The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
(614) 277-3000

7/27/20

Joseph Ciminello
Ciminellos Inc/Pinnacle Land Holdings North LLC
567 Lazelle Road
Westerville, OH 43081

Via email: ciminelloj@aol.com

Dear Mr. Ciminello,

Staff has reviewed your rezoning application for Pinnacle Quarry located on the west side of Jackson Pike and south side of White Road, in Grove City, Ohio. The control number for this application is #202006300035 and should be referenced on any future correspondence concerning this matter.

Having compiled the comments/recommendations provided to the Development Department from our various departments, we request the following additional information and/or corrections:

1. Staff has compiled comments and corrections on the proposed zoning text. Please see the attachment for all of staff's proposed changes shown as Track Changes.

2. Provide an updated survey of the site that does not state it is an annexation exhibit.

3. Please also check off the Zoning Upon Annexation option in the Type of Request section on page 1 of the application.

The following comments are related to the provided traffic study. Please note that staff is supportive of the finalized traffic study being submitted with the final development plan if it cannot be completed in time to accompany the zoning upon annexation request.

4. The proposed site trip distribution (70% north, 15% south, 15% west) is not accepted. Existing counted movements to/from White Road at SR 104 suggest the volume to/from the north is roughly a quarter of the volume to/from the south. In addition, we would expect most residents of this neighborhood to use the White Road access point to/from the west in order to access area employers, schools, and freeway connections. A distribution in the general range of 60% to/from the west on White Road, 30% to/from the south on SR 104 and 10% to/from the north on SR 104 seems more intuitive and better aligned with count data. Please review and recommend a better supported trip distribution for this study.

5. This is a progress submission and not a complete report. We reviewed the site plan and traffic volume calculations but there is no analysis or recommendations to review.

6. Traffic counts for this study were performed on Thursday March 12, 2020 just prior to COVID-19 related school closures and stay-at-home orders. The counts are therefore accepted.

7. The report states on Page 4 that 1% annual background growth was applied to counted traffic volumes to project future background volumes. Please request growth rates from MORPC for White Road and SR 104 and use those in lieu of the 1% assumption.

8. The TIS forecasts site generated traffic volumes for 220 single-family detached units but the PUD text allows up to 223 units. Please update calculations to match the requested zoning.

9. If the TIS is being prepared to ODOT guidelines, then the Access Management Manual defines the design year as 10 years after the opening year for sites generating less than 500 trip ends during the peak hour. Please define the opening year for this development and adjust the design year accordingly.

10. The report states on Page 4 that projected traffic volumes related to off-site development of Sugar Maple Commons and Farmstead sites were added to background traffic volumes per the TIS documents for those projects. Please separately itemize these background traffic components on the volume plates for review and concurrence.

11. Please show or describe the location of planned access to the Sugar Maple Commons and Farmstead sites and discuss their relationship to the site access points being studied. Also show or describe any road improvements associated with Sugar Maple Commons and Farmstead and discuss the limits of those improvements as they relate to the site access points being studied and any additional road improvements recommended by this current study.

12. ODOT's feasibility study of improvements to the SR 104/White Road intersection (FRA-104-4.43, PID 106406) recommends widening SR 104 for a northbound left turn lane at White Road. Storage and tapers for that northbound left turn lane extend approximately 1,000 feet south of White Road across the site frontage and proposed access point. Please discuss proposed ODOT improvements in the TIS as they relate to the proposed access location and any recommended site access operations.

13. Site trip generation calculations follow ITE procedures using the correct land use category and are accepted other than the unit discrepancy noted above.

Please revise your materials accordingly and submit an electronic version of the items to the OneDrive folder previously provided along with a response letter indicating how each issue noted was addressed in the revised plans to my attention by noon on Wednesday, July 29th to proceed on the August 4 Planning Commission meeting.

However, staff strongly cautions that if there are issues to be further discussed that the rezoning be postponed to a later Planning Commission meeting. Please note that staff is open to looking into a Special Planning Commission meeting sometime in mid-August to allow for the necessary time to revise the rezoning application without necessarily placing the application on the September agenda.

If you have any questions or need additional information, please call me at 277-3019 or email kspergel@grovecityohio.gov .

Sincerely,

Kendra Spergel
Development Planner

PINNACLE QUARRY DEVELOPMENT

NARRATIVE

The property comprising the +70 acres of land generally located south of White Road, and on the west side of State Rt 104, in part known as the Heimat Haus, as generally described in the legal description submitted with the zoning application (the "Property"). The Property or, as sometimes referred to herein, the "Pinnacle Quarry", is a planned community development designed around an abandoned stone quarry, the differentiating topography and natural features including a portion of Republican Run/ Grove City Creek.

The Property shares its' southern property line, + 2600 ft., with Pinnacle Golf Club Development to the south. The Property is to be developed as an extension of the Pinnacle Golf Club Development with similar entrance features, landscaping and standards. The development of the Property will require extension of public improvements from the pinnacle Golf Club Development as well as improvements to State Rt. 104 and White Road (the "Public Improvements"). The Public Improvements will benefit the Property, the Pinnacle golf Club Community, and the traveling general public, by improving traffic flow and providing additional pedestrian and bicycle connectivity to the Scioto Grove Metro Park. The cost of the Public Improvements is to be paid for by excess revenue from the Pinnacle Tax Increment Financing District.

The Property is to be segmented into three areas; Park Area approximately 10 acres. Subarea A approximately 42 acres consisting of single-family home and Subarea B approximately 18 acres consisting of detached homes. Each subarea shall have its own set of use and development standards. Roadways and connections are to be configured in a manner to allow for safe and efficient connectivity to the existing road network. Two entrances will service the Property, one replacing a driveway onto White Road and one replacing seven existing access points onto St. Rt. 104. Roadways shall be designed and sized to promote safe travel routes and conditions for pedestrians, bicycles as well as automobiles. Construction of roadway connections are subject to the review, approval and participation from and by the City of Grove City, and the Ohio Department of Transportation relating to St. Rt. 104 access and improvements.

The Park Area + 10 acres, in the southwest quadrant of the Property, will be developed into a community park for active and passive use of the residents of Pinnacle Quarry, and the Pinnacle Golf Club community. Active features to include a combination of two or more of the following; sledding hill, frisbee golf course, pitch and putt golf course, and a shelter house/picnic area. Passive features to include a walking path and sitting areas. A detailed plan of the Park Area features and improvements will be submitted with the final development plan. The cost of the park, the park improvements, and maintenance will be funded by a New Community Authority for the Property and or excess revenue from the Pinnacle Tax Increment Financing Authority.

Received by
City of Grove City
07-30-20

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City of Grove City
07-31-20

PINNACLE QUARRY DEVELOPMENT

PLANNED UNIT DEVELOPMENT-RESIDENTIAL (PUD-R)

ZONING TEXT

I. INTRODUCTION. This Zoning Text (the "Text") establishes the permitted land uses, residential densities, minimum lot sizes, and other development standards for the development comprising the ±70 acres of land generally located south of White Road, and on the west side of State Rt 104, in part known as the Heimat Haus, as generally described in the legal description submitted with the zoning application (the "Property"). The Property or, as sometimes referred to herein, the "Pinnacle Quarry", is a planned community development designed around an abandoned stone quarry, the differentiating topography and natural features including a portion of Republican Run/ Grove City Creek. The Pinnacle Quarry will be integrated into the existing Pinnacle Club development adjacent to the south, and the intent of this Text is to create a development that adds to and integrates Pinnacle Quarry into the existing fabric of the surrounding community.

II. COMPATIBILITY. The Property shares its' southern property line, + 2600 ft., with Pinnacle Golf Club Development to the south. The Property is to be developed as an extension of the Pinnacle Golf Club Development with similar entrance features, landscaping and standards. The development of the Property will require extension of public improvements from the pinnacle Golf Club Development as well as improvements to State Rt. 104 and White Road (the "Public Improvements"). The Public Improvements will benefit the Property, the Pinnacle golf Club Community, and the traveling general public, by improving traffic flow and providing additional pedestrian and bicycle connectivity to the Scioto Grove Metro Park. The property will be added to the tax increment financing district established with respect to the Pinnacle community and possibly to the Pinnacle Community Infrastructure Financing District. The cost of the Public Improvements is to be paid for by excess revenue from the Pinnacle Tax Increment Financing District.

The Property is to be segmented into three areas; Park Area. Subarea A and Subarea B. Each subarea shall have its own set of use and development standards. Roadways and connections are to be configured in a manner to allow for safe and efficient connectivity to the existing road network. Two entrances will service the Property, one replacing a driveway onto White Road and one replacing seven existing access points onto St. Rt. 104. Roadways shall be designed and sized to promote safe travel routes and conditions for pedestrians, bicycles as well as automobiles. Construction of roadway connections are subject to the review, approval and participation from and by the City of Grove City, and the Ohio Department of Transportation relating to St. Rt. 104 access and improvements.

III. SEVERABILITY. All provisions of this Text are severable. If a court of competent jurisdiction determines that a word, phrase, clause, sentence, paragraph, subsection, section or other provision is invalid or that the application of any part of the provision to any person or circumstances is invalid, the remaining provisions and the application of those provisions to other persons of circumstances are not affected by that decision.

IV. APPLICABILITY. The standards and provisions outlined within the Text shall apply to the 70+ acres of land as described above unless otherwise approved by Grove City Council. Other provisions of the Grove City Code, including the Standard Drawings and other policies shall only apply to the extent that this Text does not address such matters.

V. CONFLICT. When there appears to be, or there is in fact, a conflict between the Text and Development Plan, the more restrictive requirement/standard shall apply.

VI. DEVIATION. The standards, requirements and uses set forth herein as well as the Zoning Code, Grove City Stormwater Design Manual, and Standard Drawings may be deviated from upon the request of City or Developer during the development plan review process as approved by City Council and as long as such requests are consistent and harmonious with the overall intent and character of the

development and do not diminish, detract or weaken the overall compatibility between uses in proximity of the Property. Deviations shall not be granted to individual homeowners, such individuals seeking relief from the Text or Zoning Code shall do so through the appeals process as set forth in Grove City Code.

VII. GENERAL REQUIREMENTS.

A. Streets / Sidewalks

1. Access. Two access points shall be permitted into the site, one from State Route 104 and a second from White Road. The design of these access points, including turn lanes, shall be added as warranted by the Pinnacle Quarry Traffic Study. Future access from neighboring properties may be permitted as deemed appropriate by the Development Department.
2. Pavement Width. Streets may be public or private and shall have a minimum pavement width of 28 feet measured from face-of-curb to face-of-curb for public streets and a minimum pavement width of 26 feet for private streets. For street less than 28 feet in width, there shall be no parking on either side of the street.
3. Front Walks. Five-foot-wide concrete sidewalks shall be installed along all public and private roadways. Subarea A walkways are generally on both sides of streets and Subarea B along one side of streets and may be replaced on one side if a bike path is proposed in its place; however, the final location of sidewalks and trails/bike paths shall be approved with the final development plan.
4. Bike Paths. Asphalt bike paths at least 8 feet in width shall be located throughout the site including along 1 side of some of the interior streets, within the reserve areas and along SR 104 as shown on the final development plan. These paths shall connect with the existing and proposed sidewalk and trail network, as well as the future path along SR 104.
5. Service Walks. All homes shall have walks from the driveway to the front door of the house.

B. Landscaping.

1. Entrance Features. The general massing, location and species of plants and additional hardscape for the entry features shall be generally as shown on the Landscape Plan, and approved with the final development plan for both Subareas A & B. Sod shall be used at the entrance features and the area to be sodded shall be approved as a part of final development plan. Entrance features shall have a uniform appearance, utilizing the same materials, general scale and massing of landscaping, in both subareas to create the appearance of a unified development and similar character to the existing Pinnacle development. Black four rail fencing, as utilized along Buckeye Parkway and White Road, shall be provided along the site's frontage on White Road and entrance onto State Route 104.
2. Street Trees. Tree location varies based on driveway locations on each lot and will be determined with the development of each lot. Street trees shall be between 2" and 3" caliper at the time of installation. The developer shall install street trees and the care replacement and maintenance of the street trees shall be the responsibility of the HOA. The applicant will work with the Urban Forester to select the varied tree species for the site as shown on the Landscape Plan and approved with the final development plan.
3. Existing trees. Some trees within noted areas may be removed along with dead and dying trees and those that must be removed for the construction of underground utilities. With the exception of the construction of such underground utilities, heavy construction equipment must be kept away from the protected trees and these areas will be protected with snow fence during construction.
4. Park Area. + 10 Acres as shown in the southeast quadrant of the Property will be developed into a community park for active and passive use dedicated to the City of Grove City for public use. Active features may include: sledding hill, frisbee golf course, pitch and putt golf course, pool and a shelter house/picnic area. Passive features to include a walking path and

sitting areas. A detailed plan of the Park Area features and improvements will be submitted with the final development plan.

5. Grass. All common areas and prominent roadway areas shall be sodded along prominent roadways and around homes or seeded in compliance with Section 1136.11 of the City Code.
6. Special Flood Hazard Area Encroachment. If any road, utility structure, detention pond or structures are located in a special flood hazard area a Special Flood Hazard Area Permit (SFHA) will be required before such encroachment is allowed.
7. Individual Home Landscaping. Each home will have three (3) trees and five (5) shrubs and landscaping beds per Section 1136.09(a)(1) of the Zoning Code.
8. Screening from State Route 104. Screening shall be added as per the Development Plan along the site's frontage with State Route 104 that preserves the rural character of the roadway.
9. Mounding. Mounding shall be provided along portions of the site's frontage with State Route 104 where deemed appropriate based on the site's togography. The location and height will be shown on the final development plan.
10. Any pond(s) located along or visible from public roadways or within publicly dedicated open space shall feature enhanced landscaping and be designed and constructed to ensure shoreline protection to be approved as part of the final development plan.

C. Lighting. Decorative street lighting will be installed on alternating sides of all streets within both subareas. Designs will be submitted and approved as part of the final development plan.

D. Mailboxes. Each home will have the same style of decorative pole mounted mailbox unless US Post Office requires ganged mailboxes. Ganged mailboxes shall utilize colors and/or decorative materials in character with other site fixtures or structures in the development, with supplemental landscaping surrounding the structure. Design will be submitted and approved as part of the final development plan.

VIII. SUBAREA REQUIREMENTS

A. Subarea A +42 acres

1. Intent. The intent of this subarea is to provide single family housing similar to the Landings, Links and Woods areas of the Pinnacle Golf Club development.

2. Permitted Uses. Fee simple residential use shall be permitted within this subarea. Subarea A consists of ±42 acres containing a maximum of 187 fee simple units, and a maximum density of 4 units/acre.

3. Unit Size. Units shall be a minimum of 1,400 square feet for ranch homes and 1,700 square feet for two story homes. Minimum square footage shall exclude garages and basements.

4. Roadways. Each roadway in Subarea A shall be public and be at least 28 feet in width from face of curb to face of curb.

5. Yard Dimensions.
    a. Front Yard. Primary building structure shall be setback a minimum of 25-feet from the roadway. Porches may encroach into required front yard area up to 3 feet.
    b. Rear Yard. The minimum required rear yard shall be 20 feet.
    c. Side Yard. The side yard setback shall be a minimum of 5 feet from the side property line. Chimneys and bay windows may encroach into the required side yard areas up to 2 feet.
    d. Minimum Lot Widths. The minimum lot width shall be 52'.

6. Building Design.
    a. Materials. All exteriors shall use a mixture of hardi-plank, stucco, cultured stone, brick, cultured brick and vinyl (at least 0.044" in width). No high chroma colors will be permitted in a building material.
    b. Design Elements. The frontage or side of each home visible from a public or private street shall utilize a combination of at least 3 of the following different architectural design elements:
        a. Shutters
        b. Dormers
        c. Decorative gable vent
        d. Bay Window
        e. Chimney utilizing a brick or stone façade
        f. Porch at least 32 square feet in size
        g. Facade offsets in excess of 1'4". A garage shall not be considered a façade offset.
        h. Vertical and/or shake siding details
        i. A combination of at least 2 of the permitted materials in Section VIII(A)(6)(a)
        j. Other details as approved on the Final Development Plan
    c. Diversity. The same home design with the same front elevation shall not be constructed on lots that are adjacent to, directly across the street from, or diagonally across the street from each other. Houses with the same footprint may be allowed within the distance and parameters described above provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have the final approval as to whether a change is "substantial".
    d. Basements. Units may utilize slab foundations or full or partial basements unless soil conditions prevent or make the installation of a basement impracticable.
    e. Roof. Roof shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.
    f. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building
    g. Garages. All homes shall have, at minimum, a two- car garage.
    h. Foundations. Unless otherwise waived as part of the Final Development Plan, exterior concrete or poured foundation walls exposed above grade shall be finished with brick, brick veneer, stone, cultured stone, stucco or a material approved by the Chief Building and Zoning Official. Materials shall be installed per the residential building code.

B. Subarea B +18 acres

1. Intent. The intent of this subarea is to provide active-adult & senior friendly condominium and/or fee simple housing.

2. Permitted Uses. Condominium and/or fee simple residential use shall be permitted within this subarea. Subarea B consists of approximately18 acres containing a maximum of 36 condominium and/or fee simple units and a maximum density of 2 units/acre.

3. Unit Size. Units shall be a minimum of 1,400 square feet. Minimum square footage shall exclude garages and basements. Units will be one to two stories tall.

4. Roadways. Each roadway in Subarea B shall be private and be at least 26 feet in width from face of curb to face of curb.

5. Yard Dimensions.
    a. Front Yard. Primary building structure shall be setback a minimum of 15-feet from the private roadway. The face of unit garages shall be setback a minimum of 20 feet from the private roadway. Porches may encroach into required front yard area up to 4 feet.
    b. Rear Yard. The minimum required rear yard shall be 10 feet.
    c. Side Yard. The side yard setback shall be a minimum of 0 feet with a minimum of 10 feet between units. Chimneys and bay windows may encroach into the required side yard areas by 2 feet.
    d. Minimum Lot Widths. The minimum lot width shall be 70'.

6. Building Design.
    a. Materials. All exteriors shall use a mixture of hardi-plank, stucco, cultured stone, brick, cultured brick, and vinyl (at least 0.044" in width). No high chroma colors will be permitted in a building material.
    b. Design Elements. The frontage or side of each home visible from a public or private street shall utilize a combination of at least 3 of the following different architectural design elements:
        a. Shutters
        b. Dormers
        c. Decorative gable vent
        d. Bay Window
        e. Chimney utilizing a brick or stone façade
        f. Porch at least 32 square feet in size
        g. Facade offsets in excess of 1'4". A garage shall not be considered a façade offset.
        h. Vertical and/or shake siding details
        i. A combination of at least 2 of the permitted materials in Section VIII(B)(6)(a)
        j. Other details as approved on the Final Development Plan
    c. Diversity. The same home design with the same front elevation shall not be constructed on lots that are adjacent to, directly across the street from, or diagonally across the street from each other. Houses with the same footprint may be allowed within the distance and parameters described above provided that such houses incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc. The Development Department shall have the final approval as to whether a change is "substantial".
    d. Basements. Units may utilize slab foundations or full or partial basements unless soil conditions prevent or make the installation of a basement impracticable.
    e. Roof. Roof shall have roof pitches ranging from 4/12 to 12/12. The roof material will be dimensional architectural shingles.
    f. Building Height. The maximum building height shall be 35 feet measured from the grade of the front elevation of the building
    g. Garages. All homes shall have, at minimum. a two- car garage.
    h. Foundations. Unless otherwise waived as part of the Final Development Plan, exterior concrete or poured foundation walls exposed above grade shall be finished with brick, brick veneer, stone, cultured stone, stucco or a material approved by the

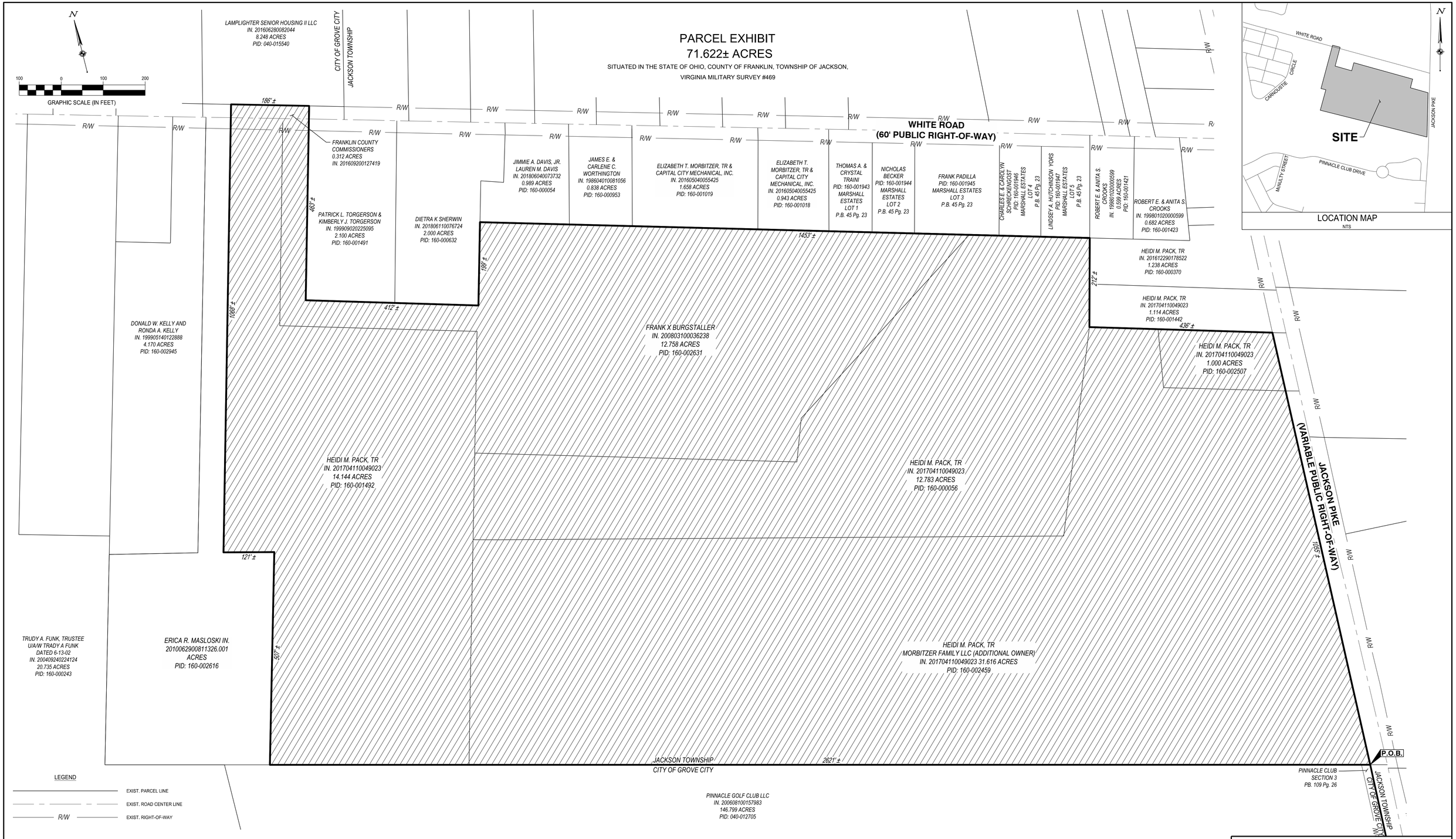
Chief Building and Zoning Official. Materials shall be installed per the residential building code.

PARCEL EXHIBIT

71.622± ACRES

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF JACKSON,

VIRGINIA MILITARY SURVEY #469



LEGEND

———	EXIST. PARCEL LINE
— — —	EXIST. ROAD CENTER LINE
——— R/W ———	EXIST. RIGHT-OF-WAY

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE FRANKLIN COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

Received by
City of Grove City
07-30-20

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DR, STE 160
COLUMBUS, OH 43231
PHONE: 614.794.7080
CONTACT: JEFFREY A. MILLER, PS

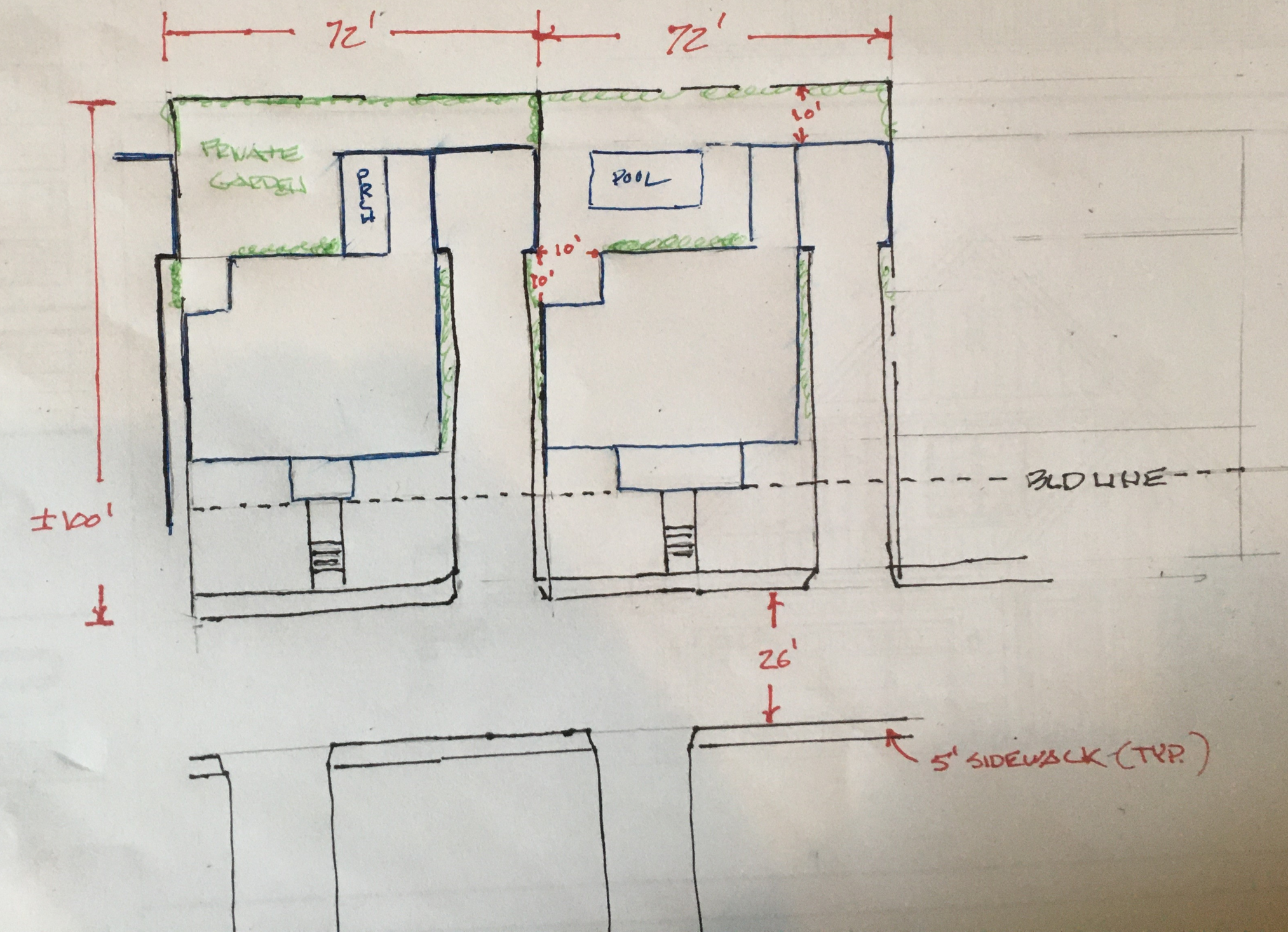
JEFFREY A. MILLER
OHIO P.S. #7211

DATE

PARCEL EXHIBIT		
71.622± ACRES		
TOWNSHIP OF JACKSON COUNTY OF FRANKLIN		STATE OF OHIO VIRGINIA MILITARY SURVEY #469
SCALE: 1"=100'	DATE: 7/30/2020	
DESIGN: N/A	CESO WWW.CESOINC.COM	JOB NO.: 755655
DRAWN: ALB		SHEET NO.:
CHECKED: JAM		1 OF 1

W:\PROJECTS\CIMINELLO\755655-01 WHITE ROAD ANNEXATION\04-SURVEY\DWG\755655-WHITE RD - PARCEL EXHIBIT - 74.215 ACRES.DWG - 7/30/2020 3:00 PM

PINNACLE QUARRY SUBAREA "B"
LOT LINE EXHIBIT
JAC 7/30/20



LAMPLIGHTER SENIOR HOUSING II LLC
12125 PLEASANT VALLEY RD
CHILLICOTHE OH 45601

PINNACLE GOLF CLUB LLC
145 E RICH ST
COLUMBUS OH 43215

PACK HEIDI M TR
4485 JACKSON PIKE
GROVE CITY, OH 43123

MORBITZER JASON
2643 QUEENSWAY DR
GROVE CITY OH 43123

MORBITZER ELIZABETH T TR
CAPITAL CITY MECHANICAL INC
1061 WHITE RD
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CROOKS ANITA S
4560 JACKSON PIKE
GROVE CITY OH 43123-9744

JACKSON CHAPEL METHODIST
4473 JACKSON PK
GROVE CITY, OH 43123

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CARLENE C
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TORGERSON PATRICK L
TORGERSON KIMBERLY J
1171 WHITE RD
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BECKER NICHOLAS
1001 WHITE RD
GROVE CITY OH 43123

MASLOSKI ERICA R
1189 WHITE RD
GROVE CITY OH 43123

BURGSTALLER FRANK X
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MORBITZER ELIZABETH T TR
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FABYAN SANDRA M
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SHERWIN DIETRA K
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SCHRECKENGOST CHARLES E
CAROLYN
959 WHITE RD
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BURGSTALLER FRANK X
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CROOKS ROBERT E & ANITA S
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TRAINI THOMAS A
TRAINI CRYSTAL
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PADILLA FRANK
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PACK GREG D & HEIDI M
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DAVIS LAUREN M
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YORS LINDSEY A HUTCHINSON
YORS DOUGLAS S
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