forestar.com

Property Owner/Developer: Forestar Real Estate Group Inc. (USA) Phone #: \_\_\_\_\_

Owner/Developer Address: 1900 Polaris Pkwy, ste 450, Columbus, OH 43240

Property Address: 1931 North Court Street, Circleville, OH 43113

(if no actual address, description of location)

Name of Preliminary Platted Subdivision: River Ridge

Section Number(s) of Proposed Final Plat: Section 1

Zoning District: PUD Present Use: Agriculture Proposed Use: Residential

Date of Preliminary Plat Approval: 6/8/23 Construction & Grading Plans Attached: YES

The following utilities have been reviewed proposed final for approval of site plan:

- Water & Sewer     Telephone     Gas     Cable     Electric

The developer will install, construct, have inspected and approved by the Director of Public Service all required site improvement OR

The developer has agreed to furnish satisfactory performance guarantees, pursuant to Article VI of the Subdivision Regulations in the amount of \$ 1,634,003.00

Property Owner Signature: [Signature] Date: 07/22/2024

Developer Signature: SAME Date: \_\_\_\_\_  
 (if different from Owner)

----- Service Director Portion -----

As Director of Public Service, I hereby certify that such application  meets \_\_\_\_\_ does not meet the requirements of Section 5.12 of the City of Circleville Zoning Code:

[Signature]      7/25/24  
 Director of Public Service      Date

Comments: SIGNATURE PAGE ON FINAL PLAT  
NEEDS ADJUSTMENTS.

----- Planning & Zoning Commission Portion -----

Upon certification, this application and 6 copies provided by the developer will be submitted to the City of Circleville Planning & Zoning Commission for their review. Action must be taken within 30 days of submission to the Commission.

Received by: Hannah Wynne Date: 7/23/24  
 Approved  Denied by [Signature] Date: 8/7/24  
*Planning & Zoning Commission Chairperson*

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

----- City Council Portion -----

An ordinance will be presented to city council for acceptance of public rights of way and easements dedicated or granted thereon.

Approved Ordinance # \_\_\_\_\_, Dated \_\_\_\_\_

----- Planning & Zoning Commission Portion -----

Within 60 days of passage of the above ordinance, the developer is responsible to record plat in the County Recorder's Office. Developer is to provide one original and two prints of the fully executed final plat along with as built plans and drawings for improvements.

Application Received By: \_\_\_\_\_ Date: \_\_\_\_\_

### Final Subdivision Plat Application Checklist

6 complete sets of drawings and materials are required with submission of Final Subdivision Plat Application.

- Name of the subdivision and the section number, if it is a portion of the total subdivision.
- A legal description giving the number of acres, City, township, section, range, parcel identification number and property owner's name
- All required certifications and approvals
- Requested covenants and/or deed restrictions
- Sheet and total number for each sheet, including covenant sheet and construction plan
- Scale and north indicator
- The bearing and distances of the boundary lines of the subdivision
- The bearing and distances of all lot lines or areas dedicated to public uses within the subdivision. In case of curves sides of lots, the tangent deflection angle, the length of the tangent, the length of the radius, the length of the arc and the length and bearing of the chord shall be given
- Lot numbers
- The bearing and distances of all straight sections of street center lines. Curved sections of street center lines shall show the same information as curved lot lines
- Street names
- Street, alley and easement widths. Any easements not parallel to property lines shall show the bearings and distances of the lines
- The location of all permanent markers or monuments
- Building setback lines with their distance from the right-of-way lines → see RUD development text
- The proposed location of all utilities and easements, including dimensions
- Certification of engineering stat on the plat by a Professional Engineer or Surveyor
- All of the above, including any additional requirements as may be cited by the Pickaway County Auditor or Recorder



AMERICAN  
**STRUCTUREPOINT**  
INC.

2550 Corporate Exchange Drive, Suite 300  
Columbus, Ohio 43231  
TEL 614.901.2235  
FAX 614.901.2236

www.structurepoint.com

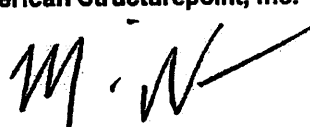
## LETTER OF TRANSMITTAL

<b>To:</b> City of Circleville Service Department 104 E. Franklin Street Circleville, Ohio 43113 Attn: Hannah Wynne	<b>Date:</b> July 22, 2024	<b>Phase:</b> 00100
	<b>Project Number:</b> 2021.03114.0003	<b>Task:</b> 00110
	<b>Project Description:</b> River Ridge - Phase 1 Plat	

<b>Deliver by:</b>  Time: Date:	<b>We are sending you:</b>  <input checked="" type="checkbox"/> Enclosed <input type="checkbox"/> Separately	via	<input type="checkbox"/> Mail <input checked="" type="checkbox"/> Messenger <input type="checkbox"/> Overnight <input type="checkbox"/>	<input checked="" type="checkbox"/> As Requested <input type="checkbox"/> For Your Information <input type="checkbox"/> For Your Review & Comment <input type="checkbox"/>
--	---	-----	--	---

Quantity:	Type:	Description:
6	Plat	River Ridge - Phast 1 Plat
1	Doc	Application for Final Subdivision Plat

<b>Remarks:</b> Plat has been pre-approved by Pickaway County map room
---

<b>Copies:</b>    	<b>Trans:</b>    	<b>Enclosure:</b>    	<b>To:</b>    	Very truly yours, American Structurepoint, Inc.    Mike Ward, PS
Please return 0 copies to this office.				

# City of Circleville Receipt

**Page:** 1  
**Account:** 00000-001 (MISC RECEIPTS)  
**Received From:** Forestar  
**Received For:** Final Plat# 2-24 River Ridge  
**Reference:** Check# 53347

**Receipt No:** 24-003971  
**Batch No:** 13044  
**Date:** 07/23/2024  
**Amount:** \$7,600.00

Line	Project	GL Account \ Service Category	Line Description	Amount
1		101-4433-41182 ZONING, SIGN & VARIANCE PERMIT	Final Plat# 2-24 River Ridge	\$7,600.00

**Total Amount:** \$7,600.00

**Tender References**

**Tender Type**

Check \$7,600.00

**Tendered Amount:** \$7,600.00

**Credit Memo:** \$0.00

**Change Amount:** \$0.00