

### Staff Report – The Courtyards at Jerome Village AKA GPN-5 P8

Applicant:	Epcon Jerome, LLC. c/o Todd Pomorski 500 Stonehenge Parkway Dublin, OH 43017 tpomorski@epconcommunities.com  Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com
Request:	Approval of The Courtyards at Jerome Village, Phase 8 AKA Glacier Park Neighborhood, Section 5 (GPN-5), Phase 8 – Final Plat.
Location:	Located in the northwest corner of the intersection of Hyland-Croy Road and Ryan Parkway in Jerome Township, Union County.

Staff Analysis:	This Final Plat involves 8.242 acres of land and proposes 36 lots. Of those lots, the Final Plat proposes 30 single-family residential lots and 6 duplex dwellings (total of 6 units) on 6 lots.
	Acreages:  o 1.655 acres in <i>private</i> right-of-way o 4.193 acres in lots o 2.394 acres in open space
	Proposed utilities:
	Preliminary Plat:  o The Preliminary Plat was approved on 03-10-16. It was shown as three phases. However, this Final Plat is only a <i>portion</i> of Phase 3.
	<ul> <li>Union County Engineer's Office</li> <li>The Engineer's Office submitted comments in a letter dated 12-06-17. The Engineer's Office did not</li> </ul>



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recommend approval, but felt its comments could be addressed by the 12-14-17 LUC meetings. The Engineer's Office reported that the Construction Drawings were approved and a performance bond is pending a decision by the Prosecutor's Office and Commissioners.

1. The Engineer's Office provided technical comments for the applicant to address.

### • Union County Soil & Water Conservation District

o No comments received as of 12-06-17.

### • Union County Health Department

- No comments received as of 12-06-17. Standard comments from the Health Department are below:
  - 1. "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS)."
  - 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."
  - 3. "If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS)."

### • City of Marysville

 In an email dated 12-05-17, the City advised it did not have any comments.

### • Jerome Township

The Township submitted comments in a letter dated
 12-06-17. The zoning office advised it had no



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comments regarding the plat and raised no issues in regards to its pending approval.

### • ODOT District 6

o No comments received as of 12-06-17.

### • Union Rural Electric

- o URE submitted comments in a letter dated 12-06-17.
  - 1. Request easement width to be defined along rear lots 1393 through 1404 and 1406. Require dimensions when we need to discuss easement locations with our members. Also, at end of Spicebrush Drive.

### • LUC Regional Planning Commission

- 1. Sheet 1: Please double-check density calculations and adjust if warranted.
- 2. Sheet 2: Written and graphic scale shown as 30' at top of sheet and 40' at bottom of sheet. Please correct (§323, 1.).
- 3. Sheet 2: Easements for water and sewer must be a minimum of 20' and 10' for other utilities. See easement between lots 1404 and 1406 (§313, 12.; §414).
- 4. Sheet 2: Preliminary plat comments included extending the west-east easement through lots 1405 and 1404 to Elderberry Drive. Is this still intended (§320)?
- 5. Sheet 2: In DOS "L", there is an easement running between Calla Lily Way and Ryan Parkway that abruptly stops. Is additional detail needed (§313, 12.)?
- 6. A letter from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements" (§324, 2.; §326; §330).

## Staff Recommendations:

Staff recommends *DENIAL* of The Courtyards at Jerome Village, Phase 8 AKA Glacier Park Neighborhood, Section 5 (GPN-5), Phase 8 – Final Plat. Although the minor technical items included in this staff report could be incorporated into



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the Final Plat Mylar for the 12-14-17 LUC meetings,
confirmation of approval of the outstanding bond or other
surety is required (§324, 2.; §326; §330) before staff is
comfortable recommending otherwise.



Director: Dave Gulden, AICP

### **Application for Final Plat Approval**

Date:				
Name of Subdivision:				
Section/Phase:			Block	
Location				
Township:			Military Survey:	
Complete Parcel(s) Ident	ification Number	(PIN):		
Has a Preliminary Plat been	approved for this	subdivision?:	Yes No _	Date:
Name of Applicant:				
Address:				
City:		State: _	Zip:	
Phone:	Fax:		Email:	
Name of Owner of proper	ty to be subdivide	ed:		
Address:				
City:		State:	Zip:	
Phone:	Fax:		Email:	
Name of Applicant's Surv	eyor or Engineer	:		
Address:	•			
City:		State:	Zip:	
Phone:	Fax:		Email:	
Proposed Acreage to be S	Subdivided:			
Current Zoning Classifica	ation:			
Proposed Zoning Change	s:			
Proposed Land Use:				
<b>Development Characterist</b>	ics			
Acreage w/in Approved P	reliminary Plat: _			Acres
Acreage w/in Section and	or Block:			Acres
Number of <b>APPROVED</b>	lots from Prelimin	nary Plat		



Director: Dave Gulden, AICP

Number of Lots <b>PROPOSED</b> w/in this	Section: _		
Number of <b>APPROVED</b> units from Pre	liminary Pla	at:	
Number of Units <b>PROPOSED</b> w/in this	Section: _		
Typical Lot Width:	Feet	Typical Lot Area:	
Single Family Units:	Sq. ft	Multi-Family Units:	
Acreage to be devoted to recreation, par	ks or open s	pace:	
Recreation facilities to be provided:			
Approved method of Supplying Water S	ervice:		
Approved method of Sanitary Waste Dis	sposal:		_
Were any Requests for Variance(s) from County Commissioners? see attached			
Construction improvements have achieved by the County Engineer in accordance we Regulation? <i>If no, continue to next question</i>	ith Section	* *	
If no to the above question, please subm following:			
Has estimated construction cost been Has estimated construction cost been			_
Bond has been submitted to County E Bond approved by County Commissi	•		_
		<del></del>	
Date filed:	<b>For Offic</b> Filing Fe		
Date of Meeting of Planning Commission			
Action by Planning Commission:			
If rejected, reason(s) for:			



Director: Dave Gulden, AICP

### **Final Plat Review Checklist**

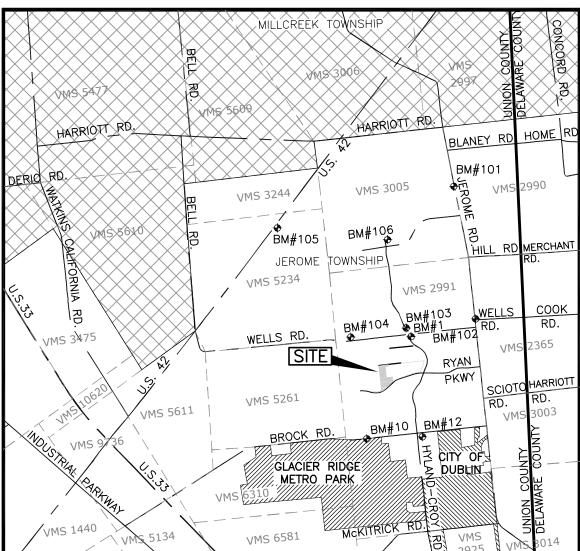
#	Required Item Description	Have	Need
	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36";		
0	drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.		
1	Name of the Subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage.		
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat		
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.		
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.		
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.		
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.		
7	All easements and rights-of-ways provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.		
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.		
9	Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.		
10	Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.		
11	The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
12	Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.		
13	Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326).		
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.		

N/A



Director: Dave Gulden, AICP

15	A vicinity map at a scale of generally not more than six thousand feet to an inch	
15	(6,000:1) shall be shown on, or shall accompany the Final Plat.	
	If a zoning change or variance is involved, a letter from the Township Zoning Inspector	N 1 / A
16	shall be required indicating that the change or variance has been approved and is in	N/A
	effect.	
	A letter from the County Engineer shall be required showing that all required	
17	improvements have been either installed and approved by the proper officials or	
1/	agencies, or that a bond or other surety has been furnished assuring installation of the	
	required improvements.	
18	Written certification from the Board of County Commissioners for operation and	N/A
10	maintenance of the wastewater or water treatment plant, if applicable.	14//
	Certification by a registered surveyor to the effect that the plat represents a survey	
19	completed by the surveyor and that the monuments shown thereon exist as located in	
	all dimensional details are correct.	
	A notarized acknowledgement of all owners and lien holders to the plat and its	
20	restrictions including dedication to the public uses of streets, alleys, parks and other	
	spaces shown thereon and granting required easements.	
	Approval and acceptance clause for the signatures of a representative of the Logan-	
	Union-Champaign County Regional Planning Commission, the County Engineer, the	
21	County Health Department, the Board of County Commissioners, the County Auditor,	
	the County Recorder, and a representative of the Township Trustees in which the	
	subdivision is located.	
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission,	
22	based on the current fee schedule.	



# THE COURTYARDS AT JEROME VILLAGE, PHASE 8

LUC. R.P.C. FILE #

Know all men by these presents that Epcon Jerome, LLC. owner of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right-of-way

Joel D Rhoades, Vice President

Before me, a Notary Public in and for said County, personally appeared Joel D. Rhoades, Vice

President and Operating Officer of Epcon Jerome, LLC, who acknowledged the signing of the

In witness thereof, I have hereunto set my hand and affixed my official seal this \_\_\_\_\_ day of

. My commission expires:

Chairman, Jerome Township Trustees

Union County Engineer

County Health Department

Union County Commissioner

Union County Commissioner

**Union County Auditor** 

Union County Recorder

\_ 2017, at \_\_\_\_ am/pm.

**LUC Regional Planning Commission** 

foregoing instrument to be his voluntary act and deed for the uses and purposes therein

In witness thereof, the following have set their hand this \_\_\_\_ day of \_\_\_\_

Epcon Jerome, LLC:

and easements shown hereon to the public use forever.

Signed and acknowledged in the presence of:

Signature:

\_\_ day of \_

Printed Name:

expressed.

STATE OF OHIO

Approved this \_\_\_

Approved this \_\_\_\_ day of

Union County Commissioner

Filed for record this \_\_\_\_ day of

Transferred this

COUNTY OF UNION

## BEING PART OF VIRGINIA MILITARY SURVEY (VMS) 2991 JEROME TOWNSHIP, UNION COUNTY, OHIO

Situated in State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 2991 and being all of that 8.242 AC. tract of land as described in a deed to Epcon Jerome, LLC, of record in Instrument #201711020009161, all references herein located in the Recorder's Office. Union County, Ohio.

> SHEET INDEX **BASIS OF BEARINGS** Sheet 1 - Title/Signature Sheet The bearings shown hereon are based Sheet 2 - Detail Sheet on the Ohio State Plane System (North Zone) as established by GPS observations. Area Summary Right-of-Way (PRIVATE) 4.193 2.394 Openspace (DOS) 8.242 Total Lot Summary Single Unit **Duplex Unit** (Lots/Total Area) 4.125 du/ac Net (Lots/Lot Area) 8.109 du/ac Minimum Lot Size Single Unit Duplex Unit Single Unit Varies (As noted) Varies (As noted) Front Yard 5 FT 5 FT Rear Yard Varies (As noted) \* DOS = DESIGNATED OPEN SPACE PARCEL BREAKDOWN Parcel Number Map/GIS Number AC.ages of Parcel

### **Jerome Village Blanket Notes**

Note A: All of Jerome Village is in the flood hazard zone X (areas outside the 500-year flood plain) on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39159C0390D, effective date December 16, 2008.

8.242 AC.

Note B: Be advised; a subsurface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.

126-00-00-064.000

Note C: All storm water drainage including flood routing, open ditches and basins which accept public storm water, will be a part of the Union County ditch maintenance program. Each subarea will file a separate ditch maintenance petition. Only areas outside of the right-of-way will be a part of the County Ditch Maintenance Program. Note D: All dead, diseased, noxious or decayed trees or vegetation, log jams, etc. shall be removed from streams that will be a part of the Union County ditch maintenance

Note E: All easements and setbacks for stream maintenance shall be reviewed by Union County Soil & Water Conservation District for access to said streams prior to acceptance.

Note F: Removed (not applicable) Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for

Note H: Vegetated swales, including rain gardens & bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8' and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.

Note I: Removed (not applicable) Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge

### Variances

1. Variance from the Union County Subdivision Regulations, Section 406, minimum right-of-way widths to allow a 50' right-of-way width for all local street classifications within Jerome Village. Resolution #306-09. Dated 6-11-09. 2. Variance to deviate from Union County Subdivision Regulations, Article 4, Section 408.3 - Permanent Dead End Streets and 408.7 - Temporary Turnaround and allow dead end

streets and eliminating the need for the turnaround beyond 200'. Resolution #16-091. Dated 3-10-16. 3. Variance to deviate from the Union County Subdivision Regulations, Article 4, Section 412 - Blocks. Allowing a block length of less than 500 feet. Resolution #16-092. Dated

3-10-16. 4. Variance to deviate from the Union County Technical Design Standards, Article 1, Section 101 - Street Design, Part i - pavement width to deviate from the 28' curb section and install a 26' curb section for all the private streets within The Courtyards at Jerome Village, (aka GPN-5 development). Resolution #16-093. Dated 3-10-16.

5. Variance to deviate from Union County Technical Design Standards, Article 1, Section 101 - Horizontal Alignment reduced minimum radii to 100' and Article 2, Section 202 -

Rigid Pavement Design to remove 4" drainage layer. Accepted 7-7-16.

### SURVEYOR CERTIFICATION:

**American Land Surveyors** do hereby certify the following:

1. The accompanying plat represents a subdivision of land in VMS 2991, Jerome Township, Union County, Ohio.

17-0012033.0000

2. The tract has an area of 1.655 AC.s in streets, 4.193 AC.s in lots, and 2.394 AC.s in Reserves making a total of 8.242 AC.s. 3. This plat was prepared based on a field survey performed in August, 2015 by American Land Surveyors, LLC.;

4. All dimensions are shown in feet and decimal parts thereof. dimensions shown along curved lines are chord distances;

5. This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D dated December 16, 2008.

6. Monumentation set at the locations shown hereon consist of a 5/8 inch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription " Jon B. Adcock, S-8461". Right-of-way and centerline monumentation shall be placed at all points of curvature, tangency and points of intersection, and shall be set prior to lot sales.

a. Additional monuments shall be set at all lot corners and changes in bearing, as well as all points of curvature and tangency prior to the lot being sold. Lot monumentation may have a cap and inscription that varies from above.

7. The accompanying plat is a correct representation of The Courtyards at Jerome Village, Phase 8 as surveyed.

Signed and sealed this \_\_\_\_ day of \_\_\_\_

Jon (Brett) Adcock, Registered Professional Surveyor No. 8461

DEVELOPER: SURVEYOR: Epcon Jerome, LLC. American Land Surveyors 500 Stonehenge Parkway 1346 Hemlock Court N.E Dublin, Ohio 43017 Landcaster, Ohio 43130 Attention: Todd Pomorski Attention: Jon (Brett) Adcock, P.S.

Lancaster, OH 43130 Contact: Brett Adcock (740) 654-0600 - Lancaster (614) 837-0800 - Columbus 740) 455-2200 - Zanesville (740) 670-0800 - Newark Fax: (740) 654-0604 www.americanlandsurveyors.com

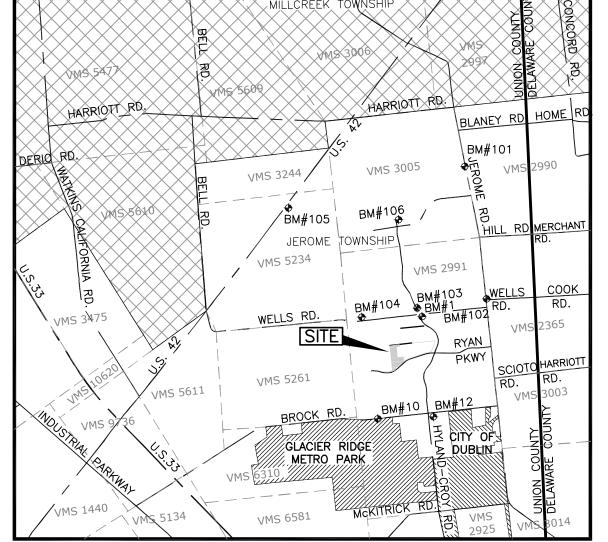


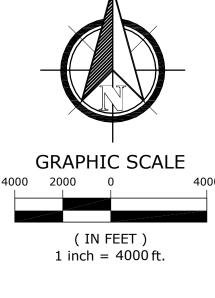
Focused on Excellence

, 2017 at \_\_



FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	17-001	
DATE:	NOVEMBER 20	), 2017
SCALE:	N/A	





### **LOCATION MAP**

THE COURTYARDS AT JEROME VILLAGE. PHASE 8 IS SUBJECT TO JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS AS RECORDED IN VOLUME 907 PAGES 572, UNION COUNTY RECORDER'S OFFICE, AS AMENDED, THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS AS RECORDED IN VOLUME 911, PAGE 922. UNION COUNTY RECORDER'S OFFICE AND THE DECLARATION OF COVENANTS. RESTRICTIONS AND AGREEMENTS FOR JVCA RECORDED IN VOLUME 859 PAGE 275, UNION COUNTY RECORDER'S OFFICE.

### STANDARD DEED RESTRICTIONS FOR UNION COUNTY

Residential and Commercial 1. There shall be no discharge in to any streams or storm water outlets of any waste materials in violation of applicable local, state, or federal

- 3. Grading of the storm water retention areas shall not be changed. 5. The lot owner and his successors and assigns agree to assume any and all maintenance charges which are established by the Union County
- 6a. No construction may begin or building started without the individual lot owner obtaining zoning, building, water & sewer tap, and driveway permits. Zoning permits are to be obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department and driveway permits are obtained from the Union County Engineer's Office. Water & sewer tap permits are obtained from
- 7. The lot owner and his successors and assigns agree to assume any and all sanitary sewer and water service charges which are established by
- 8. All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

11. Downspout drains shall not be connected directly to roadway underdrains.

assigns, hereby waive any and all objections to said parking restriction or elimination.

24. This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first getting permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings and trimmings from lawns, tree, bushes, plants, etc. or other wastes that you may generate on agricultural land. Dispose of all wastes appropriately. Additionally, there may be existing ditches, surface swales or underground tiles that drain water from adjacent land on to or through your property. You have a legal responsibility to allow the reasonable flow of water on to or through your property from upground properties. You also have a legal responsibility to maintain and repair any ditches, surface swales or underground tile on your

25. Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Calla Lily Way, Spicebrush Drive and Elderberry Drive. The owners of the fee simple titles to all of the lots in The Courtyards at Jerome Village Subdivision, their heirs, successors and

28. Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of platting, utility service to this subdivision for electric power is provided by Union Rural Electric, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbia Gas.

### Jerome Village Blanket Restrictions

. No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Ravenhill Parkway, Wells Road, Ryan Parkway, Brock Road.

2. Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on major or minor collector roads. All driveways shall connect to local roads within a sub area.

. All new local road connections are subject to stopping sight distance and intersection sight distance requirements.

- 4. All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection improvement (i.e., turn lane tapers, roundabout tapers, etc.), the intersection improvement shall govern and access restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
- . If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which
- . No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Ravenhill, Ewing, Joshua, or Home Road.

. No on-street parking within The Courtyards at Jerome Village, Phase 8 except at designated locations.

- 8. Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open
- . Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.

### Utility Easements

We the undersigned owners of the within platted land, do hereby grant unto the Eversole Run Sewer District, City of Marysville, Columbia Gas, Union Rural Electric (Electric), Frontier Communications, (Telecommunications), Time Warner Cable (Telecommunications), and their successors and assigns (Hereinafter referred to as grantees) an easement in area designated "Private Right-of-Way" and a permanent private "Utility Easement" as shown on plat under, over, and through all sublots and all lands owned by the grantor shown hereon and contiguous to Calla Lily Way, Spicebrush Drive and Elderberry Drive and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such waterlines, sewer lines, underground electric, gas and communication cable, ducts, conduits, pipes, gas pipe lines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas and communication signals for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right to remove, without liability, trees and landscaping, including lawns within said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines outside the above described easement premises or the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

### **Drainage Easements**

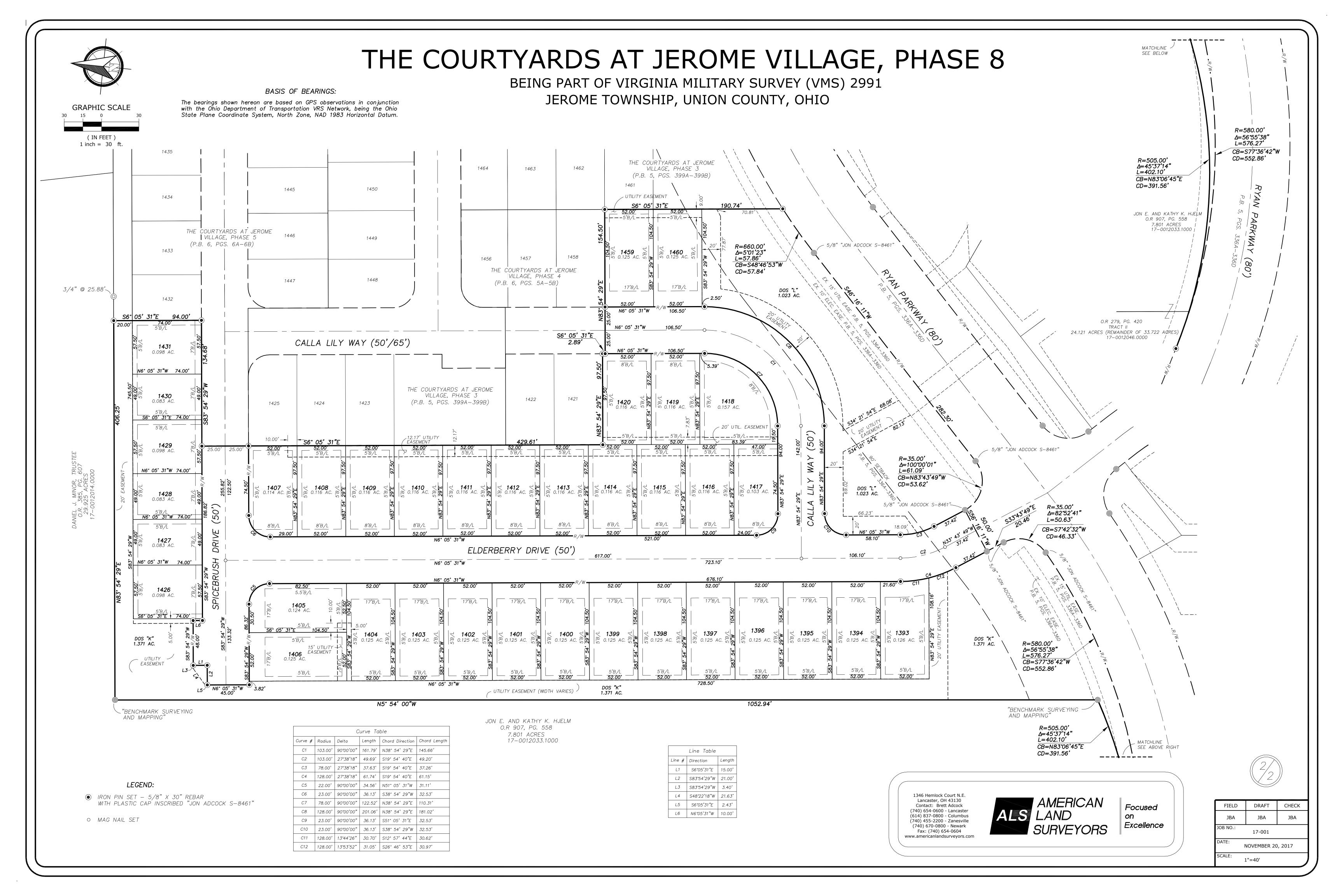
We the undersigned owners of the platted land, do here by grant unto Union County and their successors and assigns (hereinafter referred to as grantees), a permanent easement within areas designated "Private Right-of-way", %arainage Easement, %altility Easement+and %arainage and Utility Easement+to construct, operate, maintain, repair, reconstruct or relocate drainage facilities such as storm sewers, drainage swales or courses and other facilities as deemed necessary or convenient by the grantees for drainage required for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right to remove, without liability, trees and landscaping, including lawns or any other structure within said easement premises which may interfere with the installation and maintenance of drainage facilities.

We the undersigned owners of the platted land, do here by grant unto City of Marysville and their successors and assigns (hereinafter referred to as service facilities as deemed necessary or convenient by the grantees for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right to remove, without liability, trees and landscaping, including lawns or any other structure within said easement premises which may interfere with the installation and maintenance of facilities.

Roadways, waterlines, storm sewer and dedicated open space is to be privately owned and maintained by The Courtyards at Jerome Village Homeowners association. Union County and Jerome Township have no responsibility to maintain any improvements constructed within.

Sanitary Sewer, Gas lines, Electric and Telecommunications are owned and maintained by the respective service providers and are installed within easements for access and maintenance as described in "Utility Easements"

1346 Hemlock Court N.E.



### Jerome Township Zoning Office



## Jerome Township Union County, Ohio

9777 Industrial Parkway Plain City, Ohio 43064 Office (614) 873-4480 Fax (614) 873-8664

December 6, 2017

Bradley J. Bodenmiller LUC Regional Planning Commission 10820 State Route 347, PO Box 219 East Liberty, Ohio 43319

RE.: The Courtyards at Jerome Village Phase 8 AKA Glacier Park Neighborhood Section 5 (GPN-5) Phase 8 – Final Plat

Dear Brad,

I have reviewed the Final Plat for Phase 8 of The Courtyards at Jerome Village, otherwise known as the Glacier Park Neighborhood, Section 5 (GPN-5) as sent to our office on November 27, 2017. Upon review, the Final Plat as filed seems to comply with the layout of the proposed condominium units approved by the Zoning Commission as part of the Final Development Plan for this section. Our review is limited solely to the issues relating to compliance with the approved zoning, such as the proposed lot count, lot sizes, setbacks, open space percentages, etc. As such the zoning office has no major concerns with the Final Plat as filed. As always, the townships review is limited strictly to zoning related items and does not cover technical related issues such as traffic, access, or site engineering. Please feel free to contact at your convenience with any questions you may have regarding this review or the pending Final Plat Approval.

Based upon this review **our office has no comments** regarding the plat and would raise no issues in regards to its pending approval.

If you have any questions or comments in regards to this matter please feel free to contact me at your earliest convenience.

Respectfully,

Mark Spagnuolo

Jerome Township Zoning Officer



### County Engineer Environmental Engineer Building Department

233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

**Marysville Operations Facility** 

16400 County Home Road Marysville, Ohio 43040 P 937. 645. 3017 F 937. 645. 3111

**Richwood Outpost** 

190 Beatty Avenue Richwood, Ohio 43344

Public Service with integrity

December 6, 2017

Bradley Bodenmiller LUC Regional Planning Commission Box 219 East Liberty, Ohio 43319

Re: The Courtyards at Jerome Village (AKA GPN-5), Phase 8

Final Plat Review

Brad.

We have completed our review for the above final plat, received by our office on November 27, 2017. The construction drawings have been approved by our office. Construction work has commenced on site, but has not been completed. As such, we have requested and received a performance bond for improvements shown on the plat. Our Prosecutor's Office is in the process of reviewing the performance bond and we anticipate gaining Commissioners approval prior to the Executive Committee meeting. We also have technical comments from our review of this plat, which I have attached along with this letter.

Due to the outstanding comments, we do not feel comfortable issuing an endorsement of approval at this time. However, due to the nature of the comments, we feel that they can be addressed by the December 14<sup>th</sup> Zoning and Subdivision Committee/Executive Committee meetings. I will keep you updated on the status of the above outstanding comments and issue correspondence of approval when these items are addressed. If you have any questions or concerns, feel free to contact me at (937) 645-3165.

Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

Bill Narducci, P.E.

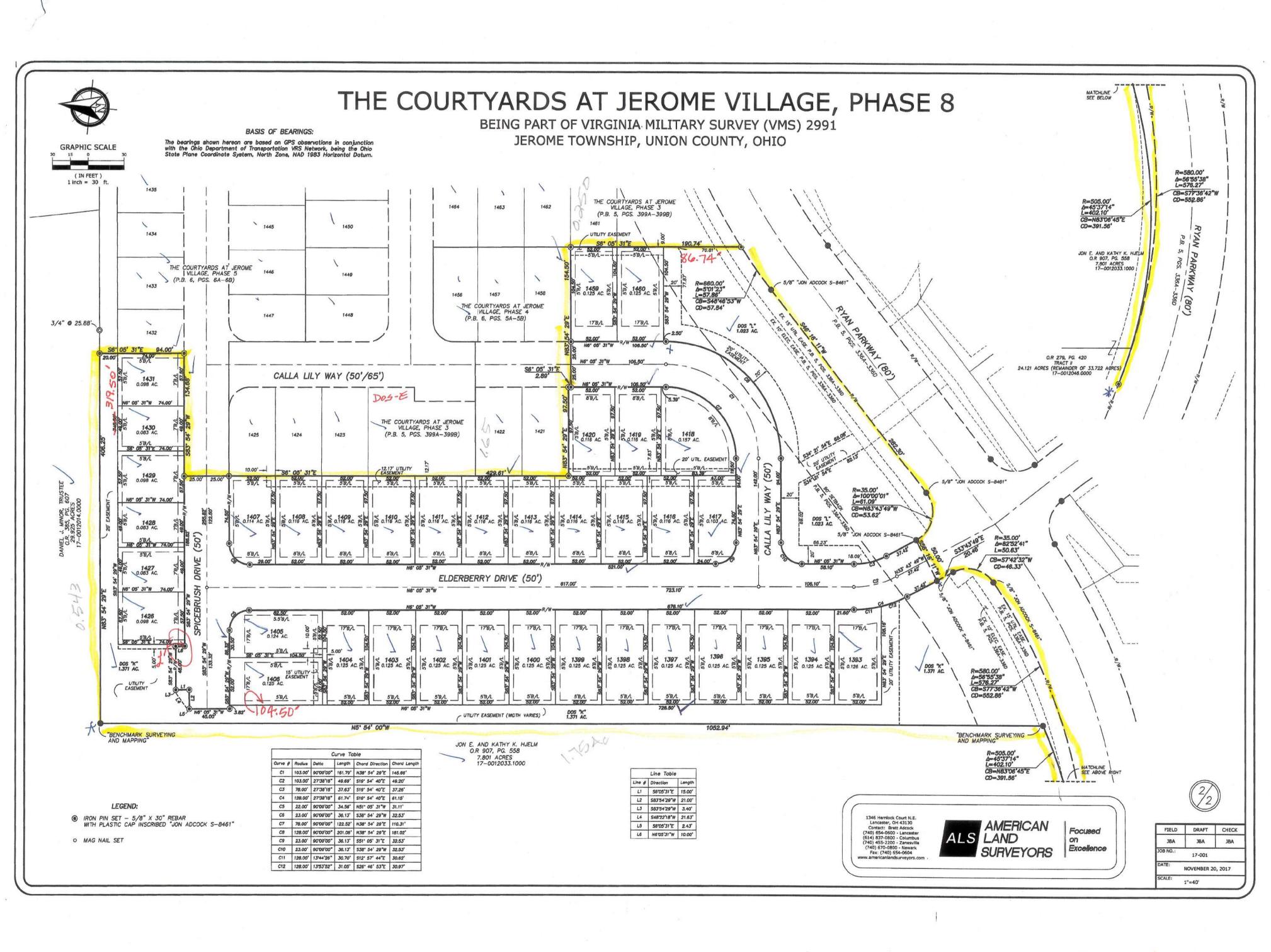
Assistant County Engineer Union County Engineer

Bill Nardwei

Enc: Final Plat Markups

Cc: Mary Kirk, Union County Engineer's Office (via email)

Luke Sutton, Union County Engineer's Office (via email)





15461 US Route 36 • PO Box 393 • Marysville, OH 43040-0393 (937) 642-1826 • (800) 642-1826 • Fax (937) 644-4239 www.ure.com

Your Touchstone Energy Cooperative

December 6, 2017

Bradley Bodenmiller LUC Regional Planning Commission 10820 SR 347 East Liberty, OH 43319

RE: UREC comments for The Courtyards at Jerome Village Phase 8 AKA Glacier Park Neighborhood Section 5 (GPN-5) Phase 8 – Final Plat

Brad,

Union Rural Electric Cooperative, Inc. has reviewed and noted comments per paper and PDF drawings received 11/27/17. Drawing set of 2 sheets issued as The Courtyards at Jerome Village, Phase 8 and Dated: November 20, 2017:

- 1) Sheet 1 of 2
  - a) Noted language for utility easements are similar to previous phases and are acceptable.
  - b) Noted 30 Single Units and 6 Duplex Units for total of 36 Units
- 2) Sheet 2 of 2
  - a) Noted utility easement locations for facilities including road crossing closely matches noted composite layout for electric facilities agreed on by developer and UREC.
  - b) Request easement width to be defined along rear lots 1393 through 1404 and 1406. Require dimensions when we need to discuss easement locations with our members. Also at end of Spicebrush Drive.

UREC need to execute contractual agreement with Developer.

UREC has no additional comments.

Respectfully,

Ron Rockenbaugh Manager of Engineering Services Union Rural Electric Cooperative, Inc. 15461 US Route 36 Marysville, Ohio 43040 Direct: (937) 645-9241

### Re: Subdivision plats - Reviewing agency comments

KH Kyle Hoyng <khoyng@marysvilleohio.org>

Reply all |

Brad Bodenmiller; Jeremy Hoyt <jhoyt@marysvilleohio.org>

Inbox

To help protect your privacy, some content in this message has been blocked. To re-enable the blocked features, click here.

To always show content from this sender, click here.

Flag for follow up. Start by Tuesday, December 05, 2017. Due by Tuesday, December 05, 2017.

You replied on 12/5/2017 1:48 PM.

Brad,

The City of Marysville has no comments on the following plats:

- The Courtyards at Jerome Village, Phase 8
- Eversole Run Neighborhood Section 1 Phase 2

Thanks. Let us know if you have any questions.

Kyle Hoyng, P.E. Utility Engineer City of Marysville, Ohio

209 South Main Street
Marysville, Ohio 43040
(937)645-7376 (office)
(937)645-7351 (fax)
khoyng@marysvilleohio.org

On Mon, Dec 4, 2017 at 4:44 PM, Brad Bodenmiller < <a href="mailto:bradbodenmiller@lucplanning.com">bradbodenmiller@lucplanning.com</a> wrote:

Good afternoon,

Last week, LUC delivered/mailed several distribution letters and subdivision plats. Some of you received as many as 6 distribution letters (depending on location and PUCO territory). This email is a

1 of 2

Reply all | Delete Junk |

The submittals are available online at <a href="www.lucplanning.com">www.lucplanning.com</a> under "This Month at LUC." Please don't hesitate to call me if you have any questions at <a href="(937) 666-3431">(937) 666-3431</a>. Thanks, everyone!

Bradley J. Bodenmiller

Planner II | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

2 of 2



### Staff Report - Village Neighborhood, Section 4

Applicant:	Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com  Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com
Request:	Approval of the Village Neighborhood, Section 4 (VN-4) Preliminary Plat Extension for a period of two (2) years.
Location:	Located west of Jerome Road, north of Hill Road, and south of Harriott Road in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat Extension is for the Village Neighborhood, Section 4 (VN-4) Preliminary Plat. This subdivision involves 69.571 acres of land and proposes 147 lots for single family residential development. The applicant has requested an additional two-year extension.
	Acreages:  o 11.118 acres in right-of-way  o 34.717 acres in single-family residential lots  o 23.376 acres in reserves (DOS)
	Proposed utilities:
	Preliminary Plat: <ul> <li>The Village Neighborhood, Section 4 (VN-4)</li> <li>Preliminary Plat was originally approved in December 2015.</li> <li>The Village Neighborhood, Section 4 (VN-4) Phase 1 Final Plat was approved in September 2016.</li> </ul>



### Staff Report - Village Neighborhood, Section 4

### • Union County Engineer's Office

• The Engineer's Office's recommended the Preliminary Plat be extended.

### • Union County Soil & Water Conservation District

o No comments as of 12-06-2017.

### • Union County Health Department

o No comments as of 12-06-2017.

### • City of Marysville

o No comments as of 12-06-2017.

### • Jerome Township

o No comments as of 12-06-2017.

### • ODOT District 6

o No comments as of 12-06-2017.

### • Ohio Edison

o No comments as of 12-06-2017.

### • LUC Regional Planning Commission

 All 12-10-2015 comments from reviewing agencies and the approval with conditions remain effective (§ 318).

### Staff Recommendations:

LUC Staff recommends *APPROVAL* of the Village Neighborhood, Section 4 (VN-4) Preliminary Plat Extension with the *condition* that all comments from LUC and reviewing agencies, including the 12-10-2015 LUC approval, shall be incorporated into the Construction Drawings and the Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated *prior* to submittal.

## Z&S Committee Recommendations:

terrainevolution.com

P: 614.385.1090

November 22, 2017

Mr. Dave Gulden, Director LUC Regional Planning Commission 9676 E. Foundry Street East Liberty, Ohio 43319

Re: Jerome Village VN-4

Preliminary Plat Extension Request

Dear Mr. Gulden:

Jerome Village - Village Neighborhood Section 4 (VN-4) Preliminary Plat was approved by the LUC Executive Committee December 10, 2015. Per current regulations, it is our understanding that approval of the Preliminary Plat is valid for a period of two (2) years, at which time request for extension is required. The VN-4 Phase 1 Final Plat was approved September 8<sup>th</sup>, 2016.

Please accept this letter as our formal request for an extension of the Jerome Village Preliminary Plat for the maximum duration available. Please contact me if we are required to provide additional submittals, i.e. plans, electronic files, etc. to complete the extension approval process.

Should you have any questions, please contact me to discuss.

Respectfully Submitted, Terrain Evolution, Inc.

Justin Wollenberg, PE, CPESC

Project Manager

CC: File

Nationwide Realty Investors



Director: Dave Gulden, AICP

### **Application for Preliminary Plat Approval**

Military Survey:  (Engineer, SWCD, Board of Health)  e: Zip: Email:
e: Zip: Email:
e: Zip: Email:
ite: Zip:
te: Zip: Email:
ate: Zip:
ate: Zip: Email:
Typical lot width (feet):
Typical lot area (sq. ft.):
Multi-Family Units:
Tradit I dillity Olito.
n space:



Director: Dave Gulden, AICP

Recreation facilities to be pro	vided:	
Do you propose deed restricti	ons? (If yes, attach a copy): Yes	No
1. Proposed method of Suppl	ying Water Service:	
2. Proposed method of Sanita (If on-site disposal systems are	ary Waste Disposal: proposed, please attach letter certifying the Co	ounty Board of Health approval)
3. Requests for Variances fro (If ye.	om Subdivision Regs: s, please explain variances and reason for variances	ances)
List all proposed improvemen	ats and utilities and state your intention t	
prior to final plat approval:	T 11	
Improvement	Installation	Guarantee
a		
b		
c		
d		
e		
	For Official Use	
Date filed:	Filing Fee:	
Date of Meeting of Planning Cor	nmission:	
Action by Planning Commission	:	
If rejected, reason(s) for:		



Director: Dave Gulden, AICP

### **Preliminary Plat Review Checklist**

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"		
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.		
3	Location by section, range, and township or Virginia Military Survey (VMS).		
4	Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.		
5	Date of survey.		
6	Scale of the plat, north point, and date.		
7	Boundaries of the subdivision and its acreage.		
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.		
9	Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.		
10	Zoning classification of the tract and adjoining properties.		
11	Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.		
12	Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.		
13			
14	Building setback lines with dimensions.		
15	Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.		
16	Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.		
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.		



Director: Dave Gulden, AICP

18		The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal	
	10	Emergency Management Agency (show the FEMA map number and date). The Base	
	10	Flood Elevation shall be determined and shown. Minimum first floor elevations shall be	
		shown for all lots located within Flood Hazard Areas.	

Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.		
20	0 Description of proposed covenants and restrictions.		
21	Description of proposed zoning changes.		
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.		
23	County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.  If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval.  If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory.		
24			
25			
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.		
27	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.		
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

### **BENCH MARKS** FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENT 04-0087. ELEV.=998.117 SOURCE 1.2 MILES SOUTH ALONG STATE HIGHWAY 38 FROM THE SOUTH CORPORATION LIMIT OF MARYSVILLE, UNION COUNTY AT THE JUNCTION OF A ROAD LEADING WEST, 33.9' WEST OF THE CENTERLINE OF STATE HIGHWAY 38, 23.8' SOUTH OF THE CENTERLINE OF THE ROAD. 3.0' SOUTH OF A FENCE CORNER POST AND ABOUT 4' LOWER THAN THE HIGHWAY. A UNITED STATES GEOLOGICAL SURVEY STANDARD DISK, STAMPED 1022 AND SET IN THE TOP OF A CONCRETE POST. ELEV.=1019.61 (NAVD 88) PK IN SIDE OF UTILITY POLE, SOUTH SIDE OF WELLS ROAD, 150'± WEST OF GPS B.M. #1 CONTROL POINT #50226. ELEV.=971.61 (NAVD 88)

IRON PIN SET IN THE GROUND, 32'± EAST OF THE CENTERLINE OF JEROME ROAD, B.M. #101 1650'± SOUTH OF CENTERLINE OF BLANEY ROAD, 2910'± NORTH OF CENTERLINE OF HILL ROAD. N191488.74 E1778432.88 ELEV.=962.96 (NAVD 88)

IRON PIN SET IN THE GROUND, 62'± SOUTH OF CENTERLINE OF OLD WELLS ROAD, B.M. #102 90'± EAST OF CENTERLINE OF JEROME ROAD, 233'± NORTH OF CENTERLINE OF WELLS ROAD. N185966.53 E179340.53 FLEV.=960.87 (NAVD 88)

IRON PIN SET IN THE GROUND, 39'± EAST OF THE CENTERLINE OF HYLAND-CROY B.M. #103 ROAD, 172'± NORTH OF CENTERLINE OF WELLS ROAD, IN FRONT OF RESIDENCE #7700. N185591.18 E1776444.73 "ELEV.=971.75 (NAVD 88)

IRON PIN SET IN THE GROUND, SOUTHWEST SIDE OF WELLS ROAD REGIONAL PUMP B.M. #104 STATION,  $39'\pm$  NORTH OF CENTERLINE OF WELLS ROAD. N185206.54 E1774136.71

B.M. #105 IRON PIN SET IN THE GROUND, 38'± SOUTHEAST OF THE CENTERLINE OF US 42, 4662'± SOUTHWEST OF THE CENTERLINE OF HARRIOT ROAD, 4862'± NORTH OF CENTERLINE OF WELLS ROAD. N189857.73 E177088.70 ELEV.=979.78 (NAVD 88)

IRON PIN SET IN THE GROUND, NORTHEAST OF FUTURE RAVENHILL PARKWAY AND HYLAND-CROY ROAD ROUNDABOUT. N189269.84 E1775670.93 B.M. #106 ELEV.=967.05 (NAVD 88)

STORMWATER MANAGEMENT
THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM CALCULATION.
DEVELOPED AREAS SHALL BE REQUIRED TO RELEASE THE CRITICAL STORM AND ALL LESSER STORMS
AT A RATE NO GREATER THAN THE PREDEVELOPED ONE YEAR STORM EVENT. ALL STORMS OF
GREATER INTENSITY THAN THAT OF THE CRITICAL STORM SHALL RELEASE AT THEIR RESPECTIVE PREDEVELOPED RATES PER UNION COUNTY REGULATIONS.

THE EXISTING LAND USE CONSISTS OF VACANT LAND THAT HAS BEEN FARMED AS WELL AS LEFT FALLOW. THE TRIBUTARY AREAS FOR THIS STUDY ACCUMULATE AND DISCHARGE TO FRY DITCH AND EVERSOLE RUN LOCATED IN THE MIDDLE OF THE SITE.

PROPOSED DETENTION & RETENTION PONDS WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES. PONDS WILL BE WITHIN AN EASEMENT.

ELEV.=966.32 (NAVD 88)

WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED STORMWATER MANAGEMENT BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHCO00004. FLOODPLAIN THE VN-4 DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0390D, EFFECTIVE DATE DECEMBER 16 2008.

### **OPEN SPACE**

OPEN SPACE INCLUDING THE DEDICATED OPEN SPACE IN VN-4 IS TO BE OWNED AND MAINTAINED BY JEROME VILLAGE COMMUNITY AUTHORITY. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

### VARIANCE

VARIANCE HAS BEEN APPROVED FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT-OF-WAY WDTHS TO ALLOW A 50' RIGHT-OF-WAY WDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN JEROME VILLAGE. RESOLUTION #306-09. DATED 6-11-09.

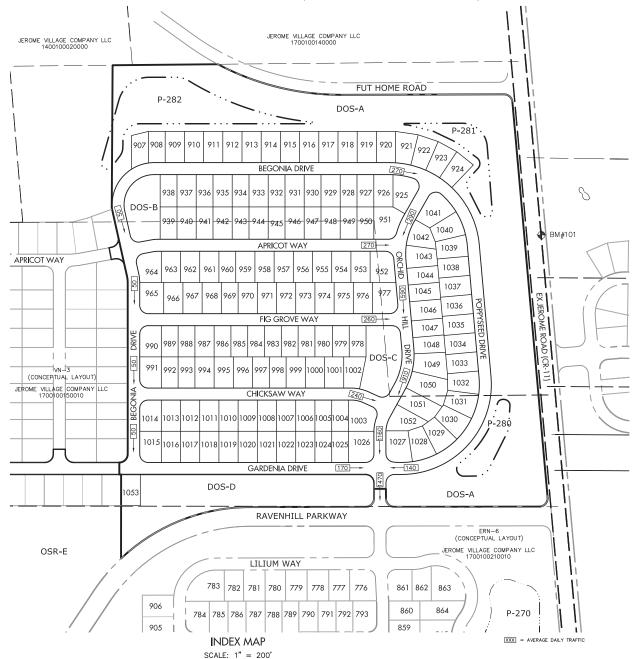
VILLAGE NEIGHBORHOOD, SECTION 4 WAS ZONED PUD AS PART OF THE JEROME VILLAGE DEVELOPMENT APPROVED BY JEROME TOWNSHIP, APRIL 23, 2007. THE ZONING IS PROPOSED TO BE MODIFIED WITH THE ADDITION OF THE HENDERLONG PROPERTY AND THE EVERSOLE RUN NEIGHBORHOOD SECTION 6.

	SURVEY DATA			
	DESCRIPTION	EXISTING PARCEL ID NUMBER	BOUNDARY SURVEY DATE	
I	WEEKS	1700100140000	11/7/2006	
	MILLER	1700100150010	3/13/2006	

PRELIMINARY PLAT PLANS FOR

## VILLAGE NEIGHBORHOOD SECTION 4

VIRGINIA MILITARY SURVEY (VMS) 3005 JEROME TOWNSHIP, UNION COUNTY, OHIO

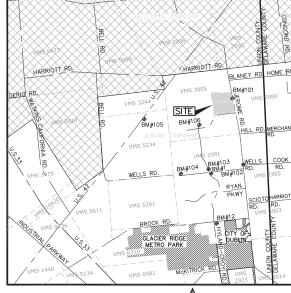




ODOT BP-3.1 CB-1.1 WTR-04 WTR-18 WTR-19

### SHEET INDEX COVER SHEET TYPICAL SECTION & DETAILS PRELIMINARY PLAT COMPOSITE UTILITY PLAN PRELIMINARY STREET PLAN & PROFILE EXISTING CONDITIONS PLAN COMPOSITE GRADING PLAN

DETAILED GRADING PLAN POST DEVELOPED STORMWATER MANAGEMENT PLAN EROSION & SEDIMENT CONTROL PLAN





### DEVELOPER/OWNER:

### JEROŠE VILLAGE JEROME VILLAGE COMPANY, LLC ATTN: GARY NUSS 375 N. FRONT STREET COLUMBUS, OH 43215 P: 614-857-2334 F: 614-857-2346

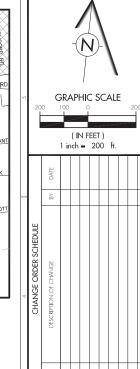
### SURVEYOR

AMERICAN LAND SURVEYORS, LLC. ATTN: JON (BRETT) ADCOCK 1346 HEMLOCK COURT LANCASTER, OHIO 43130 P: 614-837-0800 F: 740-415-6599

### GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	PROPOSI 69.57	
OPEN SPACE	23.37	5 21.6
RIGHT-OF-WAY (50')	11.118	
LOTS	34.71	7
NUMBER OF LOTS	147	199
50' FRONTAGE	_	199
70' FRONTAGE	53	-
80' FRONTAGE	94	_
DENSITY (UNITS/ACRE)		
GROSS (# LOTS/TOTAL AREA)	2.11	5 2.863
NET (# LOTS/LOT AREA)	4.2	34 –
MINIMUM LOT SIZE		
70' FRONTAGE	9,100 SF	
80' FRONTAGE	10,400 SF	
SETBACKS	70' 8	0'
FRONT YARD (FROM R/W)		5'
REAR YARD	30' 3	
SIDE YARD	5' 6	
SIDE TARKS	0 0	

DOS = DEDICATED OPEN SPACE



Ĺ

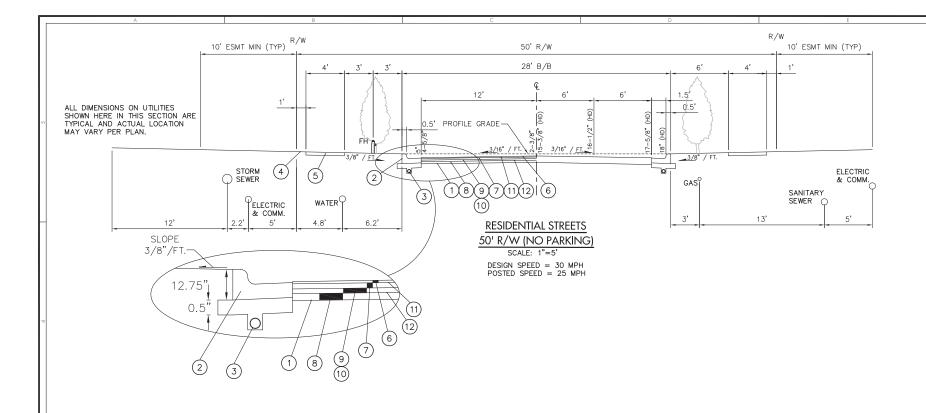
JEROME VILLAGE

PRELIMINARY ENGINEERING SET AGENCY REVIEW SET CONSTRUCTION DOCUMENT SE DGR

OCTOBER, 2015

1/28

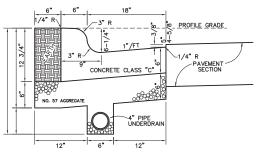




- 1) ITEM 204, SUBGRADE COMPACTION
- 2 ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER
- 3 ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE
- 4) ITEM 659, SEEDING & MULCHING
- 5) ITEM 608, 4" CONCRETE SIDEWALK
- 6 SURFACE COURSE, TYPE 1, PG 64-22
- 7 ITEM 448, 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22
- 8 ITEM 304, 4" AGGREGATE BASE
- (10) ITEM 301, 6" BITUMINOUS AGGREGATE BASE COURSE
- (11) ITEM 407, TACK COAT (0.075 GAL/SY)
- (12) ITEM 408, PRIME COAT (0.50 GAL/SY)

### RCC PAVEMENT BUILDUP: (ALTERNATIVE)

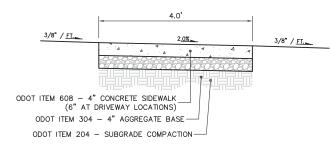
- 1) ITEM 204, SUBGRADE COMPACTION
- ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER
- 3 ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE
- (4) ITEM 659, SEEDING & MULCHING
- 5) ITEM 608, 4" CONCRETE SIDEWALK
- 6 ITEM 448, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22
- 7 ITEM 448, 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22
- 8 ITEM 304, 4" AGGREGATE BASE
- 6" ROLLER-COMPACTED CONCRETE
- (11) ITEM 407, TACK COAT (0.075 GAL/SY)
- (12) ITEM 408, PRIME COAT (0.50 GAL/SY) SN = 3.71



NOTE: CLASS "C" CONCRETE, 6 1/2 BAG MIX, 7 TO 9% AIR ENTRAINMENT

### STANDARD CONCRETE COMINBED CURB & GUTTER UNION COUNTY STD. DWG. #7

NOT TO SCALE



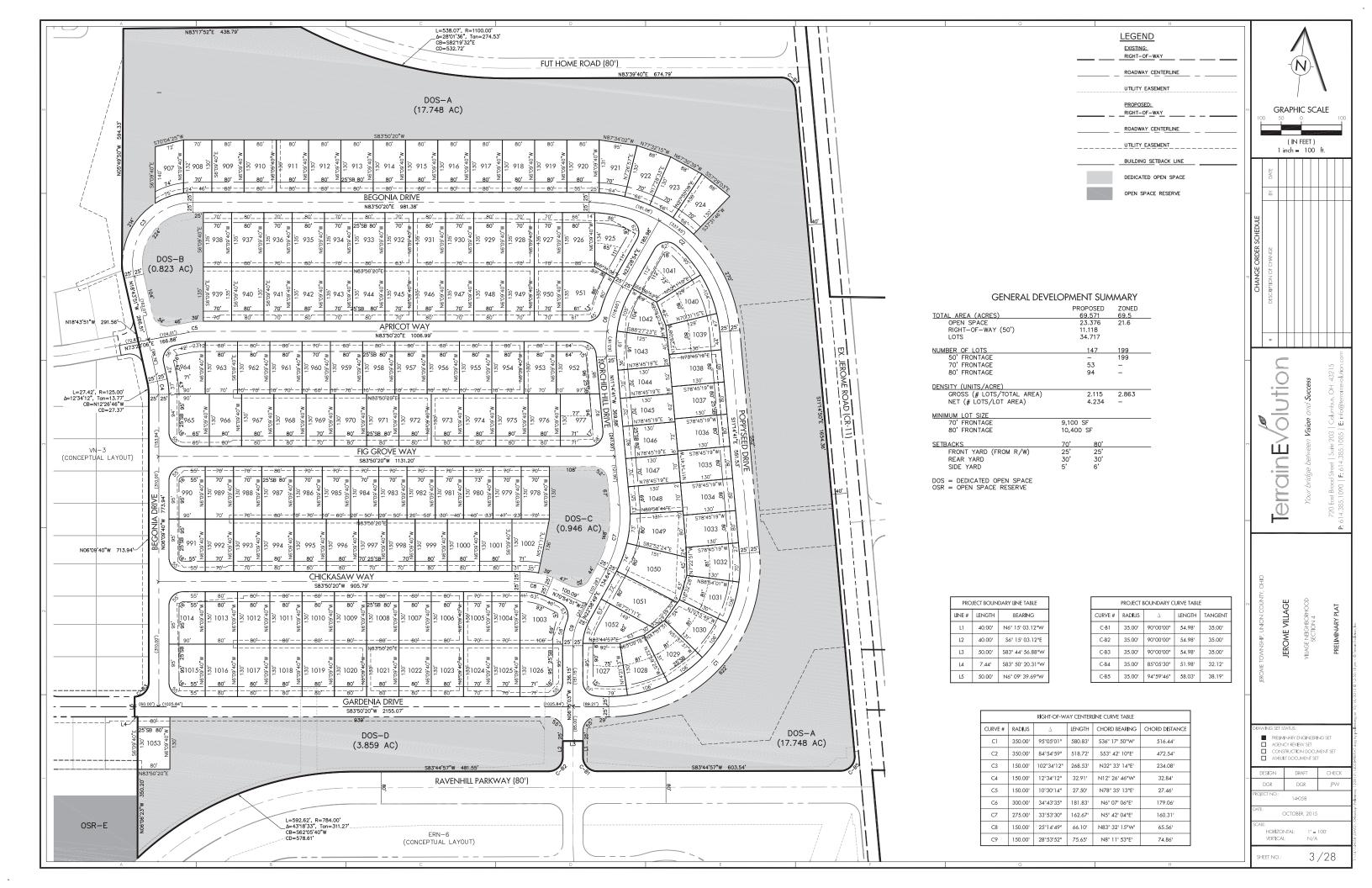
### NOTES:

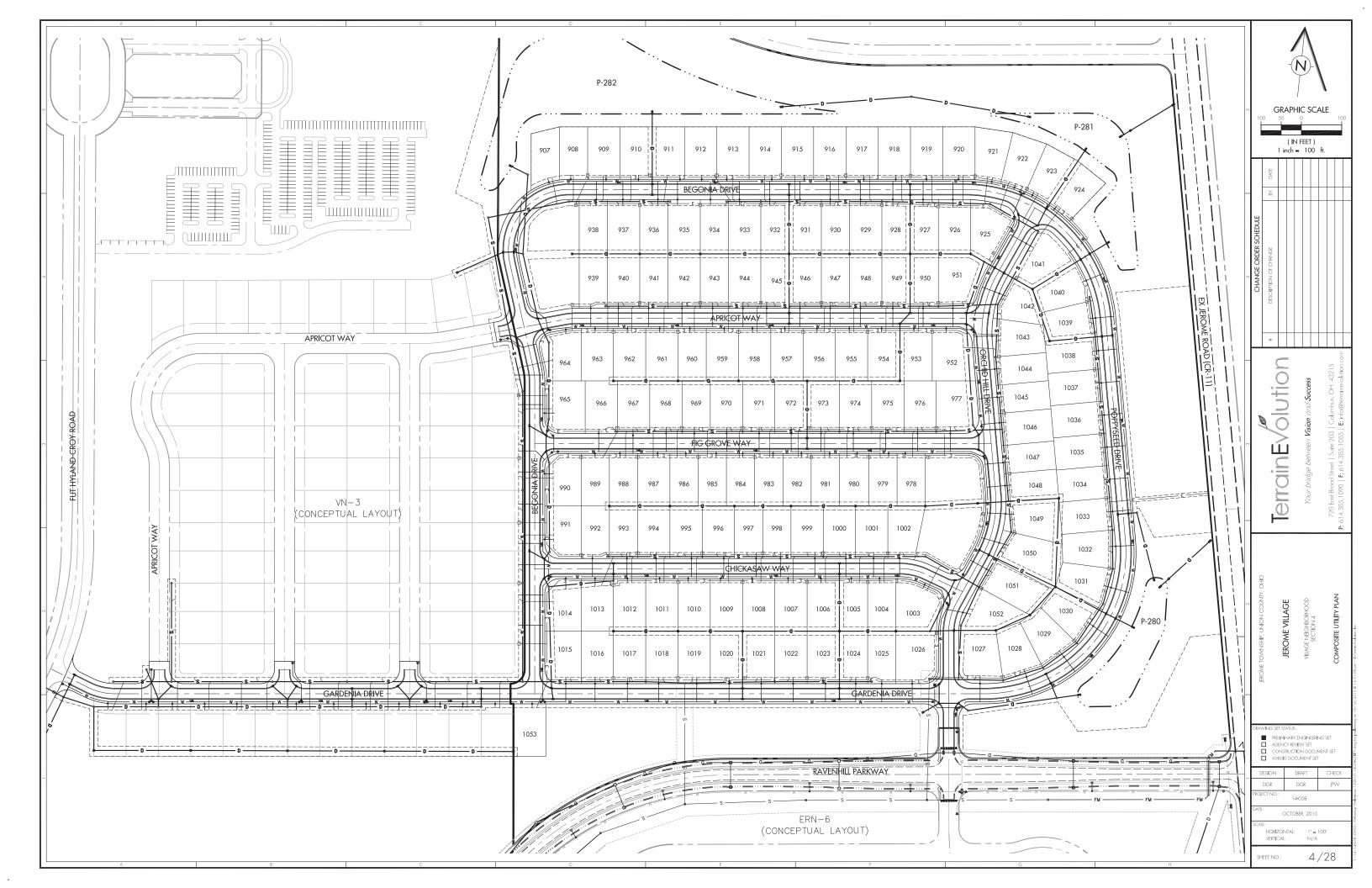
- LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL
  HAND-TOOLED, 3/4" DEEP JOINT EVERY 5.0" W/ 4" TOOL (RETRACED)

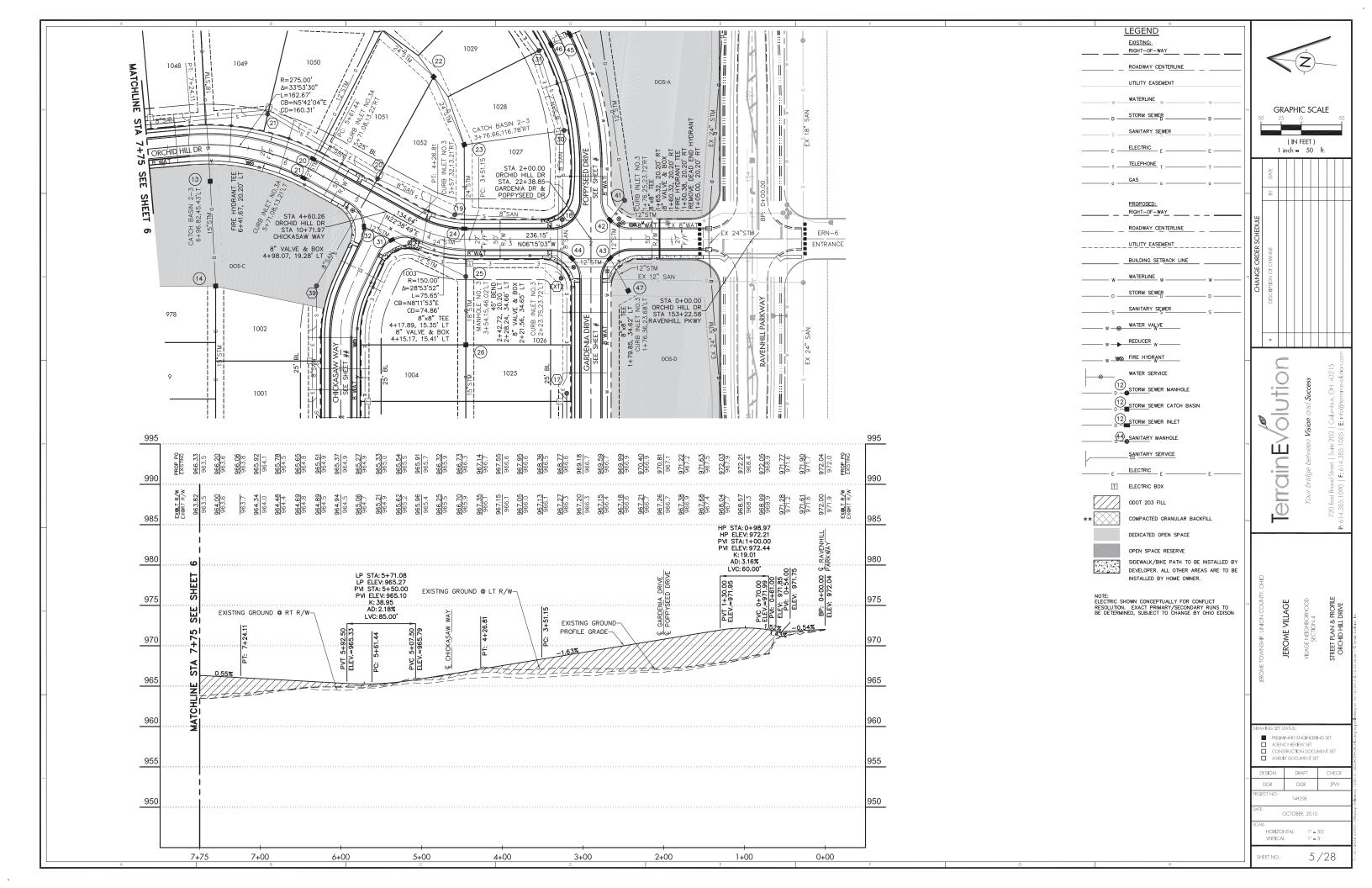
  EDGES TO BE HAND-TOOLED W/ 4" TOOL (RETRACED)
- EXPANSION JOINT EVERY 5TH BLOCK (25.0')

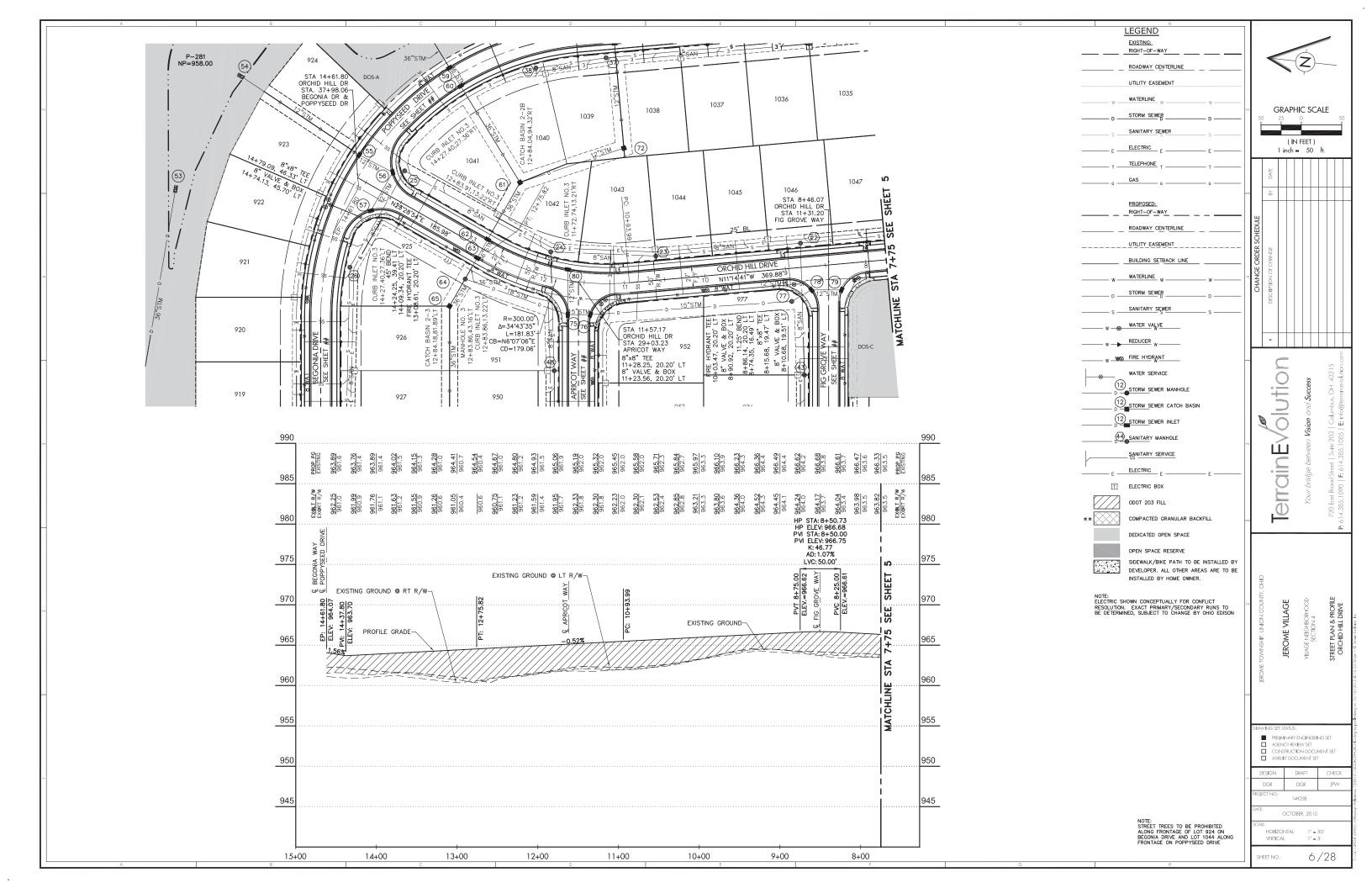
### **CONCRETE SIDEWALK** NOT TO SCALE

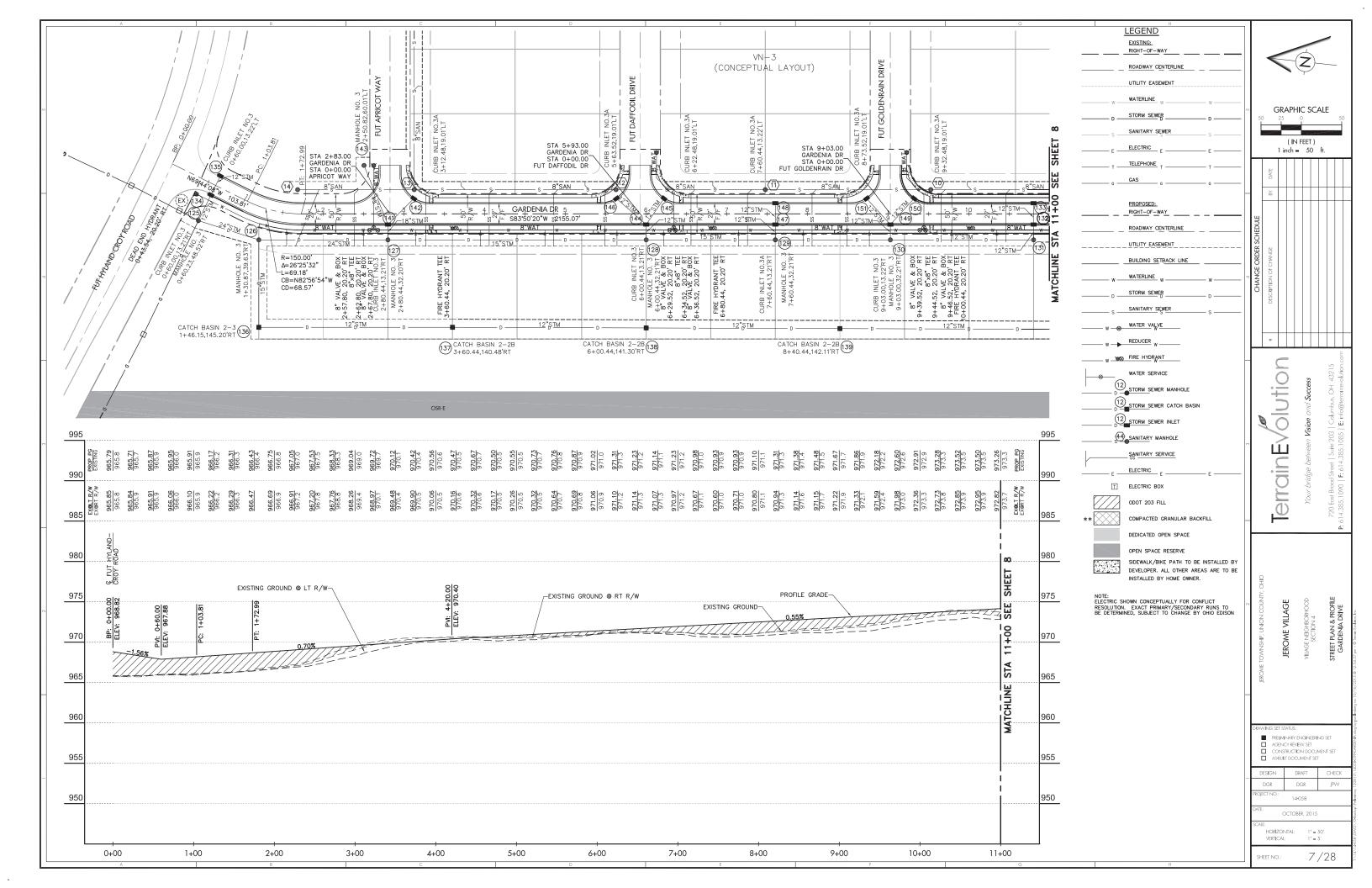
**GRAPHIC SCALE** 1 inch = 5 ft. Olution Terrain JEROME VILLAGE PRELIMINARY ENGINEERING SET
AGENCY REVIEW SET
CONSTRUCTION DOCUMENT SET
ASBUILT DOCUMENT SET DGR OCTOBER, 2015 2/28

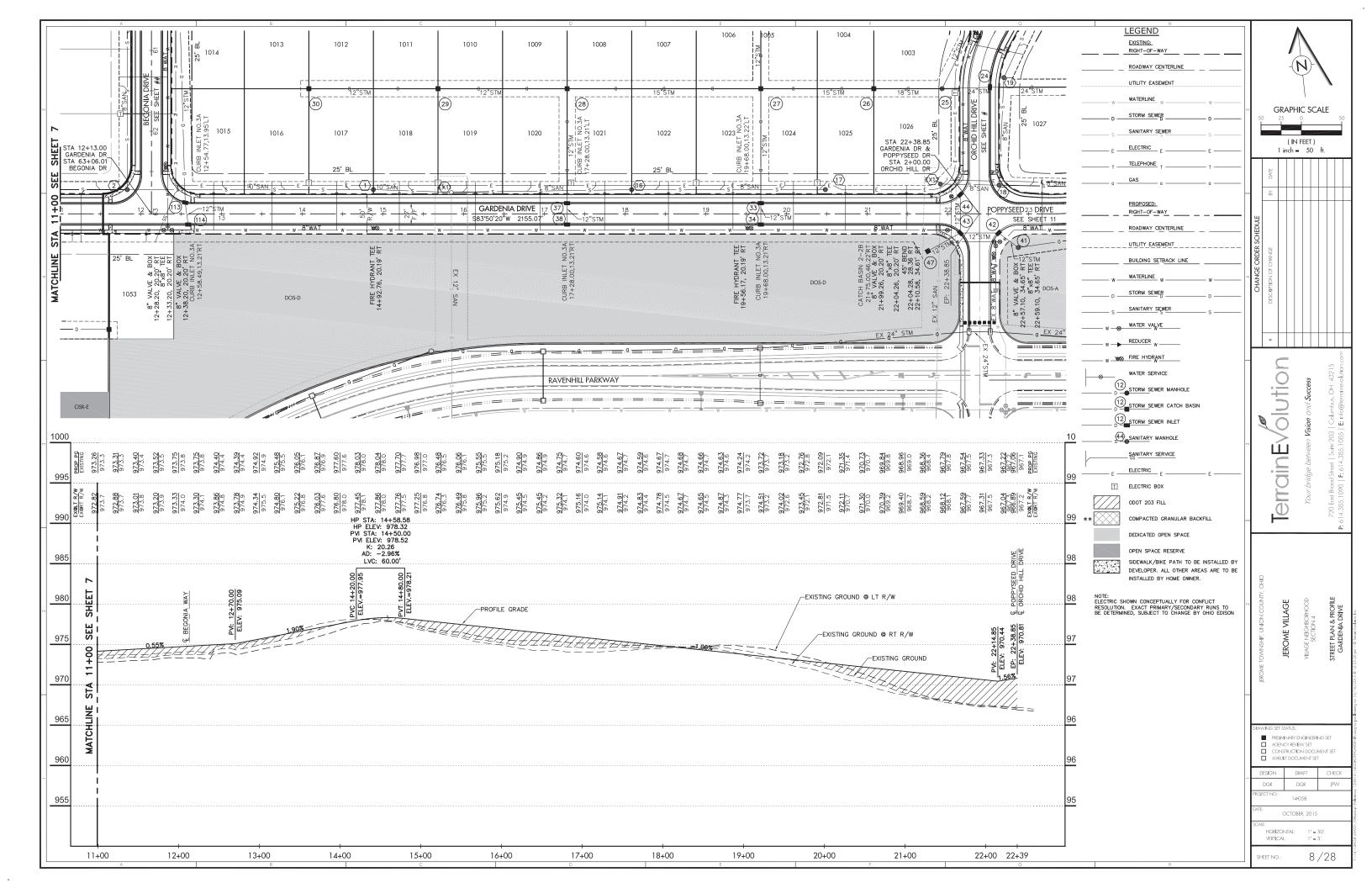


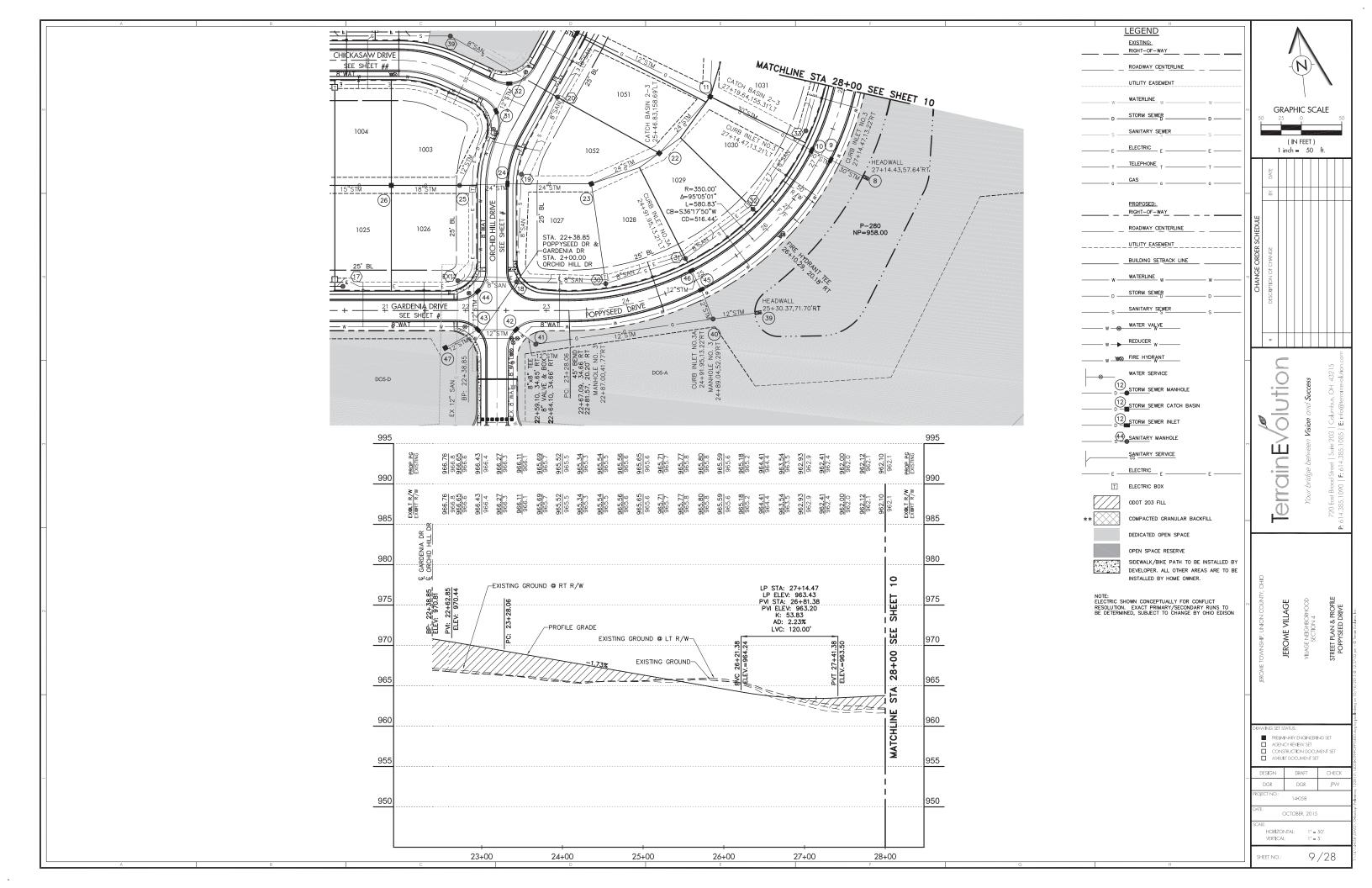


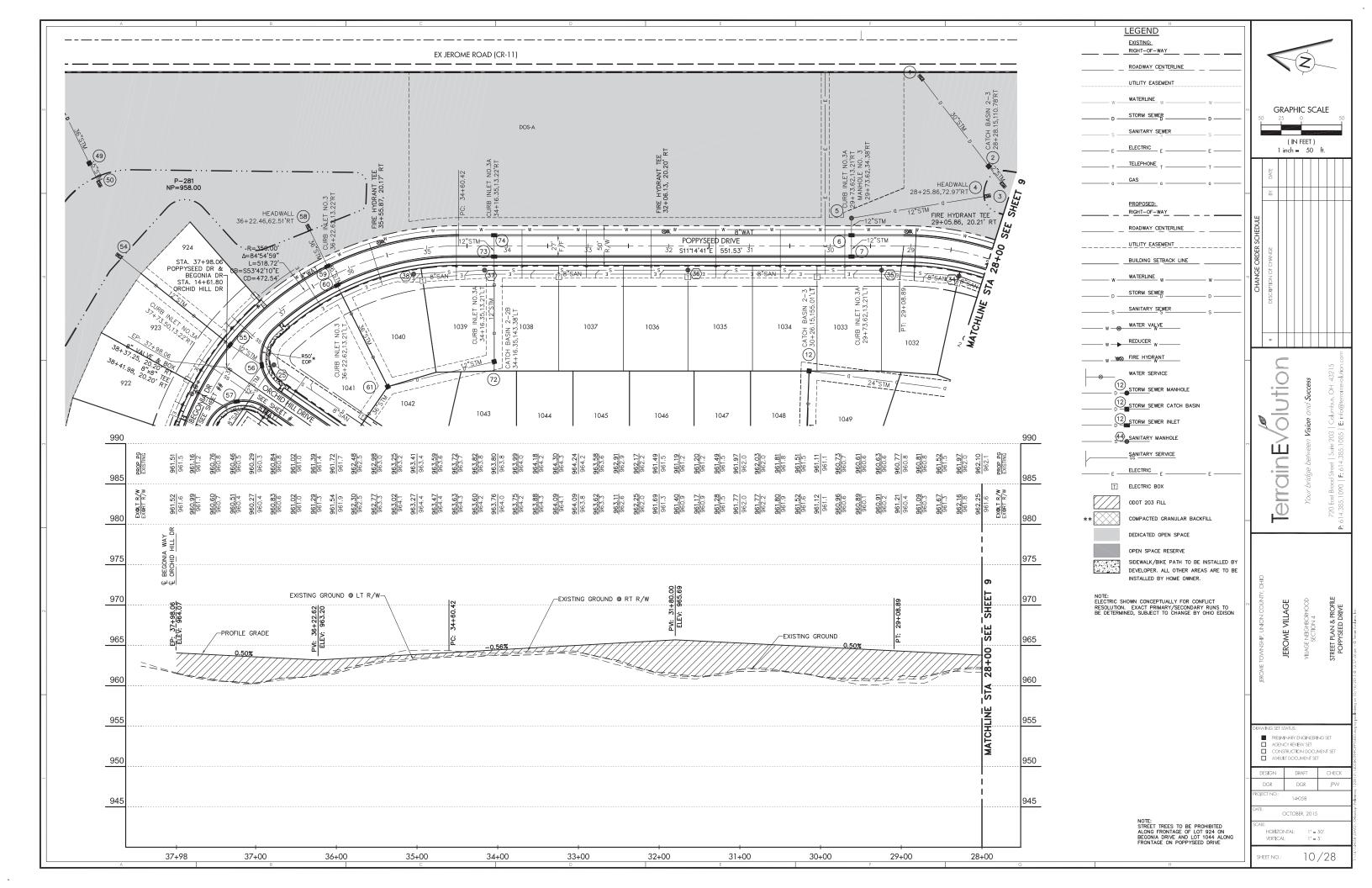


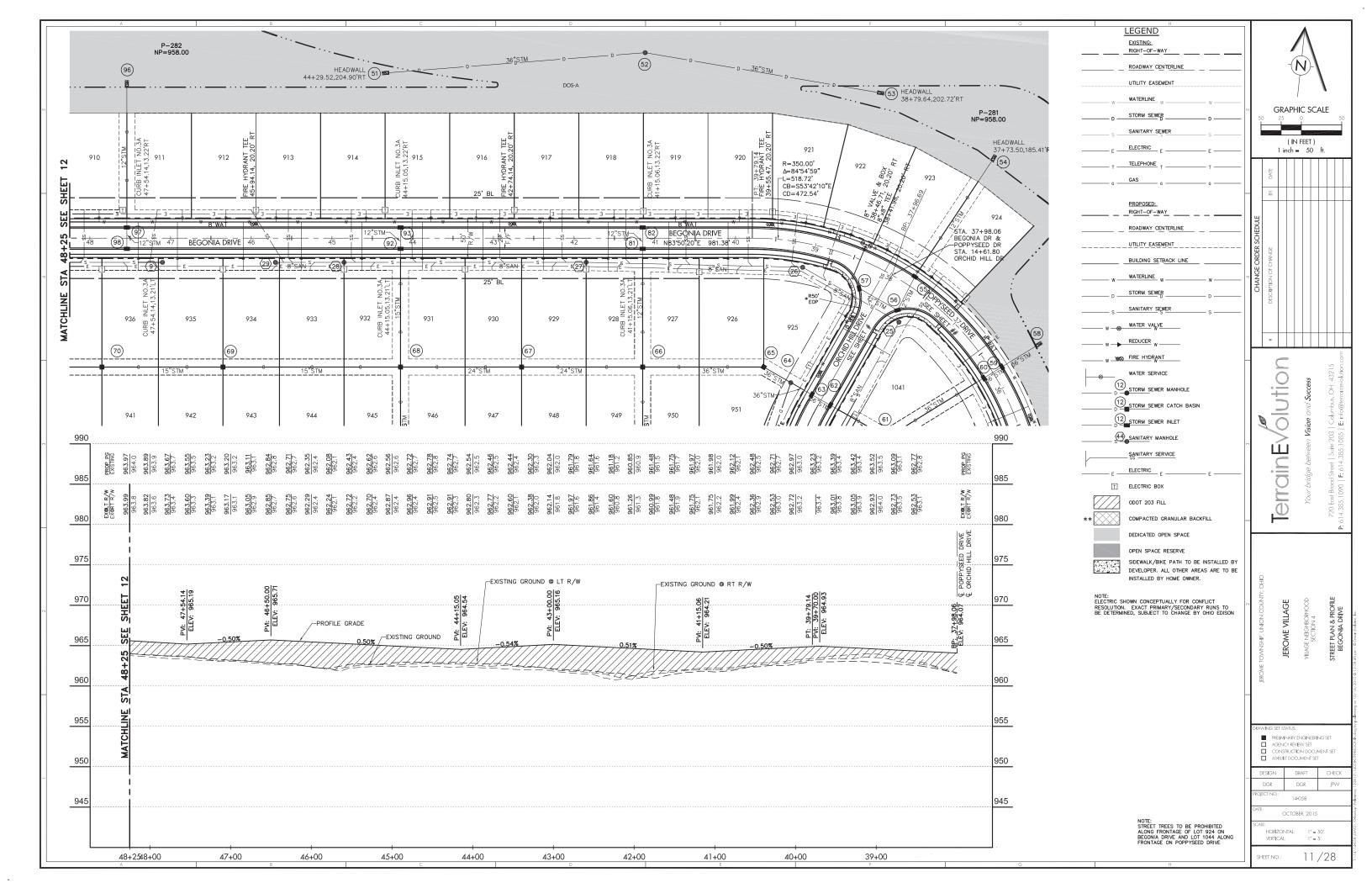


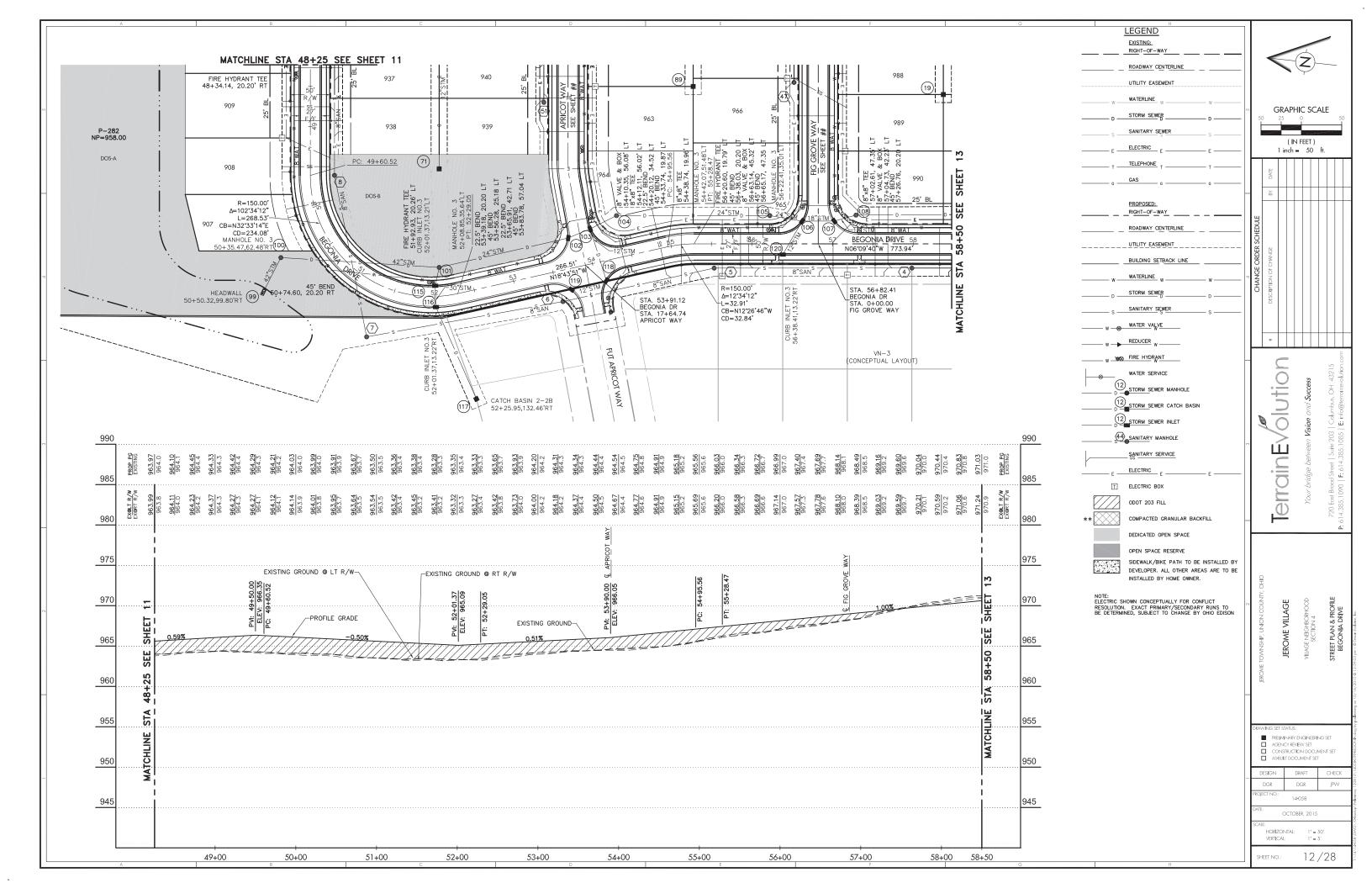


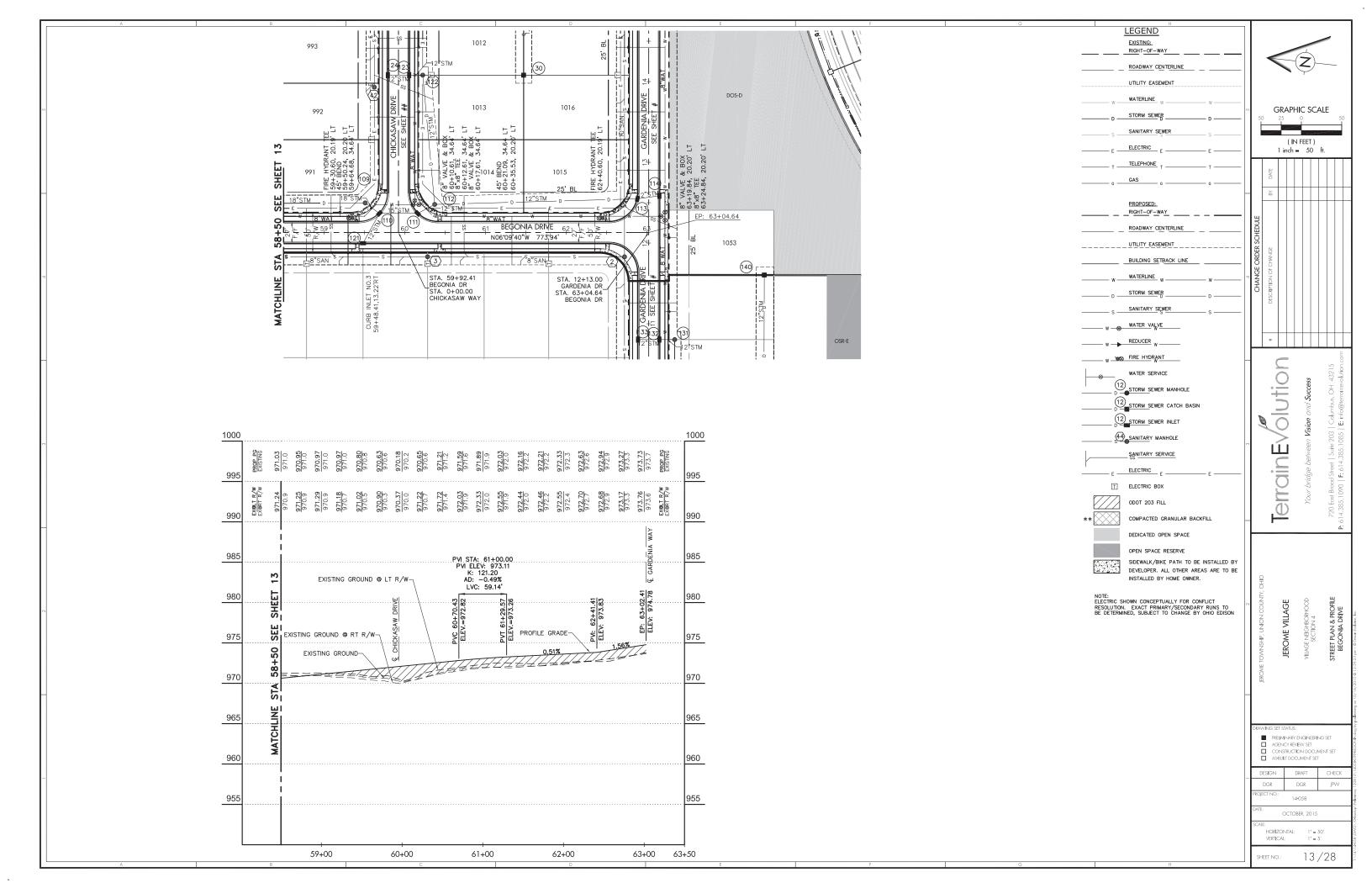


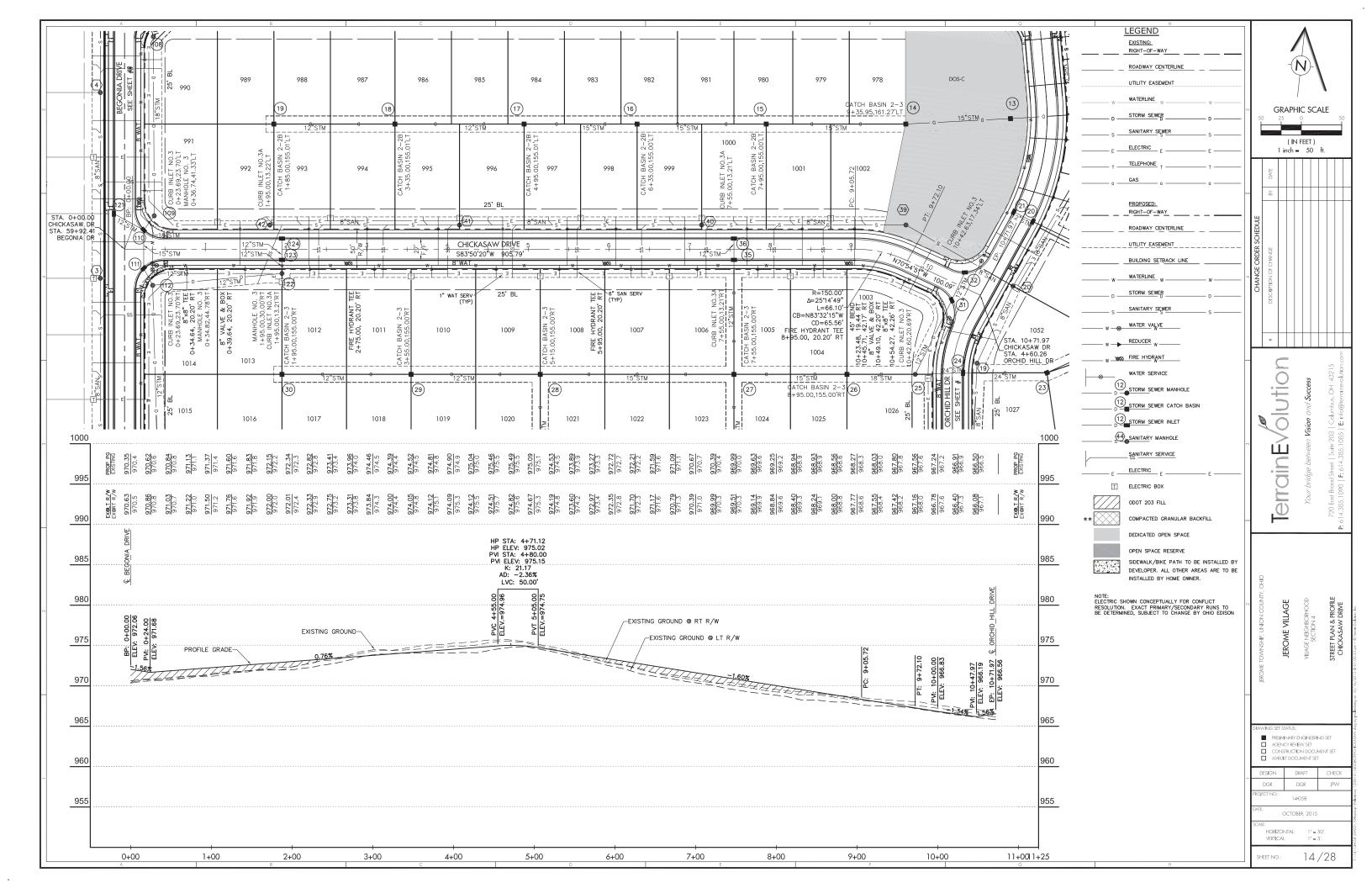


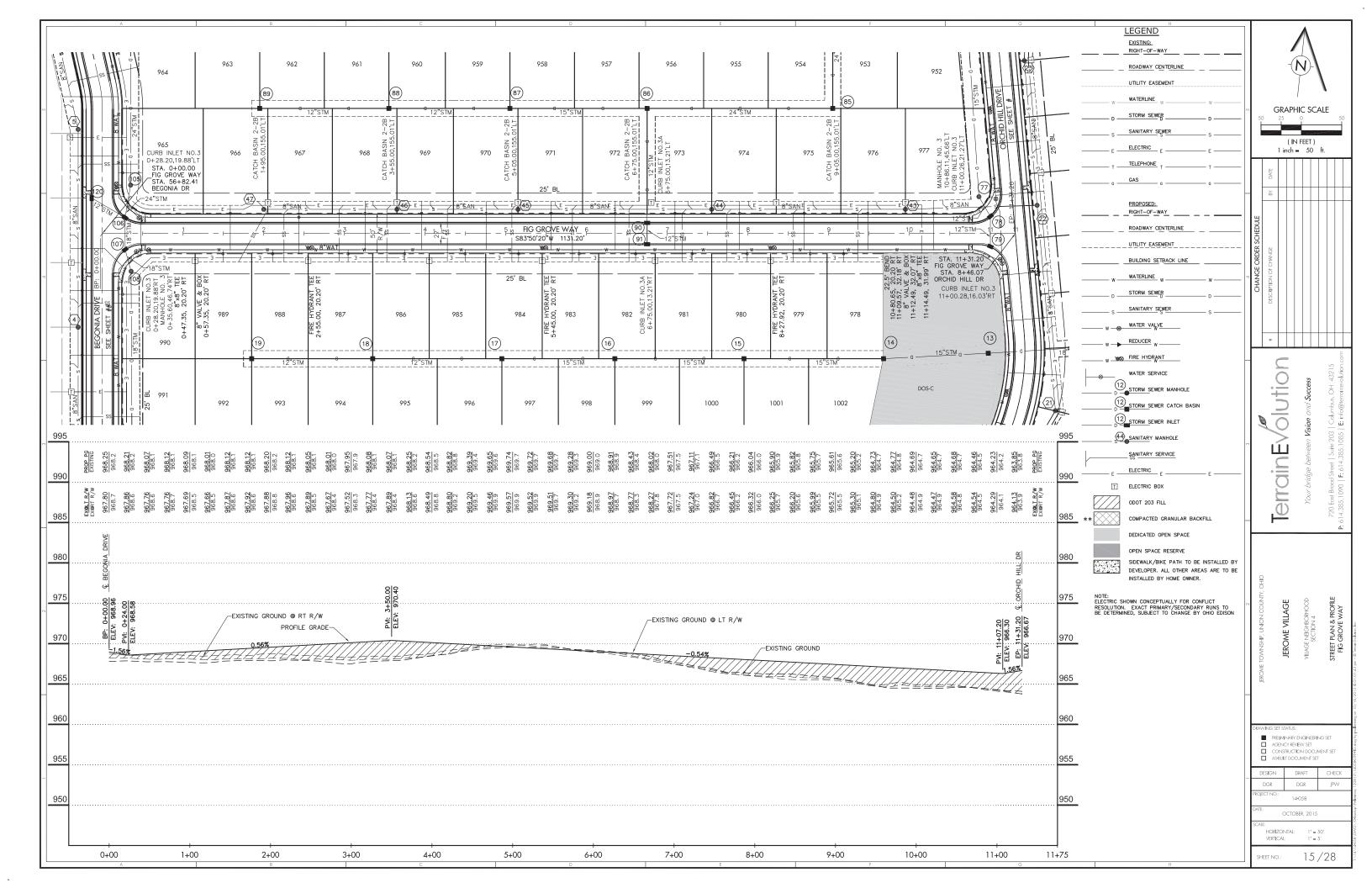


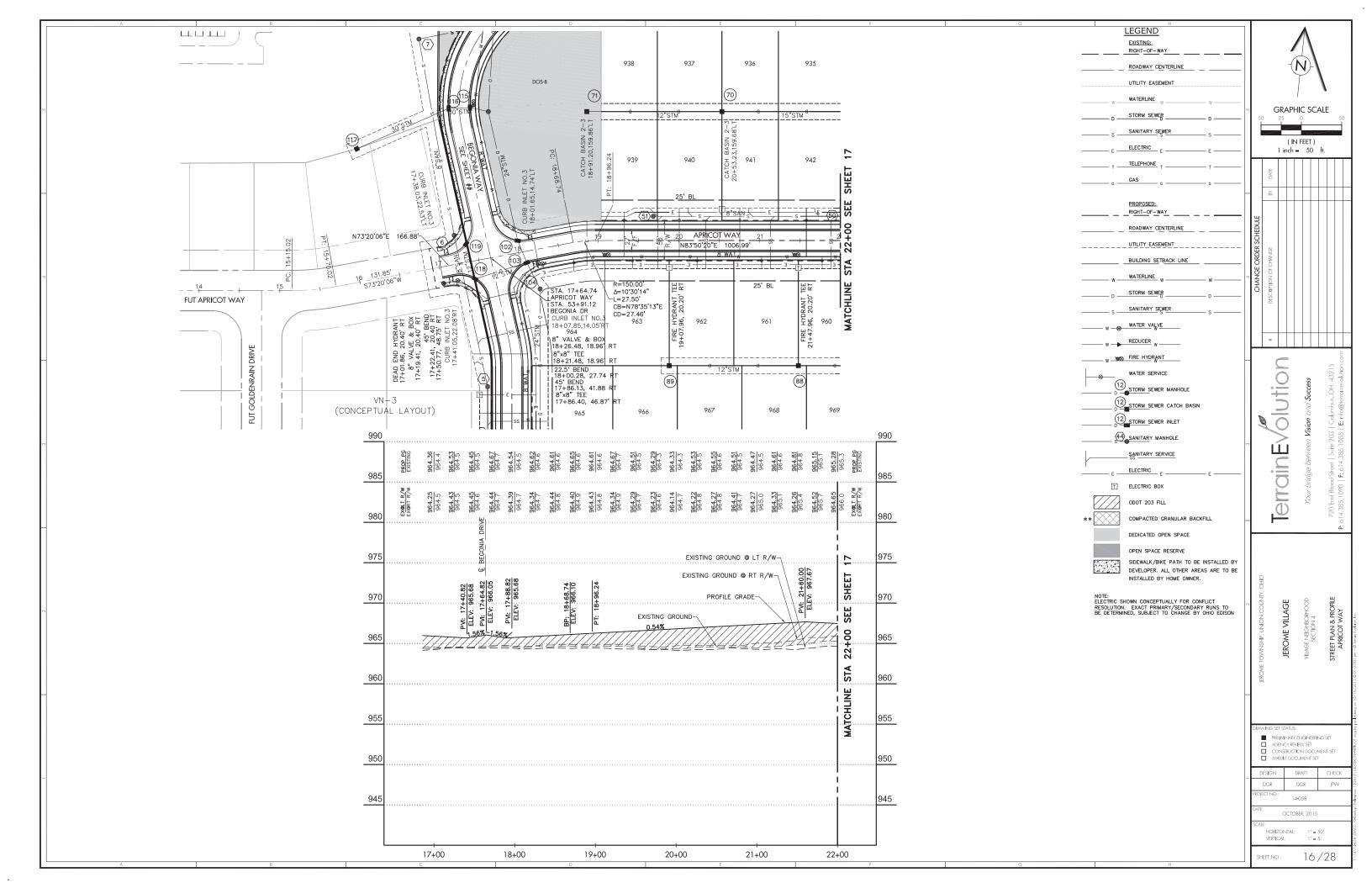


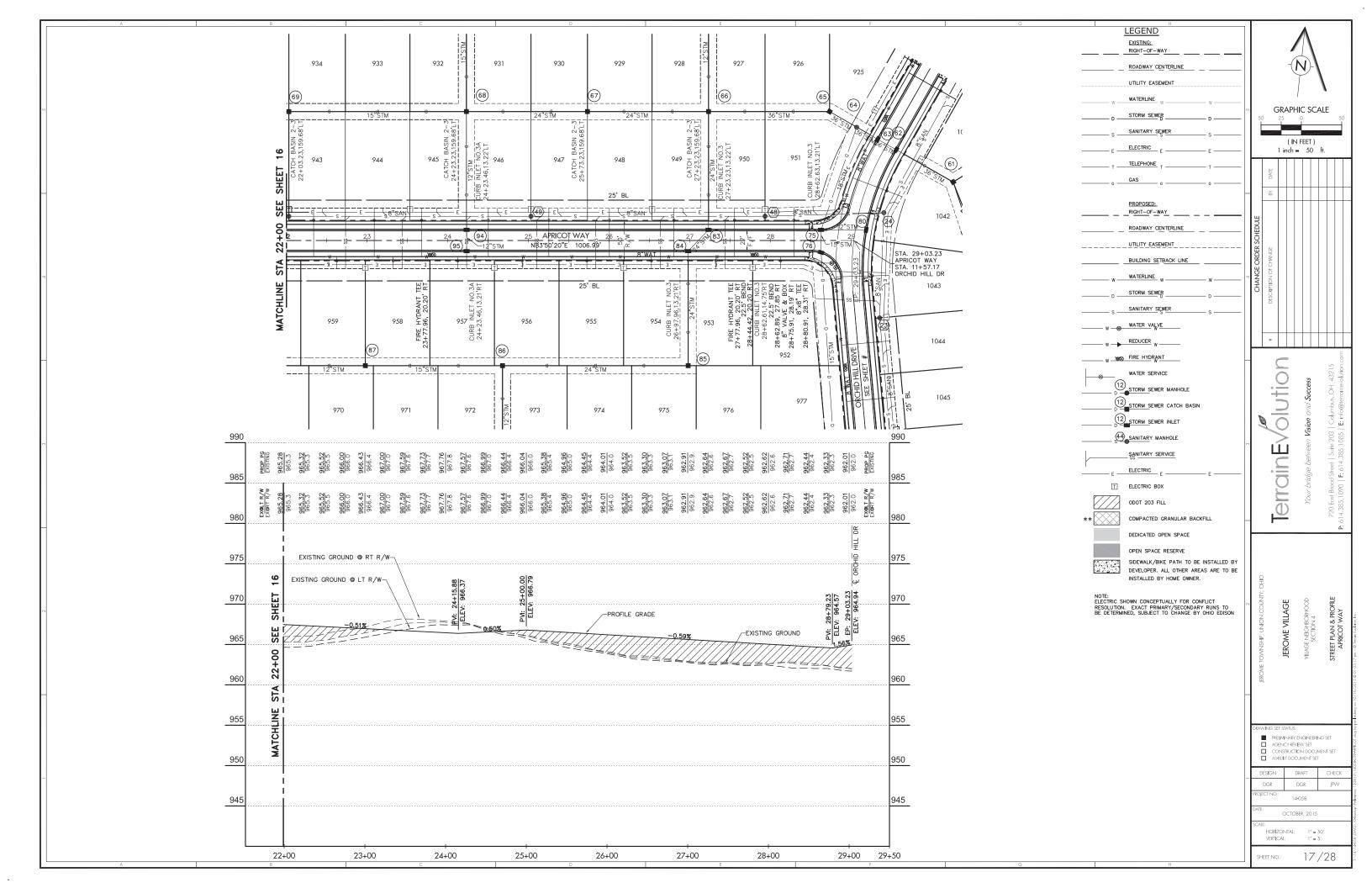


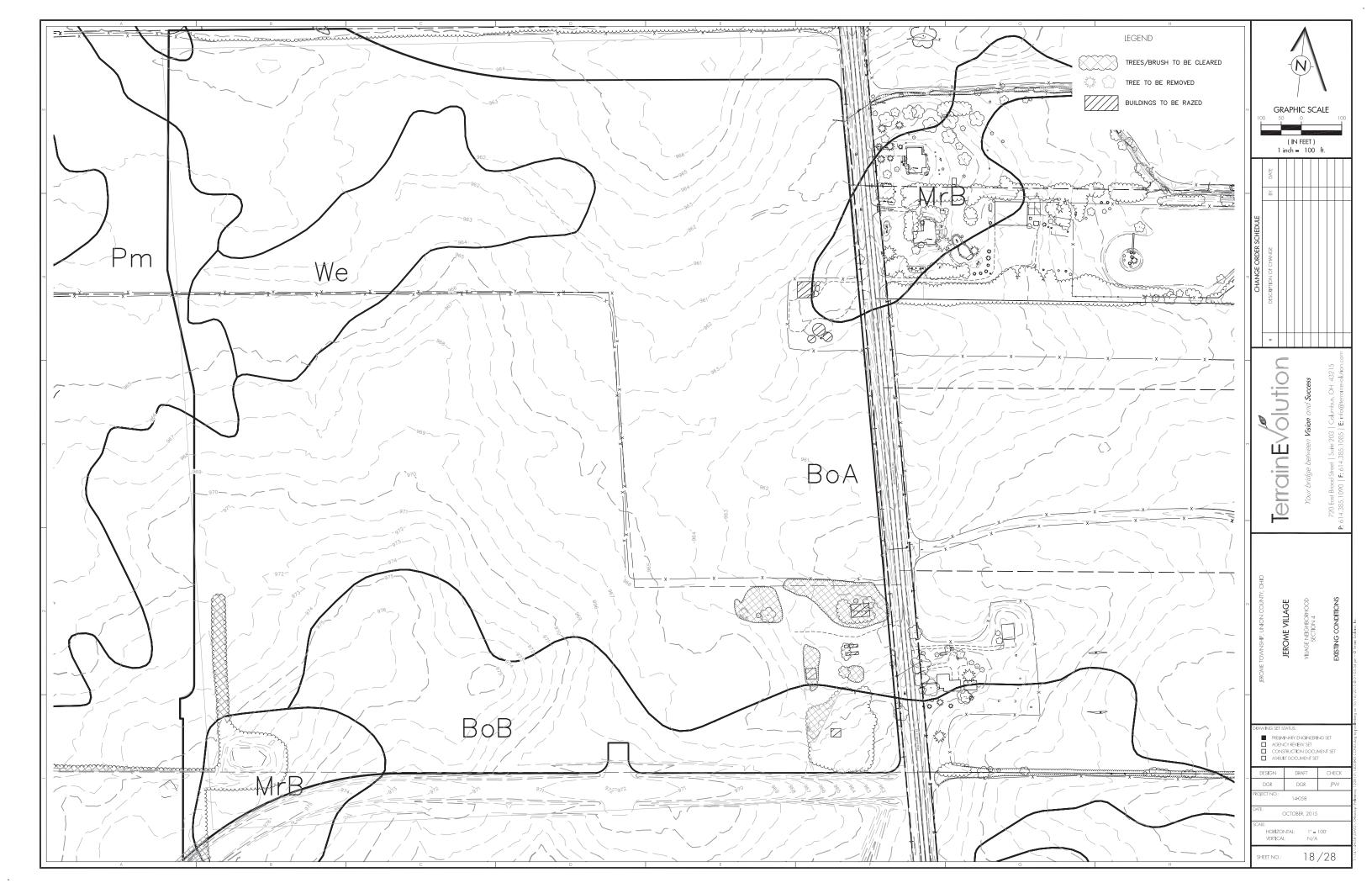


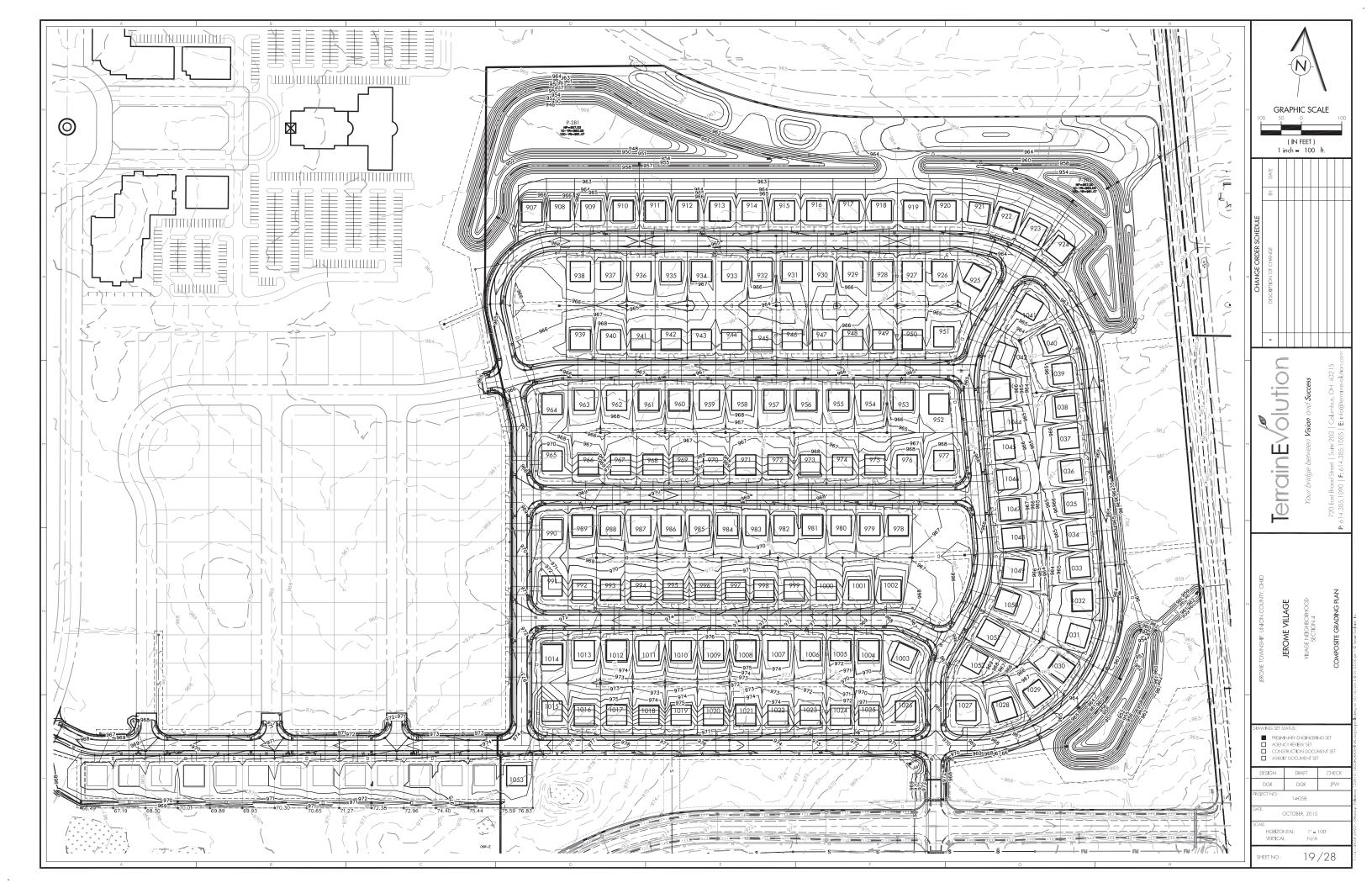


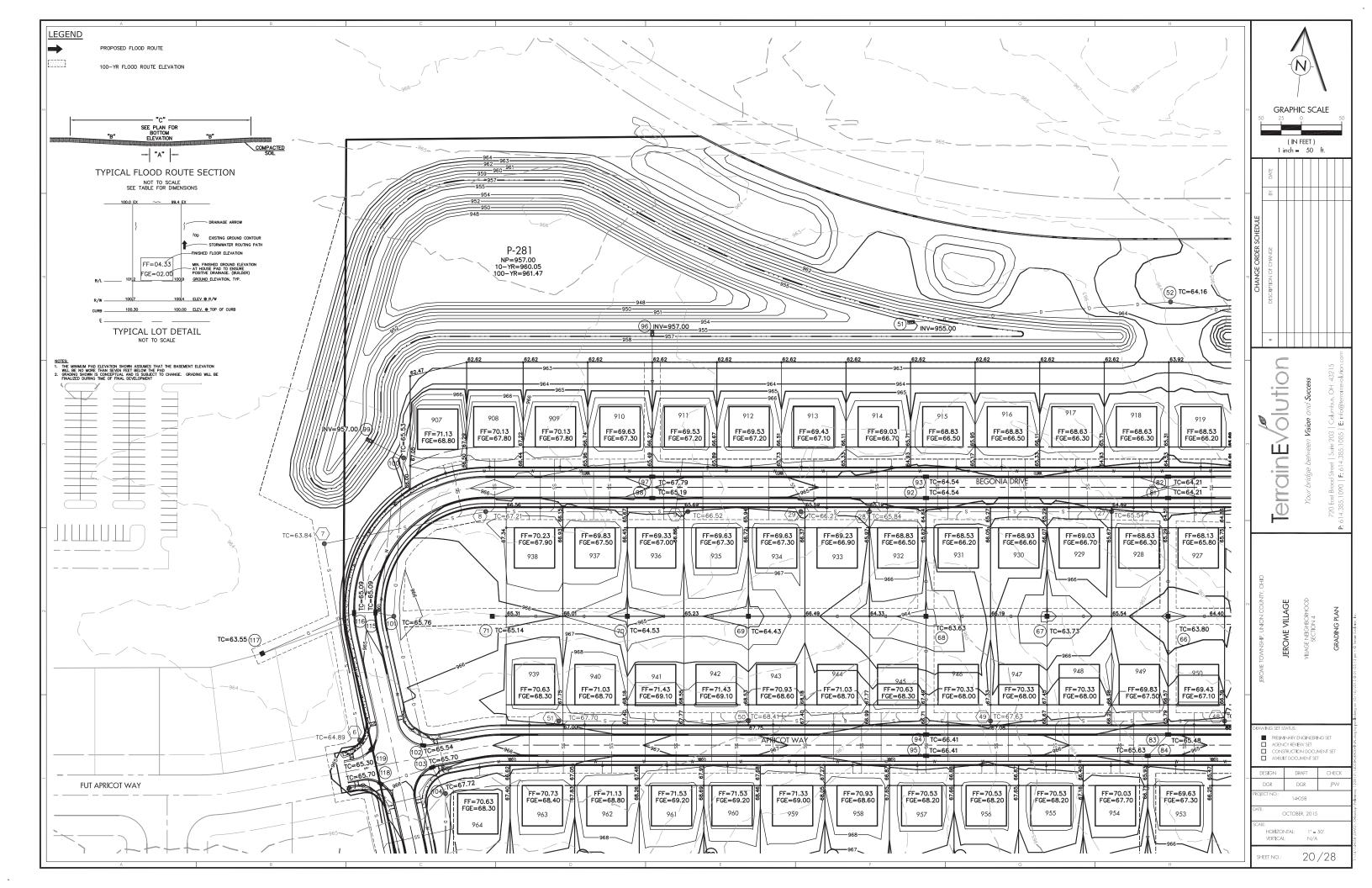


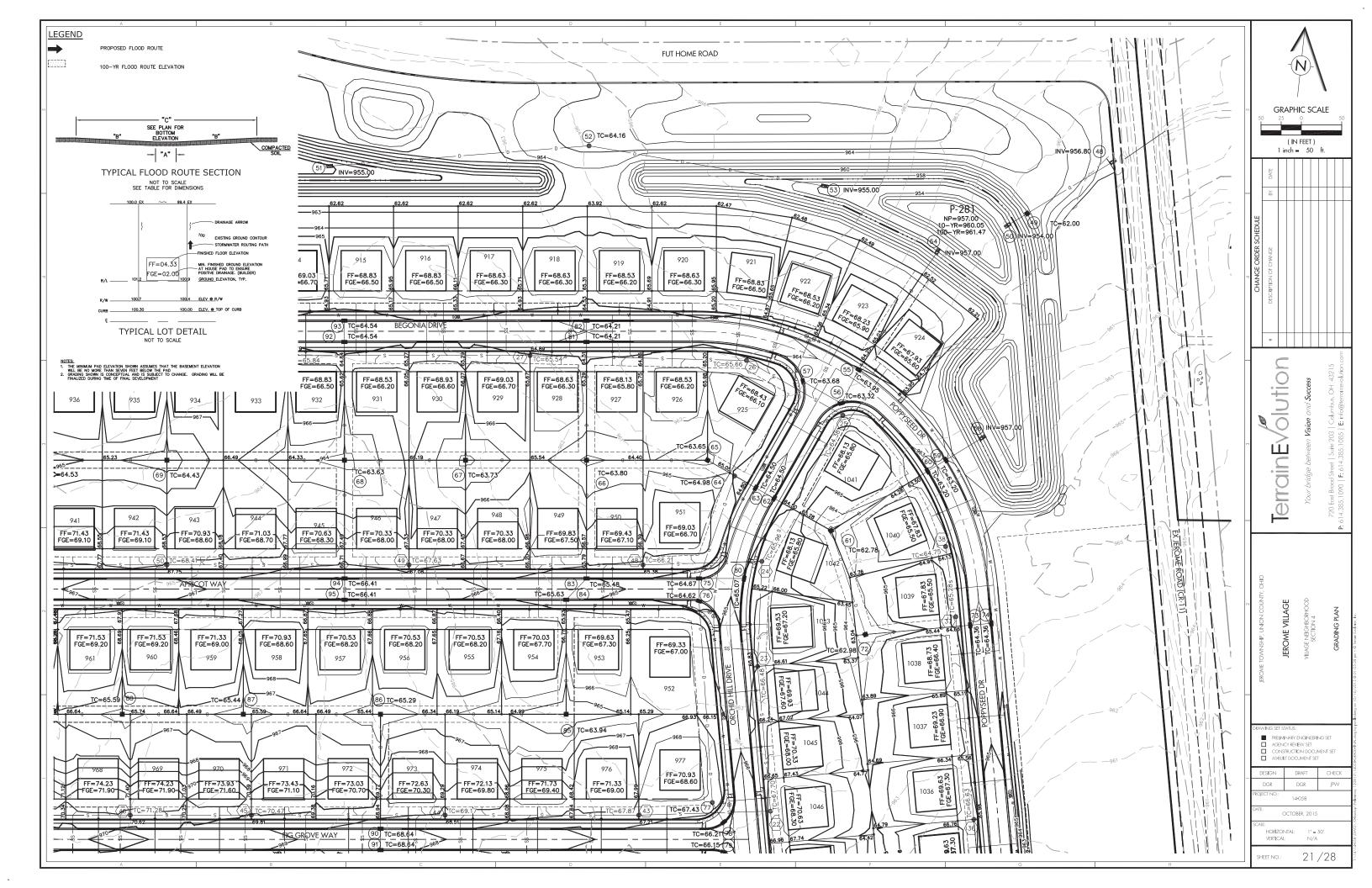


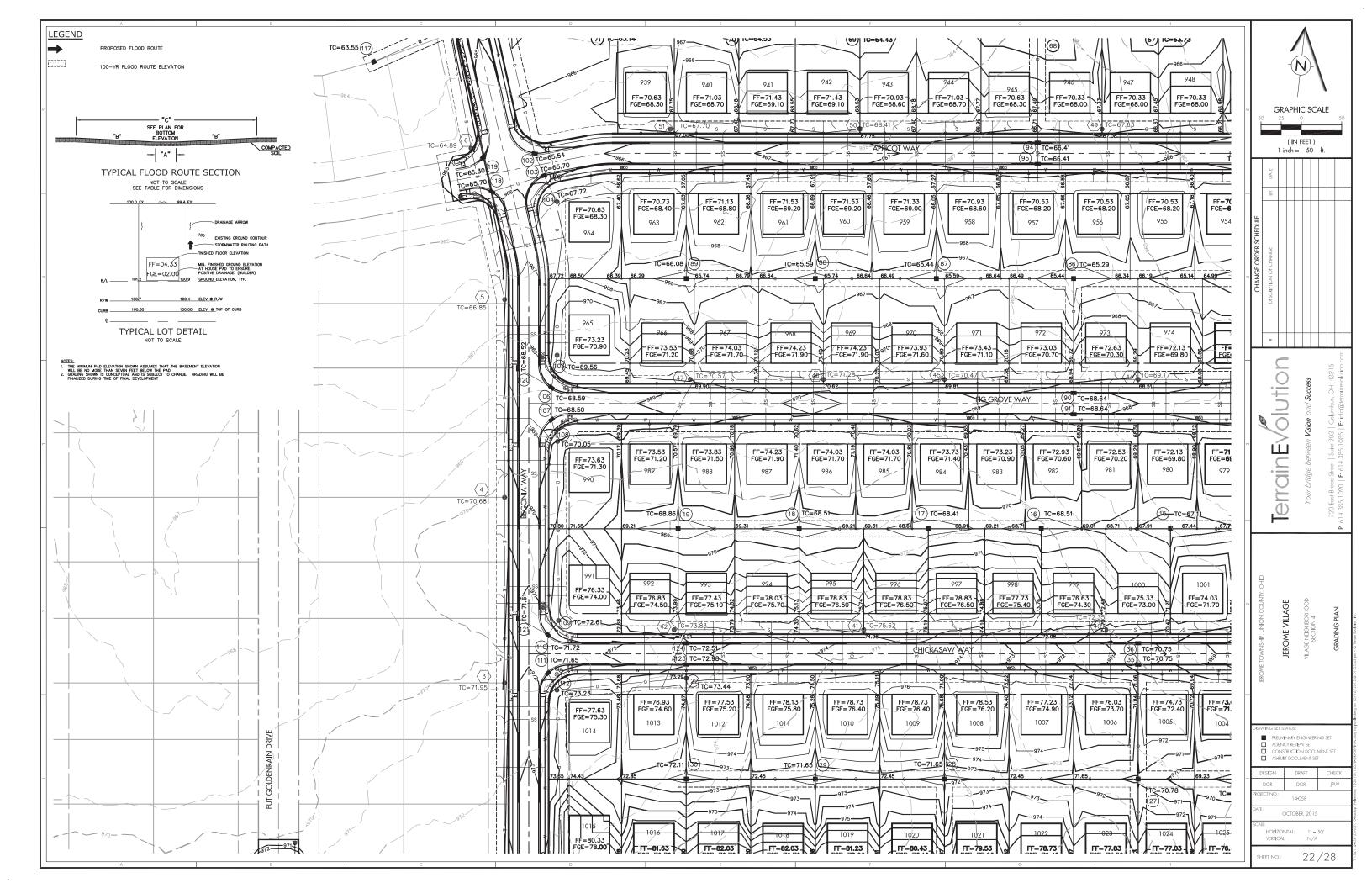


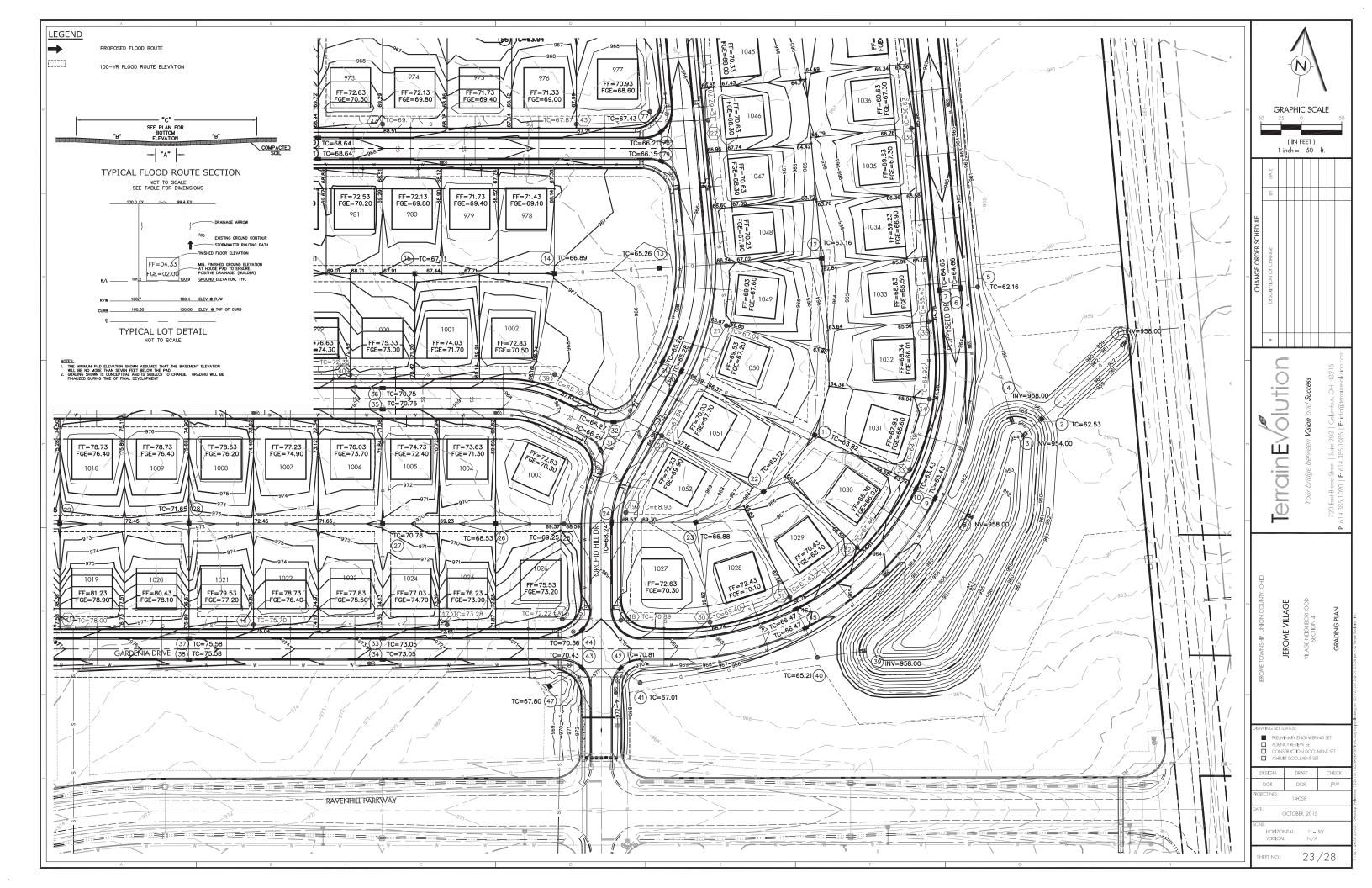


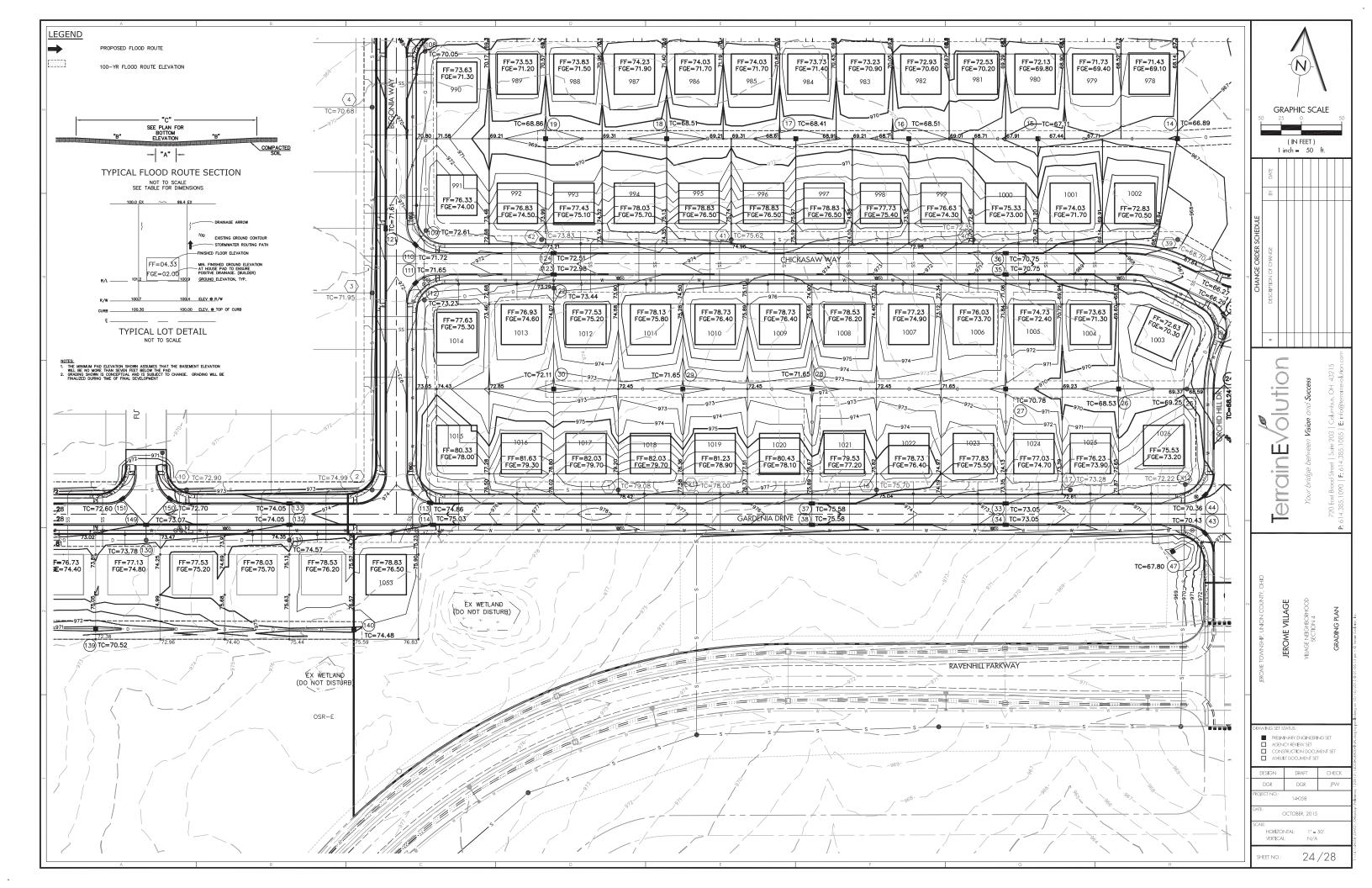


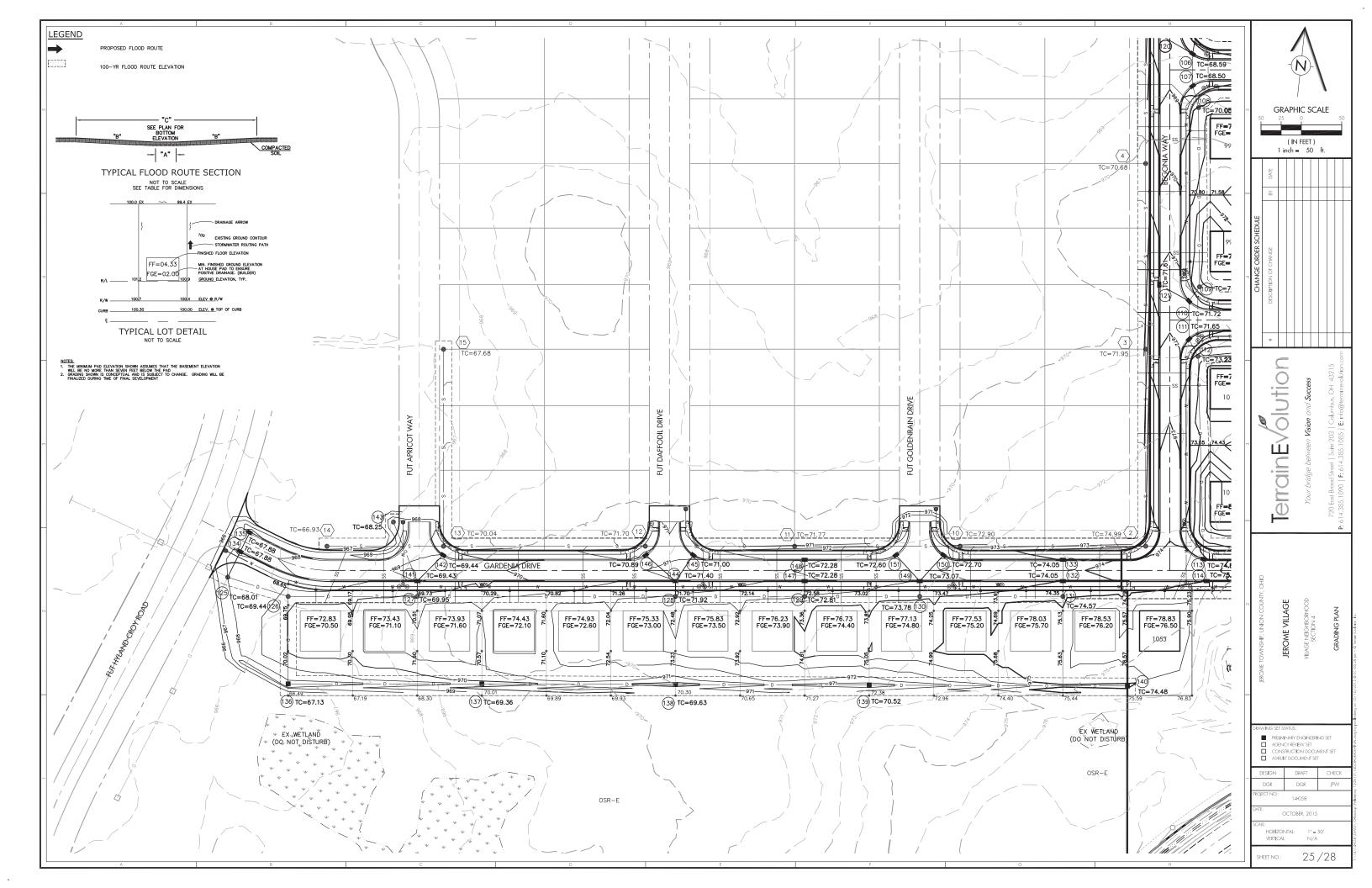


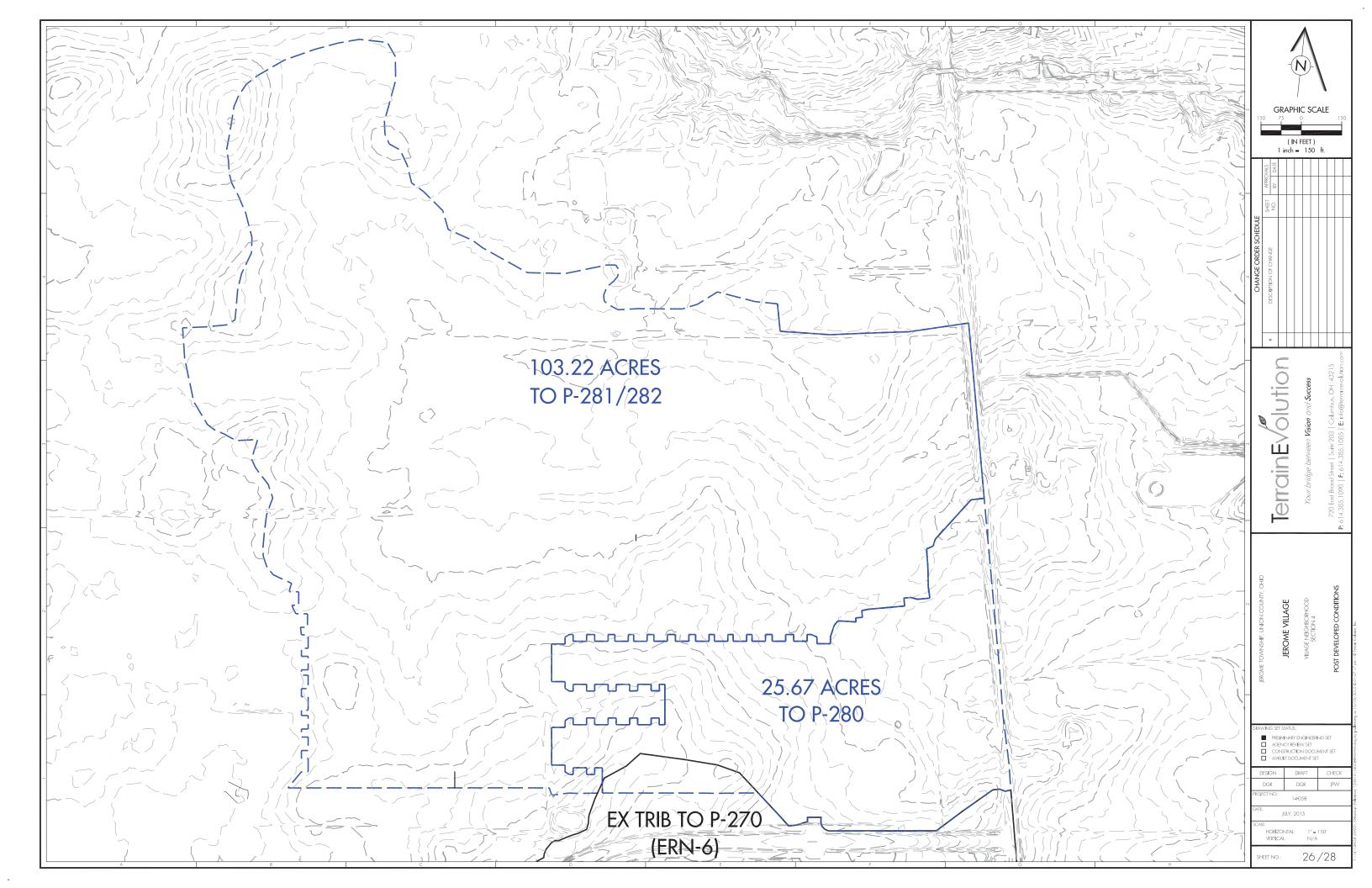


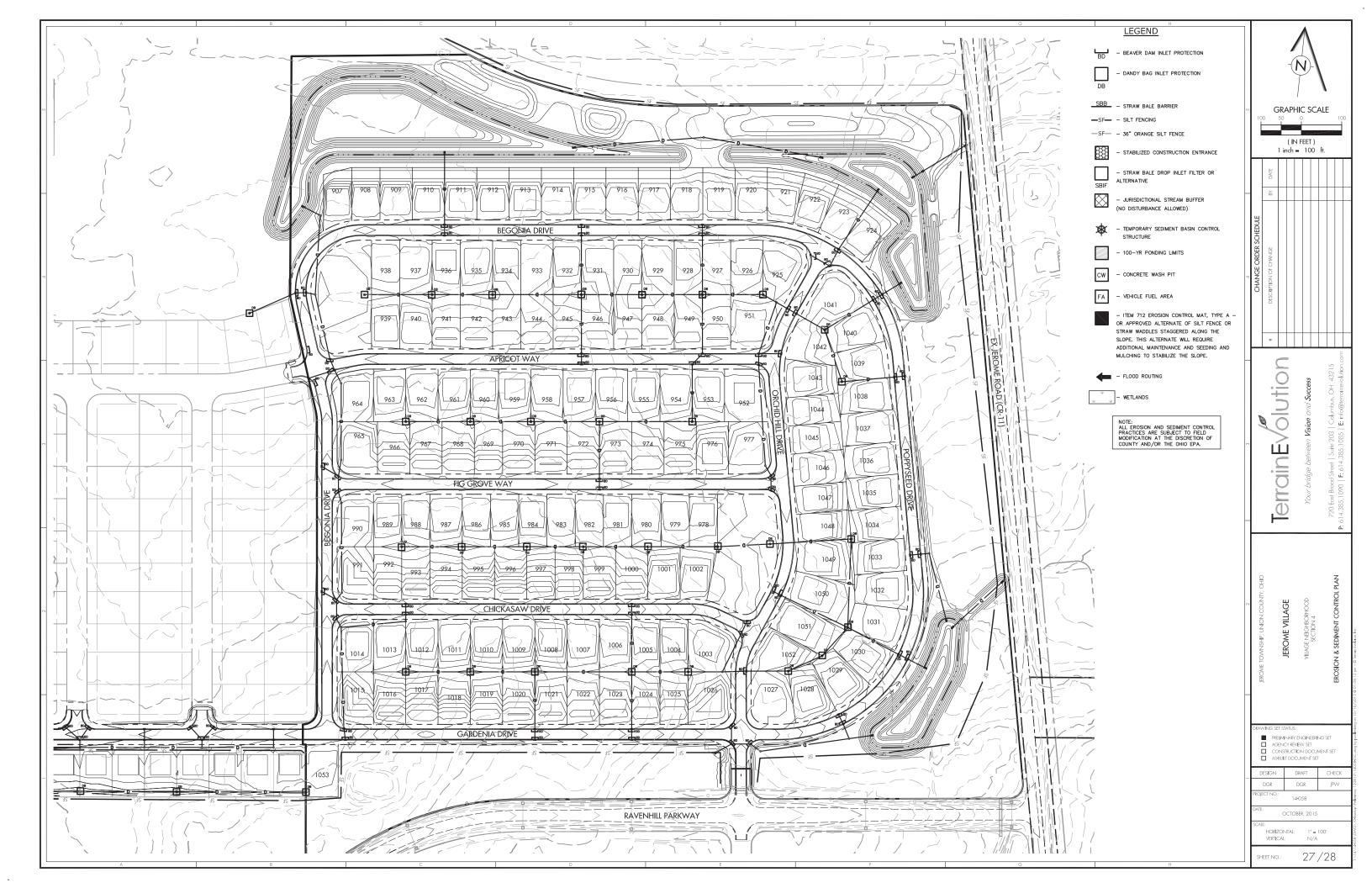


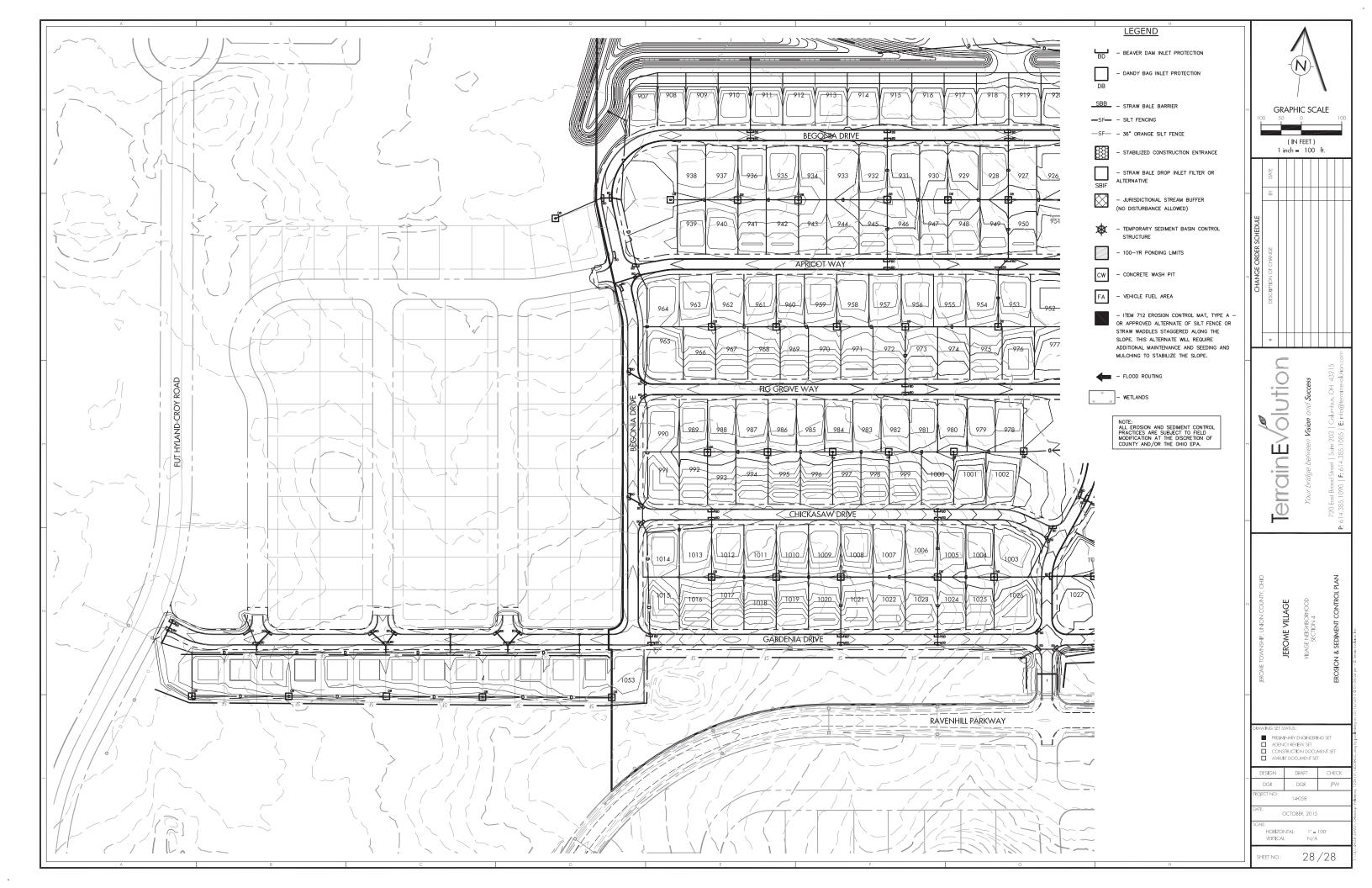














### County Engineer Environmental Engineer Building Department

233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

**Marysville Operations Facility** 

16400 County Home Road Marysville, Ohio 43040 P 937. 645. 3017 F 937. 645. 3111

#### **Richwood Outpost**

190 Beatty Avenue Richwood, Ohio 43344

Public Service with integrity

December 6, 2017

Bradley Bodenmiller LUC Regional Planning Commission Box 219 East Liberty, Ohio 43319

Re: Jerome Village – Village Neighborhood Section 4

Preliminary Plat Extension

Brad.

We have completed our review for the above preliminary plat extension request, received by our office on November 27, 2017. The construction documents have been approved by our office. The initial phase of this development pod has been constructed, bonded and platted. The remaining portion of this development pod has not yet been constructed or bonded and final platted, necessitating this preliminary plat extension. As such, we recommend approval of the preliminary plat extension as requested.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

Bill Narducci, P.E.

Bill Varlue

Assistant County Engineer Union County Engineer

Cc: Luke Sutton, Union County Engineer's Office (via email)



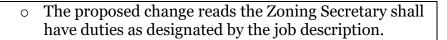
### **Staff Report – Taylor Township Zoning Amendment**

Jurisdiction:	<b>Taylor Township Zoning Commission</b> c/o Rhonda Lehman 18990 Wheeler-Green Road Marysville, OH 43040	
Request:	Review of Taylor Township Zoning Resolution text amendment, initiated by the Board of Trustees.  The amendment:  1. Adds Section 504 Zoning Commission 2. Amends Section 505 Zoning Secretary 3. Amends Section 510 Proceedings of Zoning Commission	
Location:	Taylor Township is in Union County.	

Staff Analysis:	This analysis breaks-down the proposal and provides a recommendation. The proposal establishes duties and rules for operation of the Zoning Commission and Zoning Secretary. The ORC covers many of these provisions, but inclusion of ORC language in a Zoning Resolution often helps guide Zoning Commission members and other officials.			
	1. Section 504 Zoning Commission			
	<ul> <li>The proposed text defines the Zoning Commission</li> </ul>			
	membership. Language includes consideration for			
	term length, removal from office, and vacancies.  Staff is in favor of including text about the Zoning Commission's composition and operation, but recommends the Township consider copying the text directly from the ORC. Otherwise, some topics might be missed. For example, the Township might want to include sentences from the ORC like, "The board of township trustees may appoint two alternate members to the township zoning commission, for terms to be			
	determined by the board of township trustees."			
	2. Section 505 Zoning Secretary  o The existing section requires the Zoning Secretary to			
	support the Zoning Commission and Board of Zoning			
	Appeals, and to have duties as determined by the			
	Trustees.			



### Staff Report - Taylor Township Zoning Amendment



### 3. Section 510 Proceedings of Zoning Commission

- The existing section requires the Zoning Commission to adopt rules, establishes that meetings are held at the call of the chair and other times as determined by the Commission, requires meetings to be public, and requires keeping of minutes, votes, and examinations. These requirements mirror those of the Board of Zoning Appeals as defined in ORC 519.15.
- The proposed change is regarding quorums, majority votes, and establishes a priority for alternates. Staff is concerned about the line that reads, "Any action taken by the Commission regarding proposed amendments or resolutions shall consist of five (5) members present at said meeting. Passage requires a majority vote."
- o Staff recommends striking this section.

#### **Prosecutor's Office**

A copy of this proposal was forwarded to the County Prosecutor's Office for consideration and comment. Before LUC takes official action on the proposal, the comments from that Office should be reviewed and included in any recommendation.

## **Staff Recommendations:**

Staff recommends **APPROVAL WITH** 

**MODIFICATIONS** of the proposed zoning amendment. Those modifications include:

- 1) Replace Section 504 with the language from ORC 519.04 Township Zoning Commission.
- 2) Strike the sentence in Section 510 that reads, "Any action taken by the Commission regarding proposed amendments or resolutions shall consist of five (5) members present at said meeting. Passage requires a majority vote."

The Township should consider the opinion of the Prosecutor's Office when it is available.

### **Z&S Committee Recommendations:**



## **Staff Report – Taylor Township Zoning Amendment**

Date of Request.  Nov (mo) Z (date), 2017	
Logan-Union-Champaign Regional Planning Commission	
c/o Brad Bodenmiller PO Box 219	
East Liberty, OH 43319	
bradbodenmiller@lucplanning.com	
RE: Zoning Text Amendment Application, Tay Township, March County	ty
Dear LUC Regional Planning Commission Committee Members:	
The Taylor Township Trusteer metat 7:00 PM on The day Nov	S
The Taylor Township Trusteer met at 7.00 PM on Two (day), Nov (mo) 21 (date), 2017. During the meeting, amendments to the Zoning Resolution were initiated by	_
motion of the Zoning Commission. The amendments propose alterations to the text of the Zoning	
Resolution.	
Description of Zoning Text Amendments.	
The proposal establisher section 504 zoning commitsity section	
Section 510 Proceedings of Zoning Commission.	92
Section 510 Proceedings of Zoning Commission.	
Included with this cover letter, you will find a the existing Zoning Resolution text and proposed alteration	18.
Please refer to the attachments for further information.	
Dublic Hessia e	
Public Hearing.	D1 /
The Zoning Commission of will hold a public hearing concerning the proposed amendments at 7.00	PM
on Mon (day), Dec (mo) 10 (date), 2017, at the address of	
Taylor IMP M211	
D :	
Point of Contact.	
Below is the Township's point of contact for this matter:	
Khonda Lehman	
18990 Wheler-Ereen Road	
Marysville Orio 43040	
020 1115 5975	
-131-6-13-3113	
Sincerely,	
Rivole Fatore	



### **Zoning Text Amendment Checklist**

Date: 11-21-	17		Township: _	Taylo	^	Tup	
Amendment Title:	Section	2041	Section	505,	4	Section 5	jO

**Notice**: Incomplete Amendment requests <u>will not</u> be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received <u>no later than 10 days</u> before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist		
Date of Request (stated in cover letter)		
Description of Zoning Text Amendment Change (s)		
Date of Public Hearing (stated in cover letter)	Ø	
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	Ø	
Attachment of Zoning Text Amendment with changes highlighted or bolded	Ø	
Copy of current zoning regulation, or section to be modified for comparison	Ø	
Non-LUC Member Fee, If applicable	MA	

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

### Zoning Commission Taylor Township, Union County Broadway, Ohio 43007

Rhonda Lehman, Secretary 18990 Wheeler-Green Road Marysville, Ohio 43040 937-645-5975 937-246-7965 malibu1965 2@yahoo.com

### Zoning Regulations Proposed Amendments

Section 504 Zoning Commission. (created) A Zoning Commission is hereby created, which shall consist of five (5) members to be appointed by the Board of Township Trustees each for a term of five (5) years, except that the initial appointments shall be one (1), two (2), three (3), four (4) and five (5) year terms. Each member shall be a resident of the township. Members of the Commission may be removed from office by the Trustees for cause upon written charges and after public hearing. Vacancies shall be filled by appointment by the Trustees for the unexpired term of the member affected.

The Commission shall elect a chairperson and vice-chairperson from among the regular members. The chairperson shall call the meetings and preside over them. The chairperson may place limitations on the mode and order of presentation of evidence as are necessary for the conduct of the proceedings. The vice-chairperson shall perform the same duties in the absence of the chairperson.

[Effective	

<u>Section 505 Zoning Secretary.</u> (current) The Zoning Secretary is appointed by the Trustees to provide clerical support to both the Zoning Commission and the Board of Zoning Appeals and shall have duties as determined by the Trustees.

[Effective 8/15/03]

<u>Section 505 Zoning Secretary.</u> (revised) The Zoning Secretary is appointed by the Trustees to provide clerical support to both the Zoning Commission and the Board of Zoning Appeals and shall have duties as designated by the job description.

[Amended	effective	]
L		

Zoning Commission Taylor Township, Union County, Ohio Proposed Amendments Page -2-

Section 510 Proceedings of Zoning Commission. (current) The Commission shall adopt rules necessary to the conduct of its affairs in keeping with the provisions of this Resolution. Meetings shall be held at the call of the chairman and at such other times as the Commission may determine. All meetings shall be open to the public. The Commission shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions all of which shall be a public record and be immediately filed in the office of the Commission.

Section 510 Proceedings of Zoning Commission. (revised) The Commission shall adopt rules necessary to the conduct of its affairs in keeping with the provisions of this Resolution. Meetings shall be held at the call of the chairman and at such other times as the Commission may determine. All meetings shall be open to the public. The Commission shall keep minutes of its proceedings showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official actions all of which shall be a public record and be immediately filed in the office of the Commission.

A quorum shall consist of three (3) members. Any action taken by the Commission shall require a majority vote for passage.

Any action taken by the Commission regarding proposed amendments or resolutions shall consist of five (5) members present at said meeting. Passage requires a majority vote.

Alternate 1 and Alternate 2 members of the Commission will rotate each year. Alternate 1 will have priority to vote, if needed.

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[Amended	enecuve	
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Dave Gulden, AICP **Director** 

Jim Holycross
President

Jeremy Hoyt Vice-President

Dave Faulkner 2<sup>nd</sup> Vice-President

Robert A. Yoder Treasurer

### Zoning & Subdivision Committee Thursday, December 14, 2017

The Zoning and Subdivision Committee met in regular session on Thursday, December 14, 2017 at 11:12 am at the LUC East Liberty Office.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Wes Dodds, Chad Flowers, Dave Gulden, Charles Hall, Steve McCall, Heather Martin, Bill Narducci, Vince Papsidero, Jeff Stauch and Andy Yoder. Absent members were Scott Coleman and Tom Scheiderer.

Guests included: Adam Moore, City of Urbana; John Bayliss, Logan County Commissioner; Tom Pomorski, Epcon Communities; Justin Wollenberg, Terrain Evolution; Randy Vantilburg, Mannik & Smith Group.

Wes Dodds chaired the Zoning & Subdivision Committee Meeting.

Andy Yoder moved a motion to approve the minutes from the November 9, 2017 meeting as written and Vince Papsidero seconded. All in favor.

- Review of Darby Braeside Amended Preliminary Plat (Union County) Staff Report by Brad Bodenmiller
  - Randy Vantilburg Wayne Ballentyne wanted to attend but he had a
    medical procedure and is still in the hospital. I've been in contact with
    the Engineer's Office and I think we'll be able to come to a resolution
    on those items. I've also been working with the Health Department
    and URE.
  - o Tyler Bumbalough Does this fall into a flood plain?
    - Randy Vantilburg Yes on both Watkins Run and Darby Creek.
       We're putting in conservation easements.
    - Bill Narducci Are all the flood plains outside the lots?
      - Randy Vantilburg Yes.
  - Charles Hall moved a motion to recommend approval of the Darby Braeside Amended Preliminary Plat with staff comments and Steve McCall seconded. All in favor.
- 2. Review of Taylor Township Text Amendment (Union County) Staff Report by Brad Bodenmiller
  - Vince Papsidero Does ORC define a quorum?
    - Brad Bodenmiller It does not.



Dave Gulden, AICP **Director** 

Jim Holycross **President** 

Jeremy Hoyt
Vice-President

Dave Faulkner 2<sup>nd</sup> Vice-President

Robert A. Yoder Treasurer

- Vince Papsidero moved a motion to recommend approval of the Taylor Township Text Amendment with staff recommendations and Andy Yoder seconded. All in favor.
- 3. Review of Jerome Village ERN-2 Preliminary Plat Extension (Union County)
   Staff Report by Brad Bodenmiller
  - Charles Hall Is there a maximum number for the extensions they can have?
    - Brad Bodenmiller No there isn't.
  - Charles Hall moved a motion to recommend approval of the Jerome Village ERN-2 Preliminary Plat Extension with staff comments and Jeff Stauch seconded. All in favor.
- 4. Review of Jerome Village VN-4 Plat Extension (Union County) Staff Report by Brad Bodenmiller
  - Jeff Stauch moved a motion to recommend approval of the Jerome Village VN-4 Plat Extension with staff comments and Vince Papsidero seconded. All in favor.
- 5. Review of Jerome Village ERN-1 Phase 2 Final Plat (Union County) Staff Report by Brad Bodenmiller
  - Charles Hall moved a motion to recommend approval of the Jerome Village ERN-1 Phase 2 Final Plat with staff comments and Bill Narducci seconded. All in favor.
- 6. Review of Jerome Village GPN-5 Phase 8 Final Plat (Union County) Staff Report by Brad Bodenmiller
  - Justin Wollenberg I had hesitation about adding those dimensions requested by URE for utility easements to the plat but after talking with the surveyor he's comfortable adding those three dimensions.
    - Bill Narducci The rear lot lines are not parallel to the property?
      - Justin Wollenberg Correct. It's well defined so it could be recreated at a later date, but Ron wanted it on the plat and we're agreeable
        - o Bill Narducci It's not shown on the plat but there's language there that says a pin will be placed on the property line.
  - Wes Dodds The issue of the bonds being approved. I know that the subdivision regulations read prior to approval; what's the disconnect between this, why the last minute when you know it's needed?
    - Todd Pomorski I know I dropped the bond off two weeks before the application so I'm not sure why it took so long.



Dave Gulden, AICP **Director** 

Jim Holycross
President

Jeremy Hoyt

Dave Faulkner 2<sup>nd</sup> Vice-President

Robert A. Yoder Treasurer

- Justin Wollenberg This particular bond was delivered prior to the application date, but we did have one before that was not. We should be able to drop it before, sometimes it determines where we are on construction because we're trying to reduce the bond amount.
- Bill Narducci moved a motion to recommend approval of the Jerome Village GPN-5 Phase 8 Final Plat with staff comments and Jeff Stauch seconded. All in favor.
- 7. Review of Jerome Village VN-3 Preliminary Plat (Union County) Staff Report by Brad Bodenmiller
  - Brad Bodenmiller The developer submitted a request to table this submittal.
  - Justin Wollenberg reported there's been no movement since we last talked. I've presented options for additional parking to the developer and they're not thrilled with it.
    - Charles Hall asked Justin to set up a meeting with the commissioners once they do have it settled.
  - Charles Hall moved a motion to recommend accepting of the request to table Jerome Village VN-3 Preliminary Plat and Steve McCall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 11:44 am with Steve McCall moving the motion to adjourn and Andy Yoder seconding. All in favor.