CITY OF
PICKERINGTON

PICKERINGTON CITY COUNCIL
CITY HALL, 100 LOCKVILLE ROAD
TUESDAY, NOVEMBER 3, 2026

REGULAR COUNCIL MEETING AGENDA
7:30 P.M.

1. ROLL CALL, INVOCATION BY PASTOR ADAM DINNELL OF THE FAMILY CHURCH, AND PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES OF OCTOBER 20, 2026, REGULAR MEETING

3. COMMUNITY COMMENTS

4. COUNCIL COMMUNICATIONS

5. APPROVAL OF AGENDA

6. APPROVAL OF CONSENT AGENDA **(ONE CONSENT AGENDA ITEM)** 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 **(TABLED 10/06/2026)**

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 **(TABLED 10/06/2026)**

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 **(TABLED 10/06/2026)**

D. ***RESOLUTION 2026-16R, "A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH FAIRFIELD COUNTY FOR THE HOUSING OF PRISONERS IN THE FAIRFIELD COUNTY JAIL," Consent Agenda.**

9. LEGISLATIVE READINGS

10. REFERRAL TO COMMITTEE

11. OTHER BUSINESS

12. MOTIONS

13. ADJOURNMENT

SUBJECT:

APPROVAL OF MINUTES OF OCTOBER 20, 2026, REGULAR MEETING

Attachments

Draft Council Minutes 2026-10-20

D R A F T

CITY OF PICKERINGTON

PICKERINGTON CITY COUNCIL
TUESDAY, OCTOBER 20, 2026
CITY HALL, 100 LOCKVILLE ROAD

REGULAR MEETING MINUTES
7:30 P.M.

1. ROLL CALL, INVOCATION BY PASTOR DARRYL BAKER OF CHANGE CITY CHURCH, AND PLEDGE OF ALLEGIANCE

Mayor Gray called the meeting to order at 7:31 P.M.

Present:	Mr. Derksen; Mrs. Hicks; Mr. McCracken; Mrs. Rohaly; Mrs. Sanders; Mr. Wisniewski; Mayor Gray
Absent:	Mr. Kemper
Others Present:	Greg Butcher, Chief Cheney, Joe Batchelor, Debbie Kopinsky, Jessica Eldridge, Darryl Baker

2. APPROVAL OF MINUTES OF OCTOBER 6, 2026, REGULAR MEETING

Moved by Mrs. Rohaly **to approve**, **seconded by** Mr. Derksen

Yes:	Mr. Wisniewski, Mr. McCracken, Mrs. Rohaly, Mr. Derksen, Mrs. Sanders
Other:	Mrs. Hicks (ABSTAIN)

5 - 0 Passed

3. COMMUNITY COMMENTS

Darryl Baker asked about the leash laws for the City of Pickerington and questioned whether dogs need to be on a leash or is it up to the dog owner. Chief Cheney stated that they need to be leashed. Mr. Baker stated that he has a concern about these leash laws and wants to be proactive before someone gets hurt. He continued that there is someone in his neighborhood that walks a pitbull off leash and the dog is behind her and this could be a tragedy waiting to happen. He added that he does not want to wait until something happens in Pickerington and then people say somebody should have done something. Mr. Wisniewski stated that if it happens again, call the non-emergency number at the Police Department.

4. COUNCIL COMMUNICATIONS

There were no council communications.

5. APPROVAL OF AGENDA

Moved by Mrs. Sanders **to approve**, **seconded by** Mr. McCracken

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

6. APPROVAL OF CONSENT AGENDA

One item on the consent agenda was read into the record. Resolution 2026-15R, a resolution adopting an acceptable use of artificial intelligence policy of the City of Pickerington.

Moved by Mrs. Rohaly **to approve**, **seconded by** Mrs. Hicks

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

7. REPORTS

A. MAYOR

Mayor Gray asked that agenda items 8A, 8B, 8C remain on the table.

B. LAW DIRECTOR

Mr. Bachelor stated that he has no formal report and would be happy to take any questions.

C. CITY MANAGER

Mr. Butcher stated he had no formal report.

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 **(TABLED 10/06/2026)**

Mr. Wisniewski stated that this item will remain tabled.

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 **(TABLED 10/06/2026)**

Mr. Wisniewski stated that this item will remain tabled.

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 **(TABLED 10/06/2026)**

Mr. Wisniewski stated that this item will remain tabled.

D. ORDINANCE 2026-25, "AN ORDINANCE AMENDING THE 2026 APPROPRIATION, ORDINANCE 2025-23," **First Reading**, Finance Committee

The ordinance title was read into the record.

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** Mrs. Hicks

Roll call on the suspension of rules
Yes: Mr. Wisniewski, Mrs. Hicks, Mr. McCracken, Mrs. Sanders, Mrs. Rohaly
Abstain: Mr. Derksen
5 - 0 Passed

Final Reading

Roll call on the final reading
Yes: Mrs. Rohaly, Mrs. Hicks, Mr. Wisniewski, Mr. McCracken, Mrs. Sanders
Abstain: Mr. Derksen
5 - 0 Passed

E. ORDINANCE 2026-26, "AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN PARCELS IN THE CITY TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION; PROVIDING FOR THE COLLECTION AND DEPOSIT OF SERVICE PAYMENTS AND SPECIFYING THE PURPOSES FOR WHICH THOSE SERVICE PAYMENTS MAY BE EXPENDED; AUTHORIZING MAKE-WHOLE COMPENSATION PAYMENTS TO THE PICKERINGTON LOCAL SCHOOL DISTRICT AND THE EASTLAND JOINT VOCATIONAL SCHOOL DISTRICT," **First Reading**, Finance Committee

The ordinance title was read into the record.

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** Mrs. Rohaly

Roll call on the suspension of rules
Yes: Mrs. Sanders, Mr. Derksen. Mrs. Hicks, Mr. McCracken, Mr. Wisniewski, Mrs. Rohaly
6 - 0 Passed

Final Reading

Roll call on the final reading
Yes: Mr. Wisniewski, Mrs. Rohaly, Mrs. Hicks, Mr. McCracken, Mr. Derksen, Mrs. Sanders
6 - 0 Passed

F. ***RESOLUTION 2026-15R, "A RESOLUTION ADOPTING AN ACCEPTABLE USE OF ARTIFICIAL INTELLIGENCE POLICY OF THE CITY OF PICKERINGTON," Consent Agenda, Finance Committee.**

Moved by Mrs. Rohaly **to approve**, **seconded by** Mrs. Hicks

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

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

Council adjourned at 7:40 P.M.

RESPECTFULLY SUBMITTED:

_____
Debbie Kopinsky, Deputy 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 **(TABLED 10/06/2026)**

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,

Clem

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 Section1 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
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 1Part 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 41single-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 4feet 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 Section1 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.

PICKERINGTON

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

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

FAIRFIELD
COUNTY · OHIO

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

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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

Tony Vogel
Utility Director

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/

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

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
AUTHORIZED REPRESENTATIVE AND MEMBER

_____
WITNESS

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.

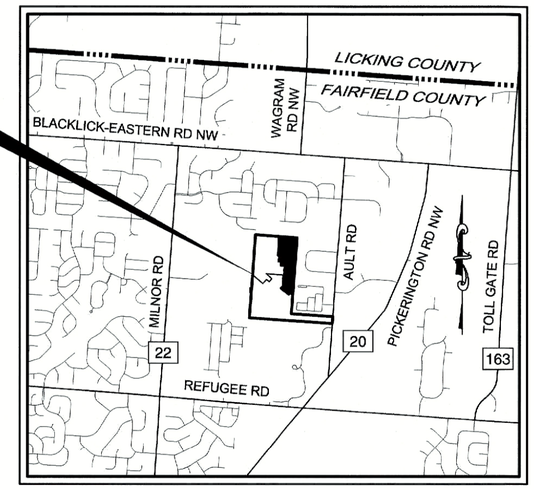
FEE _____

_____
FAIRFIELD COUNTY RECORDER
LISA McKENZIE

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.

7/16/26

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

STATE OF OHIO · BRIAN KARSHNER · 8981 · REGISTERED · PROFESSIONAL SURVEYOR

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

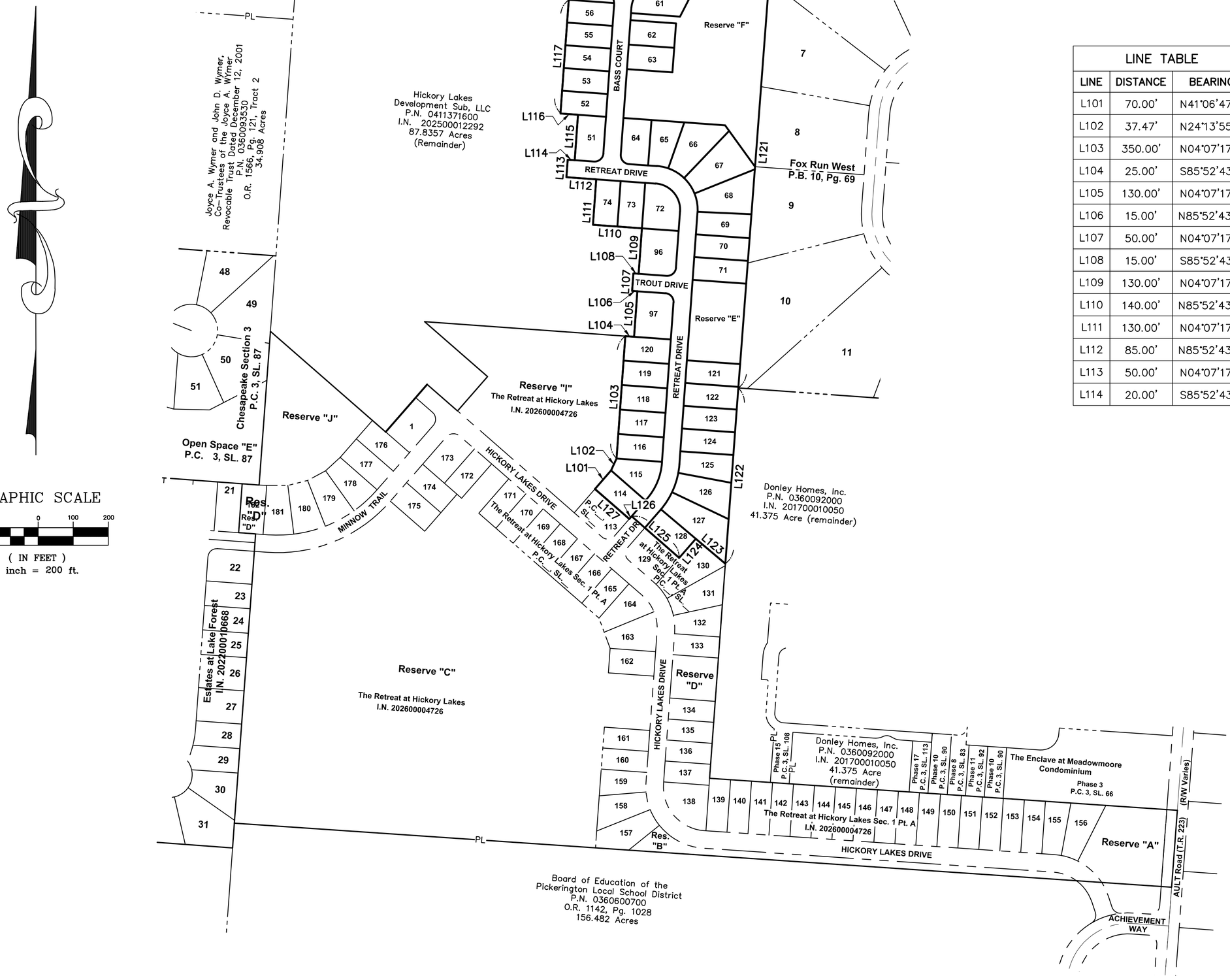
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: July 16, 2026

JOB NO.: 22-0004-1171
SHEET 1 / 4

Z:\22-0004-1171\DWG\PRODUCTION DRAWINGS\SURVEY\Subdivision\Sec 1 Part B\0004-1171 Sec 1 Part B_Title Sheet.dwg Layout1 Jul 16, 2026 - 7:39:42am 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



GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.

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

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

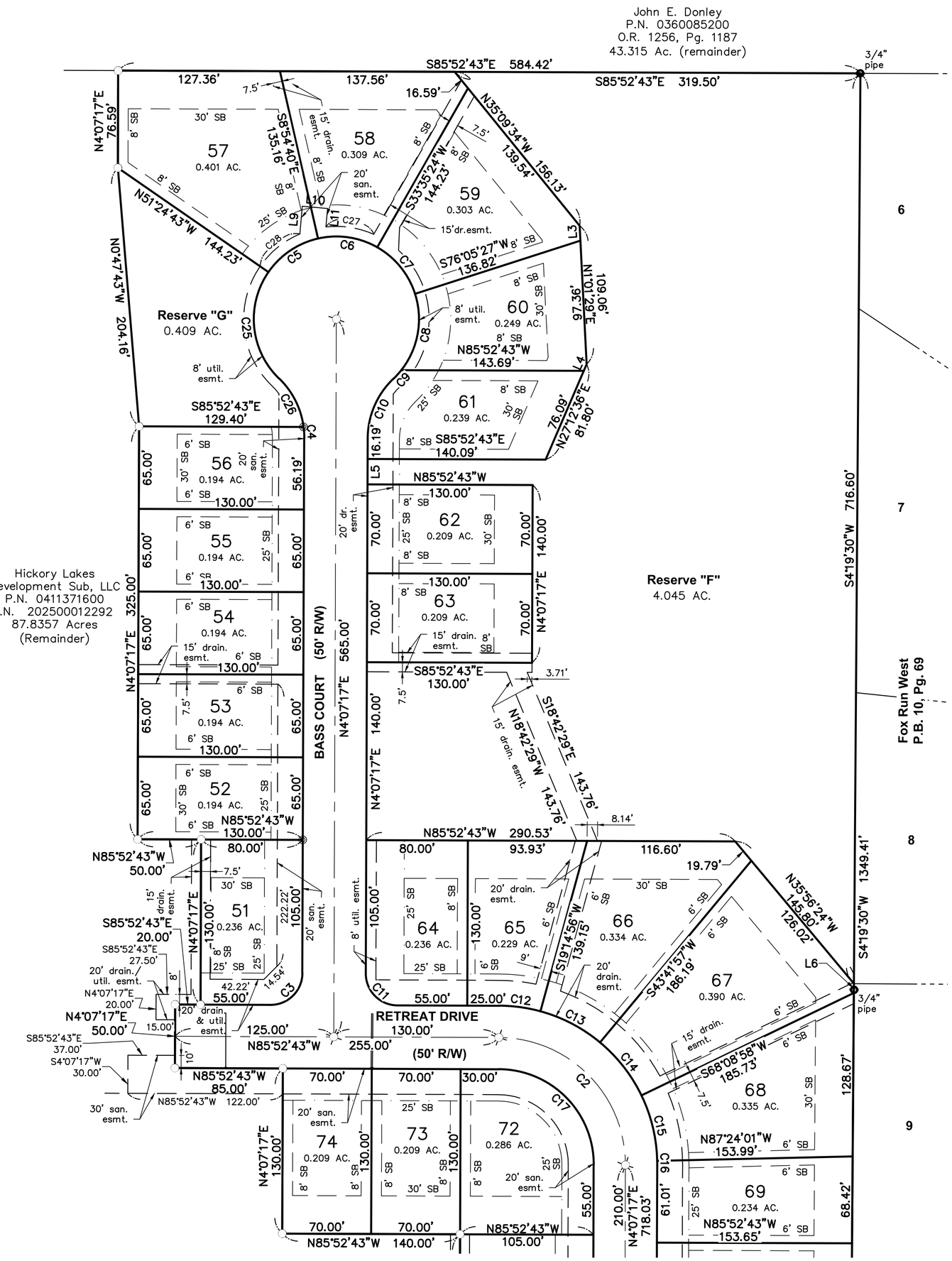
THE RETREAT AT HICKORY LAKES
SECTION 1 PART B

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

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



SEE SHEET 4 OF 4

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

Final Plat

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
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

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

SEE SHEET 3 OF 4

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

TROUT DRIVE (50' R/W)

RETREAT DRIVE (50' R/W)

HICKORY LAKES DRIVE

Reserve "I"
The Retreat at Hickory Lakes
Sec. 1 Pt. A
I.N. 202600004726

Reserve "E"
0.807 AC.

Fox Run West
P.B. 10, Pg. 69

Donley Homes, Inc.
P.N. 0360092000
I.N. 201700010050
41.375 Acre (remainder)

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

CURVE TABLE					
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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'
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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
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LEGEND
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ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Blvd, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
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Final Plat

PLAN PREPARED BY: JRS
CHECKED BY: DDD

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

JOB NO.: 22-0004-1171
SHEET 4 / 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 **(TABLED 10/06/2026)**

Attachments

Ordinance 2026-23

Exhibit A

Staff Report

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,

Clem

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 1Part 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 4feet 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: _____, 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.

PICKERINGTON

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

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

FAIRFIELD
COUNTY · OHIO

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

---

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

Tony Vogel
Utility Director

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/

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

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:

_____ WITNESS
SIGNATURE

_____ WITNESS
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.

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.

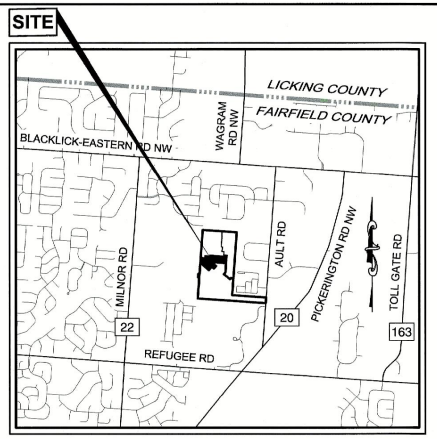
I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _____, 20___

_____
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

STATE OF OHIO
BRIAN KARSHNER
S-8981
REGISTERED
PROFESSIONAL SURVEYOR

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 7/16/26

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

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 614.428.7750
fax 614.428.7755

DATE: July 16, 2026
JOB NO.: 25-0012-1171
SHEET 1 / 3

Z:\22-0004-1171\DWG\PRODUCTION DRAWINGS\SURVEY\Subdivision\Sec 2 Part A\0004-1171 Sec 2 Part A Title Sheet.dwg Layout1 Jul 16, 2026 - 7:42:21am jbury

THE RETREAT AT HICKORY LAKES
SECTION 2 PART A

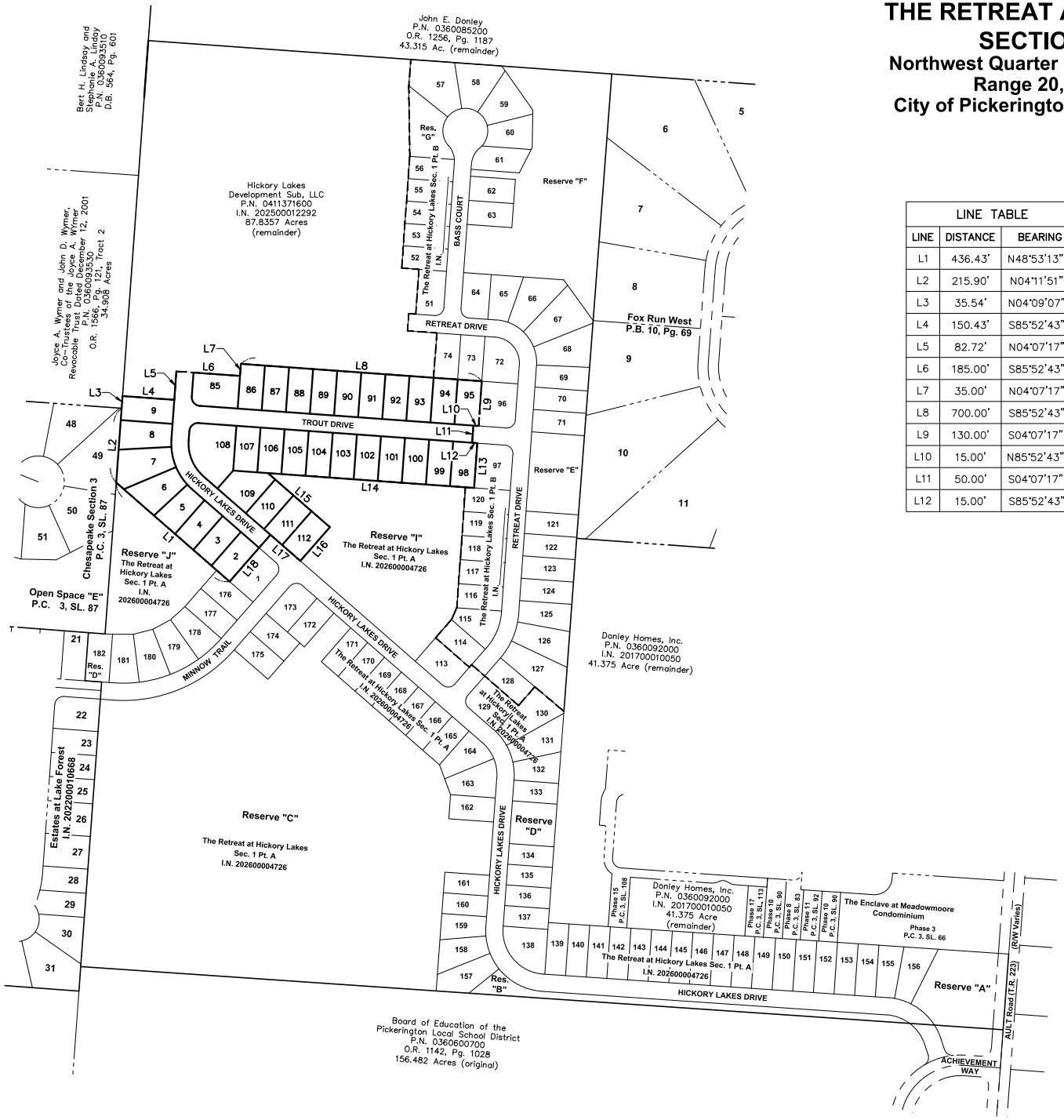
Northwest Quarter Section 26, Township 16, Range 20, Refugee Lands
City of Pickerington, Fairfield County, Ohio



GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.



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

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

Final Plat

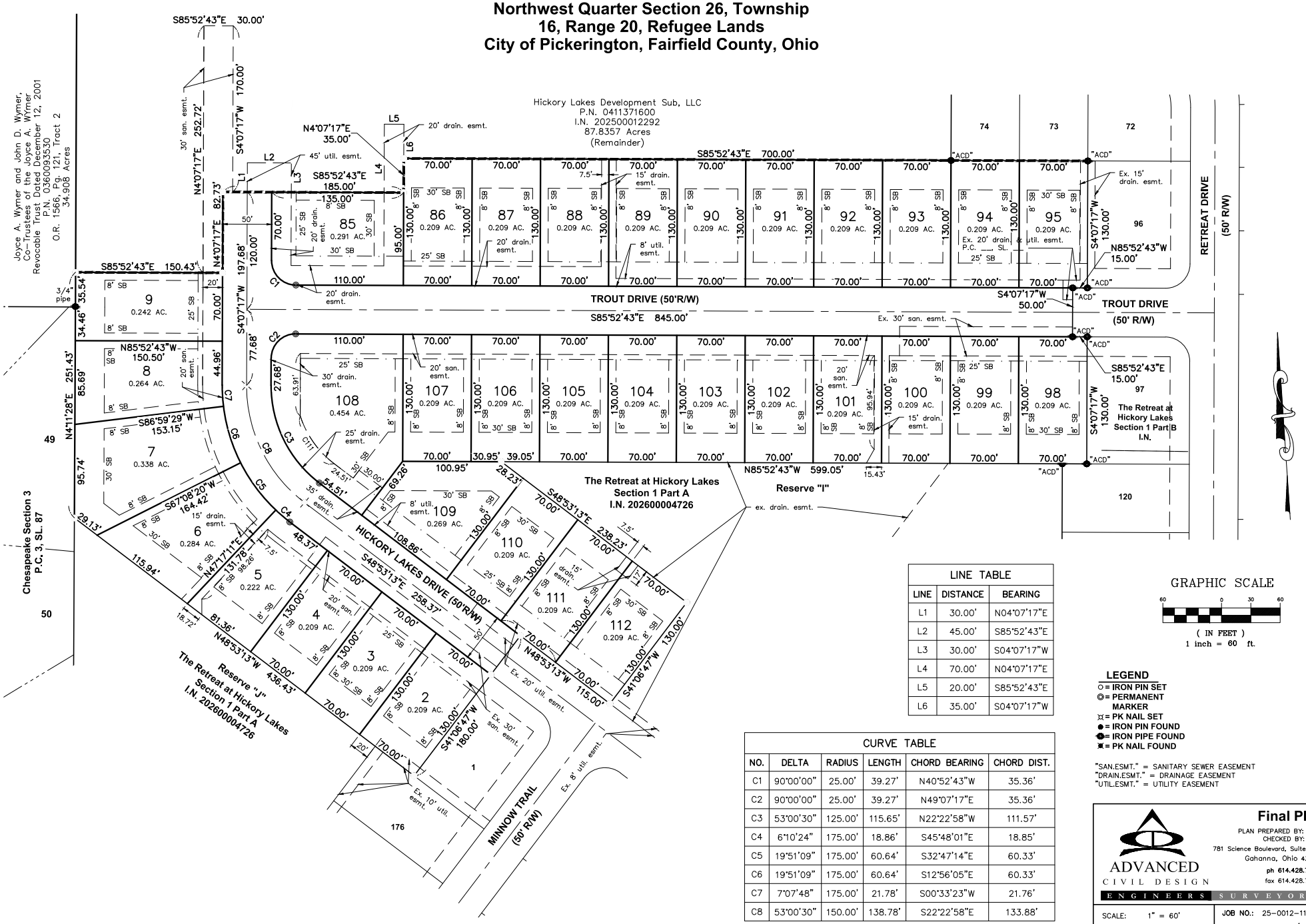
PLAN PREPARED BY: JRS
CHECKED BY: DDD

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

JOB NO.: 25-0012-1171
SHEET 2 / 3

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

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	30.00'	N04°07'17"E
L2	45.00'	S85°52'43"E
L3	30.00'	S04°07'17"W
L4	70.00'	N04°07'17"E
L5	20.00'	S85°52'43"E
L6	35.00'	S04°07'17"W

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
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'	S00°33'23"W	21.76'
C8	53°00'30"	150.00'	138.78'	S22°22'58"E	133.88'

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

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 SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Final Plat

PLAN PREPARED BY: JRS
CHECKED BY: DDD

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

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 **(TABLED 10/06/2026)**

Attachments

Ordinance 2026-24

Exhibit A

Staff Report

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,

Clem

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
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 1Part 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.

PICKERINGTON

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

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

FAIRFIELD
COUNTY · OHIO

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

---

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

Tony Vogel
Utility Director

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/

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

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

_____
PRINTED NAME

_____WITNESS
SIGNATURE

_____
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.

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.

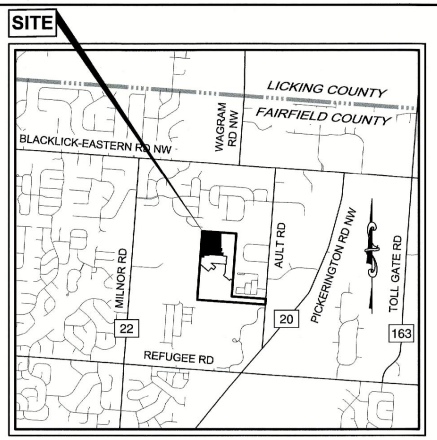
I HEREBY CERTIFY THAT THE LAND DESCRIBED BY THIS PLAT WAS TRANSFERRED ON _____, 20___

_____
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.

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: 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 R/W AREA:	2.479 ACRES
BUILDABLE LOTS (51) AREA:	11.798 ACRES
RESERVE (1):	3.120 ACRES

STATE OF OHIO
BRIAN KARSHNER
S-8981
REGISTERED
PROFESSIONAL SURVEYOR

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.

7/16/26
BRIAN C. KARSHNER, P.S. — DATE
REGISTRATION NUMBER 8981

LEGEND
○ = IRON PIN SET
◎ = PERMANENT MARKER
⌑ = PK NAIL SET
● = IRON PIN FOUND
✖ = PK NAIL FOUND

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

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

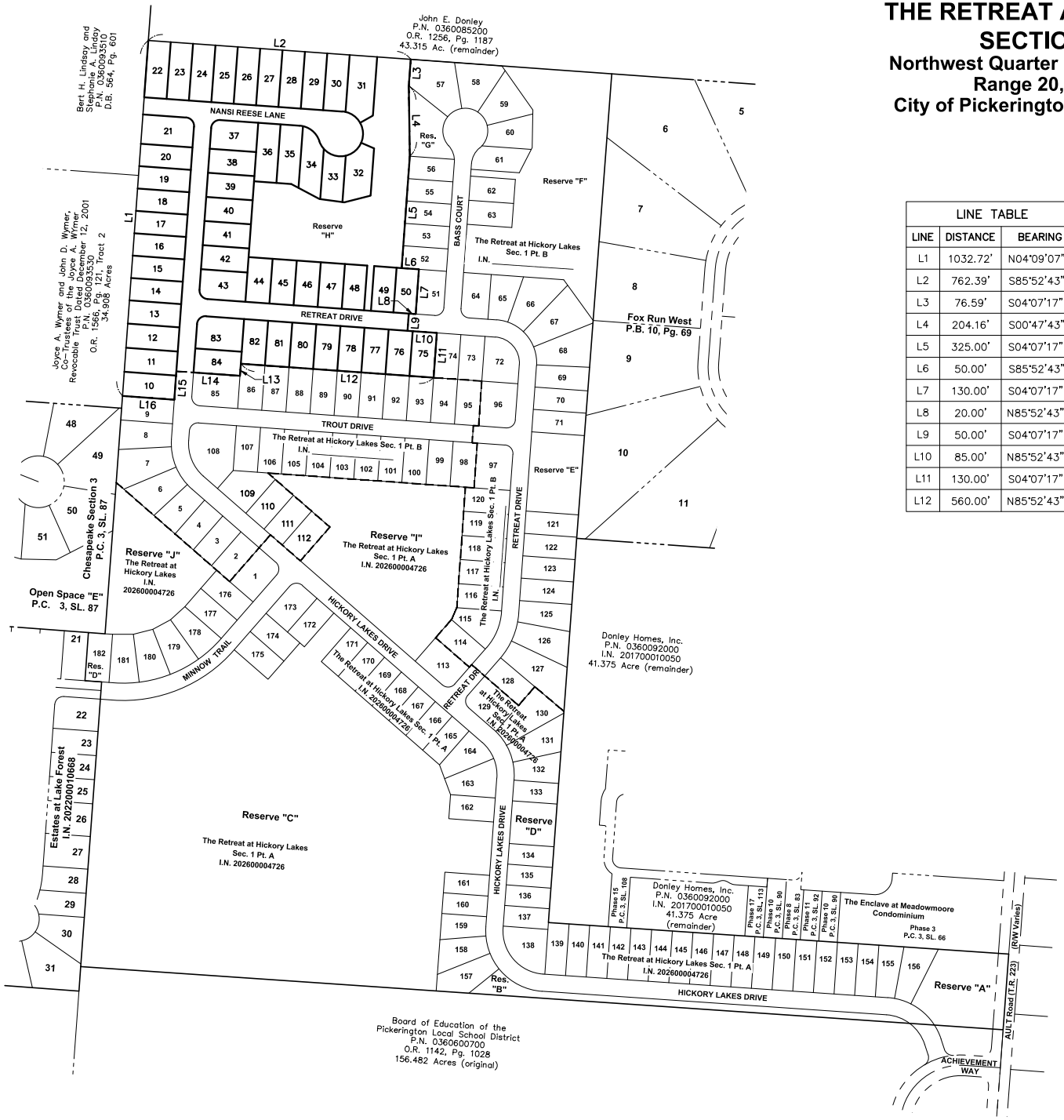
Final Plat

DATE: July 16, 2026
JOB NO.: 25-0012-1171
SHEET 1 / 4

Z:\22-0004-1171\DWG\PRODUCTION DRAWINGS\SURVEY\Subdivision\Sec 2 Part B\0004-1171 Sec 2 Part B Title Sheet.dwg Layout1 Jul 16, 2026 - 7:44:12am jbury

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



GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.

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

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Final Plat

PLAN PREPARED BY: JRS
CHECKED BY: DDD

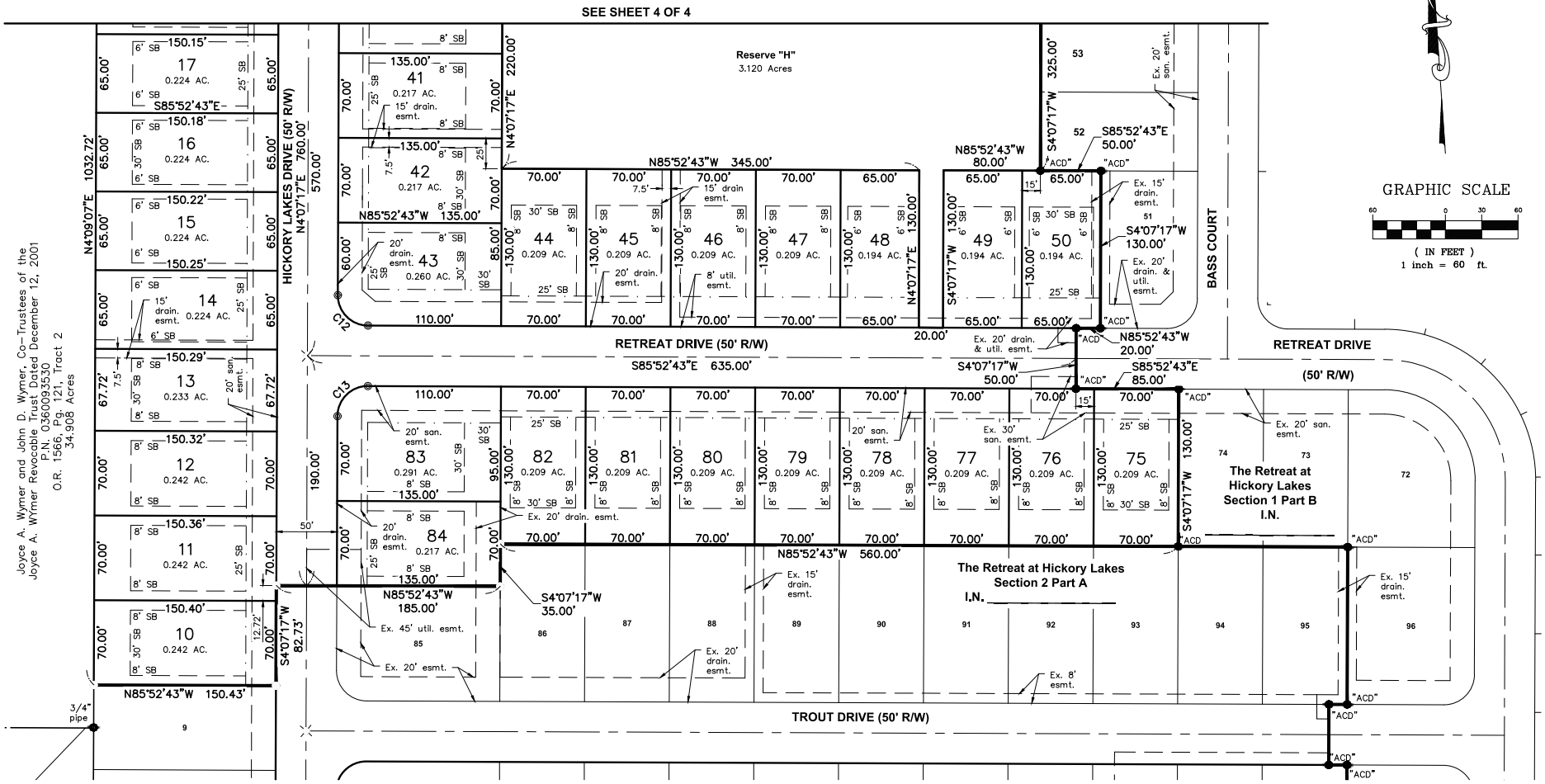
SCALE: 1" = 200'
DATE: July 16, 2026

JOB NO.: 25-0012-1171
SHEET 2 / 4

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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



GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

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

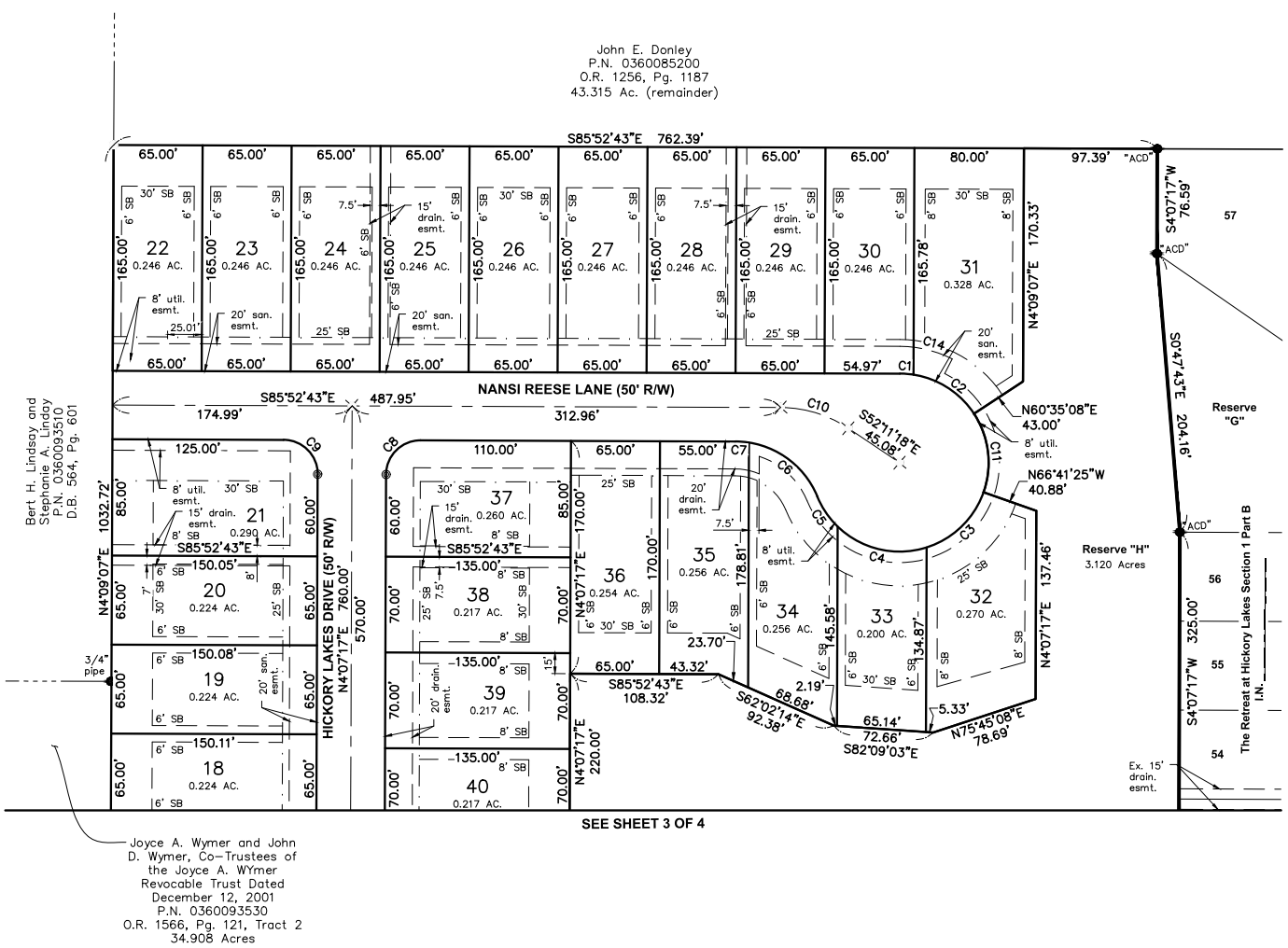
"SAN.ESMT." = SANITARY SEWER EASEMENT
"DRAIN.ESMT." = DRAINAGE EASEMENT
"UTIL.ESMT." = UTILITY EASEMENT

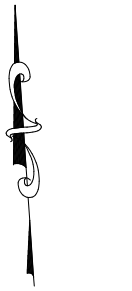
Final Plat

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ENGINEERS SURVEYORS
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





GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

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

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

SUBJECT:

***RESOLUTION 2026-16R, "A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH FAIRFIELD COUNTY FOR THE HOUSING OF PRISONERS IN THE FAIRFIELD COUNTY JAIL," Consent Agenda.**

Attachments

Resolution 2026-16R

Exhibit A cover sheet

Exhibit A

RECORD OF RESOLUTIONS

Resolution No. 2026-16R *Passed* _____ *20* ____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH FAIRFIELD COUNTY FOR THE HOUSING OF PRISONERS IN THE FAIRFIELD COUNTY JAIL

WHEREAS, the City of Pickerington does not have a jail within its municipal limits and, from time to time, requires prisoners to be housed under court order or while awaiting a trial and who have not posted bond; and

WHEREAS, Ohio R.C. 753.02 and 341.23 permit a municipality to contract with a county for the provision of such services; and

WHEREAS, the City and County desire into a contract for the provision of these services in a form substantially similar to the attached Exhibit A; and

WHEREAS, Council finds it is in the best interest of the City to approve the execution of the Agreement with Fairfield County for the provision of such services.

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

Section 1: The Pickerington City Council hereby authorizes the City Manager to execute the agreement attached as Exhibit A to facilitate the provision of jail services .

Section 2: This Resolution shall take effect and be in force from the earliest date permitted by law.

APPROVED BY: _____
Lee A. Gray, Mayor

DATE OF APPROVAL: _____

EFFECTIVE DATE: _____

ATTEST: _____
Heather Moore, City Clerk

SPONSOR: **CONSENT AGENDA**

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

Exhibit A

CONTRACT FOR HOUSING PRISONERS IN THE FAIRFIELD COUNTY JAIL BETWEEN FAIRFIELD COUNTY AND THE CITY OF PICKERINGTON

WHEREAS, this contract is made this day of_____ , 2026, by and between the Fairfield County Board of Commissioners, located at 210 East Main Street, Lancaster, OH 43130, hereafter referred to as "the Board", the Fairfield County Sheriff, located at 345 Lincoln Avenue, Lancaster, OH 43130, hereafter referred to as "the Sheriff", and the City of Pickerington, located at 100 Lockville Road, Pickerington, OH 43147, hereafter referred to as "the City".

WHEREAS, the City, which does not have a workhouse or a jail within its municipal limits, wants to contract with the Board and the Sheriff, pursuant to R.C. 753.02 and 341.23, to use the Fairfield County Jail to house the City's prisoners who have been lawfully committed to custody via arrest or court order for any reason, and/or who have been charged with any misdemeanor offense and are awaiting a bond hearing, and/or who are awaiting a trial and have not otherwise posted bail or been released by court order, and/or who are serving a jail sentence after conviction.

WHEREAS, this Agreement is intended to set forth the rights, duties, responsibilities, and obligations of the Board, the Sheriff and the City for the term hereinafter set forth.

In consideration of the mutual covenants herein made each of the parties agree as follows:

1. The Board and the Sheriff shall receive, keep, board and safely maintain in the Fairfield County Jail the following persons, subject to the following conditions:

    a. All persons arrested in the City by the Pickerington Police Department for violation of the City's municipal ordinances from arrest through termination of any jail sentences imposed for that violation except as provided in paragraphs 4 through 9 below.

    b. Persons incarcerated pursuant to subparagraph a. above shall be designated as Pickerington Prisoners in this contract.

2. The City shall pay to the Sheriff the rate of one hundred seven dollars and no cents ($107.00) per twenty-four (24) hour day for each person incarcerated in the

Fairfield County Jail under Paragraph 1 for the period of September 1, 2026 to August 31, 2027.

3. The Sheriff agrees to hold no more than 10 Pickerington Prisoners at a time in the Fairfield County Jail during the term of the Agreement. Of the 10 Pickerington Prisoners that the Sheriff may receive, only 3 of those Pickerington Prisoners can be female.

4. Pickerington Prisoners confined in the Fairfield County Jail shall be subject to the rules and regulations of the jail, which apply to all the prisoners therein.

5. The Sheriff reserves the right to reject and refuse to receive any Pickerington Prisoners who may be afflicted with a prior medical problem, afflicted with any contagious, infectious, sexually transmitted disease, mental illness, illness or injury that has not been treated prior to entry into the Fairfield County Jail, or having received any prisoner thereafter.

6. Sheriff, in his sole discretion, may unilaterally refuse to receive or return any Pickerington Prisoner(s) based upon current jail population, internal security conditions of the jail, or any other reason that the Sheriff deems pertinent at the time. If the Sheriff opts to return or reject Pickerington Prisoner(s) for any reason, the Sheriff shall give verbal or electronic notice to the City, and the City shall have no more than 24 hours to arrange for the pick-up and placement of the returned/rejected Pickerington Prisoner(s).

7. The City agrees to pay for any and all medical, surgical, dental, or ophthalmology expenses incurred on behalf of a Pickerington Prisoner including doctor's fees, hospital charges, and prescription costs.

8. The Sheriff shall transport and provide security any time a Pickerington Prisoner must leave the Fairfield County Jail for a medically necessary reason. If a Pickerington Prisoner is admitted for hospitalization while in the Sheriff's custody, the City shall be responsible to provide security for that prisoner while the Pickerington Prisoner is hospitalized. If the Sheriff, via his deputies transports a Pickerington Prisoner to and from the Fairfield County Jail under this Agreement, the Sheriff shall submit the mileage to the City for reimbursement as permitted under R.C. 341.23(C).

9. If a Pickerington Prisoner(s) is in the Sheriff's custody and is subject to any type of video proceedings in Pickerington Mayor's Court, the Sheriff agrees to make that Pickerington Prisoner available virtually for that appearance.

10. The City shall bear the expense of the burial of Pickerington Prisoner who dies in the Fairfield County Jail, if the body is not claimed for interment at the expense of friends or relatives.

11. No person under eighteen (18) years of age shall be received from the City.

12. The Sheriff shall provide an itemized statement of the amount due each month for housing Pickerington Prisoners. Payment shall be made by the City to the Sheriff within (30) days of the date of the statement. The Sheriff may refuse to accept prisoners if timely payment is not made by the City.

13. The City agrees that during the period of time this contract covers, it shall and will abide and be governed by any and all rules and regulations which now are, or at any time in the future may be, in force at the offices of the Fairfield County Commissioners, Fairfield County Courts, and the Ohio Department of Rehabilitation and Corrections.

13. The parties to this contract agree that notice is to be given to certain persons when particular inmates are to be released from custody, namely victims of domestic violence offenses, named/protected persons in temporary protection orders, named/protected persons in civil protection order and victims of menacing by stalking crimes. The City shall contact those victims and/or protected persons of any inmate pending release.

14. If a Pickerington Prisoner who has been convicted of or pleaded guilty to an offense and is incarcerated at the Fairfield County Jail, the Sheriff may cause the convicted Pickerington Prisoner to be examined and tested, at the time of reception and at other times, for tuberculosis, HIV infection, hepatitis, including but not limited to hepatitis A, B, and C, and other contagious diseases. The Sheriff may cause a convicted Pickerington Prisoner in the Fairfield County Jail who refuses to be tested or treated for tuberculosis, HIV infection, hepatitis, including but not limited to hepatitis A, B, and C, or another contagious disease to be tested and treated involuntarily.

15. Pursuant to the Prison Rape Elimination Act of 2003, 34 U.S.C. § 30301 et seq., and the implementing standards set forth in 28 C.F.R. Part 115, the Sheriff operates the Fairfield County Jail pursuant to applicable PREA standards and maintains a zero-tolerance policy for sexual abuse, sexual harassment, and retaliation. By entering into this Agreement, the City agrees to the following:

a) **Acknowledgment of PREA Compliance**
The City recognizes and accepts that all inmates housed under this Agreement shall be subject to the Sheriff's PREA-compliant policies, procedures, classifications, screening processes, housing determinations, and investigative protocols.

b) **Mandatory Information Disclosure**
The City shall provide, at or prior to the time of transfer, all relevant and available information necessary for PREA screening and classification, including but not limited to known history of sexual victimization, sexually abusive behavior, sexual orientation/identification status (if known), and/or any other risk factors as defined under PREA standards, to the extent that the City is permitted to share that information by law. If the City has the aforementioned information and is permitted to share but fails to do so, the City's failure to provide such information may result in Sheriff's refusal to house the inmate. At which time the inmate shall be returned to the City.

c) **Reporting Obligation**
The City shall immediately report to the Sheriff any allegation, knowledge, suspicion, or information regarding sexual abuse, sexual harassment, or retaliation involving any inmate transferred under this Agreement, regardless of when or where the alleged conduct occurred.

d) **Investigative Authority**
The City acknowledges that the Sheriff retains sole authority to conduct administrative investigations of alleged sexual abuse or sexual harassment occurring within the Fairfield County Jail. The City agrees to cooperate fully with any such investigation, including providing records, statements, or access to personnel as reasonably requested.

e) Compliance of City Personnel

Any employee, agent, or representative of the City entering the Fairfield County Jail shall comply with all Fairfield Sheriff's Office's PREA policies, including standards governing professional conduct, inmate interaction, and reporting requirements. The Sheriff reserves the right to deny or revoke access to the facility for any employee, agent, or representative of the City who fails to comply with the the Sheriff's PREA policies.

f) Non-Retaliation

The City agrees that no inmate or staff member shall be subjected to retaliation for reporting PREA-related incidents and shall cooperate with any monitoring or protective measures implemented by the Sheriff.

g) Material Breach

Failure of the City to comply with the provisions of this section shall constitute a material breach of this Agreement and may result in immediate suspension or termination of inmate housing services, in addition to any other remedies available under law or equity.

16. This Agreement may be terminated during for any reason, by the terminating party giving the other parties a minimum of ninety (90) days written notice.

17. This Agreement shall be effective once it is duly executed by all of the stated parties and will terminate August 31, 2027. Upon the conclusion of the stated contract term, the Sheriff and the County have the option to renew this Agreement for additional one (1) year terms with the City of Pickerington.

This agreement entered into on behalf of the City pursuant to Resolution/Ordinance Number ____passed on _____, __ 2026

Any alteration of contract must be executed via a fully executed written amendment agreed upon by all of the parties.

The parties hereto, by their respective duly authorized officers; none hereto caused their names to be transcribed on the day first written above.

FAIRFIELD COUNTY BOARD OF COMMISSIONERS:

_____ _____
Steve Davis Date

_____ _____
Jeff Fix Date

_____ _____
Dave Levacy Date

FAIRFIELD COUNTY SHERIFF

_____ _____
Alex Lape Date

CITY OF PICKERINGTON

_____ _____
Greg Butcher, City Manager Date

APPROVED AS TO FORM:

_____ _____
Fairfield County Prosecutor's Office Date

_____ _____
City of Pickerington Law Director Date