



CITY OF
PICKERINGTON

**PICKERINGTON CITY COUNCIL
CITY HALL, 100 LOCKVILLE ROAD
TUESDAY, OCTOBER 6, 2026**

**REGULAR COUNCIL MEETING AGENDA
7:30 P.M.**

1. ROLL CALL, INVOCATION BY PASTOR DARRYL BAKER OF CHANGE CITY CHURCH, AND PLEDGE OF ALLEGIANCE
2. APPROVAL OF MINUTES OF SEPTEMBER 15, 2026, REGULAR MEETING
3. COMMUNITY COMMENTS
4. COUNCIL COMMUNICATIONS
5. APPROVAL OF AGENDA
6. APPROVAL OF CONSENT AGENDA **(NO CONSENT AGENDA ITEMS)** All items listed with an asterisk (*) are considered to be routine and non-controversial by the Council and will be approved by one motion. There will be no separate discussion of these items unless a council member or citizen requests it, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda as a part of the General Orders.
7. REPORTS
 - A. MAYOR
 - B. LAW DIRECTOR
 - C. CITY MANAGER

8. PROCEDURAL READINGS

- A. ORDINANCE 2026-22, "AN ORDINANCE APPROVING THE FINAL PLAT FOR THE RETREAT AT HICKORY LAKES, SECTION 1, PART B, LOCATED SOUTH OF THE RETREAT AT HICKORY LAKES, SECTION 1, PART A," **First Reading**, Service Committee
- B. ORDINANCE 2026-23, "AN ORDINANCE APPROVING THE FINAL PLAT FOR THE RETREAT AT HICKORY LAKES, SECTION 2, PART A, LOCATED SOUTH OF THE RETREAT AT HICKORY LAKES, SECTION 1, PART A," **First Reading**, Service Committee
- C. ORDINANCE 2026-24, "AN ORDINANCE APPROVING THE FINAL PLAT FOR THE RETREAT AT HICKORY LAKES, SECTION 2, PART B, LOCATED SOUTH OF THE RETREAT AT HICKORY LAKES, SECTION 2, PART A," **First Reading**, Service Committee

9. LEGISLATIVE READINGS

10. REFERRAL TO COMMITTEE

11. OTHER BUSINESS

12. MOTIONS

13. ADJOURNMENT

SUBJECT:

APPROVAL OF MINUTES OF SEPTEMBER 15, 2026, REGULAR MEETING

Attachments

Draft Council Minutes 2026-09-15

DRAFT



CITY OF
PICKERINGTON

**PICKERINGTON CITY COUNCIL
TUESDAY, SEPTEMBER 15, 2026
CITY HALL, 100 LOCKVILLE ROAD**

**REGULAR MEETING MINUTES
7:30 P.M.**

1. ROLL CALL, INVOCATION BY DEACON KYLE BAFIA OF MARANATHA COMMUNITY CHURCH, AND PLEDGE OF ALLEGIANCE

Mayor Gray called the meeting to order at 7:30 P.M.

Present: Mr. Derksen; Mr. Kemper; Mr. McCracken; Mrs. Rohaly; Mrs. Sanders; Mr. Wisniewski; Mayor Gray

Absent: Mrs. Hicks

Others Present: Greg Butcher, Jesse Shamp, Chief Cheney, Heather Moore, Kyle Bafia

2. APPROVAL OF MINUTES OF SEPTEMBER 1, 2026, REGULAR MEETING

Moved by Mr. Kemper to approve, seconded by Mr. McCracken
Motion carried.

3. COMMUNITY COMMENTS

There were no community comments.

4. COUNCIL COMMUNICATIONS

There were no council communications.

5. APPROVAL OF AGENDA

Moved by Mrs. Rohaly to approve, seconded by Mrs. Sanders

Yes: Mr. Derksen, Mr. McCracken, Mrs. Sanders, Mr. Wisniewski, Mrs. Rohaly, Mr. Kemper
6 - 0 Passed

6. APPROVAL OF CONSENT AGENDA

Two items on the consent agenda were read into the record. Ordinance 2026-21, an ordinance amending ordinance 2025-27 to note the correct Ohio Revised Code provision and Resolution 2026-14R, a resolution to work with ODOT as a Local Public Agency ("LPA") on the signal equipment upgrades along SR 256 and SR 204 corridors in Franklin and Fairfield Counties.

Moved by Mrs. Rohaly to approve, seconded by Mr. McCracken

Mayor Gray stated that, due to a Council member needing to abstain on one of the consent agenda items but wishing to vote on the remaining item, he would deviate from the usual procedure and call the roll separately on each item.

Roll call on Ordinance 2026-21:

Yes: Mr. Kemper, Mr. Wisniewski, Mrs. Sanders, Mr. McCracken, Mrs. Rohaly

Abstain: Mr. Derksen

5 - 0 Passed

Roll call on Resolution 2026-14R:

Yes: Mrs. Sanders, Mr. Kemper, Mr. McCracken, Mr. Wisniewski, Mrs. Rohaly, Mr. Derksen

6 - 0 Passed

7. REPORTS

A. MAYOR

Mayor Gray stated he had no report.

B. LAW DIRECTOR

Mr. Shamp stated he had no report but would answer any questions. Mr. Wisniewski asked about the proposed AI Use Policy scheduled for discussion at Service Committee and whether it would require Council approval following committee review. Mr. Shamp recommended that the policy be forwarded to Council for consideration and noted that, if sponsored by the committee, it could be placed on the consent agenda and adopted by resolution. Mr. Derksen asked whether other municipalities were adopting similar policies. Mr. Shamp confirmed that several municipalities have adopted or are considering similar policies and stated that the proposed policy is comparable to the policies of other municipalities.

C. CITY MANAGER

Mr. Butcher stated he had no report but would answer any questions.

8. PROCEDURAL READINGS

A. ORDINANCE 2026-19, "AN ORDINANCE AMENDING THE 2026 APPROPRIATION, ORDINANCE 2025-23," **First Reading**, Finance Committee.

The ordinance title was read into the record. Mayor Gray stated that the Finance Director has requested three readings on this ordinance tonight.

Moved by Mr. Wisniewski to adopt, seconded by Mrs. Rohaly

Moved by Mr. Wisniewski to waive the requirements in Charter Section 2.05(C) that the ordinance be read on three separate meeting days, seconded by Mr. Kemper

Roll call on the suspension of rules:

Yes: Mr. Kemper, Mr. Wisniewski, Mr. McCracken, Mrs. Sanders, Mrs. Rohaly

Abstain: Mr. Derksen

5 - 0 Passed

Final Reading

Roll call on the final reading:

Yes: Mrs. Rohaly, Mr. Wisniewski, Mr. Kemper, Mr. McCracken, Mrs. Sanders

Abstain: Mr. Derksen

5 - 0 Passed

- B. **ORDINANCE 2026-20, "AN ORDINANCE AMENDING CHAPTER 636.26 OF THE CITY OF PICKERINGTON CODIFIED ORDINANCES ENTITLED "OFFENSE AGAINST PERSONS" TO CLARIFY THE REQUIREMENTS OF ACCEPTING FORMS OF PAYMENT," First Reading, Finance Committee.**

The ordinance title was read into the record. Mayor Gray asked for three readings on this ordinance tonight.

Moved by Mr. Wisniewski to adopt, seconded by Mrs. Rohaly

Moved by Mr. Wisniewski to waive the requirements in Charter Section 2.05(C) that the ordinance be read on three separate meeting days, seconded by Mr. Kemper

Roll call on the suspension of rules:

Yes: Mrs. Sanders, Mr. Derksen, Mr. McCracken, Mr. Wisniewski, Mr. Kemper, Mrs. Rohaly

6 - 0 Passed

Final Reading

Roll call on the final reading:

Yes: Mr. McCracken, Mrs. Rohaly, Mr. Kemper, Mr. Wisniewski, Mr. Derksen, Mrs. Sanders

6 - 0 Passed

- C. ***ORDINANCE 2026-21, "AN ORDINANCE AMENDING ORDINANCE 2025-27 TO NOTE THE CORRECT OHIO REVISED CODE PROVISION," Consent Agenda.**

Moved by Mrs. Rohaly to approve, seconded by Mr. McCracken

Yes: Mr. Kemper, Mr. Wisniewski, Mrs. Sanders, Mr. McCracken, Mrs. Rohaly

Abstain: Mr. Derksen

5 - 0 Passed

- D. ***RESOLUTION 2026-14R, "A RESOLUTION TO WORK WITH ODOT AS A LOCAL PUBLIC AGENCY ("LPA") ON THE SIGNAL EQUIPMENT UPGRADES ALONG SR 256 AND SR 204 CORRIDORS IN FRANKLIN AND FAIRFIELD COUNTIES," Consent Agenda.**

Moved by Mrs. Rohaly to approve, seconded by Mr. McCracken

Yes: Mrs. Sanders, Mr. Kemper, Mr. McCracken, Mr. Wisniewski, Mrs. Rohaly, Mr. Derksen

6 - 0 Passed

9. LEGISLATIVE READINGS

There were no legislative readings.

10. REFERRAL TO COMMITTEE

There were no referrals to committee.

11. OTHER BUSINESS

No other business was brought forward.

12. MOTIONS

There were no motions.

13. ADJOURNMENT

Moved by Mr. McCracken to adjourn, seconded by Mrs. Sanders
Motion carried.

City Council adjourned at 7:37 P.M., September 15, 2026.

RESPECTFULLY SUBMITTED:

Heather Moore, City Clerk

ATTEST:

Lee A. Gray, Mayor

SUBJECT:

ORDINANCE 2026-22, "AN ORDINANCE APPROVING THE FINAL PLAT FOR THE RETREAT AT HICKORY LAKES, SECTION 1, PART B, LOCATED SOUTH OF THE RETREAT AT HICKORY LAKES, SECTION 1, PART A," **First Reading**, Service Committee

Attachments

Ordinance 2026-22

Exhibit A

Staff Report

RECORD OF ORDINANCES

Ordinance No. 2026-22 Passed 20

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE
RETREAT AT HICKORY LAKES, SECTION 1, PART B, LOCATED
SOUTH OF THE RETREAT AT HICKORY LAKES, SECTION 1,
PART A

WHEREAS, the Final Plat for The Retreat at Hickory Lakes, Section 1, Part B consists of 41 single-family lots on approximately 18.018 acres;

WHEREAS, the Planning and Zoning Commission reviewed the proposed Final Plat for The Retreat at Hickory Lakes, Section 1, Part B, and recommended approval at its September 8, 2026 meeting, subject to 5 conditions; and

WHEREAS, the City Service Committee reviewed the Final Plat on September 16, 2026, and recommended it to Council for approval, subject to the 5 conditions set forth by the Planning and Zoning Commission, attached and incorporated herein as "Exhibit A."

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE
CITY OF PICKERINGTON, FAIRFIELD-FRANKLIN COUNTIES,
OHIO, A MAJORITY OF ITS MEMBERS CONCURRING

SECTION 1: City Council hereby approves the application for Final Plat approval of The Retreat at Hickory Lakes, Section 1, Part B.

SECTION 2: This Ordinance shall be effective on the earliest date provided by law.

APPROVED BY: Lee A. Gray, Mayor

DATE OF APPROVAL:

EFFECTIVE DATE:

ATTEST: Heather Moore, City Clerk

SPONSOR: SERVICE COMMITTEE

APPROVED AS TO FORM
& LEGALITY OF PURPOSE: Philip K. Hartmann, Law Director

ORDINANCE NO.: 2026-22

EXHIBIT “A”

1. That a dedicated plat and legal description shall be prepared for the City to accept.
2. That the ground mounted private utility boxes such as electrical, telephone, and cable services shall not be placed in the front yard.
3. That the detention/retention basins shall meet Chapter 1258.23 requirements.
4. That all downspouts shall meet the requirements of Chapter 1258.10.
5. That all comments of the Fairfield County Utilities shall be addressed.



CITY OF
PICKERINGTON

September 9, 2026

Liz Russell-Pickard
5029 Cemetery Road
Hilliard, Ohio 43026

Final Plat Case FPT 26-02

Dear Applicant,

This letter is to inform you that the Final Plat application filed with the City of Pickerington for The Retreat at Hickory Lakes Section 1 Part B was heard by the City of Pickerington's Planning and Zoning Commission on September 8, 2026.

The City of Pickerington's Planning and Zoning Commission **recommended forwarding to the City Council the request for Final Plat for The Retreat at Hickory Lakes Section 1 Part B** with the following conditions:

1. That a dedicated plat and legal description shall be prepared for the City to accept.
2. That the ground mounted private utility boxes such as electrical, telephone, and cable services shall not be placed in the front yard.
3. That the detention/retention basins shall meet Chapter 1258.23 requirements.
4. That all downspouts shall meet the requirements of Chapter 1258.10.
5. That all comments of the Fairfield County Utilities shall be addressed.

Please keep this letter for your records as it constitutes your official notification of the City of Pickerington's Planning and Zoning Commission's decision.

If you have any questions or concerns, please feel free to contact me by phone at 614-833-2204 or via email at cchukwu@pickerington.net.

Sincerely,

Clement C. Chukwu
Planning and Zoning Director



CITY OF PICKERINGTON

PLANNING AND ZONING COMMISSION INDIVIDUAL AGENDA ITEM REPORT

Date of Report: September 5, 2026

Agenda Item: 5C

File Number: FPT 26-02

Applicant: Liz Russell-Pickard
5029 Cemetery Road
Hilliard, Ohio 43026

Type of Request: A public hearing and review and request for a motion to consider a Final Plat for The Retreat at Hickory Lakes Section 1 Part B located south of Retreat at Hickory Lakes Section 1 Part A.

Location: South of Retreat at Hickory Lakes Section 1 Part A.

Site Description: Tract Size: Approximately 18.018 acres
Frontage: Approximately 310-ft along Hickory Lakes Drive
Topography: Relatively flat
Existing Dvlmp. Vacant Land

Current Zoning: PD Planned Residential District

Surrounding Zoning and Land Use:

Direction	Zoning	Land Use
North	PRD – Planned Residential District	Single-Family Home/Violet Township
South	R2 – Single-Family Residential District	Single-Family/Violet Township
East	PRD/R1 – Single-Family Residential District	Single-family/Violet Township
West	PRD – Residential District/Township	Single-Family/Violet Township

In accordance with the Following:

A. Comprehensive Plan:	The proposed land use is consistent with Chapter 1276.01.
B. Growth Management Plan:	Compliance Required
C. Residential Building Design Standards:	Compliance Required
D. Olde Pickerington Village District:	N/A
E. Parks and Recreation Master Plan:	Compliance Required
F. Thoroughfare Plan:	Compliance Required
G. Access Management Plan:	Access would be provided from Ault Road
H. Sidewalks:	Sidewalks shall be provided along Ault Road and on all proposed public and private streets within the development Fairfield County
I. Sanitary Service Area:	
J. Sanitary Reimbursement Ordinance:	N/A
K. Water Service:	Fairfield County
L. Stormwater Service:	City of Pickerington
M. 100-Year Flood Plain Compliance:	Not within the 100-year flood plain
N. Tree Preservation Ordinance:	Compliance required
O. Impact Fee:	Will be required prior to the issuance of Building Permits

Staff Report:

- Ord.2025-08 annexation of 151.9 acres from Violet Township into the City of Pickerington.

Final Plat Review Time Schedule

- Planning and Zoning Commission Public Hearing – September 8, 2026
- Service Committee – September 16, 2026
- City Council Public Hearing/First Reading – October 6, 2026
- City Council Second Reading – October 20, 2026
- City Council Third Reading – November 3, 2026
- Effective Date – December 2, 2026

Final Plat

The Retreat at Hickory Lakes subdivision was annexed into the City of Pickerington in 2024. The annexation agreement included rezoning the entire site to PD (Planned Development) with an approved Final Development Plan. The agreement required a Final Plat application for each phase listed in the Standard Development Text. The Retreat at Hickory Lakes is broken down into Section 1 Part A, Section 1 Part B, and phases 2 and 3.

The Retreat at Hickory Lakes has a combined total of 89.673 acres with a proposed 182 single-family lots at a density of 2 units per acre.

Thus far the Planning and Zoning Commission considered and recommended to the City Council the Final Plat for Retreat at Hickory Lakes Section 1 Part A consisting of 54 single-family lots. The next application for consideration is Final Plat for Hickory Lakes Section 1 Part B. Section 1 Part B consists of 41 single-family lots.

Analysis

Access Management Plan

- One full movement curb cut access point is being proposed along Retreat Drive for Section 1 Part B.
 - All public roadways within Section 1 Part B subdivision shall be a minimum of 27 feet, face to face of curb, with an 18-inch curb and gutter on each side of the street.
 - Five-foot sidewalks are shown on all public roadways within Section 1 Part B subdivision.

Construction Drawings

- The construction drawings for Section 1 Part B were submitted to the Engineering Department for consideration per Chapter 1258.28.
- The entire subdivision would be serviced by Fairfield County sanitary sewer and water. The stormwater would be maintained by the City of Pickerington.
 - The Retreat at Hickory Lakes Section 1 Part B shall have sidewalks on both sides of Retreat Drive, Trout Drive, and Bass Court.
- The sidewalks shall comply with ADA requirements and other City, State and /or Federal requirements.

Internal Roads

- Retreat Drive would be 50-ft wide with curb and gutters.
- Trout Drive would be 50-ft wide with curb and gutters.
- Bass Court would be 50-ft wide with curb and gutters.
- A 5ft sidewalk is shown on both sides of public streets consistent with the zoning code requirements and approved Development Standard Text.

Tree Lawn

- The developer shall provide the following tree lawn width on both sides of the road for:
 - Retreat Drive would be 50-ft wide with curb and gutters with 4 feet treelawn.
 - Trout Drive would be 50-ft wide with curb and gutters with 4 feet treelawn.
 - Bass Court would be 50-ft wide with curb and gutters with 4 feet treelawn.
 - Street Trees: Urban Forestry Fund shall meet Chapter 1258.15 requirements.

Easements

- A 20' sanitary sewer easement is shown along the frontage of lots 51 to 58, 64, and 62 through 63. 8' utility easement is shown along the frontage of lots 59 and 60.
- A 20' drainage easement is located along the frontage of lot 65 through 71, and 96, 97, and 114 through 128.
- A 15' drainage easement is shown between lot 121 and 122, lot 118 and lot 119, lot 53 and lot 54, lot 58 and lot 59, lot 57, lot 65 and lot 66, lot 67 and lot 68.
- 1.216 acres are dedicated Reserve areas.
- Chapter 1276.24(D) All utilities shall comply with the Pickerington zoning code requirements.
 - Ground-mounted private utility boxes (such as electrical, telephone, and cable services) that are permitted to be placed outside of the rear yard shall be placed in the side yard at a minimum of ten feet to the rear of the front elevation of the home. Such utility boxes shall be screened on all sides with evergreen shrubs planted at a minimum height of twenty-four inches and placed at appropriate location in relation to the utility box. If multiple boxes are required, they shall be placed in a cluster and screened to the same standard as noted above. The exterior of all utility boxes shall be neutral in color.
- Chapter 1054.26 (Ejector and /or Grinder Pumps Prohibited) states that for all newly constructed structures, all sanitary waste shall flow by gravity from each fixture in the residence to the city sewer collection system. Pumps will not be permitted to assist the flow of residential waste from private residence (i.e. ejector and /or grinder pumps are expressly prohibited). In addition, the sewer lateral shall exit the residence at an elevation lower than the lowest floor.
 - These requirements shall be met.

Density and Height requirements

- The Retreat at Hickory Lakes Section 1 Part B subdivision consists of a total of 41 single-family lots with density of 2 dwelling units per acre.
- The proposed single-family lots would have a maximum building height of 35 feet.

The Retreat at Hickory Lakes Analysis

- Setback requirements for lots greater than 65 feet.
 - Minimum lot width 65 feet.
 - Minimum lot depth 130 feet.
 - Minimum side yard 8 feet (each side)
 - Minimum front yard setback adjacent R.W.O 25 feet
 - Minimum front yard setback 25* (setback reduced to preserve trees in the rear yards)
 - Rear yard 30 feet.
 - Maximum lot coverage 40 percent.
 - The minimum lot size is 8,450 square feet.
 - Minimum building square footage 1,850-sq-ft for one story and 2,000-sq-ft for two story.
- Setback requirements for lots 65 feet in width or less.
 - Minimum lot width 60 feet.
 - Minimum lot depth 130 feet.
 - Minimum side yard 6 feet (each side)
 - Minimum front yard setback adjacent R.W.O 25 feet
 - Minimum front yard setback 25* (setback reduced to preserve trees in the rear yards)
 - Rear yard 30 feet.
 - Maximum lot coverage 40 percent.
 - The minimum lot size is 7,800 square feet.
 - Minimum building square footage 1,700-sq-ft for one story and 1,800-sq-ft for two story.

Established building setback requirements for Hickory Lakes Section 1 Part B

- Lots: 51, 57-64, 72-74, 96-97, 114-120 and 128
 - 25 feet front setback
 - 8 feet side setback
 - 30 feet rear setback
- Lots: 52-56, 65-71, 121-127
 - 25 feet front setback
 - 6 feet side yard
 - 30 feet rear yard

Residential Building Design Standards

- The Retreat at Hickory Lakes Section 1 Part B Subdivision shall have 50% natural material in the front elevation while the remaining elevation complies with chapter 1276.24 requirement when they come in and apply for their Zoning Certificate application.

Buffering

- The developer agrees to install on-site landscaping for The Retreat at Hickory Lakes Section 1 Part B per the Residential Design Standards.
 - Four trees with a minimum caliper of two- and one-half inches (e.g. shade trees, ornamental trees and evergreens). Street trees are excluded.
 - Eight shrubs:
 - Two large deciduous shrubs (30 to 36 inches).
 - Two deciduous shrubs (18 to 24 inches).
 - Four evergreen shrubs (18 to 24 inches).
 - Minimum mulch bed square footage would need to be 2.5 times the lot width. The mulch beds would be located in the front yard and are permitted to extend around the corner of the house.
 - This requirement has been met.

Homeowners Association

- The Homeowner's Association (HOA deed restriction) shall be responsible for maintaining all private easements associated with the Retreat at Hickory Lakes Section 1 Part B Subdivision.
 - The developer provided HOA deed restriction as part of the annexation agreement.

Rainwater Drainage

- All newly constructed buildings shall have underground tile or plastic pipe connected to all downspouts and sump pumps terminating through the street curb at the street side of the curb for the purpose of discharging rainwater into the street gutter. Where feasible, such underground tile or pipe shall be connected directly to a storm sewer per chapter 1258.10.
 - This requirement shall be enforced during the Zoning Certificate application process for new single-family homes and final zoning inspections.

Open Space

- Approximately 5.261 acres which amounts to 29.19% of the total phase 1B is being dedicated for reserves (open space). In addition, the open space shall be owned and maintained by the Homeowners Association.
- Chapter 1258.23(d) It is intended that such detention basins will provide passive park areas. They are to be relatively flat, generally dry when not flooded, and have durable and sufficient grass cover. The City Engineer is required to approve grasses, grading, slopes, installation of all drainage systems, and the adequate growth of all ground cover before accepting the project. A fee simple deed to the detention area shall be granted to the City at the time of acceptance of the project. When the City Engineer determines that it is necessary, the deed shall also provide a permanent access easement twenty feet in width.
 - The developer shall meet this requirement as stated above.

City of Pickerington Utilities

The City of Pickerington Utilities has a comment (see attached memo).

- The plats for the Retreat at Hickory Lakes reference reserves throughout the subdivision, however the plats contain no text as to the HOA's requirements to maintain such areas.

Fairfield County Utilities

The Fairfield County Utilities has a comment (see attached memo).

- Plat for Section 2 Part B lot 22 has an 8-Foot Util. esmt. called out but no line work.

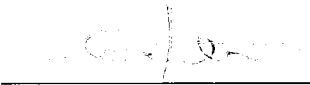
Zoning Comments:

The Pickerington Zoning Code would support Planning and Zoning Commission consideration for Retreat at Hickory Lakes Section 1 Part B with the following conditions:

1. That a dedicated plat and legal description shall be prepared for the City to accept.
2. That the ground mounted private utility boxes such as electrical, telephone, and cable services shall not be placed in the front yard.
3. That the detention/retention basins shall meet Chapter 1258.23 requirements.
4. That all downspouts shall meet the requirements of Chapter 1258.10.
5. That all comments of the Fairfield County Utilities shall be addressed.

Additional Comments:

- All road names and numbers shall be subject to approval by the Planning and Zoning Department and various agencies.

Prepared by: , Planning and Zoning Director
Clement Chukwu

From: Don Rector
To: Clement Chukwu
Subject: Retreat at Hickory Lakes
Date: Wednesday, September 2, 2026 10:27:31 AM

Clem,

The plats for the Retreat at Hickory Lakes reference reserves throughout the subdivision, however the plats contain no text as to the HOA's requirements to maintain such areas.



DONALD S. RECTOR, P.E.
Service Director, City of Pickerington

200 Hereford Drive, Pickerington, OH 43147
614-641-2444 • drector@pickerington.net



FAIRFIELD COUNTY UTILITIES

TO: Clement Chukwu
FROM: Joshua TC Anders, P.E.
DATE: September 1, 2026
SUBJECT: Hickory Lakes Section 1 Part B Section 2 Part A&B Final Plat

Tony Vogel
Utility Director

Fairfield County Utilities (FCU) has reviewed the Hickory Lakes Section 1 Part B, Section 2 Part A&B Final Plats located in the City of Pickerington and have the following comments.

Plat for Section 2 Part B lot 22 has an 8 Foot Util. esmt. called out but no line work.

If you have any questions, please contact me.

Sincerely,

Joshua Tc Anders, P.E.
Deputy Director of Utilities
cc: File

County Administrator
Aundrea N. Cordle

Fairfield County
Commissioners
Steven A. Davis
Jeffrey M. Fix
David L. Levacy

Administrative Office
6670 Lockville Road
Carroll, Ohio 43112
(740) 652-7120

www.co.fairfield.oh.us/util/

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF PICKERINGTON, BEING IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, AND ALSO BEING AN 18.018 ACRE SUBDIVISION OUT OF THE REMAINDER OF AN 87.8357 ACRE TRACT AS CONVEYED TO HICKORY LAKES DEVELOPMENT SUB, LLC IN INSTRUMENT NUMBER 202500012292. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE FAIRFIELD COUNTY, OHIO.

THE UNDERSIGNED, KARL E. BILLISITS, AUTHORIZED REPRESENTATIVE AND MEMBER OF HICKORY LAKES DEVELOPMENT SUB, LLC, BEING THE OWNER OF SAID 18.018 ACRES OF LAND PLATTED HEREON, BEING DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RETREAT AT HICKORY LAKES, SECTION 1, PART B, A SUBDIVISION CONTAINING LOTS NUMBERED 51-74, 96-97, 114-128 AND RESERVES E, F & G INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE DRIVE AND COURT SHOWN HEREIN, CONTAINING A TOTAL OF 2.528 ACRES TO THE PUBLIC USE FOREVER.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID HICKORY LAKES DEVELOPMENT SUB, LLC, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE VARIOUS EASEMENT PARAGRAPHS AS SHOWN HEREON.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF CITY OF PICKERINGTON, OHIO, FOR THE BENEFIT OF HICKORY LAKES DEVELOPMENT SUB, LLC, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF KARL E. BILLISITS, AUTHORIZED REPRESENTATIVE AND MEMBER OF HICKORY LAKES DEVELOPMENT SUB, LLC HAS HEREUNTO SET HIS HAND THIS DAY OF , 20 .

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: HICKORY LAKES DEVELOPMENT SUB, LLC
BY: HICKORY LAKES DEVELOPMENT SUB, LLC

WITNESS BY: KARL E. BILLISITS
WITNESS AUTHORIZED REPRESENTATIVE AND MEMBER

Notary for Owner

STATE OF OHIO SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KARL E. BILLISITS, AUTHORIZED REPRESENTATIVE AND MEMBER OF HICKORY LAKES DEVELOPMENT SUB, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS DAY OF , 20 .

MY COMMISSION EXPIRES

NOTARY PUBLIC

APPROVALS

APPROVED THIS DAY OF , 20 DIRECTOR OF PLANNING AND ZONING
CLEMENT CHUKWU

APPROVED THIS DAY OF , 20 CITY ENGINEER
MATT WEBER

APPROVED THIS DAY OF , 20 CITY MANAGER
GREG BUTCHER

APPROVED THIS DAY OF , 20 CITY CLERK
HEATHER MOORE

EASEMENTS FOR PUBLIC SANITARY SEWERS AND WATERLINES ARE HEREBY ACCEPTED AS OF , 20 , HOWEVER, THE UTILITY LINES ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

DIRECTOR OF UTILITIES, FAIRFIELD COUNTY UTILITIES
TONY VOGEL, SANITARY ENGINEER

APPROVED AND ACCEPTED THIS DAY OF , 20 , BY ORDINANCE NO. WHEREIN ALL OF THE DRIVE AND COURT HEREBY DEDICATED ARE ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF PICKERINGTON, OHIO.

I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON , 20

FAIRFIELD COUNTY AUDITOR
CARRI BROWN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON , 20 , AT .M. AND THAT IT WAS RECORDED ON , 20 IN PLAT CABINET , SLOT PLAT RECORDS OF FAIRFIELD COUNTY, OHIO.

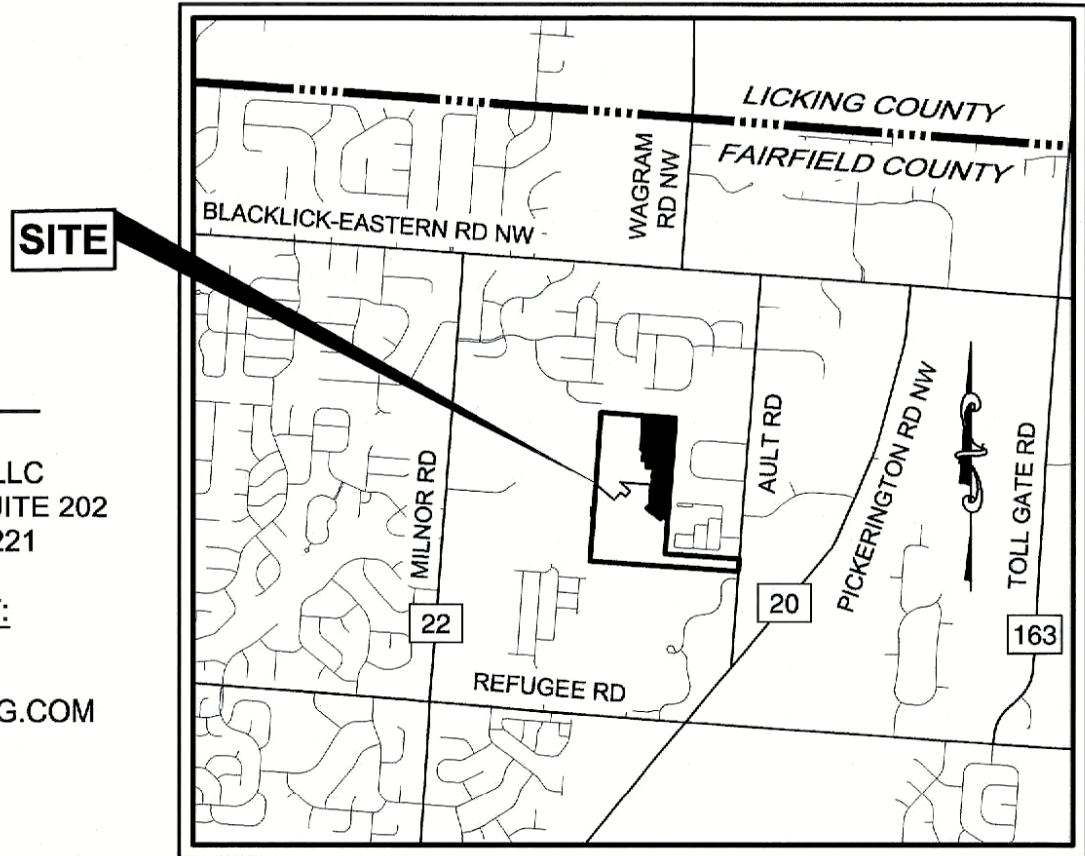
FEE

FAIRFIELD COUNTY RECORDER
LISA MCKENZIE

THE RETREAT AT HICKORY LAKES
SECTION 1 PART B
Northwest Quarter Section 26, Township
16, Range 20, Refugee Lands
City of Pickerington, Fairfield County, Ohio

OWNER
HICKORY LAKES
DEVELOPMENT SUB, LLC
1071 FISHINGER ROAD, SUITE 202
COLUMBUS, OHIO 43221

PRIMARY CONTACT:
KARL E. BILLISITS
PH: (888) 445-3041
KBILLISITS@HARMONYDG.COM



VICINITY MAP
SCALE: NTS

SANITARY SEWER EASEMENTS (SAN ESMT)

EASEMENTS DESIGNATED AS SANITARY SEWER EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID SEWERS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED SANITARY SEWER EASEMENTS.

UTILITY EASEMENTS (UTIL ESMT)

UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DRAINAGE EASEMENTS (DRAIN ESMT)

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRAIN ESMT), FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC STORMWATER UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL 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 PICKERINGTON CITY ENGINEER.

FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39045C0040H, WITH AN EFFECTIVE DATE OF 7/19/2018, IN FAIRFIELD COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

SURVEY DATA

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, (NSRS 2011) SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION THAT DETERMINED A PORTION OF THE CENTERLINE OF AULT ROAD (R/W VARIES) TO HAVE A BEARING OF S4°14'18"W.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FAIRFIELD COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED".

PERMANENT MARKERS, WHERE INDICATED, ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.

BUILDING SETBACKS

LOTS: 51, 57-64, 72-74, 96-97, 114-120 & 128
25' FRONT SETBACK
8' SIDE SETBACK
30' REAR SETBACK

LOTS: 52-56, 65-71, 121-127
25' FRONT SETBACK
6' SIDE SETBACK
30' REAR SETBACK

SECTION 1 PHASE 2

TOTAL AREA: 18.018 ACRES
TOTAL R/W AREA: 2.528 ACRES
BUILDABLE LOTS (41) AREA: 10.229 ACRES
RESERVES (3): 5.261 ACRES

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

BRIAN C. KARSHNER, P.S.
REGISTRATION NUMBER 8981

DATE



LEGEND

- = IRON PIN SET
- ◎ = PERMANENT MARKER
- ✕ = PK NAIL SET
- = IRON PIN FOUND
- ✕ = PK NAIL FOUND



ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

Final Plat

PLAN PREPARED BY: JRS
CHECKED BY: DDD
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7755
fax 614.428.7755

DATE: July 16, 2026

JOB NO.: 22-0004-1171

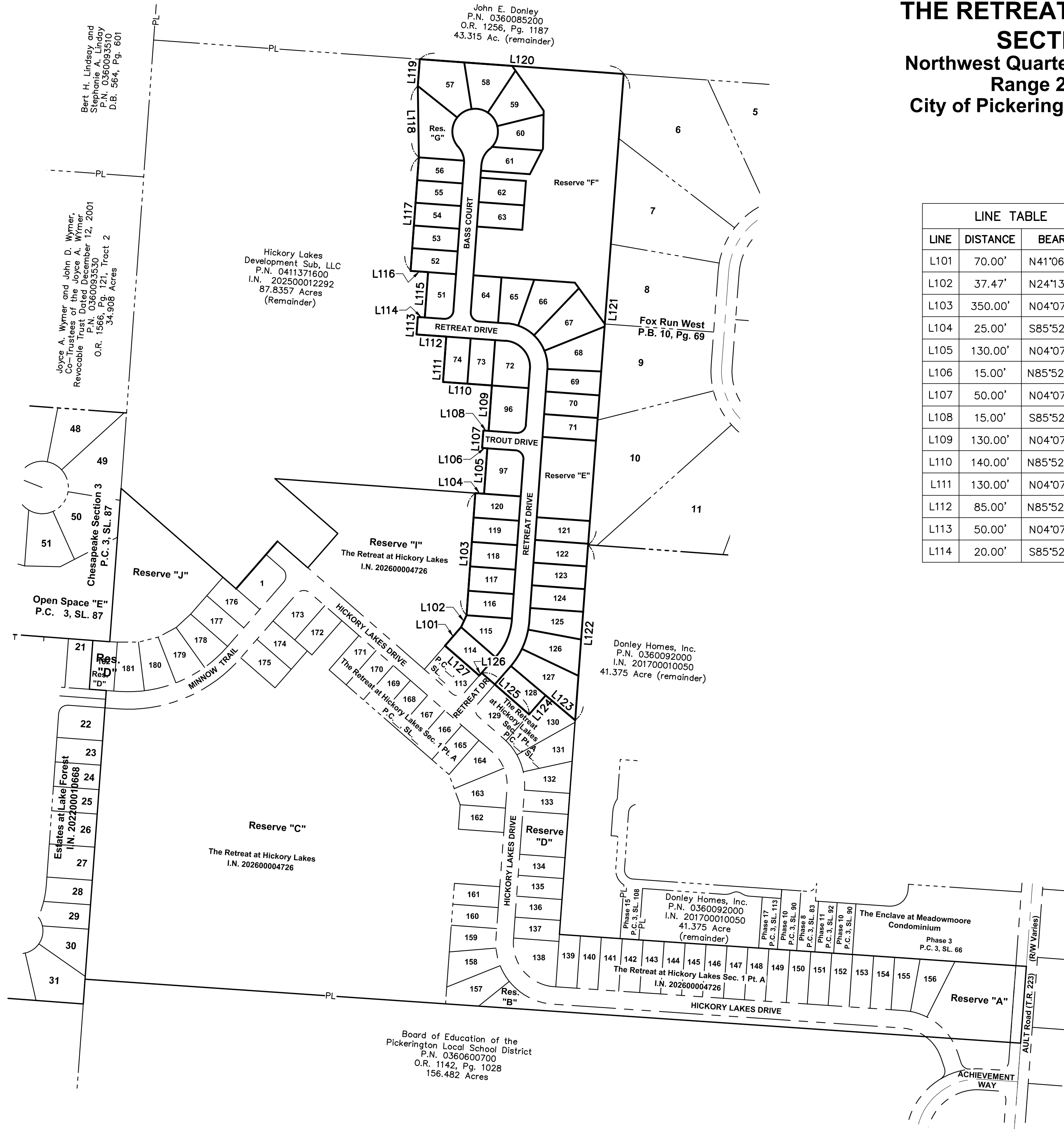
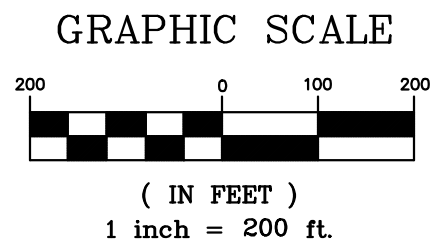
SHEET 1 / 4

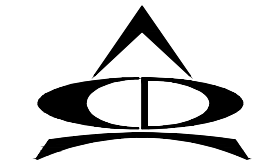
Z:\22-0004-1171\DWG\PRODUCTION DRAWINGS\Subdivision\Sec 1 Part B\0004-1171 Sec 1 Part B_Title Sheet.dwg Layout2 Jul 16, 2026 - 7:39:53am jsury

THE RETREAT AT HICKORY LAKES
SECTION 1 PART B
Northwest Quarter Section 26, Township 16,
Range 20, Refugee Lands
City of Pickerington, Fairfield County, Ohio

LINE TABLE		
LINE	DISTANCE	BEARING
L101	70.00'	N41°06'47"E
L102	37.47'	N24°13'55"E
L103	350.00'	N04°07'17"E
L104	25.00'	S85°52'43"E
L105	130.00'	N04°07'17"E
L106	15.00'	N85°52'43"W
L107	50.00'	N04°07'17"E
L108	15.00'	S85°52'43"E
L109	130.00'	N04°07'17"E
L110	140.00'	N85°52'43"W
L111	130.00'	N04°07'17"E
L112	85.00'	N85°52'43"W
L113	50.00'	N04°07'17"E
L114	20.00'	S85°52'43"E

LINE TABLE		
LINE	DISTANCE	BEARING
L115	130.00'	N04°07'17"E
L116	50.00'	N85°52'43"W
L117	325.00'	N04°07'17"E
L118	204.16'	N00°47'43"W
L119	76.59'	N04°07'17"E
L120	584.42'	S85°52'43"E
L121	1349.41'	S04°19'30"W
L122	502.69'	S04°12'46"W
L123	110.50'	N49°48'52"W
L124	72.10'	S41°06'47"W
L125	180.00'	N48°53'13"W
L126	10.00'	S41°06'47"W
L127	130.00'	N48°53'13"W





ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

Final Plat

PLAN PREPARED BY: JRS
CHECKED BY: DDD
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 200'
DATE: July 16, 2026

JOB NO.: 22-0004-1171
SHEET 2 / 4

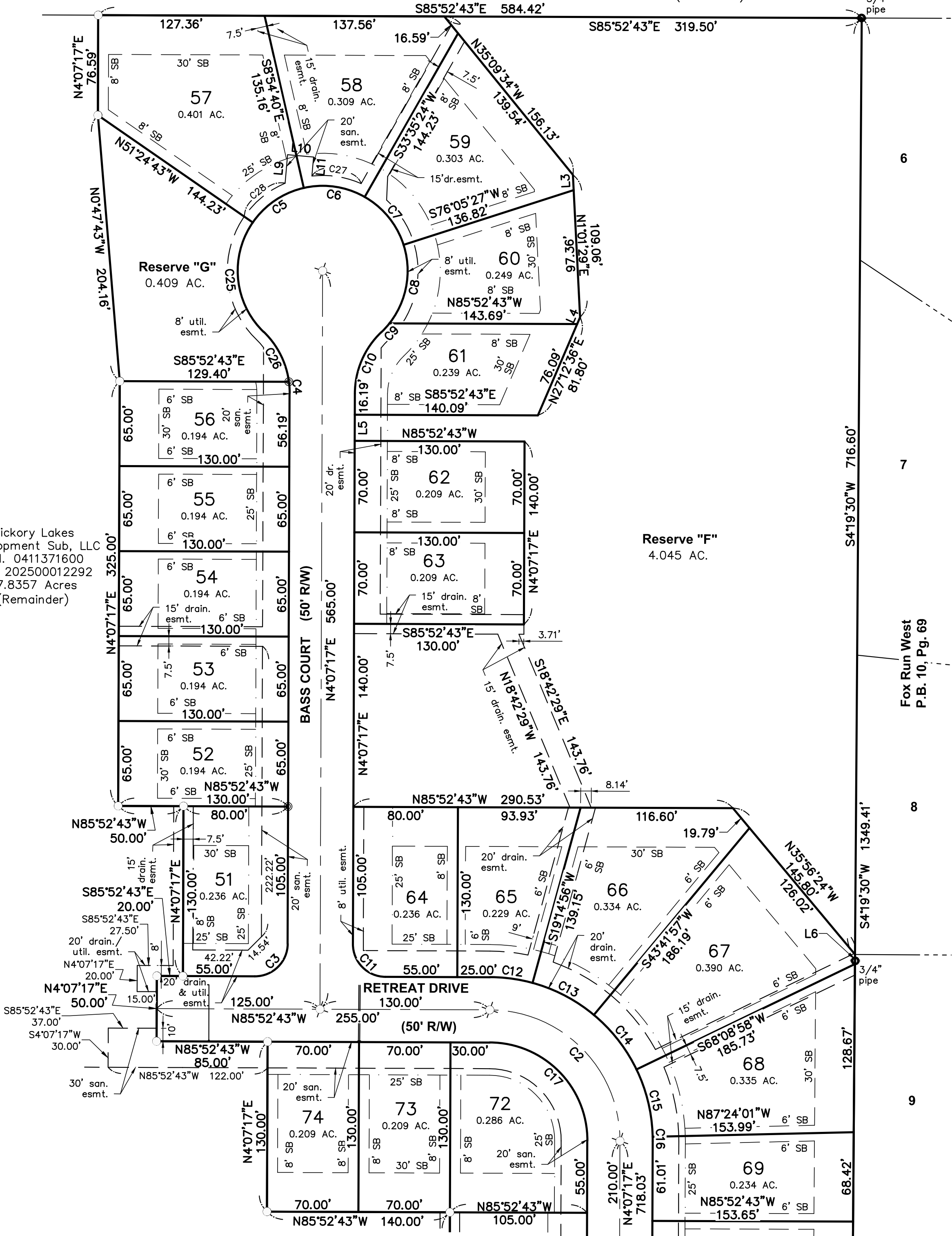
THE RETREAT AT HICKORY LAKES
SECTION 1 PART B
Northwest Quarter Section 26, Township
16, Range 20, Refugee Lands
City of Pickerington, Fairfield County, Ohio

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	36°59'30"	200.00'	129.13'	N22°37'02"E	126.89'
C2	90°00'00"	100.00'	157.08'	N40°52'43"W	141.42'
C3	90°00'00"	25.00'	39.27'	S49°07'17"W	35.36'
C4	7°47'18"	65.00'	8.84'	S00°13'39"W	8.83'
C5	42°30'04"	65.00'	48.22'	S59°50'18"W	47.12'
C6	42°30'04"	65.00'	48.22'	N77°39'38"W	47.12'
C7	42°30'04"	65.00'	48.22'	N35°09'34"W	47.12'
C8	56°00'37"	65.00'	63.54'	N14°05'46"E	61.04'
C9	8°12'25"	65.00'	9.31'	N46°12'18"E	9.30'
C10	46°11'13"	65.00'	52.40'	N27°12'54"E	50.99'
C11	90°00'00"	25.00'	39.27'	N40°52'43"W	35.36'
C12	15°07'39"	125.00'	33.00'	N78°18'53"W	32.91'
C13	24°27'01"	125.00'	53.34'	N58°31'33"W	52.94'
C14	24°27'01"	125.00'	53.34'	N34°04'33"W	52.94'
C15	24°27'01"	125.00'	53.34'	N09°37'32"W	52.94'
C16	1°31'19"	125.00'	3.32'	N03°21'38"E	3.32'
C17	90°00'00"	75.00'	117.81'	S40°52'43"E	106.07'
C18	90°00'00"	25.00'	39.27'	S49°07'17"W	35.36'
C19	90°00'00"	25.00'	39.27'	S40°52'43"E	35.36'
C20	36°59'30"	175.00'	112.98'	S22°37'02"W	111.03'
C21	6°26'11"	225.00'	25.28'	N07°20'23"E	25.26'
C22	14°48'50"	225.00'	58.17'	N17°57'54"E	58.01'
C23	14°48'50"	225.00'	58.17'	N32°46'43"E	58.01'
C24	0°55'39"	225.00'	3.64'	N40°38'58"E	3.64'
C25	80°39'12"	65.00'	91.50'	S01°44'20"E	84.13'
C26	38°23'55"	65.00'	43.56'	S22°51'58"E	42.75'
C27	30°14'01"	73.00'	38.52'	S77°25'26"E	38.08'
C28	32°06'48"	73.00'	40.92'	S54°38'41"W	40.38'

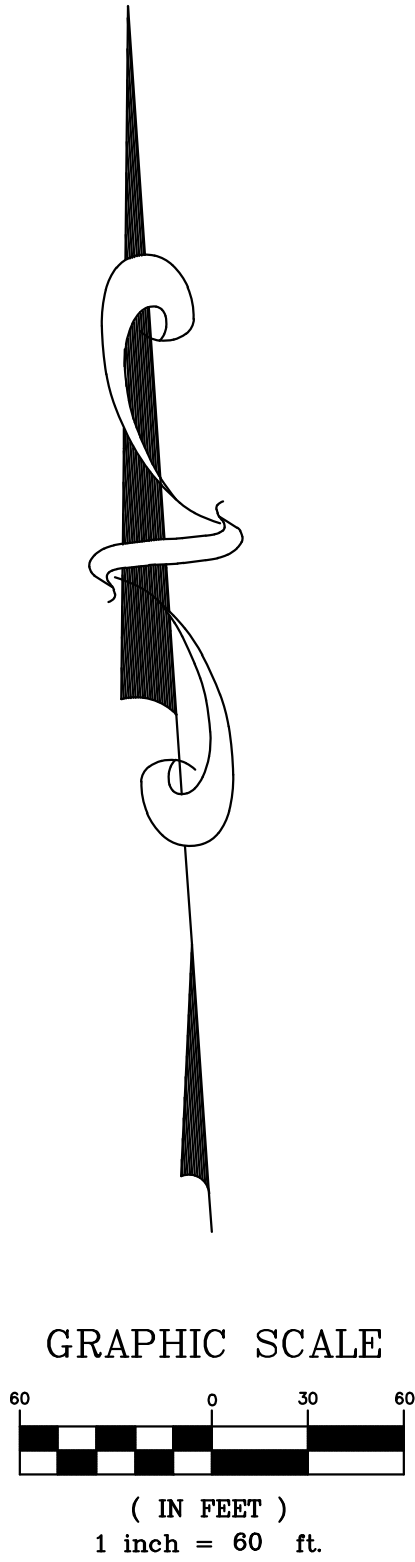
LINE TABLE		
LINE	DISTANCE	BEARING
L1	10.00'	S41°06'47"W
L2	6.36'	S41°06'47"W
L3	11.70'	S01°01'29"W
L4	5.71'	S27°12'36"W
L5	20.00'	N04°07'17"E
L6	7.33'	S04°19'30"W
L7	3.16'	S04°19'30"W
L8	3.03'	S04°07'17"W
L9	21.85'	N09°01'06"E
L10	20.00'	S80°58'54"E
L11	14.60'	S09°01'06"W

LEGEND
○ = IRON PIN SET
⊙ = PERMANENT MARKER
⌵ = PK NAIL SET
● = IRON PIN FOUND
⦿ = IRON PIPE FOUND
⌵ = PK NAIL FOUND

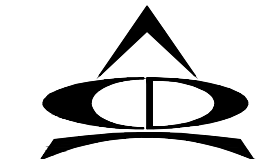
Hickory Lakes
Development Sub, LLC
P.N. 0411371600
I.N. 202500012292
87.8357 Acres
(Remainder)



SEE SHEET 4 OF 4



"SAN.ESMT." = SANITARY SEWER EASEMENT
"DR.ESMT." = DRAINAGE EASEMENT
"UTIL.ESMT." = UTILITY EASEMENT
"TEMP.ESMT." = TEMPORARY EASEMENT



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

Final Plat
PLAN PREPARED BY: JRS
CHECKED BY: DDD
781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'
DATE: July 16, 2026

JOB NO.: 22-0004-1171
SHEET 3 / 4

SUBJECT:

ORDINANCE 2026-23, "AN ORDINANCE APPROVING THE FINAL PLAT FOR THE RETREAT AT HICKORY LAKES, SECTION 2, PART A, LOCATED SOUTH OF THE RETREAT AT HICKORY LAKES, SECTION 1, PART A," **First Reading**, Service Committee

Attachments

Ordinance 2026-23

Exhibit A

Staff Report

RECORD OF ORDINANCES

Ordinance No. 2026-23 Passed 20

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE
RETREAT AT HICKORY LAKES, SECTION 2, PART A, LOCATED
SOUTH OF THE RETREAT AT HICKORY LAKES, SECTION 1,
PART A

WHEREAS, the Final Plat for The Retreat at Hickory Lakes, Section 2, Part A consists of 34 single-family lots on approximately 9.428 acres;

WHEREAS, the Planning and Zoning Commission reviewed the proposed Final Plat for The Retreat at Hickory Lakes, Section 2, Part A, and recommended approval at its September 8, 2026 meeting, subject to 5 conditions; and

WHEREAS, the City Service Committee reviewed the Final Plat on September 16, 2026, and recommended it to Council for approval, subject to the 5 conditions set forth by the Planning and Zoning Commission, attached and incorporated herein as "Exhibit A."

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE
CITY OF PICKERINGTON, FAIRFIELD-FRANKLIN COUNTIES,
OHIO, A MAJORITY OF ITS MEMBERS CONCURRING

SECTION 1: City Council hereby approves the application for Final Plat approval of The Retreat at Hickory Lakes, Section 2, Part A.

SECTION 2: This Ordinance shall be effective on the earliest date provided by law.

APPROVED BY: Lee A. Gray, Mayor

DATE OF APPROVAL:

EFFECTIVE DATE:

ATTEST: Heather Moore, City Clerk

SPONSOR: SERVICE COMMITTEE

APPROVED AS TO FORM
& LEGALITY OF PURPOSE: Philip K. Hartmann, Law Director

ORDINANCE NO.: 2026-23

EXHIBIT “A”

1. That a dedicated plat and legal description shall be prepared for the City to accept.
2. That the ground mounted private utility boxes such as electrical, telephone, and cable services shall not be placed in the front yard.
3. That the detention/retention basins shall meet Chapter 1258.23 requirements.
4. That all downspouts shall meet the requirements of Chapter 1258.10.
5. That all comments of the Fairfield County Utilities shall be addressed.



CITY OF
PICKERINGTON

September 9, 2026

Liz Russell-Pickard
5029 Cemetery Road
Hilliard, Ohio 43026

Final Plat Case FPT 26-03

Dear Applicant,

This letter is to inform you that the Final Plat application filed with the City of Pickerington for The Retreat at Hickory Lakes Section 2 Part A was heard by the City of Pickerington's Planning and Zoning Commission on September 8, 2026.

The City of Pickerington's Planning and Zoning Commission **recommended forwarding to the City Council the request for Final Plat for The Retreat at Hickory Lakes Section 2 Part A** with the following conditions:

1. That a dedicated plat and legal description shall be prepared for the City to accept.
2. That the ground mounted private utility boxes such as electrical, telephone, and cable services shall not be placed in the front yard.
3. That the detention/retention basins shall meet Chapter 1258.23 requirements.
4. That all downspouts shall meet the requirements of Chapter 1258.10.
5. That all comments of the Fairfield County Utilities shall be addressed.

Please keep this letter for your records as it constitutes your official notification of the City of Pickerington's Planning and Zoning Commission's decision.

If you have any questions or concerns, please feel free to contact me by phone at 614-833-2204 or via email at cchukwu@pickerington.net.

Sincerely,

Clement C. Chukwu
Planning and Zoning Director



CITY OF PICKERINGTON

PLANNING AND ZONING COMMISSION INDIVIDUAL AGENDA ITEM REPORT

Date of Report: September 5, 2026

Agenda Item: 5D

File Number: FPT 26-03

Applicant: Liz Russell-Pickard
5029 Cemetery Road
Hilliard, Ohio 43026

Type of Request: A public hearing and review and request for a motion to consider a Final Plat for The Retreat at Hickory Lakes Section 2 Part A located south of Retreat at Hickory Lakes Section 1 Part A.

Location: South of Retreat at Hickory Lakes Section 1 Part A.

Site Description: Tract Size: Approximately 9.428 acres
Frontage: Approximately 310-ft along Minnow Trail
Topography: Relatively flat
Existing Dvlmp. Vacant Land

Current Zoning: PD Planned Residential District

Surrounding Zoning and Land Use:

Direction	Zoning	Land Use
North	PRD – Planned Residential District	Single-Family Home/Violet Township
South	R2 – Single-Family Residential District	Single-Family/Violet Township
East	PRD/R1 – Single-Family Residential District	Single-family/Violet Township
West	PRD – Residential District/Township	Single-Family/Violet Township

In accordance with the Following:

A. Comprehensive Plan:	The proposed land use is consistent with Chapter 1276.01.
B. Growth Management Plan:	Compliance Required
C. Residential Building Design Standards:	Compliance Required
D. Olde Pickerington Village District:	N/A
E. Parks and Recreation Master Plan:	Compliance Required
F. Thoroughfare Plan:	Compliance Required
G. Access Management Plan:	Access would be provided from Ault Road
H. Sidewalks:	Sidewalks shall be provided along Ault Road and on all proposed public and private streets within the development
I. Sanitary Service Area:	Fairfield County
J. Sanitary Reimbursement Ordinance:	N/A
K. Water Service:	Fairfield County
L. Stormwater Service:	City of Pickerington
M. 100-Year Flood Plain Compliance:	Not within the 100-year flood plain
N. Tree Preservation Ordinance:	Compliance required
O. Impact Fee:	Will be required prior to the issuance of Building Permits

Staff Report:

- Ord.2025-08 annexation of 151.9 acres from Violet Township into the City of Pickerington.

Final Plat Review Time Schedule

- Planning and Zoning Commission Public Hearing – September 8, 2026
- Service Committee – September 16, 2026
- City Council Public Hearing/First Reading – October 6, 2026
- City Council Second Reading – October 20, 2026
- City Council Third Reading – November 3, 2026
- Effective Date – December 2, 2026

Final Plat

The Retreat at Hickory Lakes subdivision was annexed into the City of Pickerington in 2024. The annexation agreement included rezoning the entire site to PD (Planned Development) with an approved Final Development Plan. The agreement required a Final Plat application for each phase listed in the Standard Development Text. The Retreat at Hickory Lakes is broken down into Section 1 Part A, Section 1 Part B, and phases 2 and 3.

The Retreat at Hickory Lakes has a combined total of 89.673 acres with a proposed 182 single-family lots at a density of 2 units per acre.

Thus far the Planning and Zoning Commission considered and recommended to the City Council the Final Plat for Retreat at Hickory Lakes Section 1 Part A consisting of 54 single-family lots. The next application for consideration is Final Plat for Hickory Lakes Section 2 Part A. Section 2 Part A consists of 34 single-family lots.

Analysis

Access Management Plan

- One full movement curb cut access point is being proposed along Minnow Trail for Section 2 Part A.
 - All public roadways within Section 2 Part A subdivision shall be a minimum of 27 feet, face to face of curb, with an 18-inch curb and gutter on each side of the street.
 - Five-foot sidewalks are shown on all public roadways within Section 2 Part A subdivision.

Construction Drawings

- The construction drawings for Section 2 Part A were submitted to the Engineering Department for consideration per Chapter 1258.28.
- The entire subdivision would be serviced by Fairfield County sanitary sewer and water. The stormwater would be maintained by the City of Pickerington.
 - The Retreat at Hickory Lakes Section 2 Part A shall have sidewalks on both sides of Minnow Rail, Trout Drive, and Hickory Lakes Drive.
- The sidewalks shall comply with ADA requirements and other City, State and /or Federal requirements.

Internal Roads

- Minnow Rail would be 50-ft wide with curb and gutters.
- Trout Drive would be 50-ft wide with curb and gutters.
- Hickory Lakes Drive would be 50-ft wide with curb and gutters.
- A 5ft sidewalk is shown on both sides of public streets consistent with the zoning code requirements and approved Development Standard Text.

Tree Lawn

- The developer shall provide the following tree lawn width on both sides of the road for:
 - Minnow Rail would be 50-ft wide with curb and gutters with 4 feet treelawn.
 - Trout Drive would be 50-ft wide with curb and gutters with 4 feet treelawn.
 - Hickory Lakes Drive would be 50-ft wide with curb and gutters with 4 feet treelawn.
 - Street Trees: Urban Forestry Fund shall meet Chapter 1258.15 requirements.

Easements

- A 20' sanitary sewer easement is shown along the frontage of lots 5 to 9, 85 to 88, 101 through 108. An 8' utility easement is shown along the frontage of lots 89 through 95 and 109 through 112.
- Existing 30' drainage easement is located along the frontage of lot 2 through 4, and 98 through 100.
- A 15' drainage easement is shown between lot 5 and 6, lot 88 and lot 89, lot 95, lot 100 and lot 101, lot 111 and lot 112.
- Chapter 1276.24(D) All utilities shall comply with the Pickerington zoning code requirements.
 - Ground-mounted private utility boxes (such as electrical, telephone, and cable services) that are permitted to be placed outside of the rear yard shall be placed in the side yard at a minimum of ten feet to the rear of the front elevation of the home. Such utility boxes shall be screened on all sides with evergreen shrubs planted at a minimum height of twenty-four inches and placed at appropriate location in relation to the utility box. If multiple boxes are required, they shall be placed in a cluster and screened to the same standard as noted above. The exterior of all utility boxes shall be neutral in color.
- Chapter 1054.26 (Ejector and /or Grinder Pumps Prohibited) states that for all newly constructed structures, all sanitary waste shall flow by gravity from each fixture in the residence to the city sewer collection system. Pumps will not be permitted to assist the flow of residential waste from private residence (ejectors and/or grinder pumps are expressly prohibited). In addition, the sewer lateral shall exit the residence at an elevation lower than the lowest floor.
 - These requirements shall be met.

Density and Height requirements

- The Retreat at Hickory Lakes Section 2 Part A subdivision consists of a total of 34 single-family lots with density of 2 dwelling units per acre.
- The proposed single-family lots would have a maximum building height of 35 feet.

The Retreat at Hickory Lakes Analysis

- Setback requirements for lots greater than 65 feet.
 - Minimum lot width 65 feet.
 - Minimum lot depth 130 feet.
 - Minimum side yard 8 feet (each side)
 - Minimum front yard setback adjacent R.W.O 25 feet
 - Minimum front yard setback 25* (setback reduced to preserve trees in the rear yards)
 - Rear yard 30 feet.
 - Maximum lot coverage 40 percent.
 - The minimum lot size is 8,450 square feet.
 - Minimum building square footage 1,850-sq-ft for one story and 2,000-sq-ft for two story.
- Setback requirements for lots 65 feet in width or less.
 - Minimum lot width 60 feet.
 - Minimum lot depth 130 feet.
 - Minimum side yard 6 feet (each side)
 - Minimum front yard setback adjacent R.W.O 25 feet
 - Minimum front yard setback 25* (setback reduced to preserve trees in the rear yards)
 - Rear yard 30 feet.
 - Maximum lot coverage 40 percent.
 - The minimum lot size is 7,800 square feet.
 - Minimum building square footage 1,700-sq-ft for one story and 1,800-sq-ft for two story.

Established building setback requirements for Hickory Lakes Section 2 Part A

- Lots: 2-9, 85-95, and 98-112
 - 25 feet front setback
 - 8 feet side setback
 - 30 feet rear setback

Residential Building Design Standards

- The Retreat at Hickory Lakes Section 2 Part A Subdivision shall have 50% natural material in the front elevation while the remaining elevation complies with chapter 1276.24 requirement when they come in and apply for their Zoning Certificate application.

Buffering

- The developer agrees to install on-site landscaping for The Retreat at Hickory Lakes Section 2 Part A per the Residential Design Standards.
 - Four trees with a minimum caliper of two- and one-half inches (e.g. shade trees, ornamental trees and evergreens). Street trees are excluded.
 - Eight shrubs:
 - Two large deciduous shrubs (30 to 36 inches).
 - Two deciduous shrubs (18 to 24 inches).
 - Four evergreen shrubs (18 to 24 inches).
 - Minimum mulch bed square footage would need to be 2.5 times the lot width. The mulch beds would be located in the front yard and are permitted to extend around the corner of the house.
 - This requirement has been met.

Homeowners Association

- The Homeowner's Association (HOA deed restriction) shall be responsible for maintaining all private easements associated with the Retreat at Hickory Lakes Section 2 Part A Subdivision.
 - The developer provided HOA deed restriction as part of the annexation agreement.

Rainwater Drainage

- All newly constructed buildings shall have underground tile or plastic pipe connected to all downspouts and sump pumps terminating through the street curb at the street side of the curb for the purpose of discharging rainwater into the street gutter. Where feasible, such underground tile or pipe shall be connected directly to a storm sewer per Chapter 1258.10.
 - This requirement shall be enforced during the Zoning Certificate application process for new single-family homes and final zoning inspections.

Open Space

- Approximately 5.261 acres which amounts to 29.19% of the total Section 2 Part A is being dedicated for reserves (open space). In addition, the open space shall be owned and maintained by the Homeowners Association.
- Chapter 1258.23(d) It is intended that such detention basins will provide passive park areas. They are to be relatively flat, generally dry when not flooded, and have durable and sufficient grass cover. The City Engineer is required to approve grasses, grading, slopes, installation of all drainage systems, and the adequate growth of all ground cover before accepting the project. A fee simple deed to the detention area shall be granted to the City at the time of acceptance of the project. When the City Engineer determines that it is necessary, the deed shall also provide a permanent access easement twenty feet in width.
 - The developer shall meet this requirement as stated above.

City of Pickerington Utilities

The City of Pickerington Utilities has a comment (see attached memo).

- The plats for the Retreat at Hickory Lakes reference reserves throughout the subdivision, however the plats contain no text as to the HOA's requirements to maintain such areas.

Fairfield County Utilities

The Fairfield County Utilities has several comments (see attached memo).

- Plat for Section 2 Part B lot 22 has an 8-Foot Util. esmt. called out but no line work.

Zoning Comments:

The Pickerington Zoning Code would support Planning and Zoning Commission consideration for Retreat at Hickory Lakes Section 2 Part A with the following conditions:

1. That a dedicated plat and legal description shall be prepared for the City to accept.
2. That the ground mounted private utility boxes such as electrical, telephone, and cable services shall not be placed in the front yard.
3. That the detention/retention basins shall meet Chapter 1258.23 requirements.
4. That all downspouts shall meet the requirements of Chapter 1258.10.
5. That all comments of the Fairfield County Utilities shall be addressed.

Additional Comments:

- All road names and numbers shall be subject to approval by the Planning and Zoning Department and various agencies.

Prepared by: C. Chukwu, Planning and Zoning Director
Clement Chukwu

From: Don Rector
To: Clement Chukwu
Subject: Retreat at Hickory Lakes
Date: Wednesday, September 2, 2026 10:27:31 AM

Clem,

The plats for the Retreat at Hickory Lakes reference reserves throughout the subdivision, however the plats contain no text as to the HOA's requirements to maintain such areas.



DONALD S. RECTOR, P.E.
Service Director, City of Pickerington

200 Hereford Drive, Pickerington, OH 43147
614-641-2444 • drector@pickerington.net



FAIRFIELD COUNTY UTILITIES

TO: Clement Chukwu
FROM: Joshua TC Anders, P.E.
DATE: September 1, 2026
SUBJECT: Hickory Lakes Section 1 Part B Section 2 Part A&B Final Plat

Tony Vogel
Utility Director

Fairfield County Utilities (FCU) has reviewed the Hickory Lakes Section 1 Part B, Section 2 Part A&B Final Plats located in the City of Pickerington and have the following comments.

Plat for Section 2 Part B lot 22 has an 8 Foot Util. esmt. called out but no line work.

If you have any questions, please contact me.

Sincerely,

Joshua Tc Anders, P.E.
Deputy Director of Utilities
cc: File

County Administrator
Aundrea N. Cordle

Fairfield County
Commissioners
Steven A. Davis
Jeffrey M. Fix
David L. Levacy

Administrative Office
6670 Lockville Road
Carroll, Ohio 43112
(740) 652-7120

www.co.fairfield.oh.us/util/

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF PICKERINGTON, BEING IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, AND ALSO BEING A 9.428 ACRE SUBDIVISION OUT OF THE REMAINDER OF A 87.8357 ACRE TRACT AS CONVEYED TO HICKORY LAKES DEVELOPMENT SUB, LLC IN INSTRUMENT NUMBER 202500012292. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE FAIRFIELD COUNTY, OHIO.

THE UNDERSIGNED, KARL E. BILLISITS, AUTHORIZED REPRESENTATIVE AND MEMBER OF HICKORY LAKES DEVELOPMENT SUB, LLC, BEING THE OWNER OF SAID 9.428 ACRES OF LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RETREAT AT HICKORY LAKES, SECTION 2, PART A, A SUBDIVISION CONTAINING LOTS NUMBERED 2-9, 85-95 & 98-112 INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE DRIVES SHOWN HEREIN, CONTAINING A TOTAL OF 1.630 ACRES TO THE PUBLIC USE FOREVER.

THE EASEMENTS SHOWN HEREON OUTSIDE THE PLATTED AREA ARE WITHIN THOSE TRACTS OF LAND OWNED BY SAID HICKORY LAKES DEVELOPMENT SUB, LLC, AND ARE DEDICATED FOR THE USES AND PURPOSES STATED IN THE VARIOUS EASEMENT PARAGRAPHS AS SHOWN HEREON.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF CITY OF PICKERINGTON, OHIO, FOR THE BENEFIT OF HICKORY LAKES DEVELOPMENT SUB, LLC, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF KARL E. BILLISITS, AUTHORIZED REPRESENTATIVE AND MEMBER OF HICKORY LAKES DEVELOPMENT SUB, LLC HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 20____.

HICKORY LAKES DEVELOPMENT SUB, LLC
BY: HICKORY LAKES DEVELOPMENT SUB, LLC

BY: _____
KARL E. BILLISITS
AUTHORIZED REPRESENTATIVE AND MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

SIGNATURE _____	WITNESS _____	SIGNATURE _____	WITNESS _____
PRINTED NAME _____		PRINTED NAME _____	

Notary for Owner

STATE OF OHIO SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KARL E. BILLISITS, AUTHORIZED REPRESENTATIVE AND MEMBER OF HICKORY LAKES DEVELOPMENT SUB, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

SANITARY SEWER EASEMENTS (SAN ESMT)

EASEMENTS DESIGNATED AS SANITARY SEWER EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID SEWERS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED SANITARY SEWER EASEMENTS.

UTILITY EASEMENTS (UTIL ESMT)

UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DRAINAGE EASEMENTS (DRAIN ESMT)

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRAIN ESMT), FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC STORMWATER UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL 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 PICKERINGTON CITY ENGINEER.

FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39045C0040H, WITH AN EFFECTIVE DATE OF 7/19/2018, IN FAIRFIELD COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

THE RETREAT AT HICKORY LAKES SECTION 2 PART A Northwest Quarter Section 26, Township 16, Range 20, Refugee Lands City of Pickerington, Fairfield County, Ohio

OWNER

HICKORY LAKES
DEVELOPMENT SUB, LLC
1071 FISHINGER ROAD, SUITE 202
COLUMBUS, OHIO 43221

PRIMARY CONTACT:

KARL E. BILLISITS
PH: (888) 445-3041
KBILLISITS@HARMONYDG.COM

APPROVALS

APPROVED THIS _____ DAY OF _____, 20____

DIRECTOR OF PLANNING AND ZONING
CLEMENT CHUKWU

APPROVED THIS _____ DAY OF _____, 20____

CITY ENGINEER
MATT WEBER

APPROVED THIS _____ DAY OF _____, 20____

CITY MANAGER
GREG BUTCHER

APPROVED THIS _____ DAY OF _____, 20____

CITY CLERK
HEATHER MOORE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, THE DRIVES HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO.

THIS PLAT IS HEREBY APPROVED AS OF _____, 20____. HOWEVER, STREETS ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

EASEMENTS FOR PUBLIC SANITARY SEWERS AND WATERLINES ARE HEREBY ACCEPTED AS OF _____, 20____, HOWEVER, THE UTILITY LINES ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

DIRECTOR OF UTILITIES, FAIRFIELD COUNTY UTILITIES
TONY VOGEL
SANITARY ENGINEER

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY ORDINANCE NO. _____ WHEREIN ALL OF THE DRIVES HEREBY DEDICATED ARE ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF PICKERINGTON, OHIO.

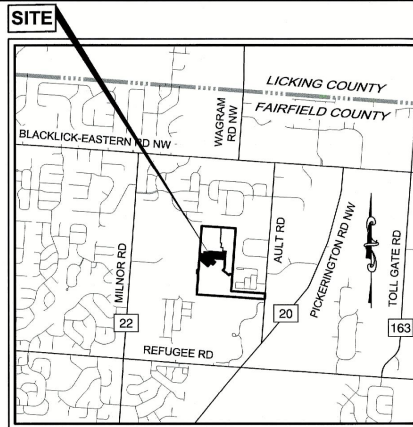
I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _____, 20____

FAIRFIELD COUNTY AUDITOR
CARRI BROWN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON _____, 20____, AT _____ M. AND THAT IT WAS RECORDED ON _____, 20____ IN INSTRUMENT NUMBER _____ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO.

FEE _____

FAIRFIELD COUNTY RECORDER
LISA MCKENZIE



VICINITY MAP

SCALE: NTS

SURVEY DATA

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, (NSRS 2011) SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION THAT DETERMINED A PORTION OF THE CENTERLINE OF AULT ROAD (R/W VARIES) TO HAVE A BEARING OF S4°14'18"W.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FAIRFIELD COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED".

PERMANENT MARKERS, WHERE INDICATED, ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.

BUILDING SETBACKS

LOTS: 2-9, 85-95 & 98-112
25' FRONT SETBACK
8' SIDE SETBACK
30' REAR SETBACK

SECTION 2 PART A

TOTAL AREA:	9.428 ACRES
TOTAL R/W AREA:	1.630 ACRES
BUILDABLE LOTS (34) AREA:	7.798 ACRES



I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

Brian Karshner
BRIAN K. KARSHNER, P.S.
REGISTRATION NUMBER 8981

DATE

7/16/26

LEGEND

○ = IRON PIN SET
⊗ = PERMANENT MARKER
⊗ = PK NAIL SET
● = IRON PIN FOUND
✕ = PK NAIL FOUND



ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

DATE: July 16, 2026

JOB NO.: 25-0012-1171

SHEET 1 / 3

Final Plat

PLAN PREPARED BY: JRS
CHECKED BY: DDD

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230

ph 614.428.7750
fax 614.428.7755

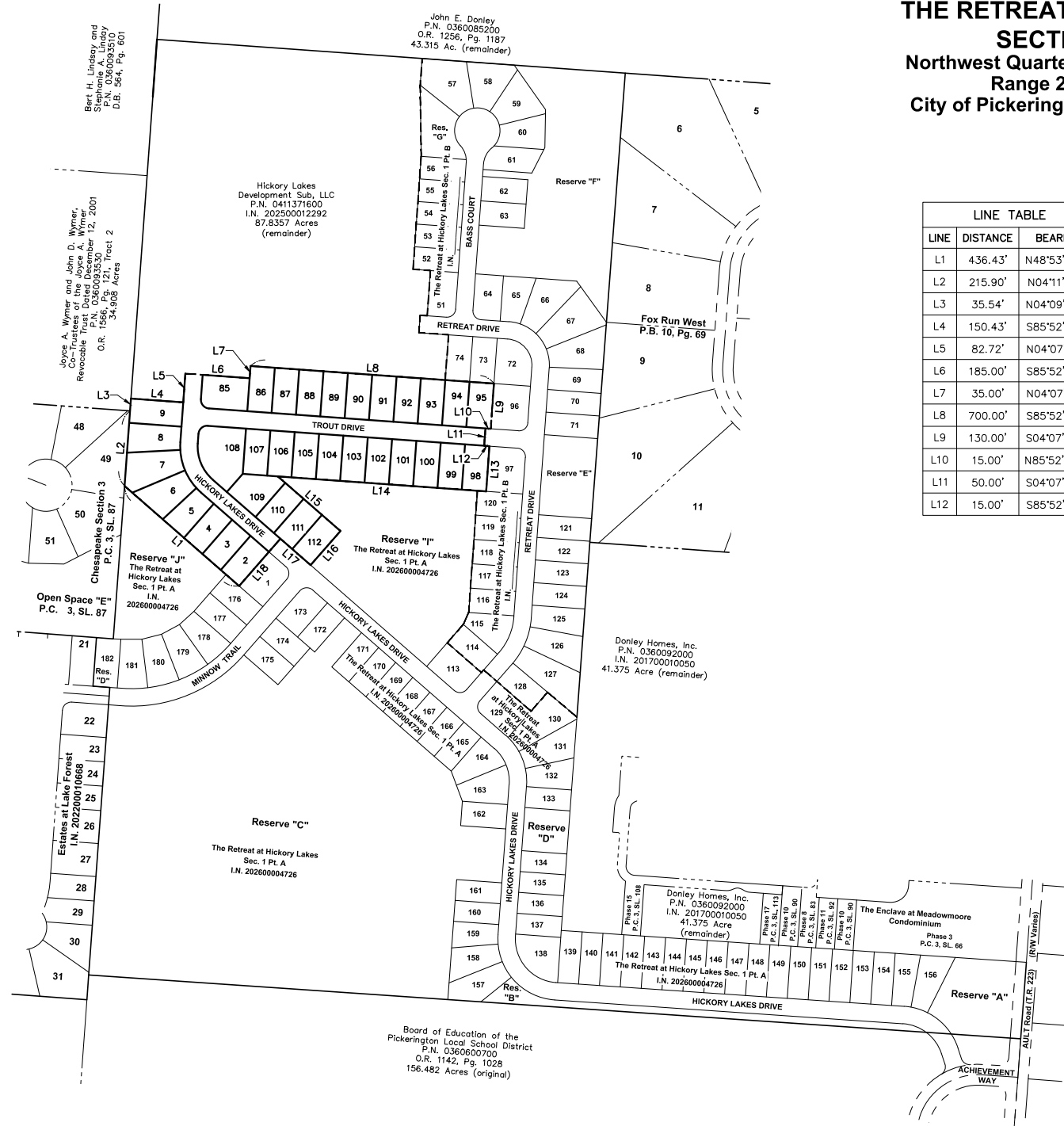
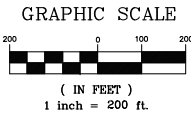
THE RETREAT AT HICKORY LAKES

SECTION 2 PART A

Northwest Quarter Section 26, Township 16,
Range 20, Refugee Lands
City of Pickerington, Fairfield County, Ohio

LINE TABLE		
LINE	DISTANCE	BEARING
L1	436.43'	N48°53'13"W
L2	215.90'	N04°11'51"E
L3	35.54'	N04°09'07"E
L4	150.43'	S85°52'43"E
L5	82.72'	N04°07'17"E
L6	185.00'	S85°52'43"E
L7	35.00'	N04°07'17"E
L8	700.00'	S85°52'43"E
L9	130.00'	S04°07'17"W
L10	15.00'	N85°52'43"W
L11	50.00'	S04°07'17"W
L12	15.00'	S85°52'43"E

LINE TABLE		
LINE	DISTANCE	BEARING
L13	130.00'	S04°07'17"W
L14	599.05'	N85°52'43"W
L15	238.23'	S48°53'13"E
L16	130.00'	S41°06'47"W
L17	115.00'	N48°53'13"W
L18	180.00'	S41°06'47"W



Final Plat

PLAN PREPARED BY: JRS
CHECKED BY: DDD
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

SCALE: 1" = 200'

DATE: July 16, 2026

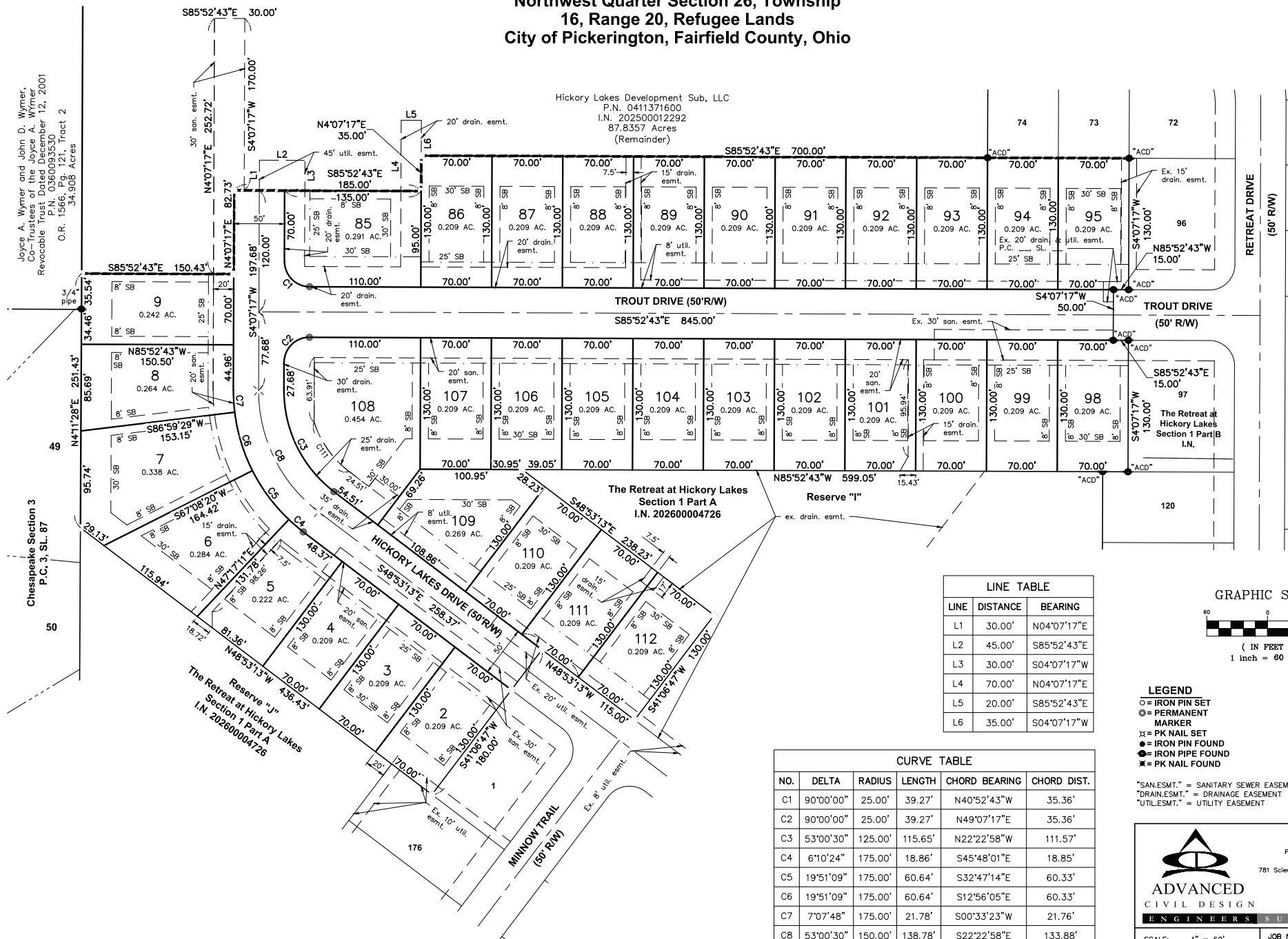
JOB NO.: 25-0012-1171

SHEET 2 / 3

Z:\22-0004-1171\WG\PRODUCTION DRAWINGS\Subdivision\Sec 2 Part A\0004-1171 Sec 2 Part A Title Sheet.dwg Layout2 Jul 16, 2026 - 7:42:30am jaury

THE RETREAT AT HICKORY LAKES
SECTION 2 PART A
 Northwest Quarter Section 26, Township
 16, Range 20, Refugee Lands
 City of Pickerington, Fairfield County, Ohio

Hickory Lakes Development Sub, LLC
P.N. 0411371600
I.N. 202500012292
87.8357 Acres
(Remainder)



LINE TABLE		
LINE	DISTANCE	BEARING
L1	30.00'	N04°07'17"W
L2	45.00'	S85°52'43"W
L3	30.00'	S04°07'17"W
L4	70.00'	N04°07'17"W
L5	20.00'	S85°52'43"W
L6	35.00'	S04°07'17"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIS
C1	90°00'00"	25.00'	39.27'	N40°52'43"W	35.36'
C2	90°00'00"	25.00'	39.27'	N49°07'17"E	35.36'
C3	53°00'30"	125.00'	115.65'	N22°22'58"W	111.57'
C4	6°10'24"	175.00'	18.86'	S45°48'01"E	18.85'
C5	19°51'09"	175.00'	60.64'	S32°47'14"E	60.33'
C6	19°51'09"	175.00'	60.64'	S12°56'05"E	60.33'
C7	7°07'48"	175.00'	21.78'	S22°22'33"W	21.76'
C8	53°00'30"	150.00'	138.78'	S22°22'58"E	133.88'

LEGEND

- = IRON PIN SET
- ⊙ = PERMANENT MARKER
- ✕ = PK NAIL SET
- = IRON PIN FOUND
- ⦿ = IRON PIPE FOUND
- ✱ = PK NAIL FOUND

"SAN.ESMT." = SANITARY SEWER EASEMENT
 "DRAIN.ESMT." = DRAINAGE EASEMENT
 "UTIL.ESMT." = UTILITY EASEMENT



ADVANCED
CIVIL DESIGN
ENGINEERS

SCALE: 1" = 60'
DATE: July 16, 2026

Final Plat
PLAN PREPARED BY: JRS
CHECKED BY: DDD
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

S U R V E Y O R S

JOB NO.: 25-0012-1171

SHEET 3 / 3

SUBJECT:

ORDINANCE 2026-24, "AN ORDINANCE APPROVING THE FINAL PLAT FOR THE RETREAT AT HICKORY LAKES, SECTION 2, PART B, LOCATED SOUTH OF THE RETREAT AT HICKORY LAKES, SECTION 2, PART A," **First Reading**, Service Committee

Attachments

Ordinance 2026-24

Exhibit A

Staff Report

RECORD OF ORDINANCES

Ordinance No. 2026-24 Passed 20

AN ORDINANCE APPROVING THE FINAL PLAT FOR THE
RETREAT AT HICKORY LAKES, SECTION 2, PART B, LOCATED
SOUTH OF THE RETREAT AT HICKORY LAKES, SECTION 2,
PART A

WHEREAS, the Final Plat for The Retreat at Hickory Lakes, Section 2, Part B consists of 51 single-family lots on approximately 17.397 acres;

WHEREAS, the Planning and Zoning Commission reviewed the proposed Final Plat for The Retreat at Hickory Lakes, Section 2, Part B, and recommended approval at its September 8, 2026 meeting, subject to 5 conditions; and

WHEREAS, the City Service Committee reviewed the Final Plat on September 16, 2026, and recommended it to Council for approval, subject to the 5 conditions set forth by the Planning and Zoning Commission, attached and incorporated herein as "Exhibit A."

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE
CITY OF PICKERINGTON, FAIRFIELD-FRANKLIN COUNTIES,
OHIO, A MAJORITY OF ITS MEMBERS CONCURRING

SECTION 1: City Council hereby approves the application for Final Plat approval of The Retreat at Hickory Lakes, Section 2, Part B.

SECTION 2: This Ordinance shall be effective on the earliest date provided by law.

APPROVED BY: Lee A. Gray, Mayor

DATE OF APPROVAL:

EFFECTIVE DATE:

ATTEST: Heather Moore, City Clerk

SPONSOR: SERVICE COMMITTEE

APPROVED AS TO FORM
& LEGALITY OF PURPOSE: Philip K. Hartmann, Law Director

ORDINANCE NO.: 2026-24

EXHIBIT “A”

1. That a dedicated plat and legal description shall be prepared for the City to accept.
2. That the ground mounted private utility boxes such as electrical, telephone, and cable services shall not be placed in the front yard.
3. That the detention/retention basins shall meet Chapter 1258.23 requirements.
4. That all downspouts shall meet the requirements of Chapter 1258.10.
5. That all comments of the Fairfield County Utilities shall be addressed.



CITY OF
PICKERINGTON

September 9, 2026

Liz Russell-Pickard
5029 Cemetery Road
Hilliard, Ohio 43026

Final Plat Case FPT 26-03

Dear Applicant,

This letter is to inform you that the Final Plat application filed with the City of Pickerington for The Retreat at Hickory Lakes Section 2 Part B was heard by the City of Pickerington's Planning and Zoning Commission on September 8, 2026.

The City of Pickerington's Planning and Zoning Commission **recommended forwarding to the City Council the request for Final Plat for The Retreat at Hickory Lakes Section 2 Part B** with the following conditions:

1. That a dedicated plat and legal description shall be prepared for the City to accept.
2. That the ground mounted private utility boxes such as electrical, telephone, and cable services shall not be placed in the front yard.
3. That the detention/retention basins shall meet Chapter 1258.23 requirements.
4. That all downspouts shall meet the requirements of Chapter 1258.10.
5. That all comments of the Fairfield County Utilities shall be addressed.

Please keep this letter for your records as it constitutes your official notification of the City of Pickerington's Planning and Zoning Commission's decision.

If you have any questions or concerns, please feel free to contact me by phone at 614-833-2204 or via email at cchukwu@pickerington.net.

Sincerely,

Clement C. Chukwu
Planning and Zoning Director



CITY OF PICKERINGTON

PLANNING AND ZONING COMMISSION INDIVIDUAL AGENDA ITEM REPORT

Date of Report: September 5, 2026

Agenda Item: 5E

File Number: FPT 26-04

Applicant: Liz Russell-Pickard
5029 Cemetery Road
Hilliard, Ohio 43026

Type of Request: A public hearing and review and request for a motion to consider a Final Plat for The Retreat at Hickory Lakes Section 2 Part B located south of Retreat at Hickory Lakes Section 2 Part A.

Location: South of Retreat at Hickory Lakes Section 2 Part A.

Site Description: Tract Size: Approximately 17.397 acres
Frontage: Approximately 310-ft along Minnow Trail
Topography: Relatively flat
Existing Dvlmp. Vacant Land

Current Zoning: PD Planned Residential District

Surrounding Zoning and Land Use:

Direction	Zoning	Land Use
North	PRD – Planned Residential District	Single-Family Home/Violet Township
South	R2 – Single-Family Residential District	Single-Family/Violet Township
East	PRD/R1 – Single-Family Residential District	Single-family/Violet Township
West	PRD – Residential District/Township	Single-Family/Violet Township

In accordance with the Following:

A. Comprehensive Plan:	The proposed land use is consistent with Chapter 1276.01.
B. Growth Management Plan:	Compliance Required
C. Residential Building Design Standards:	Compliance Required
D. Olde Pickerington Village District:	N/A
E. Parks and Recreation Master Plan:	Compliance Required
F. Thoroughfare Plan:	Compliance Required
G. Access Management Plan:	Access would be provided from Ault Road
H. Sidewalks:	Sidewalks shall be provided along Ault Road and on all proposed public and private streets within the development Fairfield County
I. Sanitary Service Area:	N/A
J. Sanitary Reimbursement Ordinance:	N/A
K. Water Service:	Fairfield County
L. Stormwater Service:	City of Pickerington
M. 100-Year Flood Plain Compliance:	Not within the 100-year flood plain
N. Tree Preservation Ordinance:	Compliance required
O. Impact Fee:	Will be required prior to the issuance of Building Permits

Staff Report:

- Ord.2025-08 annexation of 151.9 acres from Violet Township into the City of Pickerington.

Final Plat Review Time Schedule

- Planning and Zoning Commission Public Hearing – September 8, 2026
- Service Committee – September 16, 2026
- City Council Public Hearing/First Reading – October 6, 2026
- City Council Second Reading – October 20, 2026
- City Council Third Reading – November 3, 2026
- Effective Date – December 2, 2026

Final Plat

The Retreat at Hickory Lakes subdivision was annexed into the City of Pickerington in 2024. The annexation agreement included rezoning the entire site to PD (Planned Development) with an approved Final Development Plan. The agreement required a Final Plat application for each phase listed in the Standard Development Text. The Retreat at Hickory Lakes is broken down into Section 1 Part A, Section 1 Part B, and phases 2 and 3.

The Retreat at Hickory Lakes has a combined total of 89.673 acres with a proposed 182 single-family lots at a density of 2 units per acre.

Thus far the Planning and Zoning Commission considered and recommended to the City Council the Final Plat for Retreat at Hickory Lakes Section 1 Part A consisting of 54 single-family lots. The next application for consideration is Final Plat for Hickory Lakes Section 2 Part B. Section 2 Part B consists of 51 single-family lots.

Analysis

Access Management Plan

- One full movement curb cut access point is being proposed along Hickory Lakes Drive for Section 2 Part B.
 - All public roadways within Section 2 Part A subdivision shall be a minimum of 27 feet, face to face of curb, with an 18-inch curb and gutter on each side of the street.
 - Five-foot sidewalks are shown on all public roadways within Section 2 Part A subdivision.

Construction Drawings

- The construction drawings for Section 2 Part A were submitted to the Engineering Department for consideration per Chapter 1258.28.
- The entire subdivision would be serviced by Fairfield County sanitary sewer and water. The stormwater would be maintained by the City of Pickerington.
 - The Retreat at Hickory Lakes Section 2 Part B shall have sidewalks on both sides of Minnow Rail, Trout Drive, and Hickory Lakes Drive.
- The sidewalks shall comply with ADA requirements and other City, State and /or Federal requirements.

Internal Roads

- Hickory Lakes would be 50-ft wide with curb and gutters.
- Retreat Drive would be 50-ft wide with curb and gutters.
- Nansi Reese Lane would be 50-ft wide with curb and gutters.
- A 5ft sidewalk is shown on both sides of public streets consistent with the zoning code requirements and approved Development Standard Text.

Tree Lawn

- The developer shall provide the following tree lawn width on both sides of the road for:
 - Hickory Lakes Drive would be 50-ft wide with curb and gutters with 4 feet treelawn.
 - Retreat Drive would be 50-ft wide with curb and gutters with 4 feet treelawn.
 - Nansi Reese Lane would be 50-ft wide with curb and gutters with 4 feet treelawn.
 - Street Trees: Urban Forestry Fund shall meet Chapter 1258.15 requirements.

Easements

- A 20' sanitary sewer easement is shown along the frontage of lots 10 to 17, 41 to 43, 77 through 84, and 18 through 39. An 8' utility easement is shown along the frontage of lots 21, and 31 through 34.
- Existing 30' drainage easement is located along the frontage of lot 75 and 76.
- A 15' drainage easement is shown between lot 13 and 14, lot 41 and lot 42, lot 45, lot 46 and lot 20, lot 21 and lot 37, and lot 38.
- Chapter 1276.24(D) All utilities shall comply with the Pickerington zoning code requirements.
 - Ground-mounted private utility boxes (such as electrical, telephone, and cable services) that are permitted to be placed outside of the rear yard shall be placed in the side yard at a minimum of ten feet to the rear of the front elevation of the home. Such utility boxes shall be screened on all sides with evergreen shrubs planted at a minimum height of twenty-four inches and placed at appropriate location in relation to the utility box. If multiple boxes are required, they shall be placed in a cluster and screened to the same standard as noted above. The exterior of all utility boxes shall be neutral in color.
- Chapter 1054.26 (Ejector and /or Grinder Pumps Prohibited) states that for all newly constructed structures, all sanitary waste shall flow by gravity from each fixture in the residence to the city sewer collection system. Pumps will not be permitted to assist the flow of residential waste from private residence (i.e. ejector and /or grinder pumps are expressly prohibited). In addition, the sewer lateral shall exit the residence at an elevation lower than the lowest floor.
 - These requirements shall be met.

Density and Height requirements

- The Retreat at Hickory Lakes Section 2 Part B subdivision consists of a total of 51 single-family lots with density of is 2 dwelling units per acre.
- The proposed single-family lots would have a maximum building height of 35 feet.

The Retreat at Hickory Lakes Analysis

- Setback requirements for lots greater than 65 feet.
 - Minimum lot width 65 feet.
 - Minimum lot depth 130 feet.
 - Minimum side yard 8 feet (each side)
 - Minimum front yard setback adjacent R.W.O 25 feet
 - Minimum front yard setback 25* (setback reduced to preserve trees in the rear yards)
 - Rear yard 30 feet.
 - Maximum lot coverage 40 percent.
 - The minimum lot size is 8,450 square feet.
 - Minimum building square footage 1,850-sq-ft for one story and 2,000-sq-ft for two story.
- Setback requirements for lots 65 feet in width or less.
 - Minimum lot width 60 feet.
 - Minimum lot depth 130 feet.
 - Minimum side yard 6 feet (each side)
 - Minimum front yard setback adjacent R.W.O 25 feet
 - Minimum front yard setback 25* (setback reduced to preserve trees in the rear yards)
 - Rear yard 30 feet.
 - Maximum lot coverage 40 percent.
 - The minimum lot size is 7,800 square feet.
 - Minimum building square footage 1,700-sq-ft for one story and 1,800-sq-ft for two story.

Established building setback requirements for Hickory Lakes Section 2 Part B

- Lots: 10-13, 21, 31-32, 37-47 and 75-84
 - 25 feet front setback
 - 8 feet side setback
 - 30 feet rear setback
- Lots: 14-20, 22-30, 33-36, and 48-50
 - 25 feet front setback
 - 8 feet side setback
 - 30 feet rear setback

Residential Building Design Standards

- The Retreat at Hickory Lakes Section 2 Part B Subdivision shall have 50% natural material in the front elevation while the remaining elevation complies with chapter 1276.24 requirement when they come in and apply for their Zoning Certificate application.

Buffering

- The developer agrees to install on-site landscaping for The Retreat at Hickory Lakes Section 2 Part B per the Residential Design Standards.
 - Four trees with a minimum caliper of two- and one-half inches (e.g. shade trees, ornamental trees and evergreens). Street trees are excluded.
 - Eight shrubs:
 - Two large deciduous shrubs (30 to 36 inches).
 - Two deciduous shrubs (18 to 24 inches).
 - Four evergreen shrubs (18 to 24 inches).
 - Minimum mulch bed square footage would need to be 2.5 times the lot width. The mulch beds would be located in the front yard and are permitted to extend around the corner of the house.
 - This requirement has been met.

Homeowners Association

- The Homeowner's Association (HOA deed restriction) shall be responsible for maintaining all private easements associated with the Retreat at Hickory Lakes Section 2 Part A Subdivision.
 - The developer provided HOA deed restriction as part of the annexation agreement.

Rainwater Drainage

- All newly constructed buildings shall have underground tile or plastic pipe connected to all downspouts and sump pumps terminating through the street curb at the street side of the curb for the purpose of discharging rainwater into the street gutter. Where feasible, such underground tile or pipe shall be connected directly to a storm sewer per chapter 1258.10.
 - This requirement shall be enforced during the Zoning Certificate application process for new single-family homes and final zoning inspections.

Open Space

- Approximately 3.120 acres which amounts to 17.93% of the total Section 2 Part B is being dedicated for reserves (open space). In addition, the open space shall be owned and maintained by the Homeowners Association.
- Chapter 1258.23(d) It is intended that such detention basins will provide passive park areas. They are to be relatively flat, generally dry when not flooded, and have durable and sufficient grass cover. The City Engineer is required to approve grasses, grading, slopes, installation of all drainage systems, and the adequate growth of all ground cover before accepting the project. A fee simple deed to the detention area shall be granted to the City at the time of acceptance of the project. When the City Engineer determines that it is necessary, the deed shall also provide a permanent access easement twenty feet in width.
 - The developer shall meet this requirement as stated above.

City of Pickerington Utilities

The City of Pickerington Utilities has a comment (see attached memo).

- The plats for the Retreat at Hickory Lakes reference reserves throughout the subdivision, however the plats contain no text as to the HOA's requirements to maintain such areas.

Fairfield County Utilities

The Fairfield County Utilities has a comment (see attached memo).

- Plat for Section 2 Part B lot 22 has an 8-Foot Util. esmt. called out but no line work.

Zoning Comments:

The Pickerington Zoning Code would support Planning and Zoning Commission consideration for Retreat at Hickory Lakes Section 2 Part B with the following conditions:

1. That a dedicated plat and legal description shall be prepared for the City to accept.
2. That the ground mounted private utility boxes such as electrical, telephone, and cable services shall not be placed in the front yard.
3. That the detention/retention basins shall meet Chapter 1258.23 requirements.
4. That all downspouts shall meet the requirements of Chapter 1258.10.
5. That all comments from the Fairfield County Utilities shall be addressed.

Additional Comments:

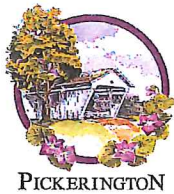
- All road names and numbers shall be subject to approval by the Planning and Zoning Department and various agencies.

Prepared by: , Planning and Zoning Director
Clement Chukwu

From: [Don Rector](#)
To: [Clement Chukwu](#)
Subject: Retreat at Hickory Lakes
Date: Wednesday, September 2, 2026 10:27:31 AM

Clem,

The plats for the Retreat at Hickory Lakes reference reserves throughout the subdivision, however the plats contain no text as to the HOA's requirements to maintain such areas.



DONALD S. RECTOR, P.E.
Service Director, City of Pickerington

200 Hereford Drive, Pickerington, OH 43147
614-641-2444 • drector@pickerington.net



FAIRFIELD COUNTY UTILITIES

TO: Clement Chukwu
FROM: Joshua TC Anders, P.E.
DATE: September 1, 2026
SUBJECT: Hickory Lakes Section 1 Part B Section 2 Part A&B Final Plat

Tony Vogel
Utility Director

Fairfield County Utilities (FCU) has reviewed the Hickory Lakes Section 1 Part B, Section 2 Part A&B Final Plats located in the City of Pickerington and have the following comments.

Plat for Section 2 Part B lot 22 has an 8 Foot Util. esmt. called out but no line work.

If you have any questions, please contact me.

Sincerely,

Joshua Tc Anders, P.E.
Deputy Director of Utilities
cc: File

County Administrator
Aundrea N. Cordle

Fairfield County
Commissioners
Steven A. Davis
Jeffrey M. Fix
David L. Levacy

Administrative Office
6670 Lockville Road
Carroll, Ohio 43112
(740) 652-7120

www.co.fairfield.oh.us/util/

SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF PICKERINGTON, BEING IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, AND ALSO BEING A 17.397 ACRE SUBDIVISION OUT OF THE REMAINDER OF A 87.8357 ACRE TRACT AS CONVEYED TO HICKORY LAKES DEVELOPMENT SUB, LLC IN INSTRUMENT NUMBER 202500012292. ALL REFERENCES BEING TO THE RECORDS OF THE RECORDER'S OFFICE FAIRFIELD COUNTY, OHIO.

THE UNDERSIGNED, KARL E. BILLISITS, AUTHORIZED REPRESENTATIVE AND MEMBER OF HICKORY LAKES DEVELOPMENT SUB, LLC, BEING THE OWNER OF SAID 17.397 ACRES OF LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RETREAT AT HICKORY LAKES, SECTION 2, PART B, A SUBDIVISION CONTAINING LOTS NUMBERED 10-50 & 75-84 AND RESERVE H INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT AND DOES VOLUNTARILY DEDICATE TO PUBLIC USE, AS SUCH, ALL OF THE DRIVE AND LANE SHOWN HEREIN, CONTAINING A TOTAL OF 2.479 ACRES TO THE PUBLIC USE FOREVER.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THIS LAND SHALL BE IN CONFORMITY WITH ALL EXISTING VALID ZONING, PLATTING, HEALTH, OR OTHER LAWFUL RULES AND REGULATIONS INCLUDING THE APPLICABLE OFF-STREET PARKING AND LOADING REQUIREMENTS OF CITY OF PICKERINGTON, OHIO, FOR THE BENEFIT OF HICKORY LAKES DEVELOPMENT SUB, LLC, AND ALL OTHER SUBSEQUENT OWNERS OR ASSIGNS TAKING TITLE FROM, UNDER, OR THROUGH THE UNDERSIGNED.

IN WITNESS WHEREOF KARL E. BILLISITS, AUTHORIZED REPRESENTATIVE AND MEMBER OF HICKORY LAKES DEVELOPMENT SUB, LLC HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 20____.

HICKORY LAKES DEVELOPMENT SUB, LLC
BY: HICKORY LAKES DEVELOPMENT SUB, LLC

BY: _____
KARL E. BILLISITS
AUTHORIZED REPRESENTATIVE AND MEMBER

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESS _____
SIGNATURE _____ SIGNATURE _____

PRINTED NAME _____ PRINTED NAME _____

Notary for Owner

STATE OF OHIO SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED KARL E. BILLISITS, AUTHORIZED REPRESENTATIVE AND MEMBER OF HICKORY LAKES DEVELOPMENT SUB, LLC, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

SANITARY SEWER EASEMENTS (SAN ESMT)

EASEMENTS DESIGNATED AS SANITARY SEWER EASEMENTS ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF SANITARY SEWER LINES AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID SEWERS AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER. NO OTHER UTILITIES ARE TO BE PLACED OR CONSTRUCTED IN DESIGNATED SANITARY SEWER EASEMENTS.

UTILITY EASEMENTS (UTIL ESMT)

UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF UTILITY AND SERVICES, AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES AND FOR PROVIDING INGRESS AND EGRESS TO THE PROPERTY FOR SAID PURPOSES AND ARE TO BE MAINTAINED AS SUCH FOREVER.

DRAINAGE EASEMENTS (DRAIN ESMT)

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" (DRAIN ESMT), FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC STORMWATER UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND FOR STORM WATER DRAINAGE. WITHIN THOSE AREAS DESIGNATED "DRAINAGE EASEMENT" ON THIS PLAT, AN ADDITIONAL 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 PICKERINGTON CITY ENGINEER.

FLOOD DESIGNATION

BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN ZONE "X" (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39045C0040H, WITH AN EFFECTIVE DATE OF 7/19/2018, IN FAIRFIELD COUNTY, OHIO. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

**THE RETREAT AT HICKORY LAKES
SECTION 2 PART B
Northwest Quarter Section 26, Township
16, Range 20, Refugee Lands
City of Pickerington, Fairfield County, Ohio**

OWNER

HICKORY LAKES
DEVELOPMENT SUB, LLC
1071 FISHINGER ROAD, SUITE 202
COLUMBUS, OHIO 43221

PRIMARY CONTACT:

KARL E. BILLISITS
PH: (888) 445-3041
KBILLISITS@HARMONYDG.COM

APPROVALS

APPROVED THIS _____ DAY OF _____, 20____

DIRECTOR OF PLANNING AND ZONING
CLEMENT CHUKWU

APPROVED THIS _____ DAY OF _____, 20____

CITY ENGINEER
MATT WEBER

APPROVED THIS _____ DAY OF _____, 20____

CITY MANAGER
GREG BUTCHER

APPROVED THIS _____ DAY OF _____, 20____

CITY CLERK
HEATHER MOORE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, THE DRIVE AND LANE, HEREIN DEDICATED TO PUBLIC USE ARE HEREBY ACCEPTED AS SUCH FOR THE COUNTY OF FAIRFIELD, STATE OF OHIO.

THIS PLAT IS HEREBY APPROVED AS OF _____, 20____, HOWEVER, STREETS ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

EASEMENTS FOR PUBLIC SANITARY SEWERS AND WATERLINES ARE HEREBY ACCEPTED AS OF _____, 20____, HOWEVER, THE UTILITY LINES ARE NOT ACCEPTED UNTIL INSPECTED AND APPROVED.

DIRECTOR OF UTILITIES, FAIRFIELD COUNTY UTILITIES
TONY VOGEL
SANITARY ENGINEER

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 20____, BY ORDINANCE NO. _____ WHEREIN ALL OF THE LANE AND DRIVE HEREBY DEDICATED ARE ACCEPTED AS SUCH BY THE COUNCIL FOR THE CITY OF PICKERINGTON, OHIO.

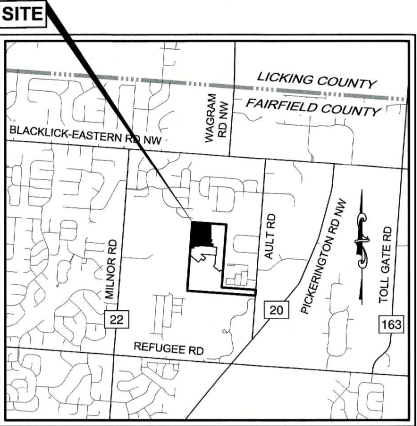
I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _____, 20____

FAIRFIELD COUNTY AUDITOR
CARRI BROWN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORDING ON _____, 20____, AT _____, M. AND THAT IT WAS RECORDED ON _____, 20____ IN INSTRUMENT NUMBER _____ PLAT RECORDS OF FAIRFIELD COUNTY, OHIO.

SEE _____

FAIRFIELD COUNTY RECORDER
LISA MCKENZIE



VICINITY MAP

SCALE: NTS

SURVEY DATA

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83, (NRSR 2011) SAID BEARINGS WERE DERIVED FROM GPS OBSERVATION THAT DETERMINED A PORTION OF THE CENTERLINE OF AULT ROAD (RW VARIES) TO HAVE A BEARING OF S4°14'18"W.

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE FAIRFIELD COUNTY, OHIO, RECORDER, REFERENCED IN THE PLAN AND TEXT OF THIS PLAT.

IRON PINS, WHERE INDICATED, ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED".

PERMANENT MARKERS, WHERE INDICATED, ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND AND THEN CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT.

BUILDING SETBACKS

LOTS: 10-13, 21, 31-32, 37-47 & 75-84

25' FRONT SETBACK
8' SIDE SETBACK
30' REAR SETBACK

LOTS: 14-20, 22-30, 33-36 & 48-50

25' FRONT SETBACK
6' SIDE SETBACK
30' REAR SETBACK

SECTION 2 PART B

TOTAL AREA: 17.397 ACRES
TOTAL RW AREA: 2.479 ACRES
BUILDABLE LOTS (51) AREA: 11.798 ACRES
RESERVE (1): 3.120 ACRES



I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

Brian K. Karshner, P.S.
REGISTRATION NUMBER 8981

DATE



ADVANCED
CIVIL DESIGN

ENGINEERS SURVEYORS

DATE: July 16, 2026

JOB NO.: 25-0012-1171

SHEET 1 / 4

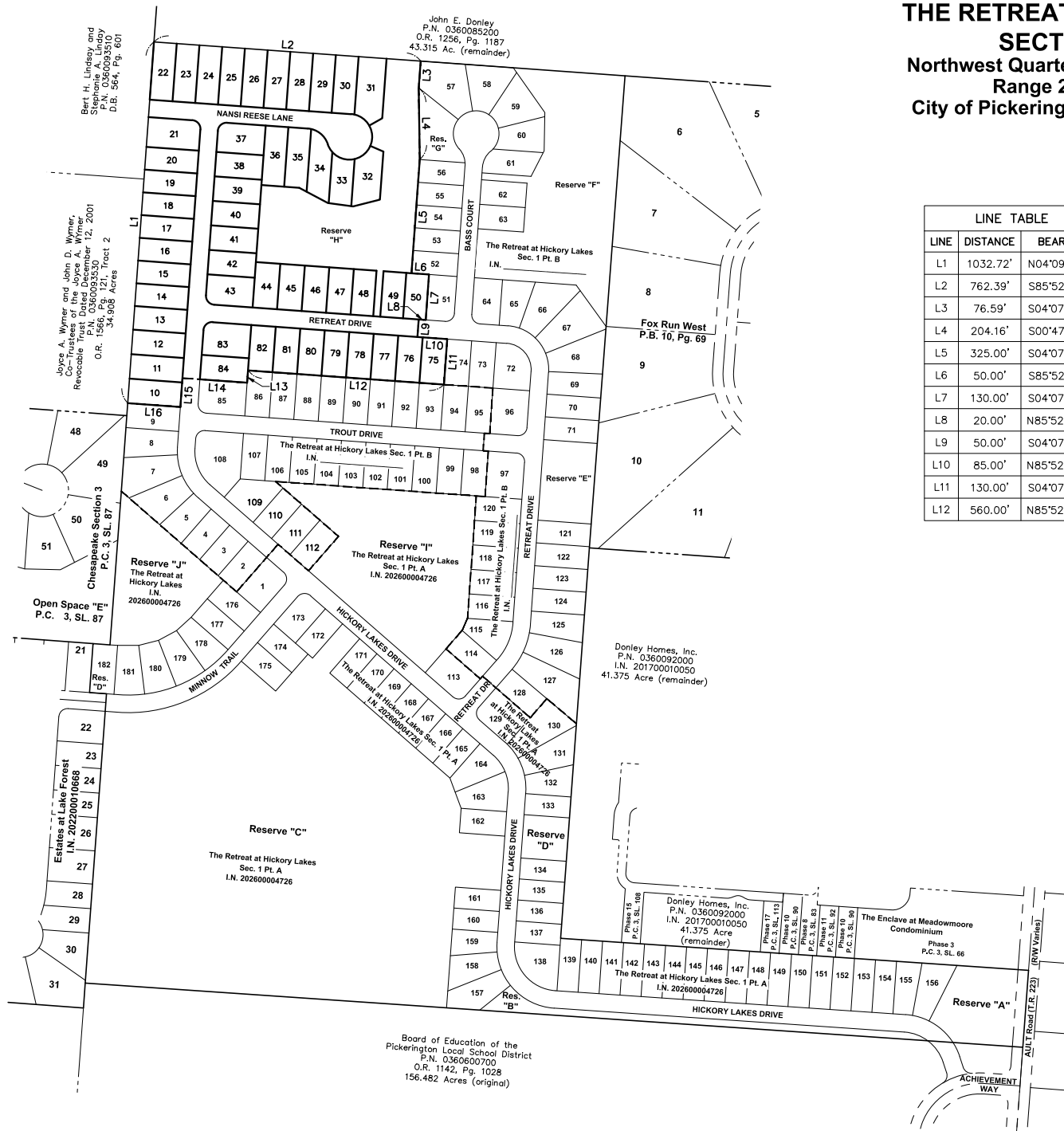
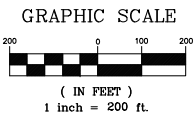
LEGEND

- = IRON PIN SET
- ◎ = PERMANENT MARKER
- ⊗ = PK NAIL SET
- = IRON PIN FOUND
- ⊗ = PK NAIL FOUND

THE RETREAT AT HICKORY LAKES SECTION 2 PART B Northwest Quarter Section 26, Township 16, Range 20, Refugee Lands City of Pickerington, Fairfield County, Ohio

LINE TABLE		
LINE	DISTANCE	BEARING
L1	1032.72'	N04°09'07"E
L2	762.39'	S85°52'43"E
L3	76.59'	S04°07'17"W
L4	204.16'	S00°47'43"E
L5	325.00'	S04°07'17"W
L6	50.00'	S85°52'43"E
L7	130.00'	S04°07'17"W
L8	20.00'	N85°52'43"W
L9	50.00'	S04°07'17"W
L10	85.00'	N85°52'43"W
L11	130.00'	S04°07'17"W
L12	560.00'	N85°52'43"W

LINE TABLE		
LINE	DISTANCE	BEARING
L13	35.00'	S04°07'17"W
L14	185.00'	N85°52'43"W
L15	82.72'	S04°07'17"W
L16	150.43'	N85°52'43"W

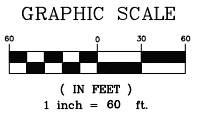
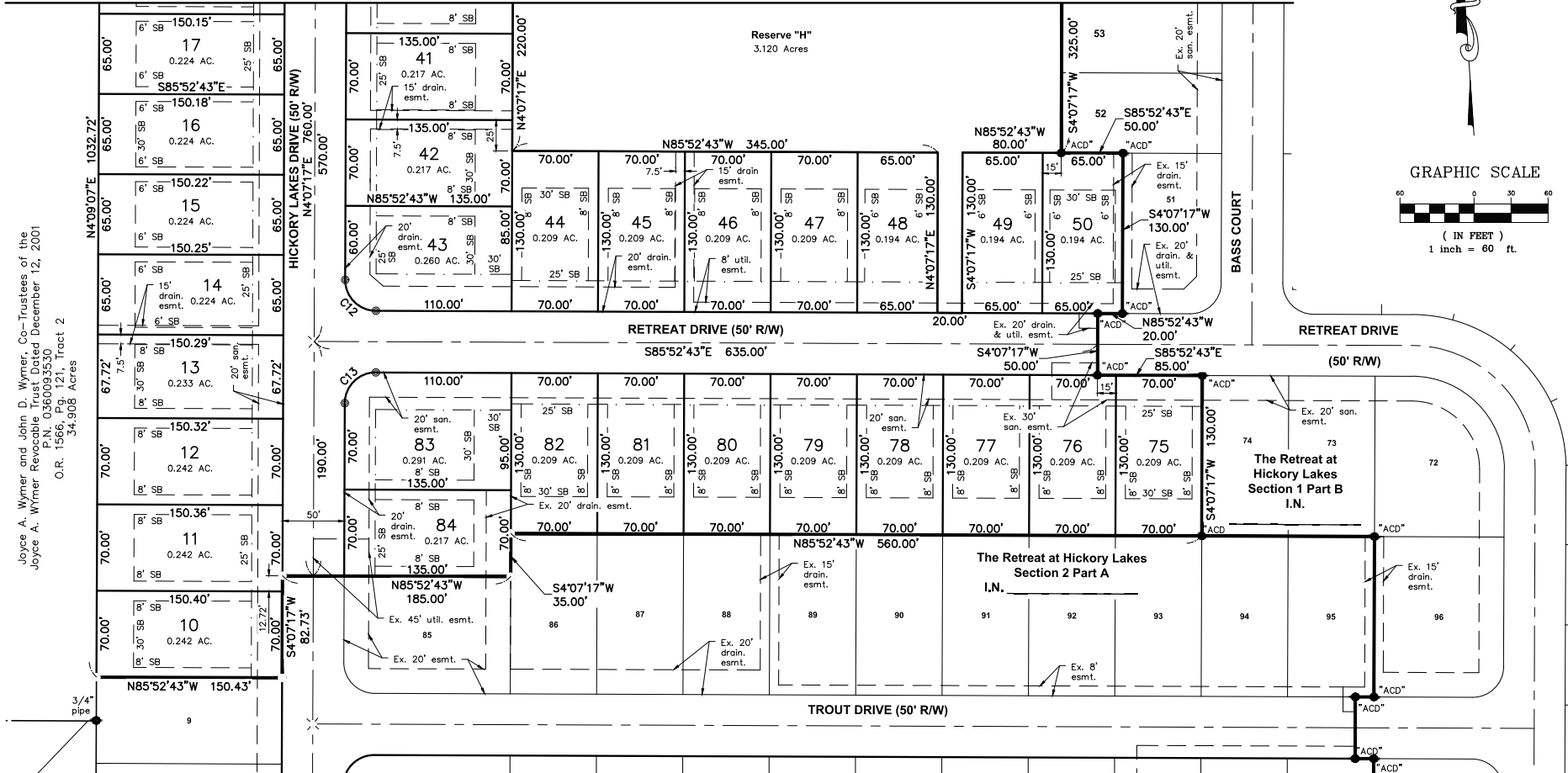


THE RETREAT AT HICKORY LAKES

SECTION 2 PART B

Northwest Quarter Section 26, Township
16, Range 20, Refugee Lands
City of Pickerington, Fairfield County, Ohio

SEE SHEET 4 OF 4



Joyce A. Wymer and John D. Wymer, Co-Trustees of the
Joyce A. Wymer Revocable Trust, dated December 12, 2001
P.N. 03698333-0
O.R. 1566, Pg. 121, Tract 2
34.908 Acres

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C12	90°00'00"	25.00'	39.27'	N40°52'43"W	35.36'
C13	90°00'00"	25.00'	39.27'	N49°07'17"E	35.36'

LEGEND

- = IRON PIN SET
- ⊙ = PERMANENT MARKER
- ⊗ = PK NAIL SET
- = IRON PIN FOUND
- ⊙ = IRON PIPE FOUND
- ⊗ = PK NAIL FOUND

"SAN.ESMT." = SANITARY SEWER EASEMENT
"DRAIN.ESMT." = DRAINAGE EASEMENT
"UTIL.ESMT." = UTILITY EASEMENT



Final Plat

PLAN PREPARED BY: JRS
CHECKED BY: DDD
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'
DATE: July 16, 2026

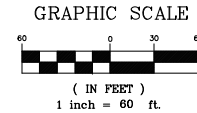
JOB NO.: 25-0012-1171
SHEET 3 / 4

THE RETREAT AT HICKORY LAKES

SECTION 2 PART B

Northwest Quarter Section 26, Township
16, Range 20, Refugee Lands
City of Pickerington, Fairfield County, Ohio

John E. Donley
P.N. 0360085200
O.R. 1256, Pg. 1187
43.315 Ac. (remainder)



NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	8°52'24"	65.00'	10.07'	N81°26'31"W	10.06'
C2	47°35'27"	65.00'	53.99'	N53°12'35"W	52.45'
C3	52°53'30"	65.00'	60.00'	N49°45'20"E	57.90'
C4	61°44'00"	65.00'	70.03'	S72°55'55"E	66.70'
C5	23°34'01"	65.00'	26.74'	S30°16'55"E	26.55'
C6	58°31'49"	65.00'	66.40'	S47°45'49"E	63.55'
C7	8°51'00"	65.00'	10.04'	S81°27'13"E	10.03'
C8	90°00'00"	25.00'	39.27'	N49°07'17"E	35.36'
C9	90°00'00"	25.00'	39.27'	S40°52'43"E	35.36'
C10	33°41'24"	89.29'	52.50'	S69°02'00"E	51.75'
C11	52°43'27"	65.00'	59.81'	N03°03'09"W	57.73'
C14	19°55'35"	85.00'	29.56'	N69°08'02"W	29.41'

LEGEND

- = IRON PIN SET
- ⊙ = PERMANENT MARKER
- ⊗ = PK NAIL SET
- = IRON PIN FOUND
- ⦿ = IRON PIPE FOUND
- ⊠ = PK NAIL FOUND

"SAN.ESMT." = SANITARY SEWER EASEMENT
"DRAIN.ESMT." = DRAINAGE EASEMENT
"UTIL.ESMT." = UTILITY EASEMENT

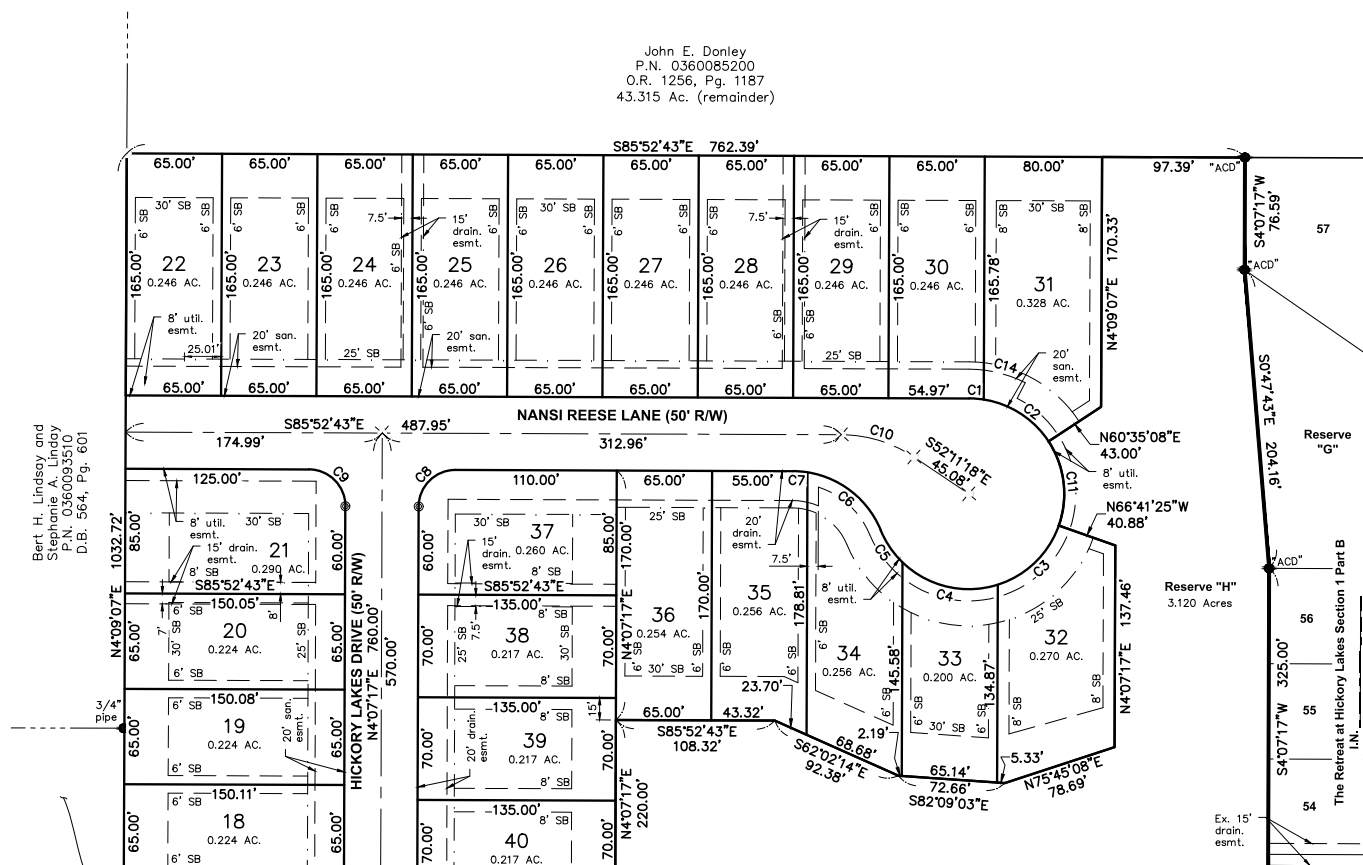


Final Plat

PLAN PREPARED BY: JRS
CHECKED BY: DDD
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 60'
DATE: July 16, 2026

JOB NO.: 25-0012-1171
SHEET 4 / 4



SEE SHEET 3 OF 4

Bert H. Lindsay and
Stephanie A. Lindsay
P.N. 0360093510
D.B. 564, Pg. 601

Joyce A. Wymer and John
D. Wymer, Co-Trustees of
the Joyce A. Wymer
Revocable Trust Dated
December 12, 2001
P.N. 0360093530
O.R. 1566, Pg. 121, Tract 2
34.908 Acres