Plain Township Zoning Commission

Rezoning Application

45 Second Street
P.O. Box 273
New Albany, Ohio 43054
Phone 614.855.7770
Fax 614.855.2087

PLAIN TOWNSHIP ZONING USE ONLY

ZC Case Number 10-08-2026-02 Fee Paid $450 Date Received 9/4/2026

APPLICANT

Applicant Jacob Osborn Company Blockchain Properties VIII LLC

Address 5 Highgrove Farms, New Albany, OH 43054

Phone Number 614-323-1530 Email jacob.r.osborn@gmail.com

PROPERTY LOCATION DESCRIPTION

Property Type ☐ Residential ■ Commercial Owner Blockchain Properties VIII LLC

Subdivision Name Morse Rd. R16 T2/4T4 Lot 16 (If not a platted sub-division, attach a legal description)

Address Morse Rd.

Phone Number 614-323-1530 Email jacob.r.osborn@gmail.com

Parcel Number 220-000877-00 Property Zoned Agricultural Total Acres 13.792

EXISTING AND PROPOSED - ZONING AND USE

Current Zoning A - Agricultural Existing Use 100 - AGR VACANT LAND

Proposed Zoning Exceptional Use Proposed Use Athletic Field

Plain Township Zoning Resolution Section for Proposed Zoning 520.01.2

REQUIRED TO SUBMIT WITH APPLICATION

Six (6) sets of the following items:

1. A Vicinity Map showing property lines, streets, and existing and proposed zoning.
2. A statement of how the proposed rezoning relates to the Comprehensive Plan.
3. List of all property owners including mailing addresses within 200 feet of the proposed rezoning.
4. The proposed amendment to the zoning map or text in resolution form.
5. Fee as established according to section 710.02 of the Plain Township Zoning Resolution, non-refundable.
6. A current legal description of the property proposed for zoning amendment.
7. Supporting documentation for sanitary services.
8. Plot Plan drawn to an appropriate scale showing the following:
   A. The boundaries and dimensions of the lot.
   B. The size and location of existing and proposed structures.
   C. The proposed use of all parts of the lot and structures, including access ways, walks, off street parking and loading spaces, storm water runoff, and landscaping.
   D. The use of land and location of structures on adjacent parcels.

I certify that the information contained in this application and its supplements is accurate and true. The Owner/ Applicant, as signed below, hereby authorizes Plain Township representatives to visit, photograph, and post a notice on the property described in this application.

(Applicant Signature) 9/4/2026 (Date)

LIST OF NEIGHBORING PROPERTY OWNERS

The following is a list of the names and mailing addresses of all the owners of record of property within 200 feet of the exterior boundaries of the property, for which the application for a Rezoning is being filed with the Plain Township Zoning Officer.

Property Address 0 Morse Rd.

Property Owner's Name(s)	Mailing Address and Property Address including Zip Code
Matthew & Amy Bitler	7680 Morse Rd., New Albany, OH 43054
John & Betty Haughey	7690 Morse Rd., New Albany, OH 43054
Donald & Carol Phillips	7700 Morse Rd., New Albany, OH 43054
James & Georgia Watson	7714 Morse Rd., New Albany, OH 43054
Thomas & Denise Carey	7726 Morse Rd., New Albany, OH 43054
Mark Ruff TR	3755 Pine Meadow Rd., New Albany, OH 43054
Richard & Lana Spaulding	7737 Pine Meadow Dr., New Albany, OH 43054
Thelma Spaulding	7736 Pine Meadow Dr., New Albany, OH 43054
The New Albany Company LLC	Babbitt Rd. (8000 Walton Parkway Ste 120, New Albany, OH 43054)
The New Albany Company LLC	Avis Rd. (8000 Walton Parkway Ste 120, New Albany, OH 43054)
Susan Prescott	7699 Morse Rd., New Albany, OH 43054
Mario Montanez	7709 Morse Rd., New Albany, OH 43054
Frederick & Roland Kenimer	7719 Morse Rd., New Albany, OH 43054

ZC REZONING REQUEST CHECKLIST

- ☐ Application
- ☐ Application Fee
- ☐ Six (6) sets of:
  - ☐ A Vicinity Map showing property lines, streets, and existing and proposed zoning.
  - ☐ A statement of how the proposed rezoning relates to the Comprehensive Plan.
  - ☐ List of all property owners and their mailing addresses within 200 feet of the exterior boundaries of the proposed rezoning.
  - ☐ The proposed amendment to the zoning map or text in resolution form.
  - ☐ Fee as established according to section 710.02 of the Plain Township Zoning Resolution, non-refundable.
  - ☐ A current legal description of the property proposed for zoning amendment.
  - ☐ Supporting documentation for sanitary services.
  - ☐ Plot Plan drawn to an appropriate scale showing the following:
    - ☐ The boundaries and dimensions of the lot.
    - ☐ The size and location of existing and proposed structures.
    - ☐ The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces, storm water runoff, and landscaping.
    - ☐ The use of land and location of structures on adjacent parcels.

ZONING COMMISSION

1. Review Application
    A. Rezoning
    B. Legal description
    C. Plot plan/ vicinity map including location of water well and septic system/ sewer services
    D. Statement or letter of proposed Rezoning
    E. Current list of property owners within 200 feet contiguous to, directly across, or around property
    F. Fees paid
    G. Vote to accept or deny the application
2. Set hearing date and time (at least fifteen not more than thirty (30) days)
3. Assign Case Number
4. Request Planning Commission Opinion or Full Report

NOTICES

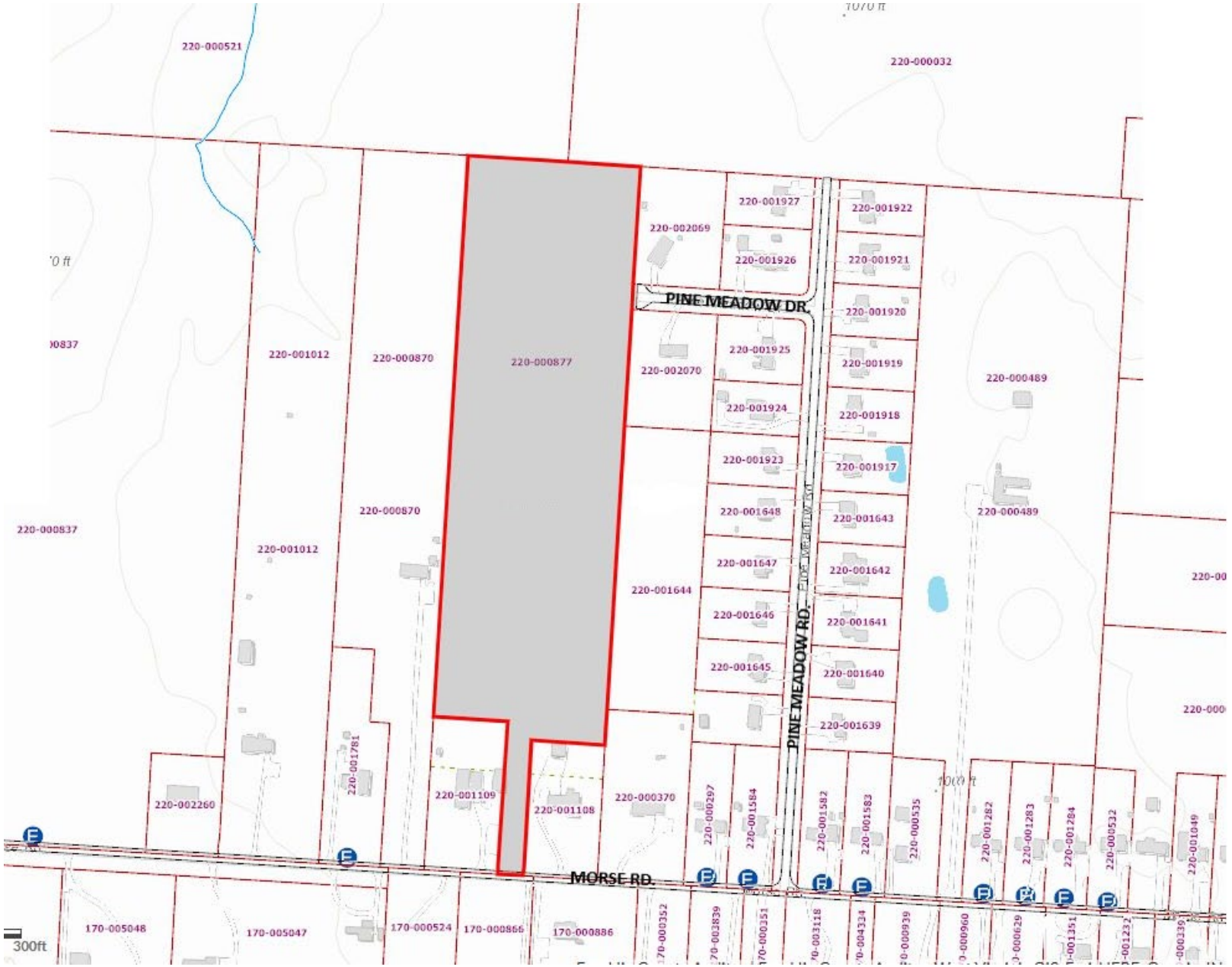
1. Planning Commission - Five days after acceptance of applications
2. Newspaper - Ten days prior to hearing dates
3. Property Owners - Ten days prior to hearing dates

REZONING CONSIDERATION FACTORS

The Township Zoning Commission shall consider the approval, denial, or some modification, if the modification is requested by the applicant, of the proposed change or amendment as such proposal in the Commission's judgment advances the general health, safety and morals of the public by encouraging appropriate use and development of the land affected and the comprehensive or overall development of the surrounding area.

Vicinity Map

Parcel Id. No. 220-000877 Existing Zoning: Agricultural Proposed Re-Zoning: Exceptional Use (Athletic Fields)



Blockchain Properties VIII LLC
Jacob Osborn
5 Highgrove Farms
New Albany, OH 43054
E: jacob.r.osborn@gmail.com
M: 614-323-1530

September 4, 2026

To the Plain Township Zoning Board:

My name is Jacob Osborn, and I am the owner of Blockchain Properties VIII LLC ("**Applicant**"), an Ohio limited liability company that owns the 13.792-acre property located in Plain Township just west of the Pine Meadow neighborhood (having Parcel ID No. 220-000877-00, herein "**the Property**"). The Property is situated on the north side of Morse Rd., between 7700 Morse Rd. and 7714 Morse Rd. The Property does not yet have an address other than "0 Morse Rd."

Background

My family has resided in New Albany for nearly a decade. My wife (Lindsey) and I have five children spanning ages 5-11. We are heavily involved in our local New Albany community through sports, church, volunteer activities, and other community organizations. I am a practicing attorney at a large national law firm, and I volunteer as a wrestling and soccer coach for New Albany youth sports.

I originally purchased the Property in late 2025 with the goal of further developing the Property into soccer fields that could be used by local youth soccer organizations. Having children involved in youth soccer for many years, we have discovered a shortage of high-quality soccer training facilities in the northeast suburbs of Columbus.

The private soccer clubs that train at both Thompson Park and Bevelhymer Park are routinely required to cancel soccer practices due to wet grass all throughout the spring months, and increasingly through the fall months with more rainfall in August this year. One recent year, my son's soccer club cancelled nearly half the practices due to wet grass. Recreational leagues in New Albany fare no better. (Soccer clubs are hesitant to offer training on wet grass due to the damage it causes to the playing fields.)

There remains a shortage of turf fields in New Albany due to the growing number of soccer clubs and children involved with soccer due to a recent expansion of the sport in the region. New Albany Schools has recognized the shortage of turf available for athletic training of its students, and the City of New Albany recently announced a project to purchase the old Discover building

at 6500 New Albany Road E., to redevelop the property and support expanding athletic opportunities for students. Likewise, New Albany Parks & Recreation has sought to develop a multi-purpose indoor fieldhouse and community center at Bevelhymer Park, expected to be open to the public in January 2027. These endeavors will support public access to high-quality training facilities, but do little to address the need for the private soccer clubs which offer the top-tier training that our community deserves. Hundreds of New Albany youth are enrolled with these clubs, because they offer the best training and talent for competitive soccer. And hundreds of New Albany residents are required to travel to Lewis Center (Jennings Sports Park), Olentangy (Columbus Soccer Academy), Bexley (SFA Training Center), Dublin (Club Ohio Training Facility), Plain City (Ohio Premier), Westerville (Kilbourne Run Sports Park), Easton (Resolute), Harvest Prep, Groveport, and elsewhere across the city for daily turf soccer practices.

Vision

Accordingly, Applicant's vision is to develop the Property into two full-sized turf soccer fields, and then partner with local, private soccer clubs to bring top-tier athletic training to our community. The Property is situated in an ideal location for this use, on 13.792-acres readily accessible from Morse Rd. and tucked away near the Pine Meadow neighborhood. Although historically zoned for Agricultural use, the Property is an ideal candidate for rezoning to Exceptional Use as an Athletic Field. Only a handful of single-family homes are proximate to the Property, and I have spoken individually with many of the proximate residents to ensure that they are supportive of the rezoning efforts and that we execute the development with minimal inconvenience to the neighbors and neighborhood. Everyone with whom I have spoken in the neighborhood seems supportive at worst, and enthusiastic at best with the proposed rezoning of the Property.

The Morse Rd. and Pine Meadow residents have recently been negatively affected by the installation of data centers in New Albany to the east. While they recognize that Plain Township is changing and that continued development is making the area increasingly different from what it was decades ago, their general sentiment is that a proposed athletic field for this location would be a much better alternative to high-density housing or other, commercial uses.

To support the vision, Applicant has retained OSPORTS Design (a division of Osborn Engineering), the best-in-class engineering firm for soccer turf installations based in Cleveland. OSPORTS has engineered dozens, if not hundreds, of best-in-class turf fields throughout the Midwest.

Addressing Community Considerations

Applicant recognizes that community support is paramount for a project like this. Accordingly, Applicant proposes to take various steps to proactively address potential community concerns with the development of the turf soccer fields.

- **Community Engagement**

I have spent hours knocking on doors and speaking with residents to introduce myself and the project to the community. This includes conversations with James Watson (7714 Morse Rd.), John Haughey (7690 Morse Rd.), Richard & Lana Spaulding (7737 Pine Meadow Rd.), Bradford Sibley (7764 Pine Meadow Dr.), Donald Kuts (3898 Pine Meadow Rd.), Don and Chris Phillips (7700 Morse Rd.), Bryan Leffler (7833 Morse Rd.), and Thomas Leukart (3790 Pine Meadow Rd.). As explained above, community engagement is critical and I am committed to addressing any neighborhood concerns.

- **Environmental Issues**

Advances in modern turf technology can ensure that, as long as high-quality materials are used, the proposed soccer fields are developed under sustainable environmental standards and with minimal impact on neighboring properties and residents. This requires significant financial investment for the project, but I am committed to bringing high-quality fields and environmentally sustainable practices to execution of the project.

- **Lighting**

Lighting is a critical element to any turf field development. Given the cost of the development, this project does not make sense without some form of lighting system. Fortunately, modern advances in lighting technology permit shorter light poles, and shielded and directed lighting that will not bleed over into the residential areas. Instead of using the standard number of light poles and heights, Applicant is proposing to use shorter light poles and the minimum number of acceptable light poles, such that light quality on the fields will be much lower than ordinarily approved by other townships in similar circumstances. This will result in reduced lighting visibility on the fields, but my belief is that this dim lighting will still be acceptable for most trainings and Applicant proposes to err on the side of caution to engender community support. Lighting cutoff times are also proposed (10:00 p.m.) to ensure that use of the fields does not cause any evening concerns for the neighbors.

- **Screening**

To further assist with lighting efforts, Applicant proposes to shield the parking area from neighbors with a privacy fence and landscaped evergreen trees, which with further screen headlights, lighting from the field, and the Property in general from the neighbors.

- **Parking**

A primary goal of this project is to ensure that parking for the turf soccer fields is well supported by the number of spaces in the parking lot to ensure that field attendees park only within the on-site parking areas at the Property. For this reason, Applicant proposes that the Property should not connect the driveway or parking access to Pine Meadow Drive, but instead should have sufficient spaces to ensure that parking overflow is not an issue. Note that Applicant currently plans to support parking with asphalt parking spots for nearly all of the time (weekday practices,

weekend games, and occasional weekday games). In the rare event of a weekend tournament with multiple games which requires support for additional visitors and parking needs, Applicant intends the open greenspace to the south of the fields to be available for overflow parking on the grass. Under any conceivable scenario, the Property supports sufficient parking on-site with the section of the lot reserved for overflow grass parking.

- **Traffic**

Applicant has retained a Traffic Study consultant, Todd Stanhope with Smart Services, who is working with Franklin County on questions related to whether a turn lane is required for the project. Franklin County has preliminarily indicated that no turn lane is required, and that no traffic study is necessary, for only two soccer fields at this site. Instead, Franklin County has requested that Applicant submit a survey (with intersection sight distances) and a "Trip Generation Memo" to ensure that attendees can enter and leave the Property without any obstructions to their view. Applicant understands that it is possible Franklin County will request a full Traffic Study upon receipt of the Trip Generation Memo, although Franklin County has already indicated to Applicant that this is likely unnecessary.

Applicant understands that the traffic question will be important for the Township. Applicant also understands that traffic circles have been installed at the intersection of Morse Rd. and Reynoldsburg-New Albany Rd. and at the intersection of Morse Rd. and Kitzmiller Rd., directly west of the Property entrance on Morse Rd. A new traffic circle has also been installed at Morse Rd. and Babbitt Rd., directly east of the Property entrance on Morse Rd. Applicant believes that these traffic circles will help to collectively mitigate potential traffic concerns for the Property.

For games, Applicant expects that the Property will be most heavily utilized on weekends, not during the weekday rush hour times when the traffic would most likely present a concern. This is a general rule for the top, competitive soccer clubs, but not a strict rule. To be clear, some games are occasionally played on weekday nights too, although not nearly as often as they are played on weekends. For a given soccer season, Applicant estimates that roughly 80% of the games for the more competitive leagues are played in the weekend.

This is generally true because: (1) the turf field games are most often reserved for the older age groups and higher-caliber teams; and (2) the more competitive leagues comprise teams from across the Midwest, not just central Ohio, which makes scheduling away games very difficult during a weekday. For example, my 11-year-old's competitive league schedule is against teams from Louisville, Cincinnati, Cleveland, Indianapolis, etc. Accordingly, most of the turf games for any given team take place on the weekend, not on weekdays.

During the weekday, a soccer field is typically used for team training sessions, and usually for the older ages. This is because it is more common for the older ages play their league games on turf fields. The weekday soccer team trainings will naturally involve fewer spectators and fewer cars. Applicant has observed this trend at nearly every soccer training facility and park. At all ages, many kids carpool from other Columbus areas for the weekday soccer training sessions. For example, 3-4 kids from Bexley carpool for weekday soccer training sessions on my 11-year-old son's competitive club team. The point here is that weekday, rush hour soccer turf field use

will inevitably involve fewer spectators and fewer cars than what could be expected for weekend turf field use.

In addition, Applicant expects that traffic visiting the field during weekday rush hour times (usually after school from about 5:00pm-7:00pm) will more often involve cars arriving to the Property from the west (*i.e.*, traveling eastbound on Morse Rd.). This will be with the flow of traffic commuters driving home, away from the city, after work. Accordingly, Applicant does not expect there to be any issues with a left turn into the Property since there is unlikely to be much traffic flowing westbound on Morse Rd. during these hours. Applicant understands that the traffic flow on Morse Rd. is mostly westbound into the city during the morning weekday hours, when the turf field will not be used at all. Applicant has spent many trips traveling to the Property during weekday rush hour times and is always able to easily turn left onto the Property.

In short, Applicant does not anticipate that the Property will create significant traffic concerns for the area, based on Applicant's own observations of the area. Of course, these observations will be verified with the relevant data and Trip Generation Memo, and Applicant intends to work with Franklin County to ensure that any traffic concerns are adequately addressed.

- **Noise**

Some amount of noise is unavoidable (kids playing, fans cheering, referee whistles), but this noise will generally be background noise for the community that is unobtrusive. Many residents throughout Columbus live closer in proximity to soccer fields, and Applicant is unaware of soccer field noise as a material complaint for soccer field development.

For example, at Thompson Park, many homes sit much closer to those soccer fields than what is being proposed for this Property. I have personal experience with this: my own home is located near the soccer fields at Thompson Park, and we can hear the games and cheering on weekends. This noise is not a burden or a nuisance, unlike the data center noise and vibrations with which the community is already suffering.

- **Water Management**

Water management will be a significant concern for this project and require substantial investment. However, advancements in turf technology and under-field water storage permit sufficient water management techniques to address any water management concerns, both for the soccer turf and the parking area. Applicant is also proposing a water detention area for overflow, and is confident with the engineering expertise provided by OSPORTS to adequately address any water management concerns. Of course, any water management plan will need to satisfy Franklin County, so Plain Township can be assured that the project will adequately support any water management issues.

- **<u>Open Green Space</u>**

According to the development standards (Section 403.04 Lot Coverage), "Unless otherwise specified, maximum lot coverage shall not exceed seventy percent (70%) including buildings and parking lots. Thirty percent (30%) of the site shall be devoted to open green space."

Applicant respectfully submits that under any interpretation of "open green space," the proposed site development meets the Township's open green space requirements. Here, even if the artificial turf fields are not considered open green space, the total development area (including turf fields, asphalt parking lot, asphalt walk, concrete field curb, and concrete pad) totals slightly over 50% of the lot.

Applicant understands that the Township intends to take the position that the artificial turf fields would be included in the 70% maximum lot coverage, but that open bodies of water would not be included in the 70% maximum lot coverage. Applicant respectfully disagrees with this position. The Plain Township Zoning Resolution does not define the term "open green space," nor does it specify that such space must be natural grass, pervious soil, or otherwise exclude synthetic turf athletic fields. Because the term is undefined, it is inherently ambiguous. Under well-established Ohio law, zoning regulations–being in derogation of private property rights–must be strictly construed in favor of the property owner. *See Saunders v. Clark Cty. Zoning Dept.*, 66 Ohio St.2d 259 (1981). Additionally, where zoning terms are not defined, they must be interpreted according to their ordinary meaning and in favor of the proposed use. *See Cavileer v. Danbury Twp. Bd. Of Zoning Appeals*, 2009-Ohio-5616.

The proposed soccer fields satisfy the ordinary meaning of "open green space." They are open and unobstructed by structures; recreational in nature, consistent with traditional uses of green space; green in appearance and function; and accessible and usable for outdoor activity. Nothing in the Zoning Resolution expressly excludes synthetic turf fields from qualifying as green space. The Township's proposed interpretation effectively adds a requirement—that green space must be natural or pervious—which does not appear in the text of the Zoning Resolution. Such an interpretation goes beyond construction of the ordinance and instead constitutes an unwritten restriction.

Further, Applicant understands that comparable developments in nearby jurisdictions, including within Delaware County, have not classified synthetic turf athletic fields as impervious coverage for purposes of similar zoning limitations. While those determinations are not binding on the Township, they demonstrate that reasonable interpretations of similar regulatory language differ among jurisdictions. This further supports the conclusion that the term "open green space," as used in Section 403.04, is ambiguous and subject to interpretation in favor of the property owner under Ohio law.

While the Township may have policy preferences regarding stormwater management or surface permeability, those concerns are more appropriately addressed through applicable engineering and drainage regulations, not by imposing additional limitations within Section 403.04 that are not stated. At a minimum, the proposed turf fields should not be classified equivalently to impervious surfaces such as parking lots for purposes of lot coverage. Modern synthetic turf

systems are engineered with subsurface drainage and permeability characteristics that distinguish them from traditional impervious surfaces, and their functional and recreational characteristics align more closely with open space than with built infrastructure.

In any event, because the proposed lot coverage does not exceed the development coverage under any interpretation, this issue should not present an "open green space" issue for Applicant with the proposed development plan.

How the Proposed Rezoning Relates to the Comprehensive Plan

The Plain Township Land Use Master Plan ("**Master Plan**"), adopted October 29, 2008, has not been updated for nearly two decades. In any event, the Master Plan recognizes that future land-use decisions should balance the desires of Plain Township residents, the needs of Plain Township, environmental considerations, and the goal of creating a sustainable and desirable future for the community. The Master Plan also identifies preservation of natural resources and the rural character of the remaining portions of Plain Township as important community goals, while providing residents with opportunities for quality of life and health.

The proposed athletic-field use advances several of these objectives. Rather than introducing a dense residential, commercial, or other intensive development onto the Property, the proposal would preserve the majority of the Property as an open recreational use consisting of two soccer fields. The Master Plan recognizes that open space is an important community resource that contributes to the quality of life and health of residents.

The proposed development has also been intentionally designed to minimize its impact on the surrounding community and preserve the character of the area. Applicant is proposing limited field lighting with shielded and directed fixtures, a 10:00 p.m. lighting cutoff, landscaped evergreen screening and fencing, adequate on-site parking without access to Pine Meadow Drive, and engineered stormwater management. These measures are intended to allow the Property to provide a valuable recreational use while minimizing impacts to neighboring properties. The Master Plan also emphasizes the importance of community involvement in land-use planning. Applicant has proactively engaged with nearby residents and intends to continue working with the surrounding community as the project moves through the zoning and development process.

Applicant recognizes that the 2008 Plan's Future Land Use Map is an important consideration in evaluating a rezoning application. The Master Plan itself explains that the map is intended to serve as a broad guide for Plain Township leaders and that the broader goals and defining principles of the Master Plan should be weighed when evaluating the suitability of individual rezoning applications.

For these reasons, Applicant respectfully submits that the proposed rezoning represents an appropriate and beneficial land use for the Property that advances the broader goals of the Master Plan, provides a meaningful recreational resource for area families, and allows the Property to develop in a manner that minimizes impacts to the surrounding community.

Proposed Timeline and Economic Resources

Assuming the Property is rezoned within the next few months, Applicant intends to begin preparation of construction documents and the stormwater model as soon as November or December 2026. Permitting would then begin in earnest in early 2027. Ideally, parking lot and field construction at the Property could begin in Spring 2027 and be completed by Summer 2027. Applicant understands that construction of the fields is a relatively short process and takes approximately 2-3 months to complete. Therefore, Applicant has sufficient control over the land to effectuate the proposed development within the required three years.

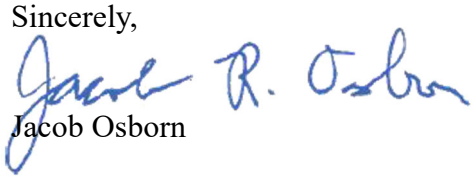
Applicant has invested approximately $1.3M in the project to date. Applicant is financially able to self-fund the remainder of the project, which is expected to cost an additional $3M-$4M. Applicant is also considering whether to engage with other partners to fund the project, although this is not necessary for completion of the project.

Summary

I have been spearheading this project for nearly a year, and am now asking for your support and the support of the Plain Township community. Our kids deserve the same opportunities afforded by other communities to have top-tier turf training facilities utilized by top clubs.

The proposed athletic-field use represents a substantially less intensive land use than many other developments that could occur on the Property under future zoning classifications, while providing a meaningful recreational benefit to local families.

Sincerely,



Jacob Osborn

Proposed Amendment to the Zoning Map or Text in Resolution Form

PROPOSED RESOLUTION NO. _____

A RESOLUTION AMENDING THE OFFICIAL ZONING DISTRICT MAP OF PLAIN TOWNSHIP, FRANKLIN COUNTY, OHIO, BY REZONING APPROXIMATELY 13.792 ACRES IDENTIFIED AS FRANKLIN COUNTY AUDITOR PARCEL NO. 220-000877-00 FROM THE AGRICULTURAL (A) DISTRICT TO THE EXCEPTIONAL USE (EU) DISTRICT FOR AN ATHLETIC FIELD

WHEREAS, Chapter 519 of the Ohio Revised Code and Sections 700 and 710 of the Plain Township Zoning Resolution authorize the Board of Township Trustees of Plain Township, Franklin County, Ohio, to amend the Official Zoning District Map; and

WHEREAS, Blockchain Properties VIII LLC through its owner, Jacob Osborn, has submitted an application requesting that the property identified as Franklin County Auditor Parcel No. 220-000877-00, containing approximately 13.792 acres and located on Morse Road in Plain Township, Franklin County, Ohio, be rezoned from the Agricultural (A) District to the Exceptional Use (EU) District; and

WHEREAS, the property subject to this amendment is more particularly described in the legal description attached as Exhibit A and depicted on the zoning amendment map attached as Exhibit B, both of which are incorporated herein; and

WHEREAS, the requested Exceptional Use is an “Athletic Field,” a recreation use expressly identified in Section 520.01.2 of the Plain Township Zoning Resolution; and

WHEREAS, the applicant has submitted a Development Plan for the property, attached as Exhibit C and incorporated herein, describing the proposed athletic-field use, structures, open areas, landscaping, utilities, drainage, circulation, access, parking, walks, development schedule, and other site improvements; and

WHEREAS, following the required review and public hearings, the Board of Township Trustees finds that the proposed rezoning and Development Plan:

1. Are consistent with the purpose, intent, and applicable standards of the Plain Township Zoning Resolution;

2. Are in substantial conformity with the applicable comprehensive and area plans, or provide benefits and an improved arrangement and design sufficient to justify any deviation;

3. Advance the general welfare of Plain Township and provide benefits that justify the proposed change in the land-use character of the property;

4. Provide for an appropriate recreational use of the property while reasonably addressing access, traffic, parking, drainage, utilities, lighting, noise, screening, landscaping, and compatibility with surrounding properties; and

5. Promote the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Board of Township Trustees of Plain Township, Franklin County, Ohio:

SECTION 1. ZONING MAP AMENDMENT

The Official Zoning District Map of Plain Township is hereby amended by changing the zoning classification of the approximately 13.792-acre property identified as Franklin County Auditor Parcel No. 220-000877-00 and legally described in Exhibit A from the Agricultural (A) District to the Exceptional Use (EU) District.

SECTION 2. APPROVED EXCEPTIONAL USE

The approved Exceptional Use shall be limited to an Athletic Field and those accessory uses, structures, facilities, and improvements specifically shown or described in the approved Development Plan attached as Exhibit C.

SECTION 3. DEVELOPMENT PLAN

In accordance with Section 520.02.3 of the Plain Township Zoning Resolution, the approved Development Plan constitutes a supplement to the Exceptional Use District Regulations as applied to the property. Development and use of the property shall substantially conform to the approved Development Plan and any conditions imposed as part of the approval.

SECTION 4. APPLICABLE REGULATIONS

Except as specifically provided by the approved Development Plan or this Resolution, the property and its use shall comply with Section 520, Article IV, and all other applicable provisions of the Plain Township Zoning Resolution, together with all applicable county, state, and federal requirements.

SECTION 5. CONDITIONS OF APPROVAL

Approval is subject to the following conditions:

1. The property shall be developed and operated substantially in accordance with the approved Development Plan.

2. Any material modification of the approved Development Plan shall require approval in accordance with Section 520.02.4 of the Plain Township Zoning Resolution.

3. All required zoning-compliance certificates, building permits, access approvals, drainage approvals, health approvals, and other governmental permits shall be obtained before construction or operation.

SECTION 6. TIME LIMIT

The approval shall be indefinite and not subject to the three-year time limitation contained in Section 520.02.3 of the Plain Township Zoning Resolution, since this extension is approved in accordance with the Zoning Resolution.

SECTION 7. ZONING MAP REVISION

The Plain Township Zoning Officer is authorized and directed to revise the Official Zoning District Map to reflect this amendment following its effective date.

SECTION 8. EFFECTIVE DATE

This Resolution shall take effect at the earliest time permitted by law.

Adopted this _____ day of _____***, 2026***.

PLAIN TOWNSHIP BOARD OF TRUSTEES

Exhibit A

Situated in the State of Ohio, County of Franklin and in the Township of Plain:

Bounded and described as follows: Being a part of two tracts of land owned by William Belknap, one tract containing 50 acres and the other tract 45 acres, and was willed to Elsie Belknap by the said William Belknap. Commencing in the center of the lot in the Southeast corner of the tract of land formerly owned by J.M. Myer for a corner;

Thence North along the line of said J.M. Myer land, 104.73 rods for a corner;

Thence East 38.2 rods for a corner;

Thence South 104.73 rods for a corner;

Thence West along the center of the road to the place of beginning, 38.2 rods, containing 25 acres of land.

EXCEPTING 8.312 acres of land out of the above-described tract and more particularly described as follows:

Beginning at a point in the southeasterly corner of the said Lewis Morgan et al tract the southwesterly corner of the Helen B. Folk 19.28 acre tract as described in Deed Book 1440, Page 493, Franklin County Recorder's Office, said point being also in the center-line of Morse Road;

Thence S 89 deg. 59' W., with the southerly line of the said Lewis Morgan e tal tract, the centerline of said Morse Road, a distance of 209.90 feet to a point;

Thence N 0 deg. 01' 40" W, parallel to the easterly line of the said Lewis Morgan et al tract, and 209.90 westerly therefrom, a distance 1725.44' to a point in the northerly line of said Lewis Morgan et al tract:

Thence S 89 deg. 52' 20" E, with the northerly line of said Lewis Morgan et al Tract, a distance of 209.90 feet to a point in the northeasterly corner of said Lewis Morgan et al tract, the northwesterly corner of the said Helen B. Folk 19.28 acre tract acre tract;

Thence S 0 deg. 01'4" E, with the easterly line of the said Lewis Morgan et al tract, the westerly line of the said Helen B. Folk 19.28 acre tract, a distance of 1724.91 feet to the place of beginning and containing 8.312 acres of land, more or less.

ALSO EXCEPTING a 1.633 acre tract convey to Alberta A. Cochenour by deed recorded in Deed Book 2667, page 83, described as follows:

Situated in the County of Franklin, State of Ohio, and Township of Plain:

Being in Quarter Township 4, Township 2 Range 16, United States Military Lands, and being out of the southwesterly part of a 25 acre tract described in Deed Book 2477, Page 597, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the centerline of Morse Road at the southwest corner of the said 25 acre tract, being also the southeast corner of the William and Juanita Shipra tract:

Thence along the west line of the said 25 acre tract, NORTH, (passing an iron pin at 30 feet), 250.0 feet to an iron pin;

Thence North 89 deg. 59' 30" East, 179.95 feet to an iron pin;

Thence South, (passing an iron pin at 220.0 feet), 250.0 feet to a point in the centerline of Morse Road;

Thence along the centerline of the road, South 89 deg. 59' 30" West, 179.95 feet to the place of beginning, containing 1.033 acres, more or less. Subject to a thirty (30) foot Highway Easement along the south end of the above described tract.

ALSO EXCEPTING a 1.033 acre tract convey to Catherine M. Cochenour by deed recorded in Deed Book 2667, page 85, described as follows:

Situated in the County of Franklin, State of Ohio, and Township of Plain:

Being in Quarter Township 4, Township 2 Range 16, United States Military Lands, and being out of the southwesterly part of a 25 acre tract described in Deed Book 2477, Page 597, Recorder's Office, Franklin County, Ohio, and bounded and described as follows:

Beginning at a point in the centerline of Morse Road at the southwest corner of the said 25 acre tract, being also the southeast corner of the William and Juanita Shipra tract:

Thence along the centerline of Morse Road North 89 deg. 59' 30" East, 239.95 feet to a point, being the true place of beginning and the southwest corner of the tract herein intended to be described;

Thence NORTH, (passing an iron pin at 30 feet), 250.0 feet to an iron pin;

Thence North 89 deg. 59' 30" East, 179.95 feet to an iron pin;

Thence South, (passing an iron pin at 220.0 feet), 250.0 feet to a point in the centerline of Morse Road;

Thence along the centerline of the road, South 89 deg. 59' 30" West, 179.95 feet to the place of beginning, containing 1.033 acres, more or less. Subject to a thirty (30) foot Highway Easement along the south end of the above described tract.

ALSO EXCEPTING a 0.50 acre tract convey to John Sterling and Cecelia Sterling by deed recorded in Deed Book 3391, page 440, described as follows:

Situated in the County of Franklin, State of Ohio and Township of Plain, being located in Quarter Township 4, Township 2, Range 16, United States Military Lands, and being 0.5 acre out of the tract conveyed to Fred B. and Marlene Hall by deed of Record in Deed Book 3199, page 220, all references being to records of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Beginning at an iron pin at the southwesterly corner of the said Fred B. And Marlene Hall tract being the northwesterly corner of the 1.033 acre tract conveyed to John and Cecelia Sterling by deed of record in Deed Book 2844, page 373, said iron pin being also located NORTH, 250.0 feet from the southwesterly corner of the Sterling 1.033 acre tract in the centerline of Morse Road.

Thence along the westerly line of the Hall tract and the easterly line of the William and Juanita Shipe 10.0 acre tract, NORTH, 121.03 feet to an iron pin;

Thence North 89 deg. 59' 30" East, (parallel to the northerly line of the Sterling 1.033 acre tract), 179.95 feet to an iron pin;

Thence SOUTH 121.03 feet to an iron pin at the northeasterly corner of the said Sterling 1.033 acre tract;

Thence along the northerly line of said 1.033 acre tract, South 89 deg. 59' 30" West, 179.95 tract to the place of beginning, containing 0.50 acres, more or less.

ALSO EXCEPTING a 0.330 acre portion of the 1.363 acre tract convey to David P. Belli and Patricia J. Belli by deed recorded in Deed Book 3491, page 797, described as follows:

Situated in the County of Franklin State of Ohio and Township of Plain:

Being in Quarter Township 4, Township 2, Range 16, United States Military Lands, and being out of the southwesterly part of a 25 acre tract described in Deed Book 2477, page 597.

Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a point in the centerline of Morse Road at the southwest corner of said 25 acre tract, being also the southeast corner of William and Juanita Shipa tract;

Thence along the centerline of Morse Road, North 89 deg. 59' 30" East, 239.95 feet to a point, being the true place of beginning, and the southwest corner of the tract herein intended to be described;

Thence NORTH, (passing an iron pin at 30 feet), 330.0 feet to an iron pin;

Thence north 89 deg. 56' 30" East, 179.95 feet to an iron pin in the west line of an 8.312 acre tract;

Thence along said line, SOUTH, (passing an iron pin at 220.0 feet), 330.0 feet to a point in the centerline of Morse Road;

Thence along the centerline of the road, South 89 deg. 59' 30" West, 179.95 feet to the place of beginning, containing 1.363 acres, more or less.

Subject to a thirty (30) foot Highway Easement along the south end of the above described tract.

Auditor's Parcel No.: 220-000877-00
Prior Recording Reference: Instrument No. 201212120190971

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E, P.S.

BY: RJN

DATE: Jan 28, 2026

All of
(220)
877

ALL OF
(220)
000877
OF RECORD

DESCRIPTION VERIFIED *
ADAM W. FOWLER, P.E., P.S.
ajutrart
12/09/2025 10:00:08
AM
*Submitted via Digital Format
* Of Record ajs:09dec25

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E, P.S.

BY: RJN

DATE: Feb 05, 2026

Supporting Documentation for Sanity Services

The current plan does not require sanitary services other than Port-a-Johns installed on the premises. The Property does not have sewage or septic services available; however, it is common for turf soccer facilities to have Port-a-Johns, and we propose that this is sufficient for the facilities at this time.

If any sanitary services are required in the future, we would appropriately obtain permission from Plain Township through a re-zoning request or otherwise.

MORSE TRAINING CENTER
BLOCKCHAIN PROPERTIES

PARCEL ID: 220-000877-00
PLAIN TOWNSHIP, OH 43054

PREPARED BY:

OSPORTS - A DIVISION OF OSBORN ENGINEERING

ISSUED FOR: ZONING REVIEW

SEPTEMBER 4, 2026



DRAWING INDEX

G-001	TITLE SHEET
C-001	PLOT PLAN
CD-101	DEMO PLAN 1
CD-102	DEMO PLAN 2
C-100	STRIPING PLAN 1
C-101	SITE PLAN 1
C-102	SITE PLAN 2
C-201	UTILITY PLAN 1
C-202	UTILITY PLAN 2
C-301	GRADING PLAN 1
C-302	GRADING PLAN 2
C-801	DETAILS
C-802	DETAILS
C-803	DETAILS

PROJECT SUMMARY

THIS PROJECT CONSISTS OF REMOVING THE EXISTING NATURAL GRASS FIELD & TREE LINE AND REPLACING WITH A NEW SYNTHETIC TURF FIELD & PARKING LOT.

VICINITY MAP



THIRD PARTY SUPPORT DOCUMENTS

SURVEY
TOPOGRAPHIC SURVEY DATED 07/03/26 BY SILVA SURVEYING. ADDITIONAL SURVEY INFO PROVIDED BY SILVA SURVEYING DATED 8/19/2026 AND 8/2/2026.
INFO@SILVASURVEYING.COM | P:(419) 705-6819

SUBSURFACE
SOIL SAMPLES COLLECTED ON FEBRUARY 25, 2026.
LARRY TORRES - TORRES SOIL INVESTIGATIONS
P: (740) 965-3254

ODNR WELL LOGS:
#0010945, 00227952, #00228193,
#00220971, #00229105

NRCS SOIL REPORT

RECORD PLANS
PINE MEADOW SUBDIVISION STREET IMPROVEMENT PLAN - 1976

LIGHTING
GEO SPORT LIGHTING
BILL SMITH | B.SMITH@GEOSPORTLIGHITING.COM
P: (517) 607-5360

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(216) 861-2020
www.osborn-eng.com

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ENGINEER OF RECORD:

LICENSE NUMBER:

EXPIRATION DATE:

MORSE TRAINING CENTER

BLOCKCHAIN PROPERTIES

PARCEL ID: 220-000877-00

TAG	ISSUED	DATE
	SCHEMATIC DESIGN	7/22/26
	50% DD SET	8/31/26
	ZONING	9/04/26

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TITLE SHEET

DRAWING NO.

G-001

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9/4/2026 2:51 PM Dorton, Chris



PROPOSED IMPROVEMENTS AREA BREAKDOWN

TOTAL PROPERTY: 600,942.95 SQ FT

SYNTHETIC TURF: 192446.14 SQ FT - 32.0%

ASPHALT PARKING LOT / DRIVE: 99298.01 SQ FT - 16.5%

ASPHALT WALK: 10,539.48 SQ FT - 1.8%

CONCRETE FIELD CURB: 1,013.20 SQ FT - 0.17%

CONCRETE PAD: 355.00 SQ FT - 0.06%

TOTAL GREEN SPACE: 297286.48 SQ FT - 49.47%

TOTAL DEVELOPMENT AREA: 303656.47 SQ FT - 50.53%

LEGEND

- PR SYNTHETIC TURF
- PR ASPHALT
- PR CONCRETE

NORTH

60 0 30 60

(IN FEET)
1 inch = 30 ft.

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PLOT PLAN

DRAWING NO.

C-001

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9/4/2026 2:51 PM Donton, Chris

EX P/L

EX TYP.

APPROX. BOUNDARY LINE

EX STORM EASEMENT

EX STRUCTURE #9 & ASSOCIATED DRAINAGE TO REMAIN

EX NATURAL GRASS SURFACE **TO BE REMOVED**

EX TREELINE 10' FROM PROPERTY LINE **TO REMAIN**

MATCHLINE: SEE SHEET CD-102

DEMO NOTES:

1. GENERAL PROJECT CONDITIONS INCLUDING THE INSTALLATION OF TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES, COORDINATION OF MATERIAL STAGING AREAS, PROCUREMENT OF DUMPSTERS AND PROTECTION OF ACCESS DRIVES SHALL BE PROVIDED BY THE CONTRACTOR.
2. SURVEY PROVIDED BY SILVA SURVEYING ON 7/3/26, WITH ADDITIONAL SURVEY UPDATES ON 8/19/2026 AND 9/2/2026.
   SILVA SURVEYING - THOMAS SILVA
   PHONE:(419)705-6819
   EMAIL: INFO@SILVASURVEYING.COM
3. UTILITY LOCATIONS AS SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATIONS IN FIELD AND NOTIFY THE OWNER AND ENGINEER OF ANY DEVIATIONS FROM THE PLANS.
4. OWNER AND CONTRACTOR TO DOCUMENT EXISTING CONDITIONS WITH PHOTOGRAPHS AND NOTES AS A BASIS FOR RESTORATION.

LEGEND

- EXISTING GRASS TO BE REMOVED
- EXISTING TREELINE TO REMAIN

NORTH

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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DEMO PLAN 1

DRAWING NO.

CD-101

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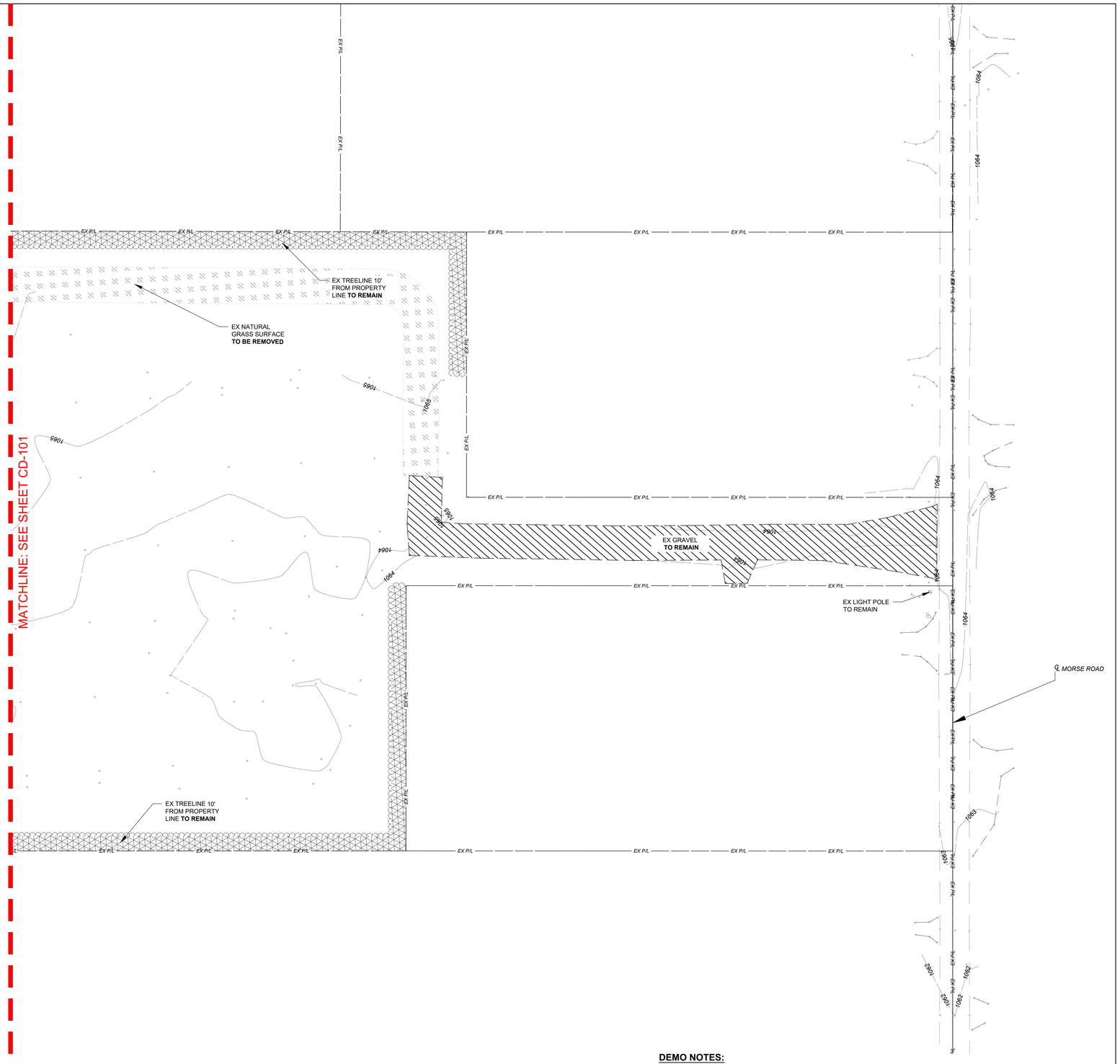

DEMO NOTES:

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4. OWNER AND CONTRACTOR TO DOCUMENT EXISTING CONDITIONS WITH PHOTOGRAPHS AND NOTES AS A BASIS FOR RESTORATION.

LEGEND

- EXISTING GRASS TO BE REMOVED
- EXISTING TREELINE TO BE REMOVED
- EXISTING GRAVEL TO BE REMAIN

NORTH

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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DEMO PLAN 2

DRAWING NO.

CD-102

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9/4/2026 2:52 PM Denton, Chris

220-002069
SPAULDING
7736 PINE MEADOW DR

220-002070
SPAULDING
7737 PINE MEADOW DR

THUJA GREEN GIANT
SPACED 6.5' APART (5' - 8' RECOMMENDED)

6' PRIVACY FENCE

EX P/L

26.5 SETBACK
(25.00 REQUIRED)

14.50

24.50

PR ASPHALT PARKING LOT
194 REGULAR, 2 VAN ACCESSIBLE, 5 ACCESSIBLE SPOTS

9.00 | 8.00 | 20.00 | 5.00

24.00

24.00

12.50

5.0

PR ASPHALT WALK

12.00

20.00

6' BLACK CHAIN LINK FENCE

PR CONCRETE PAD

30.00
SETBACK

PR
DETENTION
POND

PR POLE TO POLE 270LF - 20'H
INTEGRATED TENSION
NETTING SYSTEM

PR POLE TO POLE 180LF - 20'H
INTEGRATED TENSION
NETTING SYSTEM

PR POLE TO POLE 120LF - 20'H
INTEGRATED TENSION
NETTING SYSTEM

OVERFLOW
PARKING
AREA

36.00

R30.00

PR SYNTHETIC TURF FIELD

R20.00

18.00

54.00

240.00
OUT TO OUT

132.00

60.00

20.00

PR SYNTHETIC TURF FIELD

8.00 (TYP.)

30.00
SETBACK

6" CONCRETE CURB

GATE SIZE AND LOCATION - TBD
(TYP.)

6' BLACK CHAIN LINK FENCE

4.00

220-000870
HAUGHEY
7690 MORSE RD

STRIPING PLAN NOTES:

1. ALL FIELD MARKINGS SHALL ADHERE TO NFHS GUIDELINES
2. ALL SOCCER MARKINGS SHALL BE 4" IN WIDTH AND WHITE IN COLOR
3. ANY FINAL LOGOS OR ADDITIONAL MARKING WILL BE COORDINATED DURING THE SHOP SUBMITTAL PROCESS WITH TURF MANUFACTURER.

LEGEND

PR SYNTHETIC TURF

NORTH

60 0 30 60

(IN FEET)
1 inch = 30 ft.

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MORSE TRAINING CENTER

BLOCKCHAIN PROPERTIES

PARCEL ID: 220-000877-00

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	50% DD SET	8/31/26
	ZONING	9/04/26

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STRIPING PLAN 1

DRAWING NO.

C-100

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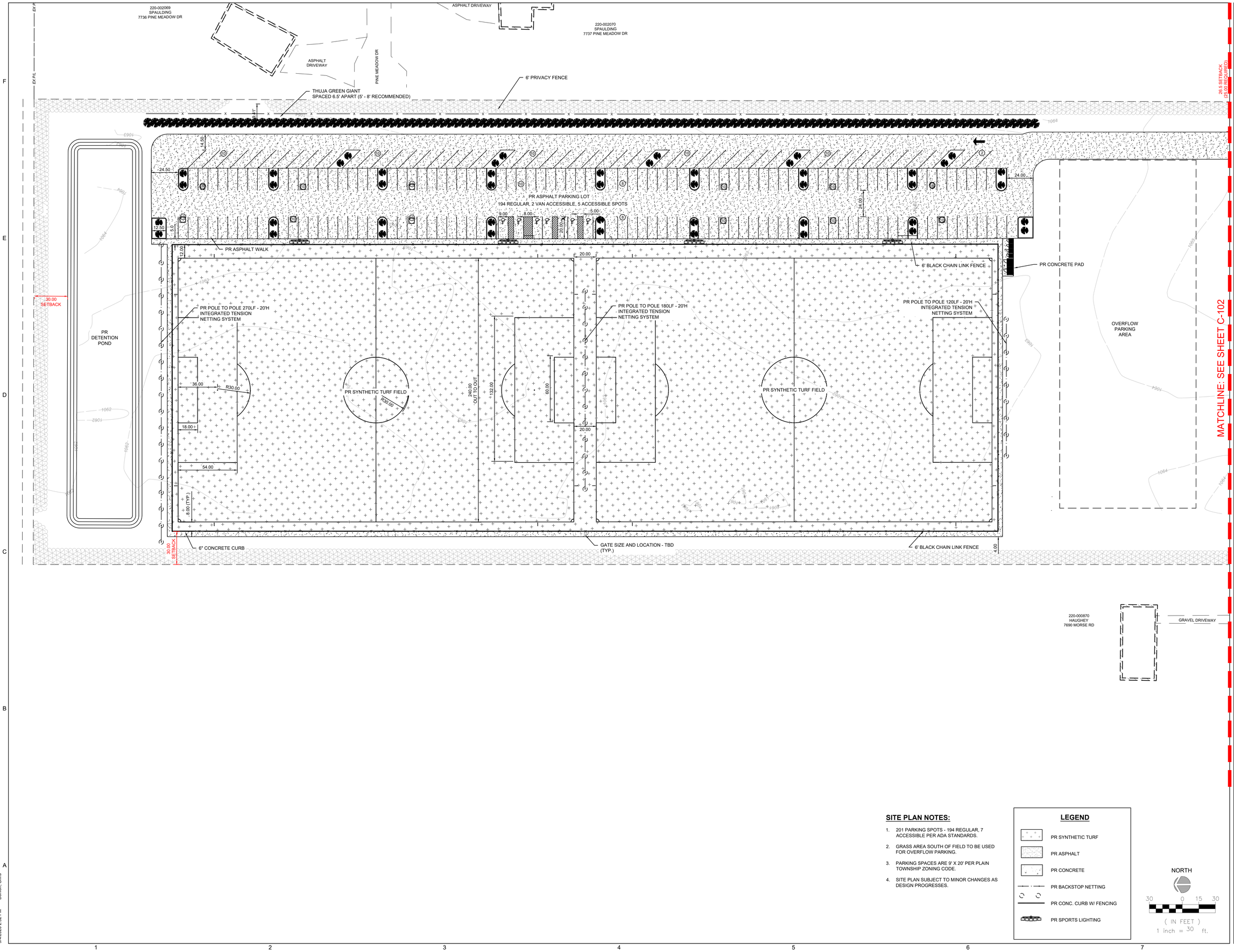

SITE PLAN NOTES:

1. 201 PARKING SPOTS - 194 REGULAR, 7 ACCESSIBLE PER ADA STANDARDS.
2. GRASS AREA SOUTH OF FIELD TO BE USED FOR OVERFLOW PARKING.
3. PARKING SPACES ARE 9' X 20' PER PLAIN TOWNSHIP ZONING CODE.
4. SITE PLAN SUBJECT TO MINOR CHANGES AS DESIGN PROGRESSES.

LEGEND

- PR SYNTHETIC TURF
- PR ASPHALT
- PR CONCRETE
- PR BACKSTOP NETTING
- PR CONC. CURB W/ FENCING
- PR SPORTS LIGHTING

NORTH

30 0 15 30

(IN FEET)

1 inch = 30 ft.

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OSBORN PROJ NO	J20260867.000

SITE PLAN 1

DRAWING NO.

C-101

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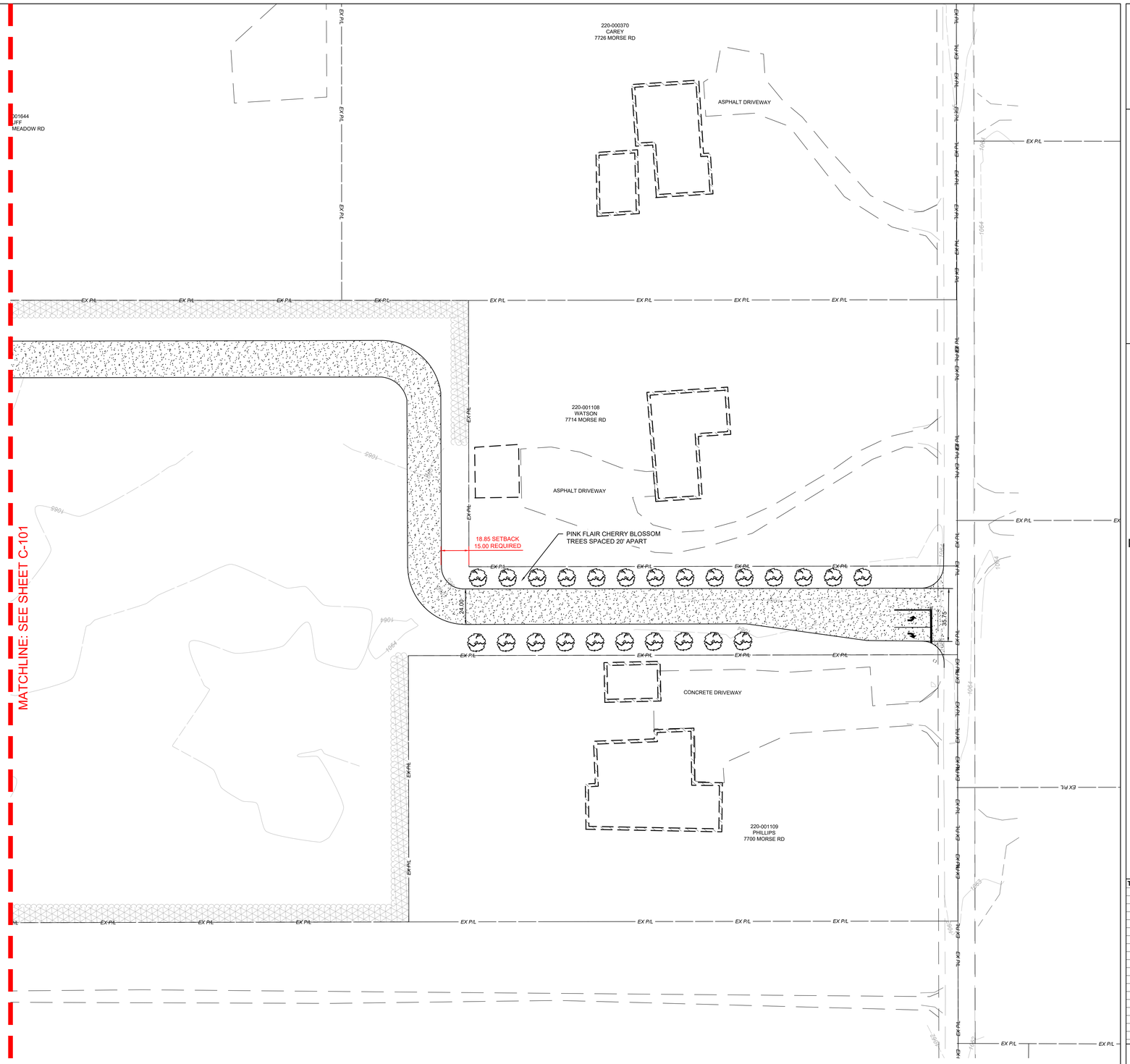

SITE PLAN NOTES:

1. MINOR SITE PLAN CHANGES EXPECTED AS DESIGN PROGRESSES AND IS REFINED.

LEGEND

PR ASPHALT

NORTH

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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	50% DD SET	8/31/26
	ZONING	9/04/26

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SITE PLAN 2

DRAWING NO.

C-102

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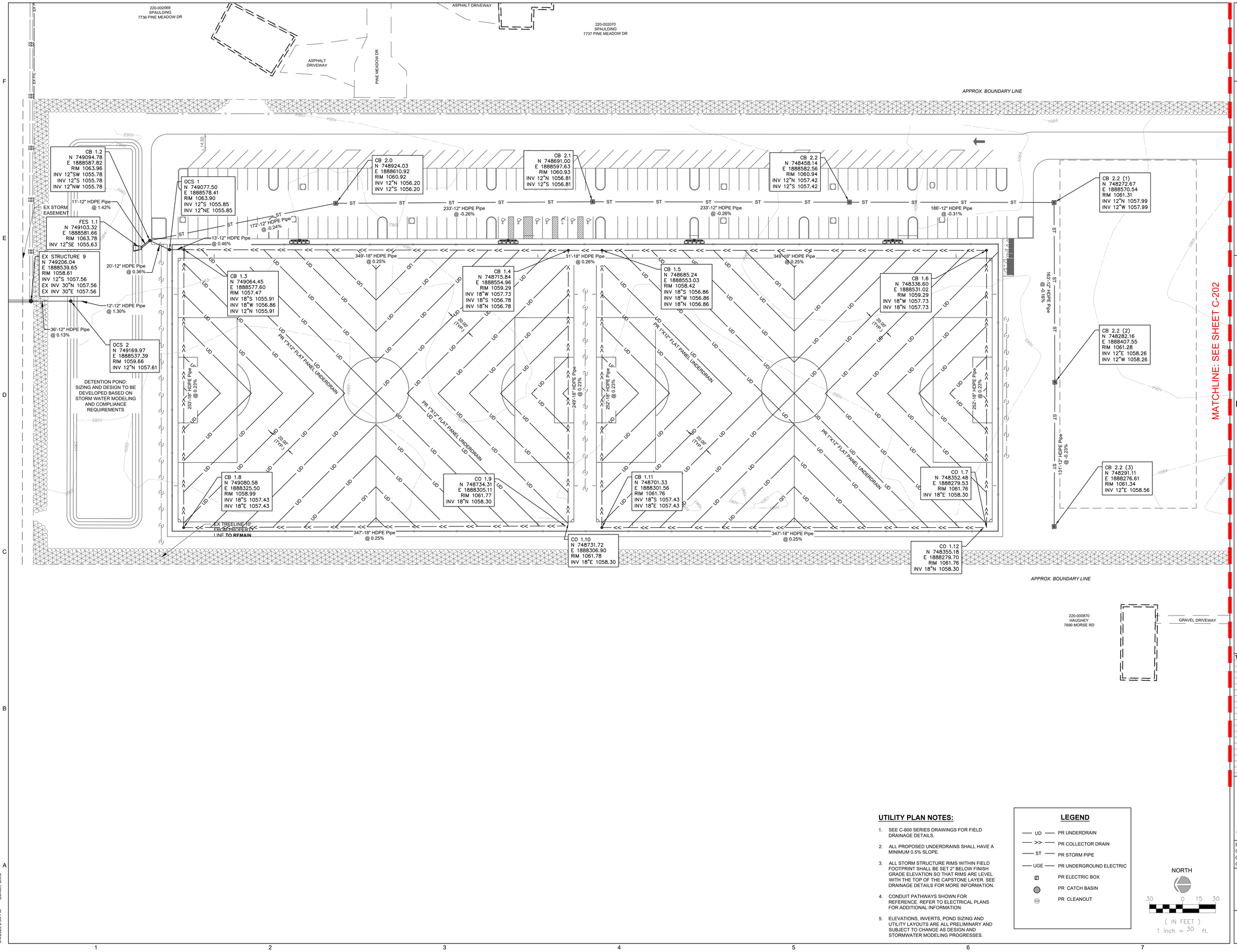

UTILITY PLAN NOTES:

1. SEE C-800 SERIES DRAWINGS FOR FIELD DRAINAGE DETAILS.
2. ALL PROPOSED UNDERDRAINS SHALL HAVE A MINIMUM 0.5% SLOPE.
3. ALL STORM STRUCTURE RIMS WITHIN FIELD FOOTPRINT SHALL BE SET 2" BELOW FINISH GRADE ELEVATION SO THAT RIMS ARE LEVEL WITH THE TOP OF THE CAPSTONE LAYER. SEE DRAINAGE DETAILS FOR MORE INFORMATION.
4. CONDUIT PATHWAYS SHOWN FOR REFERENCE. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
5. ELEVATIONS, INVERTS, POND SIZING AND UTILITY LAYOUTS ARE ALL PRELIMINARY AND SUBJECT TO CHANGE AS DESIGN AND STORMWATER MODELING PROGRESSES.

LEGEND

- UD — PR UNDERDRAIN
- >> — PR COLLECTOR DRAIN
- ST — PR STORM PIPE
- UGE — PR UNDERGROUND ELECTRIC
- PR ELECTRIC BOX
- PR CATCH BASIN
- CO PR CLEANOUT

NORTH

30 0 15 30

(IN FEET)
1 inch = 30 ft.

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UTILITY PLAN 1

DRAWING NO.

C-201

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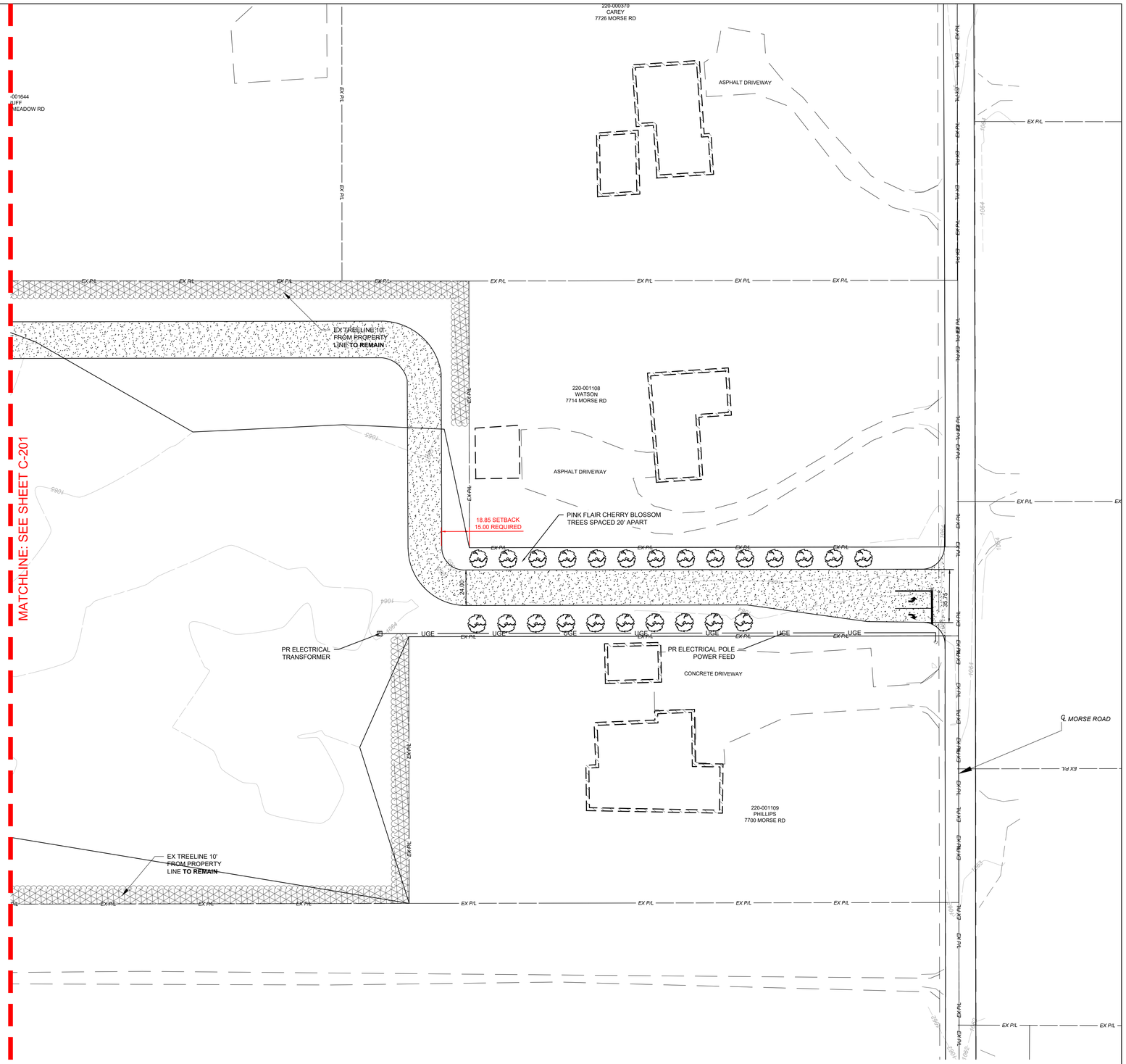

UTILITY PLAN NOTES:

1. SEE C-800 SERIES DRAWINGS FOR FIELD DRAINAGE DETAILS.
2. ALL PROPOSED UNDERDRAINS SHALL HAVE A MINIMUM 0.5% SLOPE.
3. ALL STORM STRUCTURE RIMS WITHIN FIELD FOOTPRINT SHALL BE SET 2" BELOW FINISH GRADE ELEVATION SO THAT RIMS ARE LEVEL WITH THE TOP OF THE CAPSTONE LAYER. SEE DRAINAGE DETAILS FOR MORE INFORMATION.
4. CONDUIT PATHWAYS SHOWN FOR REFERENCE. REFER TO ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

LEGEND

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- >> — PR COLLECTOR DRAIN
- ST — PR STORM PIPE
- UGE — PR UNDERGROUND ELECTRIC
- PR ELECTRIC BOX
- PR CATCH BASIN
- PR CLEANOUT

NORTH

30 0 15 30

(IN FEET)

1 inch = 30 ft.

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	ZONING	9/04/26

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UTILITY PLAN 2

DRAWING NO.

C-202

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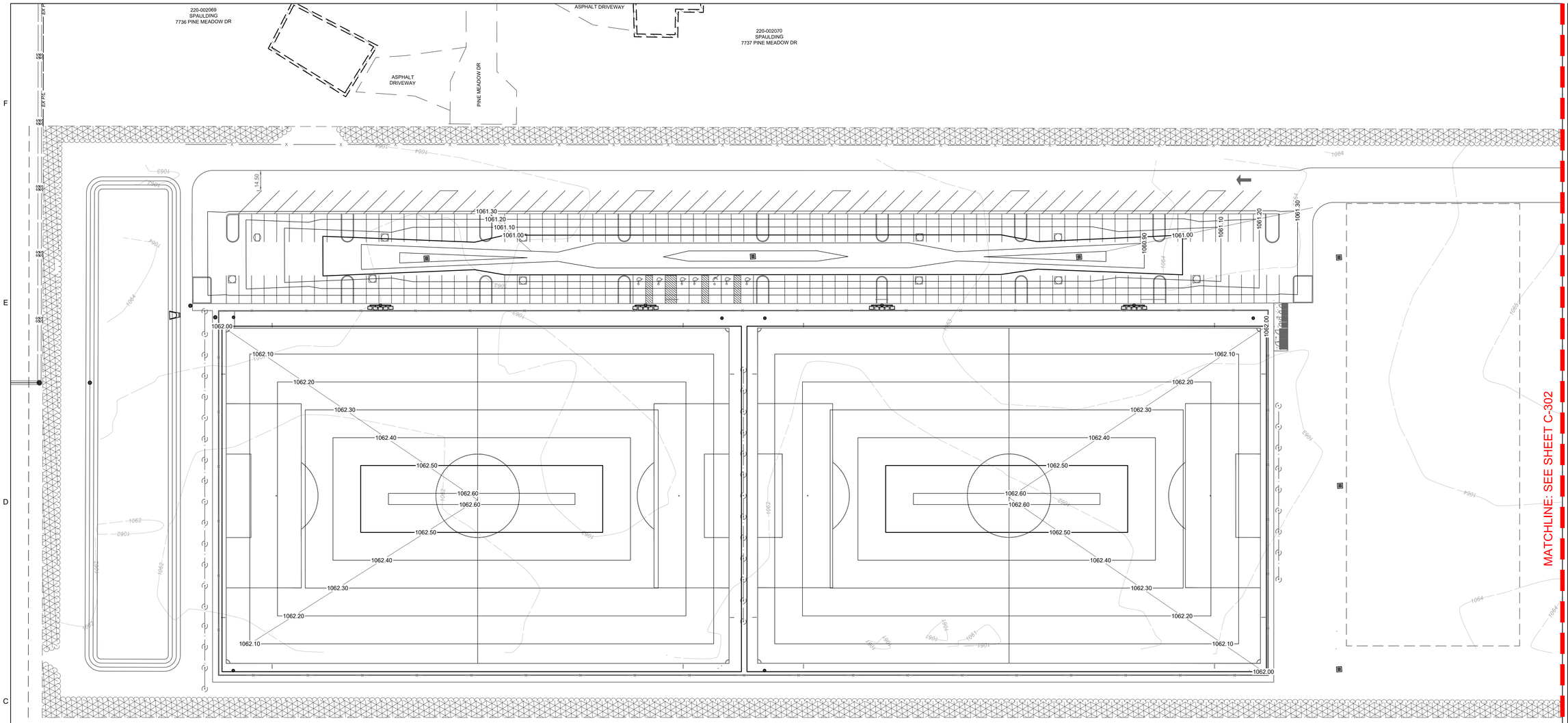

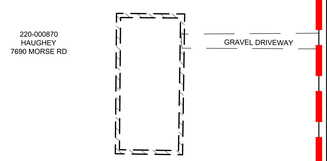

GRADING PLAN NOTES:

1. REFER TO THE DEMOLITION PLAN FOR THE HORIZONTAL AND VERTICAL CONTROL INFORMATION.
2. ALL STORM STRUCTURE RIMS WITHIN FIELD FOOTPRINT SHALL BE SET 2" BELOW FINISH GRADE ELEVATION SO THAT RIMS ARE LEVEL WITH THE TOP OF THE CAPSTONE LAYER. SEE DRAINAGE DETAILS FOR MORE INFORMATION.
3. GRADING PLAN, ELEVATIONS, FIELD FINAL ELEVATION WILL BE ADJUSTED AS DESIGN AND STORMWATER MODELING PROGRESS.

LEGEND

- 1059.96 — PR SPOT ELEVATION
- *ME 1059.96* — MATCH EXISTING ELEVATION
- *TC: 1059.96* / *G: 1059.96* — TOP OF CURB / GUTTER
- 0.50% — PR SLOPE
- 140 — PR SITE CONTOUR
- *140* — EXISTING CONTOUR
- PR SLOPE DIRECTION

NORTH

30 0 15 30

(IN FEET)

1 inch = 30 ft.

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GRADING PLAN 1

DRAWING NO.

C-301

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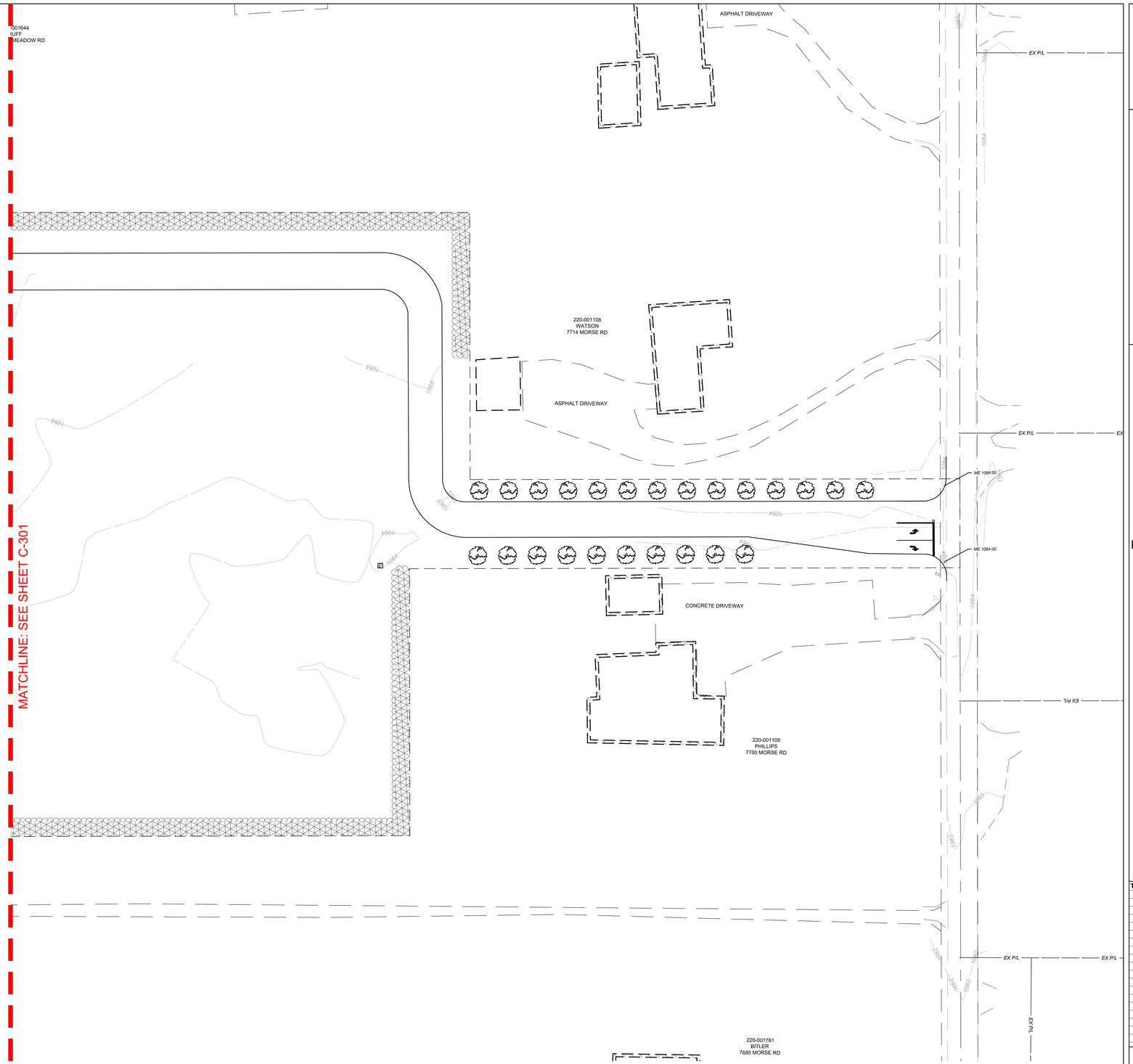

GRADING PLAN NOTES:

1. REFER TO THE DEMOLITION PLAN FOR THE HORIZONTAL AND VERTICAL CONTROL INFORMATION.
2. ALL STORM STRUCTURE RIMS WITHIN FIELD FOOTPRINT SHALL BE SET 2" BELOW FINISH GRADE ELEVATION SO THAT RIMS ARE LEVEL WITH THE TOP OF THE CAPSTONE LAYER. SEE DRAINAGE DETAILS FOR MORE INFORMATION.
3. GRADING PLAN, ELEVATIONS, FIELD FINAL ELEVATION WILL BE ADJUSTED AS DESIGN AND STORMWATER MODELING PROGRESS.

LEGEND

- 1059.96 — PR SPOT ELEVATION
- ME 1059.96 — MATCH EXISTING ELEVATION
- TC: 1059.96 / G: 1059.96 — TOP OF CURB / GUTTER
- 0.50% — PR SLOPE
- 140 — PR SITE CONTOUR
- 140 — EXISTING CONTOUR
- PR SLOPE DIRECTION

NORTH

30 0 15 30

(IN FEET)

1 inch = 30 ft.

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GRADING PLAN 2

DRAWING NO.

C-302

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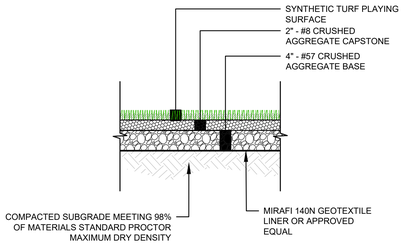
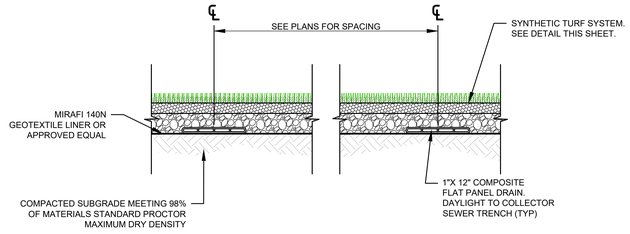
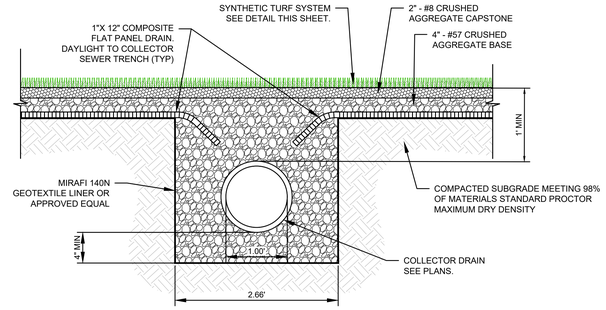


1 SYNTHETIC TURF SYSTEM DETAIL
NOT TO SCALE



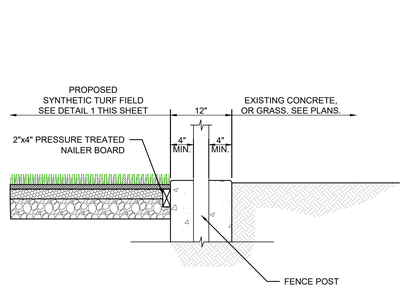
2 FLAT PANEL DRAIN SECTION
NOT TO SCALE



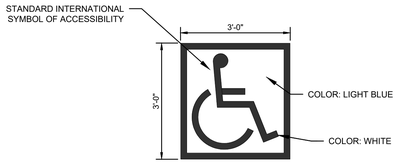
3 FLAT PANEL DRAIN OUTLET TO COLLECTOR SEWER DETAIL
NOT TO SCALE

NOTES:

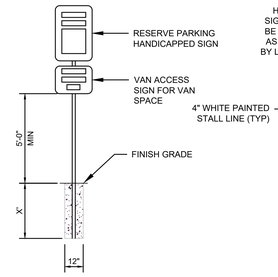
1. TRENCH AND PIPE DIMENSIONS SUBJECT TO CHANGE BASED ON STORMWATER MODELING.



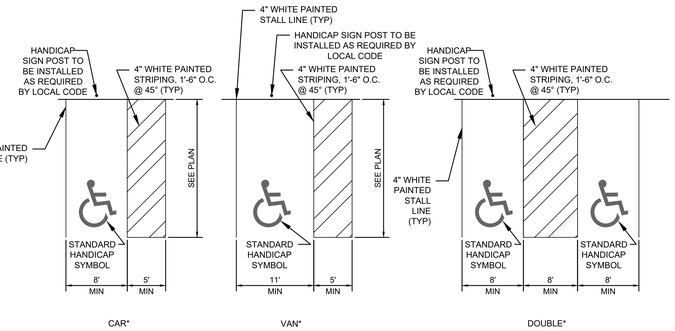
4 CONCRETE CURB DETAIL AT FENCE POSTS
NOT TO SCALE



5 ADA SYMBOL DETAIL
NOT TO SCALE



6 ADA PARKING SIGN DETAIL
NOT TO SCALE



*SEE PLAN FOR LOCATION AND TYPE(S) TO BE USED.

7 ADA PARKING DETAIL
NOT TO SCALE

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DETAILS

DRAWING NO.

C-801

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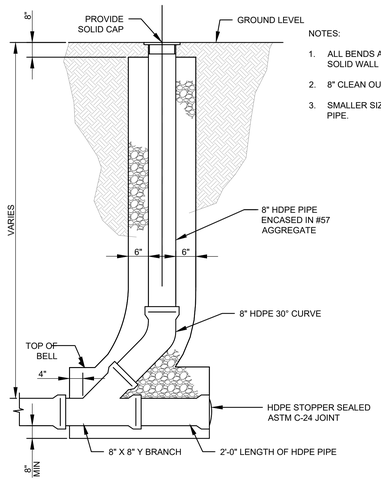
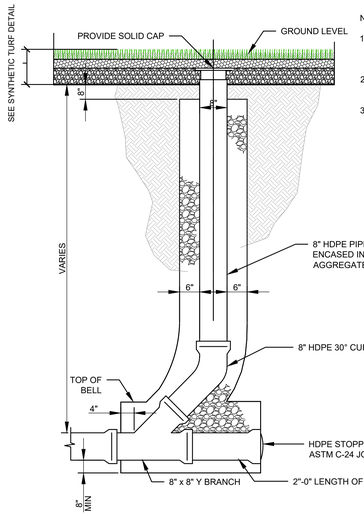
9/4/2026 2:56 PM Donlon, Chris



NOTES:

1. ALL BENDS AND FITTINGS AND ALL VERTICAL PIPE SHALL BE SOLID WALL HDPE.
2. 8" CLEAN OUT SHALL BE USED FOR 8" SEWER AND LARGER.
3. SMALLER SIZE SEWERS AND LAMP SHALL HAVE SAME SIZE PIPE.

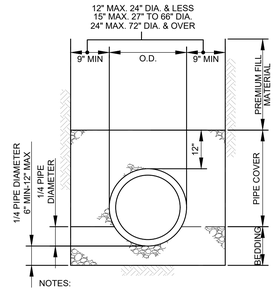
1 TYPICAL CLEANOUT DETAIL (AT GRADE)
NOT TO SCALE



NOTES:

1. ALL BENDS AND FITTINGS AND ALL VERTICAL PIPE SHALL BE SOLID WALL HDPE.
2. 8" CLEAN OUT SHALL BE USED FOR 8" SEWER AND LARGER.
3. SMALLER SIZE SEWERS AND LAMP SHALL HAVE SAME SIZE PIPE.

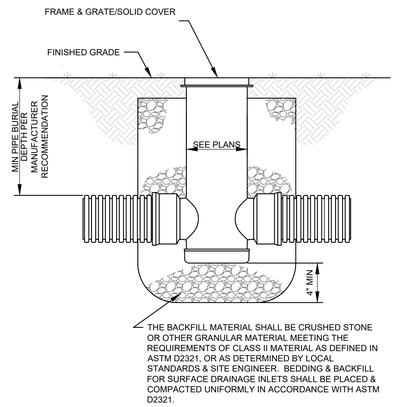
2 TYPICAL CLEANOUT DETAIL (BELOW GRADE)
NOT TO SCALE



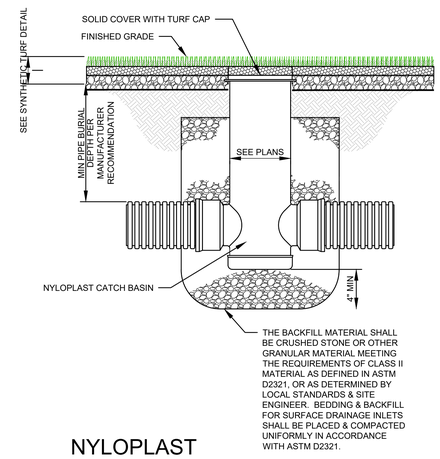
NOTES:

1. PREMIUM FILL MATERIALS SHALL CONSIST OF AGGREGATE MATERIAL PER SPECIFICATION SECTION 312333 AND SHALL BE PLACED IN ALL LOCATIONS UNDER OR WITHIN TWO (2) FEET OF PAVEMENT AND WITHIN TWENTY (20) FEET OF BUILDINGS.
2. COMMON FILL MATERIAL MAY BE USED IN OTHER AREAS
3. PIPE COVER SHALL CONSIST OF COARSE INTERLOCKING AGGREGATE No. 6, 67, 68, 7, 78 OR 8
4. BEDDING SHALL CONSIST OF COARSE INTERLOCKING AGGREGATE No. 6, 67, 68, 7, 78 OR 8

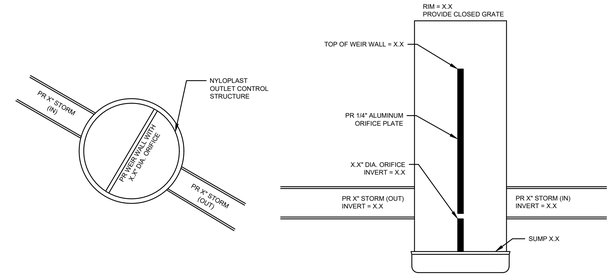
3 TYPICAL UTILITY TRENCH DETAIL
NOT TO SCALE



4 NYLOPLAST CATCH BASIN DETAIL (AT GRADE)
NOT TO SCALE



5 NYLOPLAST CATCH BASIN DETAIL (BELOW GRADE)
NOT TO SCALE



6 OUTLET CONTROL STRUCTURE #1
NOT TO SCALE

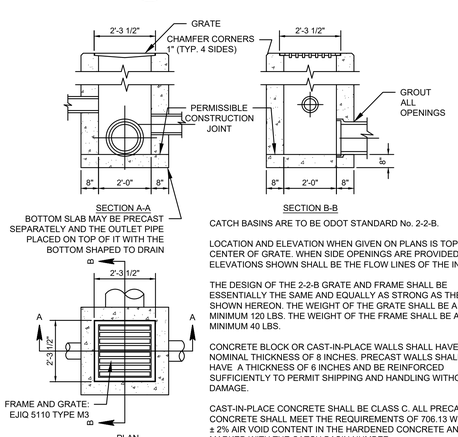
NOTES:

1. BASIS OF DESIGN IS ADS 24" DIAMETER NYLOPLAST OUTLET STRUCTURE.
2. ALL INLET AND OUTLET PIPE PENETRATIONS SHALL BE WATERTIGHT.
3. ALL WEIR WALL JOINITS AND WALL-TO-STRUCTURE JOINTS (3 SIDES) SHALL BE WATERTIGHT.

7 OUTLET CONTROL STRUCTURE #2
NOT TO SCALE

NOTES:

1. BASIS OF DESIGN IS ADS 24" DIAMETER NYLOPLAST OUTLET STRUCTURE.
2. ALL INLET AND OUTLET PIPE PENETRATIONS SHALL BE WATERTIGHT.
3. ALL WEIR WALL JOINITS AND WALL-TO-STRUCTURE JOINTS (3 SIDES) SHALL BE WATERTIGHT.



CATCH BASINS ARE TO BE ODOT STANDARD No. 2-2-B.

LOCATION AND ELEVATION WHEN GIVEN ON PLANS IS TOP CENTER OF GRATE. WHEN SIDE OPENINGS ARE PROVIDED, ELEVATIONS SHOWN SHALL BE THE FLOW LINES OF THE INLETS.

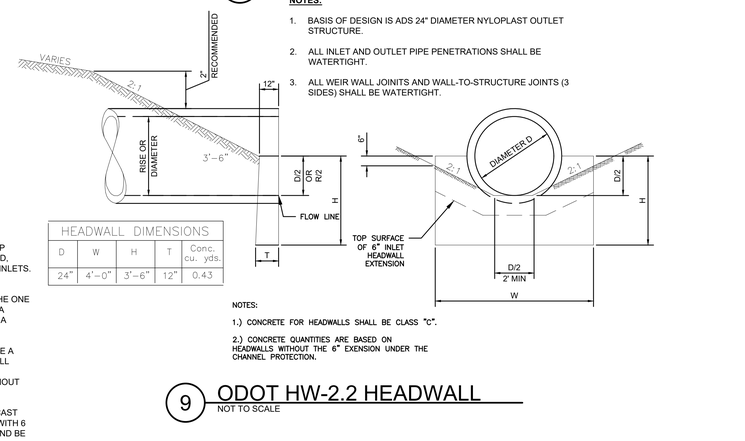
THE DESIGN OF THE 2-2-B GRATE AND FRAME SHALL BE ESSENTIALLY THE SAME AND EQUALLY AS STRONG AS THE ONE SHOWN HEREON. THE WEIGHT OF THE GRATE SHALL BE A MINIMUM 120 LBS. THE WEIGHT OF THE FRAME SHALL BE A MINIMUM 40 LBS.

CONCRETE BLOCK OR CAST-IN-PLACE WALLS SHALL HAVE A NOMINAL THICKNESS OF 8 INCHES. PRECAST WALLS SHALL HAVE A THICKNESS OF 6 INCHES AND BE REINFORCED SUFFICIENTLY TO PERMIT SHIPPING AND HANDLING WITHOUT DAMAGE.

CAST-IN-PLACE CONCRETE SHALL BE CLASS C. ALL PRECAST CONCRETE SHALL MEET THE REQUIREMENTS OF 706.13 WITH 6 ± 2% AIR VOID CONTENT IN THE HARDENED CONCRETE AND BE MARKED WITH THE CATCH BASIN NUMBER.

OPENINGS FOR PIPES SHALL BE O.D. + 2 INCHES WHEN FABRICATED OR FIELD CUT.

8 2-2-B CATCH BASIN DETAIL
NOT TO SCALE



NOTES:

1.) CONCRETE FOR HEADWALLS SHALL BE CLASS "C".

2.) CONCRETE QUANTITIES ARE BASED ON HEADWALLS WITHOUT THE 6" EXENSION UNDER THE CHANNEL PROTECTION.

9 ODOT HW-2.2 HEADWALL
NOT TO SCALE

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DETAILS

DRAWING NO.

C-802

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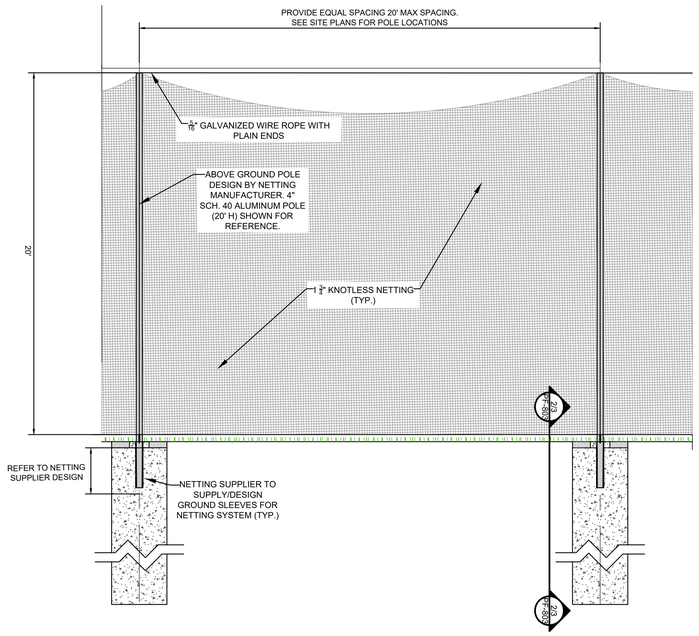
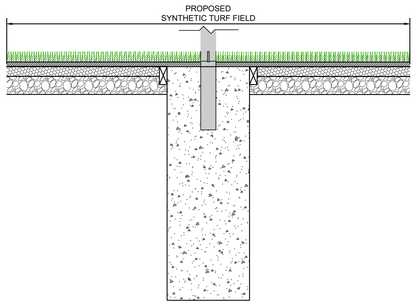


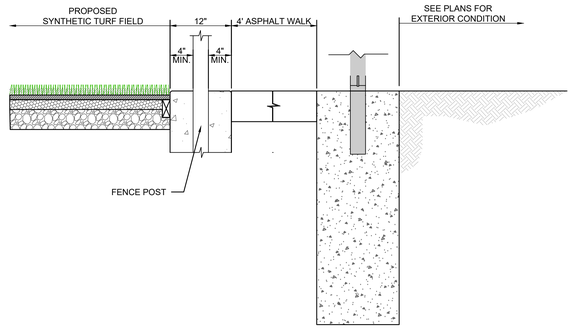
1 20' MULTISPORT NETTING SYSTEM
NOT TO SCALE



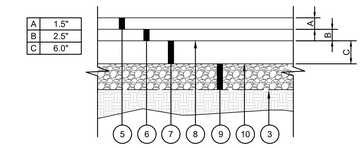
2 SECTION VIEW OF MULTISPORT NET WITHIN SYNTHETIC TURF FOOTPRINT
NOT TO SCALE

NOTE:

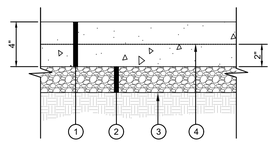
1. DESIGNED BY OTHERS



3 SECTION VIEW OF MULTISPORT NET OUTSIDE SYNTHETIC TURF FOOTPRINT
NOT TO SCALE



4 ASPHALT PAVEMENT SECTION
NOT TO SCALE



5 CONCRETE WALK SECTION
NOT TO SCALE

LEGEND:

1 REINFORCED CONCRETE
2 4" AGGREGATE BASE
3 SUBGRADE COMPACTION
4 WELDED WIRE FABRIC MAT REINFORCEMENT
5 ASPHALT SURFACE COURSE (ODOT ITEM 404)
6 ASPHALT INTERMEDIATE COURSE (ODOT ITEM 402)
7 BITUMINOUS BASE COURSE (ODOT ITEM 301)
8 TACK COAT (0.10 GAL/SQ YD) (ODOT ITEM 407)
9 6" AGGREGATE BASE (ODOT ITEM 304)
10 PRIME COAT (0.35 GAL/SQ YD) (ODOT ITEM 408)

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DETAILS

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C-803

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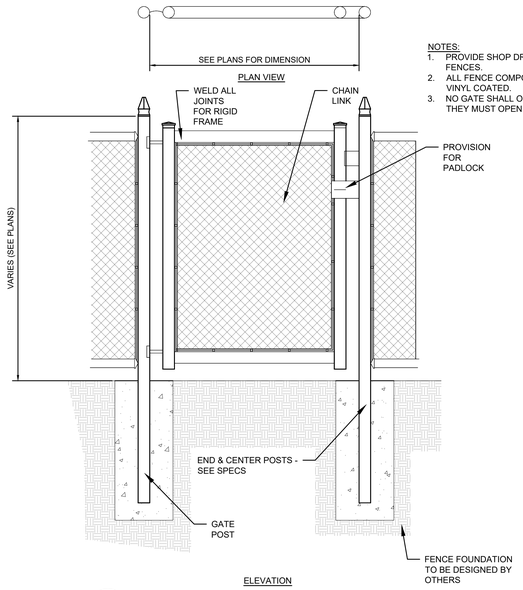
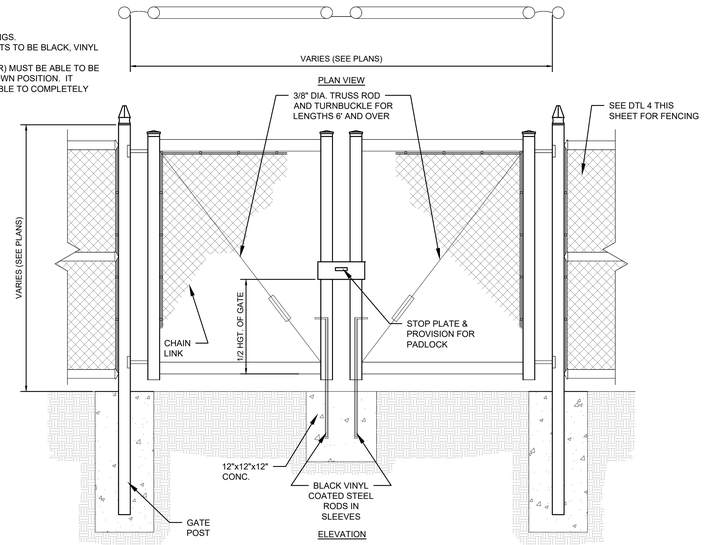


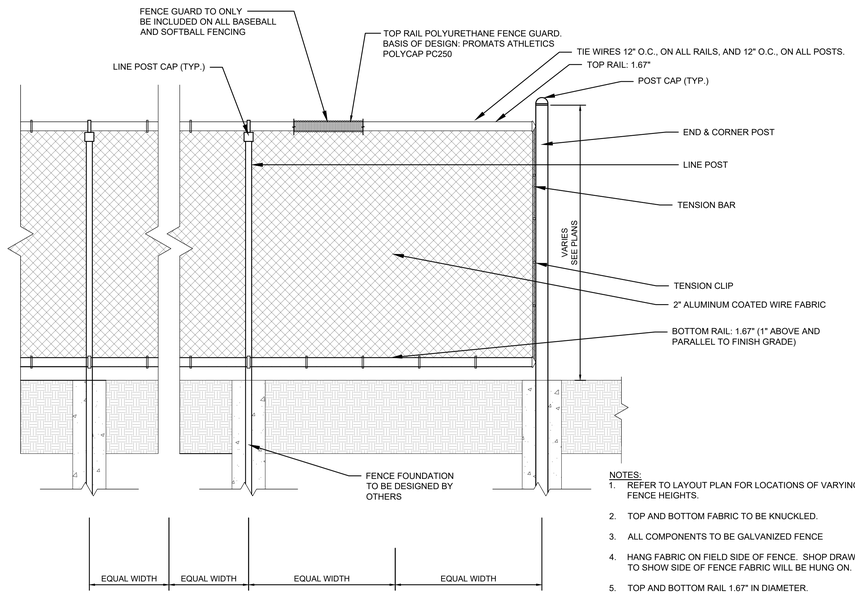
NOTES:
1. PROVIDE SHOP DRAWINGS FOR ALL FENCES.
2. ALL FENCE COMPONENTS TO BE BLACK, VINYL COATED.
3. NO GATE SHALL OPEN ONTO THE FIELD. THEY MUST OPEN AWAY FROM THE FIELD.

1 SINGLE LEAF GATE DETAIL
NOT TO SCALE

NOTES:
1. PROVIDE SHOP DRAWINGS.
2. ALL FENCE COMPONENTS TO BE BLACK, VINYL COATED.
3. STEEL RODS (DROP BAR) MUST BE ABLE TO BE FASTENED IN UP OR DOWN POSITION. IT SHOULD NOT BE POSSIBLE TO COMPLETELY REMOVE DROP BAR.



2 DOUBLE LEAF GATE DETAIL
NOT TO SCALE



NOTES:
1. REFER TO LAYOUT PLAN FOR LOCATIONS OF VARYING FENCE HEIGHTS.
2. TOP AND BOTTOM FABRIC TO BE KNUCKLED.
3. ALL COMPONENTS TO BE GALVANIZED FENCE
4. HANG FABRIC ON FIELD SIDE OF FENCE. SHOP DRAWINGS TO SHOW SIDE OF FENCE FABRIC WILL BE HUNG ON.
5. TOP AND BOTTOM RAIL 1.67" IN DIAMETER.
6. SAWCUT $\frac{1}{4}$" - CONTROL JOINT AT FENCE POST
7. ALL LINE AND CORNER POST SIZING SHALL BE DESIGNED BY OTHERS

3 TYPICAL FIELD FENCE DETAIL
NOT TO SCALE

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	50% DD SET	8/31/26
	ZONING	9/04/26

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DETAILS

DRAWING NO.

C-804

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9/4/2026 2:57 PM Dorton, Chris

GEO SPORT LIGHTING
A TENCATE COMPANY

ASSUMES WORST CASE SCENARIO WITH NO FENCING OR FOLIAGE

Pole	x-loc	y-loc	height	N15	M20	W40	Total	kw
S1	125	90	70ft	11	3	2	16	10.1
S3	125	-90	70ft	11	3	2	16	10.1
S5	125	-274	70ft	11	3	2	16	10.1
S6	125	-454	70ft	11	3	2	16	10.1
Total				44	12	8	64	40.4

NEW POLES

330' x 210' Soccer 1
77 points at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES

Average	27
Maximum	40
Minimum	8
Avg:Min	3.42
Max:Min	5.00
Coef Var	0.37
UnifGrad	1.89

SOCCER 1

330' x 210' Soccer 2
77 points at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES

Average	27
Maximum	40
Minimum	8
Avg:Min	3.40
Max:Min	5.00
Coef Var	0.35
UnifGrad	1.87

SOCCER 2

S1 125,90 70

S3 70 125,-90

S5 125,-274 70

S6 125,-454 70

N15
CLIR TSL SV 650W
Light Loss Factor = 0.950
Watts per luminaire = 629
Number luminaires used = 44
kw these luminaires = 27.7

W40
CLIR TSL SV 650W
Light Loss Factor = 0.950
Watts per luminaire = 640
Number luminaires used = 8
kw these luminaires = 5.1

M20
CLIR TSL SV 650W
Light Loss Factor = 0.950
Watts per luminaire = 637
Number luminaires used = 12
kw these luminaires = 7.6

Pine Meadow Dr

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OSBORN SOCCER FIELDS, NEW ALBANY, OH, D1

Revision 1	03/31/26	Drawing 1 of 2	877-663-5968 WWW.GEOSPORTLIGHTING.COM

GEO SPORT LIGHTING
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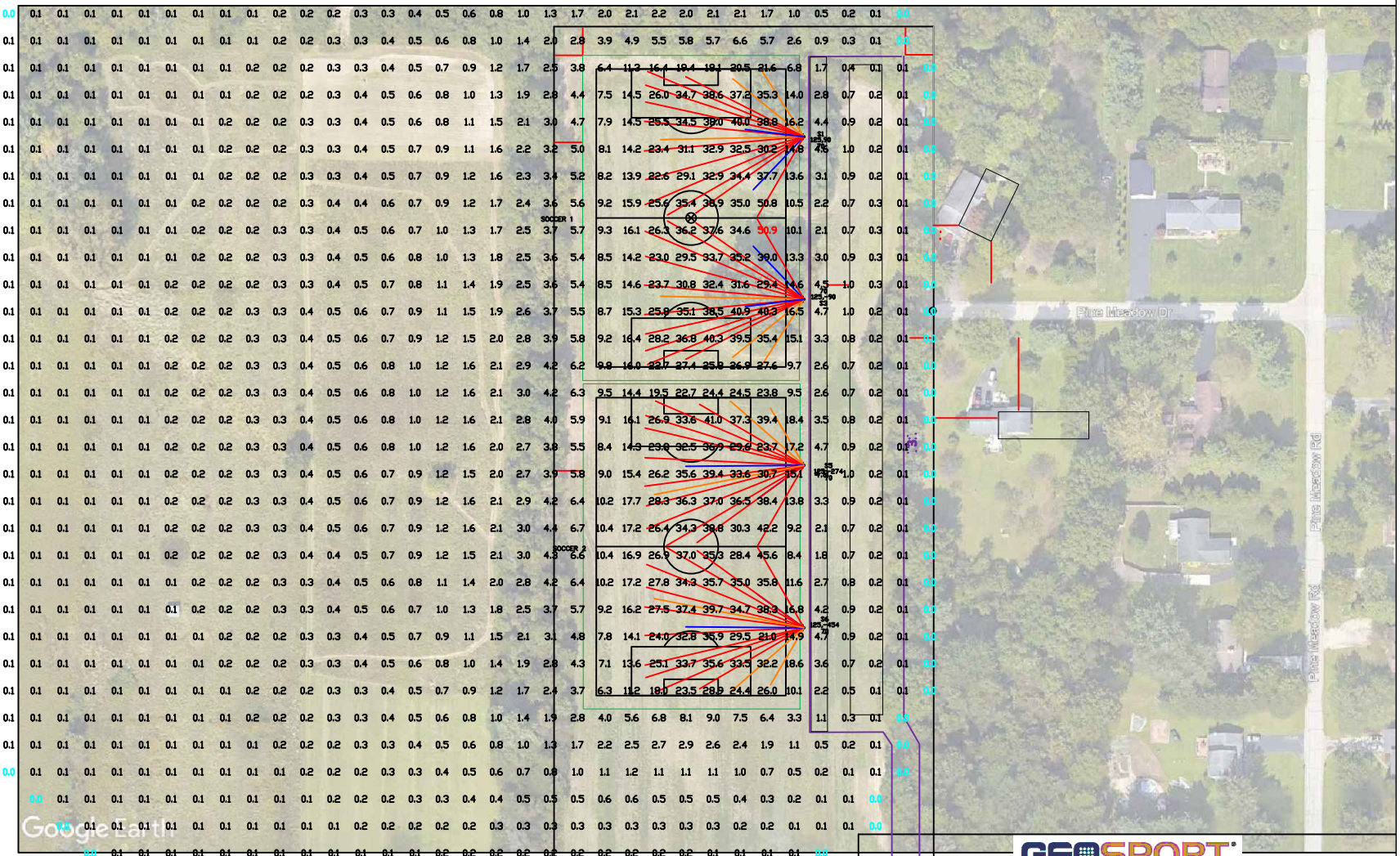
Blanket Spill
1458 points at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES
Average 3.8
Maximum 50.9
Minimum 0.0

ASSUMES WORST CASE SCENARIO WITH NO FENCING OR FOLIAGE



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OSBORN SOCCER FIELDS, NEW ALBANY, OH, D2

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