Logan-Union-Champaign
regional planning commission

Director: Dave Gulden, AICP

Zoning & Subdivision Committee

Thursday, February 11, 2016, 12:45 pm

- Minutes from last meeting of January 14, 2016

1. Jerome Village Preliminary Plat Extension – Staff Report by Brad Bodenmiller

2. Review of Britonwood Final Plat (Union County) – Staff Report by Brad Bodenmiller

3. Review of Allen Township Parcel Amendment (Union County) – Staff Report by Brad Bodenmiller

Members:

Scott Coleman – Logan County Engineer
Chad Flowers – City of Marysville Planning
Charles Hall – Union County Commissioner
Jeff Stauch – Union County Engineer
Paul Hammersmith – Dublin Engineer
Steve McCall – Champaign County Engineer
Tyler Bumbalough – City of Urbana Engineer
Robert A. Yoder – North Lewisburg Administrator
Weston R. Dodds – City of Bellefontaine Zoning
Dave Gulden – LUC
Heather Martin – LUC
Brad Bodenmiller - LUC

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Staff Report – Jerome Village Original Preliminary Plat

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 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com
Request:	Approval of the Jerome Village Preliminary Plat Extension for a period of two (2) years.
Location:	Located on the east side of US Route 42 in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat Extension is for the Jerome Village Development in its entirety. The applicant has requested an additional two-year extension. The proposed method of supplying water service is through the City of Marysville Public Water System. The proposed method of sanitary waste collection is the Jerome Village Community Authority and the proposed method of sanitary waste disposal is the City of Marysville Treatment System. Preliminary Plat: ○ The Jerome Village Preliminary Plat was originally approved in February of 2008. Preliminary Plat Extensions were granted in February 2010, 2012, and 2014 • **Union County Engineer's Office** ○ Regarding the original Preliminary Plat approval and subsequent Preliminary Plat Extensions, the Engineer's Office's recommended approval with modifications, in accordance with a letter dated 02-11-08. Subsequent

	Preliminary Plat Extensions were recommended subject to the comments in that letter. ○ Regarding this 2016 Preliminary Plat Extension, the Engineer's Office submitted comments in a letter dated 02-04-16. The Engineer's Office recommended approval subject to the comments from its original review, dated 02-11-08. Additional comments from the Engineer's Office are below: ✓ "Due to the long term buildout of this development, this preliminary master plat will have to be renewed multiple times over the life of the project under current practice. The individual pods within this master development have their own preliminary plat that will go through the review process from the Zoning and Subdivision Committee. We recognize that through this process, there will be revisions shown on the individual pod preliminary plats when compared to this overall plat. Because the individual pods are reviewed as submitted, our office does not see a need to require the implementation of any updates to the preliminary master plat at this time." • **Union County Soil & Water Conservation District** ○ No comments as of February 4, 2016. • **Union County Health Department** ○ No comments as of February 4, 2016. Standard comments from the Health Department are below: ✓ "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)." ✓ 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)." • **City of Marysville** o No comments as of February 4, 2016. • **Jerome Township** o No comments as of February 4, 2016. • **ODOT District 6** o No comments as of February 4, 2016. • **Union Rural Electric/URE** o No comments as of February 4, 2016. • **LUC Regional Planning Commission** o All comments from reviewing agencies, including those from past review periods dating back to 2008, should be incorporated into platting of upcoming pods and phases (§ 318).

Staff Recommendations:	LUC Staff recommends ***APPROVAL*** of the Jerome Village Preliminary Plat Extension with the ***CONDITION*** that all comments from reviewing agencies, including those from all past review periods dating back to 2008, should be incorporated into future platting of phases and pods. 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:	

UNION COUNTY, OHIO
JEROME TOWNSHIP
PRELIMINARY PLAT
FOR
JEROME VILLAGE
2008

VIRGINIA MILITARY LANDS NOS. 2365, 2990, 2991, 3005, 3244, 5234

PROJECT SUMMARY

Project Area:	1394.7±Ac. (Total)
	1385.0± Union County
	9.7± Delaware County (Deed Restricted to Open Space)
Existing Zoning:	U-1 (Rural District)
Proposed Zoning:	PUD (Planned Unit Development)

NEIGHBORHOOD SUMMARY

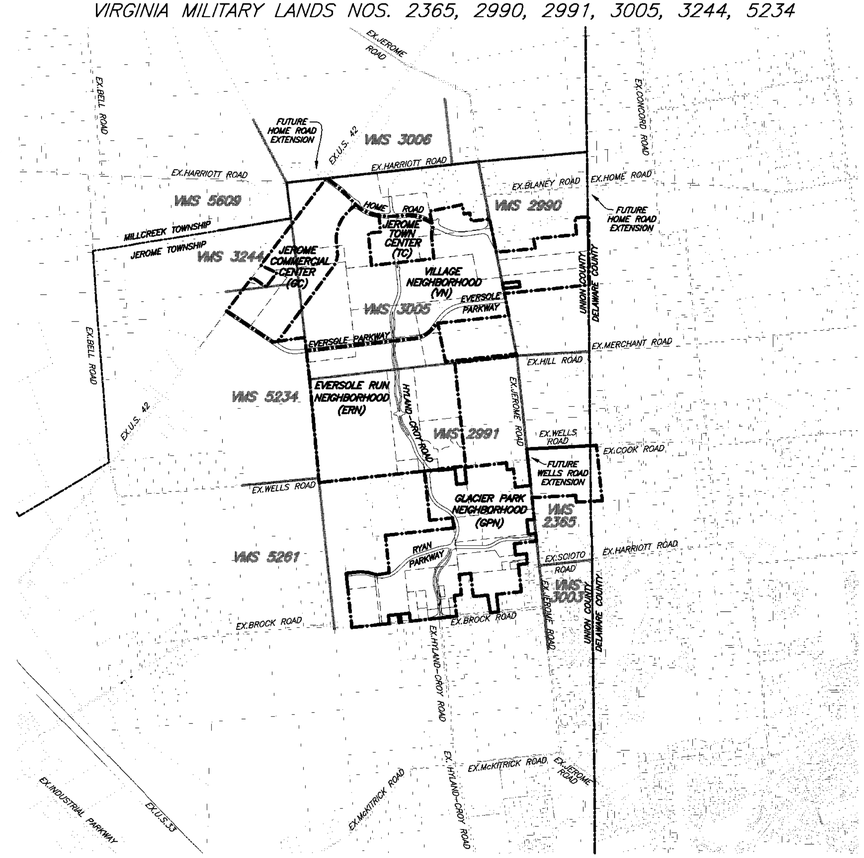
Jerome Commercial Center	141.6± Gross Ac.	1,046,600 S.F.	
Jerome Town Center	42.4± Gross Ac.	412,600 S.F.	(75 Units)
Village Neighborhood	327.7± Gross Ac.	1521	# Units
Elementary School/Civic	30.3± Gross Ac.		
Eversole Run Neighborhood	269.4± Gross Ac.	424	# Units
Glacier Park Neighborhood	235.0± Gross Ac.	514	# Units
Middle & Elementary School	39.8± Gross Ac.		
Prop. Right-of-Way (Home Road Ext., Hyland-Croy Ext., Eversole Parkway, Ryan Parkway)	69.0± Ac.		
Ex. Right-of-Way Dedication	24.5± Ac.		

OPEN SPACE SUMMARY

Public Open Space	251.9± Ac.
Development Data Table Open Space	306.6± Ac.
Total Open Space	558.5± Ac.
Percent Open Space	40.0%±

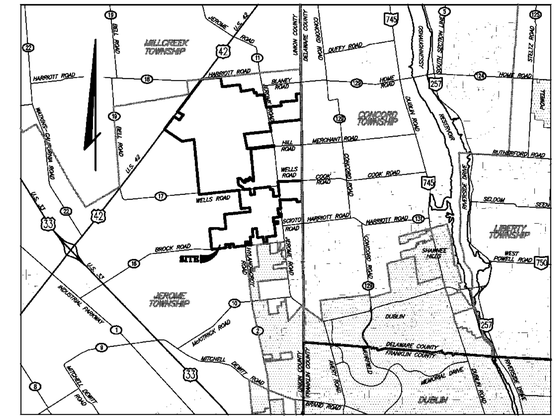
2000' 0 2000' 4000'

GRAPHIC SCALE (IN FEET)



INDEX MAP

SCALE: 1" = 2000'



LOCATION MAP

SCALE: 1"=5280'

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 390808 0150 B, effective date September 27, 1991.

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.

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.

Note D: All log jams, etc. shall be removed from streams that will be a part of the Union County Ditch Maintenance Program.

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: Wells Road/Jerome Road intersection to be aligned with development of GPN-3 Final Engineering Plans.

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 all other conditions.

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: Construction drawings of GPN-7 are to include detailed plans of bike path connection to Glacier Ridge Metro Park.

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 of pavement.

Public Utility Note:
All utilities shown herein are preliminary in nature. Final utility locations and associated easement will be determined by the County Engineer, Developer, and the utility provider(s).

OWNER/DEVELOPER

JEROME VILLAGE
Where life is in balance.

Jerome Village Company, LLC
720 E. Broad Street
Suite 200
Columbus, OH 43215
Ph:(614)242-4000
Fax:(614)242-4001

CONSULTING ENGINEER

TERRAIN EVOLUTION

Terrain Evolution, Inc.
720 E. Broad Street
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Columbus, OH 43215
Ph:(614)242-4000
Fax:(614)242-4001

SURVEYOR

Benchmark Surveying & Mapping Company
70 South Liberty Road
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Powell, OH 43065
Ph:(614)880-1201
Fax:(614)880-1202

INDEX OF SHEETS

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PREPARED BY:

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2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

UTILITY COMPANIES

Sanitary Sewer & Water

City of Marysville
Public Service Center
455 North Maple Street
Marysville, OH 43040
Ph:(937)642-0116
Fax:(937)642-0179

Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph:(937)645-3018
Fax:(937)645-3161

Electric

Union Rural Electric
15461 U.S.Route 36E
P.O.Box 393
Marysville, OH 43040
Ph:(937)642-1826
Fax:(937)644-4239

Ohio Edison
1040 South Prospect Street
Marion, OH 43302
Ph: (800)633-4766
Fax: (740)382-7108

Gas

Clearfield Ohio Holdings Inc.
6724 Perimeter Loop Drive-Box 180
Dublin, OH 43017
Ph:(614)889-5904
Fax:(614)792-0469

Columbia Gas
920 W. Goodale Boulevard
Columbus, OH 43212
Ph:(614)460-2172
Fax:(614)989-1207

Telephone/Cable/Internet

Verizon
550 Leader Street
Marion, OH 43302
Ph:(740)383-0729
Fax:(937)382-1910

Time Warner Cable
P.O.Box 2553
Columbus, OH 43216
Ph:(614)481-5263
Fax:(614)255-6428

REVISIONS		
MARK	DATE	DESCRIPTION

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Engineers • Surveyors • Planners • Scientists
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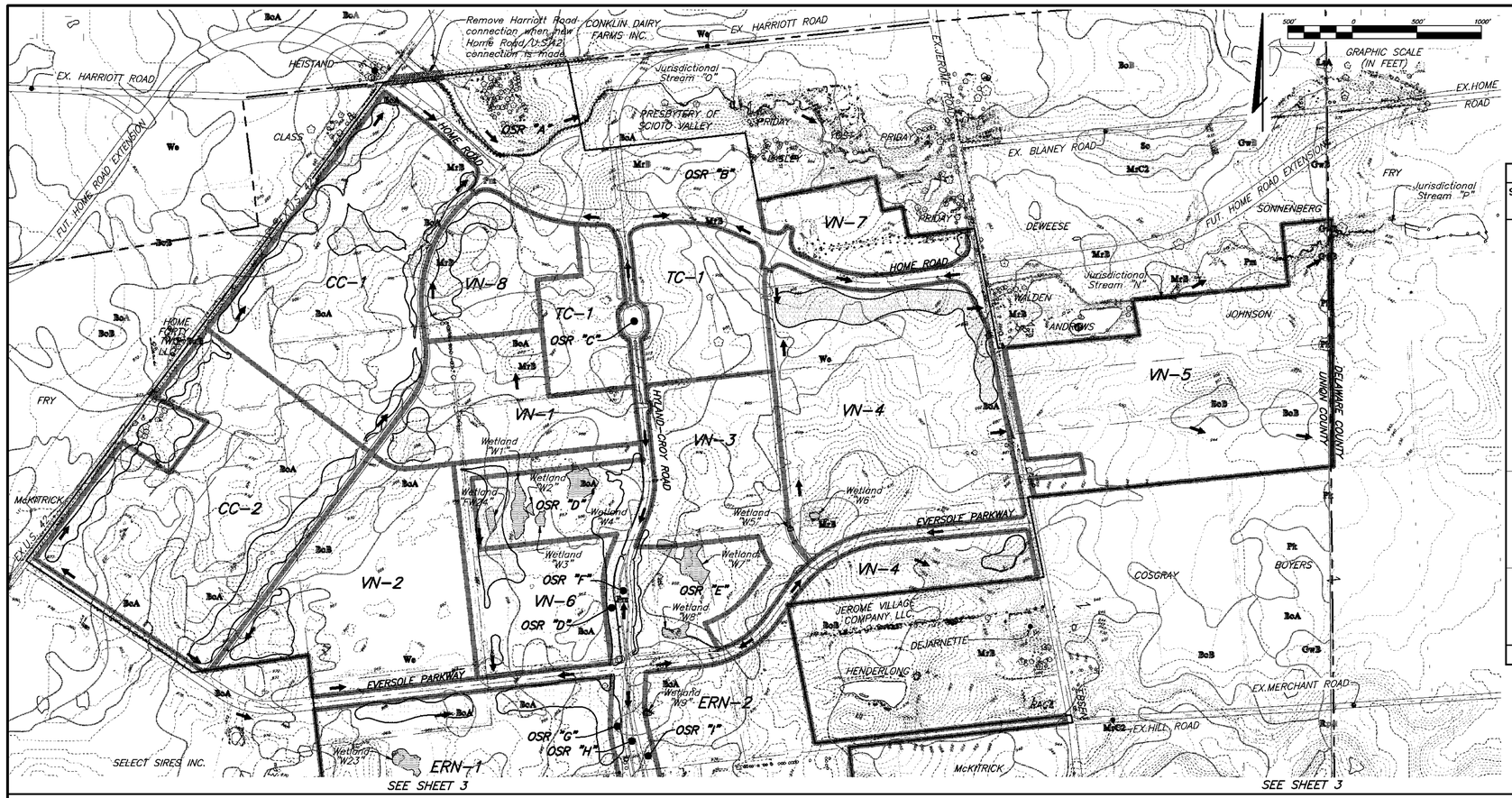
PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
FACE SHEET

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
As Noted	1/27



Existing Roadway Data Table				
Road Name	R/W Width (Ft.)	PVMT Width (Ft.)	Ultimate R/W Width(Ft.)	Ultimate PVMT Width(Ft.)
U.S. 42	60	22.5	100	36
Brock Road	60	23	100	36
Wells Road	60	19	100	24
Jerome Road	60	21	100	36
Harriott Road	50	17	100	24

Public Spaces Data Table			
Sub-area or Reserve	Use	Site Acreage (Ac.)	Open Space Provided (Ac.)
VN-6	Elementary School/ Civic	30.3	**24.3**
GPN-4	Middle & Elementary School	39.8	**19.9**
OSR "A"	Open Space Reserve	22.1	**22.1**
OSR "B"	Open Space Reserve	13.0	**13.0**
OSR "C"	Open Space Median	0.7	**0.7**
OSR "D"	Open Space Reserve	18.4	**18.4**
OSR "E"	Open Space Reserve	16.7	**16.7**
OSR "F"	Open Space Median	0.6	**0.6**
OSR "G"	Open Space Reserve	3.7	**3.7**
OSR "H"	Open Space Median	2.1	**2.1**
OSR "I"	Open Space Reserve	3.7	**3.7**
OSR "J"	Open Space Median	0.5	**0.5**
OSR "K"	Open Space Reserve	25.9	**25.9**
OSR "L"	Open Space Reserve	27.1	**27.1**
OSR "M"	Open Space Reserve	6.0	**6.0**
OSR "N"	Open Space Reserve	1.3	**1.3**
OSR "O"	Open Space Reserve	3.8	**3.8**
OSR "P"	Open Space Reserve	1.4	**1.4**
OSR "Q"	Open Space Reserve	25.0	**25.0**
OSR "R"	Open Space Median	2.1	**2.1**
OSR "S"	Open Space Reserve	25.9	**25.9**
OSR "T"	Open Space Reserve	7.7	**7.7**
	Totals	**277.8**	**251.9**

TOTAL OPEN SPACE PROVIDED: 558.5 Ac.

Development Data Table					
Sub Area	Use	Site Acreage (Ac.)	Min. Lot Width at B/L (Ft.)	Maximum Units or Sq.Ft.	Open Space Provided (Ac.)
CC-1	Office/Commercial	66.6	–	543,000 SF	**16.9**
CC-2	Commercial	75.0	–	509,000 SF	**13.6**
TC-1	Civic/Office/Retail (Residential over Commercial)	42.4	–	412,600 SF (75 Units)	**6.2**
VN-1	Attached Residential	31.2	–	208 Units	**8.2**
VN-2	Single Family	53.4	50	173 Units	**11.0**
VN-3	Single Family	35.1	50	140 Units	**5.4**
VN-4	Single Family	92.5	50	270 Units	**30.4**
*VN-5	Single Family	*76.0	60	220 Units	***22.9**
VN-7	Attached Residential	16.7	–	88 Units	**2.9**
VN-8	Attached Residential/ Congregate Care	23.0	–	172 Units/ 250 Units	**6.3**
ERN-1	Single Family	102.8	80	163 Units	**37.3**
ERN-2	Single Family	79.9	80	162 Units	**25.0**
ERN-3	Single Family	15.0	150	5 Units	**10.3**
ERN-4	Single Family	23.9	150	14 Units	**10.8**
ERN-5	Single Family	47.8	80	80 Units	**17.4**
GPN-1	Single Family	12.4	90	16 Units	**3.7**
GPN-2	Single Family	48.7	80	99 Units	**14.3**
*GPN-3	Single Family	*51.7	80	95 Units	**23.0**
GPN-5	Attached Residential	27.2	–	116 Units	**6.1**
GPN-6	Single Family	37.1	60	68 Units	**13.4**
GPN-7	Single Family	57.9	70	120 Units	**21.5**
Total	–	**1016.2**	–	**2534 Units 1,464,600 S.F.**	**306.6**

* VN-5 contains 76.9Ac.; 76.0Ac. in Union County; 0.9Ac. in Delaware County; GPN-3 contains 60.5Ac.; 51.7Ac. in Union County; 8.8Ac. in Delaware County; Sub-Area Open Space includes Delaware County Acreage.
Note: Sub Area Data Table is subject to change pending Jerome Township Zoning Review and Approval.

See Access Management Plan Sheets 6 & 7.

LEGEND

- Sub Area
- Ex.Tree Row
- Soil Survey Boundary
- Soil Type
- = Ex.Pond/Wetland
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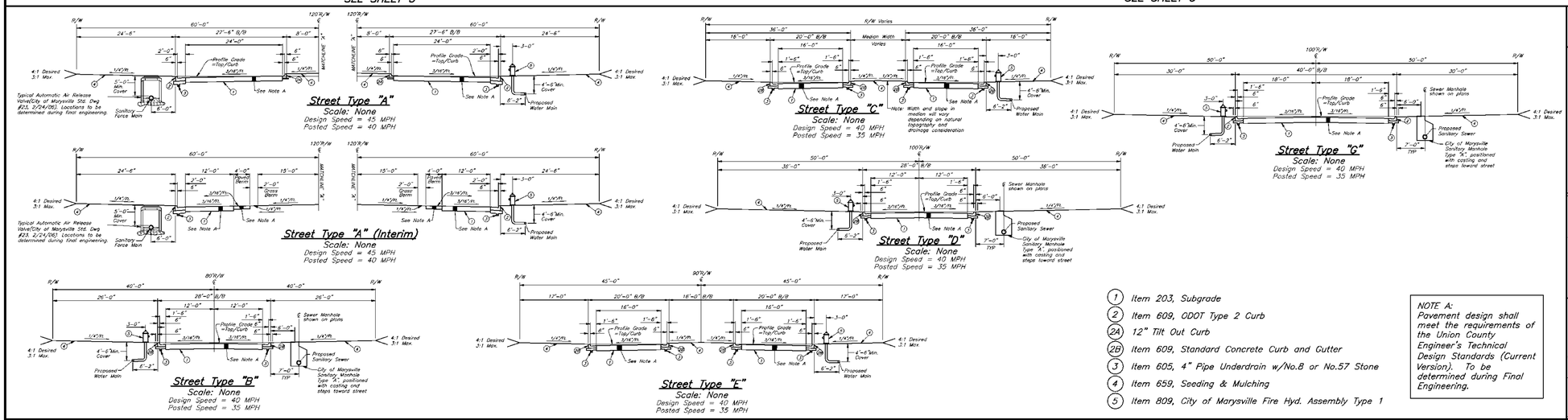

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NOTE A:
Pavement design shall meet the requirements of the Union County Engineer's Technical Design Standards (Current Version). To be determined during Final Engineering.

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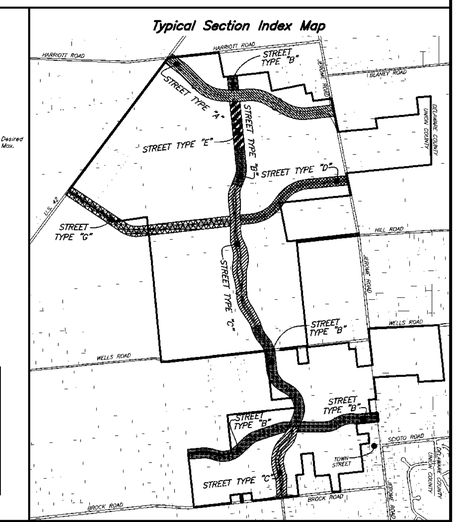

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JEROME VILLAGE

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FOR
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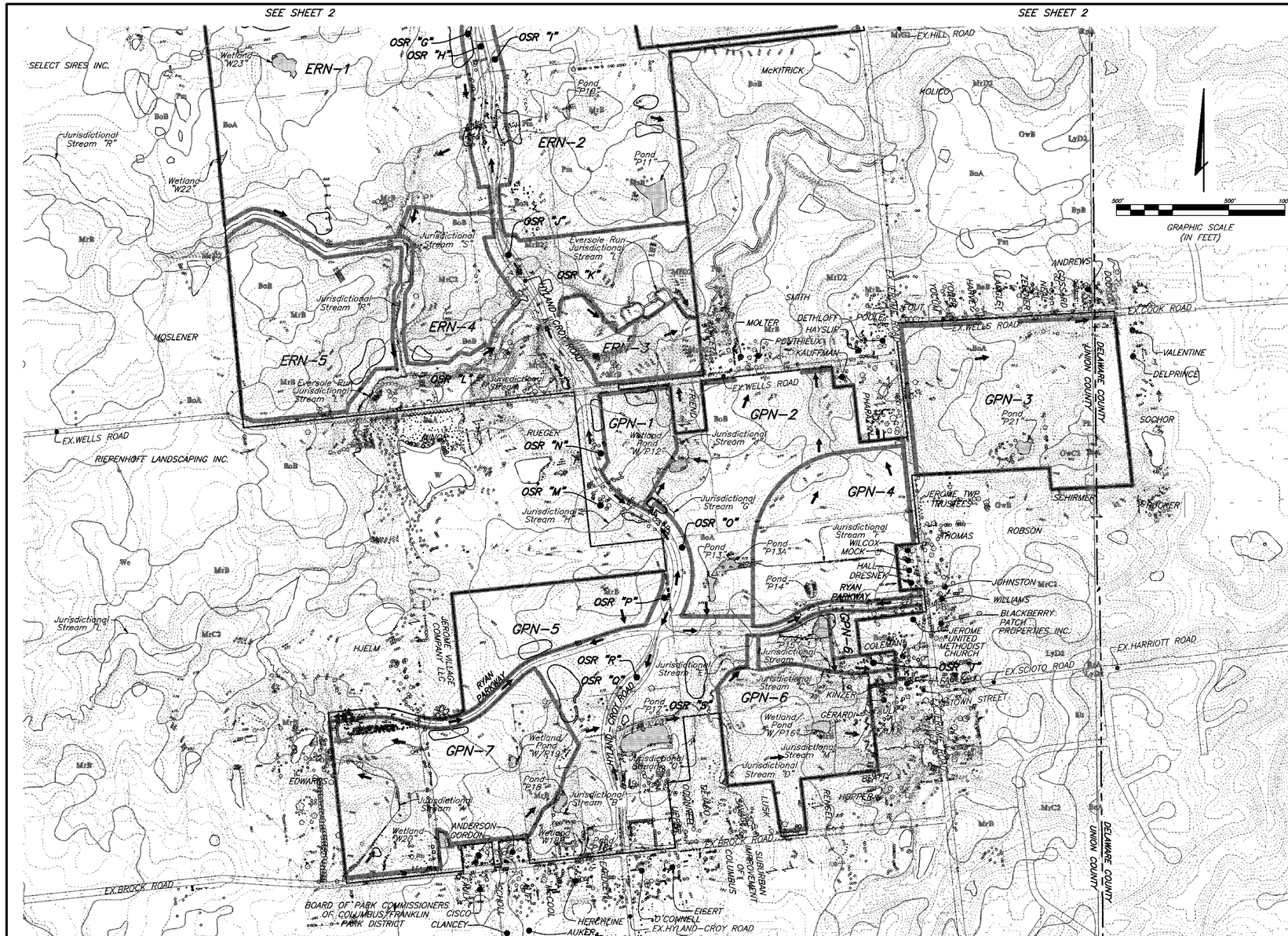

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LEGEND

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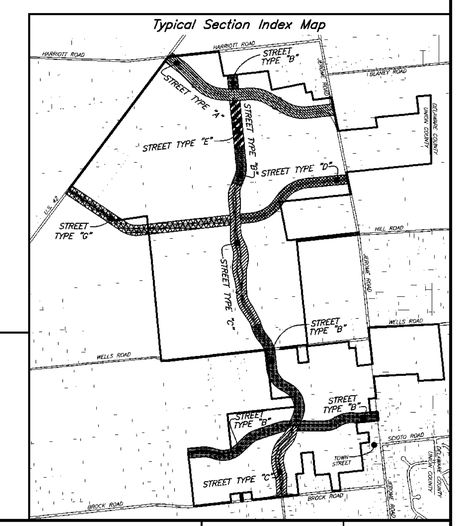
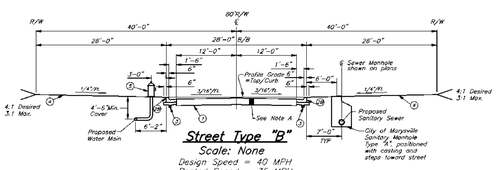
- Soil Survey Boundary — Soil Type
- = Ex.Pond/Wetland
- = Prop.Pond/Stormwater Management

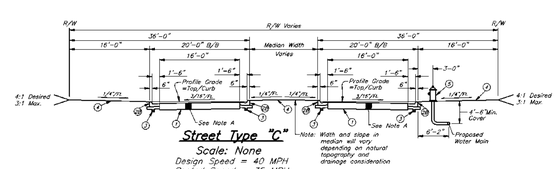
See Access Management Plan Sheets 6 & 7.

Typical Section Index Map





Street Type "B"
Scale: None
Design Speed = 40 MPH
Posted Speed = 35 MPH



Street Type "C"
Scale: None
Design Speed = 40 MPH
Posted Speed = 35 MPH

NOTE A: Pavement design shall meet the requirements of the Union County Engineer's Technical Design Standards (Current Version). To be determined during Final Engineering.

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2. Item 609, ODOT Type 2 Curb
2A. 12" Tilt Out Curb
2B. Item 609, Standard Concrete Curb and Gutter
3. Item 605, 4" Pipe Underdrain w/No.8 or No.57 Stone
4. Item 659, Seeding & Mulching
5. Item 809, City of Marysville Fire Hyd. Assembly Type 1

REVISIONS		
MARK	DATE	DESCRIPTION

EMH&T
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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
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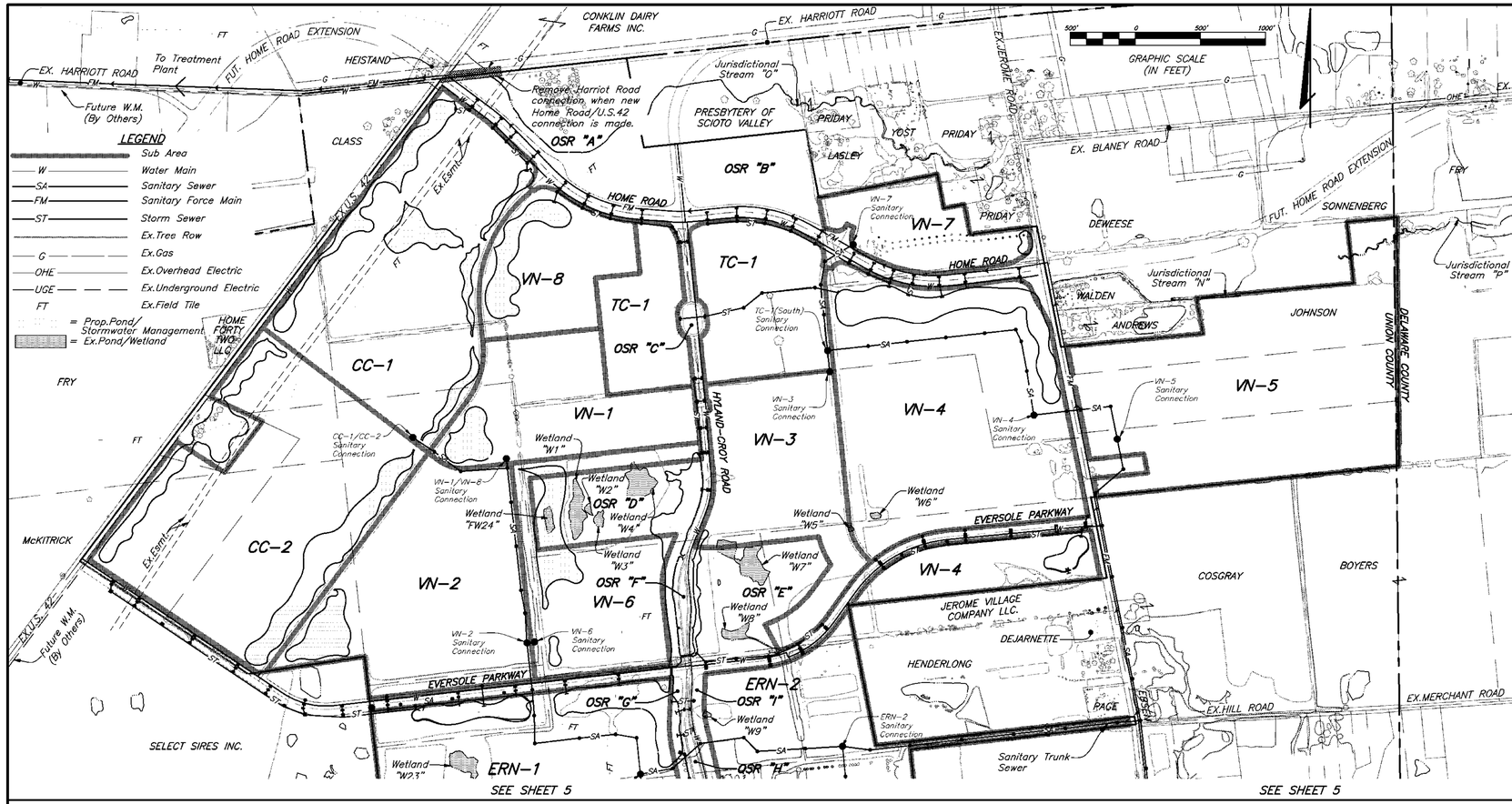
PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
PROPERTY INDEX AND TOPOGRAPHIC/FLOOD ROUTE MAP

Date	Job No.
January 3, 2008	2006-1643
Scale	**Sheet**
1"=500'	**3/27**



Existing Roadway Data Table

Road Name	R/W Width (Ft.)	PVMT Width (Ft.)	Ultimate R/W Width(Ft.)	Ultimate PVMT Width(Ft.)
U.S. 42	60	22.5	100	36
Brock Road	60	23	100	36
Wells Road	60	19	100	24
Jerome Road	60	21	100	36
Harriott Road	50	17	100	24

Public Spaces Data Table

Sub-area or Reserve	Use	Site Acreage (Ac.)	Open Space Provided (Ac.)
VN-6	Elementary School/ Civic	30.3	**24.3**
GPN-4	Middle & Elementary School	39.8	**19.9**
OSR "A"	Open Space Reserve	22.1	**22.1**
OSR "B"	Open Space Reserve	13.0	**13.0**
OSR "C"	Open Space Median	0.7	**0.7**
OSR "D"	Open Space Reserve	18.4	**18.4**
OSR "E"	Open Space Reserve	16.7	**16.7**
OSR "F"	Open Space Median	0.6	**0.6**
OSR "G"	Open Space Reserve	3.7	**3.7**
OSR "H"	Open Space Median	2.1	**2.1**
OSR "I"	Open Space Reserve	3.7	**3.7**
OSR "J"	Open Space Median	0.5	**0.5**
OSR "K"	Open Space Reserve	25.9	**25.9**
OSR "L"	Open Space Reserve	27.1	**27.1**
OSR "M"	Open Space Reserve	6.0	**6.0**
OSR "N"	Open Space Reserve	1.3	**1.3**
OSR "O"	Open Space Reserve	3.8	**3.8**
OSR "P"	Open Space Reserve	1.4	**1.4**
OSR "Q"	Open Space Reserve	25.0	**25.0**
OSR "R"	Open Space Median	2.1	**2.1**
OSR "S"	Open Space Reserve	25.9	**25.9**
OSR "T"	Open Space Reserve	7.7	**7.7**
	Totals	**277.8**	**251.9**

TOTAL OPEN SPACE PROVIDED: 558.5 Ac.

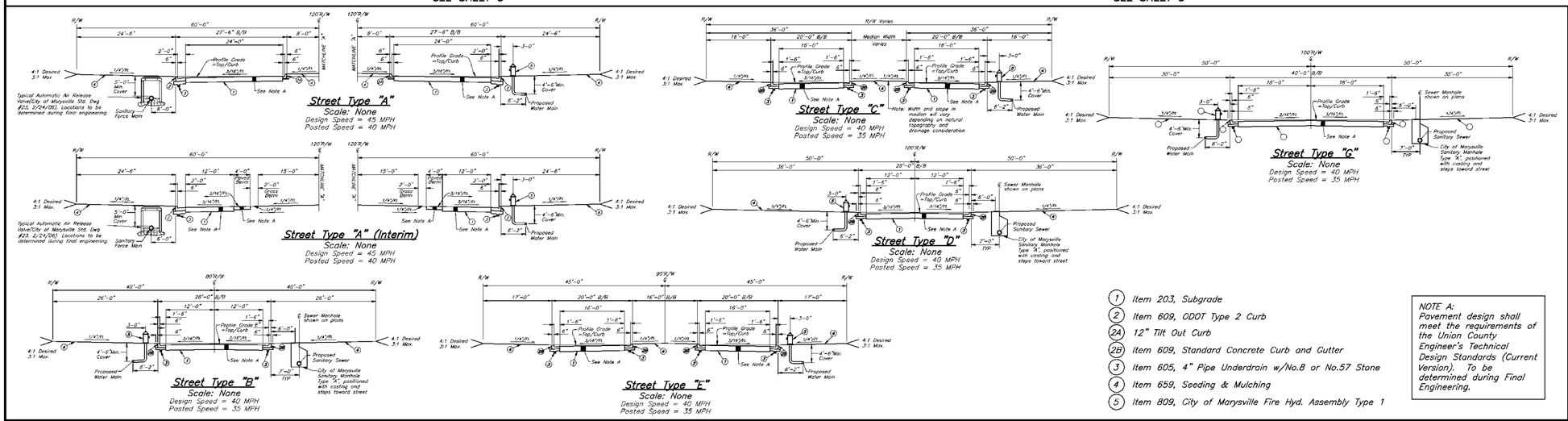
Development Data Table

Sub Area	Use	Site Acreage (Ac.)	Min. Lot Width at B/L (Ft.)	Maximum Units or Sq.Ft.	Open Space Provided (Ac.)
CC-1	Office/Commercial	66.6	–	543,000 SF	**16.9**
CC-2	Commercial	75.0	–	509,000 SF	**13.6**
TC-1	Civic/Office/Retail (Residential over Commercial)	42.4	–	412,600 SF (75 Units)	**6.2**
VN-1	Attached Residential	31.2	–	208 Units	**8.2**
VN-2	Single Family	53.4	50	173 Units	**11.0**
VN-3	Single Family	35.1	50	140 Units	**5.4**
VN-4	Single Family	92.5	50	270 Units	**30.4**
*VN-5	Single Family	*76.0	60	220 Units	***22.9**
VN-7	Attached Residential	16.7	–	88 Units	**2.9**
VN-8	Attached Residential/ Congregate Care	23.0	–	172 Units/ 250 Units	**6.3**
ERN-1	Single Family	102.8	80	163 Units	**37.3**
ERN-2	Single Family	79.9	80	162 Units	**25.0**
ERN-3	Single Family	15.0	150	5 Units	**10.3**
ERN-4	Single Family	23.9	150	14 Units	**10.8**
ERN-5	Single Family	47.8	80	80 Units	**17.4**
GPN-1	Single Family	12.4	90	16 Units	**3.7**
GPN-2	Single Family	48.7	80	99 Units	**14.3**
*GPN-3	Single Family	*51.7	80	95 Units	**23.0**
GPN-5	Attached Residential	27.2	–	116 Units	**6.1**
GPN-6	Single Family	37.1	60	68 Units	**13.4**
GPN-7	Single Family	57.9	70	120 Units	**21.5**
Total	**–**	**1016.2**	**–**	**2534 Units 1,464,600 S.F.**	**306.6**

** VN-5 contains 76.9Ac.; 76.0Ac. in Union County; 0.9Ac. in Delaware County; GPN-3 contains 60.5Ac.; 51.7Ac. in Union County; 8.8Ac. in Delaware County; Sub-Area Open Space includes Delaware County Acreage.*
Note: Sub Area Data Table is subject to change pending Jerome Township Zoning Review and Approval.

See Access Management Plan Sheets 6 & 7.

Note: Field tile shown per record information provided by Union County Soil & Water Conservation District.



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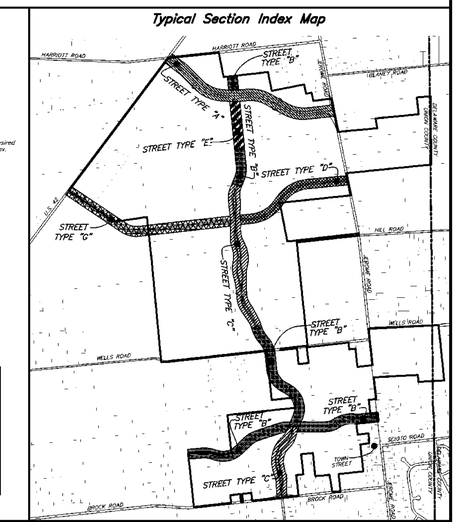
2B. Item 609, Standard Concrete Curb and Gutter
3. Item 605, 4" Pipe Underdrain w/No.8 or No.57 Stone
4. Item 659, Seeding & Mulching
5. Item 809, City of Marysville Fire Hyd. Assembly Type 1

NOTE A:
Pavement design shall meet the requirements of the Union County Engineer's Technical Design Standards (Current Version). To be determined during Final Engineering.

Typical Section Index Map



REVISIONS		
MARK	DATE	DESCRIPTION

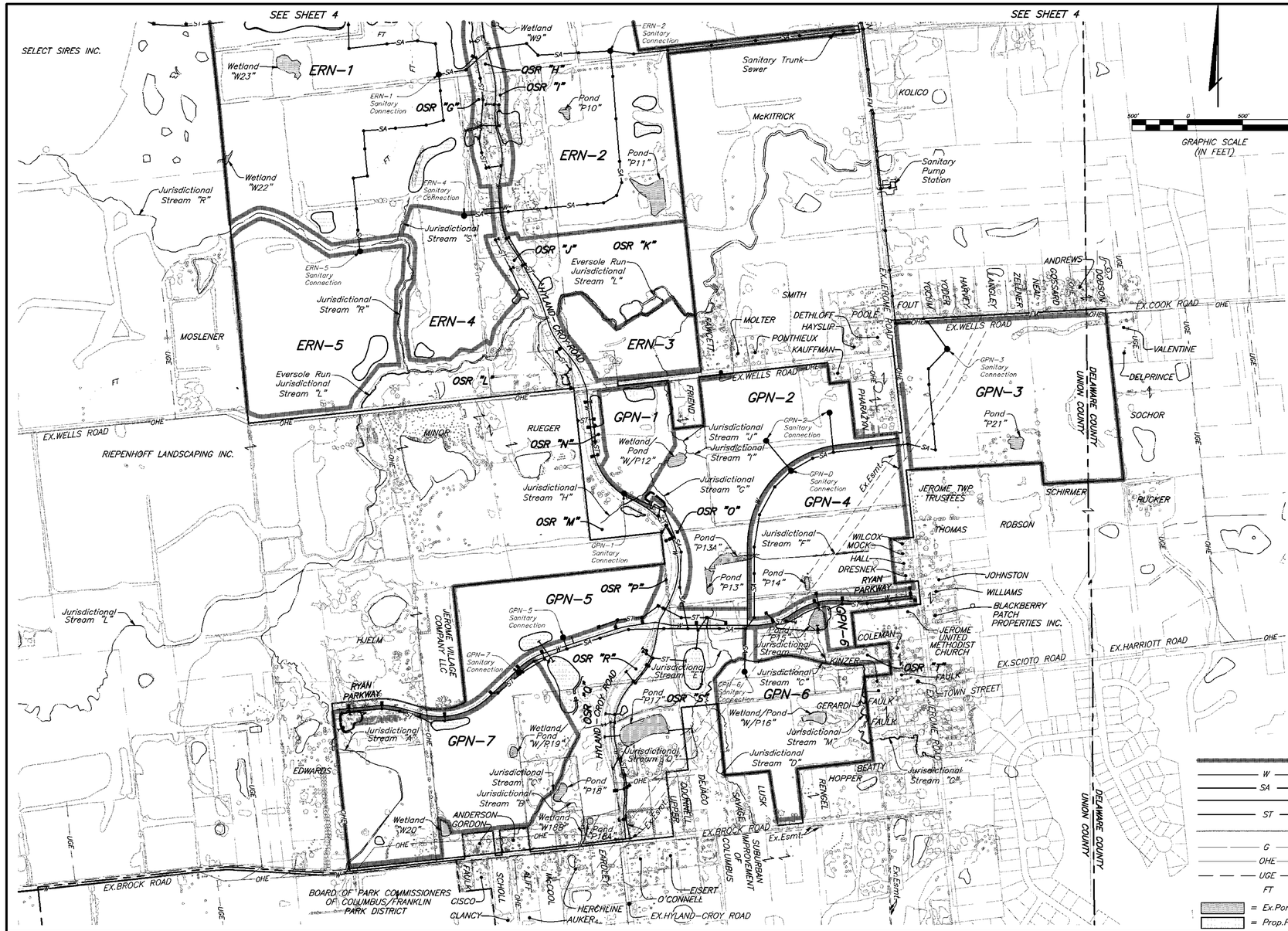
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
M C M X X V I

PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
UTILITY INDEX MAP AND TYPICAL SECTIONS

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=500'	**4/27**



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Note: Sub Area Data Table is subject to change pending Jerome Township Zoning Review and Approval.

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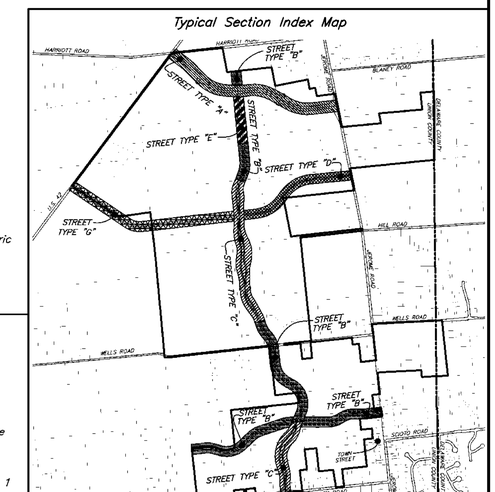
See Access Management Plan Sheets 6 & 7.

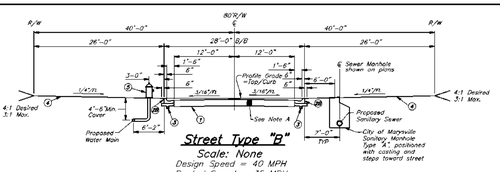
Note: Field tile shown per record information provided by Union County Soil & Water Conservation District.

LEGEND

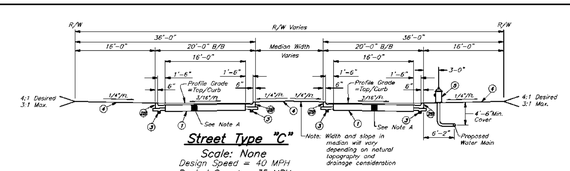
- Sub Area
- W — Water Main
- SA — Sanitary Sewer
- FM — Sanitary Force Main
- ST — Storm Sewer
- Ex.Tree Row
- G — Ex.Gas
- OHE — Ex.Overhead Electric
- UGE — Ex.Underground Electric
- FT — Ex.Field Tile
- = Ex.Pond/Wetland
- = Prop.Pond/Stormwater Management

Typical Section Index Map





Street Type "B"
Scale: None
Design Speed = 40 MPH
Posted Speed = 35 MPH



Street Type "C"
Scale: None
Design Speed = 40 MPH
Posted Speed = 35 MPH

NOTE A: Pavement design shall meet the requirements of the Union County Engineer's Technical Design Standards (Current Version). To be determined during Final Engineering.

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2. Item 609, ODOT Type 2 Curb
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REVISIONS		
MARK	DATE	DESCRIPTION

EMH&T
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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
M C M X X V I

PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
UTILITY INDEX MAP AND TYPICAL SECTIONS

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=500'	5/27

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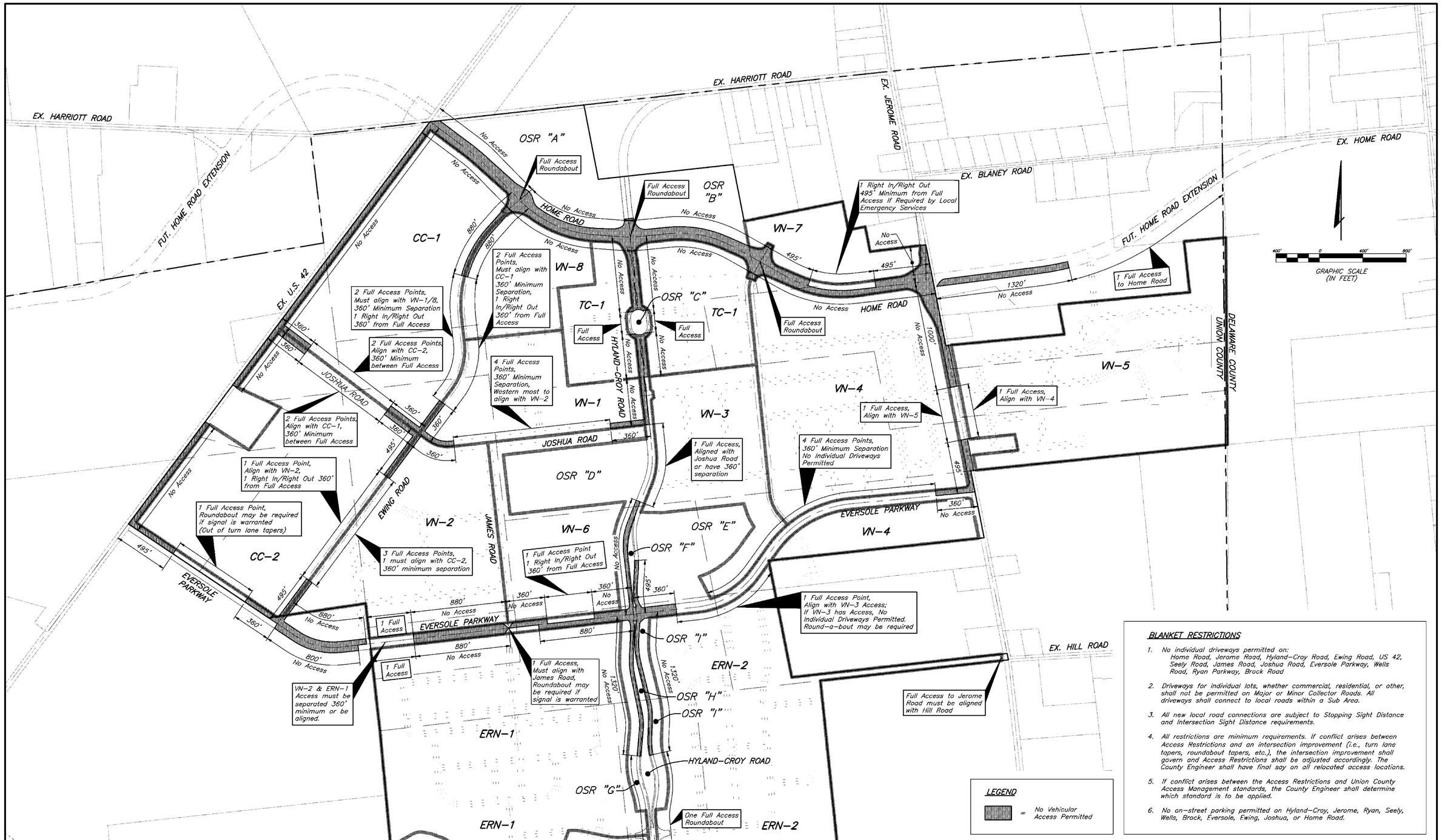

BLANKET RESTRICTIONS

1. No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Eversole 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.
3. 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.
5. If conflict arises between the Access Restrictions and Union County Access Management standards, the County Engineer shall determine which standard is to be applied.
6. No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Eversole, Ewing, Joshua, or Home Road.

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JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
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JEROME VILLAGE
ACCESS MANAGEMENT PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=400'	6/27

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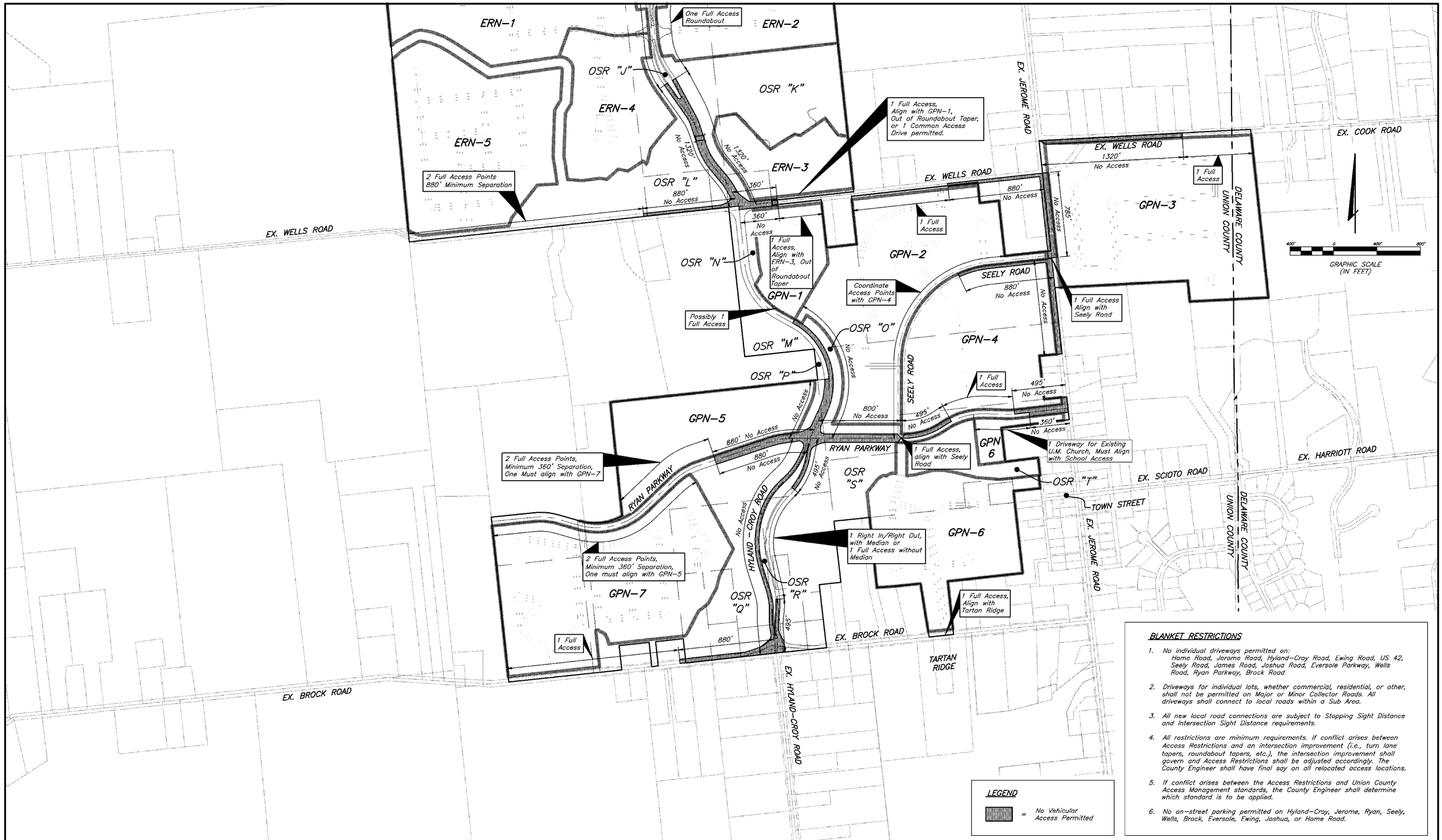

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LEGEND

= No Vehicular Access Permitted

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JEROME VILLAGE

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PRELIMINARY PLAT
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ACCESS MANAGEMENT PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=400'	7/27

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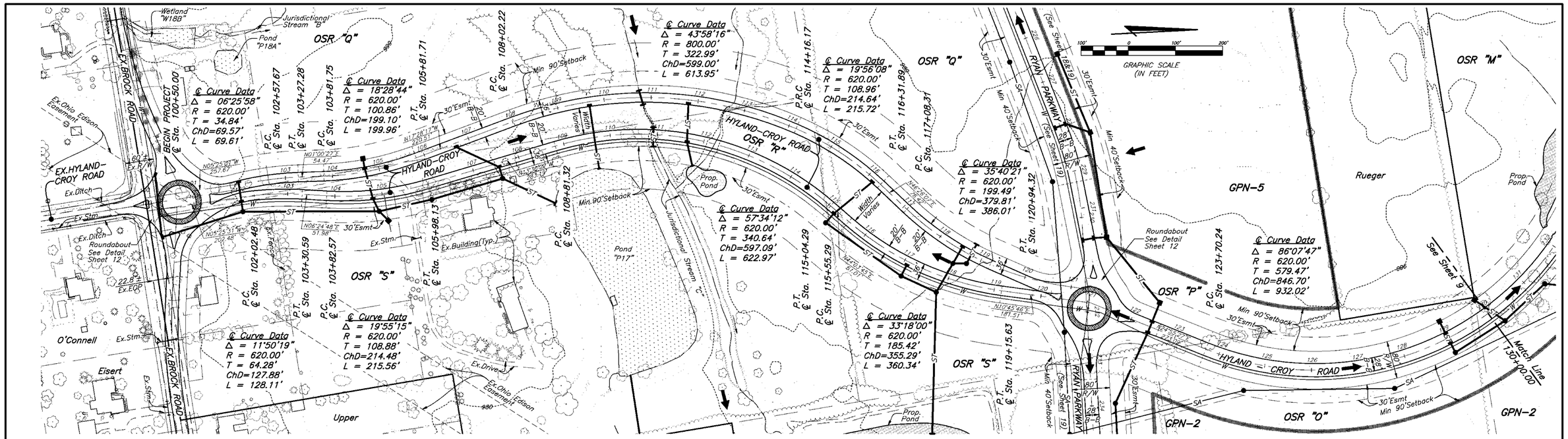

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LEGEND

- Sub Area Boundary
- W — Water Main
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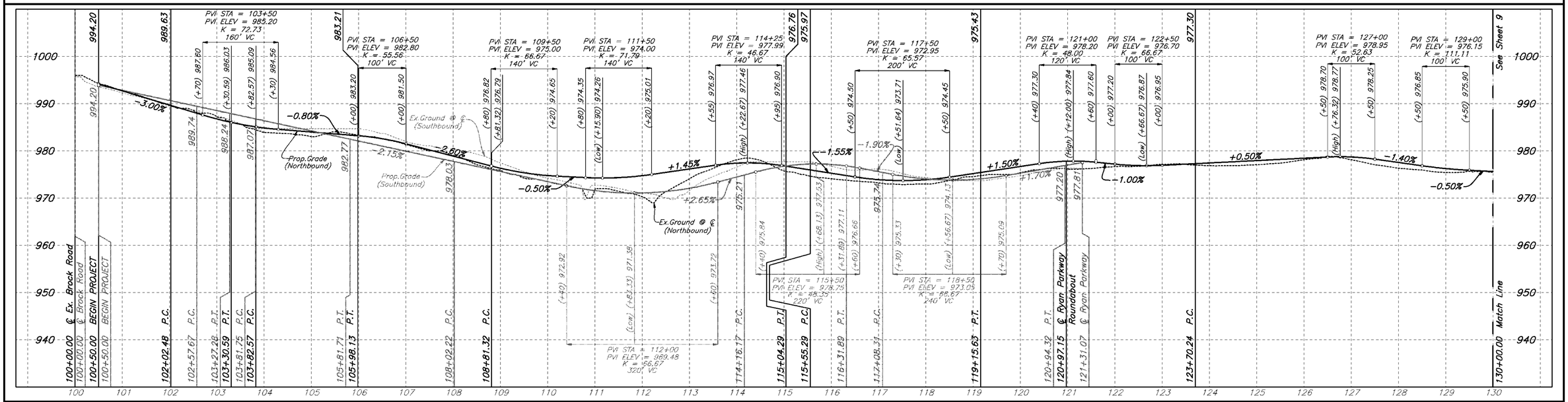

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COUNTY OF UNION, OHIO
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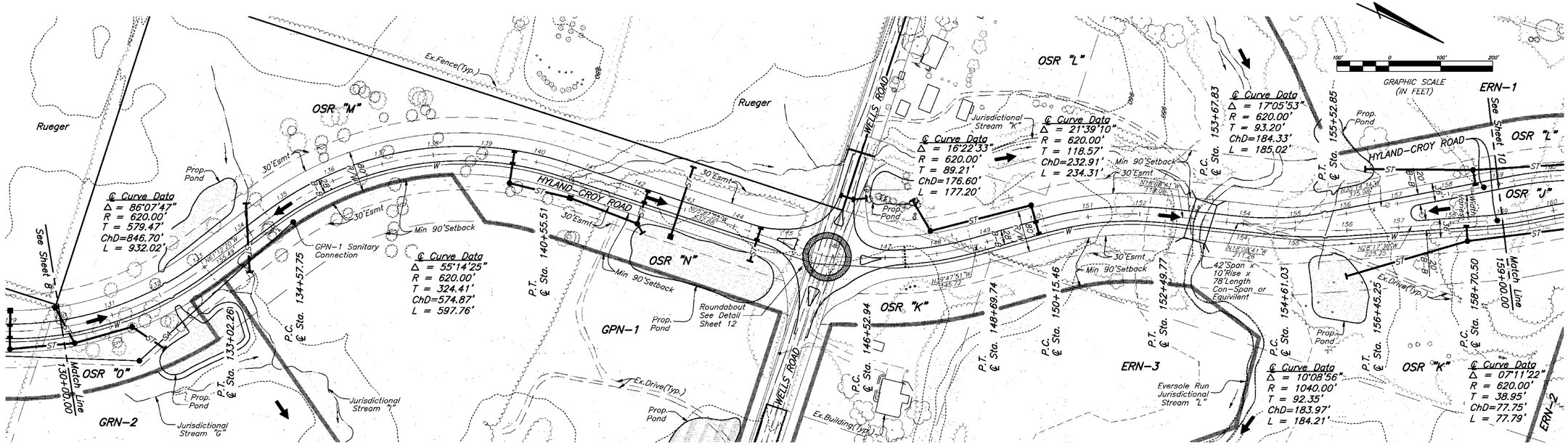
HYLAND-CROY EXTENSION

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 8/27

\\CMHDATA1\DEVELOPMENT\PROJECT\20061643\DWG\PRELIMINARY PLAT\61643PP08.DWG<SHEET 8> - 5 XREFS: 51877XBS, 61643XBS-JV LAYOUT, 61643XPG, PP 2 FT CONTOURS, 61643XPC - LAST SAVED BY BHESLEP [1/3/2008 11:48:14 AM] - PLOTTED BY BHESLEP [1/3/2008 11:48:14 AM]



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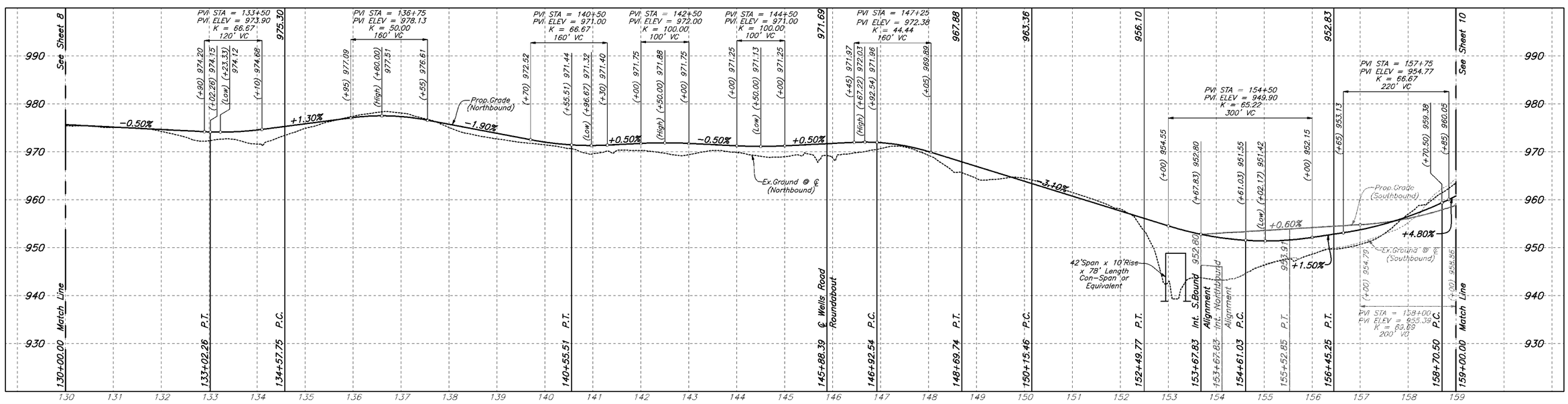

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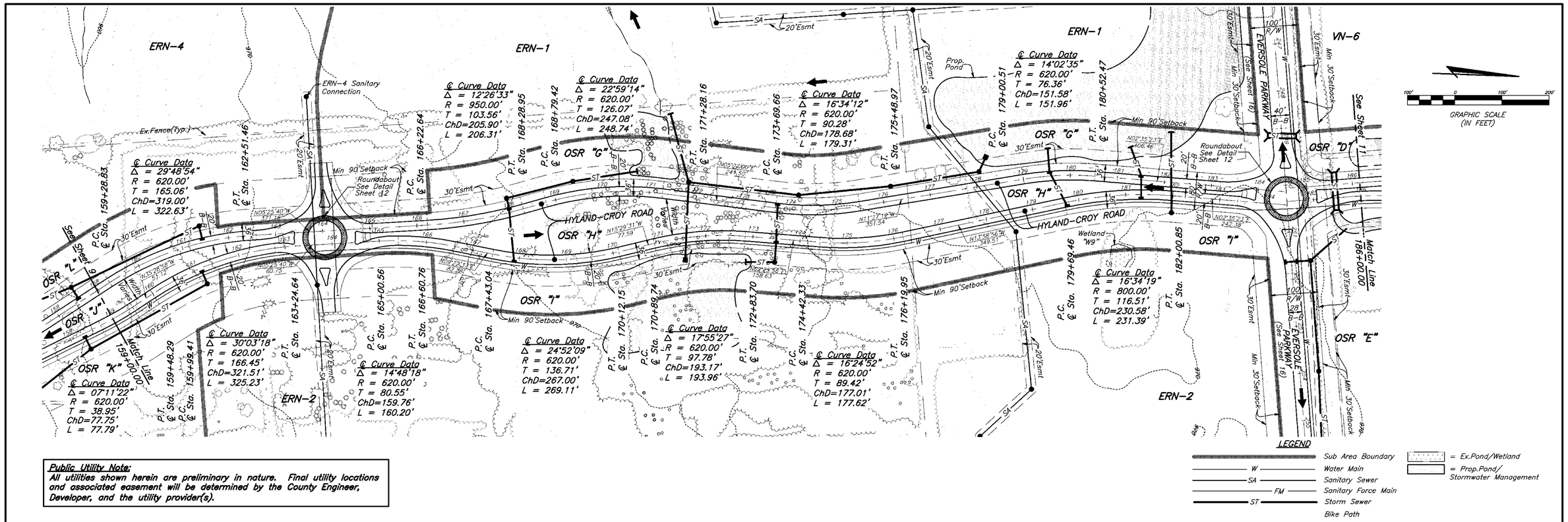

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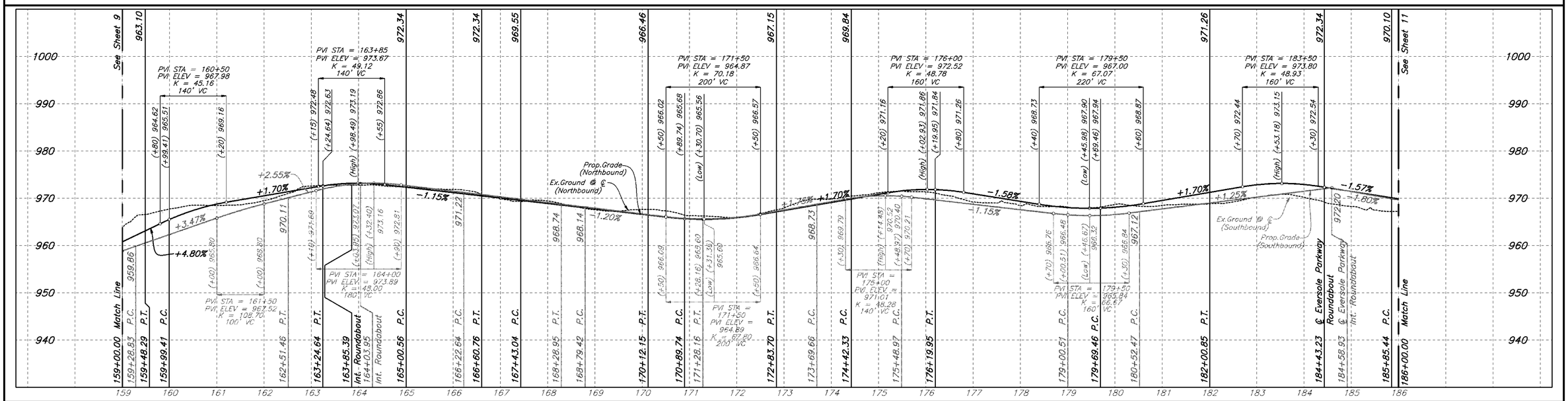

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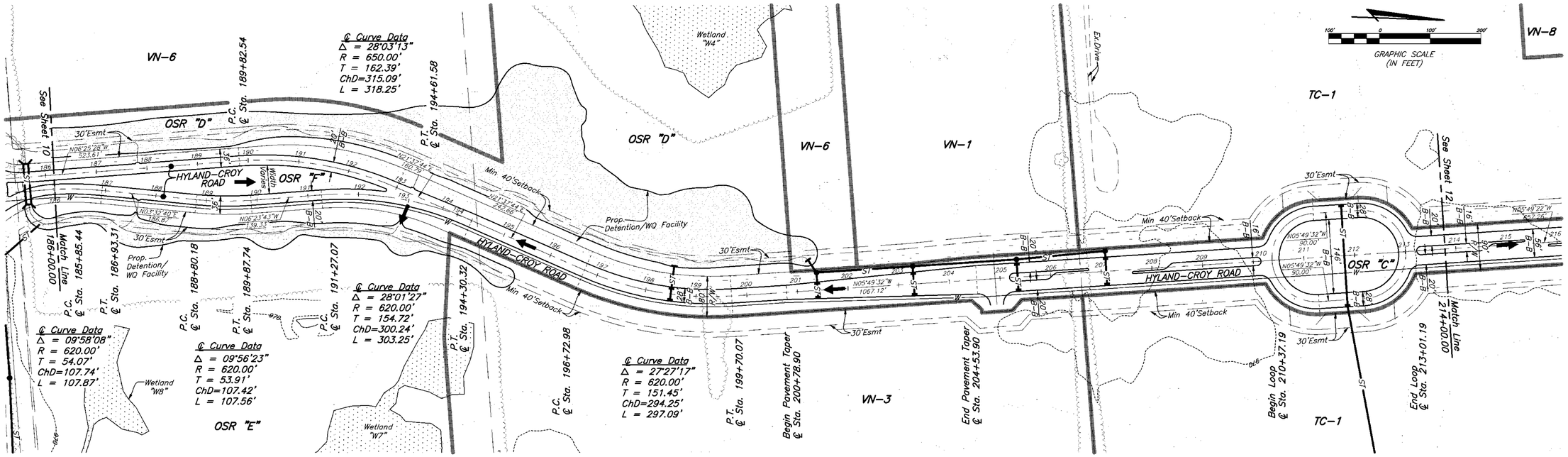
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
M C M X X V I

PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HYLAND-CROY EXTENSION

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 10/27



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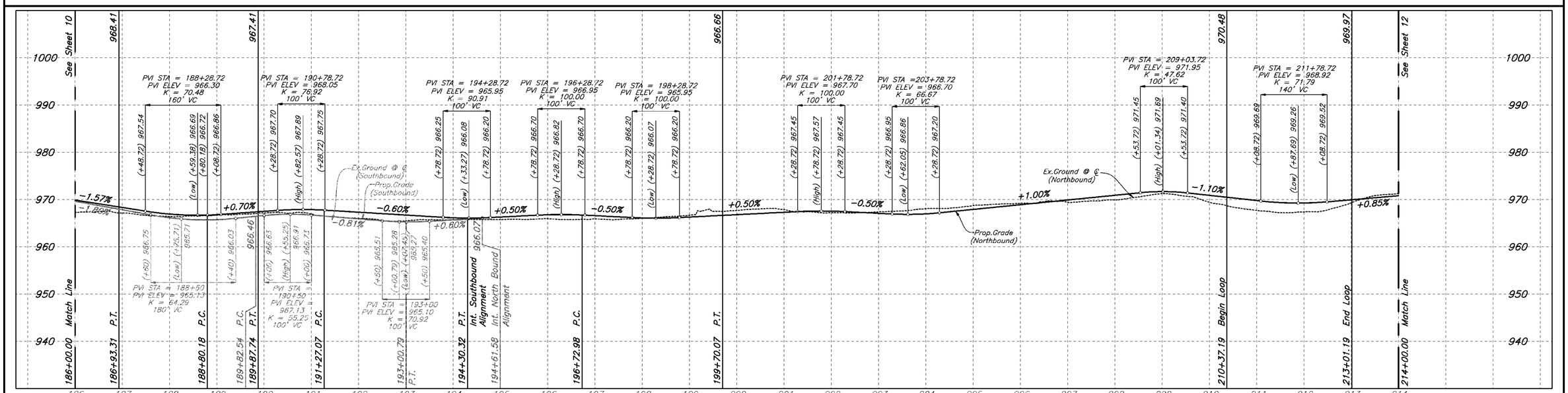

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HYLAND-CROY EXTENSION

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 11/27

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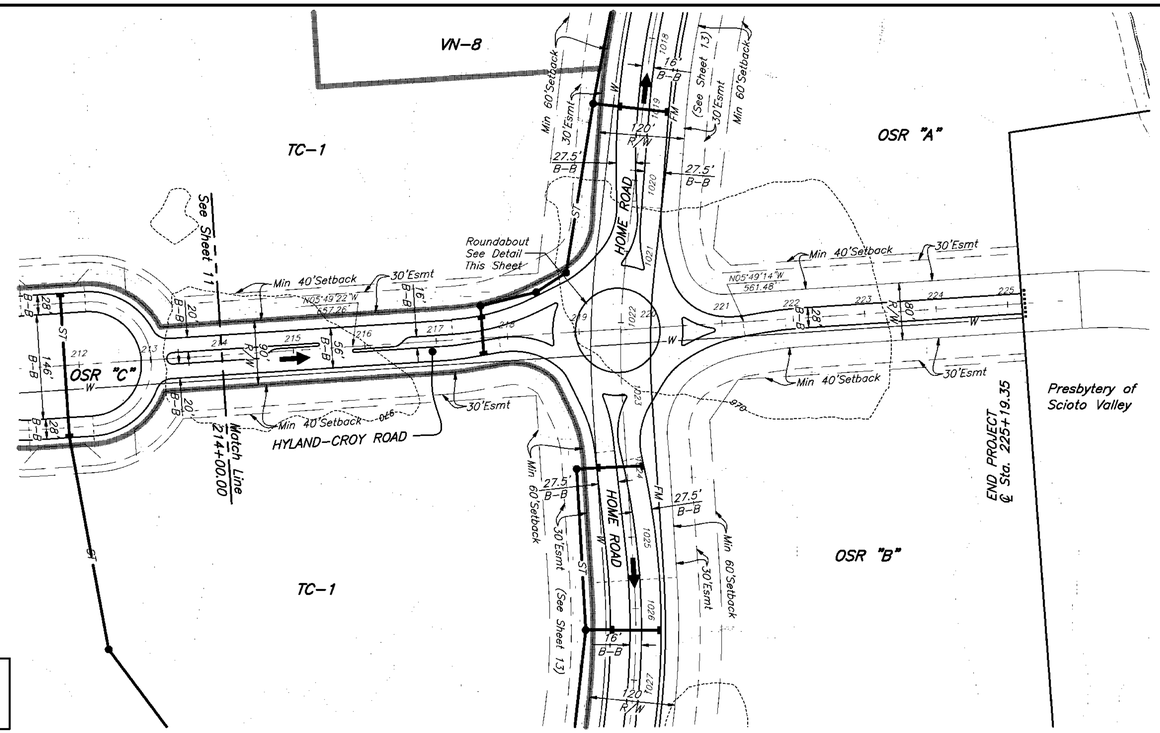

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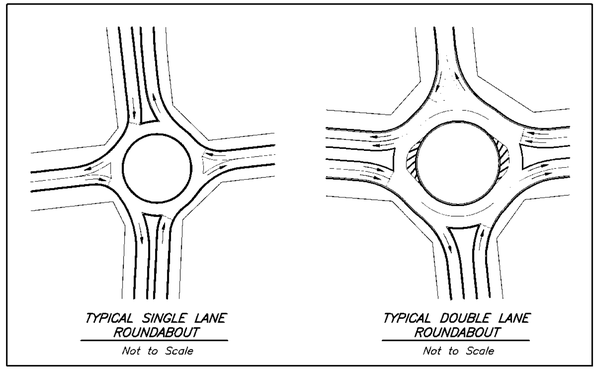

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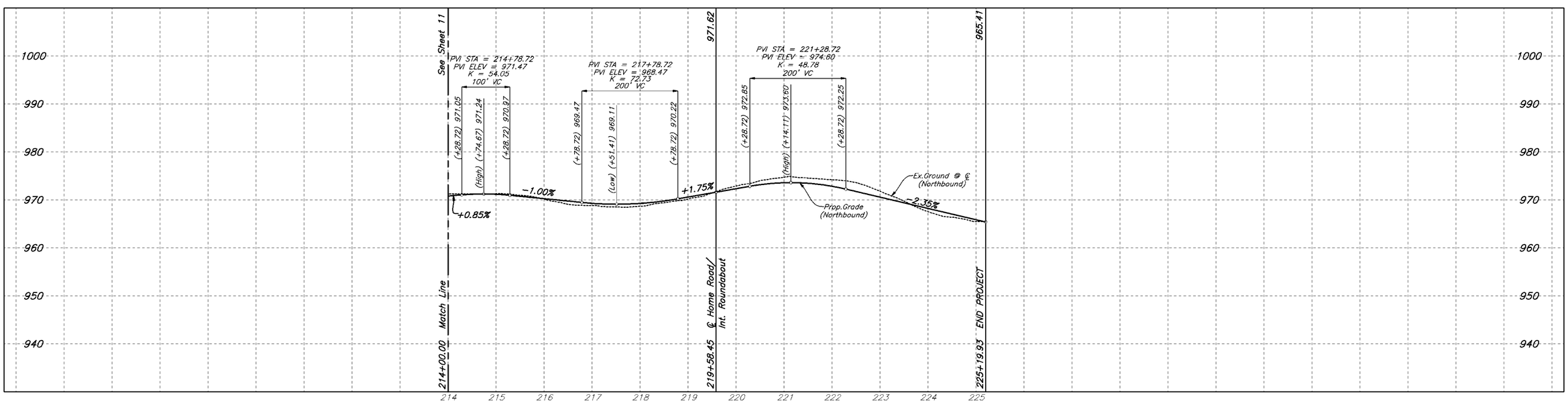

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FOR
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HYLAND-CROY EXTENSION

Date	Job No.
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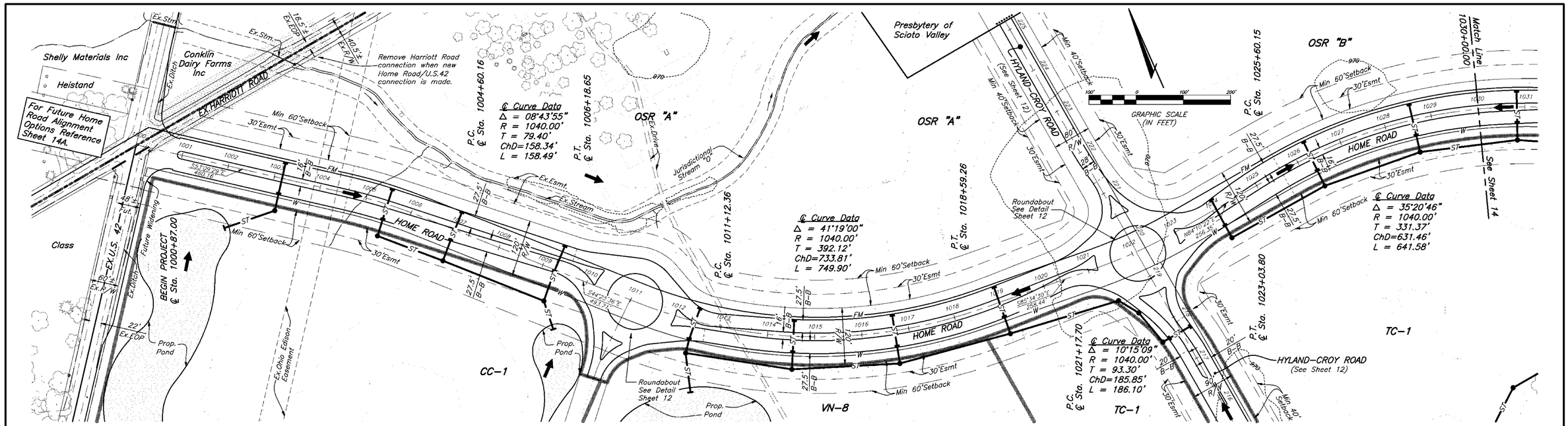
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 12/27



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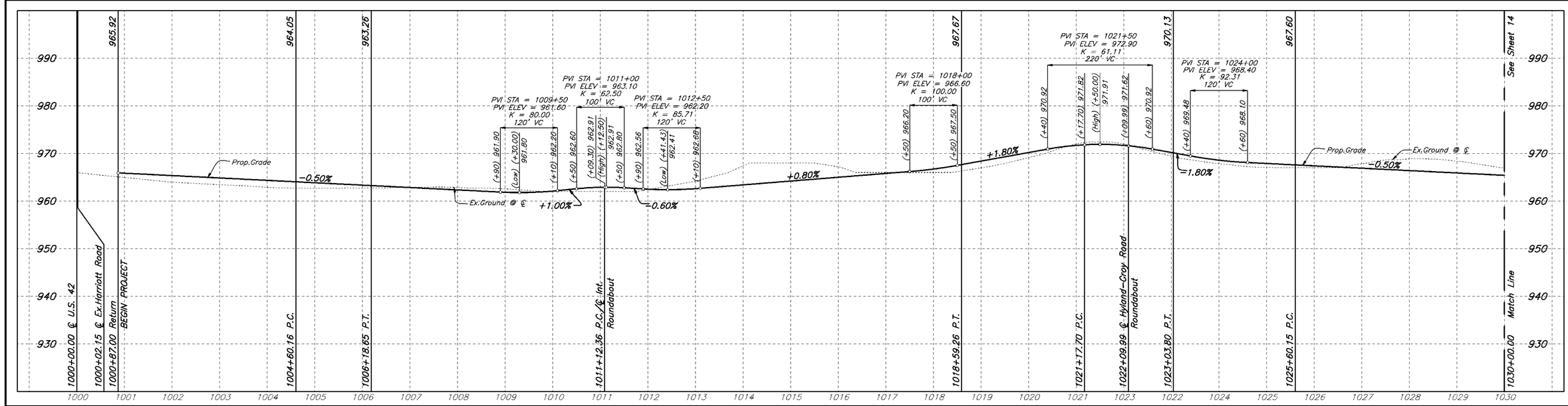

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720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HOME ROAD

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 13/27

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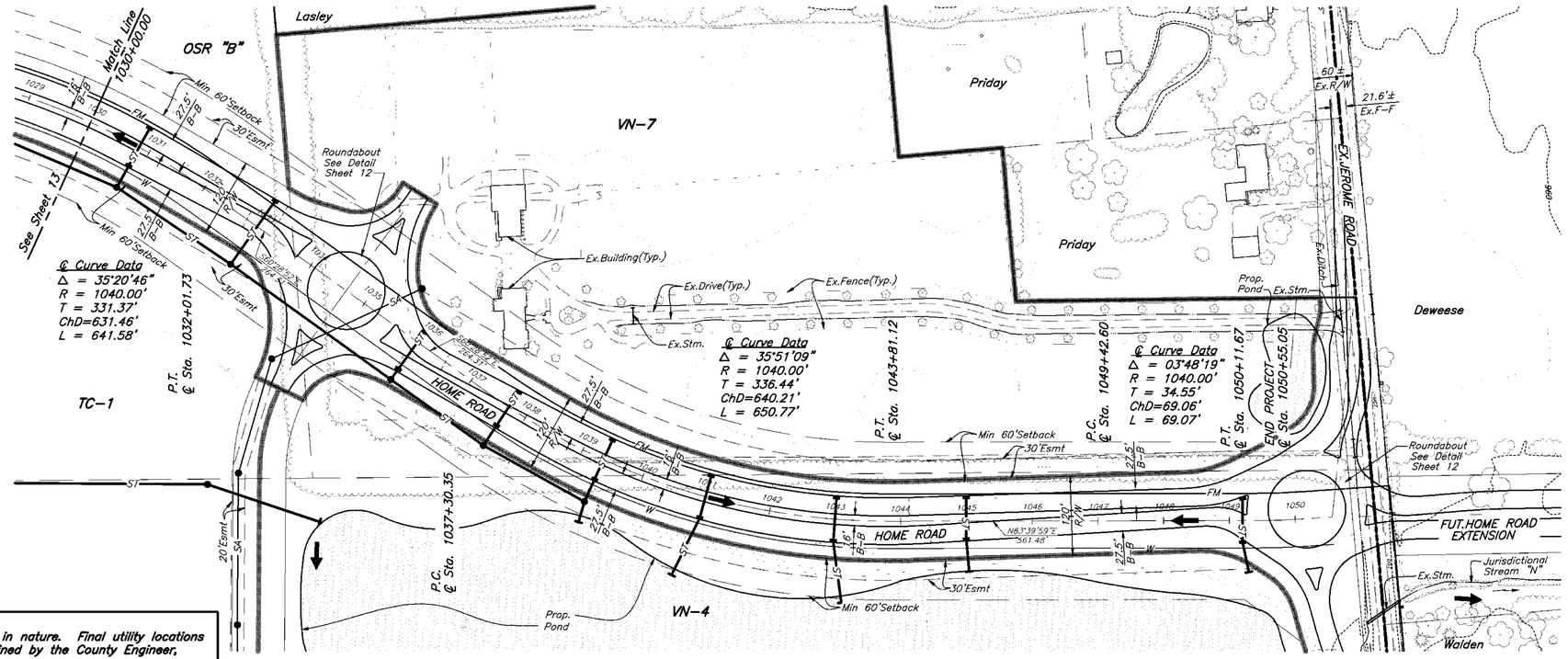

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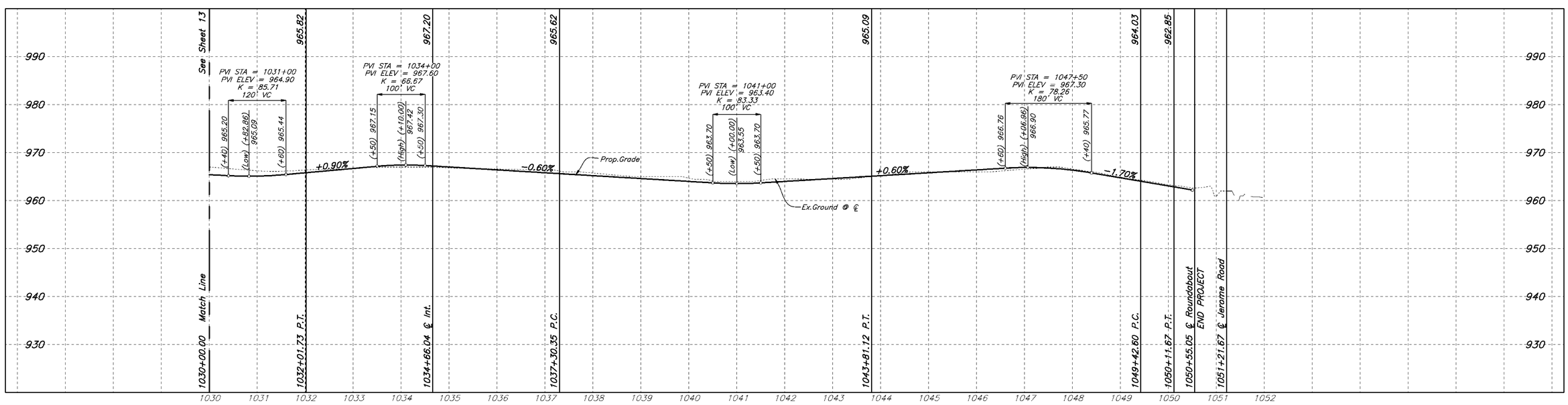

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JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HOME ROAD

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 14/27

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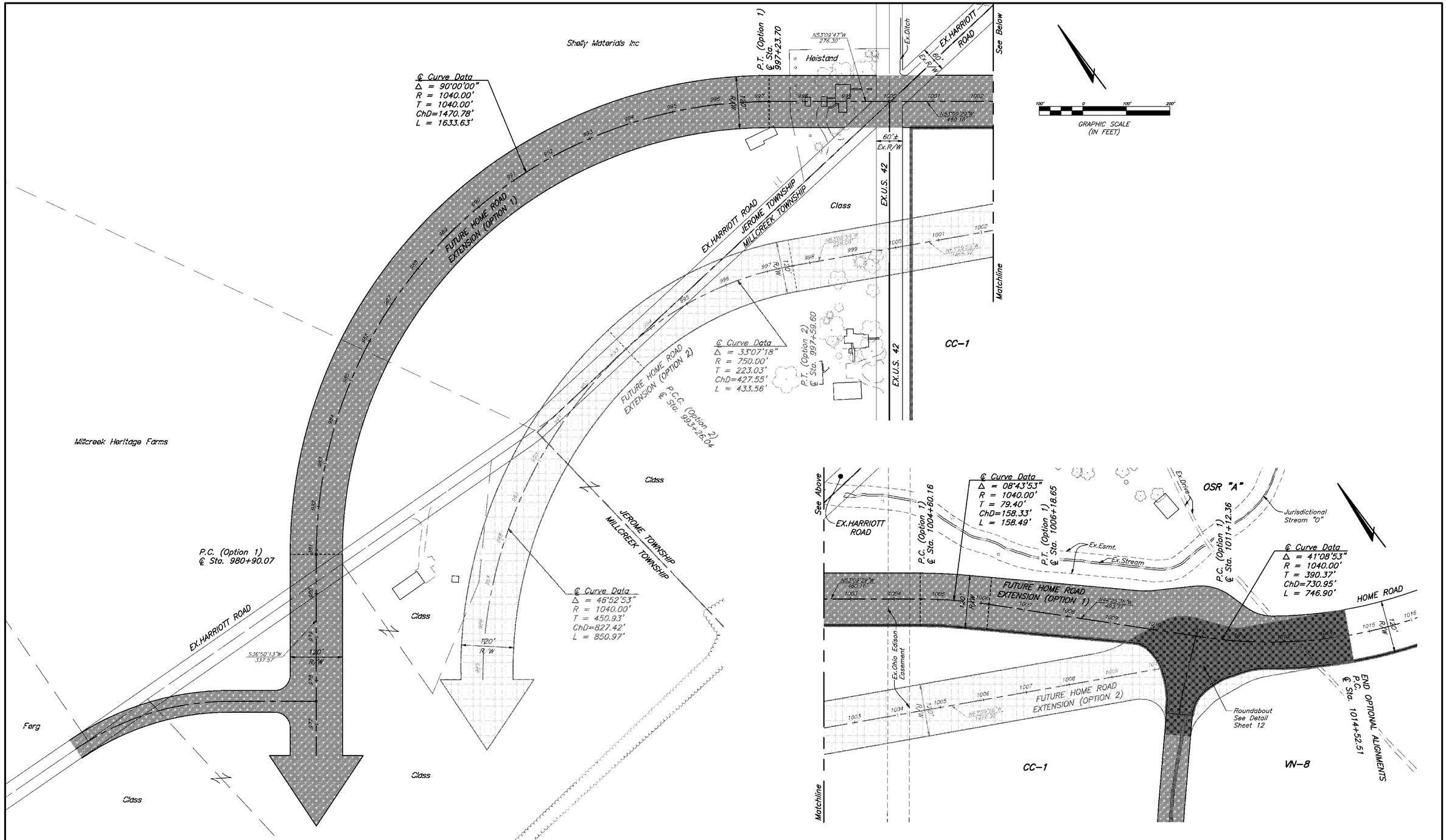

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720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HOME ROAD - OPTIONAL ALIGNMENTS

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet: 14A/27

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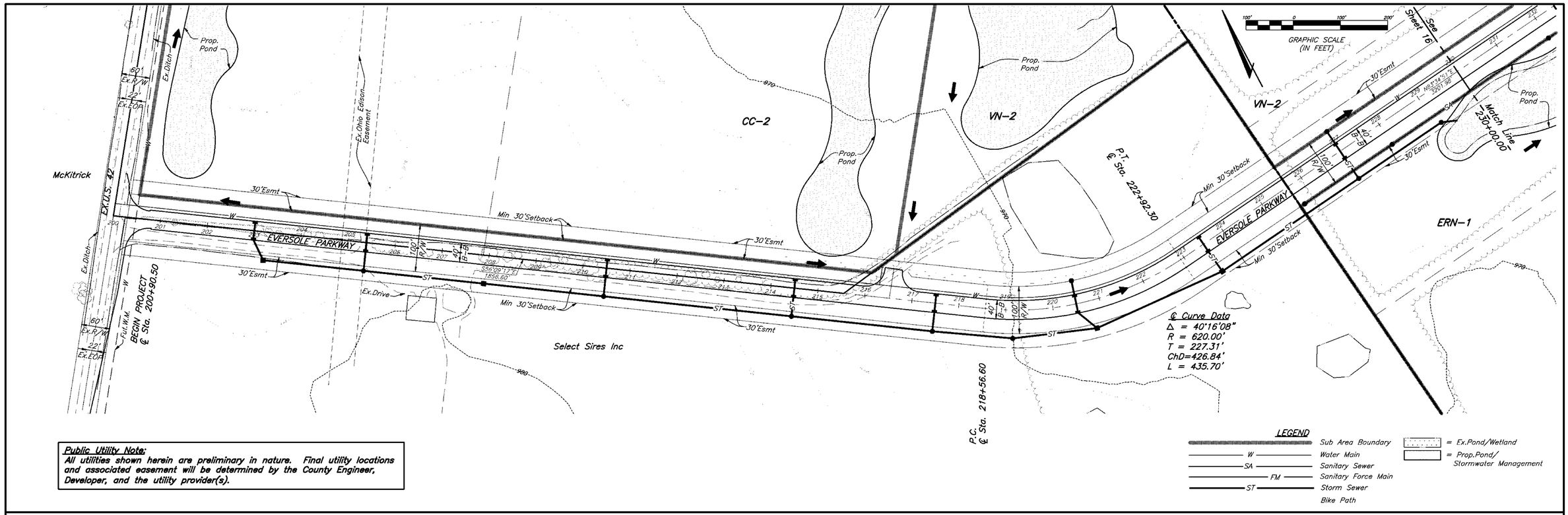

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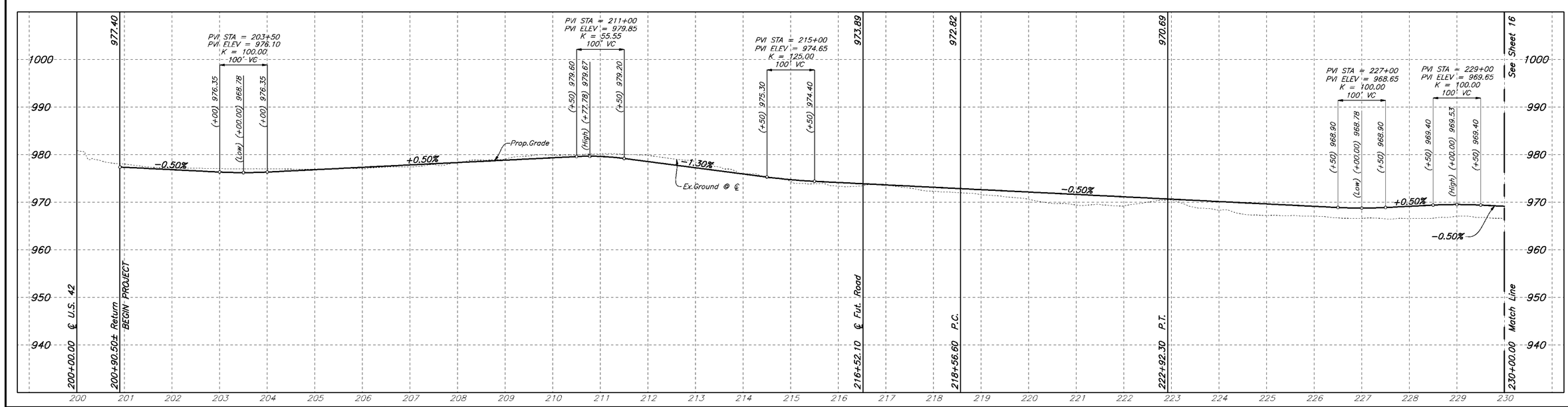

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Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
EVERSOLE PARKWAY

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 15/27

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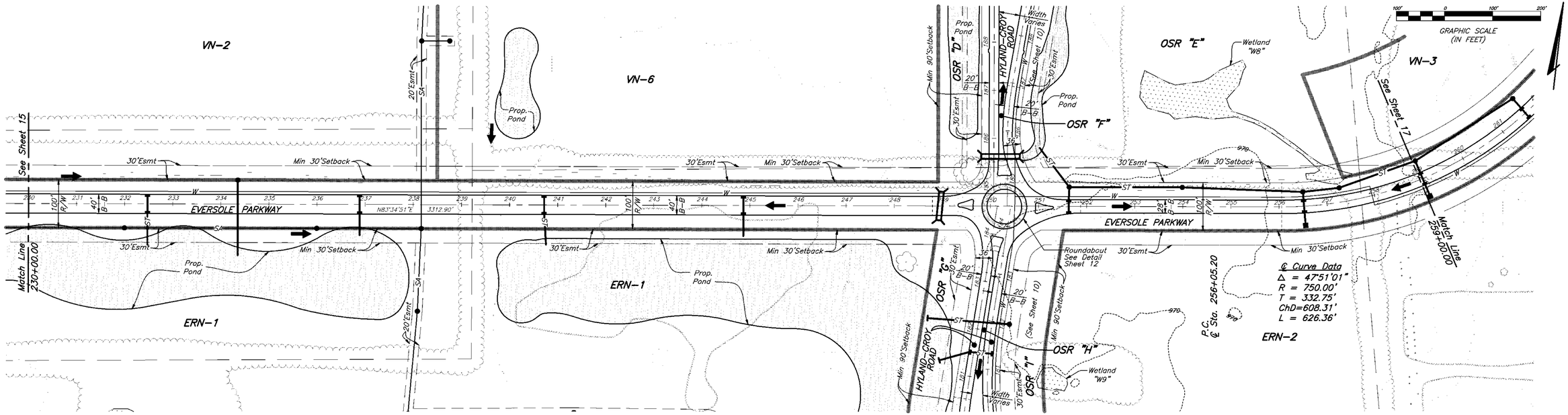

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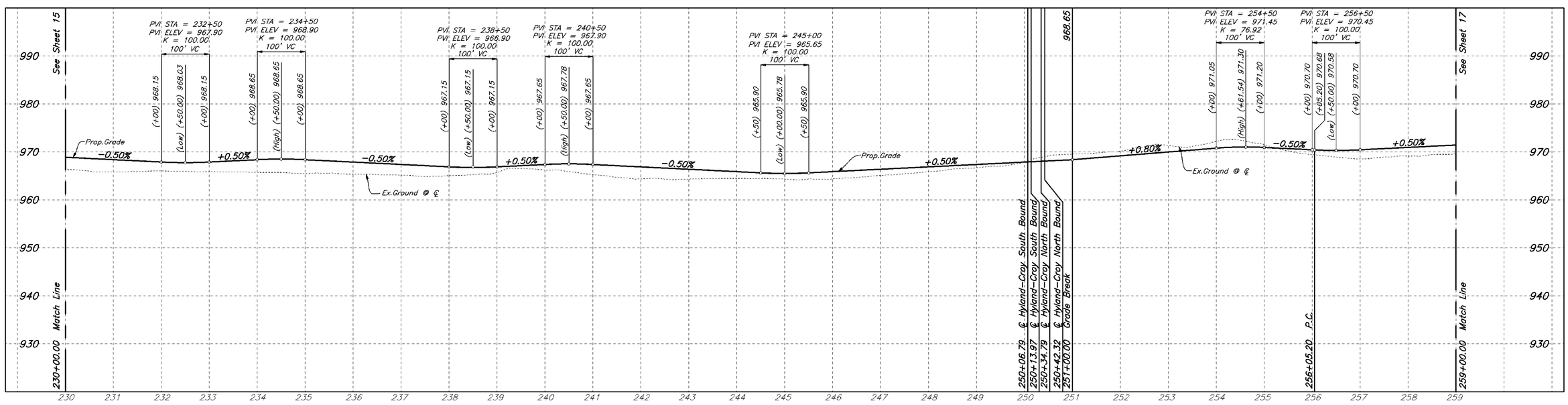

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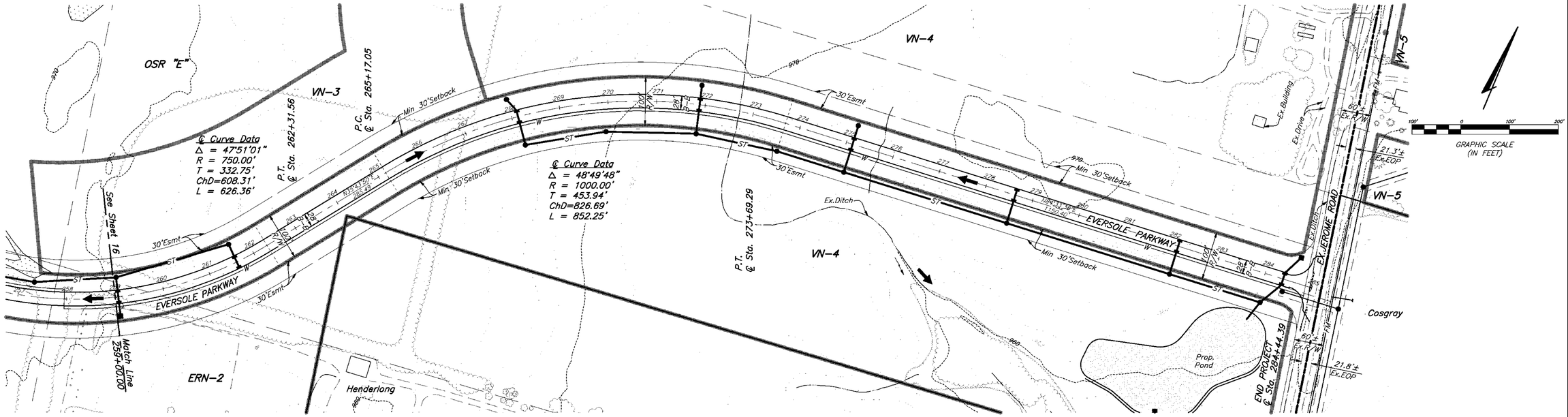
JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
EVERSOLE PARKWAY

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 16/27

\\CMHDATA1\DEVELOPMENT\PROJECT\20061643\DWG\PRELIMINARY PLAT\61643PP16.DWG<SHEET 16> - 5 XREFS: 51877XBS, 61643XBS-JV LAYOUT, 61643XPG, PP 2 FT CONTOURS, 61643XPC - LAST SAVED BY BHESLEP [1/3/2008 11:59:41 AM] - PLOTTED BY BHESLEP [1/3/2008 11:59:41 AM]



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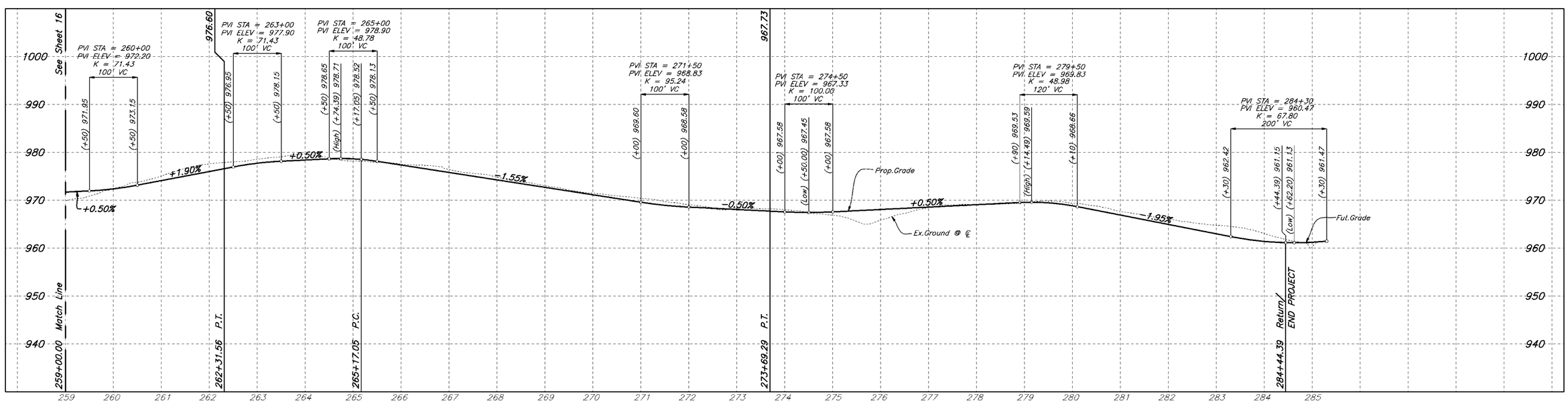

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COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
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EVERSOLE PARKWAY

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 17/27

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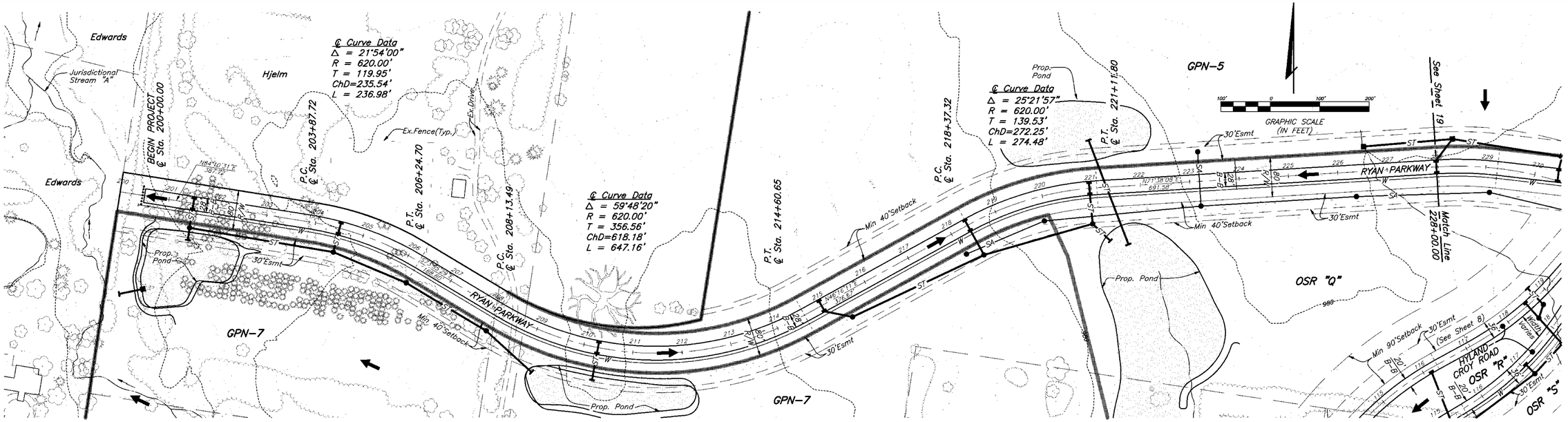

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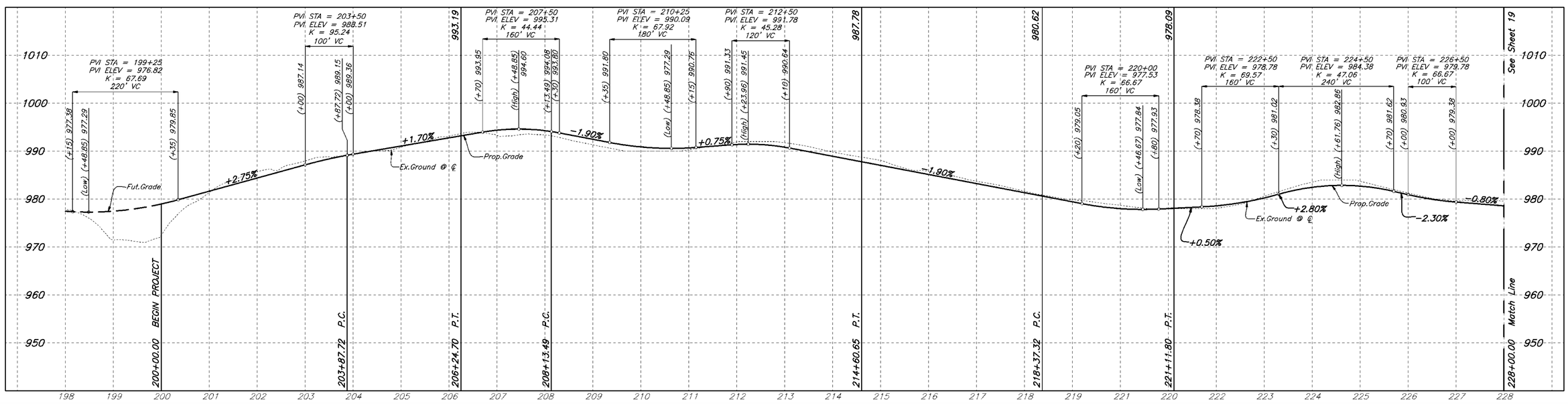

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JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
RYAN PARKWAY

Date	Job No.
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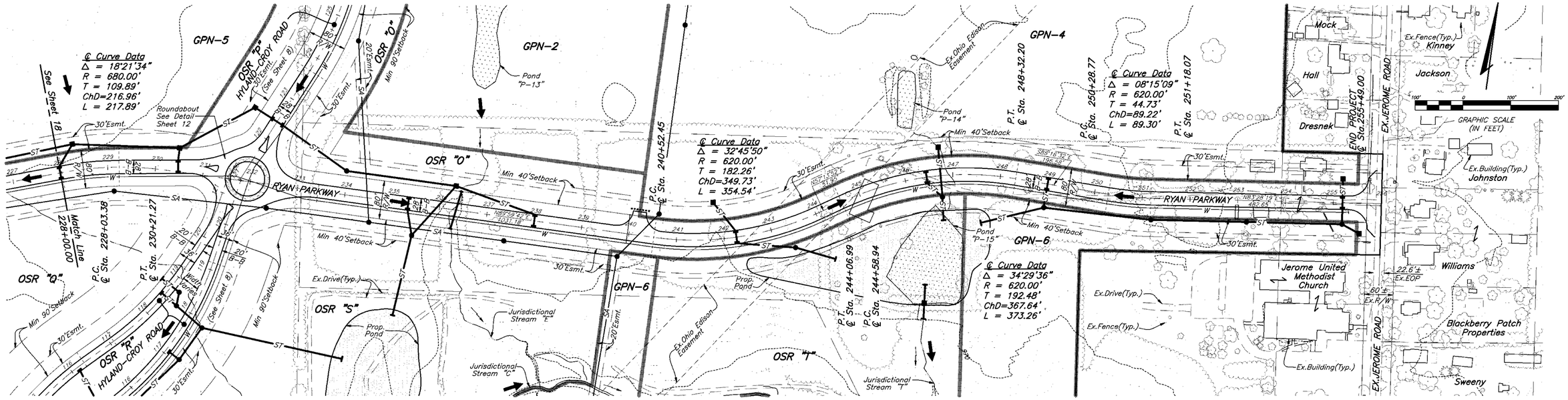
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 18/27

\\CMHDATA1\DEVELOPMENT\PROJECT\20061643\DWG\PRELIMINARY PLAT\61643PP18.DWG<SHEET 18> - 5 XREFS: 51877XBS, 61643XBS-JV LAYOUT, 61643XPG, PP 2 FT CONTOURS, 61643XPC - LAST SAVED BY BHESLEP [1/3/2008 12:02:30 PM] - PLOTTED BY BHESLEP [1/3/2008 12:02:30 PM]



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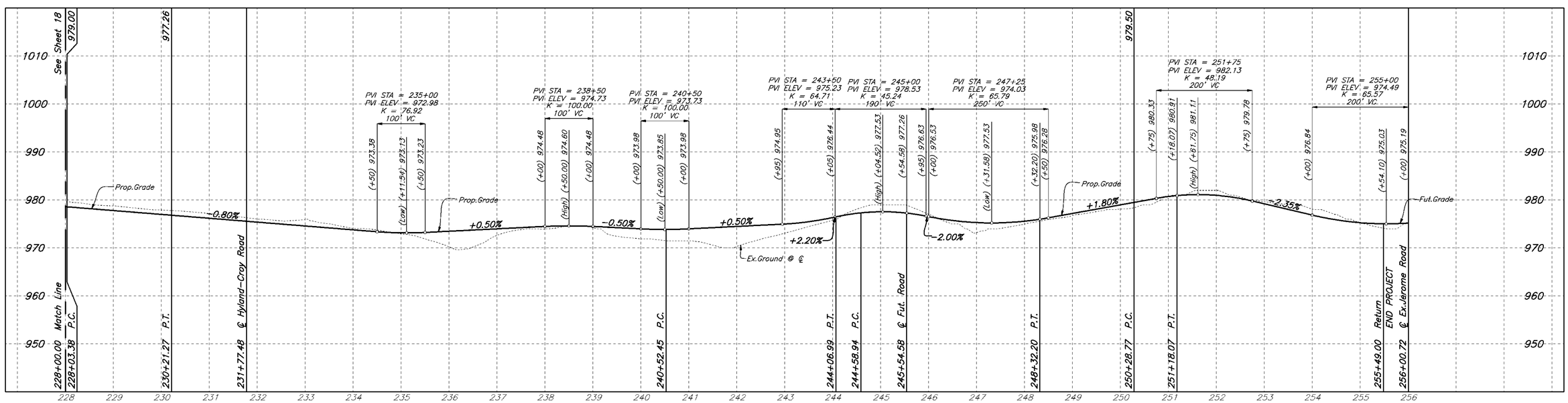

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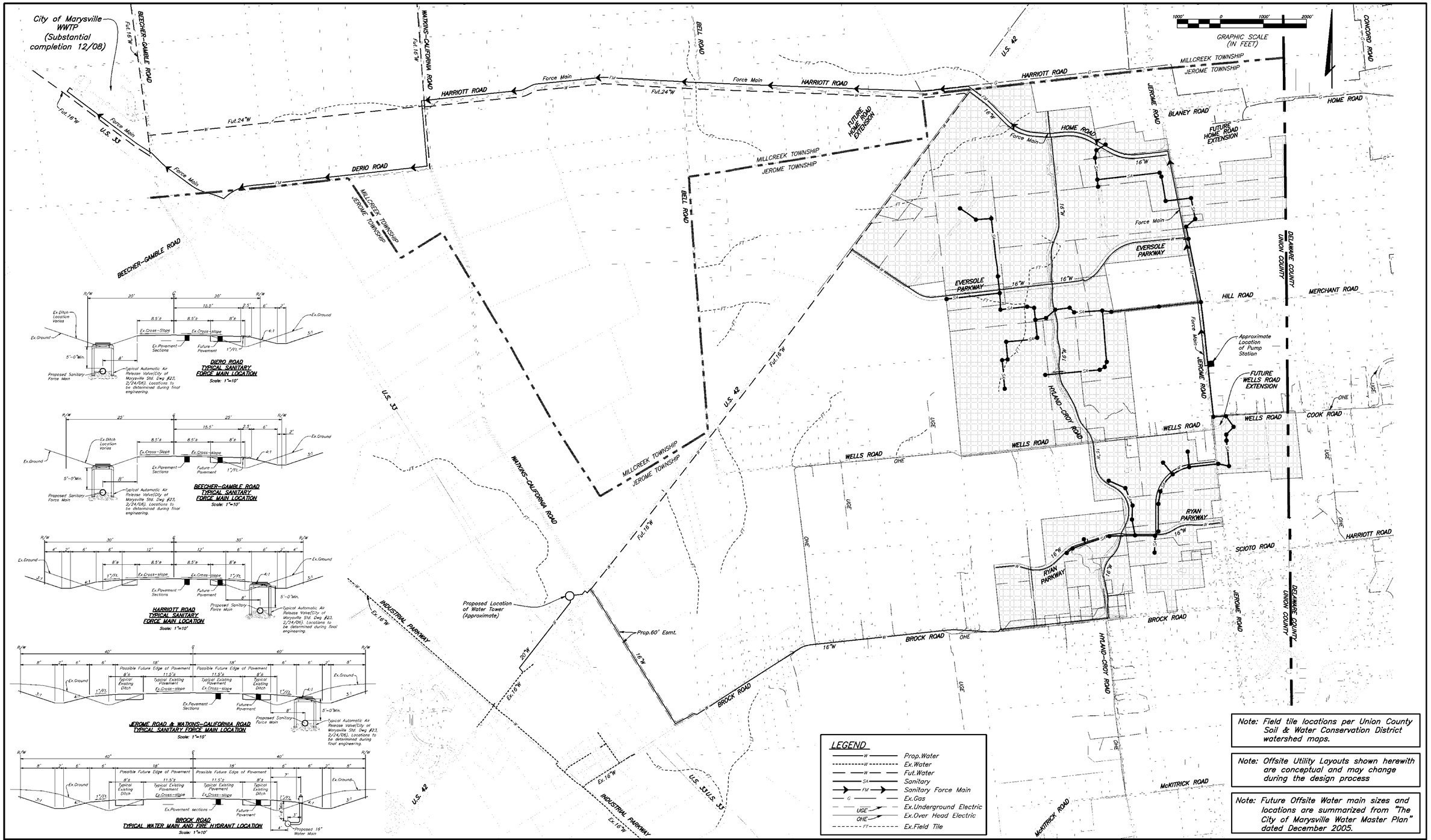
JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
RYAN PARKWAY

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 19/27

\\CMHDATA1\DEVELOPMENT\PROJECT\20061643\DWG\PRELIMINARY PLAT\61643PP19.DWG<SHEET 19> - 5 XREFS: 51877XBS, 61643XBS-JV LAYOUT, 61643XPC, PP 2 FT CONTOURS, 61643XPC - LAST SAVED BY BHESLEP [1/3/2008 12:03:55 PM] - PLOTTED BY BHESLEP [1/3/2008 12:03:55 PM]



Note: Field tile locations per Union County Soil & Water Conservation District watershed maps.

Note: Offsite Utility Layouts shown herewith are conceptual and may change during the design process

Note: Future Offsite Water main sizes and locations are summarized from "The City of Marysville Water Master Plan" dated December 2005.

REVISIONS

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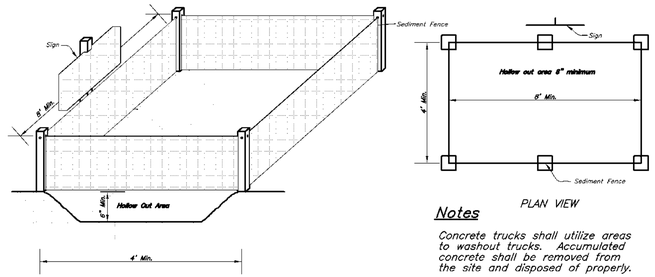
COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
OFFSITE UTILITY PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=1000'	20/27

\\CMHDATA1\DEVELOPMENT\PROJECT\20061643\DWG\PRELIMINARY PLAT\61643PP20.DWG<SHEET 20> - 5 XREFS: 61643XBS, 51877XBS-EXT, 61643XBS-JV LAYOUT, TILES, 61643XPC - LAST SAVED BY BHESLEP [1/3/2008 12:05:02 PM] - PLOTTED BY BHESLEP [1/3/2008 12:05:02 PM]



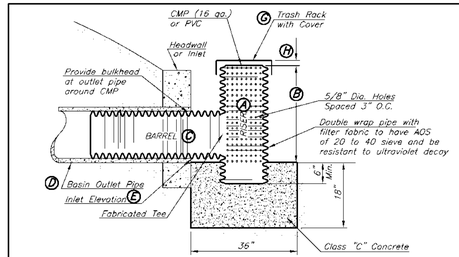
PLAN VIEW

Notes

Concrete trucks shall utilize areas to washout trucks. Accumulated concrete shall be removed from the site and disposed of properly.

CONCRETE WASHOUT AREA

SCALE: NONE

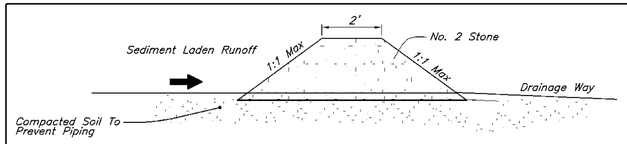


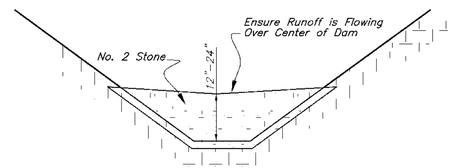
TEMPORARY SEDIMENT CONTROL STRUCTURE

No Scale

GENERAL NOTES

1. Sediment basins shall be constructed and operational before upslope land disturbance begins.
2. RISER PIPE BASE:
   The rise pipe shall be set at a minimum of 6 in. in the concrete base.
3. TRASH RACKS:
   The top of the riser shall be fitted with trash racks firmly fastened to the riser pipe.
4. SEDIMENT CLEANOUT:
   Sediment shall be removed and the sediment basin restored to its original dimensions when the sediment has filled to one-half the height of the riser. Sediment removed from the basin shall be placed so that it will not erode and stabilized similar to other fill material placed on the site.
5. FINAL REMOVAL:
   The sediment control structure shall be removed only after the upstream drainage area is stabilized. Dewatering and removal shall not cause sediment to be discharged.





Maintenance

Rock check dams shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.

Close attention shall be paid to the repair of damaged check dams, end runs and undercutting beneath dams.

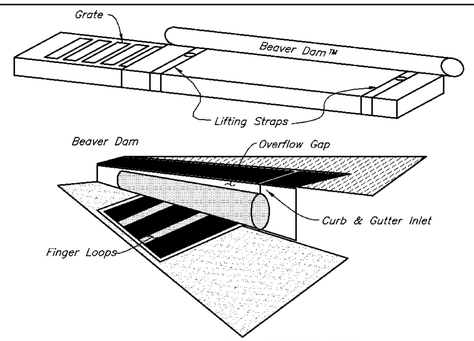
Necessary repairs to check dams shall be accomplished promptly.

Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.

Any sediment deposits remaining in place after the aggregate is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

ROCK CHECK DAM

SCALE: NONE

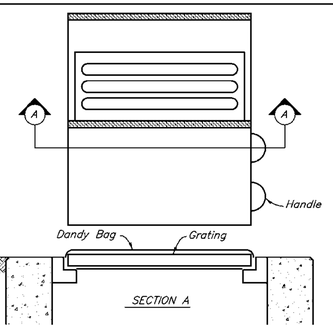


THE BEAVER DAM

No Scale

Installation: Stand grate on end. Slide the Beaver Dam Bag on with Dam on top of the grate. Pull all excess down. Lay unit on its side. Carefully tuck flap in. Press Velcro strips together. Install the unit making sure front edge of grate is inserted in frame first then lower back into place. Press Velcro dots together which are located under lifting straps. This insures straps remain flush with gutter.

Maintenance: With a stiff bristle broom sweep silt and other debris off surface after each event.

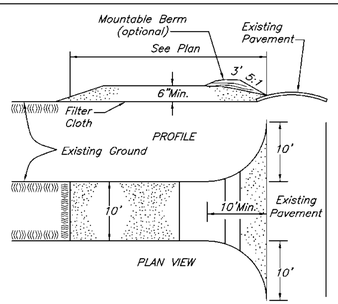


Installation: Stand grate on end. Place Dandy Bag over grate. Flip grate over so that open end is up. Pull up slack. Tuck flap in. Be sure end of grate is completely covered by flap or Dandy Bag will not fit properly. Holding handles, carefully place Dandy Bag with grate inserted into Catch Basin frame so that red dot on the top of the Dandy Bag is visible.

Maintenance: After silt has dried, remove it from the surface of Dandy Bag with broom.

DANDY BAG

No Scale

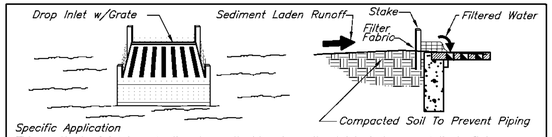


STABILIZED CONSTRUCTION ENTRANCE

No Scale

CONSTRUCTION SPECIFICATIONS

1. Stone Size – Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length – As required.
3. Thickness – Not less than six (6) inches.
4. Width – Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth – will be placed over the entire area prior to placing of stone.
6. Surface Water – All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-ways. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.



Specific Application

This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 (cfs)) are typical. This method shall not apply to inlets receiving concentrated flows, such as in street and highway medians.

FILTER FABRIC DROP INLET SEDIMENT FILTER DETAIL

No Scale

CONTRACTOR RESPONSIBILITIES

Details have been provided on this plan in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternative details may be found in the O.D.N.R. Manual "Rainwater and Land Development." The Contractor shall be solely responsibility for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Discharges Associated with Construction Activity.

The Contractor shall provide a schedule of operations to the Owner. The schedule should include a sequence of the placement of the sedimentation and erosion control measures that provides for continual protection of the site throughout the earth moving activities.

Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place. Field adjustments with respect to locations and dimensions may be made by the Engineer.

The Contractor shall place inlet protection for the sedimentation control immediately after construction of the catch basins or inlets that are not tributary to a sediment basin or dam. Inlet protection not required for storm sewer discharging into a sediment basin or lake provided storm sewers are cleaned and basins/lakes are dredged to the satisfaction of the Union County Engineer prior to acceptance.

It may become necessary to remove portions of sedimentation controls during construction to facilitate the grading operations in certain areas. However, the controls shall be replaced upon grading or during any inclement weather.

Compacted soil is required at all catch basins to prevent piping. If piping around structures is observed the structure will be required to be unearthed and corrective measures taken.

The Contractor shall be responsible to have the current Storm Water Pollution Prevention Plan immediately available or posted on site.

The Contractor shall be responsible to ensure that off-site tracking of sediments by vehicles and equipment is minimized. All such off-site sediment shall be cleaned up daily.

The Contractor shall be responsible to ensure that no solid or liquid waste is discharged into storm water runoff. Untreated sediment-laden runoff shall not flow off of site without being directed through a control practice. Concrete trucks will not be allowed to wash out or discharge surplus concrete into or alongside rivers, streams, or creeks or into natural or manmade channels or swales leading thereto.

Concrete wash water and surplus concrete shall be confined to approved areas; after solidifying, these waste materials shall be removed from the site.

The cost for temporary channels, sediment dams, sediment basins, and other appurtenant earth moving operations shall be included in the price bid for erosion and sedimentation control quantities.

Weekly street cleaning is required throughout the duration of the project. This includes power sweeping, power cleaning, and manual (if necessary) removal of dirt or mud in the street gutters.

Not all details shown on this sheet may be required for this project.

EROSION CONTROL NOTES

MAINTENANCE

It is the Contractor's responsibility to maintain the sedimentation and erosion control features on this project. Any sediment or debris that has reduced the efficiency of a control shall be removed immediately. Should a structure or feature become damaged, the Contractor shall repair or replace it at no cost to the Owner.

Weekly street cleaning is required through the duration of the construction project. This includes sweeping, power cleaning and manual (if necessary) removal of dirt or mud in the street gutters.

Additional erosion and sediment control shall be required as directed by Union County Engineer's Office and/or designated representative.

INSPECTIONS

The NPDES permit holder shall provide qualified personnel to conduct site inspections ensuring proper functionality of the erosion and sedimentation controls. All erosion and sedimentation controls are to be inspected once every seven calendar days or within 24 hours of a 1/2 inch storm event or greater. Records of the site inspections shall be kept and made available to jurisdictional agencies if requested.

TEMPORARY AND PERMANENT SEEDING

All disturbed areas shall be seeded and straw mulched immediately upon completion of street/ storm/ sanitary installation of said phase.

The limits of seeding and mulching are as shown within the plan. Seeding has been assumed to be 5'-0" outside the work limits or the right-of-way, whichever is greater. All areas not designated to be seeded shall remain under natural ground cover. Those areas disturbed outside the seeding limits shall be seeded and mulched at the Contractor's expense.

TEMPORARY SEEDING: Any area which will be left dormant (undisturbed) for more than 21 days shall be seeded within 7 days. Disturbed areas within 50 feet of a stream, first order or larger, shall be stabilized within 2 days of inactivity. Temporary seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if lime is necessary.

Fertilizer 12-12-12	12 lb/1000 sq. ft.
Straw Mulch	2 tons/acre
Water	300 G/1000 sq. ft.

PERMANENT SEEDING: Any area that is at final grade shall be seeded within 7 days of terminated work. Permanent seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if lime is necessary. Ideal conditions for permanent seeding is March 1-May 31 and August 1-September 30.

TEMPORARY SEEDING

SEEDING DATES	SPECIES	lb./1000 sq. ft.	Per acre
March 1 to August 15	Oats	4.2	5.6 bushel
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.
	Perennial Ryegrass	1.4	56 lb.
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.
August 16 to November 1	Rye	4.2	2.8 bushel
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.
	Wheat	4.2	2.8 bushel
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.
	Perennial Ryegrass	1.4	56 lb.
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.
Nov. 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding		
NOTE: Other approved seed species may be substituted.			

PERMANENT SEEDING

SEED MIX	SEEDING RATE lb/acre	SEEDING RATE lb/1000 sq.ft.	NOTES
GENERAL USE			
Creeping Red Fescue	28-56	0.7-1.4	
Domestic Ryegrass	14-28	0.35-.07	
Kentucky Bluegrass	14-28	0.35-0.7	
Tall Fescue	56	1.4	
Dwarf Fescue	56	1.4	
STEEP BANKS or CUT SLOPES			
Tall Fescue	56	1.4	
Crown Vetch	14	0.35	Do not seed later than August.
Tall Fescue	28	0.35	
Flat Pea	28	0.7	Do not seed later than August.
Tall Fescue	28	0.7	
ROAD DITCHES and SWALES			
Tall Fescue	56	1.4	
Dwarf Fescue	126	3.15	
Kentucky Bluegrass	7		
LAWNS			
Kentucky Bluegrass	84	2.1	
Perennial Ryegrass	84	2.1	
Kentucky Bluegrass	84	2.1	
Creeping Red Fescue	84	2.1	For shaded areas
NOTE: Other approved seed species may be substituted.			

See Sheets 22&23 for additional details.

REVISIONS

MARK	DATE	DESCRIPTION

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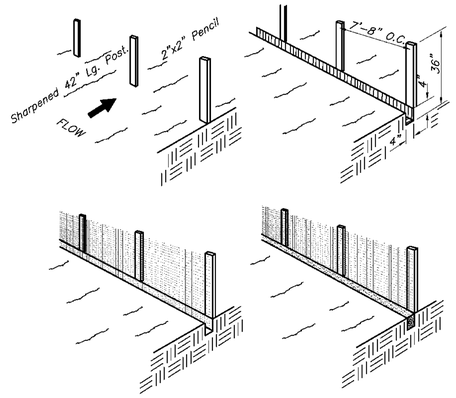
JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
EROSION AND SEDIMENTATION CONTROL DETAILS

Date	Job No.
January 3, 2008	2006-1643
Scale: None	Sheet: 21/27



SEDIMENT FENCE DETAIL

No Scale

Silt Fence: This sediment barrier utilizes standard strength or extra strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected.

1. The height of a silt fence shall not exceed 36–inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed.
3. Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12–inches). When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.
4. A trench shall be excavated approximately 4–inches wide and 4 inches deep along the line of posts and upslope from the barrier.
5. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1–inch long, tie wires or hog rings. The wire shall extend into the trench a minimum of 2–inches and shall not extend more than 36–inches above the original ground surface.
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8–inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36–inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
7. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of Item No. 6 applying.
8. The trench shall be backfilled and soil compacted over the filter fabric.
9. Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

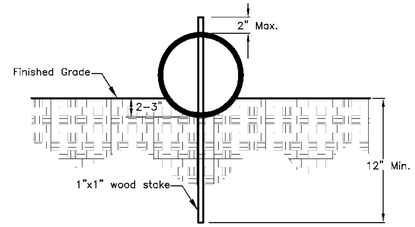
Maintenance

Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.

Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one–half the height of the barrier.

Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.



STRAW WATTLE DETAIL

No Scale

PREPARATION

Proper site preparation is essential to ensure complete contact of the sediment retention device (Wattle) with the soil.

The slope should be prepared to receive the surface mulching/re–vegetation treatment prior to installation of the Erosion control and sediment Retention Wattles.

Removed all rocks, clods, vegetation or other obstructions so that the installed Wattles will have direct contact with the soil.

A small trench 2–3 inches in depth should be excavated on the slope contour and perpendicular to water flow. Soil from the excavation should be placed down–slope next to the trench.

INSTALLATION

Install the Wattles in the trench, insuring that no gaps exist between the soil and the bottom of the Wattle. The ends of adjacent Wattles should be tightly abutted so that no opening exists for water or sediment to pass through. Alternately, Wattles may be lapped, 6" minimum to prevent sediment passing through the field joint.

Wooden stakes should be used to fasten the Wattles to the soil. When conditions warrant, a straight metal bar can be used to drive a "pilot hole–through the Wattle and into the soil.

Wooden stakes should be placed 6" from the Wattle end angled towards the adjacent Wattle and spaced at 4 feet centers leaving less than 1–2 inches of stake exposed above the Wattle. Alternately, stakes may be place on each side of the Wattle tying across with a natural fiber twine or staking in a crossing manner ensuring direct soil contact at all times.

Terminal ends of wattles should be dog legged up slope to ensure containment and prevent channeling of sedimentation.

Backfill the upslope length of the Wattle with the excavated soil and compact.

Care shall be taken during installation so as to avoid damage occurring to the Wattle as a result of the installation process. Should the Wattle be damaged during installation, a wooden stake shall be placed either side of the damaged area terminating the log segment.

Field monitoring shall be performed to verify that the placement does not damage the Wattle.

MATERIALS

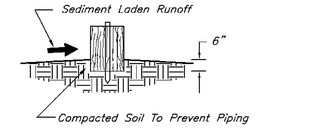
Wattles shall be a straw–filled tube of flexible netting material exhibiting the following properties., It shall be a machine–produced tube of compacted straw, by a manufacturer whose business is wattle manufacturing. The netting shall consist of seamless high–density polyethylene and ethyl vinyl acetate and contain ultra violet inhibitors.

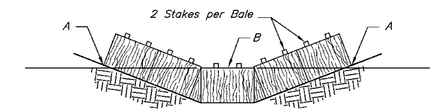
Light weight rolled erosion control straw or wood giber blankets (RECB) rolled up to create a wattle type device shall not be allowed under this specification. The Wattle shall meet the minimum performance requirements of Table 1. The product must be guaranteed to meet all numeric performance values in Table 1 under the specified conditions as stated.

TABLE 1

Property	Test Method	Units	Min. Value
Mass per Unit Weight	Field Measured	(lbs/ft)	1.6
Dimesion	Field Measured	(Dia/Inches)	8.0–9.0
Net Strand Thickness	Field Measured	(Inches)	0.030
et Knot Thickness	Field Measured	(Inches)	0.055
Netting Unit Weight	Certified	(Ounces/ft)	0.35
Sediment Retention Capacity	Rainfall Sim.[1]	(lbs/ft)	30
Installed Free–Board Ht.	Field Measured	(Height/Inches)	6.0–7.0
Straw Fiber	Field Measured	Avg. Length (in)	3.0
Soil Loss	Rainfall Sim.[1]	% Effectiveness	58 [2]
De–Stabilized Moisture	Rainfall Sim.[1]	% Retained (Max.)	11
Fiber Content	Certified	% Straw	100

[1] Minimum of three 10 year predicted storm events on 1V:3H slope with Clayey Sand soil.
[2] Minimum sediment yield reduction value.





Points A Should Be Higher Than Point B

Channel Flow Applications

Bales shall be placed in a single row, lengthwise, oriented perpendicular to the contour, with ends of adjacent bales tightly abutting one another.

The remaining steps for installing a straw bale barrier for sheet flow applications apply here, with the following addition.

The barrier shall be extended to such a length that the bottoms of the end bales are higher in elevation than the top of the lowest middle bale to assure that sediment–laden runoff will flow either through or over the barrier but not around it.

NOTE: Hay bales may be used in place of straw bales.

Maintenance

Straw bales shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.

Close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales.

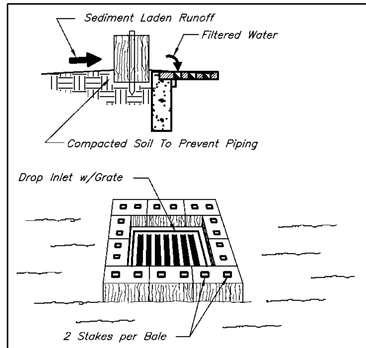
Necessary repairs to barriers or replacement of bales shall be accomplished promptly.

Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one–half the height of the barrier.

Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

STRAW BALE BARRIER FOR DRAINAGE WAY OR SHEET FLOW

SCALE: NONE



STRAW BALE DROP INLET STRUCTURE

Bales shall be either wire–bound or string–tied with the bindings oriented around the sides rather than over and under the bales.
Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of 4–inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.
Each bale shall be securely anchored and held in place by at least two stakes or rebars driven through the bale. Loose straw shall be wedged between bales to prevent water from entering between bales.
NOTE: Hay bales may be used in place of straw bales.

Maintenance

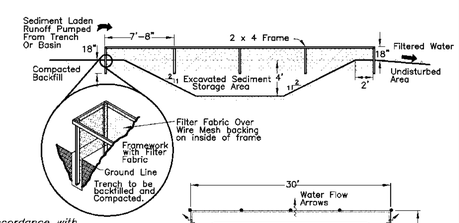
Straw bale barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
Close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales.
Necessary repairs to barriers or replacement of bales shall be accomplished promptly.
Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reach approximately one–half the height of the barrier.
Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

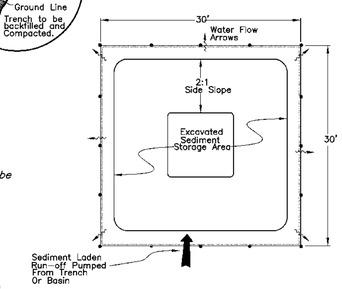
STRAW BALE DROP INLET SEDIMENT FILTER DETAIL

No Scale

DEWATERING SEDIMENT TRAP ENCLOSURE DETAILS

No Scale





DEWATERING

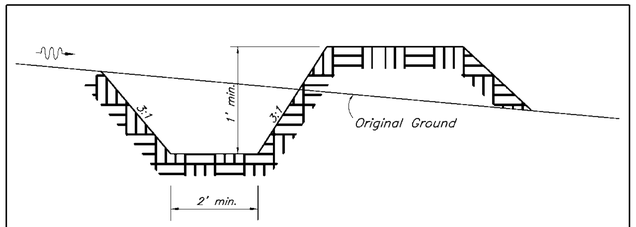
Dewatering within excavated areas, if required, shall be performed in accordance with the details shown on this plan. Alternative methods of dewatering may require prior approval from the Union County SWCD. Dewatering through well points shall account for the groundwater considerations provided below.

Contractor is to pump from the utility trench or basin to the sediment trap enclosure to provide sediment control during installation of underground utilities and excavation of basins.

All sedimentation and erosion control devices shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Contractor shall utilize sediment trap enclosure prior to discharge from site for all excavation dewatering activities. Outfall shall be through native undisturbed ground cover. No untreated stormwater will be released from the site. Accumulated sediment shall be removed and properly disposed of in an area beyond the 100–year floodplain and properly stabilized, as necessary.

Specific Application:

Do not exceed 23 gallons per minute pumping rate or the seepage capacity of the filter fabric enclosure, whichever is less. Filter fabric shall have an equivalent opening size (EOS) of 40 – 80 sieve (0.3 gal/min/sf maximum). Filter fabric and wire mesh backing shall extend 18" below grade and shall be covered with compacted backfill. Temporary sediment storage shall be provided within the excavated portion of the sediment trap. Excavated side slopes shall not be steeper than 2 horiz :1 vert. Depth of excavation shall be 4–feet below natural grade. Sediment trap shall be re–excavated when the holding area becomes half–full of sediment.



MAINTENANCE: All channels shall be seeded and strawed immediately following their construction. The contractor shall be held responsible for maintainance of the channel prior to completion of the project. The slope of the channel shall be such to provide adequate drainage throughout the entire length of the channel.

DIVERSION CHANNEL

SCALE: NONE

See Sheets 21&23 for additional details.

REVISIONS

MARK	DATE	DESCRIPTION

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JEROME VILLAGE

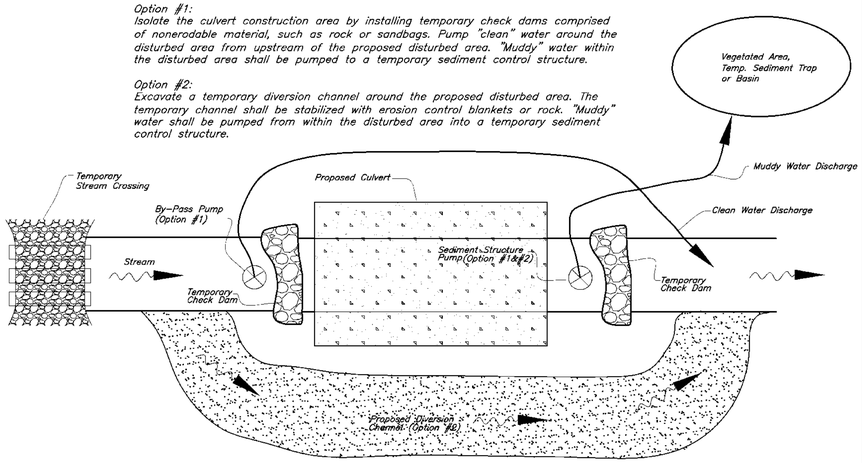
COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
EROSION AND SEDIMENTATION CONTROL DETAILS

Date	Job No.
January 3, 2008	2006-1643
Scale: None	Sheet: 22/27

Stream Crossing Options:

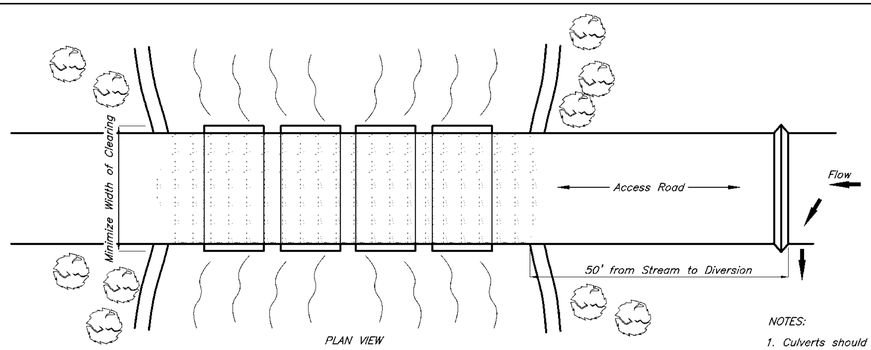
Option #1:
Isolate the culvert construction area by installing temporary check dams comprised of nonerodable material, such as rock or sandbags. Pump "clean" water around the disturbed area from upstream of the proposed disturbed area. "Muddy" water within the disturbed area shall be pumped to a temporary sediment control structure.

Option #2:
Excavate a temporary diversion channel around the proposed disturbed area. The temporary channel shall be stabilized with erosion control blankets or rock. "Muddy" water shall be pumped from within the disturbed area into a temporary sediment control structure.

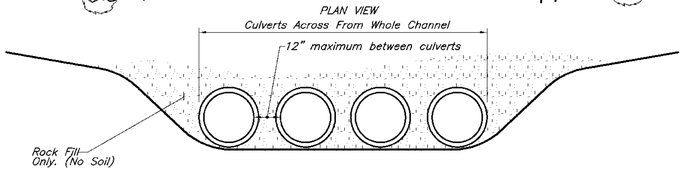


STREAM CULVERT SEDIMENT CONTROL DETAIL

No Scale



PLAN VIEW



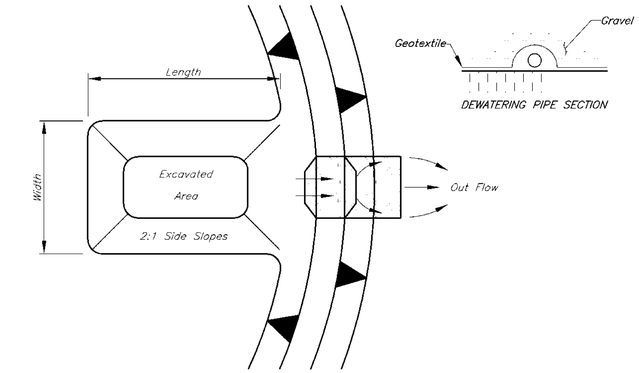
CROSS SECTION VIEW

CULVERT STREAM CROSSING

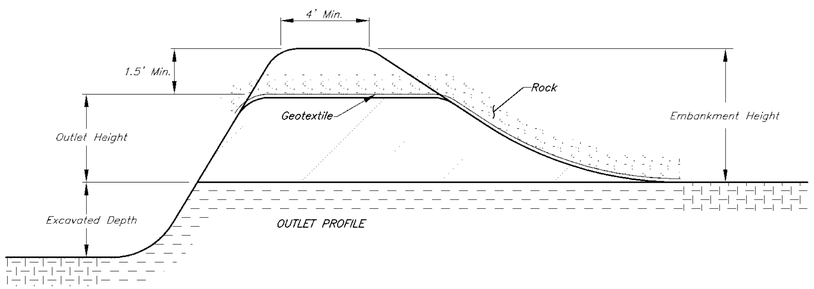
SCALE: NONE

NOTES:

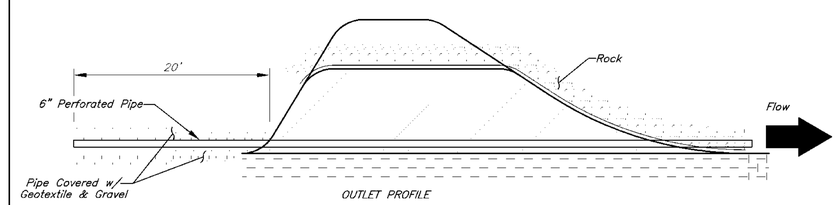
1. Culverts should be placed on existing streambed.
2. Culvert size should be at least three times the stream depth, during normal flow, at the crossing. Minimum culvert size is 18 inches.
3. Culverts should be spaced along the entire width of the stream channel with no more than 12 inches of spacing between each one.
4. Rock, stone, or aggregate is the only material to be placed around culverts. Minimum size accepted is ODOT No. 1.
5. Stormwater runoff from construction road shall be diverted to a sediment control structure prior to reaching crossing.
6. Streambanks shall be stabilized upon removal of culverts to prevent erosion.



PLAN VIEW



OUTLET PROFILE



OUTLET PROFILE

1. Traps should be constructed and operational prior to upslope land disturbance with the storage volume of 67 cubic yards per drainage acre.
2. Area under embankment should be cleared of vegetation.
3. Embankment should be constructed with fill material free from vegetation and oversized stone. Embankment should be compacted with a maximum height of 5 feet above the surrounding ground.
4. Temporary seed and mulch any area of the trap that will not be submerged.
5. Temporary diversions should direct runoff to trap.
6. Rock used for outlet should be 1 foot thick and placed overtop a geotextile. Rock used for outlet should be between Type C and Type D.
7. Accumulated sediment should be removed when it has filled one half of the traps original depth.
8. The trap shall be removed and permanently seeded upon drainage area stabilization.

SEDIMENT TRAP

SCALE: NONE

See Sheets 21&22 for additional details.

REVISIONS		
MARK	DATE	DESCRIPTION

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
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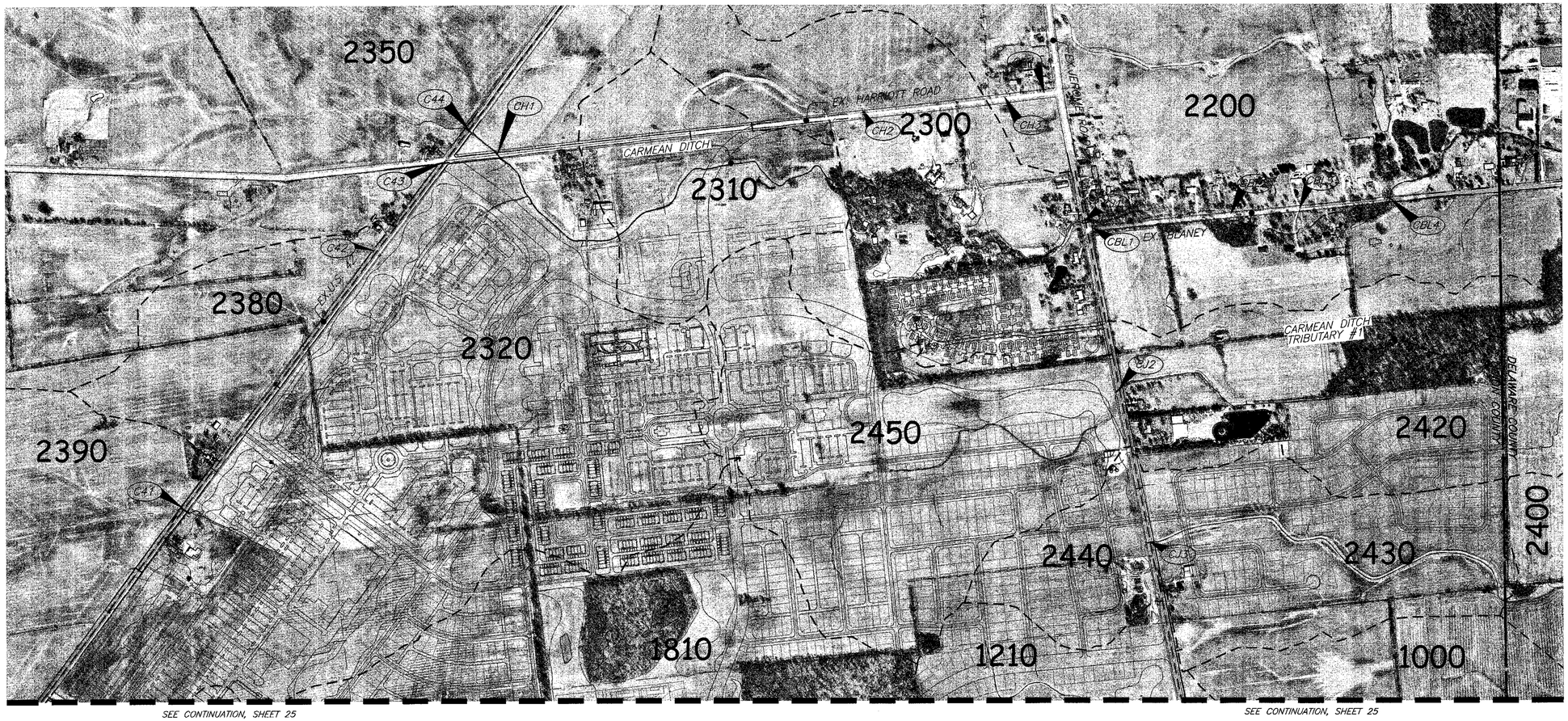
PREPARED FOR:

JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
EROSION AND SEDIMENTATION CONTROL DETAILS

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
None	23/27



SEE CONTINUATION, SHEET 25

SEE CONTINUATION, SHEET 25

GRAPHIC SCALE (IN FEET)

400' 0 400' 800'

EXISTING CULVERT TABLE		
NAME	SIZE	STATION
C41	30"	358+28
C42	24"	380+53
C43	24"	388+45
C44	30"	391+30
CBL1	12"	0.008
* CBL2	28'	0.170
CBL3	12"	0.230
* CBL4	20'	0.398
CH1	36"	2.469
CH2	24"	2.922
CH3	15"	3.314
CH4	12"	3.205
* CJ1	14'	3.212
CJ2	36"	2.989
CJ3	18"	2.781

* Bridges (Depth Unknown)

LEGEND

- (CXX) Existing Culvert
- Watershed Boundary
- 2440 Watershed Subarea
- Stream/Drainage Way
- Ex.Tree Row
- Ex.Pond/Wetland

REVISIONS		
MARK	DATE	DESCRIPTION

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
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PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

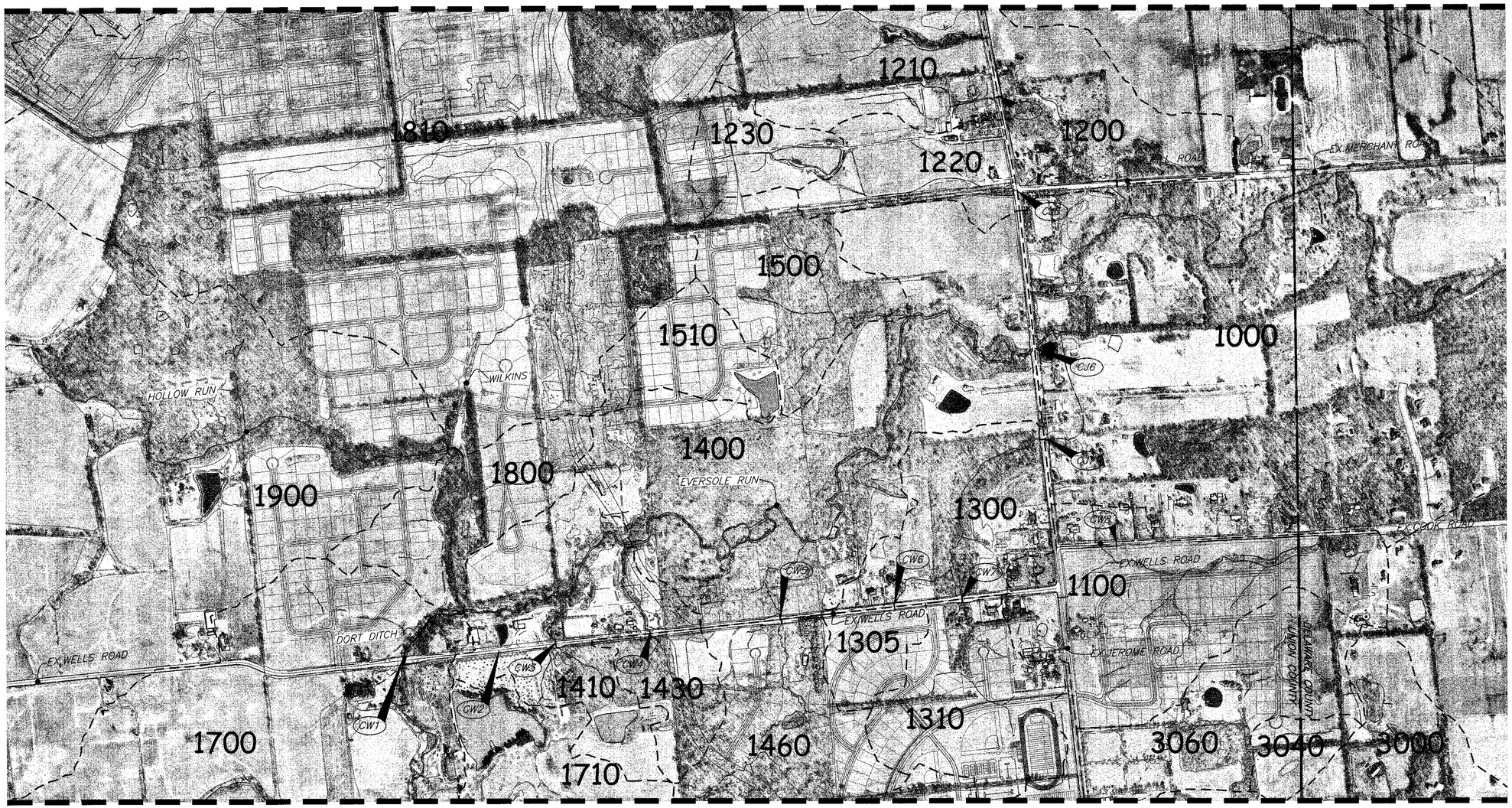
COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
STORMWATER MASTER PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=400'	24/27

\\CMHDATA1\DEVELOPMENT\PROJECT\20061643\DWG\PRELIMINARY PLAT\61643PP24-27.DWG<SHEET 24> - 3 XREFS: 61643XBS, 61643XBS-JV LAYOUT, 61643XPC - LAST SAVED BY BHESLEP [1/3/2008 12:08:41 PM] - PLOTTED BY BHESLEP [1/3/2008 12:08:42 PM]

SEE CONTINUATION, SHEET 24

SEE CONTINUATION, SHEET 24



SEE CONTINUATION, SHEET 26

SEE CONTINUATION, SHEET 26

400' 0 400' 800'

GRAPHIC SCALE
(IN FEET)

EXISTING CULVERT TABLE		
NAME	SIZE	STATION
CJ4	70"	2.472
CJ5	18"	2.338
* CJ6	36'X38.5'	2.115
CJ7	36"	1.991
CW1	42"	1.430
CW2	12"	1.572
CW3	18"	1.652
CW4	24"	1.783
CW5	21"	1.967
CW6	15"	2.215
CW7	54"	2.221
CW8	12"	2.439

* Bridges (Depth Unknown)

LEGEND

CXX	Existing Culvert
- - - - -	Watershed Boundary
2440	Watershed Subarea
———	Stream/Drainage Way
———	Ex.Tree Row
▒	Ex.Pond/Wetland

REVISIONS

MARK	DATE	DESCRIPTION

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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
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720 E. Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
STORMWATER MASTER PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=400'	25/27

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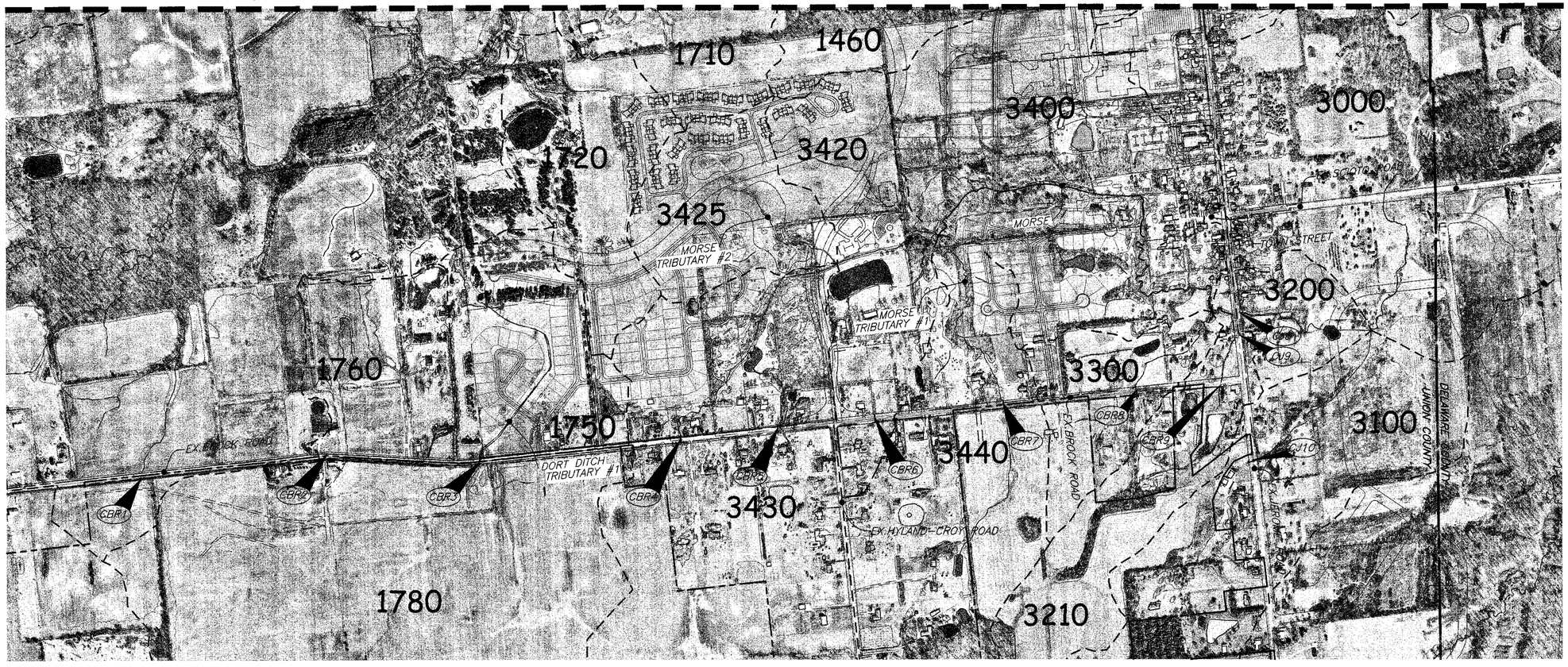

GRAPHIC SCALE
(IN FEET)

EXISTING CULVERT TABLE		
NAME	SIZE	STATION
CBR1	12"	1.304
CBR2	12"	1.563
CBR3	48"	2.015
CBR4	30"	2.285
CBR5	12"	2.546
CBR6	15"	2.415
CBR7	24"	2.719
CBR8	18"	2.892
CBR9	15"	3.011
– CJ8	84"	1.088
CJ9	18"	1.057
CJ10	48"	0.891

– To be replaced in 2007.

LEGEND

- CXX — Existing Culvert
- Watershed Boundary
- Stream/Drainage Way
- Ex.Tree Row
- Ex.Pond/Wetland

REVISIONS

MARK	DATE	DESCRIPTION

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Phone: 614.775.4500 Fax: 614.775.4800
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PREPARED FOR:
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720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
STORMWATER MASTER PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=400'	26/27

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Watershed Characteristics																			
SUB AREA	Area (Acre)	RCN	TC (hr)	1 Yr. Peak Flow (cfs)	cfs/acre (cfs)	2 Yr. Peak Flow (cfs)	cfs/acre (cfs)	5 Yr. Peak Flow (cfs)	cfs/acre (cfs)	10 Yr. Peak Flow (cfs)	cfs/acre (cfs)	25 Yr. Peak Flow (cfs)	cfs/acre (cfs)	50 Yr. Peak Flow (cfs)	cfs/acre (cfs)	100 Yr. Peak Flow (cfs)	cfs/acre (cfs)	1 Yr. Hyd. Vol. (ac-ft)	ac-ft/acre (ac-ft)
1000	448.45	74	2.05	47.28	0.105	86.85	0.194	144.55	0.322	195.47	0.436	279.94	0.624	358.92	0.800	445.52	0.993	16.153	0.0360
1100	59.07	79	0.54	26.87	0.455	44.00	0.745	67.10	1.136	85.56	1.465	117.72	1.993	146.14	2.474	176.073	2.992	3.075	0.0521
1200	35.62	76	0.44	13.97	0.392	24.49	0.688	39.45	1.108	52.12	1.463	72.58	2.038	91.43	2.567	111.88	3.141	1.496	0.0420
1210	52.12	78	0.51	22.30	0.428	37.50	0.719	58.36	1.120	75.83	1.455	103.79	1.991	129.35	2.482	156.93	3.011	2.530	0.0485
1220	20.41	78	0.32	11.72	0.574	19.49	0.955	30.00	1.470	38.77	1.899	52.75	2.584	65.50	3.209	79.22	3.881	0.991	0.0486
1230	14.32	81	0.32	10.56	0.737	16.50	1.152	24.35	1.700	30.80	2.150	40.94	2.858	50.08	3.496	59.85	4.178	0.853	0.0595
1300	32.73	75	0.49	10.61	0.324	19.45	0.594	31.84	0.973	42.39	1.295	59.49	1.817	75.48	2.306	93.02	2.842	1.285	0.0393
1305	9.89	78	0.50	4.38	0.443	7.37	0.746	11.44	1.157	14.85	1.502	20.30	2.054	25.28	2.557	30.65	3.101	0.480	0.0486
1310	33.40	77	0.60	11.69	0.350	20.31	0.608	32.23	0.965	42.28	1.266	58.46	1.751	73.31	2.195	89.39	2.677	1.510	0.0452
1400	116.70	73	1.03	18.02	0.154	34.66	0.297	59.33	0.508	81.26	0.696	117.48	1.007	151.40	1.297	188.66	1.617	3.879	0.0332
1410	46.02	76	0.53	15.88	0.345	28.02	0.609	45.02	0.978	59.59	1.295	83.15	1.807	104.87	2.279	128.45	2.791	1.933	0.0420
1430	13.48	73	0.42	3.89	0.289	7.55	0.560	12.89	0.956	17.49	1.298	25.02	1.856	32.04	2.377	39.72	2.947	0.448	0.0332
1460	43.40	74	0.49	12.59	0.290	23.77	0.548	39.74	0.916	53.42	1.231	75.72	1.745	96.49	2.223	119.50	2.753	1.563	0.0360
1500	30.75	73	0.56	7.27	0.236	14.26	0.464	24.42	0.794	33.18	1.079	47.53	1.546	60.91	1.981	75.56	2.457	1.022	0.0332
1510	18.00	78	0.84	5.46	0.303	9.20	0.511	14.33	0.0796	18.68	1.038	25.65	1.425	32.04	1.780	38.94	2.164	0.874	0.0486
1700	405.36	76	1.25	75.05	0.185	133.52	0.329	216.31	0.0534	287.29	0.709	402.59	0.993	509.22	1.256	625.25	1.542	17.024	0.0420
1710	36.75	80	0.70	15.13	0.412	24.37	0.663	36.96	1.006	47.42	1.290	64.03	1.742	79.13	2.153	95.36	2.595	2.048	0.0557
1720	38.67	78	0.71	13.20	0.341	22.25	0.575	34.87	0.902	45.46	1.176	62.45	1.615	78.01	2.017	94.83	2.452	1.878	0.0486
1750	37.63	77	0.71	11.70	0.311	20.15	0.535	32.08	0.852	42.18	1.121	58.46	1.554	73.44	1.952	89.67	2.383	1.701	0.0452
1760	28.90	78	0.72	9.79	0.339	16.55	0.573	25.90	0.896	33.79	1.169	46.44	1.607	58.03	2.008	70.56	2.441	1.403	0.0485
1780	131.09	78	1.50	25.85	0.197	43.73	0.334	68.74	0.524	89.82	0.685	123.69	0.944	154.78	1.181	188.43	1.437	6.365	0.0486
1800	27.58	75	0.84	6.15	0.223	11.27	0.409	18.52	0.672	24.70	0.896	34.87	1.264	44.31	1.607	54.59	1.979	1.074	0.0389
1810	330.56	77	3.49	31.68	0.096	53.74	0.163	84.71	0.256	111.02	0.336	154.04	0.466	194.32	0.588	238.19	0.721	14.941	0.0452
1900	288.96	76	2.34	33.75	0.117	59.08	0.204	95.45	0.330	126.66	0.438	177.49	0.614	224.58	0.777	275.87	0.955	12.135	0.0420
1920	248.30	79	1.25	61.43	0.247	101.78	0.410	157.02	0.632	203.33	0.819	277.36	1.117	345.00	1..389	417.97	1.683	12.927	0.0521
1930	516.85	79	3.63	57.27	0.111	93.45	0.181	143.07	0.277	184.68	0.357	252.79	0.489	315.57	0.611	383.55	0.742	26.908	0.0521
1940	81.01	78	2.50	10.84	0.134	18.16	0.224	28.30	0.349	36.86	0.455	50.94	0.629	63.91	0.789	77.97	0.962	3.933	0.0485
1960	216.30	78	2.39	27.59	0.128	46.87	0.217	74.64	0.345	98.33	0.455	136.65	0.632	172.02	0.795	210.45	0.973	9.777	0.0452
2000	1965.47	77	6.78	127.61	0.065	207.35	0.105	317.84	0.162	413.80	0.211	569.17	0.290	712.64	0.363	868.69	0.442	95.427	0.0486
2200	365.50	78	3.36	39.43	0.108	65.55	0.179	101.83	0.279	132.45	0.362	182.93	0.500	229.52	0.628	280.10	0.766	17.745	0.0486
2300	101.24	78	1.16	24.21	0.239	40.80	0.403	63.75	0.630	83.03	0.820	113.93	1.125	142.67	1.409	173.78	1.717	4.915	0.0485
2310	47.07	78	0.78	15.00	0.319	25.34	0.538	39.45	0.838	51.33	1.091	70.52	1.498	88.11	1.872	107.12	2.276	2.285	0.0485
2320	252.58	79	5.17	21.69	0.086	34.94	0.138	53.23	0.211	68.93	0.273	94.19	0.373	117.41	0.465	142.56	0.564	13.150	0.0521
2350	344.00	79	4.09	35.68	0.104	58.34	0.170	89.50	0.260	115.68	0.336	157.66	0.458	196.12	0.570	237.80	0.691	17.909	0.0521
2380	37.89	79	0.97	11.38	0.300	18.74	0.495	28.71	0.758	37.10	0.979	50.59	1.335	62.95	1.661	76.28	2.013	1.973	0.0521
2390	72.71	79	1.70	14.25	0.196	23.56	0.324	36.41	0.501	47.16	0.649	64.37	0.885	80.10	1.102	97.08	1.335	3.785	0.0521
2400	174.25	76	1.17	33.92	0.195	60.55	0.347	98.02	0.563	129.90	0.745	181.51	1.042	229.16	1.315	280.97	1.612	7.318	0.0420
2420	94.57	77	0.82	26.58	0.281	45.89	0.485	72.71	0.769	95.64	1.011	132.85	1.405	167.11	1.767	204.28	2.160	4.275	0.0452
2430	61.54	78	0.77	19.91	0.324	33.59	0.546	52.48	0.853	68.41	1.112	93.94	1.527	117.34	1.907	142.62	2.318	2.987	0.0485
2440	22.68	79	0.47	11.24	0.496	18.39	0.811	28.17	1.242	36.38	1.604	49.48	2.182	61.42	2.708	74.27	3.275	1.181	0.0521
2450	105.71	78	1.53	20.46	0.194	34.77	0.329	54.54	0.516	71.18	0.673	97.92	0.926	122.44	1.158	148.98	1.409	5.133	0.0486
3000	184.87	76	1.47	30.53	0.165	53.76	0.291	86.75	0.469	114.92	0.622	161.46	0.873	204.56	1.107	251.50	1.360	7.764	0.0420
3010	13.83	80	1.14	4.00	0.289	6.51	0.471	9.88	0.714	12.68	0.917	17.13	1.239	21.18	1.531	25.54	1.847	0.771	0.0557
3040	7.83	77	1.14	3.96	0.505	6.80	0.868	10.68	1.363	13.94	1.779	19.16	2.445	23.95	3.057	29.12	3.717	0.354	0.0452
3060	38.10	77	0.85	10.41	0.273	18.03	0.473	28.56	0.750	37.45	0.983	51.92	1.363	65.36	1.715	79.95	2.098	1.722	0.0452
3100	91.59	78	1.08	23.08	0.252	38.87	0.424	60.98	0.666	79.56	0.869	109.38	1.194	136.73	1.493	166.30	1.816	4.446	0.0485
3200	14.11	83	0.26	13.35	0.946	20.17	1.429	29.06	2.059	36.28	2.571	47.55	3.369	57.64	4.084	68.38	4.845	0.957	0.0678
3210	39.00	79	0.66	15.33	0.393	25.35	0.650	38.91	0.998	50.22	1.288	68.23	1.750	84.65	2.171	102.39	2.626	2.030	0.0521
3300	23.71	78	0.60	9.14	0.386	15.50	0.654	24.18	1.020	31.45	1.327	43.10	1.818	53.76	2.268	65.27	2.753	1.151	0.0486
3400	92.46	75	1.06	17.42	0.188	31.90	0.345	52.48	0.568	70.20	0.759	99.16	1.072	126.02	1.363	155.33	1.680	3.600	0.0389
3420	44.00	78	0.61	16.76	0.381	28.13	0.639	43.72	0.994	56.93	1.294	78.09	1.775	97.46	2.215	118.38	2.691	2.136	0.0485
3425	30.12	76	0.55	10.19	0.338	18.05	0.599	28.96	0.962	38.19	1.268	53.07	1.762	66.78	2.217	81.76	2.715	1.255	0.0417
3430	105.08	77	1.38	20.04	0.191	34.57	0.329	54.84	0.522	72.35	0.689	100.64	0.958	126.72	1.206	155.04	1.475	4.749	0.0452
3440	70.44	77	1.01	16.89	0.240	29.33	0.416	46.57	0.661	61.18	0.869	84.47	1.199	106.67	1.514	130.31	1.850	3.184	0.0452

REVISIONS

MARK	DATE	DESCRIPTION

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
M C M X X V I

PREPARED FOR:

JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
STORMWATER MASTER PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
None	27/27

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*

February 4, 2016

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

via email

Re: Preliminary Plat Extension
Jerome Village

Brad,

In response to the developer's request to extend the above preliminary plat, our office has reviewed the previous conditions for the original approval of said plat. Based on this review, we recommend that the extension be granted pursuant to the attached comments from our office, dated February 11th, 2008.

In addition, due to the long term buildout of this development, this preliminary master plat will have to be renewed multiple times over the life of the project under current practice. The individual pods within this master development have their own preliminary plat that will go through the review process from the Zoning and Subdivision Committee. We recognize that through this process, there will be revisions shown on the individual pod preliminary plats when compared to this overall plat. Because the individual pods are reviewed as submitted, our office does not see a need to require the implementation of any updates to the preliminary master plat at this time.

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

Sincerely,

Bill Narducci

Bill Narducci, P.E.
Engineering Manager
Union County Engineer

Enc: Preliminary Plat Comment Letter from 2008

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

UNION COUNTY, OHIO
JEROME TOWNSHIP
PRELIMINARY PLAT
FOR
JEROME VILLAGE
2008

VIRGINIA MILITARY LANDS NOS. 2365, 2990, 2991, 3005, 3244, 5234

PROJECT SUMMARY

Project Area:	1394.7±Ac. (Total)
	1385.0± Union County
	9.7± Delaware County (Deed Restricted to Open Space)
Existing Zoning:	U-1 (Rural District)
Proposed Zoning:	PUD (Planned Unit Development)

NEIGHBORHOOD SUMMARY

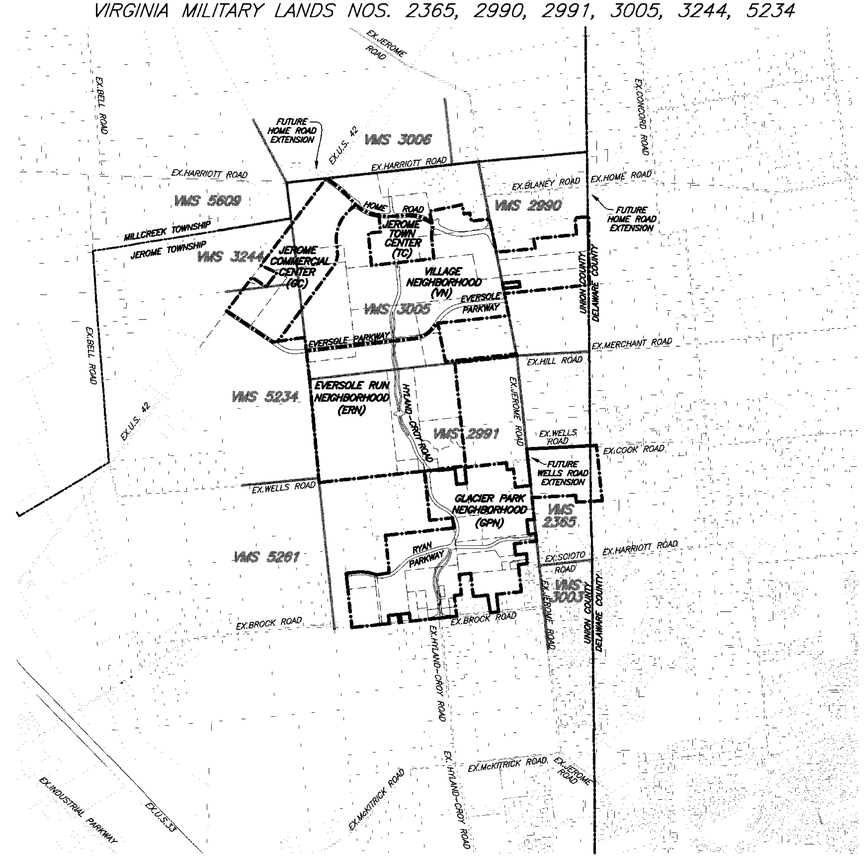
Jerome Commercial Center	141.6± Gross Ac.	1,046,600 S.F.	
Jerome Town Center	42.4± Gross Ac.	412,600 S.F.	(75 Units)
Village Neighborhood	327.7± Gross Ac.	1521	# Units
Elementary School/Civic	30.3± Gross Ac.		
Eversole Run Neighborhood	269.4± Gross Ac.	424	# Units
Glacier Park Neighborhood	235.0± Gross Ac.	514	# Units
Middle & Elementary School	39.8± Gross Ac.		
Prop. Right-of-Way (Home Road Ext., Hyland-Croy Ext., Eversole Parkway, Ryan Parkway)	69.0± Ac.		
Ex. Right-of-Way Dedication	24.5± Ac.		

OPEN SPACE SUMMARY

Public Open Space	251.9± Ac.
Development Data Table Open Space	306.6± Ac.
Total Open Space	558.5± Ac.
Percent Open Space	40.0%±

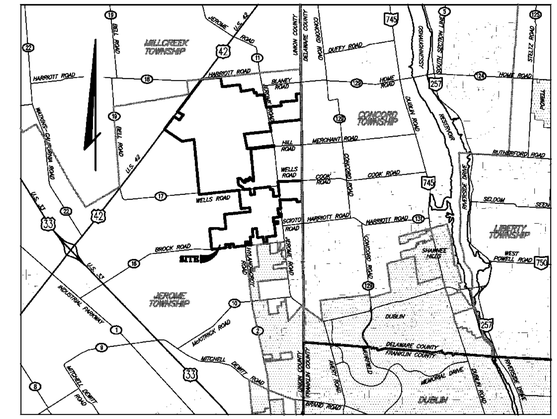
2000' 0 2000' 4000'

GRAPHIC SCALE (IN FEET)



INDEX MAP

SCALE: 1" = 2000'



LOCATION MAP

SCALE: 1"=5280'

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 390808 0150 B, effective date September 27, 1991.

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.

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.

Note D: All log jams, etc. shall be removed from streams that will be a part of the Union County Ditch Maintenance Program.

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: Wells Road/Jerome Road intersection to be aligned with development of GPN-3 Final Engineering Plans.

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 all other conditions.

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: Construction drawings of GPN-7 are to include detailed plans of bike path connection to Glacier Ridge Metro Park.

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 of pavement.

Public Utility Note:
All utilities shown herein are preliminary in nature. Final utility locations and associated easement will be determined by the County Engineer, Developer, and the utility provider(s).

OWNER/DEVELOPER

JEROME VILLAGE
Where life is in balance.

Jerome Village Company, LLC
720 E. Broad Street
Suite 200
Columbus, OH 43215
Ph:(614)242-4000
Fax:(614)242-4001

CONSULTING ENGINEER

TERRAIN EVOLUTION

Terrain Evolution, Inc.
720 E. Broad Street
Suite 203
Columbus, OH 43215
Ph:(614)242-4000
Fax:(614)242-4001

SURVEYOR

Benchmark Surveying & Mapping Company
70 South Liberty Road
Suite 102
Powell, OH 43065
Ph:(614)880-1201
Fax:(614)880-1202

INDEX OF SHEETS

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Home Road Extension 13-14A
Eversole Parkway 15-17
Ryan Parkway 18-19
Offsite Utility Map 20
Erosion & Sedimentation Control Details 21-23
Stormwater Master Plan 24-27

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M C M X X V I

2 WORKING DAYS
BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

UTILITY COMPANIES

Sanitary Sewer & Water

City of Marysville
Public Service Center
455 North Maple Street
Marysville, OH 43040
Ph:(937)642-0116
Fax:(937)642-0179

Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph:(937)645-3018
Fax:(937)645-3161

Electric

Union Rural Electric
15461 U.S.Route 36E
P.O.Box 393
Marysville, OH 43040
Ph:(937)642-1826
Fax:(937)644-4239

Ohio Edison
1040 South Prospect Street
Marion, OH 43302
Ph: (800)633-4766
Fax: (740)382-7108

Gas

Clearfield Ohio Holdings Inc.
6724 Perimeter Loop Drive-Box 180
Dublin, OH 43017
Ph:(614)889-5904
Fax:(614)792-0469

Columbia Gas
920 W. Goodale Boulevard
Columbus, OH 43212
Ph:(614)460-2172
Fax:(614)989-1207

Telephone/Cable/Internet

Verizon
550 Leader Street
Marion, OH 43302
Ph:(740)383-0729
Fax:(937)382-1910

Time Warner Cable
P.O.Box 2553
Columbus, OH 43216
Ph:(614)481-5263
Fax:(614)255-6428

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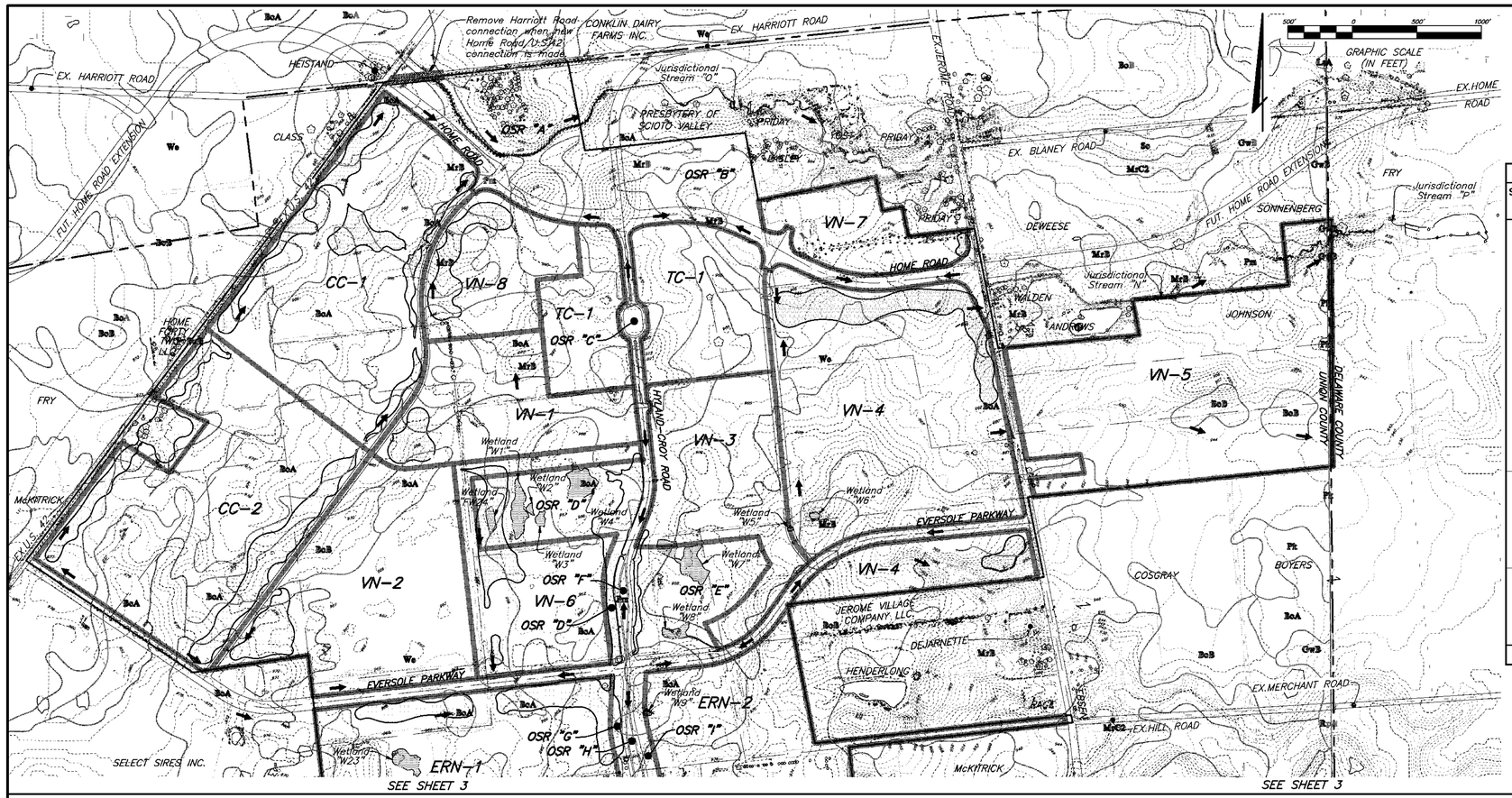
JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
FACE SHEET

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
As Noted	1/27



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Road Name	R/W Width (Ft.)	PVMT Width (Ft.)	Ultimate R/W Width(Ft.)	Ultimate PVMT Width(Ft.)
U.S. 42	60	22.5	100	36
Brock Road	60	23	100	36
Wells Road	60	19	100	24
Jerome Road	60	21	100	36
Harriott Road	50	17	100	24

Public Spaces Data Table			
Sub-area or Reserve	Use	Site Acreage (Ac.)	Open Space Provided (Ac.)
VN-6	Elementary School/ Civic	30.3	**24.3**
GPN-4	Middle & Elementary School	39.8	**19.9**
OSR "A"	Open Space Reserve	22.1	**22.1**
OSR "B"	Open Space Reserve	13.0	**13.0**
OSR "C"	Open Space Median	0.7	**0.7**
OSR "D"	Open Space Reserve	18.4	**18.4**
OSR "E"	Open Space Reserve	16.7	**16.7**
OSR "F"	Open Space Median	0.6	**0.6**
OSR "G"	Open Space Reserve	3.7	**3.7**
OSR "H"	Open Space Median	2.1	**2.1**
OSR "I"	Open Space Reserve	3.7	**3.7**
OSR "J"	Open Space Median	0.5	**0.5**
OSR "K"	Open Space Reserve	25.9	**25.9**
OSR "L"	Open Space Reserve	27.1	**27.1**
OSR "M"	Open Space Reserve	6.0	**6.0**
OSR "N"	Open Space Reserve	1.3	**1.3**
OSR "O"	Open Space Reserve	3.8	**3.8**
OSR "P"	Open Space Reserve	1.4	**1.4**
OSR "Q"	Open Space Reserve	25.0	**25.0**
OSR "R"	Open Space Median	2.1	**2.1**
OSR "S"	Open Space Reserve	25.9	**25.9**
OSR "T"	Open Space Reserve	7.7	**7.7**
	Totals	**277.8**	**251.9**

TOTAL OPEN SPACE PROVIDED: 558.5 Ac.

Development Data Table					
Sub Area	Use	Site Acreage (Ac.)	Min. Lot Width at B/L (Ft.)	Maximum Units or Sq.Ft.	Open Space Provided (Ac.)
CC-1	Office/Commercial	66.6	–	543,000 SF	**16.9**
CC-2	Commercial	75.0	–	509,000 SF	**13.6**
TC-1	Civic/Office/Retail (Residential over Commercial)	42.4	–	412,600 SF (75 Units)	**6.2**
VN-1	Attached Residential	31.2	–	208 Units	**8.2**
VN-2	Single Family	53.4	50	173 Units	**11.0**
VN-3	Single Family	35.1	50	140 Units	**5.4**
VN-4	Single Family	92.5	50	270 Units	**30.4**
*VN-5	Single Family	*76.0	60	220 Units	***22.9**
VN-7	Attached Residential	16.7	–	88 Units	**2.9**
VN-8	Attached Residential/ Congregate Care	23.0	–	172 Units/ 250 Units	**6.3**
ERN-1	Single Family	102.8	80	163 Units	**37.3**
ERN-2	Single Family	79.9	80	162 Units	**25.0**
ERN-3	Single Family	15.0	150	5 Units	**10.3**
ERN-4	Single Family	23.9	150	14 Units	**10.8**
ERN-5	Single Family	47.8	80	80 Units	**17.4**
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*GPN-3	Single Family	*51.7	80	95 Units	**23.0**
GPN-5	Attached Residential	27.2	–	116 Units	**6.1**
GPN-6	Single Family	37.1	60	68 Units	**13.4**
GPN-7	Single Family	57.9	70	120 Units	**21.5**
Total	–	**1016.2**	–	**2534 Units 1,464,600 S.F.**	**306.6**

* VN-5 contains 76.9Ac.; 76.0Ac. in Union County; 0.9Ac. in Delaware County; GPN-3 contains 60.5Ac.; 51.7Ac. in Union County; 8.8Ac. in Delaware County; Sub-Area Open Space includes Delaware County Acreage.
Note: Sub Area Data Table is subject to change pending Jerome Township Zoning Review and Approval.

See Access Management Plan Sheets 6 & 7.

LEGEND

- Sub Area
- Ex.Tree Row
- Soil Survey Boundary
- Soil Type
- = Ex.Pond/Wetland
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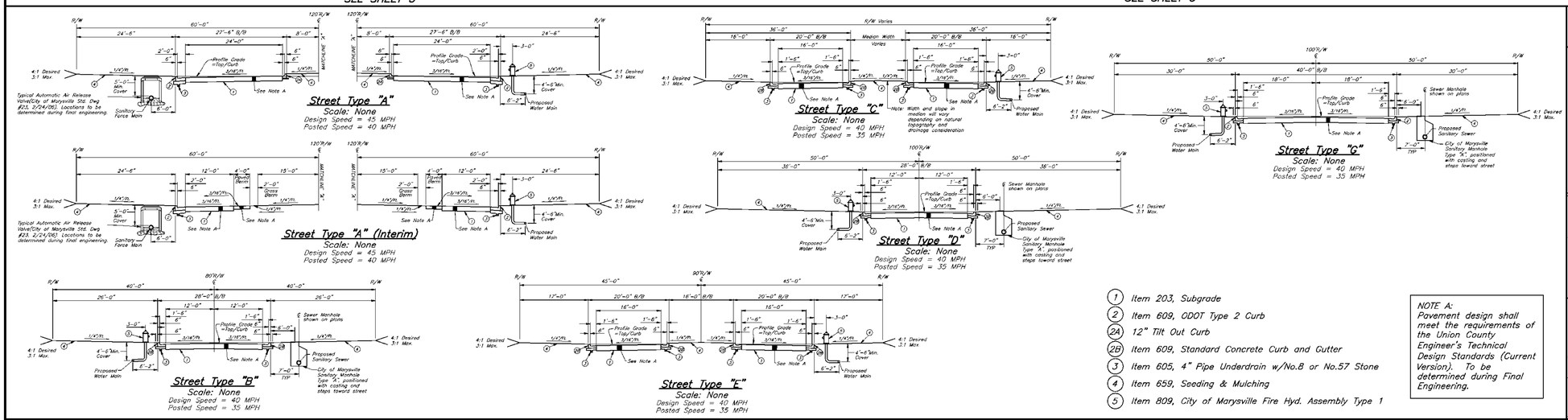

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4. Item 659, Seeding & Mulching
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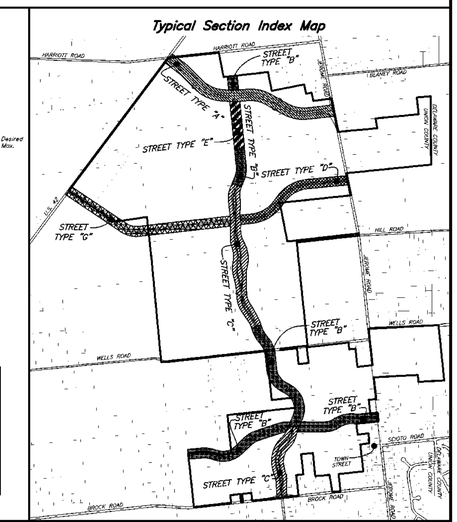
NOTE A:
Pavement design shall meet the requirements of the Union County Engineer's Technical Design Standards (Current Version). To be determined during Final Engineering.

Typical Section Index Map



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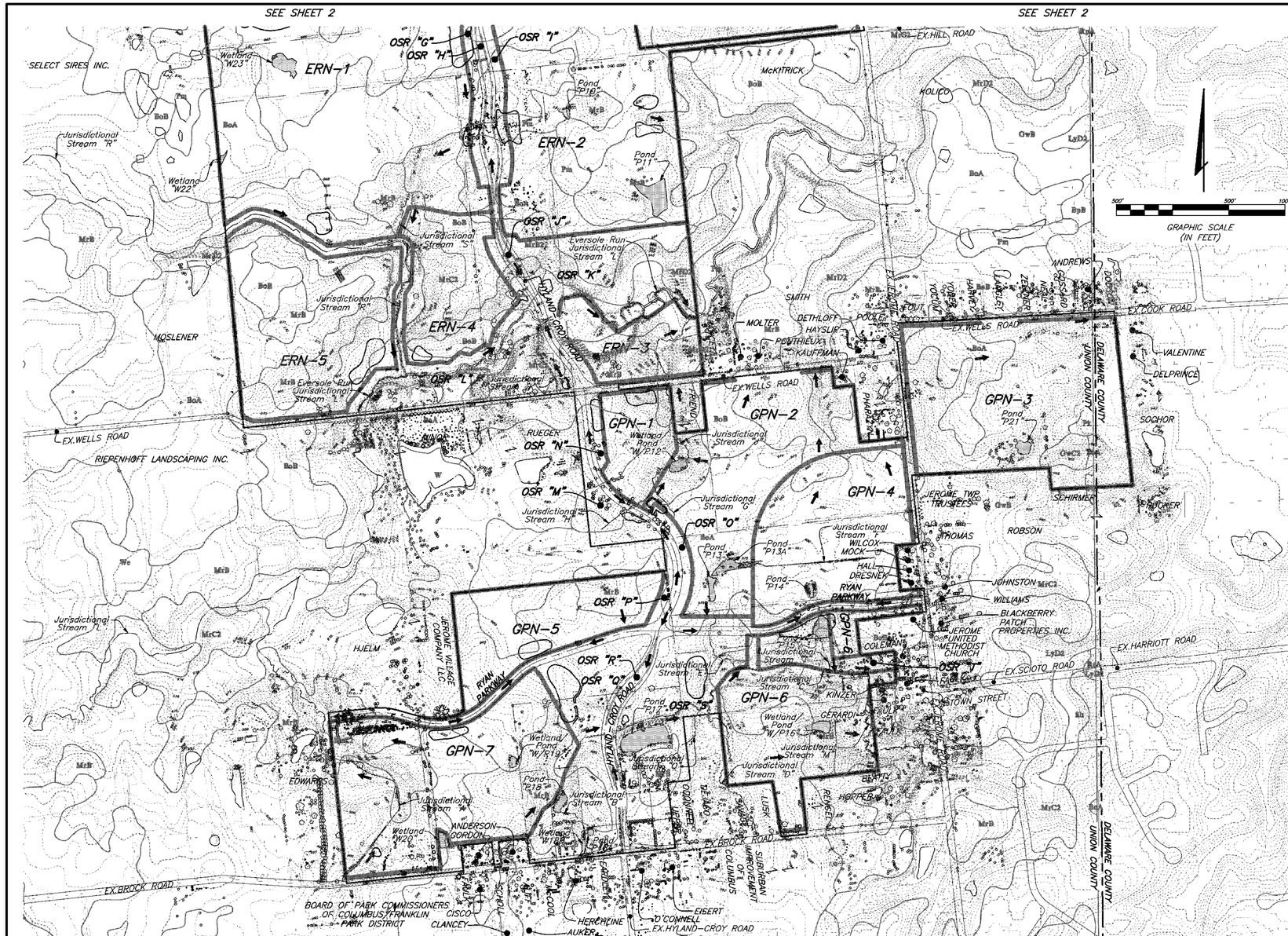
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
PROPERTY INDEX AND TOPOGRAPHIC/FLOOD ROUTE MAP

Date	Job No.
January 3, 2008	2006-1643
Scale	**Sheet**
1"=500'	**2/27**



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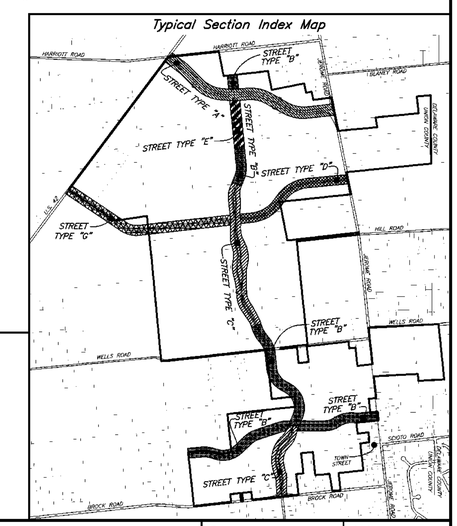
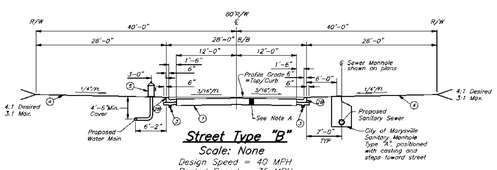
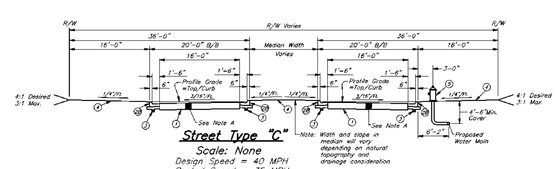




Street Type "B"
Scale: None
Design Speed = 40 MPH
Posted Speed = 35 MPH



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Scale: None
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JEROME VILLAGE

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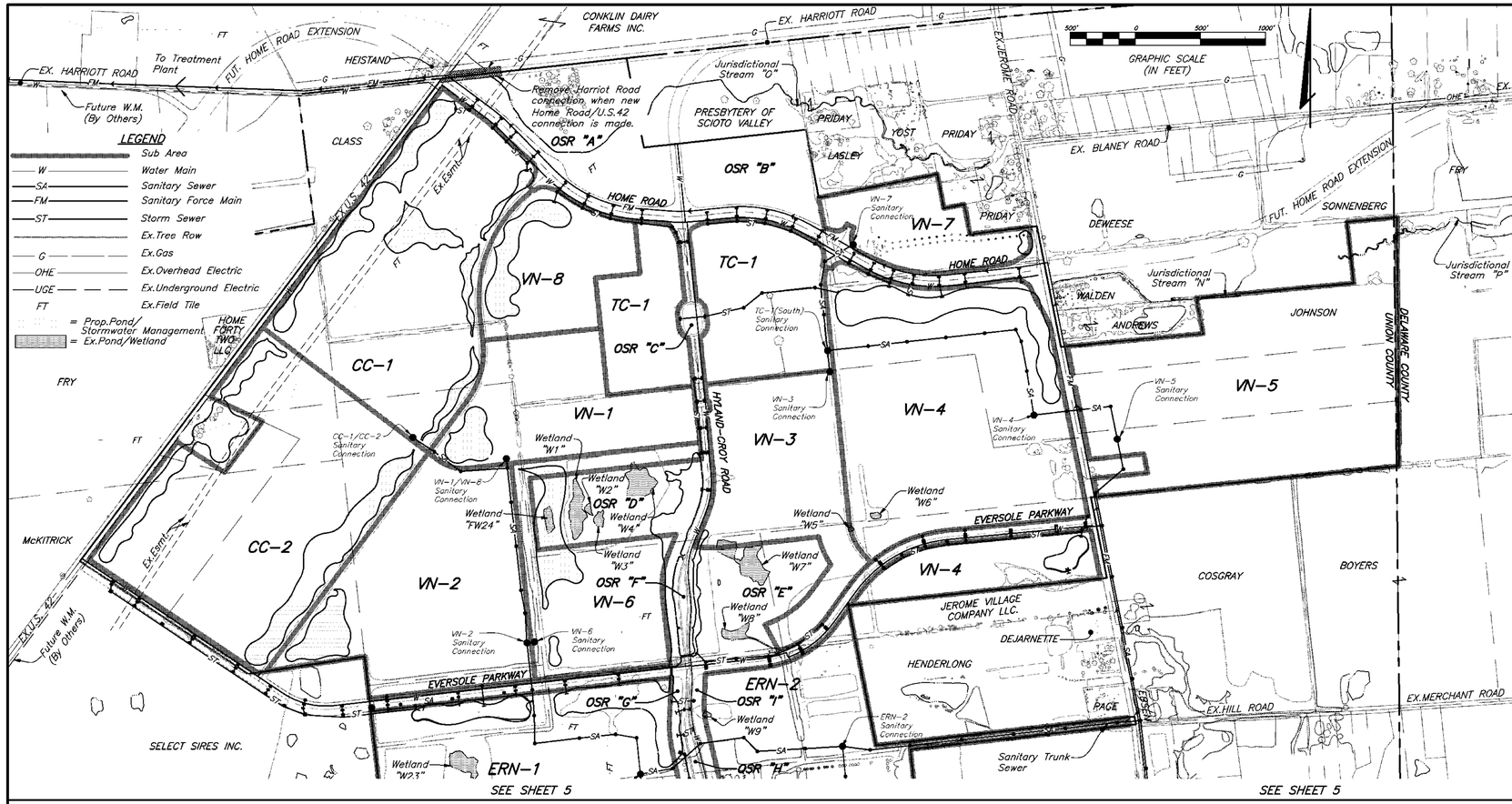

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Public Spaces Data Table

Sub-area or Reserve	Use	Site Acreage (Ac.)	Open Space Provided (Ac.)
VN-6	Elementary School/ Civic	30.3	**24.3**
GPN-4	Middle & Elementary School	39.8	**19.9**
OSR "A"	Open Space Reserve	22.1	**22.1**
OSR "B"	Open Space Reserve	13.0	**13.0**
OSR "C"	Open Space Median	0.7	**0.7**
OSR "D"	Open Space Reserve	18.4	**18.4**
OSR "E"	Open Space Reserve	16.7	**16.7**
OSR "F"	Open Space Median	0.6	**0.6**
OSR "G"	Open Space Reserve	3.7	**3.7**
OSR "H"	Open Space Median	2.1	**2.1**
OSR "I"	Open Space Reserve	3.7	**3.7**
OSR "J"	Open Space Median	0.5	**0.5**
OSR "K"	Open Space Reserve	25.9	**25.9**
OSR "L"	Open Space Reserve	27.1	**27.1**
OSR "M"	Open Space Reserve	6.0	**6.0**
OSR "N"	Open Space Reserve	1.3	**1.3**
OSR "O"	Open Space Reserve	3.8	**3.8**
OSR "P"	Open Space Reserve	1.4	**1.4**
OSR "Q"	Open Space Reserve	25.0	**25.0**
OSR "R"	Open Space Median	2.1	**2.1**
OSR "S"	Open Space Reserve	25.9	**25.9**
OSR "T"	Open Space Reserve	7.7	**7.7**
	Totals	**277.8**	**251.9**

TOTAL OPEN SPACE PROVIDED: 558.5 Ac.

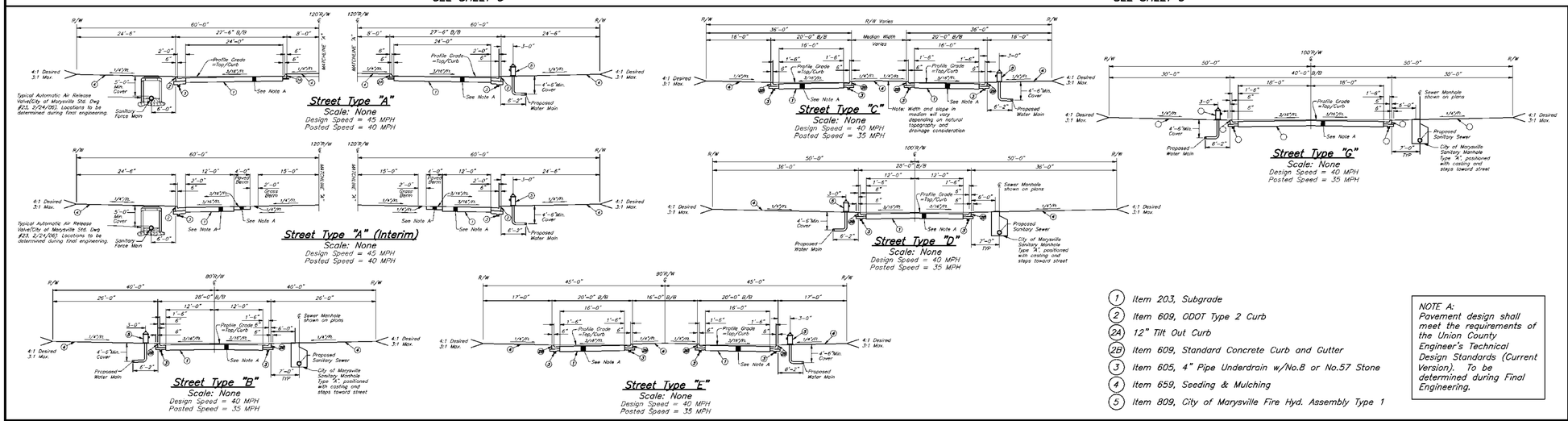
Development Data Table

Sub Area	Use	Site Acreage (Ac.)	Min. Lot Width at B/L (Ft.)	Maximum Units or Sq.Ft.	Open Space Provided (Ac.)
CC-1	Office/Commercial	66.6	–	543,000 SF	**16.9**
CC-2	Commercial	75.0	–	509,000 SF	**13.6**
TC-1	Civic/Office/Retail (Residential over Commercial)	42.4	–	412,600 SF (75 Units)	**6.2**
VN-1	Attached Residential	31.2	–	208 Units	**8.2**
VN-2	Single Family	53.4	50	173 Units	**11.0**
VN-3	Single Family	35.1	50	140 Units	**5.4**
VN-4	Single Family	92.5	50	270 Units	**30.4**
*VN-5	Single Family	*76.0	60	220 Units	***22.9**
VN-7	Attached Residential	16.7	–	88 Units	**2.9**
VN-8	Attached Residential/ Congregate Care	23.0	–	172 Units/ 250 Units	**6.3**
ERN-1	Single Family	102.8	80	163 Units	**37.3**
ERN-2	Single Family	79.9	80	162 Units	**25.0**
ERN-3	Single Family	15.0	150	5 Units	**10.3**
ERN-4	Single Family	23.9	150	14 Units	**10.8**
ERN-5	Single Family	47.8	80	80 Units	**17.4**
GPN-1	Single Family	12.4	90	16 Units	**3.7**
GPN-2	Single Family	48.7	80	99 Units	**14.3**
*GPN-3	Single Family	*51.7	80	95 Units	**23.0**
GPN-5	Attached Residential	27.2	–	116 Units	**6.1**
GPN-6	Single Family	37.1	60	68 Units	**13.4**
GPN-7	Single Family	57.9	70	120 Units	**21.5**
Total	**–**	**1016.2**	**–**	**2534 Units 1,464,600 S.F.**	**306.6**

** VN-5 contains 76.9Ac.; 76.0Ac. in Union County; 0.9Ac. in Delaware County; GPN-3 contains 60.5Ac.; 51.7Ac. in Union County; 8.8Ac. in Delaware County; Sub-Area Open Space includes Delaware County Acreage.*
Note: Sub Area Data Table is subject to change pending Jerome Township Zoning Review and Approval.

See Access Management Plan Sheets 6 & 7.

Note: Field tile shown per record information provided by Union County Soil & Water Conservation District.



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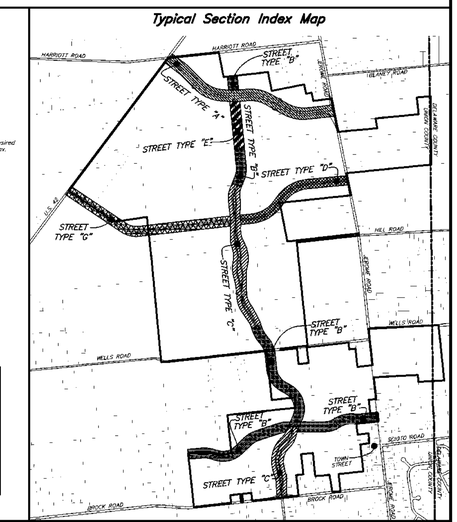
2. Item 609, ODOT Type 2 Curb
2A. 12" Tilt Out Curb
2B. Item 609, Standard Concrete Curb and Gutter
3. Item 605, 4" Pipe Underdrain w/No.8 or No.57 Stone
4. Item 659, Seeding & Mulching
5. Item 809, City of Marysville Fire Hyd. Assembly Type 1

NOTE A:
Pavement design shall meet the requirements of the Union County Engineer's Technical Design Standards (Current Version). To be determined during Final Engineering.

Typical Section Index Map



REVISIONS		
MARK	DATE	DESCRIPTION

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
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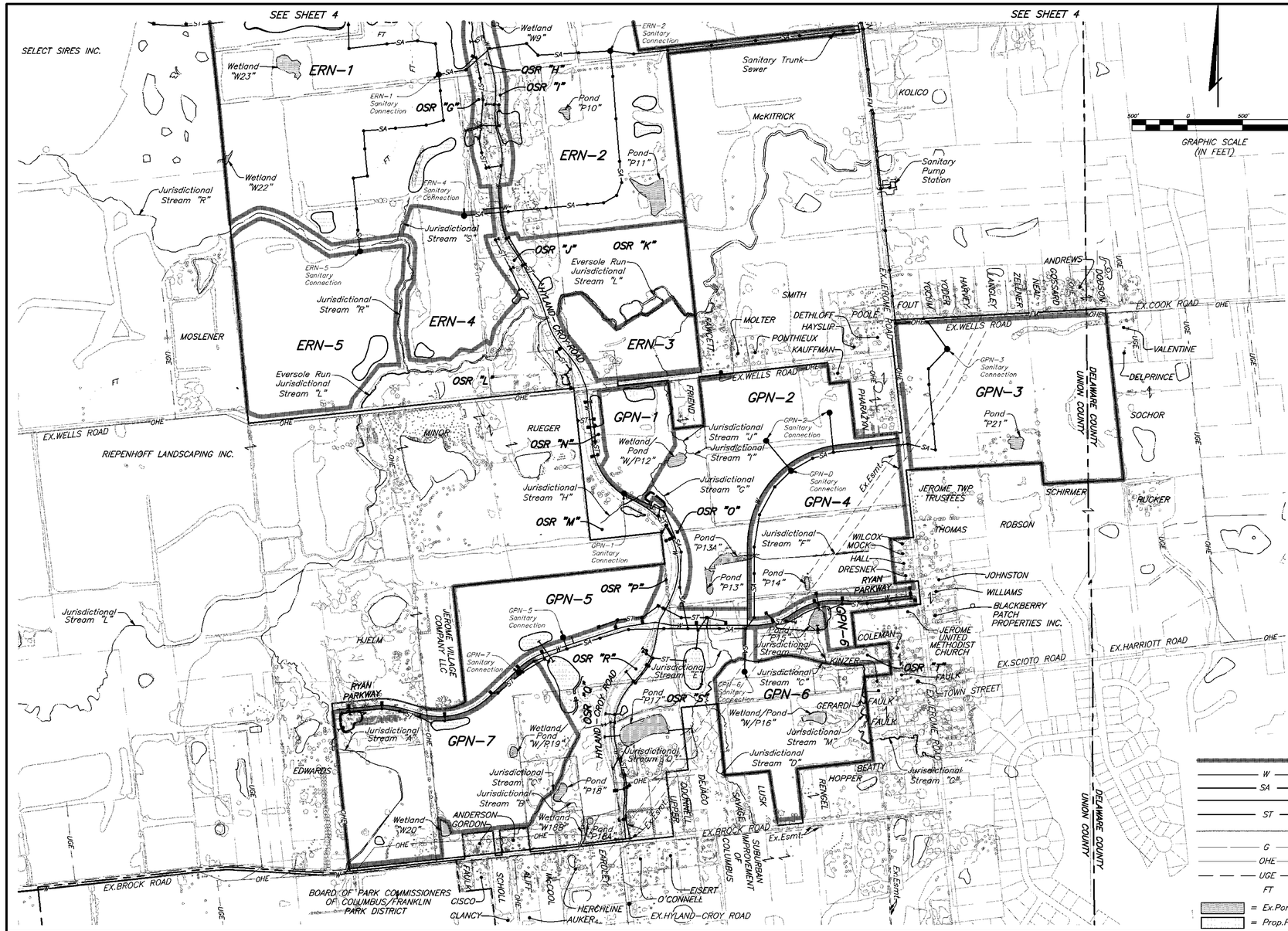
PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
UTILITY INDEX MAP AND TYPICAL SECTIONS

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=500'	**4/27**



Existing Roadway Data Table				
Road Name	R/W Width (Ft.)	PVMT Width (Ft.)	Ultimate R/W Width(Ft.)	Ultimate PVMT Width(Ft.)
U.S. 42	60	22.5	100	36
Brock Road	60	23	100	36
Wells Road	60	19	100	24
Jerome Road	60	21	100	36
Harriott Road	50	17	100	24

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OSR "M"	Open Space Reserve	6.0	**6.0**
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Note: Sub Area Data Table is subject to change pending Jerome Township Zoning Review and Approval.

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GPN-3 contains 50.5Ac.;

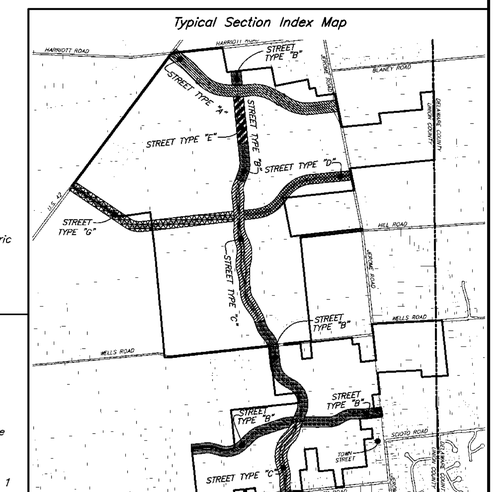
See Access Management Plan Sheets 6 & 7.

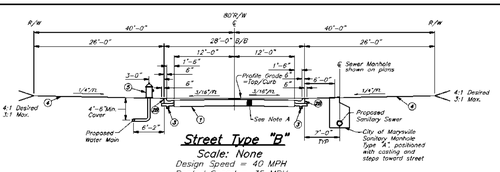
Note: Field tile shown per record information provided by Union County Soil & Water Conservation District.

LEGEND

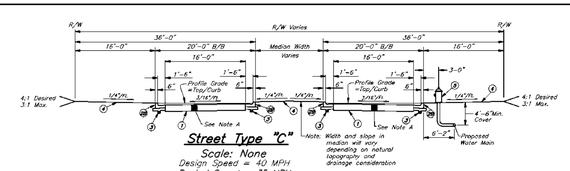
- Sub Area
- W — Water Main
- SA — Sanitary Sewer
- FM — Sanitary Force Main
- ST — Storm Sewer
- Ex.Tree Row
- G — Ex.Gas
- OHE — Ex.Overhead Electric
- UGE — Ex.Underground Electric
- FT — Ex.Field Tile
- = Ex.Pond/Wetland
- = Prop.Pond/Stormwater Management

Typical Section Index Map





Street Type "B"
Scale: None
Design Speed = 40 MPH
Posted Speed = 35 MPH



Street Type "C"
Scale: None
Design Speed = 40 MPH
Posted Speed = 35 MPH

NOTE A: Pavement design shall meet the requirements of the Union County Engineer's Technical Design Standards (Current Version). To be determined during Final Engineering.

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REVISIONS		
MARK	DATE	DESCRIPTION

EMH&T
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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
M C M X X V I

PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
UTILITY INDEX MAP AND TYPICAL SECTIONS

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=500'	5/27

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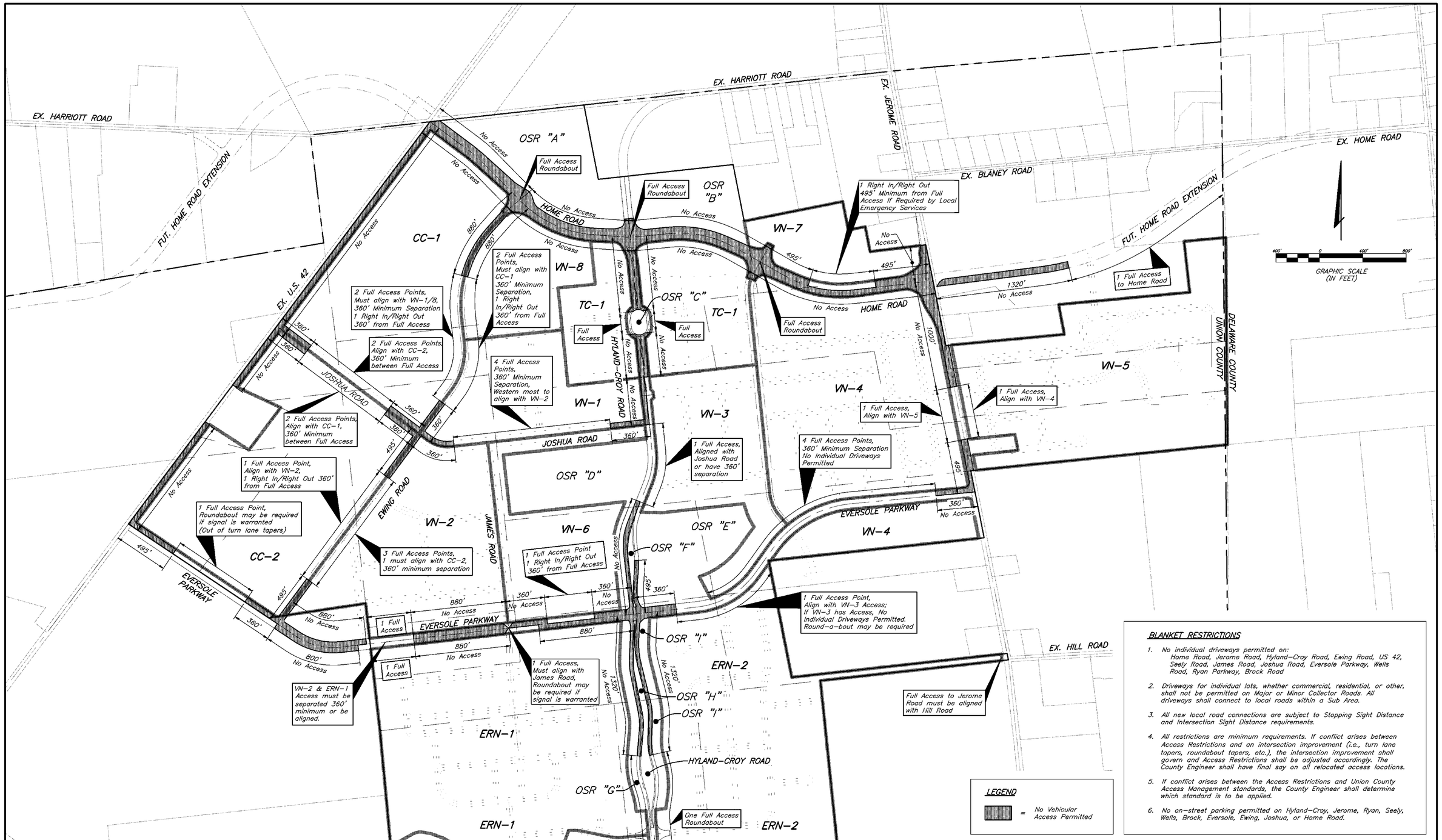

BLANKET RESTRICTIONS

1. No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Eversole 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.
3. 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.
5. If conflict arises between the Access Restrictions and Union County Access Management standards, the County Engineer shall determine which standard is to be applied.
6. No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Eversole, Ewing, Joshua, or Home Road.

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JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
ACCESS MANAGEMENT PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=400'	6/27

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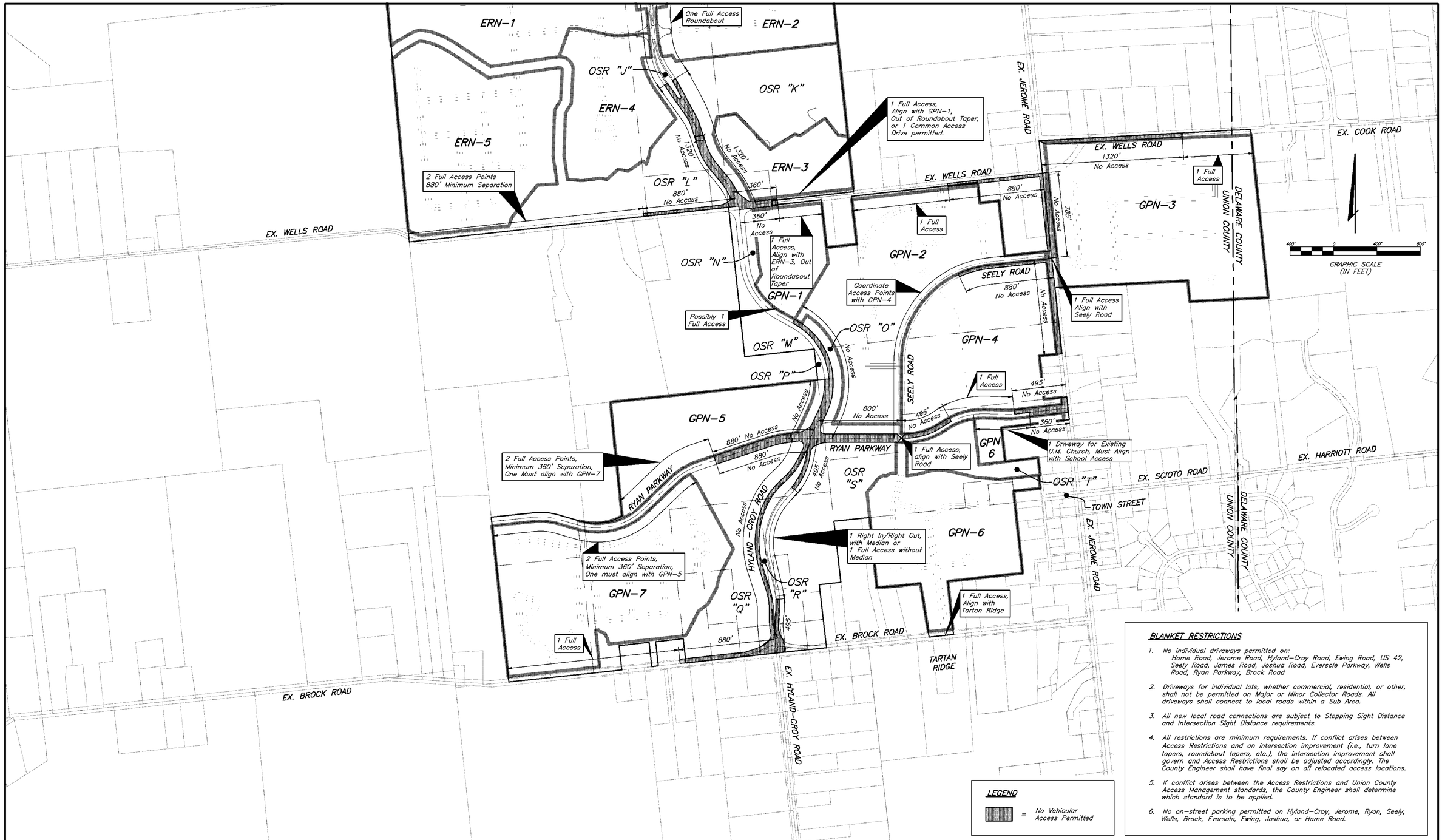

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LEGEND

= No Vehicular Access Permitted

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JEROME VILLAGE

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PRELIMINARY PLAT
FOR
JEROME VILLAGE
ACCESS MANAGEMENT PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=400'	7/27

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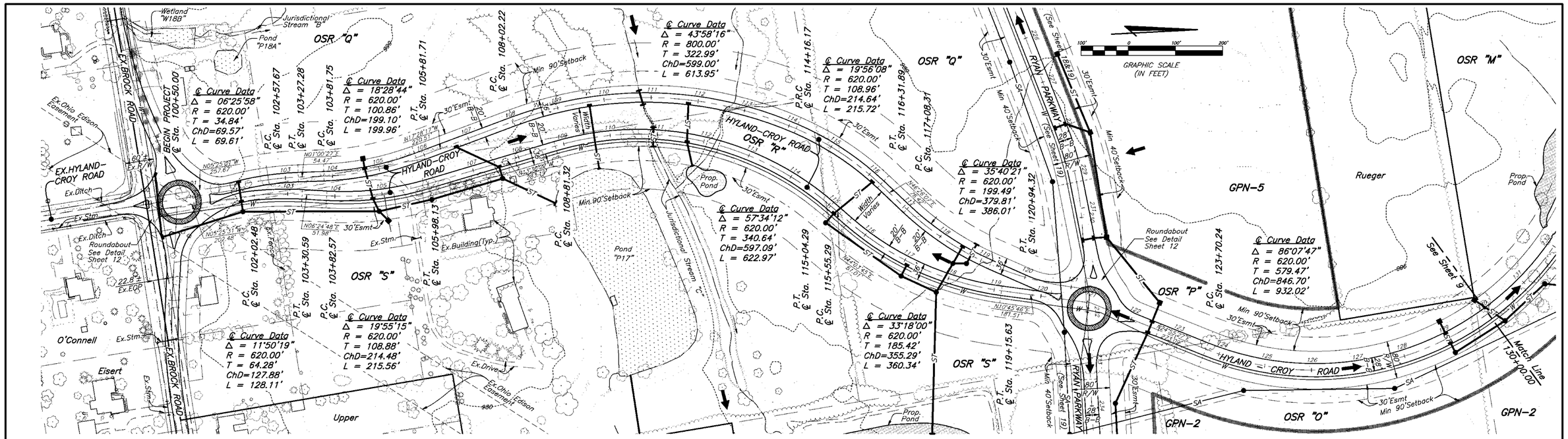

Public Utility Note:
All utilities shown herein are preliminary in nature. Final utility locations and associated easement will be determined by the County Engineer, Developer, and the utility provider(s).

LEGEND

- Sub Area Boundary
- W — Water Main
- SA — Sanitary Sewer
- FM — Sanitary Force Main
- ST — Storm Sewer
- Bike Path
- = Ex.Pond/Wetland
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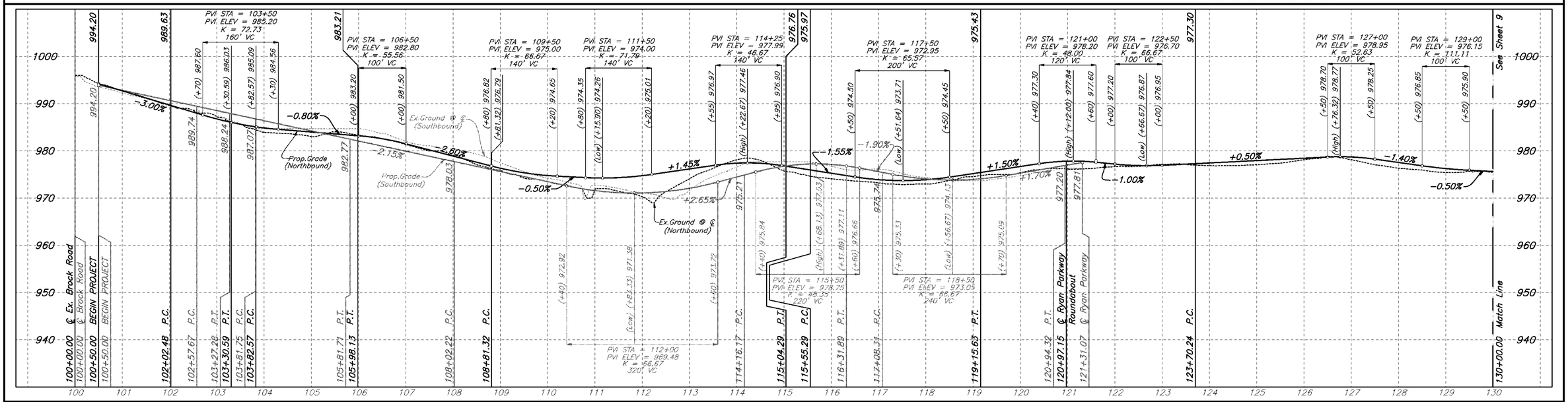

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JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HYLAND-CROY EXTENSION

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 8/27

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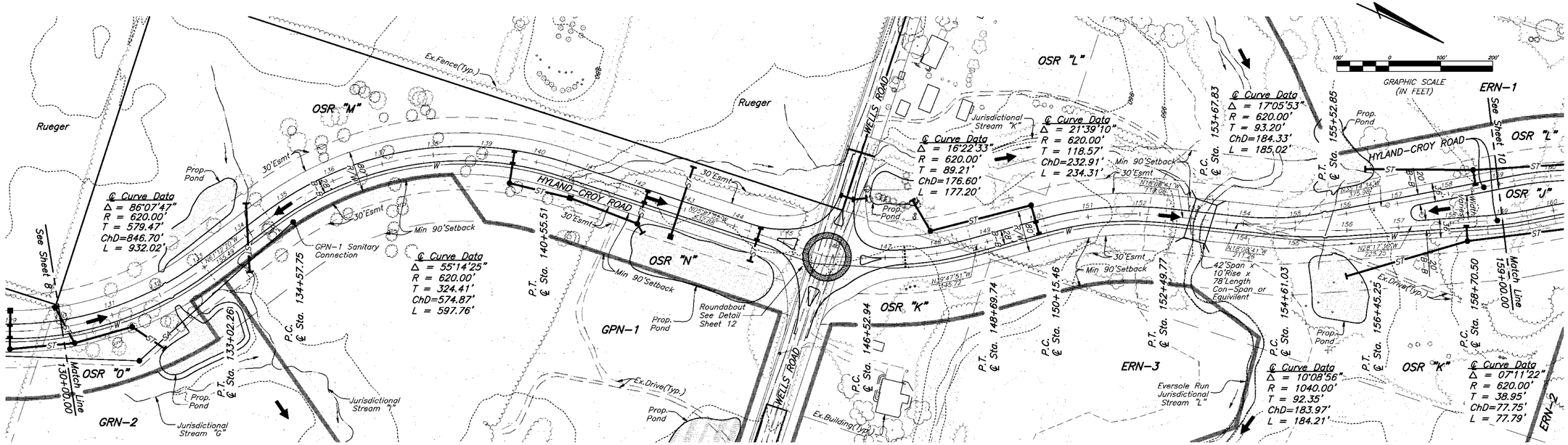

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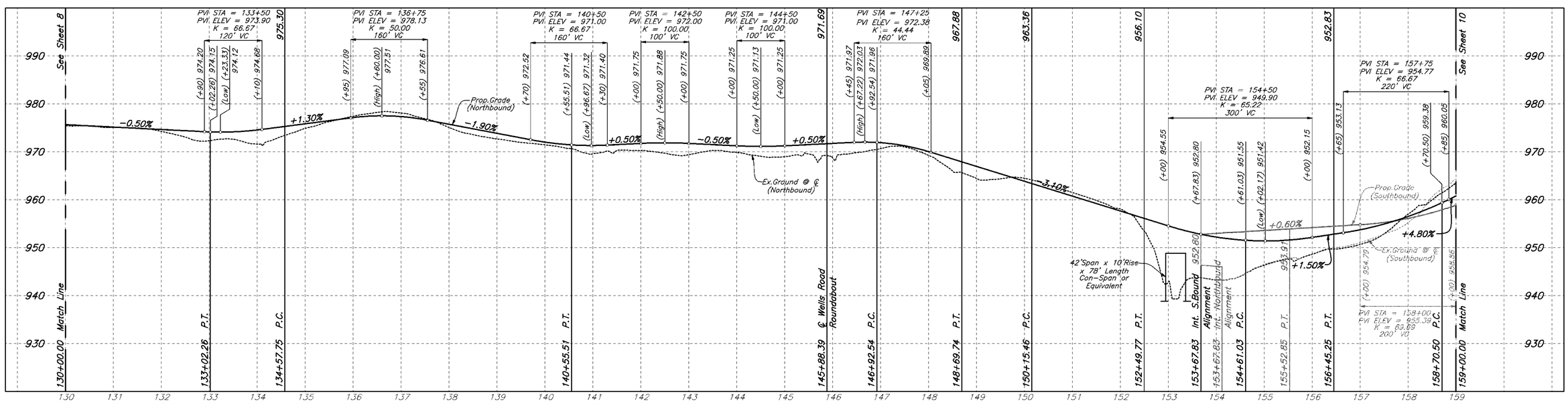

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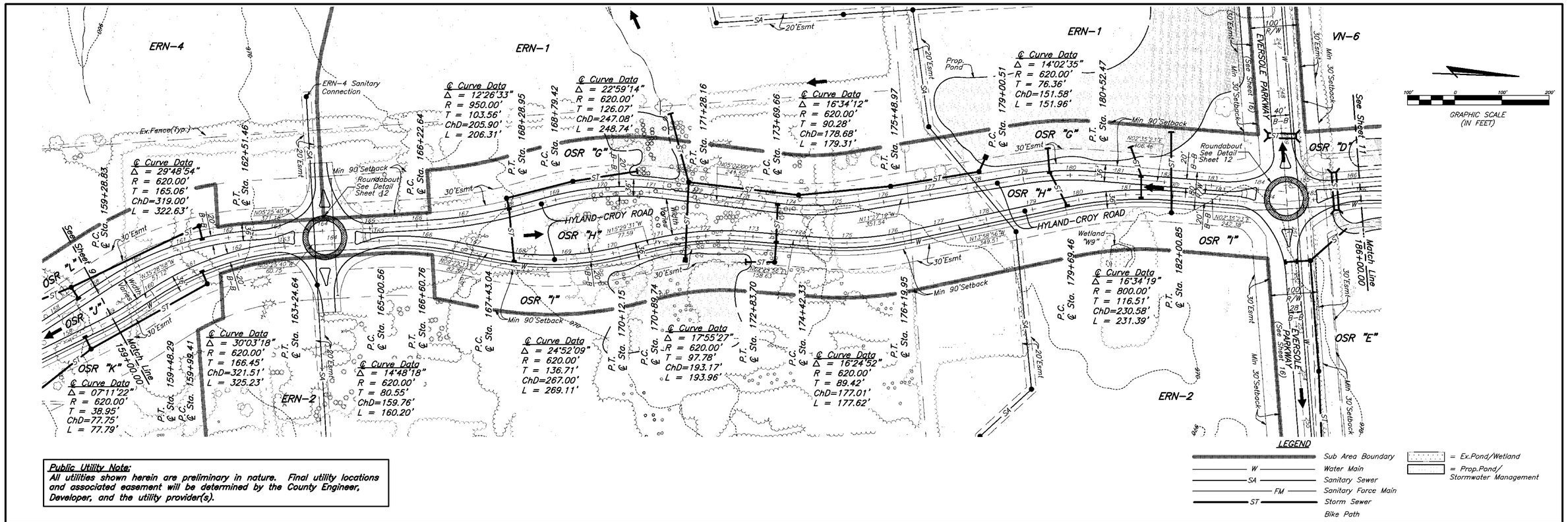
\\CMHDATA1\DEVELOPMENT\PROJECT\20061643\DWG\PRELIMINARY PLAT\61643PP09.DWG<SHEET 9> - 5 XREFS: 51877XBS, 61643XBS-JV LAYOUT, PP 2 FT CONTOURS, 61643XPG, 61643XPC - LAST SAVED BY BHESLEP [1/3/2008 11:49:37 AM] - PLOTTED BY BHESLEP [1/3/2008 11:49:37 AM]



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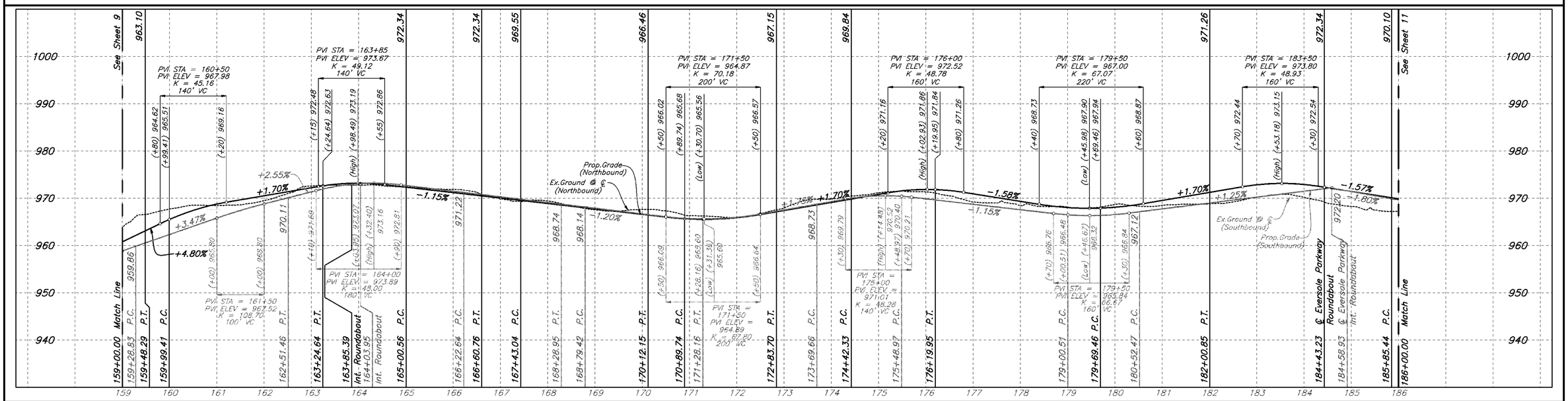

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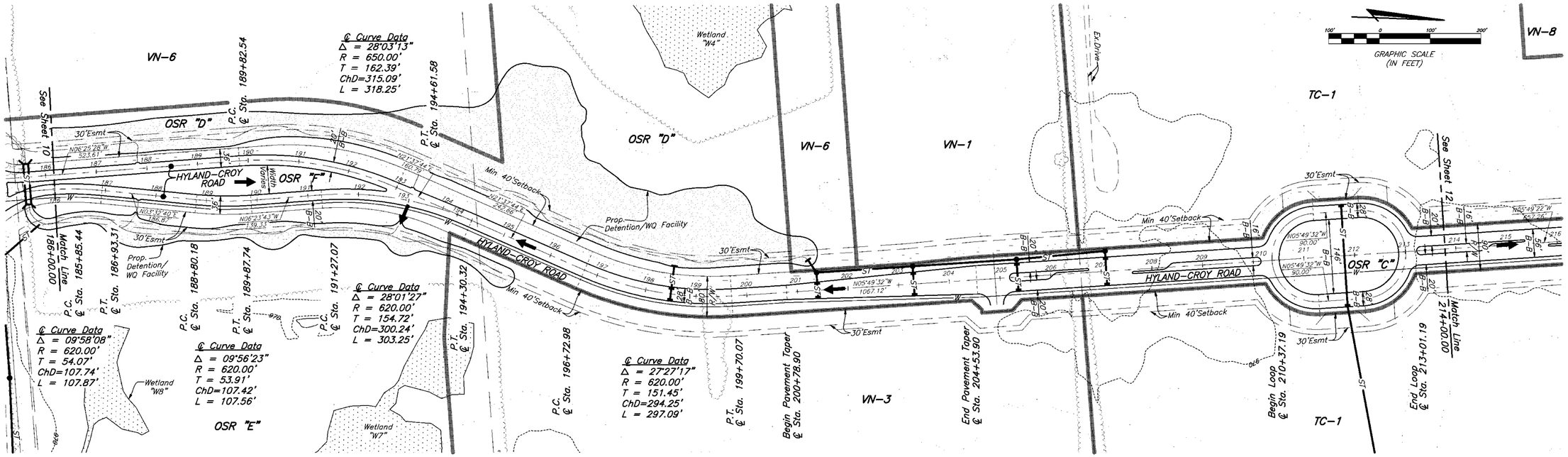
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 10/27



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LEGEND

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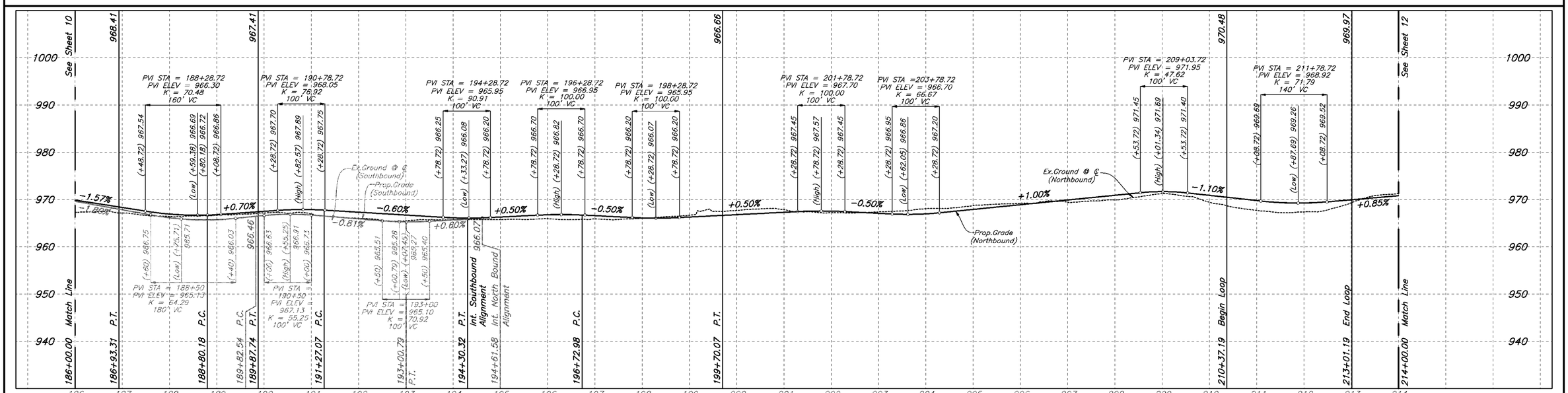

REVISIONS		
MARK	DATE	DESCRIPTION

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Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
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PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HYLAND-CROY EXTENSION

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 11/27

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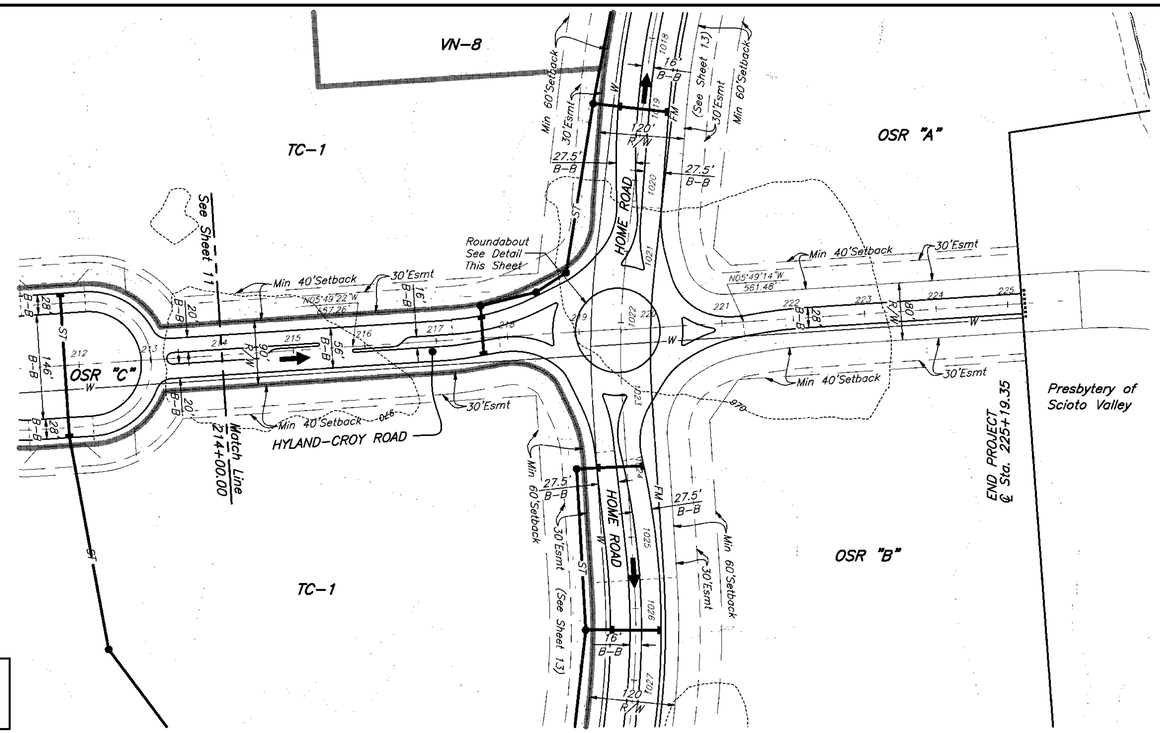

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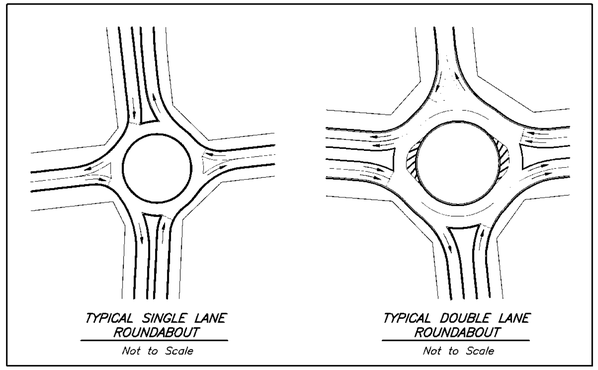

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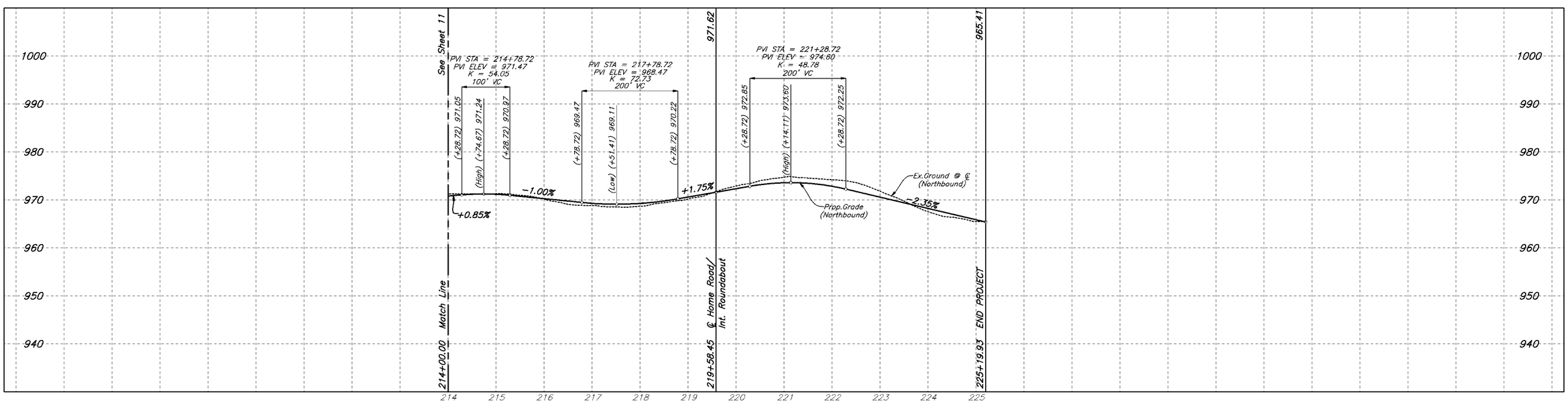

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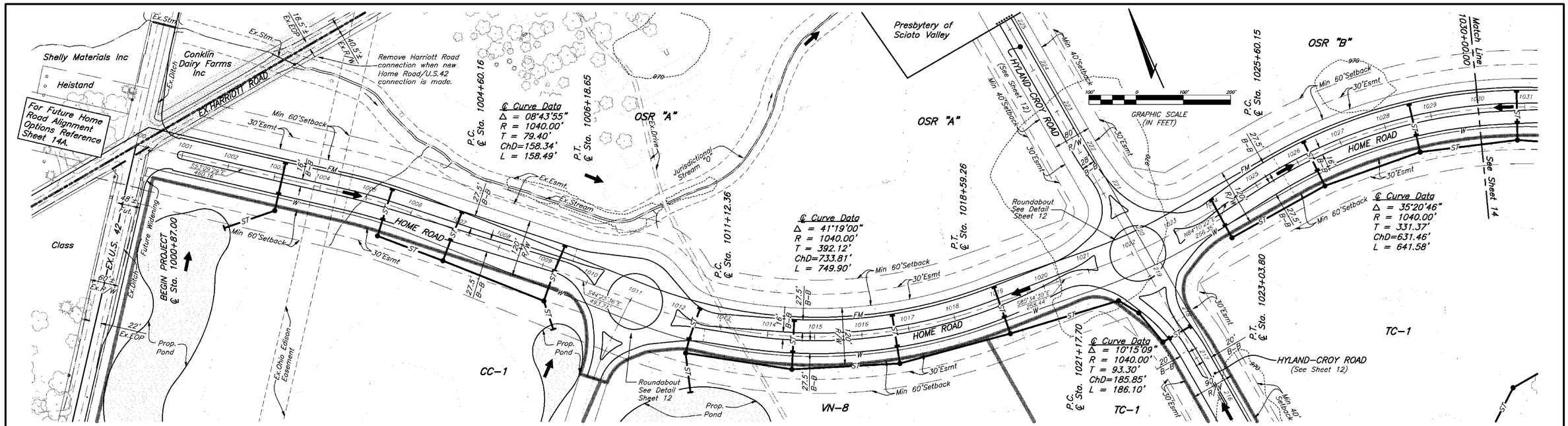
COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HYLAND-CROY EXTENSION

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 12/27



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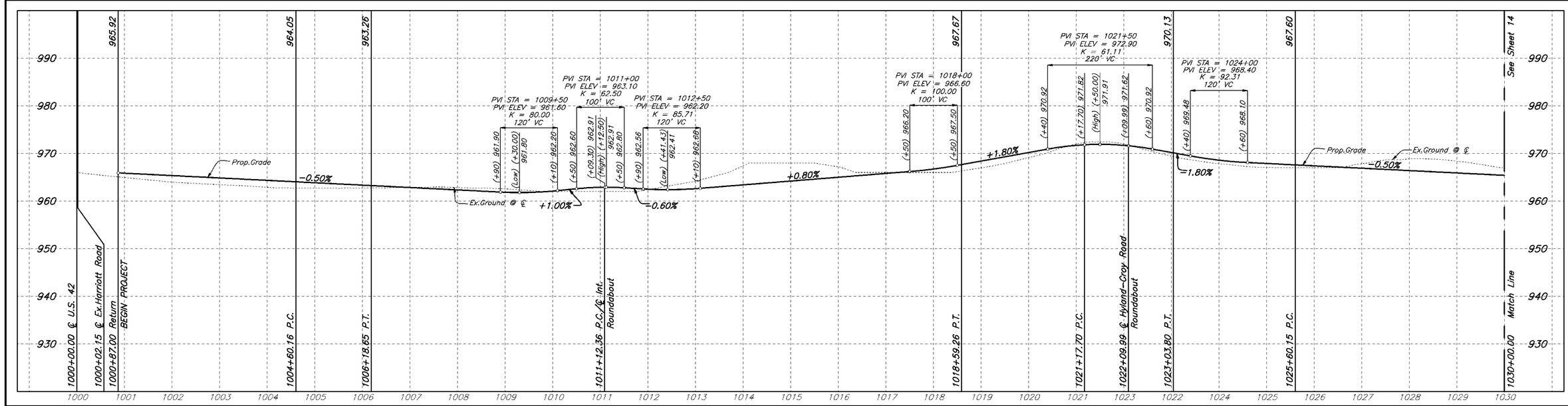

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Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HOME ROAD

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 13/27

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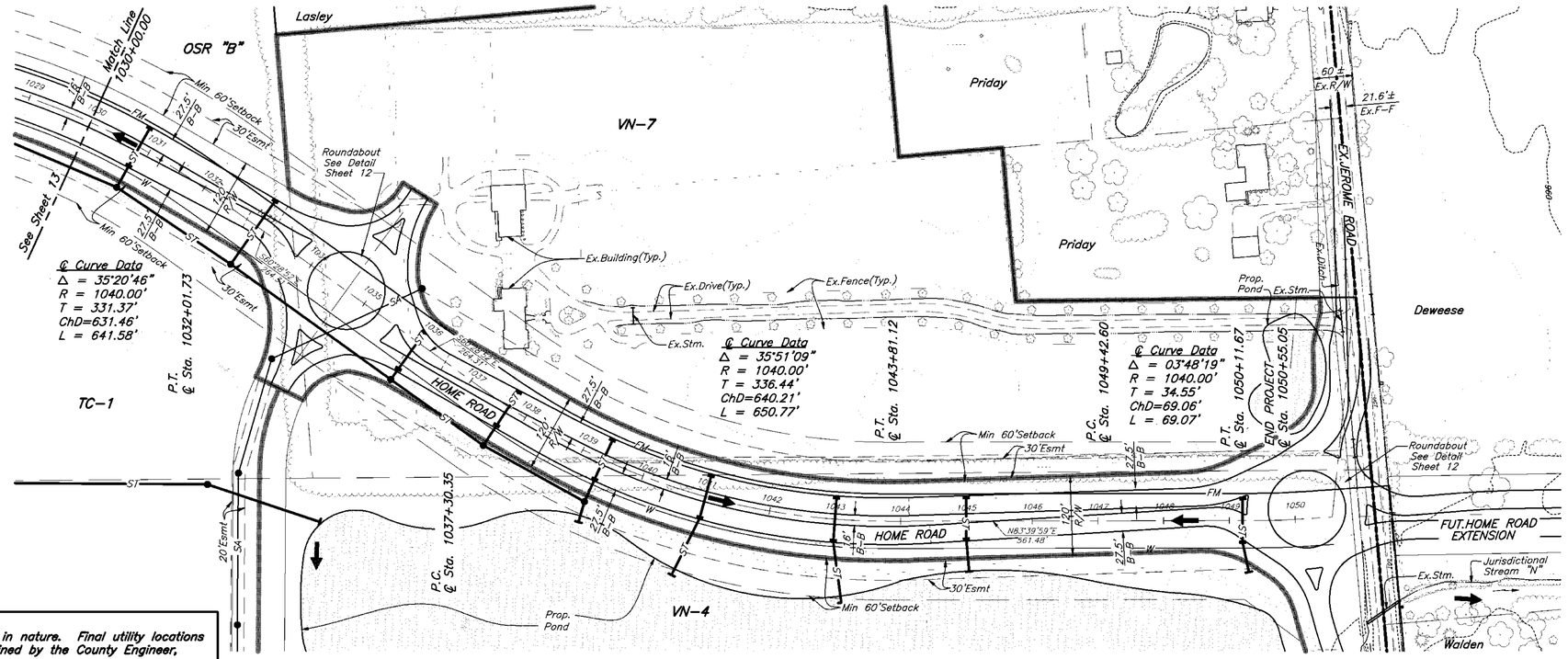

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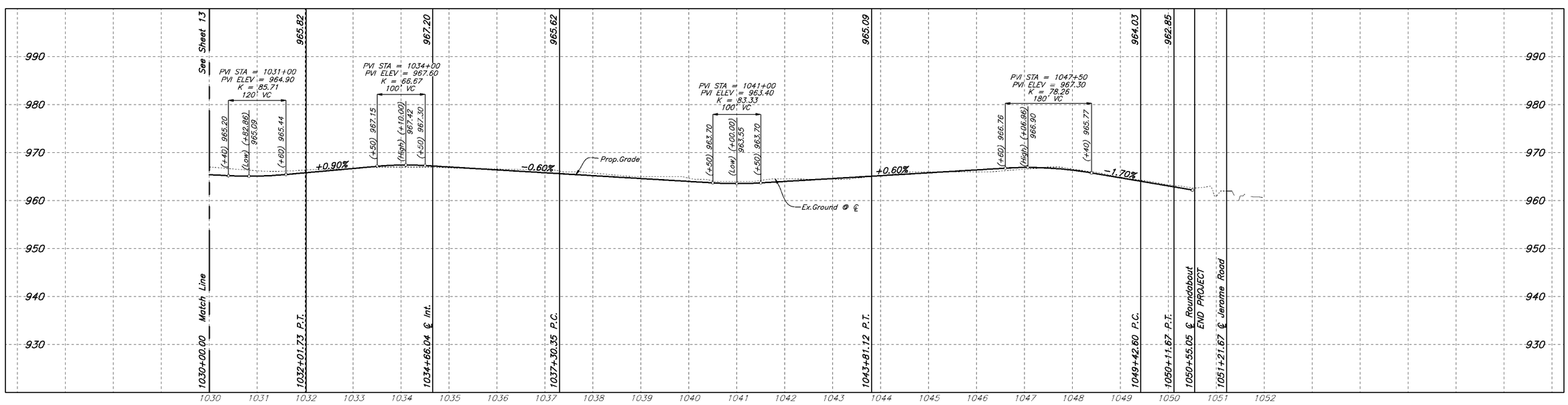

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JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HOME ROAD

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 14/27

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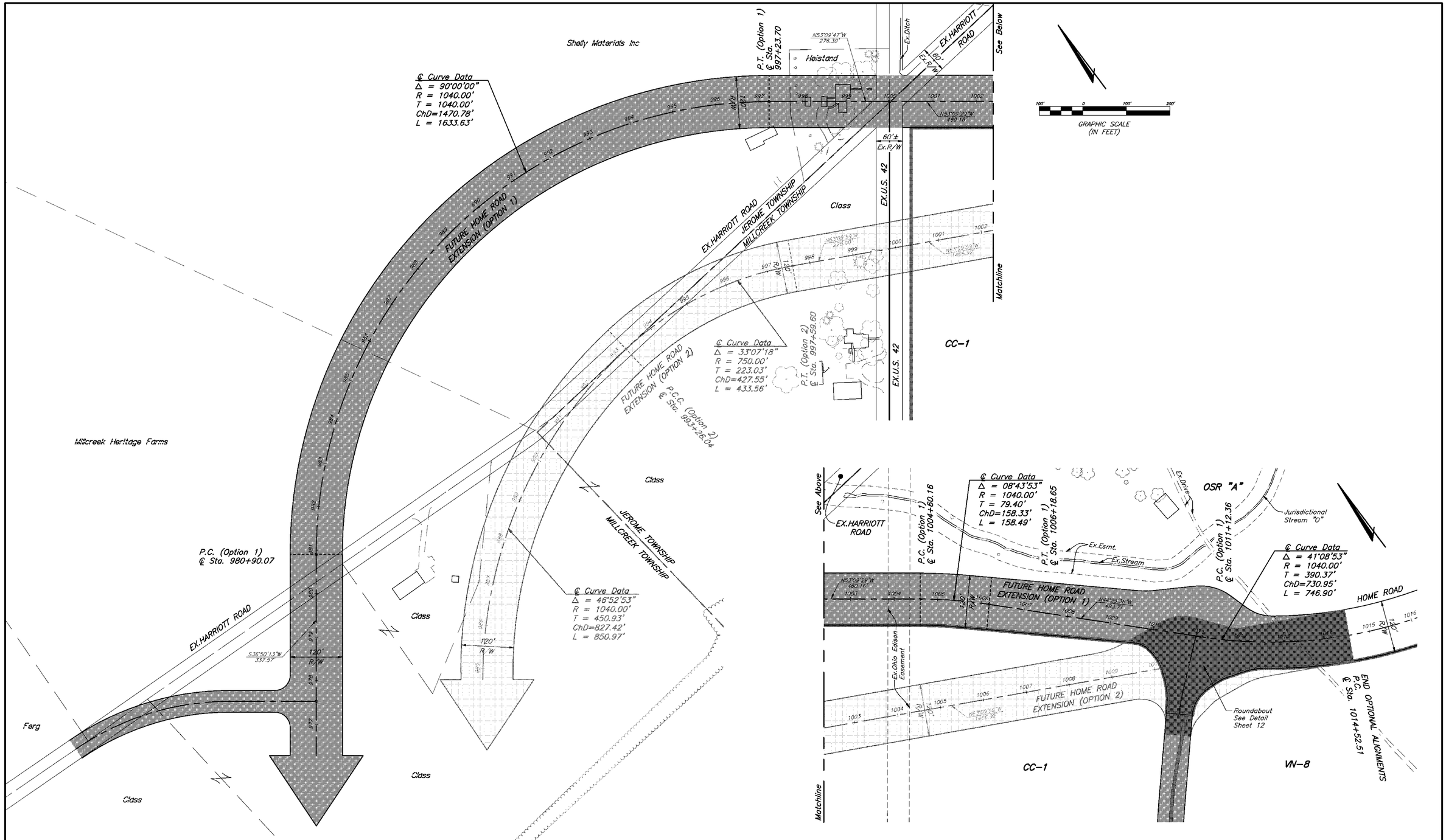

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JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HOME ROAD - OPTIONAL ALIGNMENTS

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet: 14A/27

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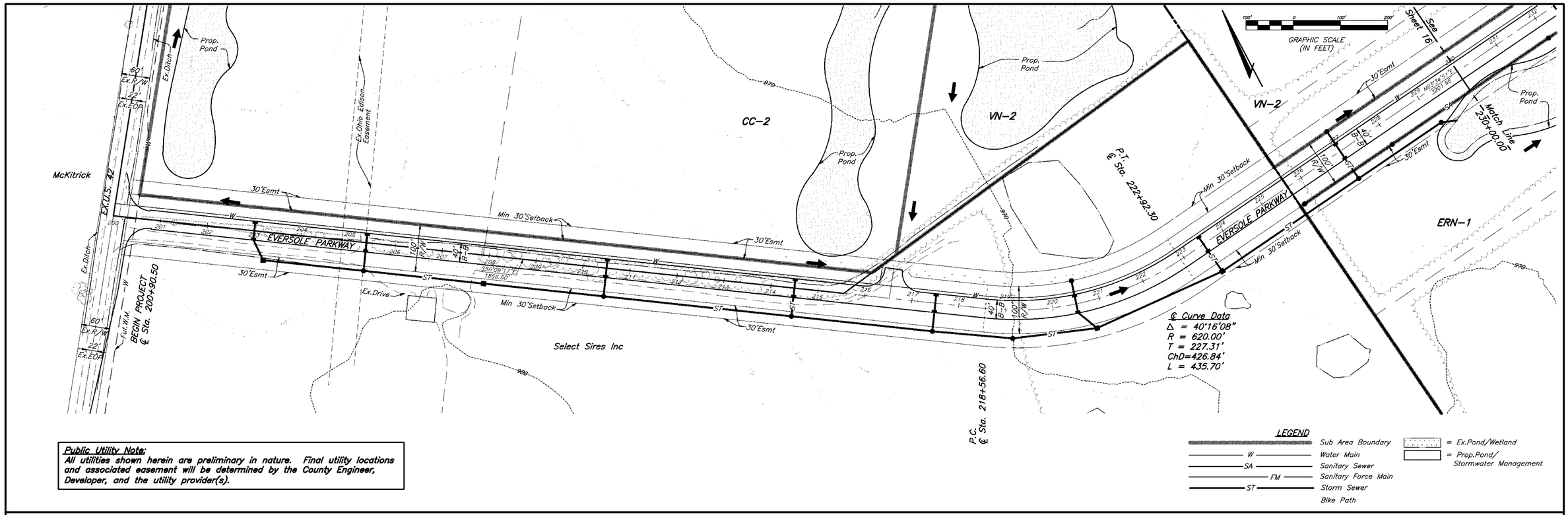

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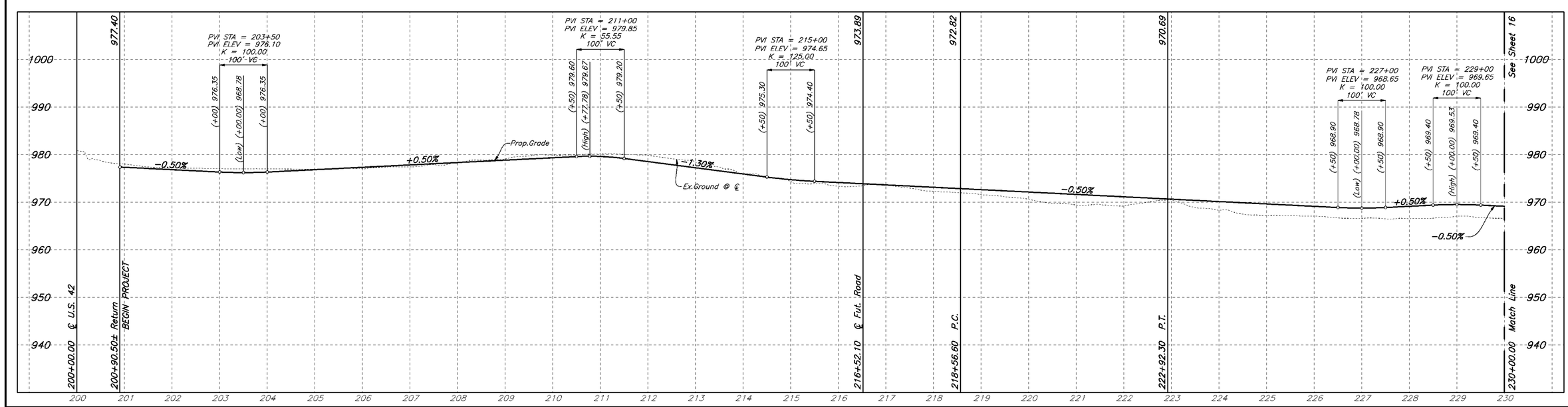

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JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
EVERSOLE PARKWAY

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 15/27

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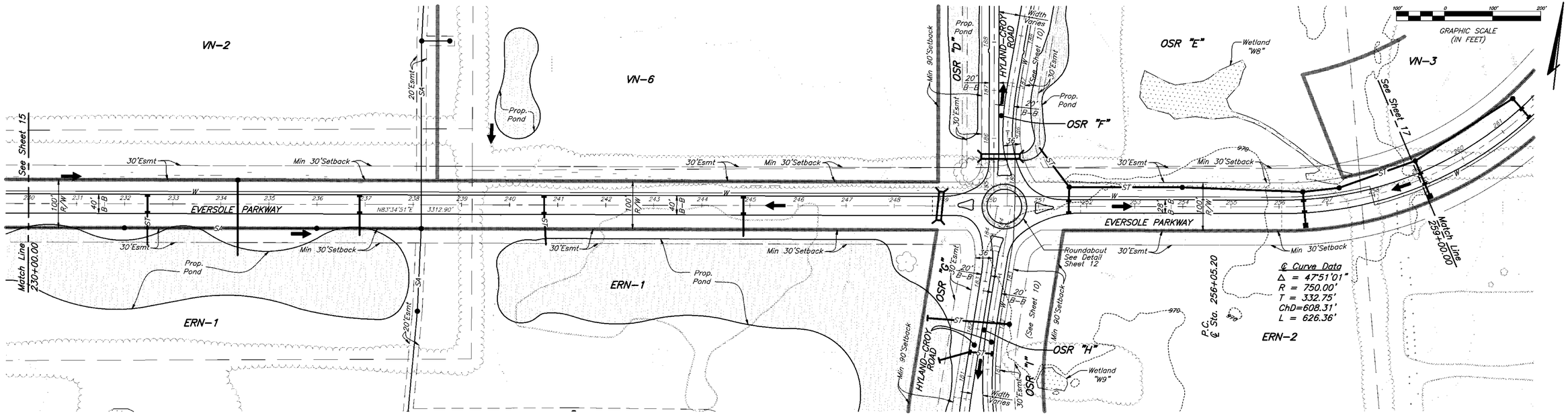

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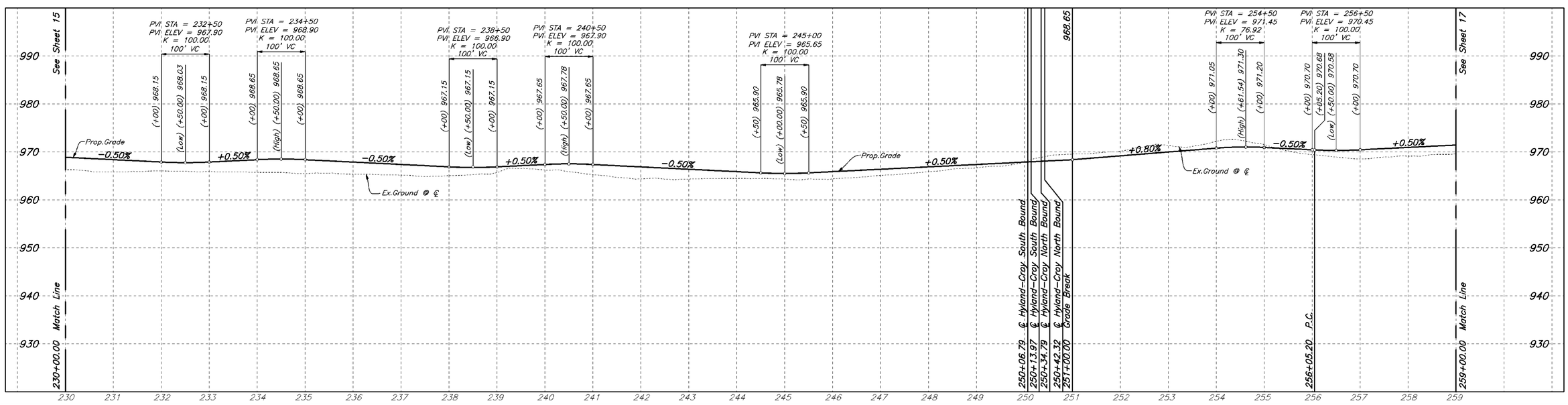

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720 E.Broad Street, Suite 200
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JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
EVERSOLE PARKWAY

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 16/27

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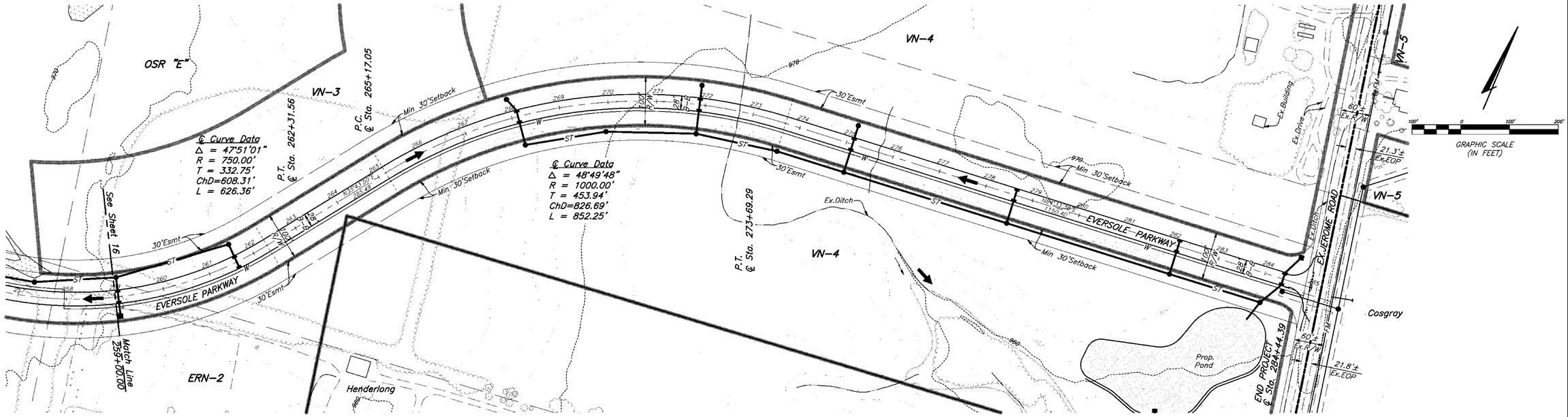

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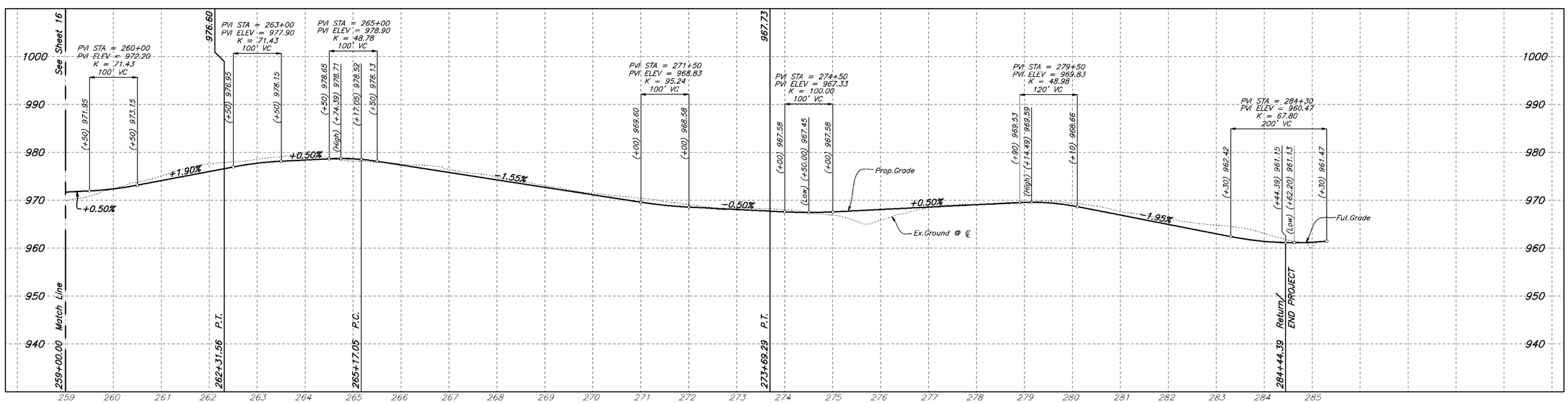

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JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
EVERSOLE PARKWAY

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 17/27

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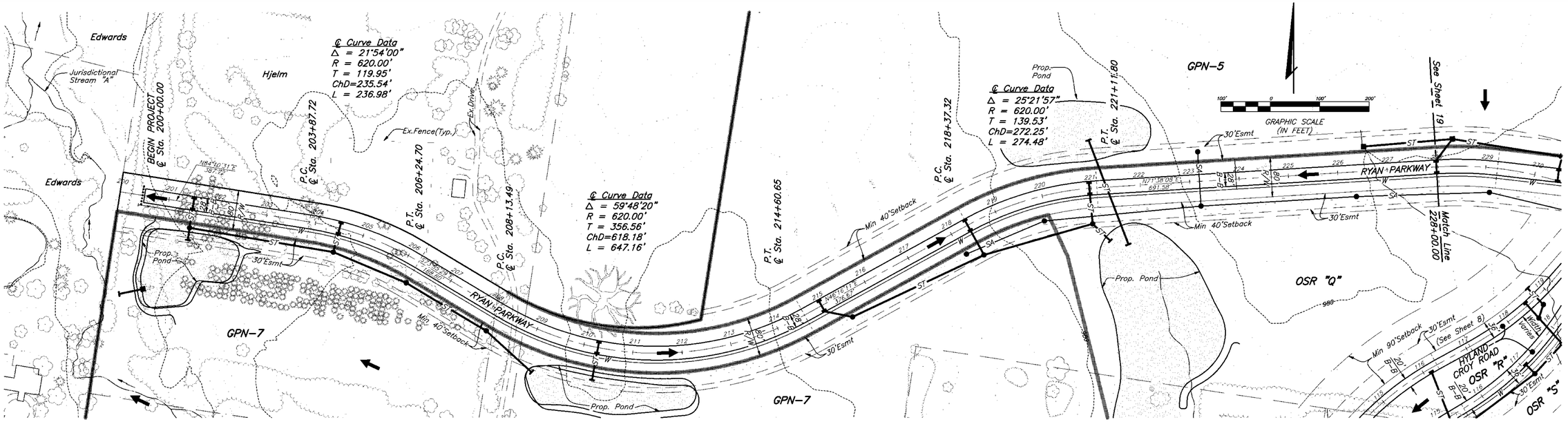

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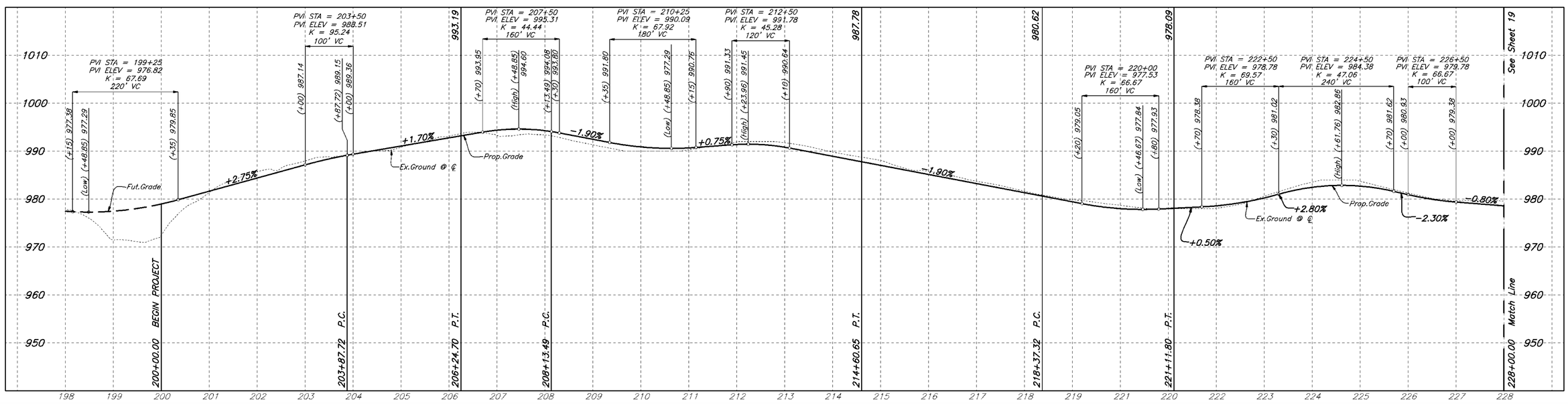

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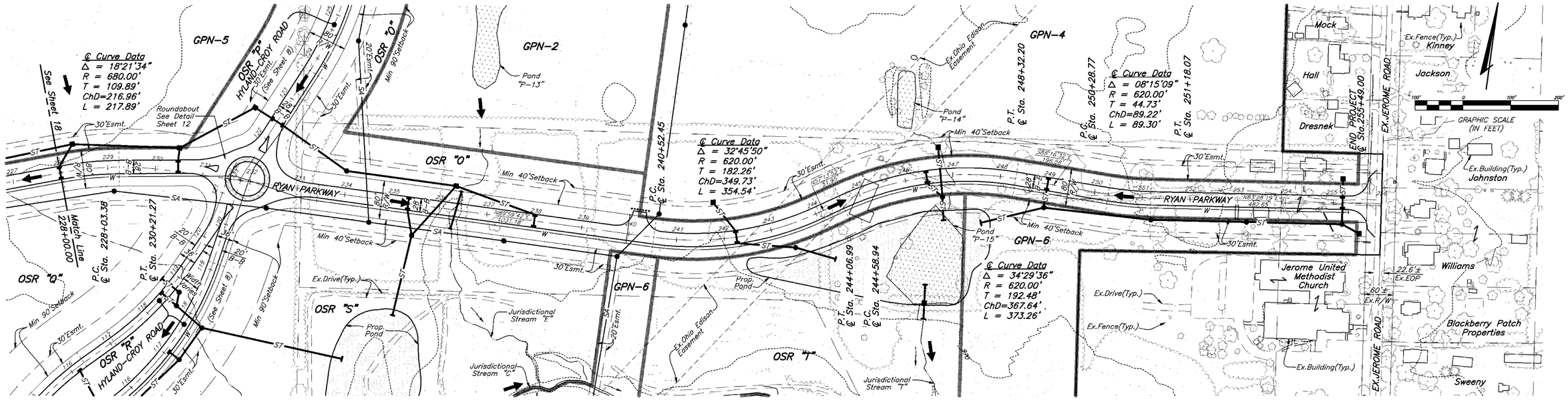
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
RYAN PARKWAY

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 18/27

\\CMHDATA1\DEVELOPMENT\PROJECT\20061643\DWG\PRELIMINARY PLAT\61643PP18.DWG<SHEET 18> - 5 XREFS: 51877XBS, 61643XBS-JV LAYOUT, 61643XPG, PP 2 FT CONTOURS, 61643XPC - LAST SAVED BY BHESLEP [1/3/2008 12:02:30 PM] - PLOTTED BY BHESLEP [1/3/2008 12:02:30 PM]



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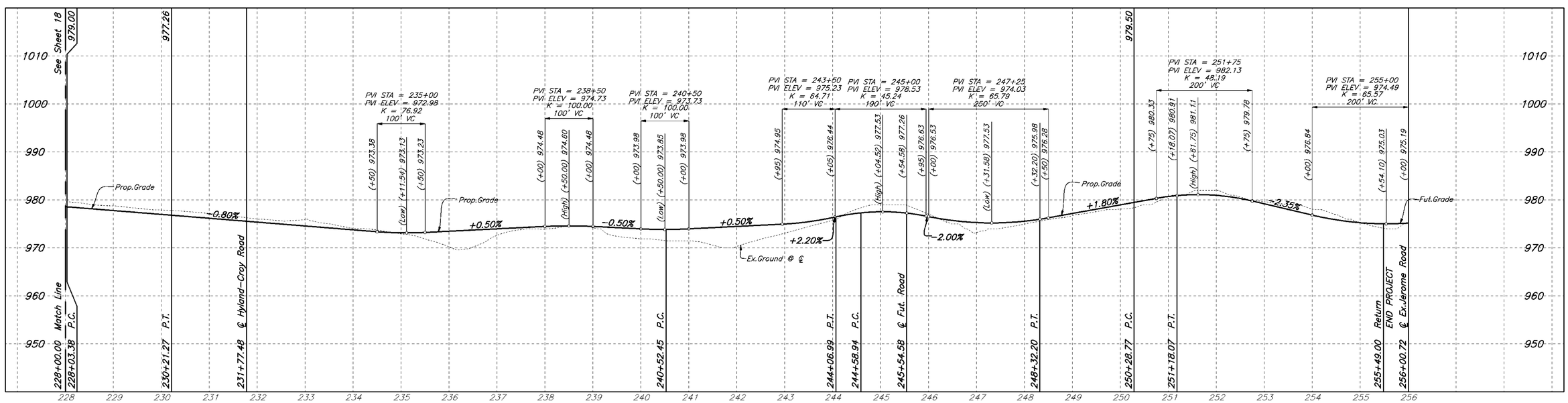

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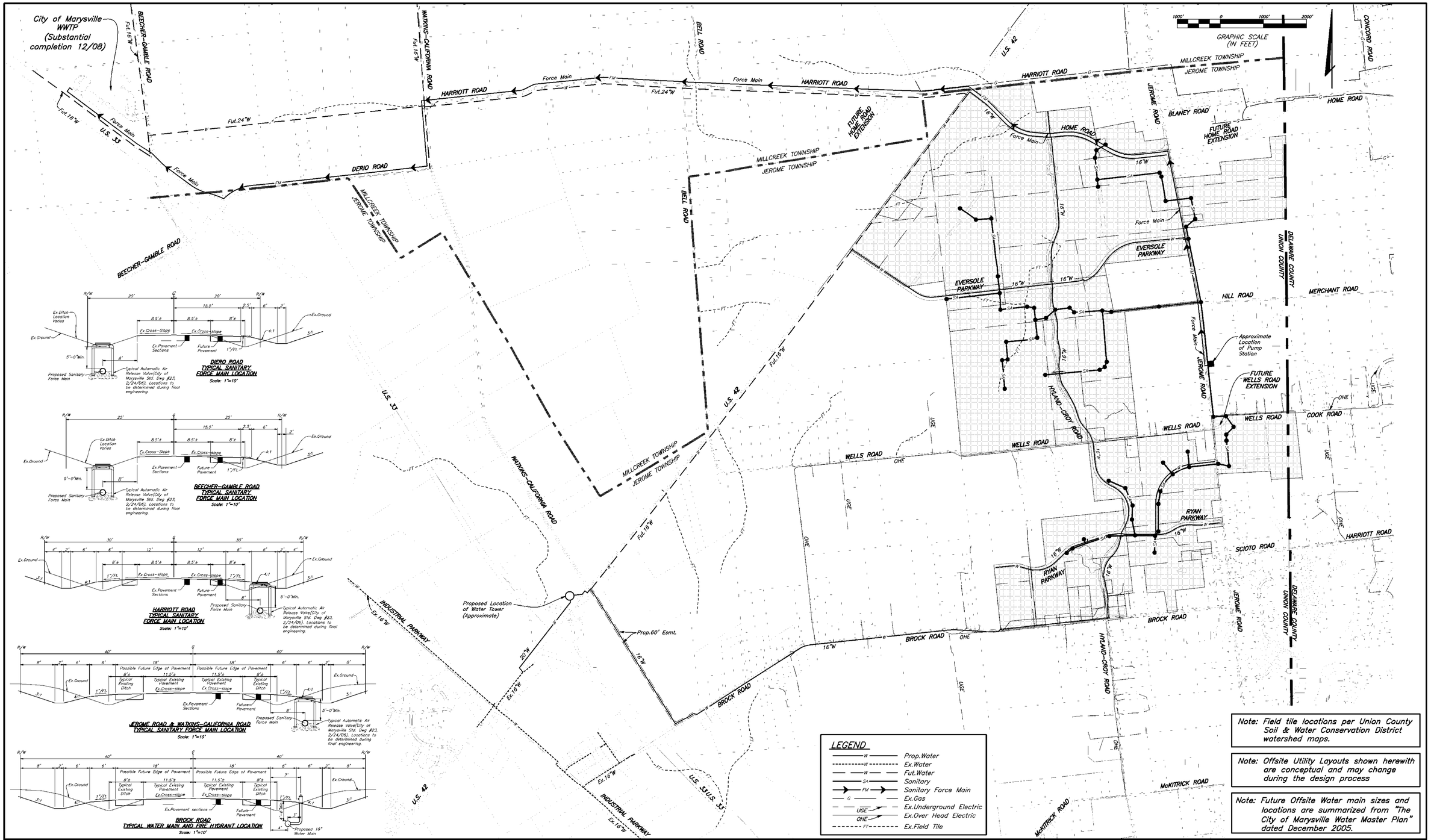
JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
RYAN PARKWAY

Date	Job No.
January 3, 2008	2006-1643
Scale: Horiz: 1"=100' Vert: 1"=10'	Sheet 19/27

\\CMHDATA1\DEVELOPMENT\PROJECT\20061643\DWG\PRELIMINARY PLAT\61643PP19.DWG<SHEET 19> - 5 XREFS: 51877XBS, 61643XBS-JV LAYOUT, 61643XPC, PP 2 FT CONTOURS, 61643XPC - LAST SAVED BY BHESLEP [1/3/2008 12:03:55 PM] - PLOTTED BY BHESLEP [1/3/2008 12:03:55 PM]



Note: Field tile locations per Union County Soil & Water Conservation District watershed maps.

Note: Offsite Utility Layouts shown herewith are conceptual and may change during the design process

Note: Future Offsite Water main sizes and locations are summarized from "The City of Marysville Water Master Plan" dated December 2005.

REVISIONS

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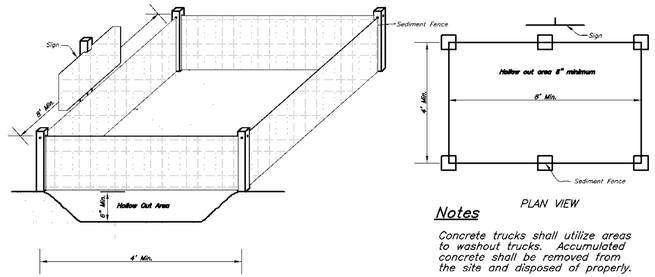
JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
OFFSITE UTILITY PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=1000'	20/27

\\CMHDATA1\DEVELOPMENT\PROJECT\20061643\DWG\PRELIMINARY PLAT\61643PP20.DWG<SHEET 20> - 5 XREFS: 61643XBS, 51877XBS-EXT, 61643XBS-JV LAYOUT, TILES, 61643XPC - LAST SAVED BY BHESLEP [1/3/2008 12:05:02 PM] - PLOTTED BY BHESLEP [1/3/2008 12:05:02 PM]



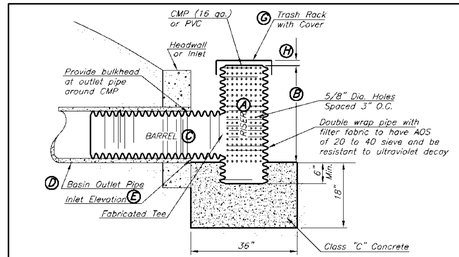
PLAN VIEW

Notes

Concrete trucks shall utilize areas to washout trucks. Accumulated concrete shall be removed from the site and disposed of properly.

CONCRETE WASHOUT AREA

SCALE: NONE

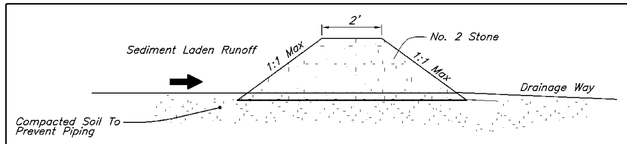


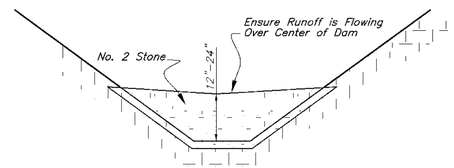
TEMPORARY SEDIMENT CONTROL STRUCTURE

No Scale

GENERAL NOTES

1. Sediment basins shall be constructed and operational before upslope land disturbance begins.
2. RISER PIPE BASE:
   The rise pipe shall be set at a minimum of 6 in. in the concrete base.
3. TRASH RACKS:
   The top of the riser shall be fitted with trash racks firmly fastened to the riser pipe.
4. SEDIMENT CLEANOUT:
   Sediment shall be removed and the sediment basin restored to its original dimensions when the sediment has filled to one-half the height of the riser. Sediment removed from the basin shall be placed so that it will not erode and stabilized similar to other fill material placed on the site.
5. FINAL REMOVAL:
   The sediment control structure shall be removed only after the upstream drainage area is stabilized. Dewatering and removal shall not cause sediment to be discharged.





Maintenance

Rock check dams shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.

Close attention shall be paid to the repair of damaged check dams, end runs and undercutting beneath dams.

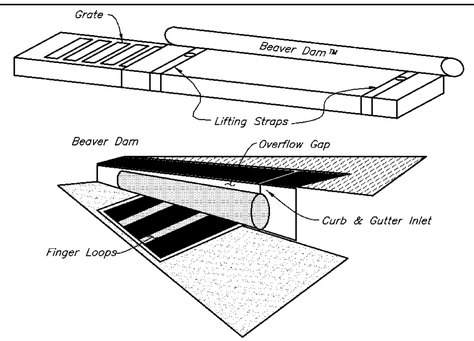
Necessary repairs to check dams shall be accomplished promptly.

Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.

Any sediment deposits remaining in place after the aggregate is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

ROCK CHECK DAM

SCALE: NONE

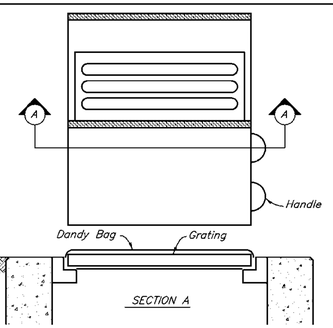


THE BEAVER DAM

No Scale

Installation: Stand grate on end. Slide the Beaver Dam Bag on with Dam on top of the grate. Pull all excess down. Lay unit on its side. Carefully tuck flap in. Press Velcro strips together. Install the unit making sure front edge of grate is inserted in frame first then lower back into place. Press Velcro dots together which are located under lifting straps. This insures straps remain flush with gutter.

Maintenance: With a stiff bristle broom sweep silt and other debris off surface after each event.

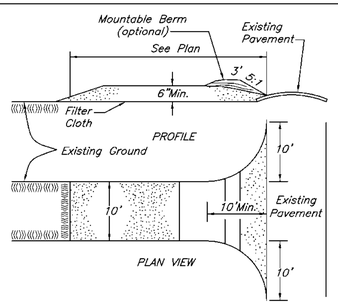


Installation: Stand grate on end. Place Dandy Bag over grate. Flip grate over so that open end is up. Pull up slack. Tuck flap in. Be sure end of grate is completely covered by flap or Dandy Bag will not fit properly. Holding handles, carefully place Dandy Bag with grate inserted into Catch Basin frame so that red dot on the top of the Dandy Bag is visible.

Maintenance: After silt has dried, remove it from the surface of Dandy Bag with broom.

DANDY BAG

No Scale

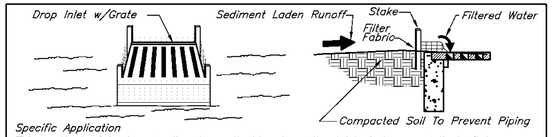


STABILIZED CONSTRUCTION ENTRANCE

No Scale

CONSTRUCTION SPECIFICATIONS

1. Stone Size – Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length – As required.
3. Thickness – Not less than six (6) inches.
4. Width – Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth – will be placed over the entire area prior to placing of stone.
6. Surface Water – All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-ways. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.



Specific Application

This method of inlet protection is applicable where the inlet drains a relatively flat area (slopes no greater than 5 percent) where sheet or overland flows (not exceeding 0.5 (cfs)) are typical. This method shall not apply to inlets receiving concentrated flows, such as in street and highway medians.

FILTER FABRIC DROP INLET SEDIMENT FILTER DETAIL

No Scale

CONTRACTOR RESPONSIBILITIES

Details have been provided on this plan in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternative details may be found in the O.D.N.R. Manual "Rainwater and Land Development." The Contractor shall be solely responsibility for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Discharges Associated with Construction Activity.

The Contractor shall provide a schedule of operations to the Owner. The schedule should include a sequence of the placement of the sedimentation and erosion control measures that provides for continual protection of the site throughout the earth moving activities.

Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place. Field adjustments with respect to locations and dimensions may be made by the Engineer.

The Contractor shall place inlet protection for the sedimentation control immediately after construction of the catch basins or inlets that are not tributary to a sediment basin or dam. Inlet protection not required for storm sewer discharging into a sediment basin or lake provided storm sewers are cleaned and basins/lakes are dredged to the satisfaction of the Union County Engineer prior to acceptance.

It may become necessary to remove portions of sedimentation controls during construction to facilitate the grading operations in certain areas. However, the controls shall be replaced upon grading or during any inclement weather.

Compacted soil is required at all catch basins to prevent piping. If piping around structures is observed the structure will be required to be unearthed and corrective measures taken.

The Contractor shall be responsible to have the current Storm Water Pollution Prevention Plan immediately available or posted on site.

The Contractor shall be responsible to ensure that off-site tracking of sediments by vehicles and equipment is minimized. All such off-site sediment shall be cleaned up daily.

The Contractor shall be responsible to ensure that no solid or liquid waste is discharged into storm water runoff. Untreated sediment-laden runoff shall not flow off of site without being directed through a control practice. Concrete trucks will not be allowed to wash out or discharge surplus concrete into or alongside rivers, streams, or creeks or into natural or manmade channels or swales leading thereto.

Concrete wash water and surplus concrete shall be confined to approved areas; after solidifying, these waste materials shall be removed from the site.

The cost for temporary channels, sediment dams, sediment basins, and other appurtenant earth moving operations shall be included in the price bid for erosion and sedimentation control quantities.

Weekly street cleaning is required throughout the duration of the project. This includes power sweeping, power cleaning, and manual (if necessary) removal of dirt or mud in the street gutters.

Not all details shown on this sheet may be required for this project.

EROSION CONTROL NOTES

MAINTENANCE

It is the Contractor's responsibility to maintain the sedimentation and erosion control features on this project. Any sediment or debris that has reduced the efficiency of a control shall be removed immediately. Should a structure or feature become damaged, the Contractor shall repair or replace it at no cost to the Owner.

Weekly street cleaning is required through the duration of the construction project. This includes sweeping, power cleaning and manual (if necessary) removal of dirt or mud in the street gutters.

Additional erosion and sediment control shall be required as directed by Union County Engineer's Office and/or designated representative.

INSPECTIONS

The NPDES permit holder shall provide qualified personnel to conduct site inspections ensuring proper functionality of the erosion and sedimentation controls. All erosion and sedimentation controls are to be inspected once every seven calendar days or within 24 hours of a 1/2 inch storm event or greater. Records of the site inspections shall be kept and made available to jurisdictional agencies if requested.

TEMPORARY AND PERMANENT SEEDING

All disturbed areas shall be seeded and straw mulched immediately upon completion of street/ storm/ sanitary installation of said phase.

The limits of seeding and mulching are as shown within the plan. Seeding has been assumed to be 5'-0" outside the work limits or the right-of-way, whichever is greater. All areas not designated to be seeded shall remain under natural ground cover. Those areas disturbed outside the seeding limits shall be seeded and mulched at the Contractor's expense.

TEMPORARY SEEDING: Any area which will be left dormant (undisturbed) for more than 21 days shall be seeded within 7 days. Disturbed areas within 50 feet of a stream, first order or larger, shall be stabilized within 2 days of inactivity. Temporary seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if lime is necessary.

Fertilizer 12-12-12	12 lb/1000 sq. ft.
Straw Mulch	2 tons/acre
Water	300 G/1000 sq. ft.

PERMANENT SEEDING: Any area that is at final grade shall be seeded within 7 days of terminated work. Permanent seeding consists of seedbed preparation and application of seed, fertilizer, and water. Soil test is recommended to determine proper application rate of fertilizer and if lime is necessary. Ideal conditions for permanent seeding is March 1-May 31 and August 1-September 30.

TEMPORARY SEEDING

SEEDING DATES	SPECIES	lb./1000 sq. ft.	Per acre
March 1 to August 15	Oats	4.2	5.6 bushel
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.
	Perennial Ryegrass	1.4	56 lb.
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.
August 16 to November 1	Rye	4.2	2.8 bushel
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.
	Wheat	4.2	2.8 bushel
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.
	Perennial Ryegrass	1.4	56 lb.
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.
Nov. 1 to Spring Seeding	Use mulch only, sodding practices or dormant seeding		
NOTE: Other approved seed species may be substituted.			

PERMANENT SEEDING

SEED MIX	SEEDING RATE lb/acre	SEEDING RATE lb/1000 sq.ft.	NOTES
GENERAL USE			
Creeping Red Fescue	28-56	0.7-1.4	
Domestic Ryegrass	14-28	0.35-.07	
Kentucky Bluegrass	14-28	0.35-0.7	
Tall Fescue	56	1.4	
Dwarf Fescue	56	1.4	
STEEP BANKS or CUT SLOPES			
Tall Fescue	56	1.4	
Crown Vetch	14	0.35	Do not seed later than August.
Tall Fescue	28	0.35	
Flat Pea	28	0.7	Do not seed later than August.
Tall Fescue	28	0.7	
ROAD DITCHES and SWALES			
Tall Fescue	56	1.4	
Dwarf Fescue	126	3.15	
Kentucky Bluegrass	7		
LAWNS			
Kentucky Bluegrass	84	2.1	
Perennial Ryegrass	84	2.1	
Kentucky Bluegrass	84	2.1	
Creeping Red Fescue	84	2.1	For shaded areas
NOTE: Other approved seed species may be substituted.			

See Sheets 22&23 for additional details.

REVISIONS

MARK	DATE	DESCRIPTION

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Engineers • Surveyors • Planners • Scientists
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PREPARED FOR:

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720 E. Broad Street, Suite 200
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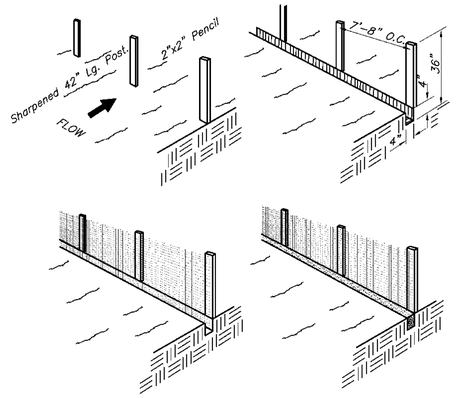
JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
EROSION AND SEDIMENTATION CONTROL DETAILS

Date	Job No.
January 3, 2008	2006-1643
Scale: None	Sheet: 21/27



SEDIMENT FENCE DETAIL

No Scale

Silt Fence: This sediment barrier utilizes standard strength or extra strength synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected.

1. The height of a silt fence shall not exceed 36–inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed.
3. Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 12–inches). When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6 feet.
4. A trench shall be excavated approximately 4–inches wide and 4 inches deep along the line of posts and upslope from the barrier.
5. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1–inch long, tie wires or hog rings. The wire shall extend into the trench a minimum of 2–inches and shall not extend more than 36–inches above the original ground surface.
6. The standard strength filter fabric shall be stapled or wired to the fence, and 8–inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36–inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
7. When extra strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of Item No. 6 applying.
8. The trench shall be backfilled and soil compacted over the filter fabric.
9. Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.

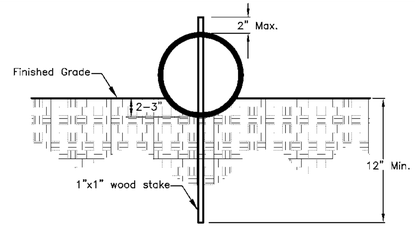
Maintenance

Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.

Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one–half the height of the barrier.

Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.



STRAW WATTLE DETAIL

No Scale

PREPARATION

Proper site preparation is essential to ensure complete contact of the sediment retention device (Wattle) with the soil.

The slope should be prepared to receive the surface mulching/re–vegetation treatment prior to installation of the Erosion control and sediment Retention Wattles.

Removed all rocks, clods, vegetation or other obstructions so that the installed Wattles will have direct contact with the soil.

A small trench 2–3 inches in depth should be excavated on the slope contour and perpendicular to water flow. Soil from the excavation should be placed down–slope next to the trench.

INSTALLATION

Install the Wattles in the trench, insuring that no gaps exist between the soil and the bottom of the Wattle. The ends of adjacent Wattles should be tightly abutted so that no opening exists for water or sediment to pass through. Alternately, Wattles may be lapped, 6" minimum to prevent sediment passing through the field joint.

Wooden stakes should be used to fasten the Wattles to the soil. When conditions warrant, a straight metal bar can be used to drive a "pilot hole–through the Wattle and into the soil.

Wooden stakes should be placed 6" from the Wattle end angled towards the adjacent Wattle and spaced at 4 feet centers leaving less than 1–2 inches of stake exposed above the Wattle. Alternately, stakes may be place on each side of the Wattle tying across with a natural fiber twine or staking in a crossing manner ensuring direct soil contact at all times.

Terminal ends of wattles should be dog legged up slope to ensure containment and prevent channeling of sedimentation.

Backfill the upslope length of the Wattle with the excavated soil and compact.

Care shall be taken during installation so as to avoid damage occurring to the Wattle as a result of the installation process. Should the Wattle be damaged during installation, a wooden stake shall be placed either side of the damaged area terminating the log segment.

Field monitoring shall be performed to verify that the placement does not damage the Wattle.

MATERIALS

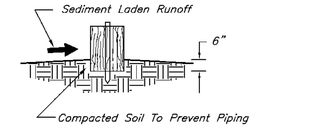
Wattles shall be a straw–filled tube of flexible netting material exhibiting the following properties., It shall be a machine–produced tube of compacted straw, by a manufacturer whose business is wattle manufacturing. The netting shall consist of seamless high–density polyethylene and ethyl vinyl acetate and contain ultra violet inhibitors.

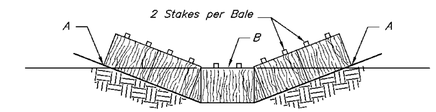
Light weight rolled erosion control straw or wood giber blankets (RECB) rolled up to create a wattle type device shall not be allowed under this specification. The Wattle shall meet the minimum performance requirements of Table 1. The product must be guaranteed to meet all numeric performance values in Table 1 under the specified conditions as stated.

TABLE 1

Property	Test Method	Units	Min. Value
Mass per Unit Weight	Field Measured	(lbs/ft)	1.6
Dimesion	Field Measured	(Dia/Inches)	8.0–9.0
Net Strand Thickness	Field Measured	(Inches)	0.030
et Knot Thickness	Field Measured	(Inches)	0.055
Netting Unit Weight	Certified	(Ounces/ft)	0.35
Sediment Retention Capacity	Rainfall Sim.[1]	(lbs/ft)	30
Installed Free–Board Ht.	Field Measured	(Height/Inches)	6.0–7.0
Straw Fiber	Field Measured	Avg. Length (in)	3.0
Soil Loss	Rainfall Sim.[1]	% Effectiveness	58 [2]
De–Stabilized Moisture	Rainfall Sim.[1]	% Retained (Max.)	11
Fiber Content	Certified	% Straw	100

[1] Minimum of three 10 year predicted storm events on 1V:3H slope with Clayey Sand soil.
[2] Minimum sediment yield reduction value.





Points A Should Be Higher Than Point B

Channel Flow Applications

Bales shall be placed in a single row, lengthwise, oriented perpendicular to the contour, with ends of adjacent bales tightly abutting one another.

The remaining steps for installing a straw bale barrier for sheet flow applications apply here, with the following addition.

The barrier shall be extended to such a length that the bottoms of the end bales are higher in elevation than the top of the lowest middle bale to assure that sediment–laden runoff will flow either through or over the barrier but not around it.

NOTE: Hay bales may be used in place of straw bales.

Maintenance

Straw bales shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.

Close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales.

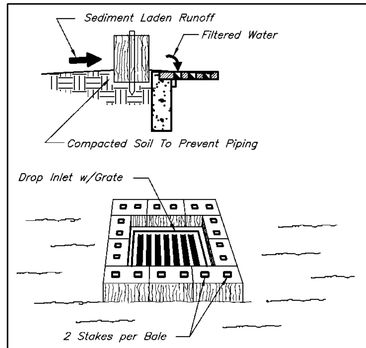
Necessary repairs to barriers or replacement of bales shall be accomplished promptly.

Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one–half the height of the barrier.

Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

STRAW BALE BARRIER FOR DRAINAGE WAY OR SHEET FLOW

SCALE: NONE



STRAW BALE DROP INLET STRUCTURE

Bales shall be either wire–bound or string–tied with the bindings oriented around the sides rather than over and under the bales.
Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of 4–inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.
Each bale shall be securely anchored and held in place by at least two stakes or rebars driven through the bale. Loose straw shall be wedged between bales to prevent water from entering between bales.
NOTE: Hay bales may be used in place of straw bales.

Maintenance

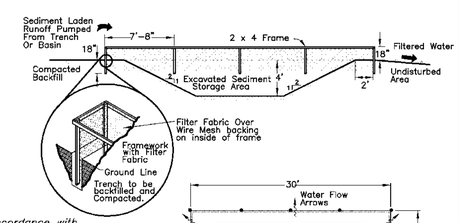
Straw bale barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
Close attention shall be paid to the repair of damaged bales, end runs and undercutting beneath bales.
Necessary repairs to barriers or replacement of bales shall be accomplished promptly.
Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reach approximately one–half the height of the barrier.
Any sediment deposits remaining in place after the straw bale barrier is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

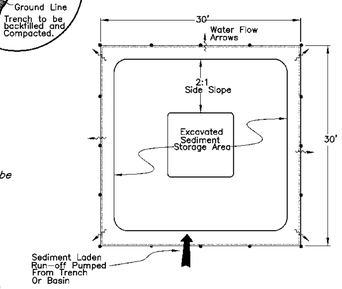
STRAW BALE DROP INLET SEDIMENT FILTER DETAIL

No Scale

DEWATERING SEDIMENT TRAP ENCLOSURE DETAILS

No Scale





DEWATERING

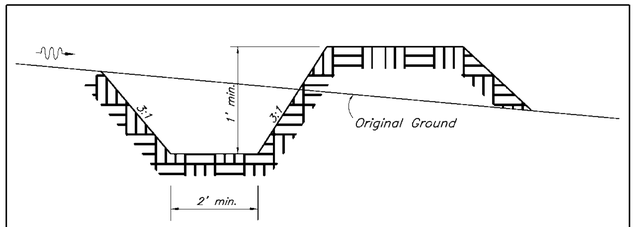
Dewatering within excavated areas, if required, shall be performed in accordance with the details shown on this plan. Alternative methods of dewatering may require prior approval from the Union County SWCD. Dewatering through well points shall account for the groundwater considerations provided below.

Contractor is to pump from the utility trench or basin to the sediment trap enclosure to provide sediment control during installation of underground utilities and excavation of basins.

All sedimentation and erosion control devices shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Contractor shall utilize sediment trap enclosure prior to discharge from site for all excavation dewatering activities. Outfall shall be through native undisturbed ground cover. No untreated stormwater will be released from the site. Accumulated sediment shall be removed and properly disposed of in an area beyond the 100–year floodplain and properly stabilized, as necessary.

Specific Application:

Do not exceed 23 gallons per minute pumping rate or the seepage capacity of the filter fabric enclosure, whichever is less. Filter fabric shall have an equivalent opening size (EOS) of 40 – 80 sieve (0.3 gal/min/sf maximum). Filter fabric and wire mesh backing shall extend 18" below grade and shall be covered with compacted backfill. Temporary sediment storage shall be provided within the excavated portion of the sediment trap. Excavated side slopes shall not be steeper than 2 horiz :1 vert. Depth of excavation shall be 4–feet below natural grade. Sediment trap shall be re–excavated when the holding area becomes half–full of sediment.



MAINTENANCE: All channels shall be seeded and strawed immediately following their construction. The contractor shall be held responsible for maintainance of the channel prior to completion of the project. The slope of the channel shall be such to provide adequate drainage throughout the entire length of the channel.

DIVERSION CHANNEL

SCALE: NONE

See Sheets 21&23 for additional details.

REVISIONS

MARK	DATE	DESCRIPTION

EMH&T
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JEROME VILLAGE

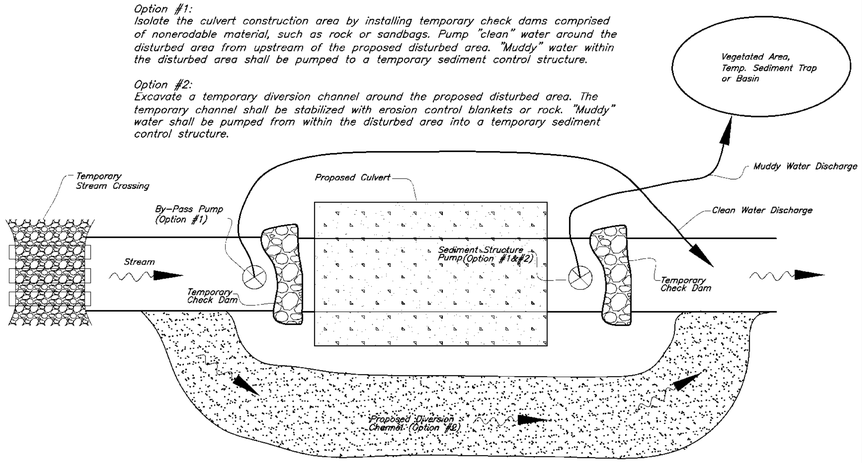
COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
EROSION AND SEDIMENTATION CONTROL DETAILS

Date	Job No.
January 3, 2008	2006-1643
Scale: None	Sheet: 22/27

Stream Crossing Options:

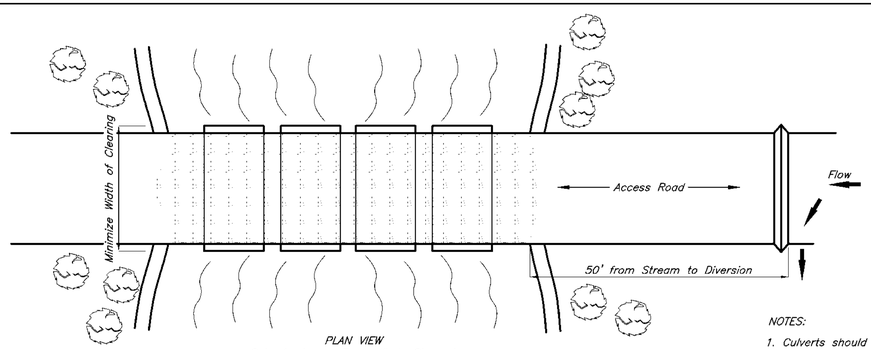
Option #1:
Isolate the culvert construction area by installing temporary check dams comprised of nonerodable material, such as rock or sandbags. Pump "clean" water around the disturbed area from upstream of the proposed disturbed area. "Muddy" water within the disturbed area shall be pumped to a temporary sediment control structure.

Option #2:
Excavate a temporary diversion channel around the proposed disturbed area. The temporary channel shall be stabilized with erosion control blankets or rock. "Muddy" water shall be pumped from within the disturbed area into a temporary sediment control structure.

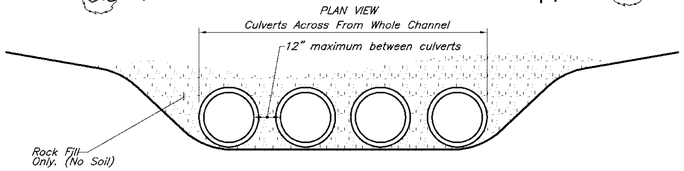


STREAM CULVERT SEDIMENT CONTROL DETAIL

No Scale



PLAN VIEW



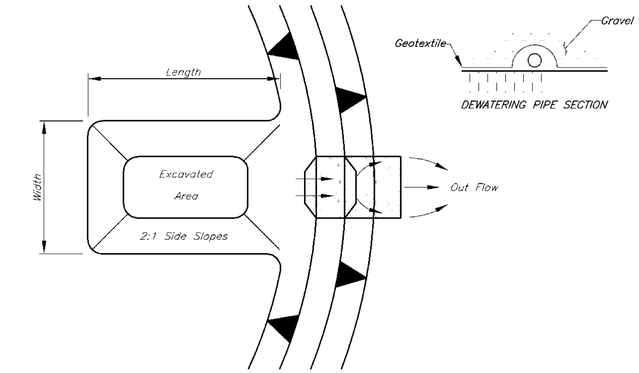
CROSS SECTION VIEW

CULVERT STREAM CROSSING

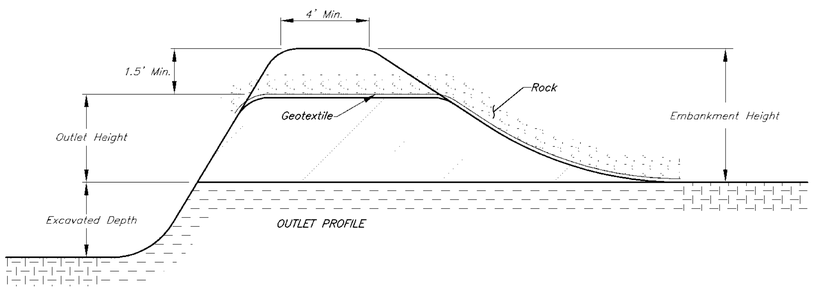
SCALE: NONE

NOTES:

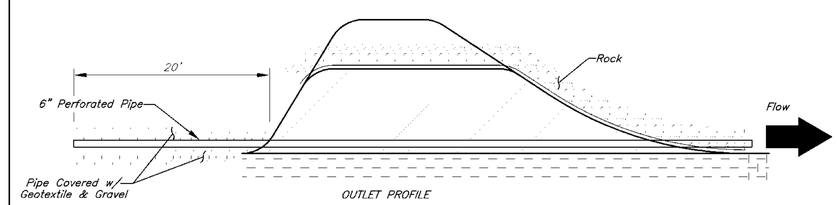
1. Culverts should be placed on existing streambed.
2. Culvert size should be at least three times the stream depth, during normal flow, at the crossing. Minimum culvert size is 18 inches.
3. Culverts should be spaced along the entire width of the stream channel with no more than 12 inches of spacing between each one.
4. Rock, stone, or aggregate is the only material to be placed around culverts. Minimum size accepted is ODOT No. 1.
5. Stormwater runoff from construction road shall be diverted to a sediment control structure prior to reaching crossing.
6. Streambanks shall be stabilized upon removal of culverts to prevent erosion.



PLAN VIEW



OUTLET PROFILE



OUTLET PROFILE

1. Traps should be constructed and operational prior to upslope land disturbance with the storage volume of 67 cubic yards per drainage acre.
2. Area under embankment should be cleared of vegetation.
3. Embankment should be constructed with fill material free from vegetation and oversized stone. Embankment should be compacted with a maximum height of 5 feet above the surrounding ground.
4. Temporary seed and mulch any area of the trap that will not be submerged.
5. Temporary diversions should direct runoff to trap.
6. Rock used for outlet should be 1 foot thick and placed overtop a geotextile. Rock used for outlet should be between Type C and Type D.
7. Accumulated sediment should be removed when it has filled one half of the traps original depth.
8. The trap shall be removed and permanently seeded upon drainage area stabilization.

SEDIMENT TRAP

SCALE: NONE

See Sheets 21&22 for additional details.

REVISIONS		
MARK	DATE	DESCRIPTION

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
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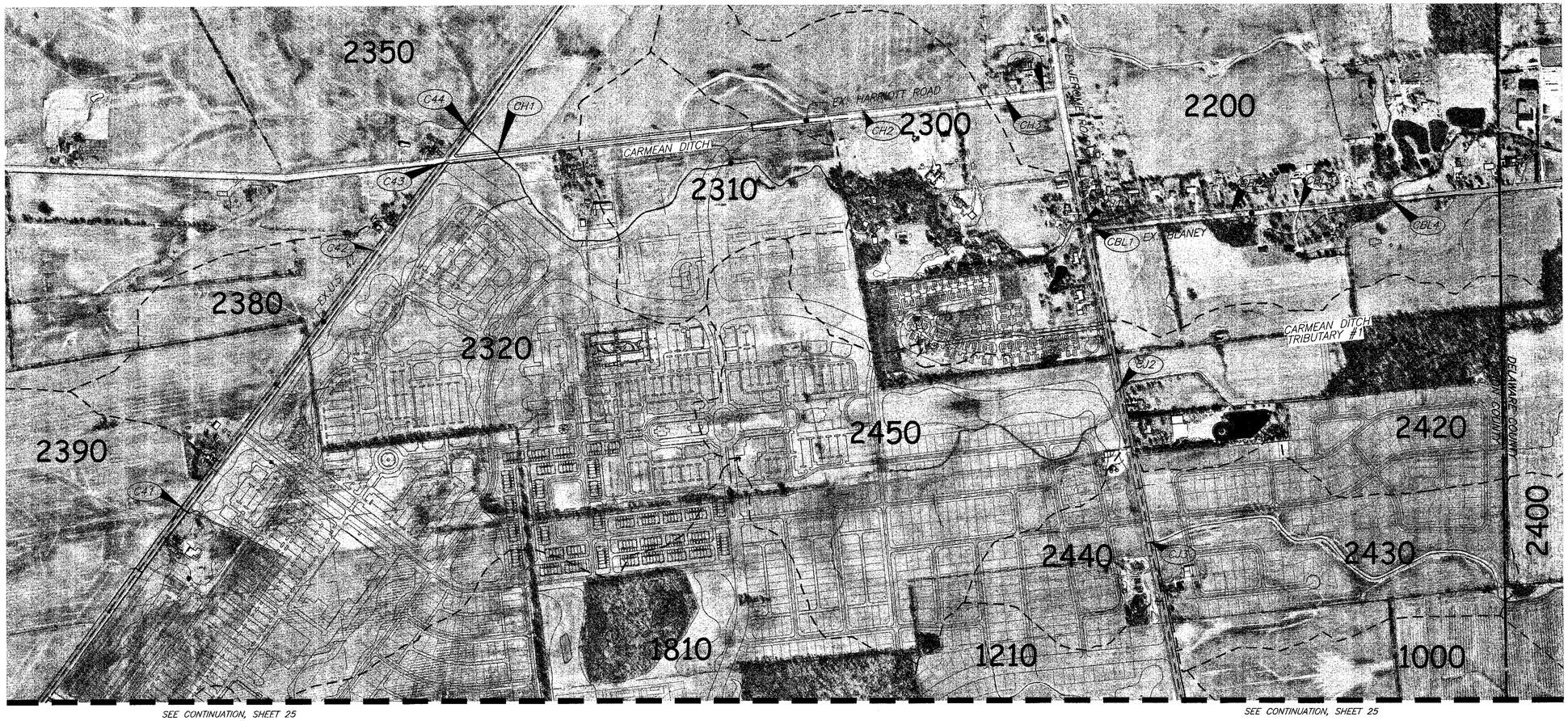
PREPARED FOR:

JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
EROSION AND SEDIMENTATION CONTROL DETAILS

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
None	23/27



SEE CONTINUATION, SHEET 25

SEE CONTINUATION, SHEET 25

GRAPHIC SCALE (IN FEET)

400' 0 400' 800'

EXISTING CULVERT TABLE		
NAME	SIZE	STATION
C41	30"	358+28
C42	24"	380+53
C43	24"	388+45
C44	30"	391+30
CBL1	12"	0.008
* CBL2	28'	0.170
CBL3	12"	0.230
* CBL4	20'	0.398
CH1	36"	2.469
CH2	24"	2.922
CH3	15"	3.314
CH4	12"	3.205
* CJ1	14'	3.212
CJ2	36"	2.989
CJ3	18"	2.781

* Bridges (Depth Unknown)

LEGEND

- (CXX) Existing Culvert
- Watershed Boundary
- 2440 Watershed Subarea
- Stream/Drainage Way
- Ex.Tree Row
- Ex.Pond/Wetland

REVISIONS		
MARK	DATE	DESCRIPTION

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Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
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Phone: 614.775.4500 Fax: 614.775.4800
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JEROME VILLAGE

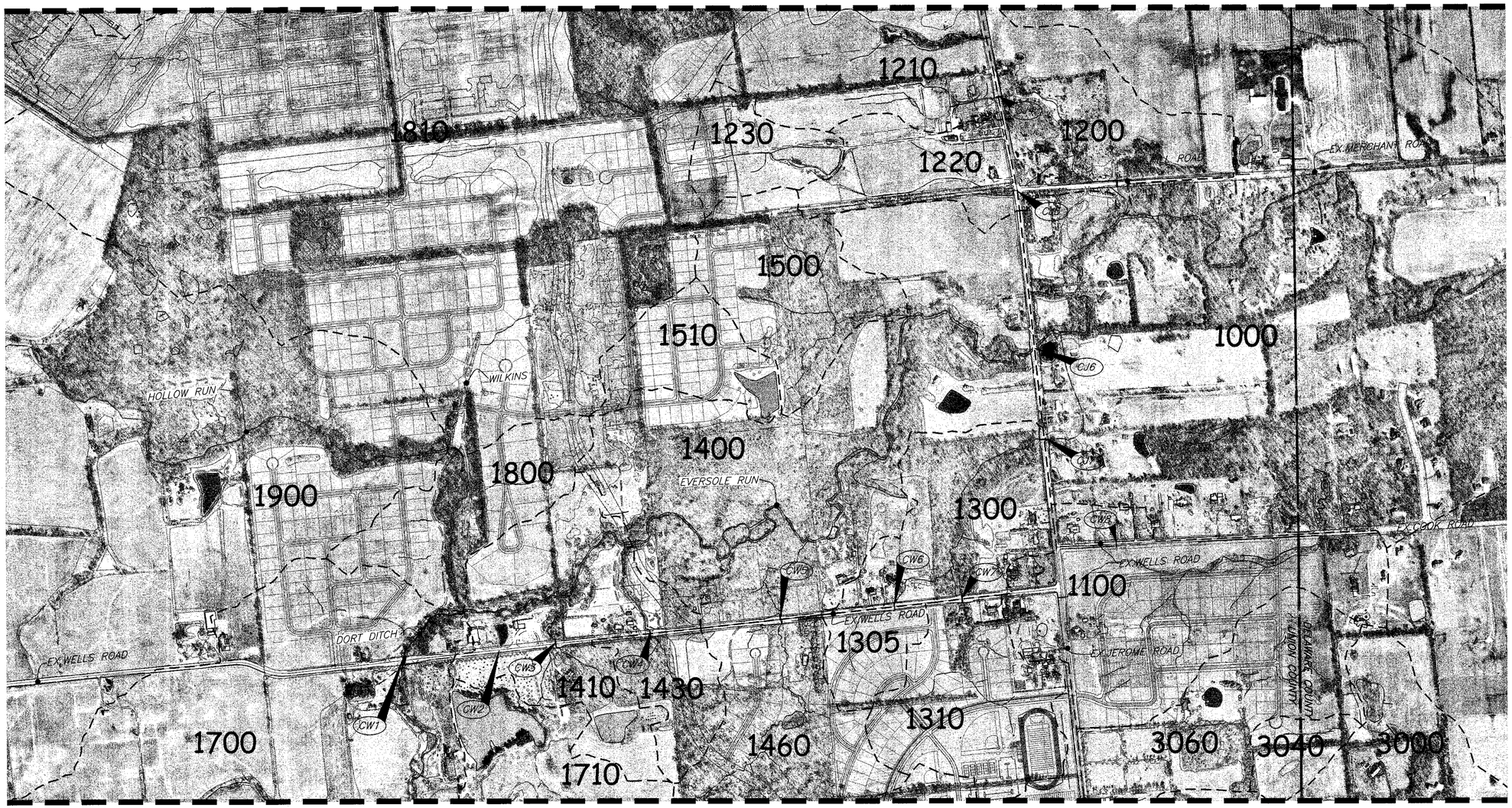
COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
STORMWATER MASTER PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=400'	24/27

\\CMHDATA1\DEVELOPMENT\PROJECT\20061643\DWG\PRELIMINARY PLAT\61643PP24-27.DWG<SHEET 24> - 3 XREFS: 61643XBS, 61643XBS-JV LAYOUT, 61643XPC - LAST SAVED BY BHESLEP [1/3/2008 12:08:41 PM] - PLOTTED BY BHESLEP [1/3/2008 12:08:42 PM]

SEE CONTINUATION, SHEET 24

SEE CONTINUATION, SHEET 24



SEE CONTINUATION, SHEET 26

SEE CONTINUATION, SHEET 26

400' 0 400' 800'

GRAPHIC SCALE
(IN FEET)

EXISTING CULVERT TABLE		
NAME	SIZE	STATION
CJ4	70"	2.472
CJ5	18"	2.338
* CJ6	36'X38.5'	2.115
CJ7	36"	1.991
CW1	42"	1.430
CW2	12"	1.572
CW3	18"	1.652
CW4	24"	1.783
CW5	21"	1.967
CW6	15"	2.215
CW7	54"	2.221
CW8	12"	2.439

* Bridges (Depth Unknown)

LEGEND

CXX	Existing Culvert
- - - - -	Watershed Boundary
2440	Watershed Subarea
———	Stream/Drainage Way
———	Ex.Tree Row
▒	Ex.Pond/Wetland

REVISIONS

MARK	DATE	DESCRIPTION

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JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
STORMWATER MASTER PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=400'	25/27

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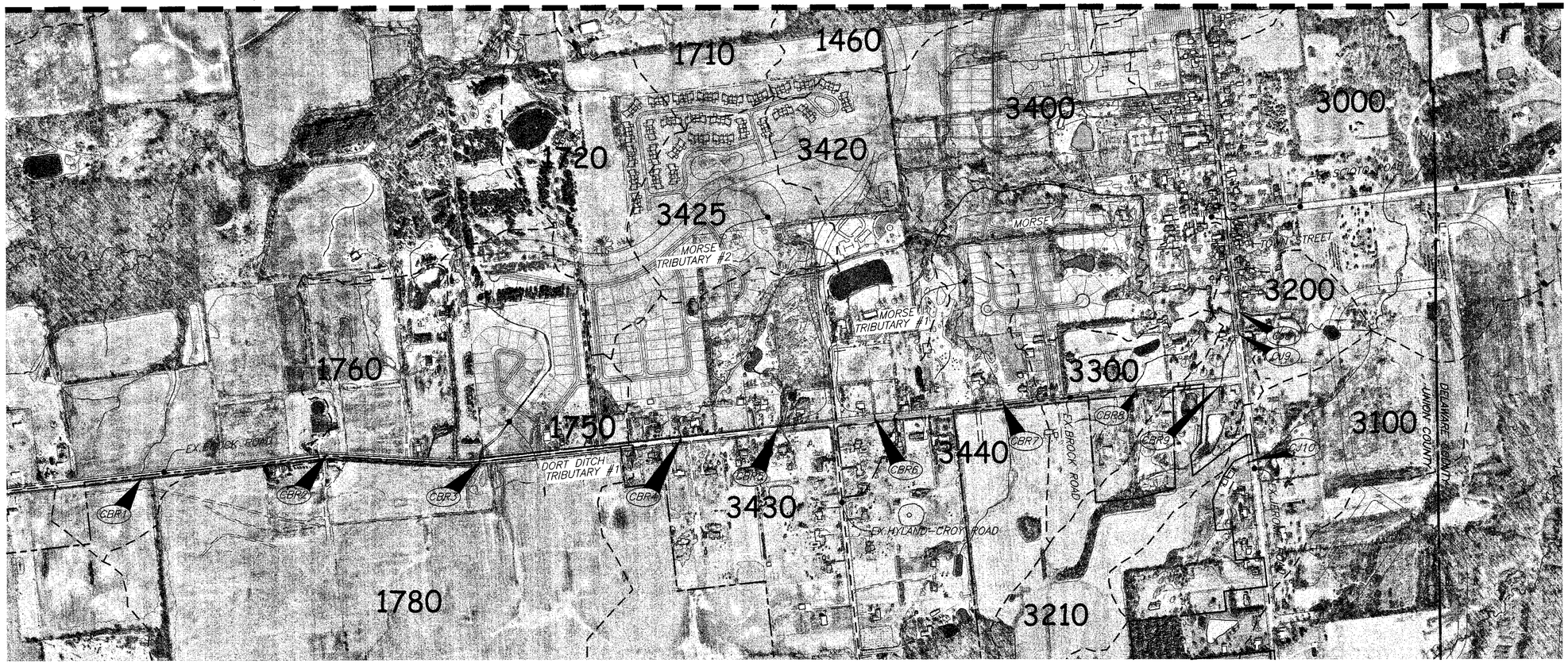

GRAPHIC SCALE
(IN FEET)

EXISTING CULVERT TABLE		
NAME	SIZE	STATION
CBR1	12"	1.304
CBR2	12"	1.563
CBR3	48"	2.015
CBR4	30"	2.285
CBR5	12"	2.546
CBR6	15"	2.415
CBR7	24"	2.719
CBR8	18"	2.892
CBR9	15"	3.011
– CJ8	84"	1.088
CJ9	18"	1.057
CJ10	48"	0.891

– To be replaced in 2007.

LEGEND

- CXX — Existing Culvert
- Watershed Boundary
- Stream/Drainage Way
- Ex.Tree Row
- Ex.Pond/Wetland

REVISIONS

MARK	DATE	DESCRIPTION

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JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
STORMWATER MASTER PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
1"=400'	26/27

\\CMHDATA1\DEVELOPMENT\PROJECT\20061643\DWG\PRELIMINARY PLAT\61643PP24-27.DWG<SHEET 26> – 3 XREFS: 61643XBS, 61643XBS-JV LAYOUT, 61643XPC – LAST SAVED BY BHESLEP (1/3/2008 12:08:41 PM) – PLOTTED BY BHESLEP (1/3/2008 12:10:15 PM)

Watershed Characteristics																			
SUB AREA	Area (Acre)	RCN	TC (hr)	1 Yr. Peak Flow (cfs)	cfs/acre (cfs)	2 Yr. Peak Flow (cfs)	cfs/acre (cfs)	5 Yr. Peak Flow (cfs)	cfs/acre (cfs)	10 Yr. Peak Flow (cfs)	cfs/acre (cfs)	25 Yr. Peak Flow (cfs)	cfs/acre (cfs)	50 Yr. Peak Flow (cfs)	cfs/acre (cfs)	100 Yr. Peak Flow (cfs)	cfs/acre (cfs)	1 Yr. Hyd. Vol. (ac-ft)	ac-ft/acre (ac-ft)
1000	448.45	74	2.05	47.28	0.105	86.85	0.194	144.55	0.322	195.47	0.436	279.94	0.624	358.92	0.800	445.52	0.993	16.153	0.0360
1100	59.07	79	0.54	26.87	0.455	44.00	0.745	67.10	1.136	85.56	1.465	117.72	1.993	146.14	2.474	176.073	2.992	3.075	0.0521
1200	35.62	76	0.44	13.97	0.392	24.49	0.688	39.45	1.108	52.12	1.463	72.58	2.038	91.43	2.567	111.88	3.141	1.496	0.0420
1210	52.12	78	0.51	22.30	0.428	37.50	0.719	58.36	1.120	75.83	1.455	103.79	1.991	129.35	2.482	156.93	3.011	2.530	0.0485
1220	20.41	78	0.32	11.72	0.574	19.49	0.955	30.00	1.470	38.77	1.899	52.75	2.584	65.50	3.209	79.22	3.881	0.991	0.0486
1230	14.32	81	0.32	10.56	0.737	16.50	1.152	24.35	1.700	30.80	2.150	40.94	2.858	50.08	3.496	59.85	4.178	0.853	0.0595
1300	32.73	75	0.49	10.61	0.324	19.45	0.594	31.84	0.973	42.39	1.295	59.49	1.817	75.48	2.306	93.02	2.842	1.285	0.0393
1305	9.89	78	0.50	4.38	0.443	7.37	0.746	11.44	1.157	14.85	1.502	20.30	2.054	25.28	2.557	30.65	3.101	0.480	0.0486
1310	33.40	77	0.60	11.69	0.350	20.31	0.608	32.23	0.965	42.28	1.266	58.46	1.751	73.31	2.195	89.39	2.677	1.510	0.0452
1400	116.70	73	1.03	18.02	0.154	34.66	0.297	59.33	0.508	81.26	0.696	117.48	1.007	151.40	1.297	188.66	1.617	3.879	0.0332
1410	46.02	76	0.53	15.88	0.345	28.02	0.609	45.02	0.978	59.59	1.295	83.15	1.807	104.87	2.279	128.45	2.791	1.933	0.0420
1430	13.48	73	0.42	3.89	0.289	7.55	0.560	12.89	0.956	17.49	1.298	25.02	1.856	32.04	2.377	39.72	2.947	0.448	0.0332
1460	43.40	74	0.49	12.59	0.290	23.77	0.548	39.74	0.916	53.42	1.231	75.72	1.745	96.49	2.223	119.50	2.753	1.563	0.0360
1500	30.75	73	0.56	7.27	0.236	14.26	0.464	24.42	0.794	33.18	1.079	47.53	1.546	60.91	1.981	75.56	2.457	1.022	0.0332
1510	18.00	78	0.84	5.46	0.303	9.20	0.511	14.33	0.0796	18.68	1.038	25.65	1.425	32.04	1.780	38.94	2.164	0.874	0.0486
1700	405.36	76	1.25	75.05	0.185	133.52	0.329	216.31	0.0534	287.29	0.709	402.59	0.993	509.22	1.256	625.25	1.542	17.024	0.0420
1710	36.75	80	0.70	15.13	0.412	24.37	0.663	36.96	1.006	47.42	1.290	64.03	1.742	79.13	2.153	95.36	2.595	2.048	0.0557
1720	38.67	78	0.71	13.20	0.341	22.25	0.575	34.87	0.902	45.46	1.176	62.45	1.615	78.01	2.017	94.83	2.452	1.878	0.0486
1750	37.63	77	0.71	11.70	0.311	20.15	0.535	32.08	0.852	42.18	1.121	58.46	1.554	73.44	1.952	89.67	2.383	1.701	0.0452
1760	28.90	78	0.72	9.79	0.339	16.55	0.573	25.90	0.896	33.79	1.169	46.44	1.607	58.03	2.008	70.56	2.441	1.403	0.0485
1780	131.09	78	1.50	25.85	0.197	43.73	0.334	68.74	0.524	89.82	0.685	123.69	0.944	154.78	1.181	188.43	1.437	6.365	0.0486
1800	27.58	75	0.84	6.15	0.223	11.27	0.409	18.52	0.672	24.70	0.896	34.87	1.264	44.31	1.607	54.59	1.979	1.074	0.0389
1810	330.56	77	3.49	31.68	0.096	53.74	0.163	84.71	0.256	111.02	0.336	154.04	0.466	194.32	0.588	238.19	0.721	14.941	0.0452
1900	288.96	76	2.34	33.75	0.117	59.08	0.204	95.45	0.330	126.66	0.438	177.49	0.614	224.58	0.777	275.87	0.955	12.135	0.0420
1920	248.30	79	1.25	61.43	0.247	101.78	0.410	157.02	0.632	203.33	0.819	277.36	1.117	345.00	1..389	417.97	1.683	12.927	0.0521
1930	516.85	79	3.63	57.27	0.111	93.45	0.181	143.07	0.277	184.68	0.357	252.79	0.489	315.57	0.611	383.55	0.742	26.908	0.0521
1940	81.01	78	2.50	10.84	0.134	18.16	0.224	28.30	0.349	36.86	0.455	50.94	0.629	63.91	0.789	77.97	0.962	3.933	0.0485
1960	216.30	78	2.39	27.59	0.128	46.87	0.217	74.64	0.345	98.33	0.455	136.65	0.632	172.02	0.795	210.45	0.973	9.777	0.0452
2000	1965.47	77	6.78	127.61	0.065	207.35	0.105	317.84	0.162	413.80	0.211	569.17	0.290	712.64	0.363	868.69	0.442	95.427	0.0486
2200	365.50	78	3.36	39.43	0.108	65.55	0.179	101.83	0.279	132.45	0.362	182.93	0.500	229.52	0.628	280.10	0.766	17.745	0.0486
2300	101.24	78	1.16	24.21	0.239	40.80	0.403	63.75	0.630	83.03	0.820	113.93	1.125	142.67	1.409	173.78	1.717	4.915	0.0485
2310	47.07	78	0.78	15.00	0.319	25.34	0.538	39.45	0.838	51.33	1.091	70.52	1.498	88.11	1.872	107.12	2.276	2.285	0.0485
2320	252.58	79	5.17	21.69	0.086	34.94	0.138	53.23	0.211	68.93	0.273	94.19	0.373	117.41	0.465	142.56	0.564	13.150	0.0521
2350	344.00	79	4.09	35.68	0.104	58.34	0.170	89.50	0.260	115.68	0.336	157.66	0.458	196.12	0.570	237.80	0.691	17.909	0.0521
2380	37.89	79	0.97	11.38	0.300	18.74	0.495	28.71	0.758	37.10	0.979	50.59	1.335	62.95	1.661	76.28	2.013	1.973	0.0521
2390	72.71	79	1.70	14.25	0.196	23.56	0.324	36.41	0.501	47.16	0.649	64.37	0.885	80.10	1.102	97.08	1.335	3.785	0.0521
2400	174.25	76	1.17	33.92	0.195	60.55	0.347	98.02	0.563	129.90	0.745	181.51	1.042	229.16	1.315	280.97	1.612	7.318	0.0420
2420	94.57	77	0.82	26.58	0.281	45.89	0.485	72.71	0.769	95.64	1.011	132.85	1.405	167.11	1.767	204.28	2.160	4.275	0.0452
2430	61.54	78	0.77	19.91	0.324	33.59	0.546	52.48	0.853	68.41	1.112	93.94	1.527	117.34	1.907	142.62	2.318	2.987	0.0485
2440	22.68	79	0.47	11.24	0.496	18.39	0.811	28.17	1.242	36.38	1.604	49.48	2.182	61.42	2.708	74.27	3.275	1.181	0.0521
2450	105.71	78	1.53	20.46	0.194	34.77	0.329	54.54	0.516	71.18	0.673	97.92	0.926	122.44	1.158	148.98	1.409	5.133	0.0486
3000	184.87	76	1.47	30.53	0.165	53.76	0.291	86.75	0.469	114.92	0.622	161.46	0.873	204.56	1.107	251.50	1.360	7.764	0.0420
3010	13.83	80	1.14	4.00	0.289	6.51	0.471	9.88	0.714	12.68	0.917	17.13	1.239	21.18	1.531	25.54	1.847	0.771	0.0557
3040	7.83	77	1.14	3.96	0.505	6.80	0.868	10.68	1.363	13.94	1.779	19.16	2.445	23.95	3.057	29.12	3.717	0.354	0.0452
3060	38.10	77	0.85	10.41	0.273	18.03	0.473	28.56	0.750	37.45	0.983	51.92	1.363	65.36	1.715	79.95	2.098	1.722	0.0452
3100	91.59	78	1.08	23.08	0.252	38.87	0.424	60.98	0.666	79.56	0.869	109.38	1.194	136.73	1.493	166.30	1.816	4.446	0.0485
3200	14.11	83	0.26	13.35	0.946	20.17	1.429	29.06	2.059	36.28	2.571	47.55	3.369	57.64	4.084	68.38	4.845	0.957	0.0678
3210	39.00	79	0.66	15.33	0.393	25.35	0.650	38.91	0.998	50.22	1.288	68.23	1.750	84.65	2.171	102.39	2.626	2.030	0.0521
3300	23.71	78	0.60	9.14	0.386	15.50	0.654	24.18	1.020	31.45	1.327	43.10	1.818	53.76	2.268	65.27	2.753	1.151	0.0486
3400	92.46	75	1.06	17.42	0.188	31.90	0.345	52.48	0.568	70.20	0.759	99.16	1.072	126.02	1.363	155.33	1.680	3.600	0.0389
3420	44.00	78	0.61	16.76	0.381	28.13	0.639	43.72	0.994	56.93	1.294	78.09	1.775	97.46	2.215	118.38	2.691	2.136	0.0485
3425	30.12	76	0.55	10.19	0.338	18.05	0.599	28.96	0.962	38.19	1.268	53.07	1.762	66.78	2.217	81.76	2.715	1.255	0.0417
3430	105.08	77	1.38	20.04	0.191	34.57	0.329	54.84	0.522	72.35	0.689	100.64	0.958	126.72	1.206	155.04	1.475	4.749	0.0452
3440	70.44	77	1.01	16.89	0.240	29.33	0.416	46.57	0.661	61.18	0.869	84.47	1.199	106.67	1.514	130.31	1.850	3.184	0.0452

REVISIONS

MARK	DATE	DESCRIPTION

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5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
M C M X X V I

PREPARED FOR:

JEROME VILLAGE COMPANY, LLC
720 E.Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
STORMWATER MASTER PLAN

Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
None	27/27

TerrainEvolution
terrainevolution.com

720 East Broad Street
Suite 203
Columbus, OH 43215

P: 614.385.1090
info@terrainevolution.com

January 21, 2016

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

Re: Jerome Village
Preliminary Plat Extension Request

Dear Mr. Gulden:

Jerome Village Preliminary Plat was approved by the LUC Executive Committee February 14, 2008, 2-year extensions were granted February 19, 2010, February 9, 2012 and February 13, 2014. 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.

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

UNION COUNTY ENGINEER

STEVE A. STOLTE, PE/PS

COUNTY ENGINEER
ENVIRONMENTAL ENGINEER

County Office Building
233 W. Sixth Street
Marysville, Ohio 43040

(937) 645-3018
*(800) 258-8278 ext. 3018
*(inside Union County)

Fax (937) 645-3161

Email
engineer@co.union.oh.us

Website
www.co.union.oh.us

OFFICE HOURS
7:30 a.m. ~ 5:00 p.m.

MARYSVILLE
OPERATIONS FACILITY
16400 County Home Road
Marysville, Ohio 43040
(937) 645-3017
Fax (937) 645-3111

RICHWOOD OUTPOST
190 Beatty Avenue
Richwood, Ohio 43344

JEFFREY A. STAUCH, PE/PS
Assistant County Engineer

MARY A. SAMPSEL, PE
Assistant County Engineer
Chief Building Official

February 11, 2008

Jenny Snapp, Director
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Jerome Village Preliminary Plat

Dear Jenny:

We have had the opportunity to review the revised Preliminary Plat for the above-referenced subdivision, dated January 3, 2008 and recommend it be **approved with modifications**. Included in the list below are a few minor technical modifications that should be made on future documents (i.e., construction drawings, final plat).

Due to the sheer size and general nature of this plat, we have also addressed issues that can be attributed to the impact this development will have on the region. These items shall be the responsibility of the developer throughout the phased development of the subdivision. In order to record these responsibilities, we ask that all of these items be made conditions of approval of the plat.

Streets & Utilities

1a. The west connection of Home Road (to US 42 and Harriott Road) must be constructed at the same time Home Road is constructed inside the subdivision. The developer is responsible for land acquisition on this portion of the road, outside the subdivision boundaries.

1b. The east connection of Home Road (east of Jerome Road to Delaware County's Home Road) shall be constructed by the developer at the same time Home Road is constructed inside the subdivision. If assistance with land acquisition for future road r/w outside the subdivision boundaries is needed, the Union County Engineer can offer support to expedite the process. Terms of assistance shall be further defined in an Infrastructure Agreement between the developer and the County, if necessary (see additional information regarding a possible Infrastructure Agreement in Item 2a below).

1c. Layout and design of the east and west connections of Home Road are subject to approval by the Union County Engineer. The Home Road intersection with US 42 is also subject to approval by ODOT.

2a. Improvements to existing intersections in the region, not located within the subdivision, shall be constructed by the developer prior to or during construction of the associated phase (or build-out level) of the subdivision that contributes the defining amount of traffic. The required improvements are identified in the Jerome Village TIS dated: August 2006, revised Feb 2007, letter June 18, 2007 and also in the Union County Engineer/Trans Associates review letters dated March 29, 2007 and July 5, 2007. The developer may be required to enter in to an Infrastructure Agreement with Union County at a later date to further address timing of construction and/or monetary responsibility of the subject improvements.

2b. At any existing intersection where Jerome Village contributes 2/3 (or more) of the traffic, Jerome Village will be responsible to install 100% of the intersection improvements.

2c. Jerome Village is responsible to install the new roadway and intersection network, as shown on the Preliminary Plat.

2d. If improvements are warranted for an existing intersection, and it changes the nature of the intersection (i.e., adds a traffic signal, etc.), Jerome Village will be responsible to add turn lanes and/or provide widening at the intersection.

3. The developer will be required to have a specialized sub-consultant review all roundabout designs. Sub-consultant selection shall be submitted to and approved by the County Engineer.

4. Provisions shall be made in the Community Authority to allow for the mowing, regular maintenance, and repair of grass, trees, plants, stormwater facilities, etc. located in medians within the road r/w.

5. Road r/w width for Joshua, Ewing, and James Roads shall be shown as 100' on future documents.

6. Existing drives at the following locations may need to be moved or relocated on to proposed new roads within the subdivision:
   a. 12359 Jerome Road
   b. 11591 Jerome Road
   c. 10611 Jerome Road
   d. 7530 Brock Road
   e. 7460 Brock Road
   f. additional locations may be identified as local road locations are determined throughout development

   The developer is responsible to contact the existing homeowners, coordinate the new drive location, and construct the driveway. Location and material type for the new drive shall be approved by the County Engineer.

7. Off-site sanitary sewer and water line connections are not shown, due to continued negotiations with the service provider (City of Marysville). When final layouts are determined, both interim and final, they shall be submitted to LUC and the County Engineer as supplemental documents for reference during construction plan review and final plat review.

8. Approval of this Preliminary Plat for the overall network does not in any way relieve Jerome Village Development of the responsibility for infrastructure improvements not shown on the plat. Items not shown on the plat at this time, such as, but not limited to, sanitary sewer connections, water line connections, and off-site traffic improvements will be addressed in subsequent Preliminary Plats for the subdivision.

General

9. Prior to approval of the Final Plat, the Developer may be required to execute a Ditch Petition Agreement with Union County, placing stormwater infrastructure and facilities, outside of the road r/w, under County Maintenance.
10. Provide date of survey.
11. Show easements on final plat for utility companies (URE, Ohio Edison, Verizon, Columbia Gas, Time Warner).
12. Label existing road r/w for Wells Road on future drawings.

Deed Restrictions to be Placed on the Final Plat

13. Sequence of subdivision construction shall be approved by the Union County Engineer.
14. Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential or other type 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 or, if the open spaces do not have adjacent property lines, connection shall be made through a contiguous open space, where possible.

15a. The "blanket restrictions" listed on the Access Management Plan shall be restated on the Final Plat.

15b. 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.

16. Stormwater calculations performed for each subarea/pod shall use the watershed characteristics identified in the Preliminary Plat.
17. Add Union County Standard Deed Restrictions:
    a. Residential & Commercial – 1 thru 5, 6a, 7, 8
    b. Residential Only – 11
    c. Commercial Only – 17, 19, 21 thru 23
    d. Misc – 24, 25, 28 (insert applicable names in 25 & 28)

In accordance with Sections 317 through 326 of the Union County Subdivision Regulations, additional information is required from the developer prior to further document approvals, construction, and/or filing of the Final Plat. 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.

Sincerely,

Joanna M. Pinkerton, PE
Project Engineer

xc: Steve Stolte
Jeff Stauch
Randy Loebig
Thom Ries
Bob Scheiderer

Staff Report – Britonwood

Applicant:	ELTI, LLC c/o Stephen Lenker 6350 Memorial Drive Dublin, OH 43017 stephenlenker@gmail.com Page Engineering c/o James Page 112 East Fifth Street Marysville, OH 43040 pageengineering@midohio.twcbc.com
Request:	Approval of the Britonwood – Final Plat.
Location:	Located south of Wells Road & west of Jerome Road in Jerome Township, Union County.

Staff Analysis:	**This staff report was updated since the LUC meetings in October 2015 (original submittal) and January 2016 (revised submittal) meetings.** This Final Plat is for Britonwood. The Plat proposes a total of 5.011 acres with 8 lots for single-family residential development. Acreages: ○ 1.004 acres in right-of-way ○ 3.117 acres in single-family residential ○ 0.890 acres in reserves The proposed method of water service is through the City of Marysville Public Water System and the proposed method of sanitary waste disposal is the Jerome Village Community Authority. Preliminary Plat: ○ The Britonwood – Preliminary Plat was approved on 03-12-15. • **Union County Engineer's Office** ○ The Engineer's Office submitted an updated recommendation in a letter dated 02-04-16. The

	Engineer's Office recommended approval. Comments from the Engineer's Office are below: ✓ "The construction plans have been approved by our office, and construction of the improvements has been completed." ✓ "We have recommended and received a resolution of acceptance of the improvements by the Commissioners, as well as an approval of the maintenance bond, attached." • **Union County Soil & Water Conservation District** o No comments as of February 4, 2016. • **Union County Health Department** o No comments as of February 4, 2016. Standard comments from the Health Department are below: ✓ "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)." ✓ 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)." • **City of Marysville** o The City of Marysville submitted comments in a letter dated 01-06-16: ✓ "To meet the subdivision regulations, the water line easement between Lots 6 and 7 can be eliminated. Any future waterline connections for the Pharazyn property will occur on Wells Road or Jerome Road."

	• **Jerome Township** ○ The Jerome Township Zoning Office submitted comments in a letter dated 01-06-16: ✓ "It appears that the plat as presented complies with the approved zoning and final development plans for the project. As such the township has no comments or concerns with the plat as presented." • **ODOT District 6** ○ No comments as of 02-04-16. • **Union Rural Electric/URE** ○ URE submitted an updated letter dated 02-03-16. Comments from URE are below: ✓ "Union Rural Electric Cooperative has received required offsite easement documents and is processing development agreement. UREC has no additional comments." • **Terrain Evolution** ○ As the consulting engineer for the Jerome Village Community Authority and owner and operator of the Eversole Run Sewer District, Terrain Evolution submitted an updated letter dated 01-13-16: ✓ "Given that the sewer is constructed, that the construction was inspected by Terrain Evolution and a Letter of Credit is in place, Terrain Evolution recommends that the Final Plat be approved." • **LUC Regional Planning Commission** ○ Sheet 1: Under Surveyor's Certificate, note whether measurements are chord or arc or both (Article 8, pp. 31). ○ Sheet 1: Under Surveyor's Certificate, note that "monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first" (§323, 13.). ○ Easements provided for utility lines shall be at least 20 feet in width for sanitary sewers and waterlines. Resolve easement width between lots 6/7 (§ 414).

Staff Recommendations:	

	LUC Staff recommends ***APPROVAL*** of the Britonwood Final Plat, ***PENDING*** that all minor technical items addressed above be incorporated into the Final Plat Mylar.

Z&S Committee Recommendations:	

TerrainEvolution
terrainevolution.com

720 East Broad Street
Suite 203
Columbus, OH 43215

P: 614.385.1090
info@terrainevolution.com

January 13, 2016

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

RE: Britonwood Final Plat

Mr. Bodenmiller,

Terrain Evolution as the consulting engineer for the Jerome Village Community Authority, owner and operator of the Eversole Run Sewer District has inspected the installation of the Sanitary Sewer infrastructure within Britonwood and offsite. The construction is complete and connected to the District system. A Letter of Credit has been issued to the District for the maintenance of the sewer. Final testing is to be completed January 14th, 2016. Given that the sewer is constructed, that construction was inspected by Terrain Evolution and a Letter of Credit is in place, Terrain Evolution recommends that the Final Plat be approved.

Should you or the developer have any questions, please don't hesitate to contact me at (614) 385-1092.

Sincerely,

Justin Wollenberg, PE, CPESC
Project Manager

*Commissioners met with Thayne Gray, Civil Prosecutor this date in regards to his regular meeting. Discussions were held on the following:

- Kile joint ditch.

* * *

RESOLUTION NO. 16-022:

Britonwood Subdivision – Maintenance Bond

The County Commissioners do hereby approve the following:

UNION COUNTY ENGINEER

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
16480 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beaty Avenue
Richwood, Ohio 43344

Public Service with Integrity

January 14, 2016

To: Union County Commissioners

From: Luke Sutton, Union County Engineer's Office

Re: Britonwood – Maintenance Period Letter of Credit

In accordance with Section 326 and 330 of the Union County Subdivision Regulations, the County Prosecutor's Office has had the opportunity to review the attached Letter of Credit Reference No. 16-37 from Fidelity Federal Savings and Loan Association, dated January 14, 2016.

This surety is hereby submitted for your approval, as guarantee for the installation of the remainder of construction improvements for the referenced portion of this subdivision, as well as maintenance by the subdivider of all required improvements in the subdivision, until final acceptance at the end of the guarantee period.

Attest
Union County Prosecuting Attorney

Signature Date 1/04/2016

Jeff Stauch, PE/PS
County Engineer | Environmental Engineer

Mary A. Sampsel, PE
Assistant County Engineer | Chief Building Official

IRREVOCABLE STANDBY LETTER OF CREDIT

Issue Date:
January 14, 2016
Issuing Bank's Number:
16-37
Applicant
ELTI, LLC
8195 Avery Road
Dublin, OH 43017

Beneficiary
Board of Commissioners,Union County
233 W. 6th Street
Marysville, OH 4

Amount
USD $20,000.00 (U.S. Dollars
Twenty Thousand and 00/100)

Expiry
January 14, 2017
With a one year renewable term
Until January 14, 2018

Draft must be presented to the
Drawee on or before the expiry date.

Dear Sir(s):
We hereby issue in your favor this Irrevocable Standby Letter of Credit which is Available by your draft(s) at **sight**drawn on Fidelity Federal Savings and Loan Association bearing the clause: "Drawn under Fidelity Federal Savings and Loan Association Irrevocable Standby Letter of Credit No. 16-37"

Accompanied by the following documents:

1. Beneficiary's signed statement as follows: ELTI, LLC. has failed to perform properly relative to their agreement with the Beneficiary concerning the public Infrastructure of the Britonwood, GPN-10 project with the Board of Commissioners, Union County.

   Special Condition:
   This original letter of credit must be returned with any drawing hereunder.

We engage with you those drafts drawn under and in conformity with the terms of This Letter of Credit will be duly honored on presentation if presented on or before the expiry date.

Yours Faithfully,
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION

Ana M. Babiasz

Ana M. Babiasz
President/CEO

Therefore, the bond is approved as guarantee for the installation of the reminder of construction improvements for the referenced portion of this subdivision.

Motion by Charles Hall and seconded by Gary Lee that this resolution be adopted and was carried by the following vote:

Steve Stolte, Yea
Gary Lee, Yea
Charles Hall, Yea

* * *

(1) Beneficiary's statement signed by one purporting to be an authorized representative of the Union County stating the "Ballantyne Family Limited Partnership", has failed to perform relative to an agreement between the "Ballantyne Family Limited Partnership", and "Union County" concerning Maintenance Bond associated with "Darby Braiside LLC, Phase I".

(2) Original Letter of Credit and any amendment (s):

Drafts (s) must be marked "Drawn under First City Bank Irrevocable Standby Letter of Credit No. 012852 Dated August 4, 2015, and amended December 18, 2015.

We hereby agree with you that drafts drawn under and in strict compliance with the terms of this credit will be duly honored by us upon presentation at 1885 Northwest Blvd., Columbus, Ohio 43212 on or before close of business on December 22, 2015

This letter of Credit is subject to the International Standby Practices of the International Chamber of Commerce, "ISP98" This Letter of Credit shall be deemed to be a contact made under the laws of the State of Ohio and shall, as to matters not governed by ISP98, be governed by and construed in accordance with the laws of the State of Ohio, other than its conflict of laws rule, which would result in the application of the law of any jurisdiction other than the laws of Ohio.

Sincerely,

Travis McIntyre
V.P.
First City Bank

Therefore, the bond is approved as guarantee for the installation of the reminder of construction improvements for the referenced portion of this subdivision.

Motion by Charles Hall and seconded by Gary Lee that this resolution be adopted and was carried by the following vote:

Steve Stolte, Yea
Gary Lee, Yea
Charles Hall, Yea

* * *

RESOLUTION NO. 16-024:

Britonwood Subdivision – Acceptance onto Maintenance Period

The County Commissioners do hereby approve the following recommendation of the County Engineer:

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 Route Road
Marysville, Ohio 43040
P 937.645.3017
F 937.645.3111

Richwood Outpost
190 Realty Avenue
Richwood, Ohio 43344

Public Service with integrity

January 19, 2016

Union County Board of Commissioners
233 W. Sixth Street
Marysville, Ohio 43040

Re: Britonwood Subdivision
Recommendation for Acceptance onto Maintenance period

Gentlemen:

The construction of the Britonwood Subdivision is complete. We have reviewed the public improvements with the developer and Union County Soil & Water Conservation District and found a few minor deficiencies. These items will be corrected before the maintenance period is released, and include the placement of rock channel protection and roadway signage within the subdivision. These items will be re-inspected by our office and Union County Soil & Water Conservation District prior to final acceptance of the improvements.

We recommend this phase of the subdivision be placed under the maintenance period, as outlined in Section 330 of Subdivision Regulations. The developer has submitted a letter of credit for the maintenance period, in order to guarantee the completion of the above work and for the maintenance of the subdivision for the duration of the maintenance period.

Sincerely,

Bill Narducci

Bill Narducci, PE
Engineering Manager
Union County Engineer

Jeff Stauch, PE/PS
County Engineer | Environmental Engineer

Mary A. Sampsel, PE
Assistant County Engineer | Chief Building Official

Motion by Charles Hall and seconded by Gary Lee that this resolution be adopted and was carried by the following vote:

Steve Stolte, Yea
Gary Lee, Yea
Charles Hall, Yea

* * *

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*

February 4, 2016

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

via email

Re: Final Plat Review
Britonwood Subdivision

Brad,

We are in receipt of your letter stating the developer's request for action on the referenced plat, tabled at last month's Executive Committee meeting.

The construction plans have been approved by our office, and construction of the improvements has been completed. In addition, we have recommended and received a resolution of acceptance of the improvements by the Commissioners, as well as an approval of the maintenance bond, attached. Therefore, we recommend approval of the final plat.

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

Bill Narducci

Bill Narducci, P.E.
Engineering Manager
Union County Engineer

Enc: Resolutions of Acceptance of Improvements and Maintenance Period Bond

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

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*

February 4, 2016

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

via email

Re: Final Plat Review
Britonwood Subdivision

Brad,

We are in receipt of your letter stating the developer's request for action on the referenced plat, tabled at last month's Executive Committee meeting.

The construction plans have been approved by our office, and construction of the improvements has been completed. In addition, we have recommended and received a resolution of acceptance of the improvements by the Commissioners, as well as an approval of the maintenance bond, attached. Therefore, we recommend approval of the final plat.

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

Bill Narducci

Bill Narducci, P.E.
Engineering Manager
Union County Engineer

Enc: Resolutions of Acceptance of Improvements and Maintenance Period Bond

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

Engineering, Planning and Zoning
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

January 6, 2016

Bradley J. Bodenmiller
LUC Regional Planning Commission
9676 East Foundry
East Liberty, OH 43319

Subject: **Britonwood**
Final Plat – Comment Letter #1

The City of Marysville has the following comments pertaining to the Final Plat submittal for the Britonwood development.

Sheet 2:

1. To meet the subdivision regulations, the water line easement between Lots 6 and 7 can be eliminated. Any future waterline connections for the Pharazyn property will occur on Wells Road or Jerome Road.

Please contact us if you need additional clarification or wish to discuss these comments further.

Sincerely,

Jeremy V. Hoyt, P.E.
City Engineer / Deputy Public Service Director

Jerome Township
Union County, Ohio

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

Jerome Township Zoning Office

January 6, 2016

Bradley J. Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry
East Liberty, Ohio 43319

RE.: Britonwood – Final Plat

Dear Brad,

I have reviewed the final plat for the Brittonwood development as forwarded to our office on December 28, 2015 and it appears that the plat as presented complies with the approved zoning and final development plans for the project. As such the township has no comments or concerns with the plat as presented.

Please feel free to contact me with any questions you may have regarding this letter.

Respectfully,

Gary Smith
Jerome Township Zoning Officer

Union Rural Electric
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

February 3, 2016

Bradley Bodenmiller
LUC Regional Planning Commission
9676 Foundry Street
East Liberty, OH 43319

RE: UREC updated comments for Britonwood – Final Plat

Brad,

Union Rural Electric Cooperative has received required offsite easement documents and is processing development agreement. UREC has no additional comments.

Thanks,

Ron Rockenbaugh
Manager of Engineering Services
Union Rural Electric Cooperative, Inc.
PO Box 393
15461 US Route 36
Marysville, Ohio 43040
Direct: (937) 645-9241

Union Rural Electric
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

February 3, 2016

Bradley Bodenmiller
LUC Regional Planning Commission
9676 Foundry Street
East Liberty, OH 43319

RE: UREC updated comments for Britonwood – Final Plat

Brad,

Union Rural Electric Cooperative has received required offsite easement documents and is processing development agreement. UREC has no additional comments.

Thanks,

Ron Rockenbaugh
Manager of Engineering Services
Union Rural Electric Cooperative, Inc.
PO Box 393
15461 US Route 36
Marysville, Ohio 43040
Direct: (937) 645-9241

Staff Report – Allen Township Zoning Amendment

Applicant:	**Allen Township** c/o Zoning Commission Vice Chair, Charlotte Blumenschein 16945 Allen Center Road Marysville, OH 43040 (937) 642-9551 **Allen Township Trustees** 16945 Allen Center Road Marysville, OH 43040 (937) 243-8110
Request:	Request is to rezone 5 parcels from B-3 Heavy Retail/Wholesale District to U-1 Rural District. The parcels are listed below: • 0300110510000 • 0300110530200 • 0300110520000 • 0300110532000 • 0300110533000 Total acreage • 9.512 acres Existing use • Real estate building • Vacant land, including woods and pond • Single-family dwelling Proposed use • Conversion of real estate building to residential • No change otherwise mentioned in application
Location:	Allen Township is in Union County. The subject property is between US Highway 33 and Northwest Parkway, east of Bear Swamp Road. The area in total fronts all three roads.

Staff Analysis:	**Comprehensive Plan** Allen Township has a Comprehensive Plan that LUC records indicate is from 2005. There is a future land use map and the future land use section provides guidance on questions of redistricting.

- "The future land use map does not dictate how specific parcels should be zoned in the future. Rather, the appropriate zoning body and elected officials should consider the map to be only one of several tools available to assist them in making land use recommendations and decisions. The information contained on the map should always be supplemented by *site specific information* [emphasis added]" (Comp Plan, pp. 4.1).

The Comprehensive Plan provides a check list for rezoning decisions (Comp Plan, pp. 4.1). That check list was not incorporated in this staff report, but is attached as a supplement. LUC staff reviewed the checklist and has the following comments:

- The proposed redistricting deviates from the vision and future land use plan, but an all commercial/manufacturing area is perhaps an unrealistic vision.
  - ✓ There is existing development on the land involved in this request. Those uses are consistent with U-1 uses.
  - ✓ Despite the intent of the future land use plan to district this area as commercial/manufacturing, there are between one and two dozen residential uses in the vicinity. Perhaps the future land use plan should accommodate properties where U-1 uses are clustered.
  - ✓ The block where the involved properties are located is otherwise commercial. If the involved properties were on flat, undeveloped land, upholding the future land use plan may be a better option, but that is not the case.
- This proposal does not create an isolated, unrelated district. Adjacent districts are U-1 Rural District, B-1 Service Business District, and B-3 Heavy Retail/Wholesale District.
- According to conversations with the Township, the building associated with the real estate business has been used as residential at various times and has received zoning violations in the past. Rezoning would help resolve this ongoing enforcement issue.
- Some of the questions from the checklist include: Are there reasons why the property cannot be used as it is

presently planned or zoned? Is the change out of scale with the area's needs? The Township's needs? The region's needs? Are there alternative undeveloped sites for the proposed use(s) that would be more appropriate?

- ✓ The topography of this site is site specific. A significant portion is pond and developed. While there may be some undeveloped acreage, a large portion is developed or covered by the pond.

Rural District (U-1)

Section 210 described the purpose and intent of the Rural District (U-1), "The intention of the rural district is to provide land, which is suitable or used for agriculture, conservation, and very low-density residence not to exceed one (1) family per 87,120 sq. ft. or two (2) acres. Very low-density residential land use refers to farm housing units and isolated residential developments not requiring a plat under the county subdivision regulations. On-site water and sewer facilities are permitted, provided such facilities comply with the county health regulations" (Zoning Reso, pp. 2).

- ✓ Permitted uses: Agriculture, very low density residence, public use, quasi-public use, home occupation, and enclosed storage (Schedule of District Regs).
  - Enclosed storage is any building such as a warehouse, pole barn, etc., fully enclosed on all sides and with a roof (Zoning Reso, pp. 62).
- ✓ Permitted conditional uses: Public service facility, non-commercial recreation, limited business, mineral extraction, and sign/advertising structures (Zoning Reso, Schedule of District Regs).
  - Limited Business is a small business (commercial or industrial enterprise) self-employed and/or privately owned business with no more than five (5) employees inclusive of owners, officers, and relatives. The Limited Business shall generate no more traffic than would normally be expected in the present zoning district. Separate off-street parking as provided for under Section 510 and Section 511 will be required other than just yard type parking (Zoning Reso, pp. 59).

	Heavy Retail/Wholesale District (B-3) "The purpose of the heavy retail district is to provide land for auto dealer sales, service and repair businesses such as plumbing, wholesale hardware supply, electric supply, lumber, building supply, service station, body shop, implement dealer, horticultural nursery, wholesalers, warehouse, trucking contractor, truck and tractor repair, veterinary clinic, kennels, animal boarding, construction/contractors, and hotel/motel with or without eating establishments, which require a highway orientation or large tracts of land. Residential development is prohibited....B-3 uses may not be contiguous to an R-1 district, unless a Twenty-five (25)-foot wide buffer zone is provided. Group or central water and sewer facilities may be required" (Zoning Reso, pp. 4). **Union County Comprehensive Plan** Union County has a Comprehensive Plan, dated February 19, 2013. "The U.S. 33 Corridor is a key piece to the regional economy, with corporate operations, commercial centers, and large scale farming operations" (Union Co Comp Plan, pp. 65). "Careful planning should protect *undeveloped* [emphasis added] land from the negative impacts of certain types of development without discouraging growth altogether" (Union Co Comp Plan, pp. 69). The Union County Comprehensive Plan hopes to mitigate the aggregation of homes built up along rural highways (Union Co Comp Plan, pp. 73). However, in this very specific instance, the property is partially developed and involves site-specific conditions.

Staff Recommendations:	Staff recommends ***APPROVAL*** of the proposed zoning amendment based on the considerations in the Allen Township Comprehensive Plan, site specific conditions noted in this staff report, the purpose and intent of the Rural District (U-1), and Heavy Retail/Wholesale District (B-3).

Z&S Committee Recommendations:	

Logan-Union-Champaign
regional planning commission

Director: Dave Gulden

Zoning Parcel Amendment Checklist

Date: 01/25/2016 Township: Allen

Amendment Title: Box Property Zoning District

Notice: Incomplete Amendment requests **will not** 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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (which is the 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 Parcel Amendment Change(s)	☒	☑
Date of Public Hearing (stated in cover letter)	☒	☑
Township point of contact and contact information for zoning amendment (stated in cover letter)	☒	☑
Parcel Number(s)	☒	☑
Copy of Completed Zoning Amendment Application	☒	☑
Applicant's Name and contact information	☒	☑
Current Zoning	☒	☑
Proposed Zoning	☒	☑
Current Land Use	☒	☑
Proposed Land Use	☒	☑
Acreage	☒	☑
Copy of Zoning Text associated with proposed district(s)	☒	☑
Contiguous and adjoining Parcel Information, including Zoning District(s)	☒	☑
Any other supporting documentation submitted by applicant	☒	☑
Non-LUC Member Fee, If applicable	N/A	N/A

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

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

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

To: Logan-Union-Champaign Regional Planning Commission
From: Allen Township Zoning Commission
Date: January 25, 2016
Re: Rezoning Parcels

The Allen Township Zoning Commission will hold a public hearing concerning the zoning parcel application to change five parcels of land from B-3 Heavy Retail/Wholesale District to U-1 Rural District on Thursday, February 25, 2016 at 7:00 p.m. at the Allen Township Community Building, 16945 Allen Center Road, Marysville, Ohio 43040.

The five contiguous properties, consisting of a combined total of 9.512 acres, are located on Bear Swamp Road and Northwest Parkway. The current zoning is B-3 Heavy Retail/Wholesale District which is for certain kinds of businesses and prohibits residential development. The applicants request a change to U-1 Rural District which is suitable for farming or conservation use and very low density residence use. Information pertinent to this application is available at the Allen Township Community Building during business hours.

The recommendation will be submitted to the Allen Township Trustees for their action after the conclusion of the hearing.

Allen Township Zoning Commission
Charlotte Blumenschein, Vice Chairman
Allen Township Community Building
16945 Allen Center Road
Marysville, Ohio 43040
(937) 642-9551

I certify that this is a True and accurate minutes of this meeting
Jack Rausch
Chairman 2-1-16

MINUTES

ALLEN TOWNSHIP BOARD OF TRUSTEES

August 3, 2015

Trustee Chapman, as Chairman called the regular meeting of the Allen Township Trustees to order on August 3, 2015 at 7:00 p.m. A full Board was present as well as the Fiscal Officer. Also present were Bill Streng, Nick Johnson, Allison Hamilton, Chief Rod Goddard, Assistant Prosecutor Thayne Grey, Tom Paplaczyk of Strategic Solutions, Jason Keigley of Harvard Risk Management, Diane Eaches and Clint Dalton. Gary Wallace, Charlotte Blumenschein and Andrew See of the Zoning Commission Board were also present.

Trustee Chapman began the meeting with the Pledge of Allegiance.

FINANCES & ADMINISTRATION

The Fiscal Officer read the minutes of the last meeting. Said minutes were approved as read.

The Fiscal Officer provided each member of the Board with list of recent receipts and pending expenditures for review. There was a motion by Trustee Rausch and a second by Trustee McCreary, and upon certification by the Fiscal Officer that appropriate funds were available the pending expenditures were approved. The Fiscal Officer also provided the most recent payroll reports for the Board's review. The Board reviewed the previous month's bank reconciliation and verified the sequence of the checks.

PUBLIC FORUM

Thayne Grey of the Union County Prosecuting Attorney's office told the Board that he was researching the issue that Med-flight raised regarding the township's billing procedure to Allen Township residents.

Mr. Grey further reported to the Board that he proposed changes to the contract with MediCount.

Clint Dalton, a resident on Darby Pottersburg Road, asked the Board if they had any suggestions about placing his mailbox in a different location in order to make it safer for the mail carrier. Trustee McCreary stated that he has contacted three different people at the County Engineer's Office and someone at Union Rural Electric and he is still trying to come up with a way to resolve this matter.

Jason Keigley explained the legal services his company provides, stating that for an annual fee, you get unlimited legal services.

Tom Paplaczyk updated the Board with regard to health insurance benefits. He reported that Medical Mutual is offering an October 2015 renewal in order to stay on the plan. There was also discussion regarding the tele-medicine program.

ZONING BUSINESS

Bill Streng reported on zoning business. He stated that two permits were issued since our last meeting, one for a new residence and one for a home addition. He further reported that he responded to several zoning questions throughout the month.

There was also further discussion regarding the Box property on Bear Swamp Road. Diane Eaches told the Board that she would like to see the property rezoned as well as her own residence. She was not aware that her property was zoned B3. Bill Streng explained that there have been numerous complaints about the property not being kept up. There was discussion regarding rezoning the property U1 in order that it can be sold and maintained. Bill Streng said that if it is rezoned to U1, it would have to be surveyed so that the lots follow the township's zoning regulations. Each lot would need to be at least 2 acres, have 150 feet of road frontage and the existing buildings would need to meet the 20 feet set-back requirement.

After much discussion, Trustee Rausch moved that the Board of Trustee initiate the rezone from B3 to U1. Trustee McCreary seconded the motion. All being in favor the motion carried.

The Zoning Inspector's Report is attached for reference.

ROAD BUSINESS

Nick Johnson reported that the second road right of way mowing is completed.

He reported that the concrete in the fuel pump area has been installed.

There was a motion by Trustee Rausch, seconded by McCreary, that the old tables being stored in the maintenance building, be sold on Gov.deals.

FIRE & EMERGENCY SERVICES

Chief Goddard updated the Board with regard to fire equipment, stating that Medic 601 is out of service getting the exhaust repaired.

There was discussion regarding Community Day.

There being no further business, Trustee Chapman moved to adjourn the meeting. Trustee McCreary offered a second. Upon call of the roll, all being in favor, the meeting was adjourned.

Reviewed by Trustees:

Ronald Chapman (Chairman)

Jack Rausch

Don McCreary

To: Allen Township Trustees
CC: Allison Hamilton, Cande Brake
From: Bill Streng
Date: ~~July 27, 2015~~ August 3, 2015
Subject: Zoning Inspector's Report – July 2015

Permits Issued:

Date	Name	Address	Comments
7/7	Eric Harrington	22655 Buck Allen	Home Addition
7/17	Nicholas Schwartzentruder	18003 Allen Center Road	New Home

Calls & Inquiries:

Received numerous zoning questions throughout the month.

Have been in contact with Libby, from Zimmerman Realty regarding the Box property at 18372 Bear Swamp Road. She requested a form for a zoning change from B3 to U1. Allison and I both had discussions with her and informed her that the process has to be done by the property owner, however she stated that she was only initiating the paper work for the owner. I also explained to her the need to have 2 acres of properly for a building site and since the property with the geodesic dome did not have the required acres that that would have to be addressed prior to selling that parcel since it could not be heard by the BZA since it was already in violation. The Boxes own the adjacent properly and would need to alter the properly line prior to selling the parcel. I explained that they also would require 150' of road frontage. I also explained that they should contact the adjacent properly owner to see if they may also want to file for the zoning change. Lastly I explained that although I felt the current climate to changed the zoning may be more favorable than in the past that there is no guarantee that the change would be granted. She stated that she may attend the Trustee's meeting on August 3.

Bill Streng is in Iowa visiting family and may not be in attendance for the meeting.

FORM #6-80

APPLICATION FOR ZONING AMENDMENT

ALLEN TOWNSHIP, UNION COUNTY, OHIO

Application Number: 2016-01

The undersigned, owner(s) of the following legally described property hereby request the consideration of change in zoning district classification as specified below:

1. Name of Applicant(s): Allen Township Board of Trustees

   Mailing Address: 16945 Allen Center Rd. Marysville, Oh 43040

   Phone: 937-642-9551

2. Location Description: Section____ Range____ Townsihp____ * See attached parcel listing & numbers
   OR Virginia Military Survey Number____ Lot#____
   (If not located in a platted subdivision or community attach a legal description)

3. Existing Use: B-3 per section 252

4. Proposed Use: U-1 per section 210

5. Present Zoning District/Classification: B-3

6. Propsed Zoning District/Classification: U-1

7. Supporting Information: Attach the following items to the application.
   a. A vicinity map showing property lines, streets(roads) and existing & proposed zoning.
   b. A list of all property owners within, contiguous to and directly across the street(road) from the proposed rezoning area, if ten or fewer parcels are proposed for rezoning.

COPY

Date: 1-14-16 Applicant's Signature: Jack Rausch, Trustee
Chairperson, Board of Trustees

FOR OFFICIAL USE ONLY ZONING COMMISSION

Date Filed: 1-14-16 Date of Public Hearing:____ Date of Notice In Paper:____

Date of Notice to Property Owners:____ Fee Paid: waived

Recommendation of Zoning Commission: Approval____ Denial____

If Denied, State Reason:____

Date:____ Allen Township Zoning Commission:____

Chairperson

PARCEL ADDRESSES AND PARCEL NUMBERS

1. 18372 BEAR SWAMP ROAD, MARYSVILLE, OHIO 43040
   #0300110510000

2. 18334 BEAR SWAMP ROAD, MARYSVILLE, OHIO 43040
   #0300110530200

3. 22135 NORTHWEST PARKWAY, MARYSVILLE, OHIO 43040
   #0300110520000

   #0300110532000

4. NORTHWEST PARKWAY, MARYSVILLE, OHIO 43040
   #0300110533000

COPY

LISTING OF ADJACENT PROPERTY OWNERS

1. HUN, MYUNG JIN
   18500 POLING ROAD
   MARYSVILLE, OHIO 43040

2. TIFFANY AND WENDY SNARE
   1840 BRANDIGEN LANE
   COLUMBUS, OHIO 43328

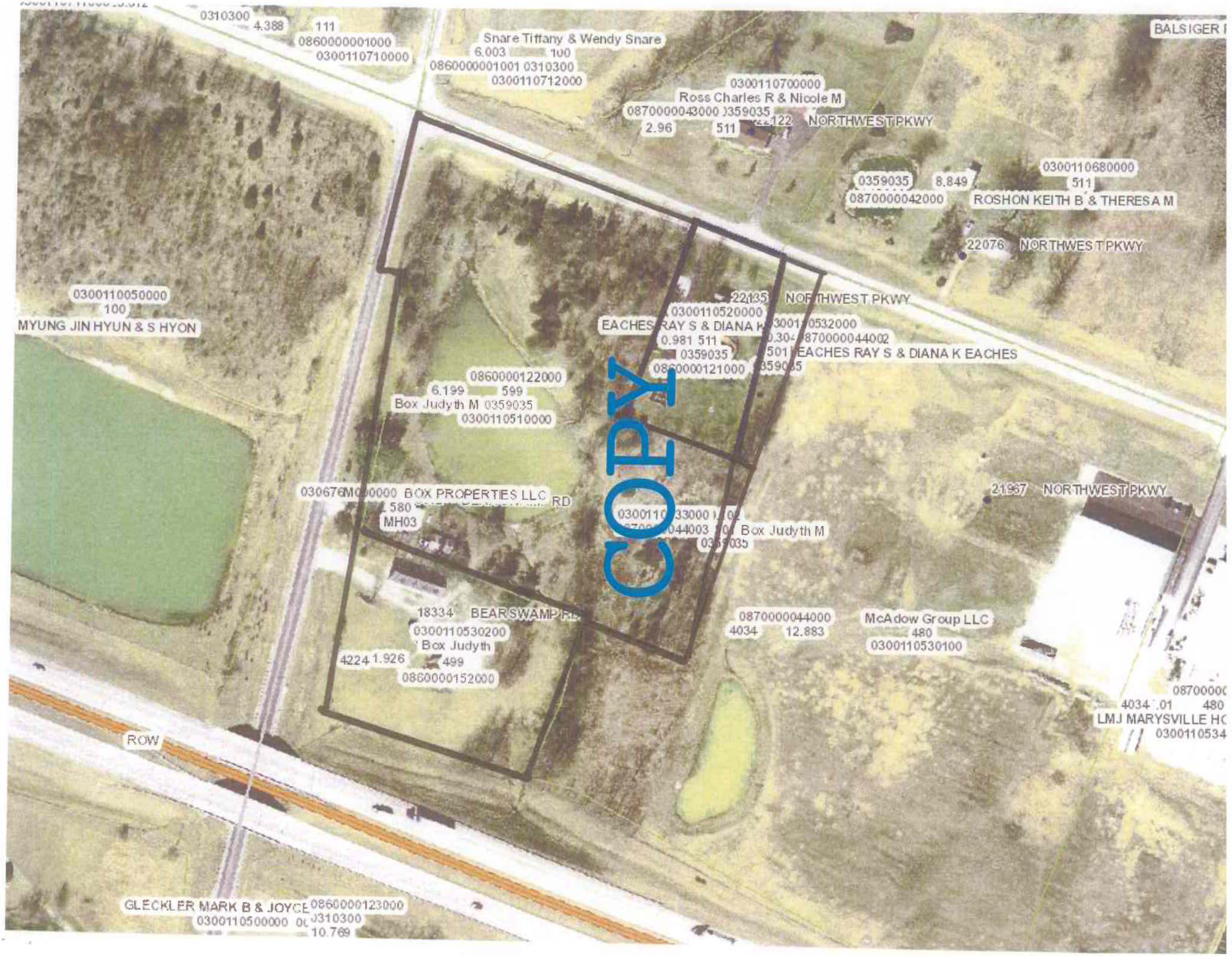
3. CHARLES AND NICOLE ROSS
   1703 MILINGTON WAY
   MARYSVILLE, OHIO 43040

4. KEITH AND THERESA ROSHON
   15151 US HWY 36
   MARYSVILLE, OHIO 43040

5. MCADOW GROUP LLC
   15 SPRAGUE ROAD
   SOUTH CHARLESTON, OHIO [illegible]

COPY

6. DAVID AND MARIA CROSS
   22274 NORTHWEST PARKWAY
   MARYSVILLE, OHIO 43040


0310300
4.388
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Snare Tiffany & Wendy Snare
6.003
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0300110712000
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Ross Charles R & Nicole M
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511
22122 NORTHWEST PKWY
BALSIGER
0359035
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0870000042000
ROSHON KEITH B & THERESA M
22076 NORTHWEST PKWY
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MYUNG JIN HYUN & S HYON
22135 NORTHWEST PKWY
0300110520000
EACHES RAY S & DIANA K
0.981 511
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0860000121000
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EACHES RAY S & DIANA K EACHES
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COPY
BOX PROPERTIES LLC
RD
MH03
Box Judyth M
21967 NORTHWEST PKWY
18334 BEARSWAMP RD
0300110530200
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McAdow Group LLC
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LMJ MARYSVILLE HC
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ROW
GLECKLER MARK B & JOYCE
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10.769

TRANSFERRED

DEC 21 2015

ANDREA J. BEAVER, AUDITOR
This conveyance has been examined and the Grantor complied with Section 319.202 of the Revised Code

EXEMPT $ 1.00

201512210010414 12/21/2015
Pages:3 F:536.00 11:32 AM
Teresa Markham T20150006588
Union County Recorder DOC-DEED

GENERAL WARRANTY DEED

Know all men by these presents, That, Judyth Box, aka Judyth M. Box, unmarried, of Franklin County, State of Ohio, for valuable consideration paid, grants with general warranty covenants to **Judyth Box,** whose tax mailing address is 192 N. Guilford Ave., Columbus, Ohio 43222, their entire interest in the following described real estate:

Attached Exhibit A

Parcel Number:	03-0011053.0200
Map Number:	086-00-00-152.000
VMS:	3241
Parent Parcel No:	03-0011051.0000
Parent Map No:	086-00-00-122.000
Property Address:	18334 Bear Swamp Road, Marysville, Ohio 43040

Prior Instrument Number: Instrument No. 201512040009907, of the records of Union County, Ohio.

This General Warranty Deed is given for the purpose of combining a 0.078 acre (more or less) tract with a larger parcel.

Executed on this 18th day of December, 2015.

COPY

Judyth Box

State of Ohio)
) **ss:**
County of Union)

Be It Remembered that executed on this 18th day of December, 2015, before me, the Subscriber, a Notary Public in and for said County, personally came **Judyth Box, aka Judyth M. Box, unmarried,** the Grantors, whose identity was either known by me or proven to me by satisfactory evidence, and acknowledged that the execution of this deed is their own free act and deed.

In Testimony Whereof, I have hereunto set my name and official seal.

ANTHONY W EUFINGER
ATTORNEY AT LAW
Notary Public - State Of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

Notary Public

This Instrument Prepared By:
Eufinger Law Offices, LLC, 214 South Court Street, Marysville, Ohio 43040. (937) 642-1819

Exhibit A

Legal Description

Real estate situated in Allen Township of Union County, Ohio; in the Virginia Military Survey numbers 3241 and 4812; being part of the 10.600 acre tract of James and Lisa Bennett (Deed Record 344, page 418 & Survey Record 14, page 253); and being further bounded and described as follows:

Beginning for reference at a railroad spike found at the centerline intersection of Northwest Parkway (County Road 133) and Bear Swamp Road (County Road 149).

Thence South 12 deg.-33'-06" West, 600.15 feet along said centerline of Bear Swamp Road to a railroad spike found.

Thence South 68 deg.-59'-12" East, 60.61 feet to an iron rod found on the easterly right-of-way of said Bear Swamp Road at the southwesterly corner of the 6.199 acre tract of Jenny Hoyer (Official Record 52, page 613 & Survey Record 7, page 401) marking the TRUE POINT OF BEGINNING.

Thence South 68 deg.-59'-12" East, 338.4[illegible] feet along the southerly line of said 6.199 acre tract to an iron pipe set on the approximate centerline of a ditch.

Thence with two consecutive courses of said approximate centerline of ditch:
1) South 13 deg.-08'-19" West, 123.96 feet to an iron pipe set.
2) South 22 deg.-07'-39" West, 118.09 feet to an iron pipe set on the northerly Limited Access Right-of-way of U.S. Route 33 (Uni-33-4.17).

Thence with two consecutive courses of said northerly right-of-way:
1) North 76 deg.-08'-04" West, 174.44 feet to an iron rod found 125 feet left of centerline station 230+00.
2) North 68 deg.-41'-22" West, 132.48 feet to an iron rod found on said easterly right-of-way of Bear Swamp Road.

Thence North 10 deg.-42'-54" East, 266.16 feet along said easterly right-of-way to the TRUE POINT OF BEGINNING.

Bearing assumed from said centerline of Northwest Parkway as shown on Survey Record 15, page 156. The tract as described from an actual field survey performed on or about November 16, 1998, by Registered Surveyor Joseph P. Priday (S-7277), contains 1.926 acres, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is recorded in the office of the Union County Engineer.

COPY

Additionally adding;

SURVEY FOR ROBERT & JUDYTH BOX
0.078 Acre
September 10, 2015

The following described 0.078 acre tract is situated in the State of Ohio, County of Union, Township of Allen, and V.M.S. 3241, being part of Robert M. and Judyth Box's 6.199 acre tract described in Official Record 299, page 74, and said 0.078 acre tract being more particularly described as follows:

Beginning for reference at a railroad spike found at the intersection of the centerline of Northwest Parkway (CR 133) (current right of way variable, planned R/W 100') with the centerline of Bear Swamp Road (CR 149) (60' right of way, variable in this area), said spike marking the northwest corner of said 6.199 acre tract;

Thence South 12°33'06" West (assumed bearing) 600.15 feet, following the centerline of Bear Swamp Road and the west line of said 6.199 acre tract, passing at 241.95 feet an angle point in the westerly line of said 6.199 acre tract, thereafter continuing with the centerline of Bear Swamp Road, to a railroad spike found;

Thence South 68°59'12" East 60.61 feet, departing from the centerline of said Road, to a 5/8 inch iron pin found at the southwest corner of said 6.119 acre tract and at the northwest corner of Robert M. and Judyth Box's 1.962 acre tract described in Official Record 199, page 767;

Thence South 68°59'12" East 152.46 feet, following the south line of said 6.199 acre tract and the north line of said 1.962 acre tract, to an iron pin set and marking the *place of beginning*;

Thence *South 80°30'00" East 183.63 feet*, entering said 6.199 acre tract, to an iron pin set;

Thence *South 13°08'19" West 37.0[illegible] feet* continuing [illegible] said 6.199 acre tract, to a ¾ inch iron pipe found with cap marked "R[illegible]day[illegible]" in the south line of said 6.199 acre tract, at the northeast corner of said 1.9[illegible] acre tract, and at an angle point in the west line of McAdow Group LLC's 8.649 acre tract II described in instrument No. 201405130003136;

Thence *North 68°59'12" West 185.00 feet*, following the south line of said 6.199 acre tract and the north line of said 1.962 acre tract, to the *place of beginning, containing 0.078 acre*, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from an actual field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140 during the month of September 2015. Iron pins set are 5/8" by 30" reinforcing rods with caps marked "CLAPSADDLE R.S. #6140." Bearings indicated hereon are based on an assumed meridian and are to denote angles only.

ATTEST: Paul R. Clapsaddle

Paul R. Clapsaddle, Registered Surveyor #6140
19019 West Darby Road
Marysville, Ohio 43040
(937) 642-[illegible]99

DESCRIPTION ACCEPTABLE
0.078 ACRE TRACT(S)
PLANNING COMMISSION APPROVAL
NOT REQUIRED
DATE 12-14-15 MJK
JEFF STAUCH
UNION COUNTY ENGINEER

TRANSFER BETWEEN ADJOINING OWNERS. NO BUILDING SITE CREATED
12-14-15 MJK

STATE OF OHIO
PAUL R. CLAPSADDLE
6140
REGISTERED SURVEYOR

Containing 2.004 acres more or less.

COPY

ALLEN TOWNSHIP, UNION COUNTY, OHIO

Application Number: 2016-01

Allen Township Board of Trustees

Date of Recommendation Received from Zoning Commission:_____

Date of Public Hearing:_____ Date of Notice in Newspaper:_____

Action By Township Trustees: Approval_____ Denial_____

If Denied, State Reason:_____

_____

_____

_____

COPY

Date:_____ Allen Township Board of Trustees:_____

Fiscal Officer

ARTICLE II ESTABLISHMENT OF DISTRICTS

Section 200 District Types

The Township is hereby divided into fourteen districts as follows: Rural District, Low Density Residential District, Medium Density Residential District, Professional Service District, Institutional or Quasi public District, Retail Store District, Heavy Retail District, Wholesale District, Special Recreation District - Club, Special Recreation District - Amusement, Special Recreation District - Park, Light Manufacturing District, Heavy Manufacturing District and Special Limited Industrial District.

Section 210 Rural District (U-1)

The intention of the rural district is to provide land, which is suitable or used for agriculture, conservation, and very low-density residence not to exceed one (1) family per 87,120 sq. ft. or two (2) acres. Very low-density residential land use refers to farm housing units and isolated residential developments not requiring a plat under the county subdivision regulations. On-site water and sewer facilities are permitted, provided such facilities comply with the county health regulations (see Section 567).

Objectionable uses for this district are fireworks manufacture or sales, gun clubs, hunting preserve and slaughterhouses.

Prohibited uses are adult entertainment establishments, mobile homes or mobile home parks.

Section 220 Low Density Residential District (R-1)

The purpose of the low-density residential district is to provide land for single family housing units not to exceed one (1) family per 87,120 sq. ft. or two (2) acres. Commercial and industrial development is prohibited. Group or central water and sewer facilities may be required (see Section 567).

Objectionable uses for this district are fireworks manufacture or sales and junkyards.

Prohibited uses are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, and slaughter houses.

Section 230 Medium Density Residential District (R-2)

The purpose of the medium density residential district is to provide land for multi-family housing units not to exceed four (4) families per 87,120 sq. ft. or two (2) acres. Commercial development is prohibited unless introduced under the planned unit development approach. Central water and sewer facilities may be required.

Objectionable uses for this district are fireworks manufacture or sales, and junk yards.

Prohibited uses are adult entertainment establishments, gun clubs and slaughter houses.

Section 252 Heavy Retail/Wholesale District (B-3)

The purpose of the heavy retail district is to provide land for auto dealer sales, service and repair businesses such as plumbing, wholesale hardware supply, electric supply, lumber, building supply, service station, body shop, implement dealer, horticultural nursery, wholesalers, warehouse, trucking contractor, truck and tractor repair, veterinary clinic, kennels, animal boarding, construction/contractors, and hotel/motel with or without eating establishments, which require a highway orientation or large tracts of land. Residential development is prohibited. (See Official Schedule of District Regulations for Permitted Uses). B-3 uses may not be contiguous to an R-1 district, unless a Twenty-five (25)-foot wide buffer zone is provided. Group or central water and sewer facilities may be required.

Conditional Uses: Permitted uses in B-1 and B-2

Some determining factors may be:

A. Medium noise level.
B. Moderate to heavy traffic volume.

Objectionable uses for this district are fireworks manufacture or sales, and junk yards.

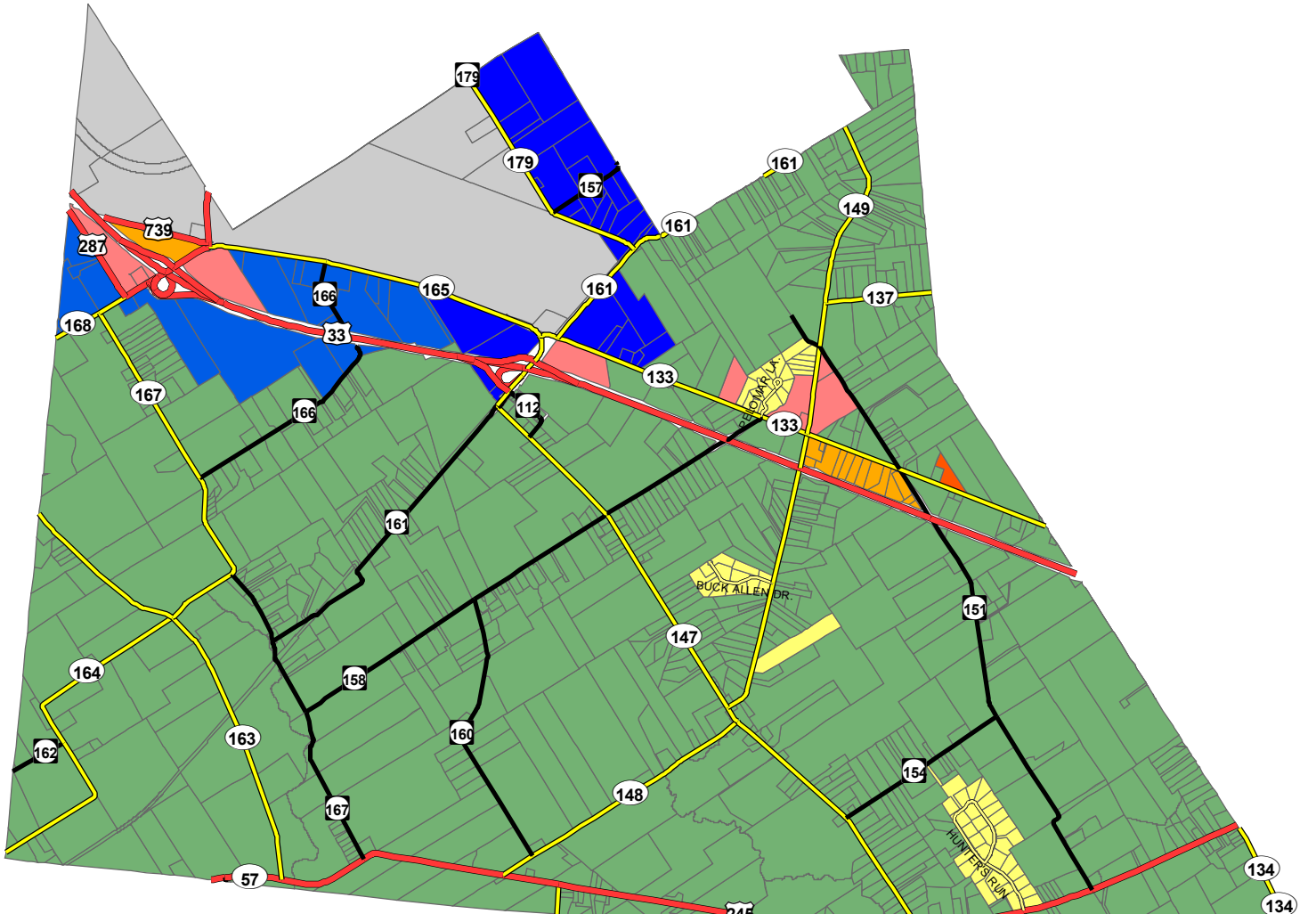
Prohibited uses are adult entertainment establishments, gun clubs, mobile homes or mobile home parks, and slaughter houses.

Section 260 Light Manufacturing District (M-1)

The purpose of the light manufacturing district is to provide land for light manufacturing and related offices, printing and publishing, storage facilities, wholesale and warehousing or food processing facilities or industrial establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or pollution of any kind; operate within enclosed structures; and generate little industrial traffic. Heavy manufacturing or heavy industrial development is prohibited. A twenty-five (25) foot buffer zone must be provided when contiguous to U-1, R-1, R-2, B-1, B-2, B-3, SR-1, SR-2 or SR-3 Districts. Water and sewer facilities must be approved by appropriate agencies prior to issuance of zoning certificate.

Objectionable uses of this district are acid manufacture; explosives or fireworks manufacture or storage; garbage, offal or dead animal reduction or dumping; gas manufacture; glue manufacture or petroleum refining and residential.

Prohibited uses are slaughterhouses and adult entertainment establishments.



AMMENDMENTS: Effective Date
1: TRC 04-28-1978
2: TRC 02-04-1981
3: Gerhardstein 04-09-1981
4: Equitable Federal 09-19-1985
5: TRC & Honda 12-22-1987
6: Gerhardstein & Smokey Meadows 06-28-1988
7: Pottersburg & Ed Mills 10-1989
8: Zerkle 07-17-1991
9: H. Blue 03-16-1992
#10: Lazenby 05-1996
#11: Morrow 06-1996
#12: Brown-Bowersmith 08-1997
#13: Gerhardstein-Bennett 02-1998
#14: Hook 06-1998
#15: Honda Trading -Adams 12-1998
#16: Allen Twp. 03-1999
#17: Allen Twp. 10-1999
#18: Flower Trust 02-2001
#19: Fries 03-2001
#20: Ramsey 04-2001
#21: Fries 12-2001
#22: Isaac 08-2003

N
W E
S

Zoning
- U-1: Rural
- R-1: Low Density Res.
- B-1:Service Business Dist.
- B-2
- B-3
- M-1: Light Manuf. Dist.
- M-2: Heavy Manuf. Dist.
- I-1: Special Limited Ind.

Roads
- Township Road
- Township Highway
- County Highway
- State/US Highway

Allen Township
Union County

0 0.2 0.4 0.8 1.2 Miles

Based on Official
Zoning map
Date:
Created on: September, 2004
Revised:

9676 Foundary St.
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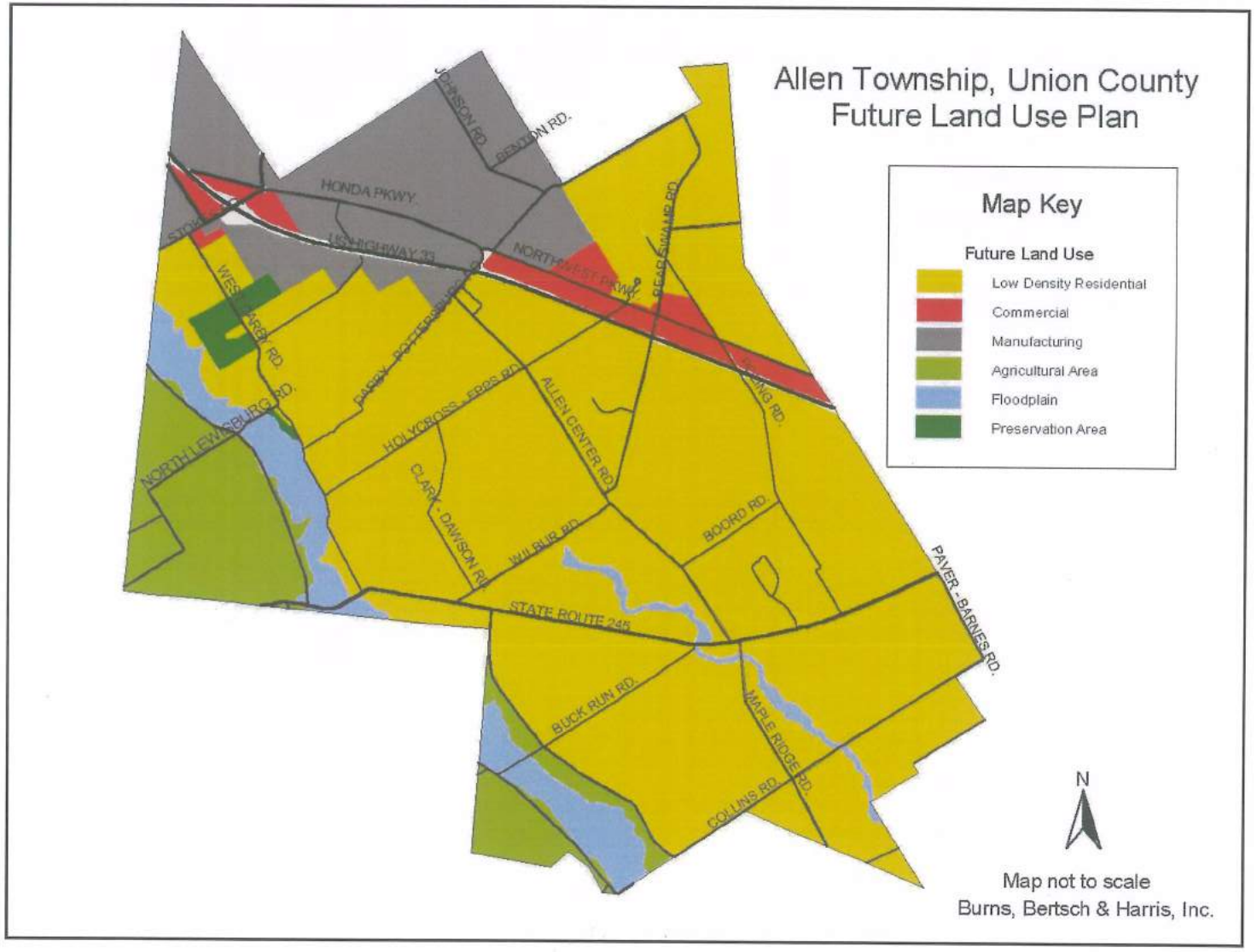
Figure 4.7


Allen Township, Union County
Future Land Use Plan
Map Key
Future Land Use
Low Density Residential
Commercial
Manufacturing
Agricultural Area
Floodplain
Preservation Area
HONDA PKWY.
US HIGHWAY 33
NORTHWEST PKWY.
BENTON RD.
HOLYCROSS - FRES RD.
ALLEN CENTER RD.
CLARK - DAWSON RD.
WILBUR RD.
BOORD RD.
STATE ROUTE 245
PAVER - BARNES RD.
BUCK RUN RD.
MAPLE RIDGE RD.
COLLINS RD.
NORTH LEWISBURG RD.
N
Map not to scale
Burns, Bertsch & Harris, Inc.

CHAPTER 4
Future Land Use Plan

INTRODUCTION

Allen Township wants to preserve the quality of life for existing residents by ensuring that future development occurs consistent with the community's vision, as articulated in the plan foundation. This plan does not attempt to stop growth; rather, to manage it.

In order for the plan to be successful, continuing discussions about land use patterns and policies should be on-going. The future land use plan provides a guide for those discussions. While the Township can steer development into the most desirable and appropriate areas as shown in the future land use plan, the plan is not without flexibility. Unanticipated market demand, changing demographics, and regional factors out of the control of the Township can make flexibility an important component of this plan. When an issue arises that is not addressed by this document, the Township should refer to the goals contained within the plan to ensure consistency in decision making.

The future land use map is general in nature. In contrast to zoning maps, which display exact zoning classifications for each parcel, this map does not necessarily recognize or follow property lines and is based upon broad use categories. As such, the future land use map does not dictate how specific parcels should be zoned in the future. Rather, the appropriate zoning body and elected officials should consider the map to be only one of several tools available to assist them in making land use recommendations and decisions.

The information contained on the map should always be supplemented by site specific information. In order to provide guidance when making land use decisions the following checklist is provided. The checklist should be used for all rezoning requests to ensure that relevant land use issues are raised. Certain answers would not mandate a particular decision and not all of the questions are pertinent to every situation.

Check List

1. Is the proposed development consistent with the Township's vision?
2. Would the proposed development be contrary to the future land use plan?
3. Is the development (change) contrary to the established land use pattern?
4. Would change create an isolated, unrelated district?
5. Will the proposed development increase the load on public facilities beyond reasonable limits (streets, schools, etc.)?
6. Will the change adversely influence living conditions in the surrounding area?

7. Will the change create or appreciably increase traffic congestion?
8. Will the development seriously impact adjacent areas?
9. Will the development seriously affect the natural character of the land to the point of creating potential hazards?
10. Have the basic land use conditions changed?
11. Will approval be a deterrent to the improvement or development of adjacent property in accordance with existing plans and regulations?
12. Will the proposal constitute a grant of a special privilege to an individual that will not be granted to others at the expense of the general welfare?
13. Are there reasons why the property cannot be used as it is presently planned or zoned?
14. Is the change out of scale with the area's needs? The Township's needs? The region's needs?
15. Are there alternative undeveloped sites for the proposed use(s) that would be more appropriate?

LAND PRESERVATION TECHNIQUES

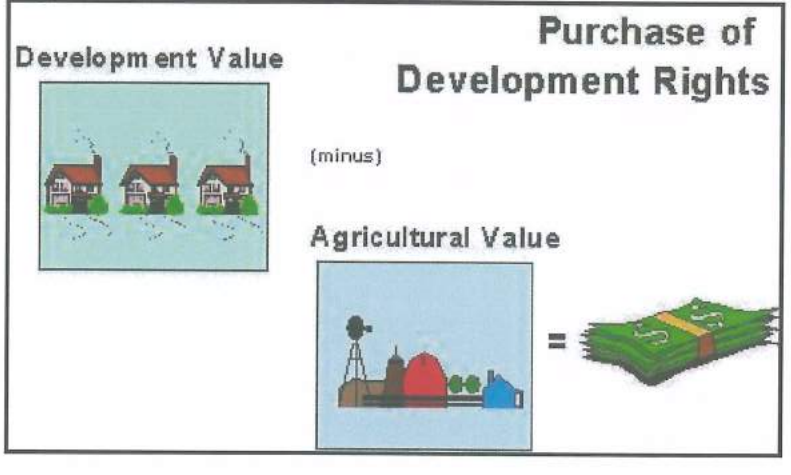
PURCHASE OF DEVELOPMENT RIGHTS & TRANSFER OF DEVELOPMENT RIGHTS

Fee simple land ownership provides landowners with a "bundle of rights, each of which may be separated from the rest and transferred to someone else while still retaining ownership of the land. One of these is the right to develop the land. Others include mineral rights, water rights (both surface and groundwater) and air rights.

Purchase of development rights (PDR) is a voluntary program where an agency usually linked to local government makes an offer to a landowner to buy the development rights on a parcel. The landowner is free to turn down the offer, or to try to negotiate a higher price. Once an agreement is made, a permanent deed restriction is placed on the property that restricts the type of activities that may take place on the land in perpetuity.

In such a program, a landowner is paid the difference between the value of the land based on its development potential and the value of the land in its present use, Figure 4.11. Funding for PDR programs varies between jurisdictions, with many communities using bonding or tax schemes to raise money for PDR.

Figure 4.1 - PDR



Logan-Union-Champaign
regional planning commission

Director: Dave Gulden, AICP

Zoning & Subdivision Committee

Thursday, February 11, 2016

The Zoning and Subdivision Committee met in regular session on Thursday, February 11, 2016 at 12:45 pm at the LUC East Liberty Office. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Wes Dodds, Chad Flowers, Dave Gulden, Charles Hall, Heather Martin, Mark Mowery for Steve McCall, Bill Narducci, Vince Papsidero, Tom Scheiderer, Jeff Stauch and Andy Yoder.

Guests included: Matt Parrill, ODOT District 7; Stephen Lenker, ELTI, LLC; Adam Moore, City of Urbana; Justin Wollenberg, Terrain Evolution.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Andy Yoder moved a motion to approve the minutes from the January 14, 2016 meeting as written and Charles Hall seconded. All in favor.

1. Jerome Village Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
    - Charles Hall – Isn't this right behind Select Sires?
        - Brad Bodenmiller – Yes, it's right beside it.
    - Charles Hall – Those are going to be high end homes, is Select Sires aware of it?
        - Justin Wollenberg – Yes, those are going to be high end homes; I'm unaware of what Select Sires knows about it.
    - Andy Yoder moved a motion to recommend approval of the Jerome Village Preliminary Plat Extension with all conditions and recommendations in the Staff Report and from Reviewing Agencies and Wes Dodds seconded. All in favor.

2. Review of Britonwood Final Plat (Union County) – Staff Report by Brad Bodenmiller
    - Bill Narducci – Were those three comments on the plat that you noted in the staff report?
        - Brad Bodenmiller – We received an updated mylar today and those technical items have been addressed.
    - Charles Hall moved a motion to recommend approval of the Britonwood Final Plat and Bill Narducci seconded. All in favor.

3. Review of Allen Township Parcel Amendment (Union County) – Staff Report by Brad Bodenmiller

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- Scott Coleman – But this isn't changed by the Township? I believe we've seen a request about this parcel before.
  - Brad Bodenmiller – I spoke with the Township. I think it was zoned U-1 and the property owners wanted it changed to make it a real estate office but now they want to convert that office to residential. I don't know why they want to convert it, but there are a lot of site specific and topography issues.
  - Charles Hall – That building was built strictly business, there was a stipulation that at no time could that be converted into a residence because of some things that would have to be done to make it residential. It's been a very controversial building.
  - Scott Coleman – All around that corridor you're seeing a lot of residential. Even under a U-1 they would be able to operate a business in that.
    - Brad Bodenmiller – It's defined as limited business.
- Tyler Bumbalough – This used to be a U-1 item? How many years ago was that?
  - Brad Bodenmiller – I would guess 10?
  - Charles Hall – The Box place was built in '99.
- Tyler Bumbalough – What would you say the age of the houses is in the area?
- Jeff Stauch – The Township's land use/comprehensive plan showed all non-commercial?
  - Brad Bodenmiller – It shows from Honda to east of the Township as commercial.
- Andy Yoder – How many homes/structures are we looking at?
  - Brad Bodenmiller – One existing home and a real estate office. The mobile home burned and was not replaced.
  - Andy Yoder – Two separate owners?
- Scott Coleman – Approving the change in zoning doesn't automatically allow the change; they will still have other approvals from the other governmental entities before they can convert to a residential building. So, I don't know if that makes it more palatable to make a motion one way or another.
  - Jeff Stauch – I'm only hedging because if there's some connection with what our building department had told them in the past.
- Tom Scheiderer – All zoning is about land use, not occupancy.
- Wes Dodds moved a motion to recommend approval in accordance with the Staff Report of the Allen Township Parcel Amendment and Tyler Bumbalough seconded. All in favor with Charles Hall voting no.

The Zoning and Subdivision Committee adjourned at 1:12 pm with Wes Dodds moving the motion to adjourn and Andy Yoder seconded. All in favor.