



Staff Report – The Reserve at New California

Applicant:	Homewood Corporation 2700 E Dublin Granville Road Columbus, OH 43054 Civil & Environmental Consultants, Inc. c/o Brian Burkhart 250 West Old Wilson Bridge Road Worthington, OH 43119 bburkhart@cecinc.com
Request:	Approval of The Reserve at New California – Preliminary Plat.
Location:	Located southwest of Industrial Parkway, northwest of State Route 42, and southeast of Taylor Road in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 108.315 acres of land and proposes 165 single-family residential lots. Note: 13.742 acres and 27 lots have already gone through the final plat process.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ Unspecified number of acres in right-of-way○ Unspecified number acres in single-family residential lots○ 34.08 acres in open space (per Preliminary Plat) <p>Proposed utilities:</p> <ul style="list-style-type: none">○ Public water service○ Public sanitary waste disposal <p>Prior Action:</p> <ul style="list-style-type: none">○ A Preliminary Plat for this subdivision was approved in April 2013.○ The Preliminary Plat expired in April 2015.○ A second Preliminary Plat for this subdivision was approved in September 2015.○ The Phase 1 Final Plat was approved in September 2016.○ The second Preliminary Plat expired in September 2017.
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• Union County Engineer's Office

- The Engineer's Office re-submitted comments in a letter dated 09-03-15. The Engineer's Office recommended approval subject to its modifications and recommendations, which should be addressed in the final Construction Drawings or resolved as indicated. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. A permit will be required for all work proposed within the floodplain.
 2. Offsite traffic mitigation has been approved through our office, with both a left turn lane and right deceleration lane on Industrial Parkway to be constructed as part of this project.
 3. No driveway access will be permitted on Industrial Parkway for any proposed lot.
 4. Label 100-year and normal water service elevations for all retention areas, and 100-year elevations for detention areas.
 5. All drainage calculations, pond and pipe sizes as well as easements will be reviewed in more detail during the final design process.
 6. Include finished grade (FG) elevations on all buildings, and possible walkout locations and elevations. All finished grade elevations for lots adjacent to the Sugar run shall be a minimum of 1' above the floodplain elevation.
 7. A Ditch Petition will need to be prepared and executed between the Developer and County prior to approval of Final Plat.
 8. Provide detailed construction drawings to private utility providers.

• Union County Soil & Water Conservation District

- In an email dated 01-02-24, the District advised it had no comments.

• Union County Health Department

- No comments received as of 01-03-24. 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,



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	<p>business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS).”</p> <ol style="list-style-type: none">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.”“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).” <p>• City of Marysville</p> <ul style="list-style-type: none">The City submitted comments in an email dated 01-03-24. Some of those comments are listed below and summarized for reference. (Please refer to email for all comments.)Provide a 20’ Sanitary Easement flanking the right-of-way for all proposed sanitary sewer.Provide a 10’ Utility Easement flanking the right-of-way for all proposed waterlines.Per City Standards, the Sanitary Sewer shall be located no further than 5’ outside the right-of-way line.The City provided Easement language it wants included on the Final Plat. <p>• Jerome Township</p> <ul style="list-style-type: none">Jerome Township submitted comments in a letter dated 12-26-23. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)A Detailed Development Plan was approved, and the proposed Preliminary Plat generally complies.The applicant should be aware of and use both the updated zoning district names and new owners of adjacent properties.
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- **ODOT District 6**

- No comments received as of 01-03-24.

- **Union Rural Electric**

- URE submitted comments in a letter dated 01-02-24. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. URE easement requirements are 20' for underground primary/secondary facilities. Actual location on lots can be located within a 10' easement if adjacent property has additional easements or right-of-way for ingress/egress totaling 20'.
 2. URE provided easement areas in a drawing.
 3. Still need to complete electrical facility layout.
 4. An easement is requested running from rear of Lot 125 through Open Space C to El Camino Drive.

- **AES**

- No comments received as of 01-03-24.

- **LUC Regional Planning Commission**

1. Sheet 2 & 3: These sheets acknowledge Phase 1 was platted already. Staff notes this Preliminary Plat is not intended be used as a method to replat Phase 1.
2. Sheet 2: The road labeled "Orange Drive" was platted as "Jeffery Pine Drive" on the Phase 1 Final Plat. Please be mindful of this when preparing the relevant Final Plat(s) (§313, 12.).
3. Sheet 2: Right-of-way dimensions at Industrial Park are missing. Open Space A and B are missing dimensions as well. Since this area was already platted, it is a non-issue (§313, 12.; §313, 16.).
4. Sheet 2 & 3: Open space dimensions are missing along the right-of-way at lots 115/116 + lots 82/83. North lot line of Lot 82 is missing. Please include these dimensions on the Final Plat(s) (§313, 16.; §313, 15.).
5. Sheet 3: The limits of all Flood Hazard Areas including zones, FEMA map number, and date shall be shown. The flood zone labels present on the 2015 Preliminary Plat have been removed; please include these on Final Plat(s) (§313, 17.).



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	<ol style="list-style-type: none">6. Sheet 3: The Base flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas (§313, 17.).7. There appears to be Pewamo soil type present. Section 416 reads, “LUC may approve the subdivision provided the subdivider agrees to perform such improvements as will render the area acceptable for the intended use (§416).8. Easements are not depicted. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414).9. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.).10. A letter from Jerome Township certifying that the Final Plat conforms with the Township’s zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).11. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).
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Staff Recommendations:	Staff recommends APPROVAL of The Reserve at New California – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies, related to Subdivision Regulation requirements, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
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Z&S Committee Recommendations:	<i>Options for action:</i> <ul style="list-style-type: none">○ Approval○ Conditional Approval (state conditions)○ Denial (state reasons)○ Table (if requested)
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Logan-Union-Champaign
regional planning commission

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