



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning & Subdivision Committee

Thursday, November 14, 2019

12:45 pm

- Minutes from last meeting of October 10, 2019
- 1. Review of Darby Braeside Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
- 2. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Ashley Gaver – City of Marysville
Charles Hall – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Vince Papsidero/Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC
Aaron Smith - LUC

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Applicant:	<p>Darby Braeside LLC c/o Wayne Ballantyne 1119 Regency Drive Columbus, OH 43220 wayneballant@gmail.com</p> <p>The Mannik & Smith Group, Inc. c/o Randy Van Tilburg, PE 1160 Dublin Road Columbus, OH 43215 rvantilburg@manniksmithgroup.com</p>
Request:	Approval of the Darby Braeside Preliminary Plat Extension for a period of two (2) years.
Location:	Located west of State Route 736, east of the Big Darby Creek, and between Robinson Road and US State Route 42 in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat Extension is for the Darby Braeside Preliminary Plat. There are 50 single-family residential lots planned in total. To date, 21 single-family residential lots have been final platted.</p> <p>Proposed utilities:</p> <ul style="list-style-type: none">○ Water service proposed is private, on-site wells.○ Sanitary service proposed is private, on-site treatment systems. <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The original Preliminary Plat was approved in June 2015.○ The Phase 1 Final Plat was approved in October 2015.○ The Preliminary Plat Extension was approved in April 2017.○ The Amended Preliminary Plat was approved in December 2017.○ The Phase 2 Final Plat was approved in April 2018. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 11-06-19, recommending the Extension be approved with modifications recommended in its
------------------------	--



Logan-Union-Champaign regional planning commission

Staff Report – Darby Braeside

	<p>2015 comment letter. The Engineer's Office also submitted comments during review of the Amended Preliminary Plat in December 2017.</p> <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No new comments as of 10-30-19.• Union County Health Department<ul style="list-style-type: none">○ No new comments received as of 10-30-19.• City of Marysville<ul style="list-style-type: none">○ No new comments received as of 10-30-19.• Village of Plain City<ul style="list-style-type: none">○ No new comments received as of 10-30-19.• Jerome Township<ul style="list-style-type: none">○ No new comments received as of 10-30-19.• Darby Township<ul style="list-style-type: none">○ No new comments received as of 10-30-19.• ODOT District 6<ul style="list-style-type: none">○ No new comments received as of 10-30-19.• Union Rural Electric<ul style="list-style-type: none">○ No new comments received as of 10-30-19.• LUC Regional Planning Commission<ol style="list-style-type: none">1. All prior comments/modifications from reviewing agencies and approvals with conditions remain effective (§318).
--	--

Staff Recommendations:	<p>LUC staff recommends APPROVAL of the Darby Braeside Preliminary Plat Extension with the condition that all comments/modifications from LUC and reviewing agencies, including prior LUC approvals with conditions, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.</p>
-------------------------------	---

--	--



Logan-Union-Champaign
regional planning commission
Staff Report – Darby Braeside

Z&S Committee Recommendations:	
---	--

DARBY BRAESIDE LLC

1119 Regency Drive | Columbus | Ohio 43220

10/22/19

Mr. Brad Bodenmiller, Director
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

Re: Darby Braeside Preliminary Plat Extension

Dear Mr. Bodenmiller:

We respectfully request a two-year extension of the Darby Braeside Preliminary Plat originally approved December 14, 2017. Please place this request on the agenda for the November 14, 2019 meeting of the LUC Regional Planning Commission. Enclosed with this letter are copies of:

- The Preliminary Plat Application
- The Preliminary Plat as well as the final plat submitted in April, 2018.
- The Deeds and Covenants

I have affixed to the two CDs containing this information and check for \$200.00

Please contact me at 614-406-7514 or by email if you should have any questions.

Sincerely,

Wayne Ballantyne
Managing Member



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Application for Preliminary Plat Approval

Date: 10-24-2019

Name of Subdivision: Darby Braeside

Location: 8673 SR 736 Plain City, Ohio 43064

Township: Jerome

Military Survey: VMS 3484

Complete Parcel(s) Identification Number (PIN): 1500160020000 & 4100170230000

Have ALL Sketch Plan review letters been obtained? Yes (Engineer, SWCD, Board of Health)

Name of Applicant: Darby Braeside LLC

Address: 1119 Regency Drive

City: Columbus

State: OH

Zip: 43220

Phone: (614) 406-7514

Fax: _____

Email: wayneballant@gmail.com

Name of Owner of property to be subdivided: Darby Braeside LLC

Address: 1119 Regency Drive

City: Columbus

State: OH

Zip: 43220

Phone: (614) 406-7514

Fax: _____

Email: wayneballant@gmail.com

Name of Applicant's Surveyor or Engineer: The Mannik & Smith Group, Inc.

Address: 1160 Dublin Road

City: Columbus

State: OH

Zip: 43215

Phone: (614) 441-4222

Fax: _____

Email: RVanTilburg@manniksmithgroup.com

122.588 A. of which 31.198 is open space unchanged from earlier

Proposed Acreage to be Subdivided: preliminary plats.

Current Zoning Classification: U1

Proposed Zoning Changes: U1

Proposed Land Use: Single Family Residential

Development Characteristics

Number of proposed lots: 41

Typical lot width (feet): 250

Number of proposed units: 41

Typical lot area (sq. ft.): 90000

Single Family Units: 41

Multi-Family Units: No

Acreage to be devoted to recreation, parks or open space: 35.049

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Preliminary Plat Review Checklist

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

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



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

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

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

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

APPLICATION FOR AMENDED PRELIMINARY PLAT APPROVAL
DARBY BRAESIDE

19 A. Proposed Use of Lots:
Single family residential

19 B. Number of Dwelling Units:
41

20 A. Description of Proposed Covenants and Restrictions:
Attached

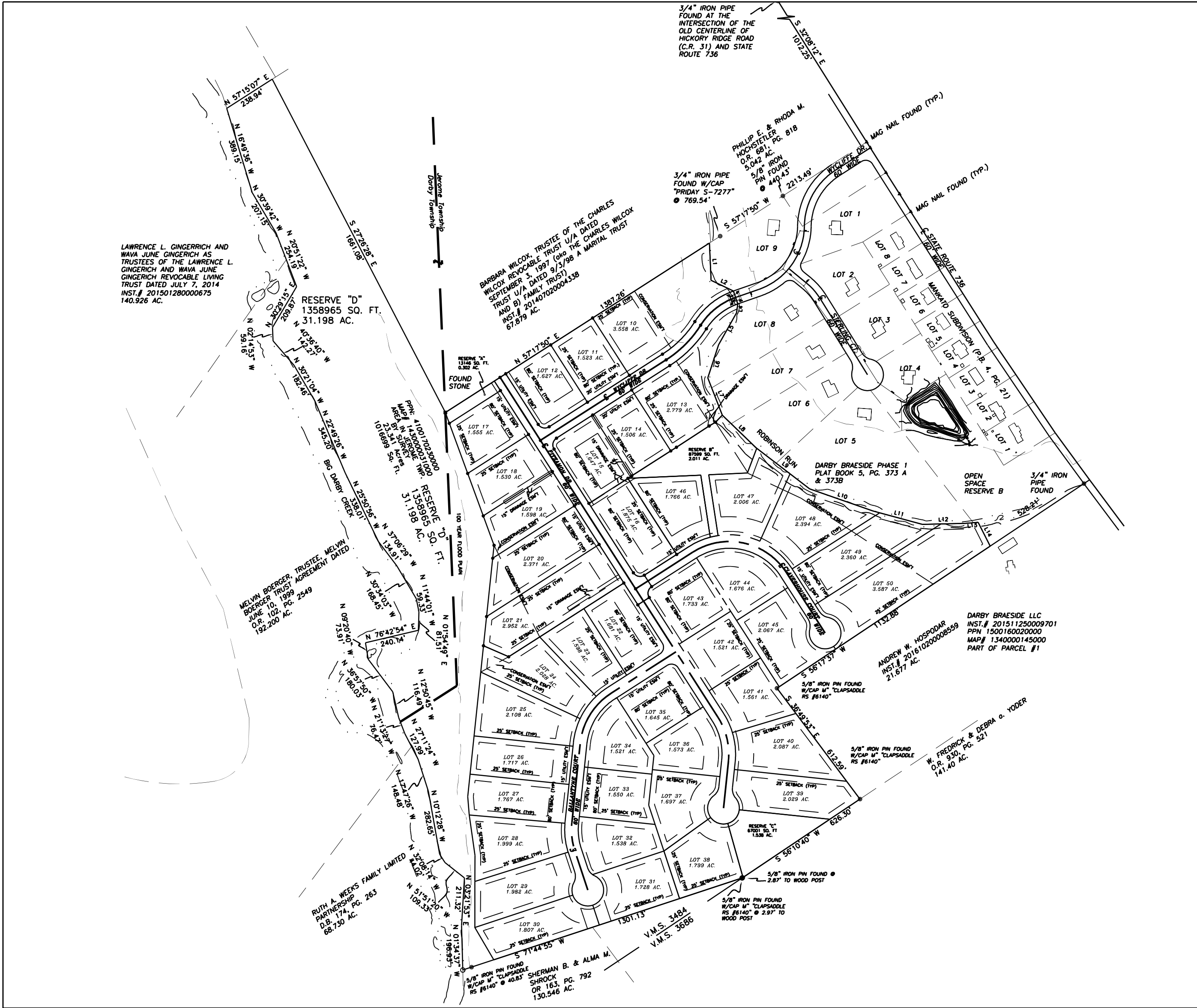
20 B. Proposed Zoning Changes:
None

- STANDARD DEED RESTRICTIONS FOR UNION COUNTY**
RESIDENTIAL and COMMERCIAL
1. THERE SHALL BE NO DISCHARGE IN TO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.
 2. NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
 3. GRADING OF THE STORM WATER DETENTION AREAS SHALL NOT BE CHANGED.
 4. MAINTENANCE OF DRAINAGE DITCHES, DETENTION AREAS, AND/OR DRAINAGE SWALES SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNERS. IF ANY OWNER DAMAGES A DITCH, DETENTION AREA, OR SWALE, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY. EXISTING DRAIN TILES IN THE SUBDIVISION SHALL BE RE-ROUTED SO THAT DRAINAGE ENTERING TILES WILL CONTINUE TO FLOW FREELY.
 5. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL DITCH MAINTENANCE CHARGES WHICH ARE ESTABLISHED BY THE UNION COUNTY COMMISSIONERS FOR THIS SUBDIVISION.
 6. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, SEPTIC SEWAGE DISPOSAL, WATER WELL, AND DRIVEWAY PERMITS. ZONING PERMITS ARE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR. BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. SEPTIC SEWAGE DISPOSAL AND WATER WELL PERMITS ARE OBTAINED FROM THE UNION COUNTY HEALTH DEPARTMENT.
 8. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE TOWNSHIP, UNION COUNTY, AND OTHER APPLICABLE CODE AUTHORITIES.
 9. FOR ANY BUILDING PROPOSED TO BE BUILT WITHIN THE 100-YEAR FLOOD ZONE, THE STANDARDS OF THE UNION COUNTY FLOOD DAMAGE PREVENTION RESOLUTION MUST BE MET. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHIN A DESIGNATED FLOOD HAZARD AREA PRIOR TO THE ISSUANCE OF A FLOOD HAZARD PERMIT BY THE UNION COUNTY BUILDING REGULATION DEPARTMENT.

- RESIDENTIAL ONLY**
10. UNION COUNTY IS NOT RESPONSIBLE FOR THE CURTAIN DRAIN TRUNK SEWER OR THE LATERALS LEADING TO IT. CURTAIN DRAINS SHALL NOT OUTLET DIRECTLY TO ROADSIDE DITCHES.
 11. DOWNSPOUT DRAINS SHALL NOT BE CONNECTED DIRECTLY TO THE ROADWAY UNDERDRAINS.
 14. REGULAR MAINTENANCE OF THE STORMWATER DETENTION AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS UPON WHICH THE EASEMENT FOR THE DETENTION AREA IS LOCATED. UNLESS A HOMEOWNER'S ASSOCIATION HAS BEEN CREATED AND HAS BEEN CHARGED WITH THE RESPONSIBILITY FOR SUCH REGULAR MAINTENANCE.
 15. WHEN DRIVEWAYS FOR EACH LOT ARE CONSTRUCTED, A MINIMUM 8" DIAMETER STORM PIPE AND GRATE SHALL BE INSTALLED AS A CATCH BASIN IN THE CENTERLINE OF THE ROADWAY DITCH, OVER THE EXISTING STORM LINE, AT THE "HIGH" SIDE OF THE DRIVEWAY. DRIVEWAY CATCH BASINS SHALL BE APPROVED AND INSPECTED BY THE UNION COUNTY ENGINEER'S OFFICE.
- MISCELLANEOUS RESTRICTIONS/NOTES**
24. THIS SUBDIVISION IS LOCATED ADJACENT TO LAND WHICH MAY BE USED FOR AGRICULTURAL/FARMING PURPOSES. LOT OWNERS CAN EXPECT NOISE FROM FARM MACHINERY, DUST FROM FARMING OPERATIONS, THE APPLICATION OF CHEMICALS TO THE SOIL AND CROPS, ODORS AND NOISE FROM LIVESTOCK, AND OTHER TYPICAL FARMING NUISANCES. OWNERS CAN EXPECT FARMING OPERATIONS TO HAPPEN DAY OR NIGHT. YOU CAN EXPECT HUNTING ON AGRICULTURAL LAND. DO NOT EXPECT TO USE AGRICULTURAL LAND FOR YOUR PURPOSES WITHOUT FIRST GETTING PERMISSION FROM THE LANDOWNER. DO NOT ALLOW YOUR CHILDREN OR YOUR PETS TO PLAY ON AGRICULTURAL LAND. DO NOT DISCARD CLIPPINGS AND TRIMMINGS FROM LAWNS, TREES, BUSHES, PLANTS, ETC. OR OTHER WASTES THAT YOU MAY GENERATE ON AGRICULTURAL LAND. DISPOSE OF ALL WASTES APPROPRIATELY. ADDITIONALLY, THERE MAY BE EXISTING DITCHES, SURFACE SWALES OR UNDERGROUND TILES THAT DRAIN WATER FROM ADJACENT LAND ON TO OR THROUGH YOUR PROPERTY. YOU HAVE A LEGAL RESPONSIBILITY TO ALLOW THE REASONABLE FLOW OF WATER ON TO OR THROUGH YOUR PROPERTY FROM UPGROUND PROPERTIES. YOU ALSO HAVE A LEGAL RESPONSIBILITY TO MAINTAIN AND REPAIR ANY EXISTING DITCHES, SURFACE SWALES OR UNDERGROUND TILE ON YOUR PROPERTY.

- MISCELLANEOUS RESTRICTIONS/NOTES**
26. FEMA ZONE: AT THE TIME OF PLATTING, ALL OF THE SUBDIVISION IS IN ZONE X (areas determined to be out of the 500-year floodplain). AS SAID ZONE IS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR UNION COUNTY, OHIO AND UNINCORPORATED AREAS, MAP NUMBERS 39159C0370D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.
 27. MINIMUM SETBACKS: ZONING REGULATIONS FOR DARBY BRAESIDE PHASE 1 SUBDIVISION IN EFFECT AT THE TIME OF PLATTING OF DARBY BRAESIDE PHASE 1 SUBDIVISION SPECIFY THE FOLLOWING DIMENSIONS FOR THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS FOR EACH LOT:
FRONT 80 FEET
SIDE 25 FEET
REAR 25 FEET
 - SAID ZONING REGULATIONS AND ANY AMENDMENTS THERETO PASSED SUBSEQUENT TO ACCEPTANCE OF THIS PLAT, SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT REQUIREMENTS. THIS NOTICE IS SOLELY FOR THE PURPOSE OF NOTIFYING THE PUBLIC OF THE EXISTENCE, AT THE TIME OF PLATTING, OF CERTAIN ZONING REGULATIONS APPLICABLE TO THIS PROPERTY. THIS NOTICE SHALL NOT BE INTERPRETED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, AND IS FOR INFORMATION PURPOSES ONLY.
 28. UTILITY PROVIDERS: BUYERS OF THE LOTS IN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT, AT THE TIME OF PLATTING, UTILITY SERVICE TO THIS SUBDIVISION FOR ELECTRIC POWER IS PROVIDED BY UNION RURAL ELECTRIC, TELEPHONE SERVICE IS PROVIDED BY FRONTIER COMMUNICATIONS, AND NATURAL GAS IS PROVIDED BY COLUMBIA GAS.
 29. SCHOOL DISTRICT AT THE TIME OF PLATTING, ALL OF THE SUBDIVISION IS IN THE JONATHAN ALDER LOCAL SCHOOL DISTRICT.
 31. LANDSCAPE EASEMENT: WITHIN, OVER AND UNDER THE AREA OF LAND DESIGNATED HEREON AS "LANDSCAPE EASEMENT," A NONEXCLUSIVE EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF INSTALLING/CONSTRUCTING, OPERATING, USING, AND MAINTAINING LANDSCAPING. LANDSCAPING FEATURES AND SUBDIVISION ENTRANCE FEATURES THEREIN, SUCH LANDSCAPING, LANDSCAPING FEATURES AND SUBDIVISION ENTRANCE FEATURES SHALL BE INSTALLED/CONSTRUCTED BY THE DEVELOPER OF THE SUBDIVISION AND OPERATED, USED AND MAINTAINED BY SAID DEVELOPER UNTIL SUCH TIME AS THE ASSOCIATION IS FORMED AND FOUNDED. THEREAFTER, SAID ASSOCIATION SHALL OPERATE, USE AND MAINTAIN SAID LANDSCAPING. LANDSCAPING FEATURES AND SUBDIVISION ENTRANCE FEATURES AND SAID ASSOCIATION SHALL HAVE AND IS HEREBY GRANTED A NONEXCLUSIVE RIGHT TO USE SAID EASEMENT AREAS FOR SAID PURPOSE. NO DEVELOPER-INSTALLED LANDSCAPING, LANDSCAPING FEATURES AND SUBDIVISION ENTRANCE FEATURES SHALL BE REMOVED FROM SAID EASEMENT AREAS WITHOUT THE APPROVAL OF SAID DEVELOPER OR SAID DEVELOPER'S DESIGNEE.

PRELIMINARY PLAT FOR DARBY BRAESIDE PHASES 2-4 JEROME AND DARBY TOWNSHIP, UNION COUNTY, OHIO V.M.S. 3484



AREA MAP NOT TO SCALE



LOCATION MAP NO SCALE

OWNER
DARBY BRAESIDE, LLC
1119 REGENCY DRIVE
COLUMBUS, OHIO 43220

SURVEYOR
J&J SURVEYING SERVICES, INC.
JOHN W. WETHERILL, P.S.
7509 E. MAIN ST., SUITE 104
REYNOLDSBURG, OH 43068
(614) 866-9158

John W. Wetherill
JOHN W. WETHERILL, P.S.
PROFESSIONAL SURVEYOR #S-7811

11/22/2017
DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DARBY BRAESIDE LLC, OWNER OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY DEDICATE THE STREETS, EASEMENTS AND RESERVE AREAS TO THE PUBLIC USE FOREVER.
WITNESS:

OWNER

STATE OF OHIO
COUNTY OF UNION

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME

WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS ____ DAY OF _____, 2017.

BY
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS ____ DAY OF _____, 2017 FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

AUDITOR'S PARCEL ACREAGE

THIS PLAT CONSISTS OF 122.568 ACRES FROM AUDITOR'S PARCEL NO. 1500160020000 (DARBY BRAESIDE INCORPORATED, 1 NST# 201511250009701)

BASIS OF BEARINGS

Bearings are based on the centerline of State Route 736 as being S 32°08'12" E, based on GPS observations using the State of Ohio Department of Transportation VRS System, the State Plane Coordinate System, Ohio North Zone, North American Datum of 1983, also known as NAD83 (2011 Adjustment)

APPROVALS

CHAIRMAN, JEROME TOWNSHIP TRUSTEES _____ DATE _____

UNION COUNTY ENGINEER _____ DATE _____

UNION COUNTY BOARD OF HEALTH _____ DATE _____

LUC REGIONAL PLANNING COMMISSION _____ DATE _____

UNION COUNTY COMMISSIONER _____ DATE _____

UNION COUNTY COMMISSIONER _____ DATE _____

UNION COUNTY COMMISSIONER _____ DATE _____

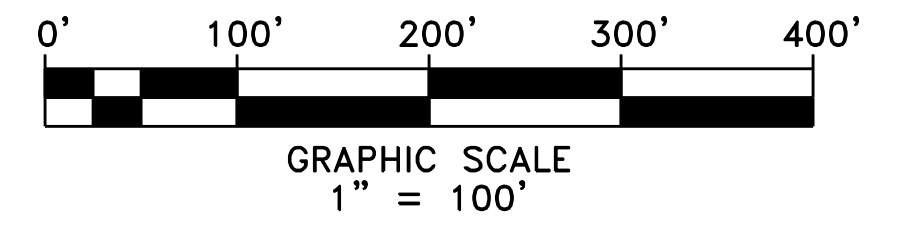
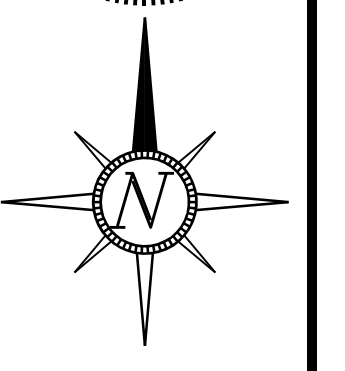
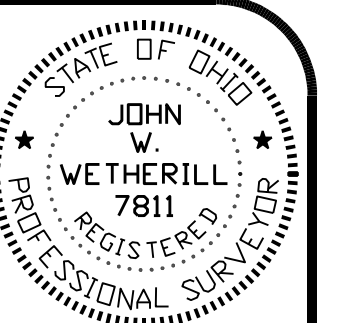
TRANSFERRED THIS ____ DAY OF _____, 201__.

UNION COUNTY AUDITOR _____ DATE _____

FILED FOR RECORD THIS ____ DAY OF _____, 201__, AT ____ M.

RECORDED THIS ____ DAY OF _____, 201__, IN PLAT BOOK _____, PAGE(S) _____

UNION COUNTY RECORDER _____ DATE _____



BARBARA WILCOX, TRUSTEE OF THE CHARLES WILCOX REVOCABLE TRUST U/A DATED SEPTEMBER 3, 1997 (aka THE CHARLES WILCOX TRUST U/A DATED 9/3/98 A MARITAL TRUST AND B) FAMILY TRUST)
INST. # 201407020004338
67.879 AC.

PHILLIP E. & RHODA M. HOCHSTETLER
O.R. 681, PG. 818
5.042 AC.
5/8" IRON PIN FOUND @ 440.43'
2213.49'

3/4" IRON PIPE FOUND W/CAP
"PRIDAY S-7277"
@ 769.54'

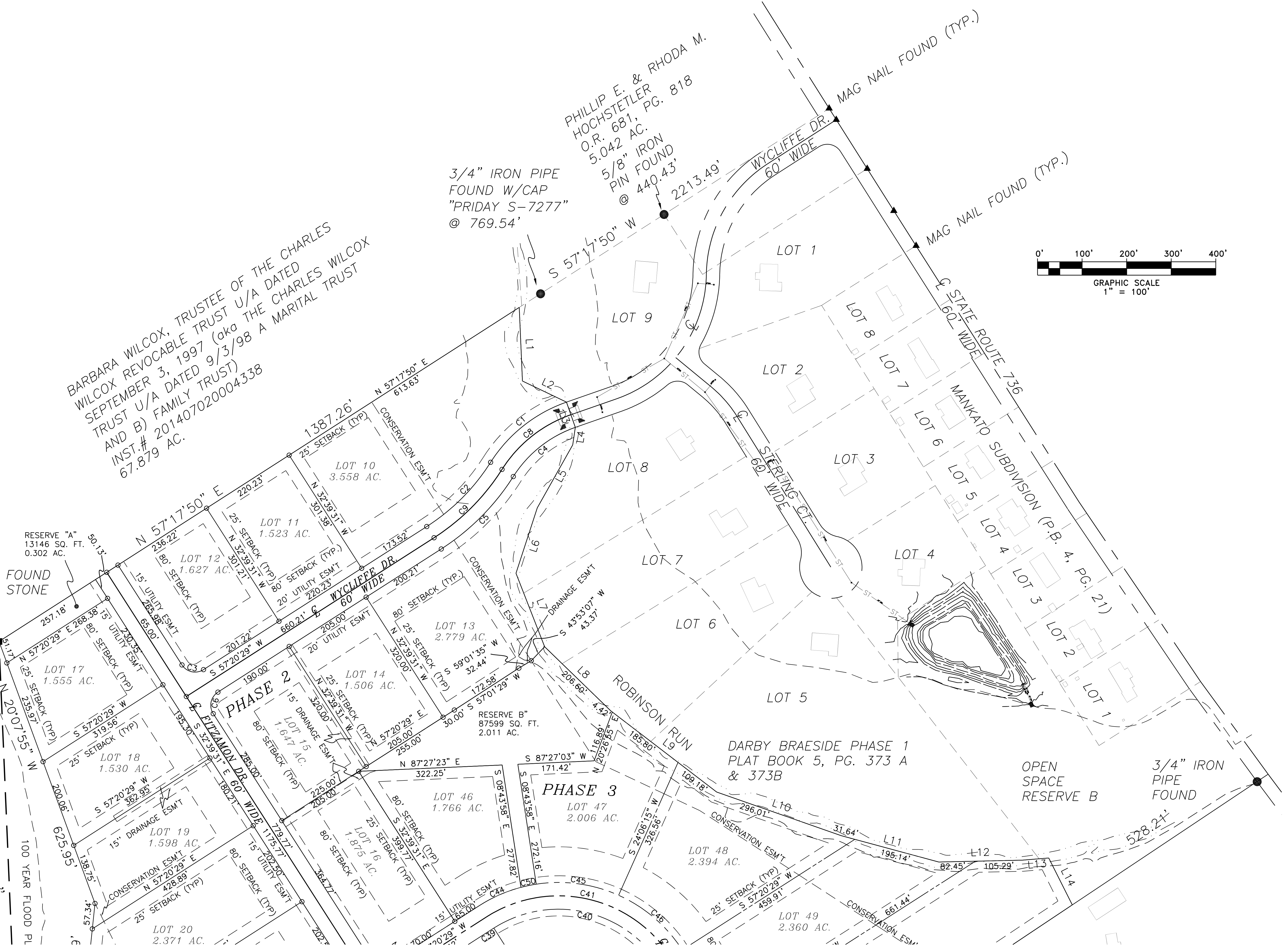
RESERVE "A"
13146 SQ. FT.
0.302 AC.

FOUND STONE

PPN: 41001702300000
MAP IN SURVEY
AREA BY JEROME
23.341 Acres
1196969 Sq. Ft.
RESERVE "D"
134.91' N 37°06'29" W
31.198 AC.
RESERVE SQ. FT.
1358965

100 YEAR FLOOD PL

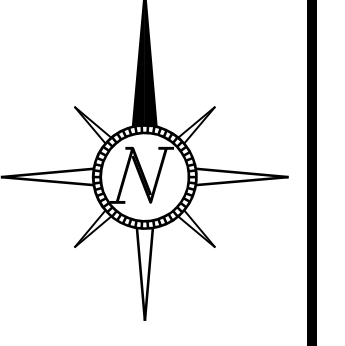
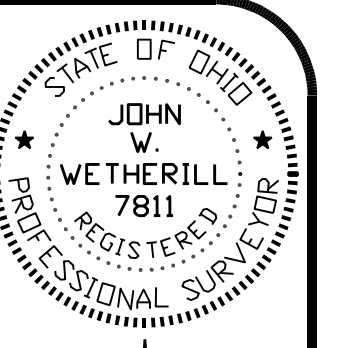
Jerome Township
Darby Township



DARBY BRAESIDE PHASE 1
PLAT BOOK 5, PG. 373 A
& 373B

OPEN SPACE
RESERVE B

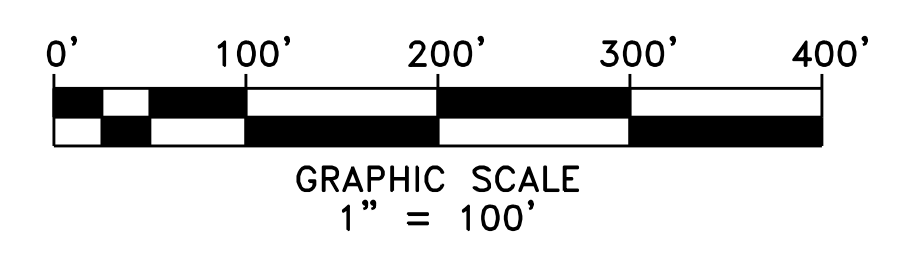
3/4" IRON PIPE FOUND



DARBY BRAESIDE LLC
INST.# 201511250009701
PPN 1500160020000
MAP# 1340000145000
PART OF PARCEL #1

ANDREW W. HOSPODAR
INST.# 201610200008559
21.677 AC.

W. FREDRICK & DEBRA a. YODER
O.R. 930, PG. 521
141.40 AC.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	221.44'	330.05'	38°26'29"	S 51°35'11" W	217.31'
C2	204.85'	469.95'	24°58'32"	N 44°51'13" E	203.23'
C3	54.98'	35.00'	90°00'00"	N 77°39'31" W	49.50'
C4	180.97'	270.00'	38°24'07"	S 51°34'01" W	177.60'
C5	231.03'	530.00'	24°58'32"	N 44°51'13" E	229.21'
C6	54.98'	35.00'	90°00'00"	S 12°20'29" W	49.50'
C7	54.98'	35.00'	90°00'00"	N 77°39'31" W	49.50'
C8	201.07'	300.00'	38°24'07"	S 51°34'01" W	197.33'
C9	217.95'	500.00'	24°58'32"	N 44°51'13" E	216.23'
C10	54.86'	34.84'	90°12'44"	S 12°26'55" W	49.37'
C11	62.88'	330.00'	10°55'03"	S 51°52'58" W	62.79'
C12	122.61'	330.00'	21°17'17"	S 35°46'47" W	121.91'
C13	110.29'	330.00'	19°08'58"	N 15°33'40" E	109.78'
C14	5.93'	330.00'	1°01'48"	N 05°28'17" E	5.93'
C15	129.34'	330.00'	22°27'26"	N 06°16'21" W	128.52'
C16	4.22'	330.00'	0°43'55"	N 17°52'01" W	4.22'
C17	48.37'	60.00'	46°11'13"	S 04°51'38" W	47.07'
C18	56.53'	70.00'	46°16'25"	S 04°49'01" W	55.01'
C19	109.77'	70.00'	89°50'54"	N 63°14'38" W	98.86'
C20	166.46'	70.00'	136°15'07"	S 03°42'21" W	129.92'
C21	11.02'	60.00'	10°31'09"	S 59°09'38" E	11.00'
C22	37.35'	60.00'	35°40'04"	N 36°04'01" W	36.75'
C23	114.13'	270.00'	24°13'10"	N 06°07'24" W	113.28'
C24	242.01'	270.00'	51°21'18"	S 31°39'50" W	233.99'
C25	54.98'	35.00'	90°00'00"	N 77°39'31" W	49.50'
C26	268.89'	300.00'	51°21'18"	N 31°39'50" E	259.98'
C27	126.81'	300.00'	24°13'10"	N 06°07'24" W	125.87'
C28	182.06'	270.00'	38°38'07"	S 13°20'27" E	178.63'
C29	48.37'	60.00'	46°11'13"	S 29°04'13" W	47.07'
C30	107.43'	70.00'	87°56'08"	N 08°11'45" E	97.20'
C31	85.35'	70.00'	69°51'26"	N 70°42'02" W	80.16'
C32	83.56'	70.00'	68°23'38"	N 40°10'25" E	78.69'
C33	56.43'	70.00'	46°11'13"	N 17°07'00" W	54.91'
C34	48.37'	60.00'	46°11'13"	S 17°07'00" E	47.07'
C35	130.75'	330.00'	22°42'03"	N 05°22'25" W	129.89'
C36	91.78'	330.00'	15°56'04"	N 24°41'29" W	91.48'
C37	202.29'	300.00'	38°38'07"	N 13°20'27" W	198.48'
C38	54.95'	35.00'	89°56'57"	N 12°18'58" E	49.48'
C39	0.50'	270.00'	0°06'25"	S 57°23'42" E	0.50'
C40	423.61'	270.00'	89°53'35"	N 77°36'18" W	381.48'
C41	471.24'	300.00'	90°00'00"	N 77°39'31" W	424.26'
C42	48.37'	60.00'	46°11'13"	S 09°33'54" E	47.07'
C43	166.38'	70.00'	136°11'13"	N 54°33'54" W	129.89'
C44	102.74'	330.00'	17°50'15"	S 66°15'37" W	102.32'
C45	189.13'	330.00'	32°50'13"	S 82°18'51" E	186.55'
C46	190.83'	330.00'	33°07'54"	N 49°19'48" W	188.18'
C47	0.61'	330.00'	0°06'20"	N 32°42'41" W	0.61'
C48	48.37'	60.00'	46°11'13"	S 55°45'07" E	47.07'
C49	166.38'	70.00'	136°11'13"	S 10°45'07" E	129.89'
C50	35.07'	330.00'	6°05'18"	S 78°13'23" W	35.05'

LINE	BEARING	DISTANCE
L1	N 02°28'41" W	165.36'
L2	N 64°25'44" W	109.53'
L3	N 19°13'55" W	60.00'
L4	S 08°23'02" W	39.81'
L5	S 29°22'35" W	162.04'
L6	S 18°04'07" W	154.36'
L7	S 21°20'10" E	177.06'
L8	S 45°53'51" E	206.60'
L9	S 52°32'00" E	299.39'
L10	N 70°41'32" W	296.01'
L11	N 74°52'38" W	226.78'
L12	S 88°42'25" W	187.74'
L13	N 85°19'14" E	59.36'
L14	N 26°40'42" W	117.78'

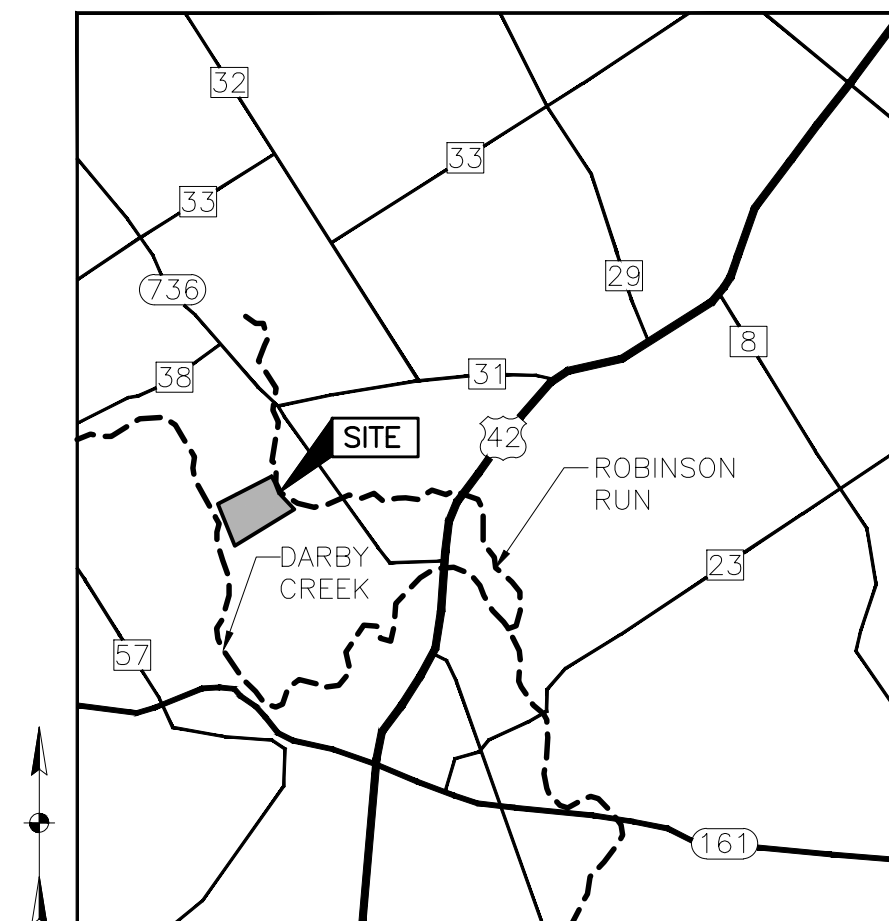
SHERMAN B. & ALMA M.
SHROCK
OR 163, PG. 792
130.546 AC.

V.M.S. 3484
V.M.S. 3686



DARBY BRAESIDE PHASE 2-4 PRELIMINARY ENGINEERING PLAN STREET, STORM, AND GRADING PLANS 2017

UNION COUNTY, OHIO
TOWNSHIPS OF JEROME AND DARBY



LOCATION MAP
NOT TO SCALE

ENGINEER

THE MANNIK & SMITH GROUP, INC.
1160 DUBLIN ROAD, SUITE 650
COLUMBUS, OHIO 43215
CONTACT: RANDY L. VANTILBURG, P.E.
PHONE: 614-441-4222
EMAIL: RVantilburg@MANNIKSMITHGROUP.COM

OWNER/APPLICANT

DARBY BRAESIDE, LLC
1119 REGENCY DRIVE
COLUMBUS, OHIO 43220
CONTACT: WAYNE BALLANTYNE
EMAIL: WAYNEBALLANT@GMAIL.COM

SURVEYOR

J. & J. SURVEYING SERVICES, INC.
7509 EAST MAIN ST. SUITE 104
REYNOLDSBURG, OHIO 43068
CONTACT: JOHN W. WETHERILL
EMAIL: JOHN.WETHERILL@JJSURVEYINGOHIO.COM

SHEET INDEX

TITLE SHEET.....	1
GENERAL NOTES, QUANTITIES, & TYPICAL SECTIONS.....	2
EXISTING CONDITIONS.....	3
ROADWAY PLAN & PROFILES.....	4-8
SITE AND GRADING PLAN.....	9-12
STORM SEWER PROFILES.....	13-14
SWPPP DETAILS.....	15
SEPTIC PLAN.....	16-19

ENGINEER



CONTACT: RANDY VANTILBURG, P.E.
MAILING ADDRESS: 1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
PHONE: (614) 441-4222
EMAIL ADDRESS: RVANTILBURG@MANNIKSMITHGROUP.COM

UTILITY COMPANIES

COLUMBIA GAS OF OHIO
970 W. GOODALE AVENUE
COLUMBUS, OH 43212
614-460-2079

UNION RURAL ELECTRIC
15461 U.S. 36 E.
MARYSVILLE, OH 43040
1-800-642-1826

TIME WARNER COMMUNICATIONS
11 SOUTH MULBERRY STREET
MT. VERNON, OH 43050
1-800-617-4311

FRONTIER COMMUNICATIONS
1360 COLUMBUS-SANDUSKY RD.
MARION, OH 43302
740-383-0551

UNION COUNTY ENGINEERING
233 WEST SIXTH STREET
MARYSVILLE, OH 43040
937-645-3018



SITE ZONING

JEROME TOWNSHIP ZONING: RU - RURAL RESIDENTIAL DISTRICT
DARBY TOWNSHIP ZONING: U-1 - RURAL UNDEVELOPED DISTRICT

STANDARD DRAWINGS

THE STANDARD CONSTRUCTION DRAWINGS LISTED ON THESE PLANS
SHALL BE CONSIDERED A PART THEREOF:

ODOT	UNION COUNTY
CB 1.1	11 16
CB 1.2	12 17
HW 2.2	13 18
	15 19

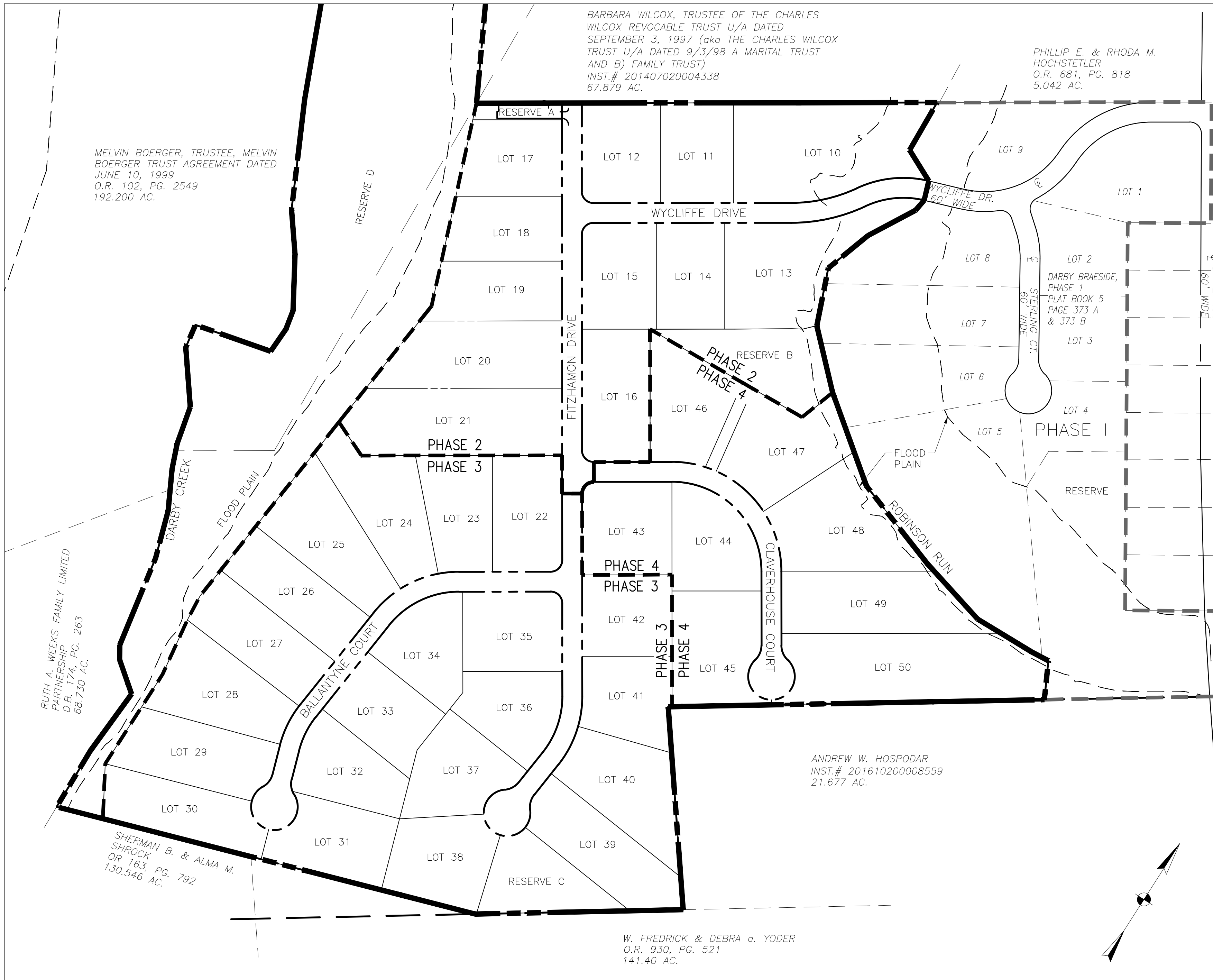
DETENTION SUMMARY

DETENTION IS PROVIDED BY A WET BASINS IN RESERVE 'B' & 'C'.

BENCHMARKS

THE ELEVATIONS ARE BASED ON GPS OBSERVATIONS USING THE STATE
OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE
PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NORTH AMERICAN
DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT), WITH A
NAVD88.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF
STATE ROUTE 736 AS BEING S 32°08'12" E., ALSO BASED ON GPS
OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF
TRANSPORTATION VRS SYSTEM AND THE STATE PLANE COORDINATE
SYSTEM, OHIO NORTH ZONE.



INDEX MAP
SCALE: 1" = 200'

OHIO REGISTERED PROFESSIONAL ENGINEER

DATE

GENERAL CONSTRUCTION NOTES:

THE CURRENT UNION COUNTY AND OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS INCLUDING ALL SUPPLEMENTS THERETO, TOGETHER WITH THE REQUIREMENTS OF UNION COUNTY IN FORCE ON THE DATE OF THE CONTRACT, SHALL GOVERN ALL MATERIALS, METHODS OF CONSTRUCTION, AND WORKMANSHIP INVOLVED IN THE IMPROVEMENTS SHOWN ON THESE PLANS, EXCEPT, AS SUCH SPECIFICATIONS ARE MODIFIED BY THE FOLLOWING SPECIFICATIONS OR BY THE CONSTRUCTION DETAILS SET FORTH HEREIN.

THE CONTRACTOR SHALL NOTIFY UNION COUNTY ENGINEER 24 HOURS PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.

THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROPOSED ON-SITE CONSTRUCTION AREAS OR THE EXISTING RIGHT-OF-WAYS, CONSTRUCTION AND PERMANENT EASEMENTS AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE WRITTEN CONSENT OF THE OWNER. IN GENERAL, LOTS SHALL BE PROTECTED FROM DISTURBANCE OR CONSTRUCTION TRAFFIC SO THAT FUTURE ON-SITE SANITARY SYSTEMS REMAIN VIABLE.

ALL ITEMS OF WORK CALLED FOR ON THE PLANS FOR WHICH NO SPECIFIC METHOD OF PAYMENT IS PROVIDED SHALL BE PERFORMED BY THE CONTRACTOR AND THE COST OF THE SAME SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS.

ALL FIELD TILE BROKEN DURING EXCAVATION SHALL BE REPLACED TO ORIGINAL
CONDITION OR CONNECTED TO THE STORM SEWER SYSTEM AS DIRECTED BY THE
ENGINEER.

THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCH MARKS, PROPERTY CORNERS, REFERENCE POINTS, STAKES AND OTHER SURVEY REFERENCE MONUMENTS OR MARKERS. IN CASES OF WILLFUL OR CARELESS DESTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF MARKERS. RESETTING OF MARKERS SHALL BE PERFORMED BY AN OHIO PROFESSIONAL SURVEYOR.

THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION, AS DIRECTED BY THE OWNER.

THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, OR SEQUENCES OF CONSTRUCTION THAT ARE NOT SPECIFIED HEREIN. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR SAFETY ON THE JOB SITE, OR FOR FAILURE BY THE CONTRACTOR TO PERFORM WORK ACCORDING TO CONTRACT DOCUMENTS.

THE CONTRACTOR AND SUB-CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

ALL TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE "OHIO MANUAL OF TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS", COPIES OF WHICH ARE AVAILABLE FROM THE OHIO DEPARTMENT OF TRANSPORTATION, BUREAU OF TRAFFIC, 25 SOUTH FRONT STREET, COLUMBUS, OHIO 43215.

THE IDENTITY AND LOCATION OF THE EXISTING UNDERGROUND FACILITIES KNOWN TO BE LOCATED IN THE CONSTRUCTION AREA HAVE BEEN SHOWN ON THE PLANS AS ACCURATELY AS PROVIDED BY THE OWNER OF THE UNDERGROUND UTILITY. UNION COUNTY AND/OR ENGINEER ASSUMES NO RESPONSIBILITY AS TO THE ACCURACY OR THE DEPTHS OF THE UNDERGROUND FACILITIES WHETHER SHOWN ON THE PLANS OR NOT.

SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS ITEMS.

THE CONTRACTOR SHALL CAUSE NOTICE TO BE GIVEN TO THE OHIO UTILITIES PROTECTION SERVICE (TELEPHONE 800-362-2764 - TOLL FREE) AND TO THE OWNERS OF UNDERGROUND UTILITY FACILITIES SHOWN ON THE PLANS WHO ARE NOT MEMBERS OF A REGISTERED UNDERGROUND PROTECTION SERVICE IN ACCORDANCE WITH SECTION 153.64 OF THE REVISED CODE. THE ABOVE MENTIONED NOTICE SHALL BE GIVEN AT LEAST TWO WORKING DAYS PRIOR TO START OF CONSTRUCTION.

UNLESS OTHERWISE NOTED ON THE PLANS ALL STORM SEWERS SHALL BE SMOOTH WALLED ADS N-12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS INCORPORATED. THIS ALSO INCLUDES ANY AND ALL UNDERDRAIN PIPES FOR THE ROADWAY/LEACHFIELD SYSTEMS INSTALLED FOR THE PROJECT. FOR THE MATERIALS SECTION SEE ANY AND ALL INSTANCES OF PAVEMENT CROSSINGS. MATERIALS SHALL BE COMPACTED GRANULAR MATERIAL, ITEM PLACED WITHIN LIMITS SHOWN ON THE PLAN INCLUDING AROUND ALL INLET STRUCTURES. GRANULAR BACKFILL SHALL EXTEND FROM THE BOTTOM OF THE TRENCH TO A PLANE 6-INCHES BELOW THE SUBGRADE.

WHERE THE STORM SEWER CROSSES A PROPOSED RIGHT-OF-WAY THE TRENCH BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL, ITEM 304, FROM THE BOTTOM OF THE TRENCH TO A PLANE 6-INCHES BELOW THE SUBGRADE. THE LIMITS OF PLACEMENT SHALL BE FROM RIGHT-OF-WAY LINE TO RIGHT-OF-WAY LINE. ALL OTHER TRENCH BACKFILL SHALL BE COMPACTED TYPE C, UNLESS OTHERWISE NOTED ON THE PLANS. COST OF BACKFILL TO BE INCLUDED IN THE PRICE BID FOR THE VARIOUS SEWER ITEMS.

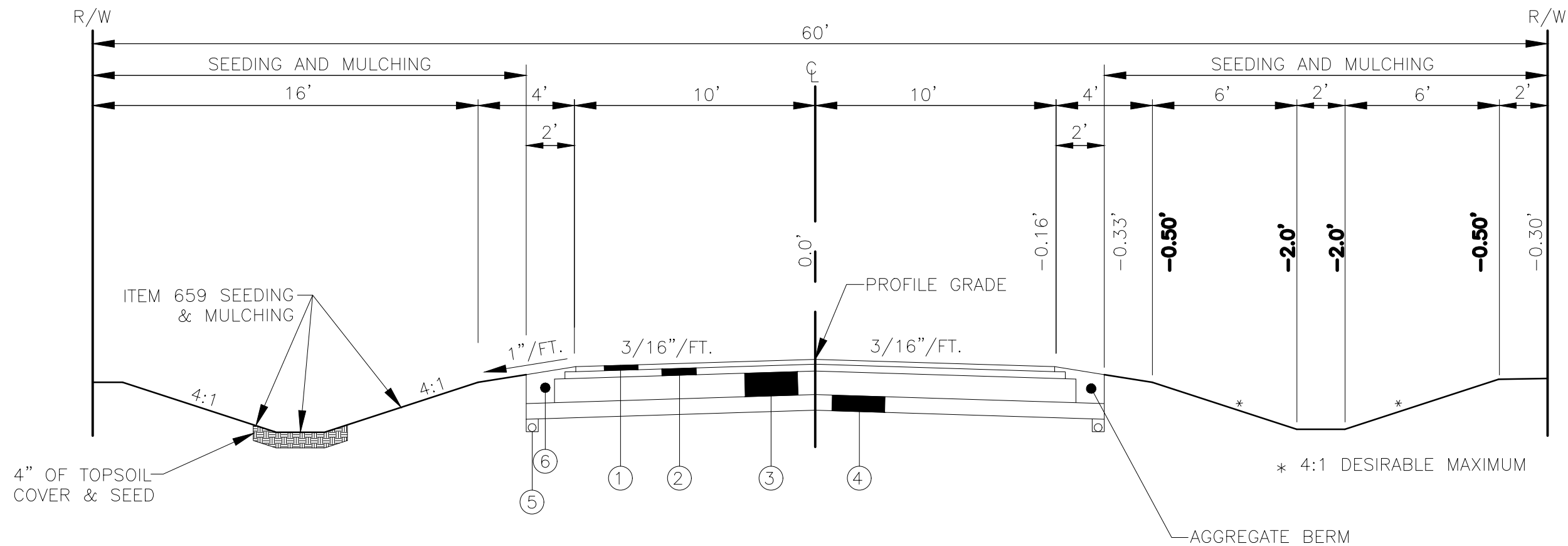
PIPE WITH LESS THAN ONE FOOT OF COVER TO SURFACE OF PAVEMENT SHALL BE REINFORCED CONCRETE PIPE, CLASS V, OR SHALL BE CONCRETE ENCASED.

CONTRACTOR SHALL MAKE PROVISIONS FOR OUTLETTING ROADWAY UNDERDRAINS. THESE SHALL INCLUDE, WHERE APPLICABLE, CROSSING OF STREETS, CONNECTION TO HEADWALLS, AND OUTLETTING INTO DITCHES PER UNDERDRAIN OUTLET DETAIL.

UTILITIES

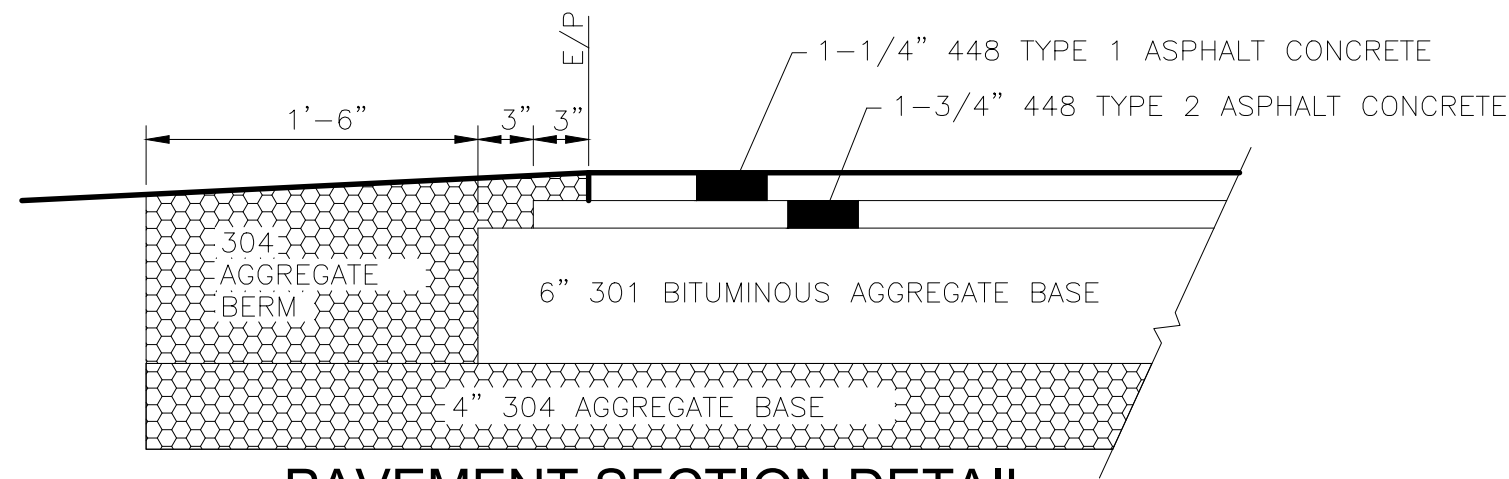
THE CONTRACTOR SHALL PROVIDE 4" PVC CASING PIPE FOR THE PURPOSE OF GAS LINE CROSSINGS WHERE NOTED ON THE PLAN PRIOR TO PLACEMENT OF ASPHALT PAVEMENT. VERIFY REQUIRED DEPTH BASED ON STORM PIPE CLEARANCES, PROVIDING 1' FROM THE BOTTOM OF THE PIPE AS WELL AS MATERIAL SPECIFICATION PRIOR TO INSTALLATION.

ESTIMATE OF QUANTITIES			
ITEM	QTY	UNIT	DESCRIPTION
201	LUMP	SUM	CLEARING AND GRUBBING
207	LUMP	SUM	SEDIMENT AND EROSION CONTROL
207	1500	LF	SEDIMENT BARRIER FENCE
207	28	EA	INLET PROTECTION
207	1	EA	STABILIZED CONSTRUCTION ENTRANCE
207	1	EA	CONCRETE WASHOUT
SPEC	2	EA	TEMPORARY SEDIMENT CONTROL STANDPIPE AND DEWATERING CONTROL SYSTEM
601	17	EA	ROCK CHANNEL PROTECTION
603	643	LF	12" PIPE WITH TYPE 1 BEDDING
603	1139	LF	18" PIPE WITH TYPE 1 BEDDING
603	443	LF	24" PIPE WITH TYPE 1 BEDDING
603	1155	LF	30" PIPE WITH TYPE 1 BEDDING
603	1250	LF	36" PIPE WITH TYPE 1 BEDDING
604	2	EA	OUTLET STRUCTURES (MODIFIED CATCH BASINS
604	28	EA	CATCH BASIN
604	5	EA	HEADWALL



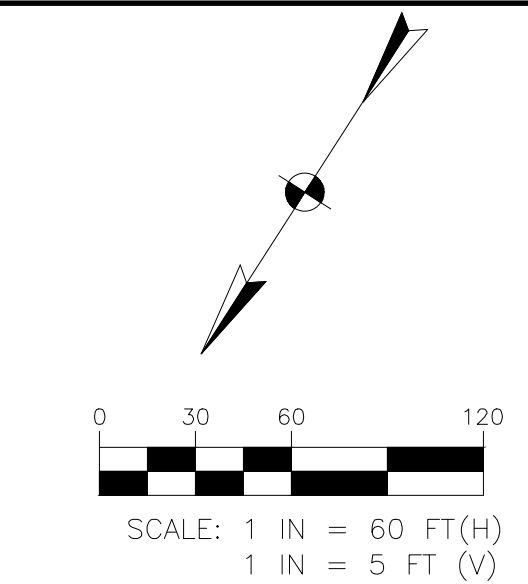
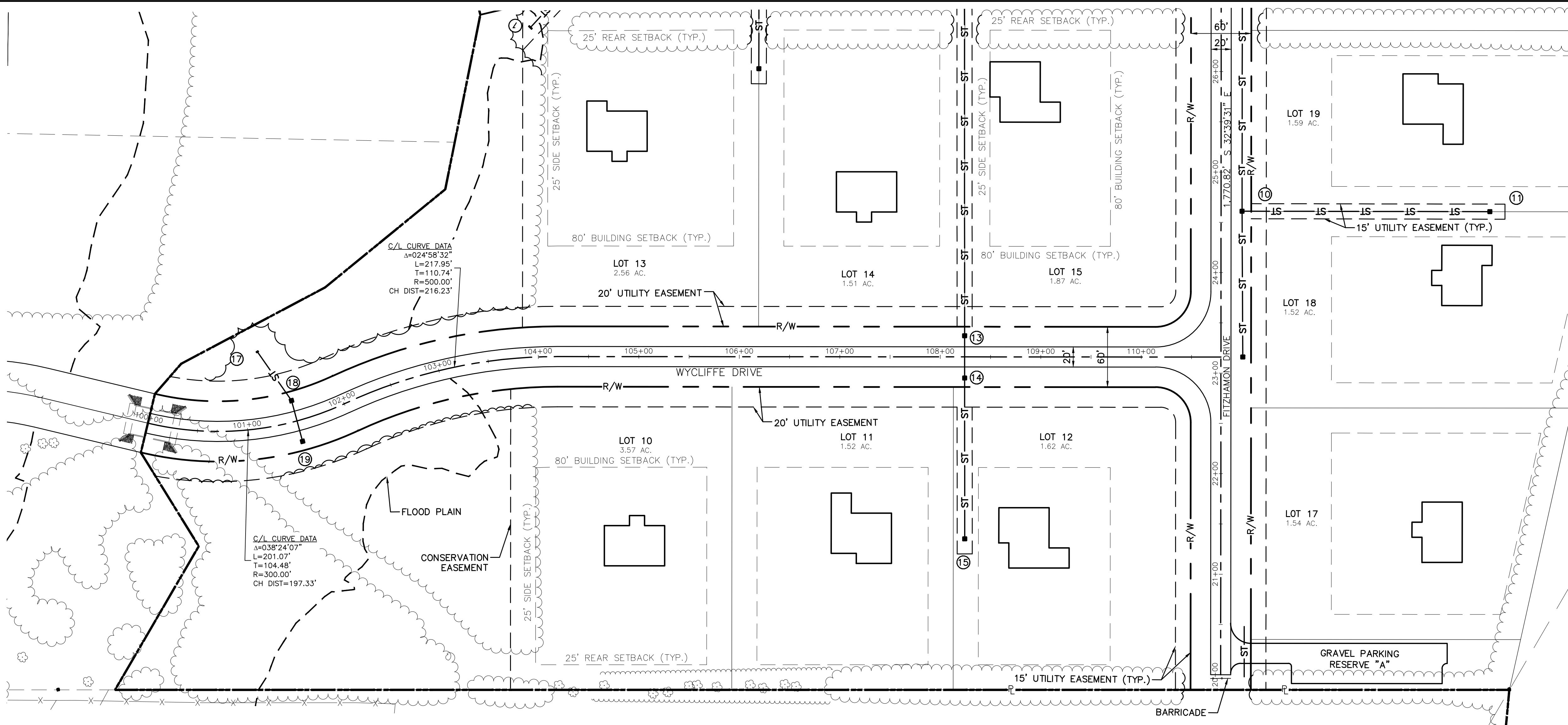
- | | |
|---|---|
| ① | 1-1/4" ITEM 448 TYPE 1 HOT-MIXED, HOT-LAID ASPHALT CONCRETE |
| ② | 1-3/4" ITEM 448 TYPE 2 HOT-MIXED, HOT-LAID ASPHALT CONCRETE |
| ③ | 6" ITEM 301 BITUMINOUS AGGREGATE BASE IN 2 LIFTS |
| ④ | 4" ITEM 304 AGGREGATE BASE |
| ⑤ | 4" BASE PIPE UNDER DRAIN |
| ⑥ | ITEM 304 AGGREGATE BERM |

TYPICAL PAVEMENT SECTION



PAVEMENT SECTION DETAIL

L:\Projects\Projects\A-E\0320001\CAUS\SETSSA - ROAD PLAN AND PROFILES.dwg, Last printed: 11/22/2017 2:22 PM



- LEGEND**
- ST — PR STORM
 - P/L — PROPERTY LINE
 - R/W — RIGHT OF WAY
 - ROAD C/L
 - - - EASEMENT
 - - - SETBACK
 - - - BOUNDARY LINE

DESCRIPTION		NO.		DATE	BY
1160 DUBLIN ROAD, SUITE 100					
COLUMBUS, OH 43215					
TEL: 614-441-4222					
FAX: 688-406-1340					
PROJECT DATE: 11/07/2017					
PROJECT NO.: D328001					
DRAWN BY: DJ					
CHECKED BY: RV					

TECHNICAL SKILL
CREATIVE SPIRIT

Mannik Smith GROUP

www.MannikSmithGroup.com

PREPARED FOR:

DARBY BRAESIDE, LLC

CITY OF PLAIN CITY, OHIO

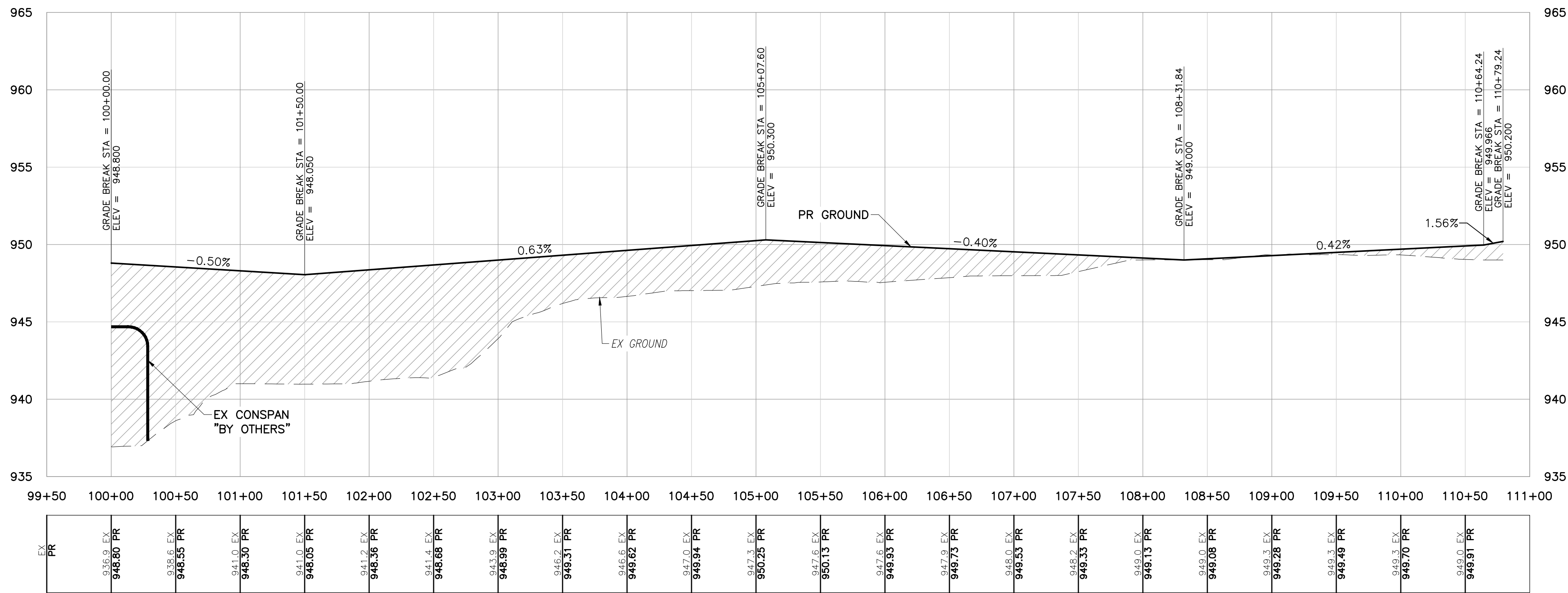
**DARBY BRAESIDE
PRELIMINARY PLAN
PHASE 2-4**

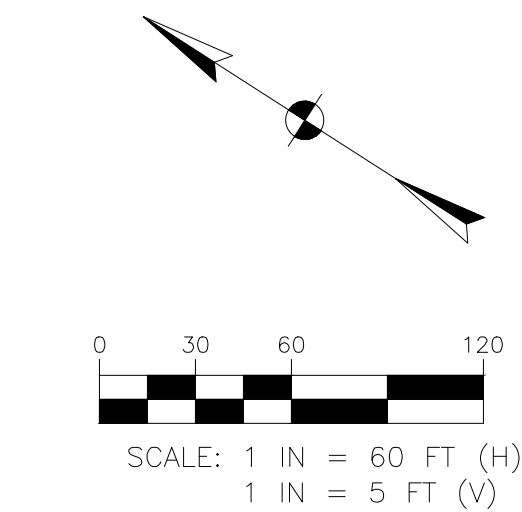
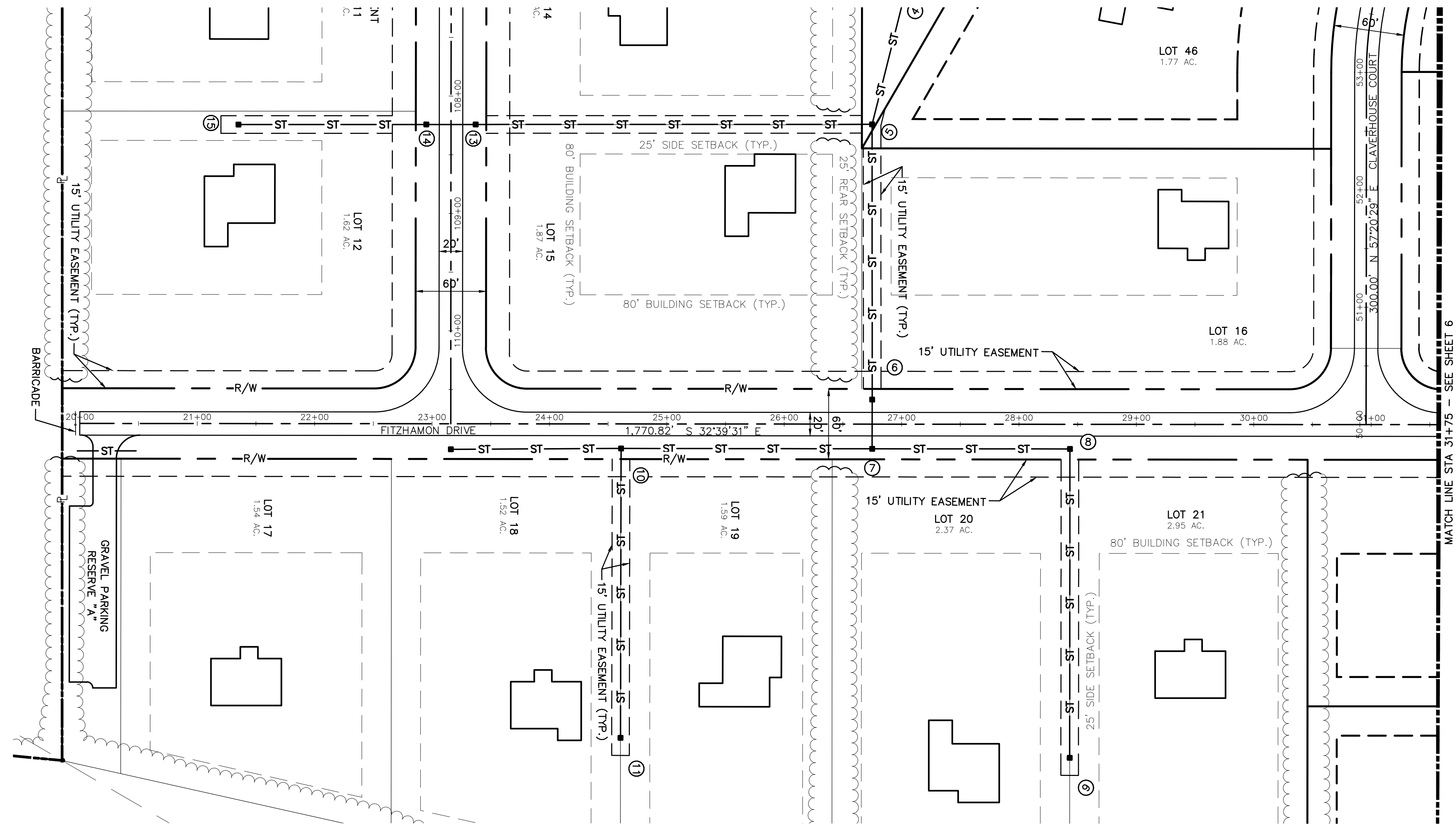
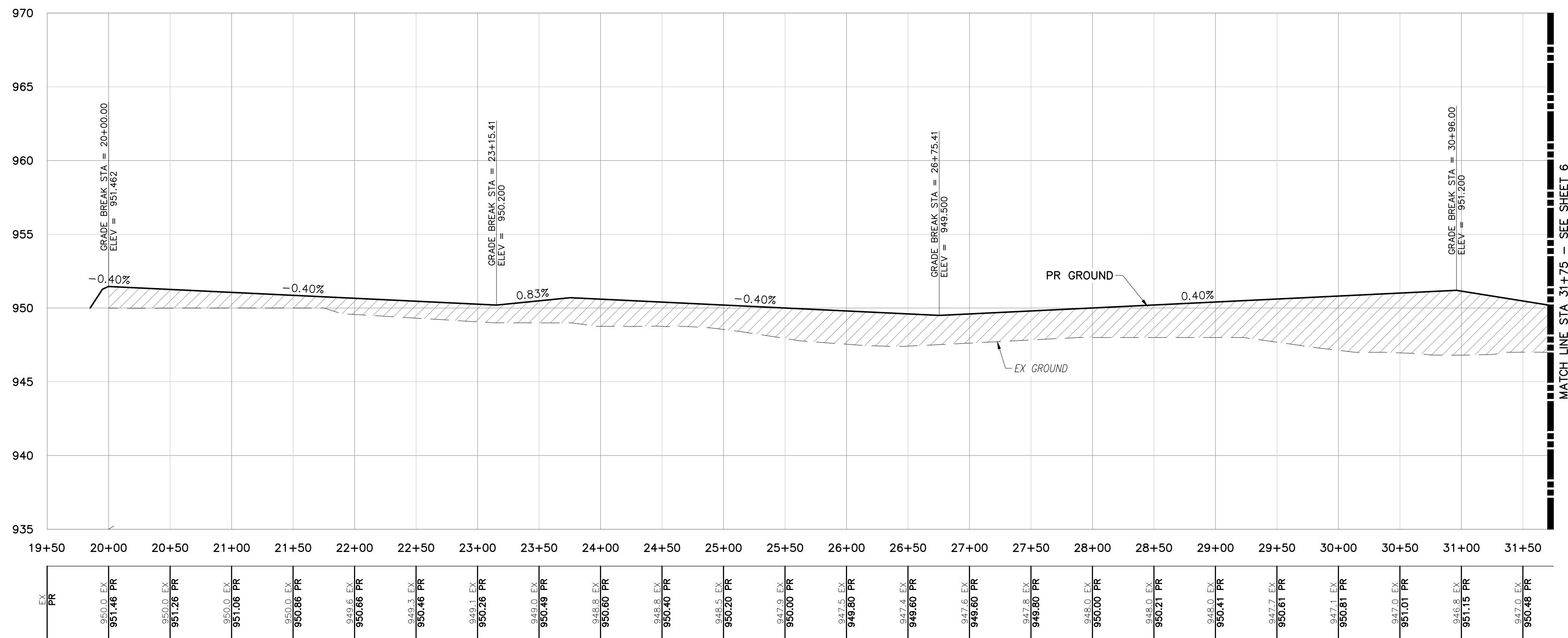
UNION COUNTY OHIO

**WYCLIFFE DRIVE
PLAN AND PROFILES**

4


19



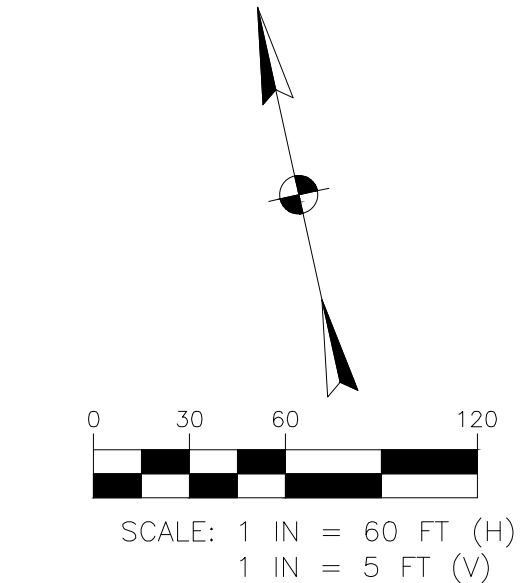
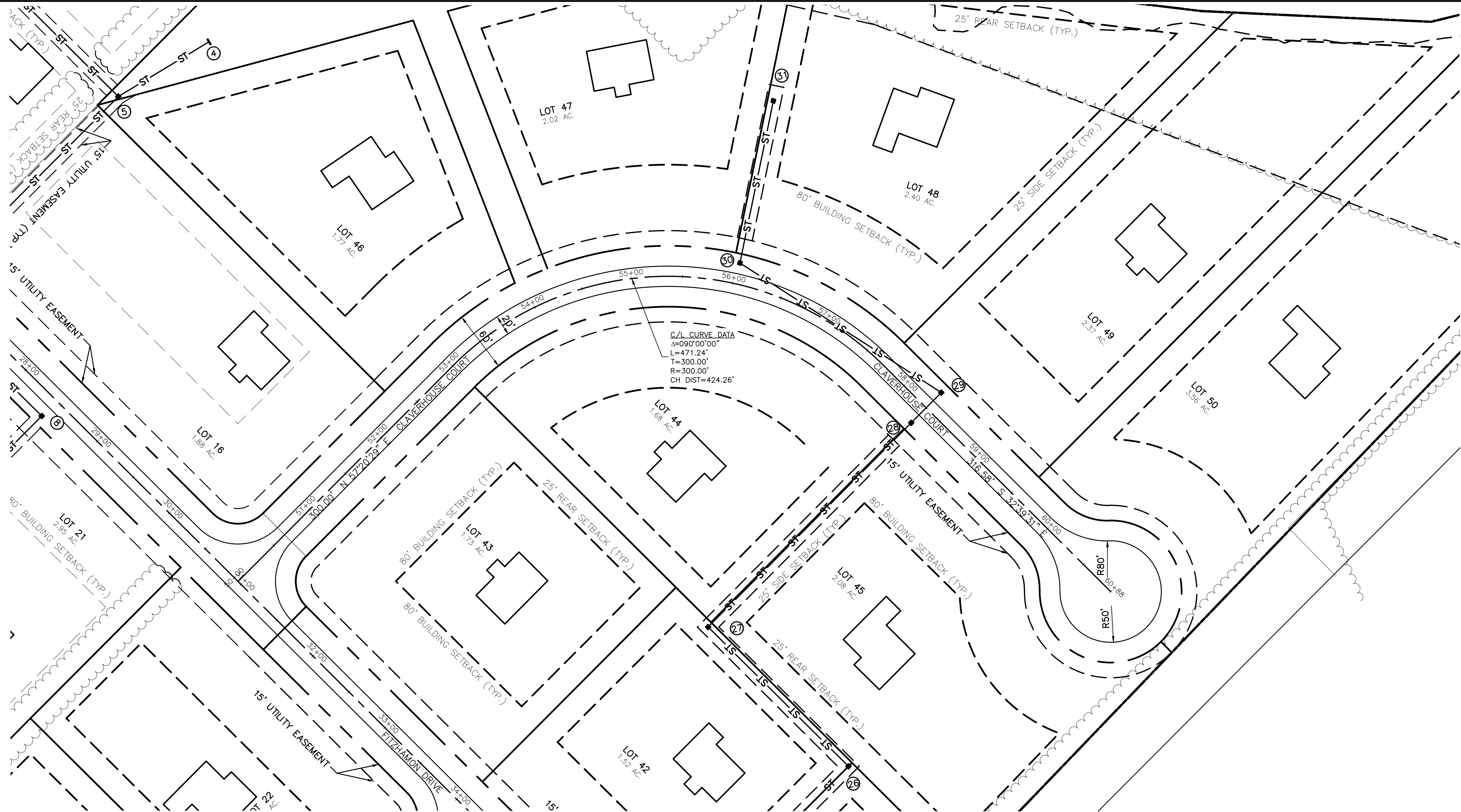


LEGEND

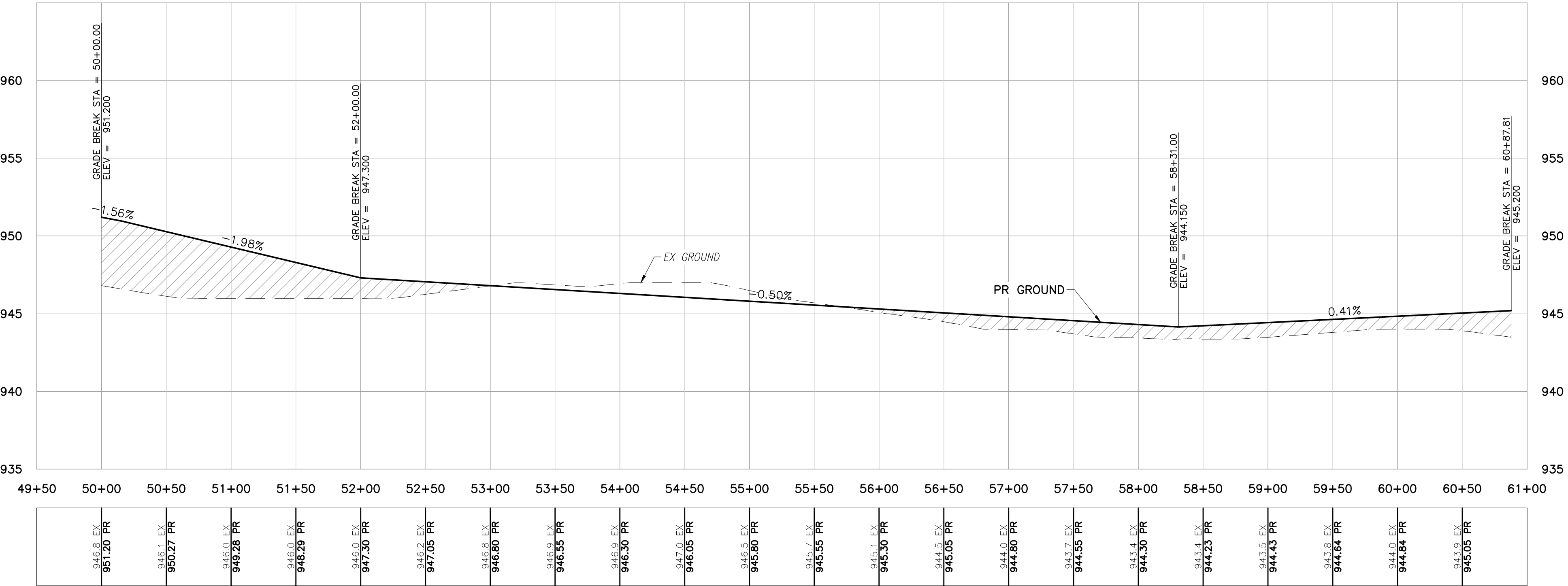
————ST————	PR STORM
-----P/L-----	PROPERTY LINE
-----R/W-----	RIGHT OF WAY
———— — — — —	ROAD C/L
— — — — —	EASEMENT
- - - - -	SETBACK
=====	BOUNDARY LINE

5	FITZHAMON DRIVE PLAN AND PROFILE	CITY OF PLAIN CITY, OHIO DARBY BRAESIDE PRELIMINARY PLAN PHASE 2-4 UNION COUNTY OHIO	 <p>TECHNICAL SKILL. CREATIVE SPIRIT.</p> <p>www.MannikSmithGroup.com</p>	PREPARED FOR: DARBY BRAESIDE, LLC	PROJECT NO.: D3290001 DRAWN BY: DJ CHECKED BY: RV	PROJECT DATE: 11/07/2017	1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614-887-7402 FAX: 614-887-7400	NO.	DATE	BY	DESCRIPTION
19											

L:\Projects\Projects\A-E\0320001\CAUS\SHEETS\04 - ROAD PLAN AND PROFILES.dwg, Last printed: 11/22/2017 2:22 PM

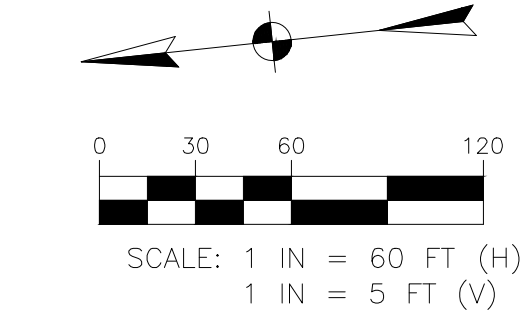
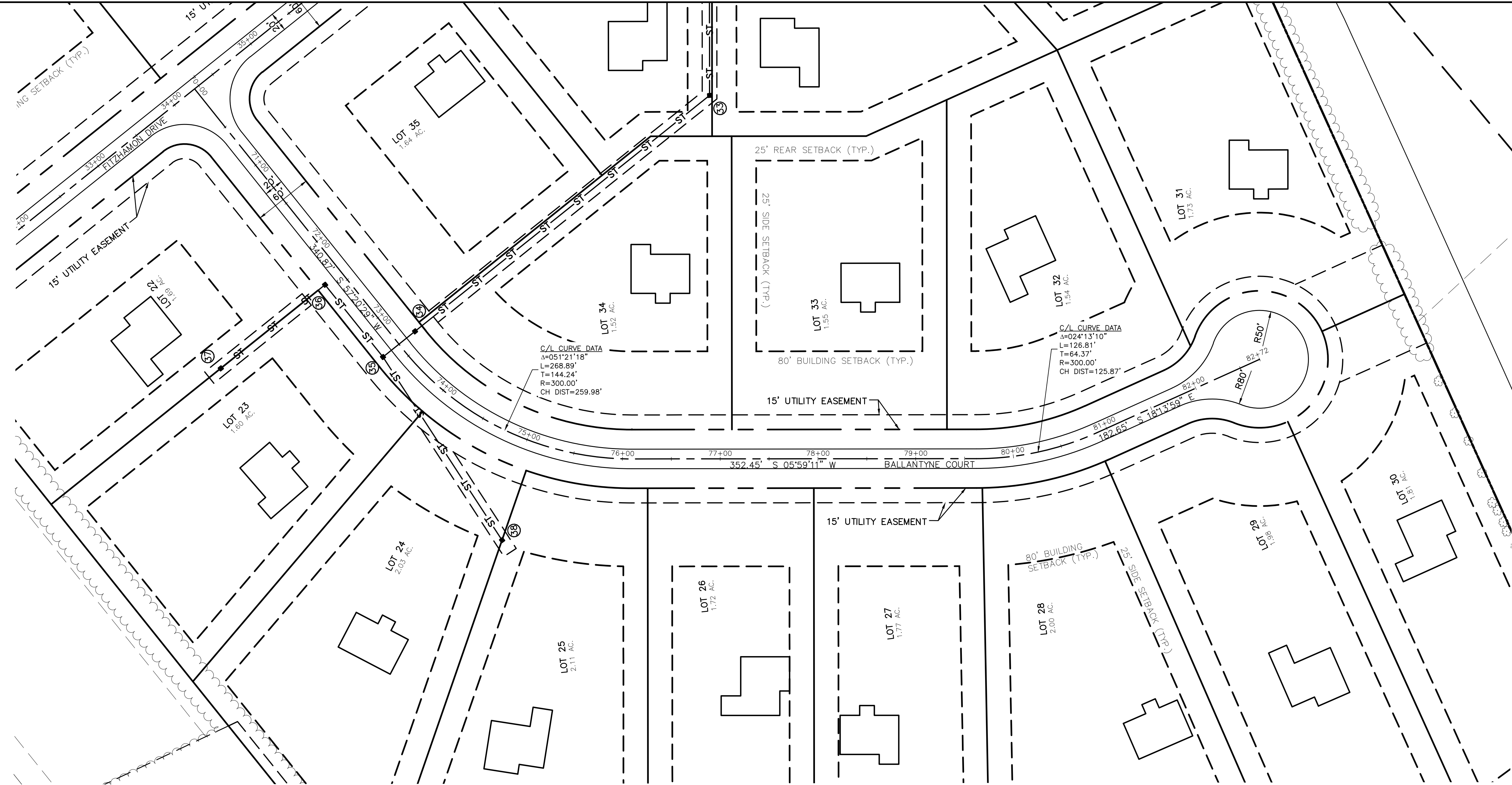
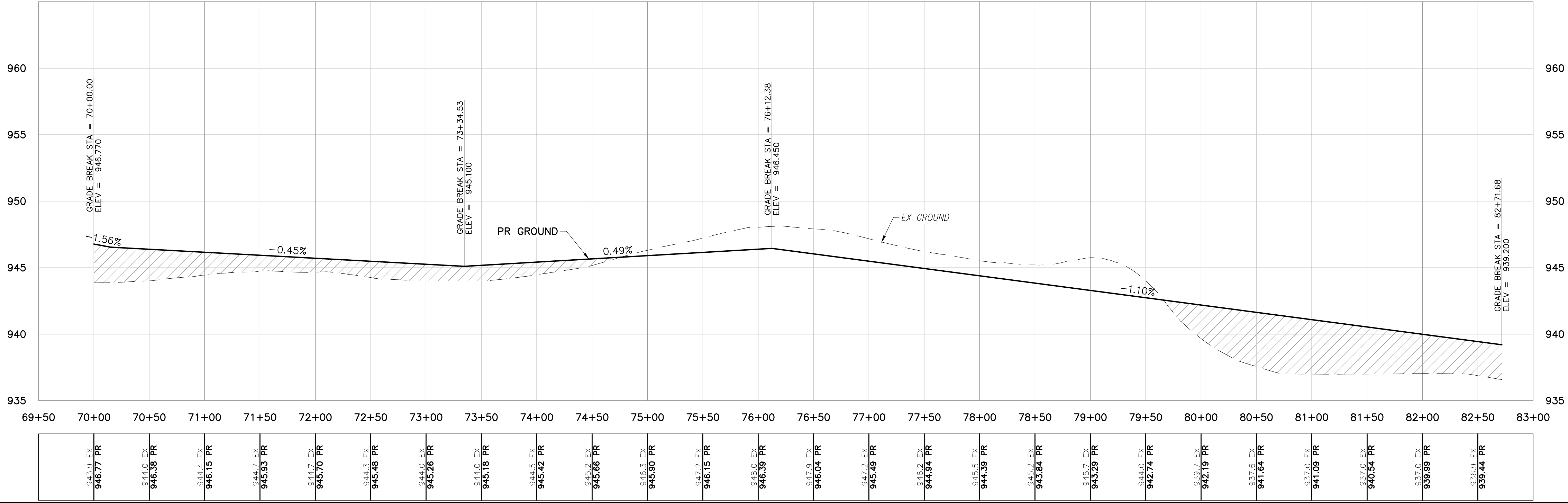


LEGEND	
ST	PR STORM
P/L	PROPERTY LINE
R/W	RIGHT OF WAY
ROAD C/L	
EASEMENT	
SETBACK	
BOUNDARY LINE	



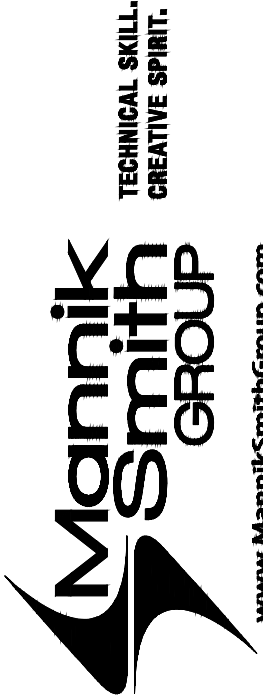
DESCRIPTION		NO.	DATE	BY
1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614-441-4222 FAX: 688-406-1340				
PROJECT DATE: 11/07/2017 PROJECT NO.: D328001 DRAWN BY: DJ CHECKED BY: RV				
TECHNICAL SKILL: CREATIVE SPIRIT: Mannik Smith GROUP www.MannikSmithGroup.com		PREPARED FOR: DARBY BRAESIDE, LLC		
CITY OF PLAIN CITY, OHIO DARBY BRAESIDE PRELIMINARY PLAN PHASE 2-4 UNION COUNTY OHIO		CLAVERTHOUSE COURT PLAN AND PROFILE		
7		19		

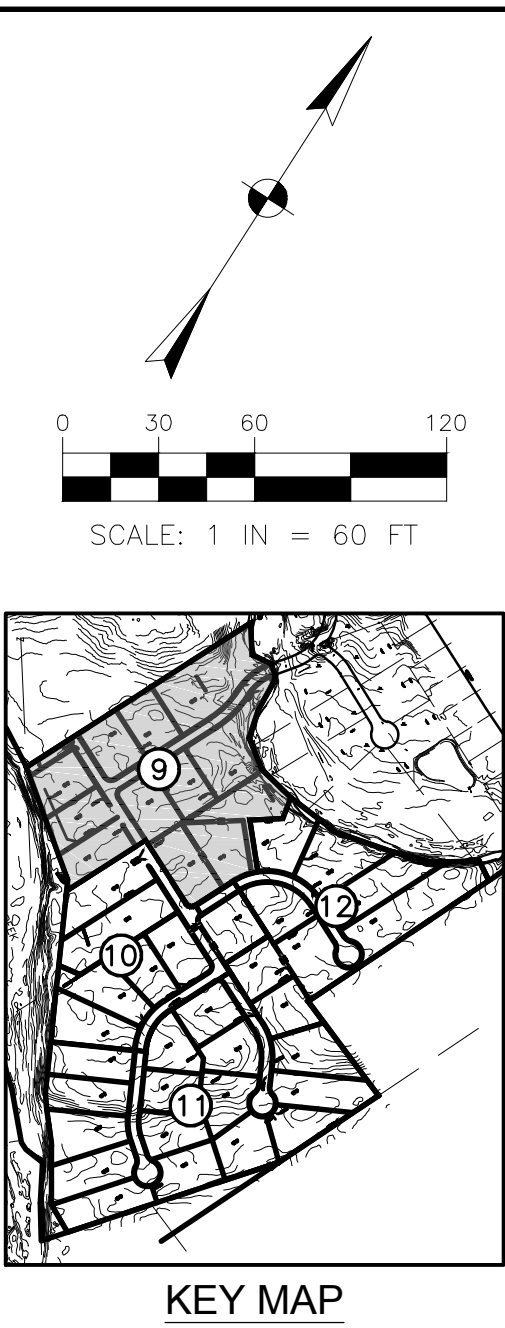
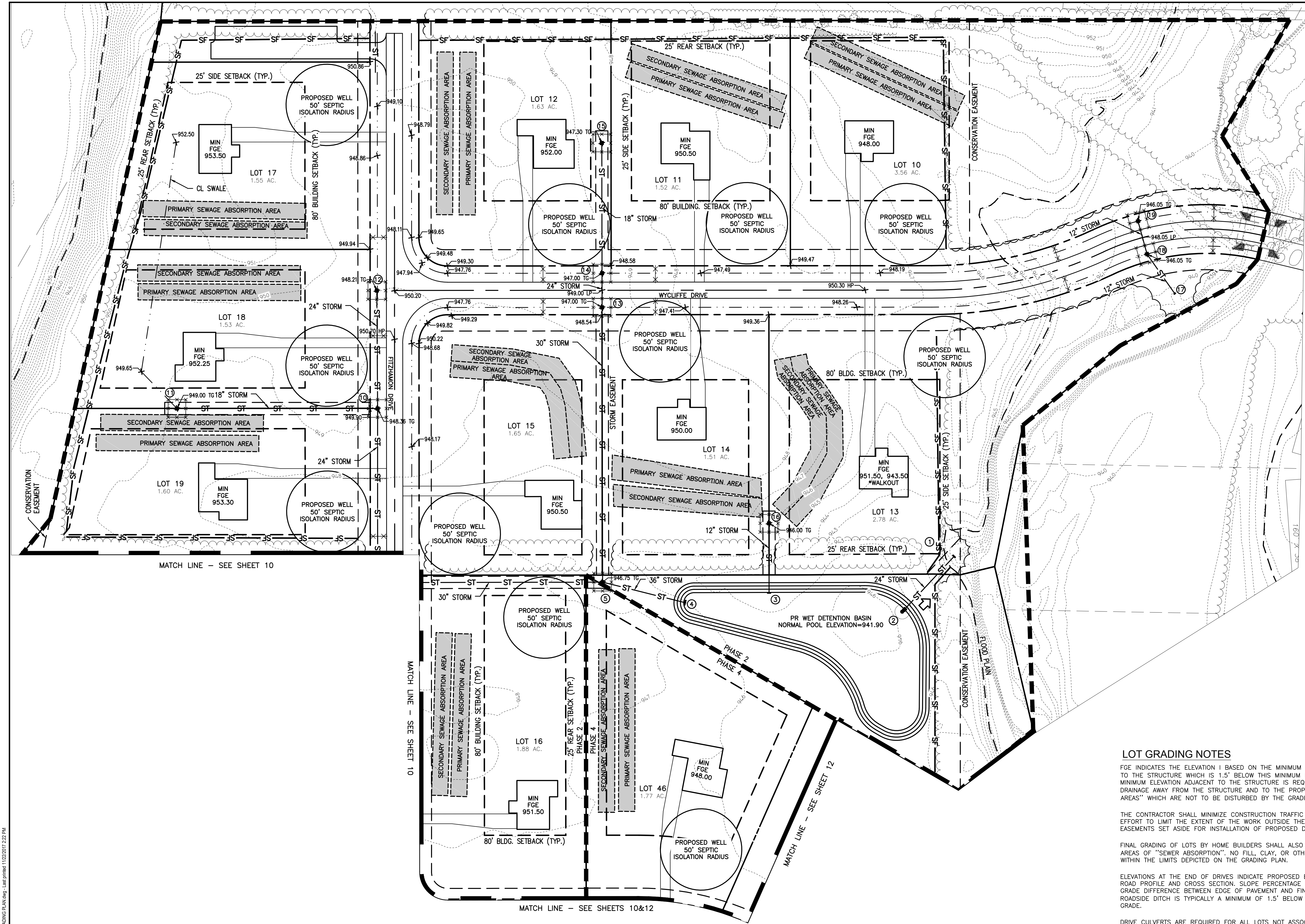
L:\Projects\Projects\A-E\0320001\CAUS\SHEETS\04 - ROAD PLAN AND PROFILES.dwg, Last printed: 11/22/2017 2:22 PM



- LEGEND**
- ST PR STORM
 - P/L PROPERTY LINE
 - R/W RIGHT OF WAY
 - ROAD C/L
 - EASEMENT
 - SETBACK
 - BOUNDARY LINE

DESCRIPTION		NO.	DATE	BY
1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614-411-4222 FAX: 688-406-1340				
PROJECT DATE: 11/07/2017 PROJECT NO.: D328001 DRAWN BY: DJ CHECKED BY: RV				
CITY OF PLAIN CITY, OHIO		PREPARED FOR:		
DARBY BRAESIDE PRELIMINARY PLAN PHASE 2-4 UNION COUNTY OHIO		DARBY BRAESIDE, LLC		
BALLANTYNE COURT PLAN AND PROFILE		8		
		19		





- LEGEND
- EX CONTOUR
 - FLOW ARROW
 - MAJOR FLOOD ROUTING
 - PR SPOT GRADE
 - SILT FENCE
 - INLET PROTECTION
 - DITCH CHECKS
 - SEDIMENT RISER

LOT GRADING NOTES

FGE INDICATES THE ELEVATION I BASED ON THE MINIMUM GROUND ELEVATION ADJACENT TO THE STRUCTURE WHICH IS 1.5' BELOW THIS MINIMUM FINISH FLOOR ELEVATION. THE MINIMUM ELEVATION ADJACENT TO THE STRUCTURE IS REQUIRED TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AND TO THE PROPOSED "SEWER ABSORPTION AREAS" WHICH ARE NOT TO BE DISTURBED BY THE GRADING ACTIVITIES.

THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION TRAFFIC ON LOTS AND MAKE EVERY EFFORT TO LIMIT THE EXTENT OF THE WORK OUTSIDE THE PROPOSED DRAINAGE EASEMENTS SET ASIDE FOR INSTALLATION OF PROPOSED DRAINAGE SWALES.

FINAL GRADING OF LOTS BY HOME BUILDERS SHALL ALSO MAINTAIN EXISTING GRADES IN AREAS OF "SEWER ABSORPTION". NO FILL, CLAY, OR OTHERWISE, SHALL BE PLACED WITHIN THE LIMITS DEPICTED ON THE GRADING PLAN.

ELEVATIONS AT THE END OF DRIVES INDICATE PROPOSED EDGE OF PAVEMENT BASED ON ROAD PROFILE AND CROSS SECTION. SLOPE PERCENTAGE INDICATED ON DRIVE BASED ON GRADE DIFFERENCE BETWEEN EDGE OF PAVEMENT AND FINISH GRADE AN FOUNDATION. ROADSIDE DITCH IS TYPICALLY A MINIMUM OF 1.5' BELOW THE EDGE OF PAVEMENT GRADE.

DRIVE CULVERTS ARE REQUIRED FOR ALL LOTS NOT ASSOCIATED WITH A HIGH POINT IN THE ROAD PROFILE.

WHERE GRADE PERMITS, AND FOR LOTS ADJACENT TO PROPOSED DRAINAGE SWALES, THE CONTRACTOR MAY INSTALL UNDERGROUND DRAINAGE TILE TO DIRECT ROOF RUNOFF.

LOT CONTRACTORS ARE NOT PERMITTED TO CONNECT TO ROADSIDE UNDERDRAINS.

DESCRIPTION		NO.	DATE	BY
1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614-414-4223 FAX: 614-414-4224				
PROJECT NO.: 0326001 PROJECT DATE: 11/07/2017 DRAWN BY: DJ CHECKED BY: RV				
TECHNICAL SKILL: CREATIVE SPIRIT: Mannik Smith GROUP www.MannikSmithGroup.com				
PREPARED FOR: DARBY BRAESIDE		CITY OF PLAIN CITY, OHIO		
CITY OF PLAIN CITY, OHIO		DARBY BRAESIDE, LLC		
GRADING PLAN		PRELIMINARY PLAN PHASE 2-4 UNION COUNTY OHIO		
9		19		

LOT GRADING NOTES

FGE INDICATES THE ELEVATION 1 BASED ON THE MINIMUM GROUND ELEVATION ADJACENT TO THE STRUCTURE WHICH IS 1.5' BELOW THIS MINIMUM FINISH FLOOR ELEVATION. THE MINIMUM ELEVATION ADJACENT TO THE STRUCTURE IS REQUIRED TO ENSURE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE AND TO THE PROPOSED "SEWER ABSORPTION AREAS" WHICH ARE NOT TO BE DISTURBED BY THE GRADING ACTIVITIES.

THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION TRAFFIC ON LOTS AND MAKE EVERY EFFORT TO LIMIT THE EXTENT OF THE WORK OUTSIDE THE PROPOSED DRAINAGE EASEMENTS SET ASIDE FOR INSTALLATION OF PROPOSED DRAINAGE SWALES.

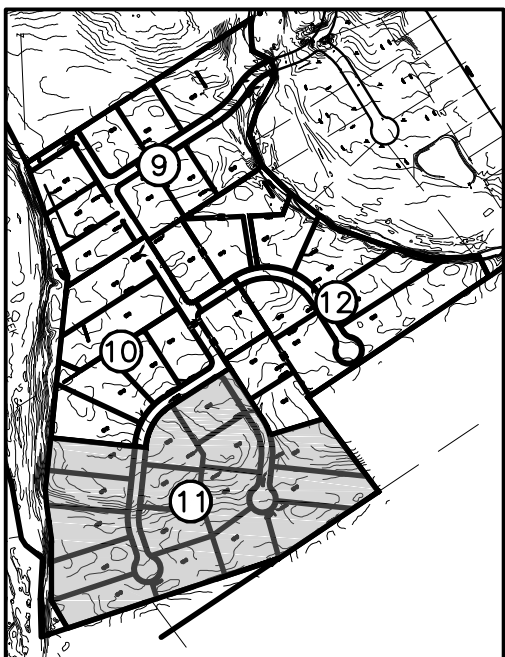
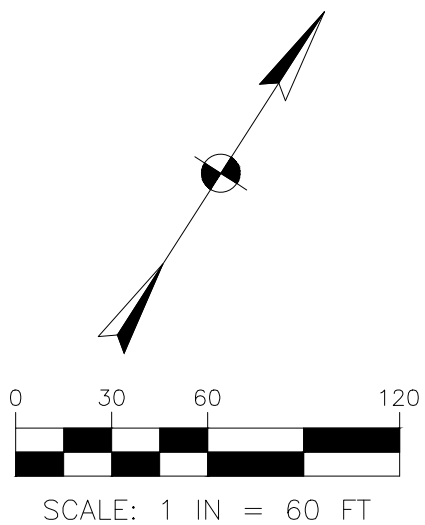
FINAL GRADING OF LOTS BY HOME BUILDERS SHALL ALSO MAINTAIN EXISTING GRADES IN AREAS OF "SEWER ABSORPTION". NO FILL, CLAY, OR OTHERWISE, SHALL BE PLACED WITHIN THE LIMITS DEPICTED ON THE GRADING PLAN.

ELEVATIONS AT THE END OF DRIVES INDICATE PROPOSED EDGE OF PAVEMENT BASED ON ROAD PROFILE AND CROSS SECTION. SLOPE PERCENTAGE INDICATED ON DRIVE BASED ON GRADE DIFFERENCE BETWEEN EDGE OF PAVEMENT AND FINISH GRADE AN FOUNDATION. ROADSIDE DITCH IS TYPICALLY A MINIMUM OF 1.5' BELOW THE EDGE OF PAVEMENT GRADE.

DRIVE CULVERTS ARE REQUIRED FOR ALL LOTS NOT ASSOCIATED WITH A HIGH POINT IN THE ROAD PROFILE.

WHERE GRADE PERMITS, AND FOR LOTS ADJACENT TO PROPOSED DRAINAGE SWALES, THE CONTRACTOR MAY INSTALL UNDERGROUND DRAINAGE TILE TO DIRECT ROOF RUNOFF.

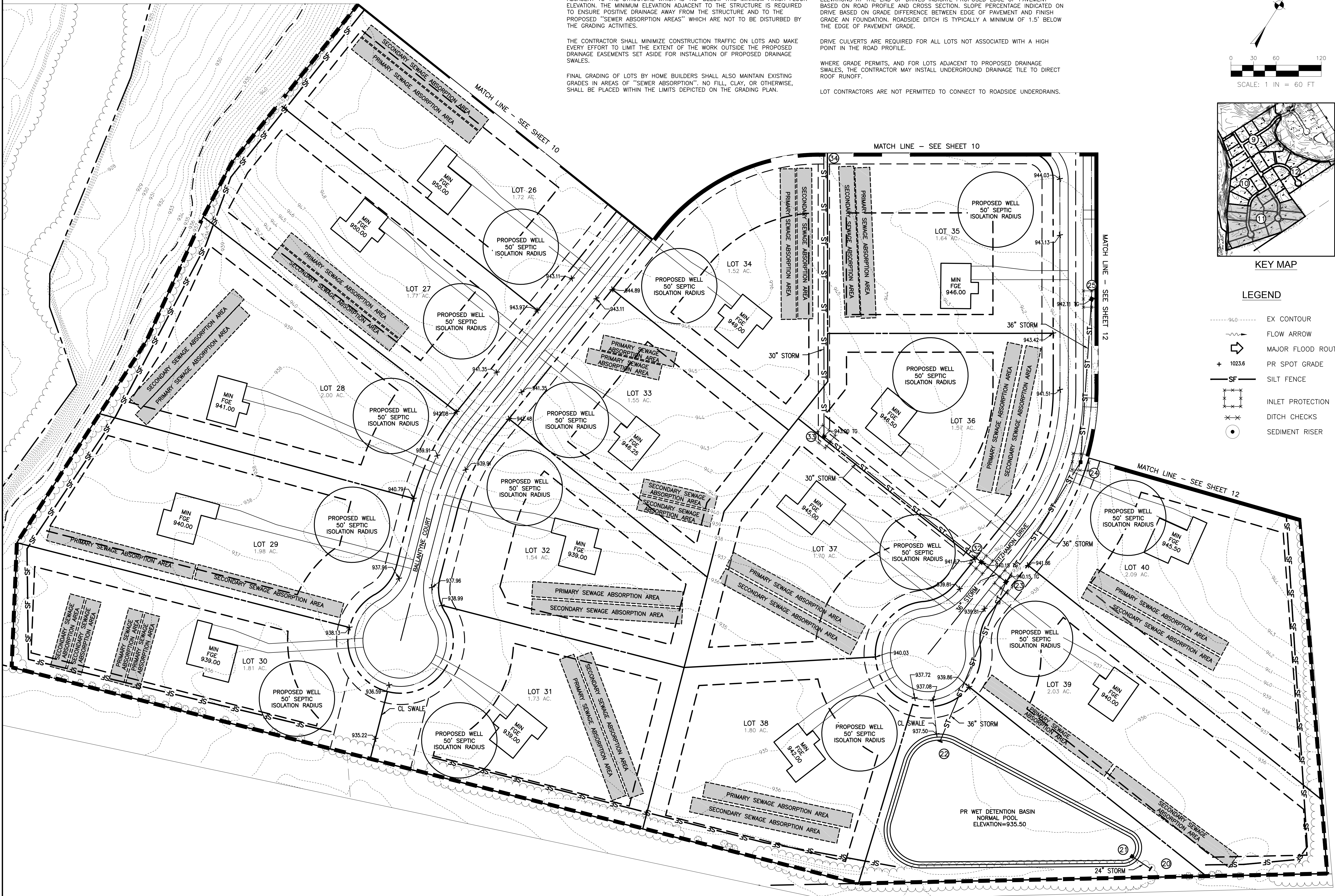
LOT CONTRACTORS ARE NOT PERMITTED TO CONNECT TO ROADSIDE UNDERDRAINS.



KEY MAP

LEGEND

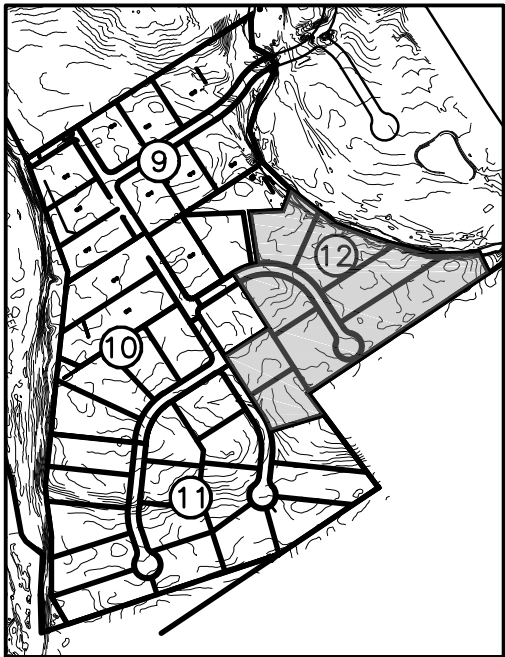
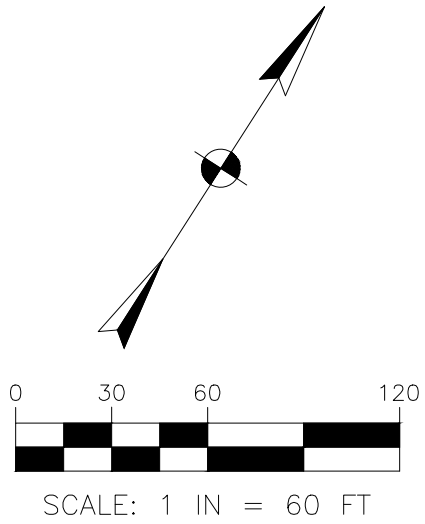
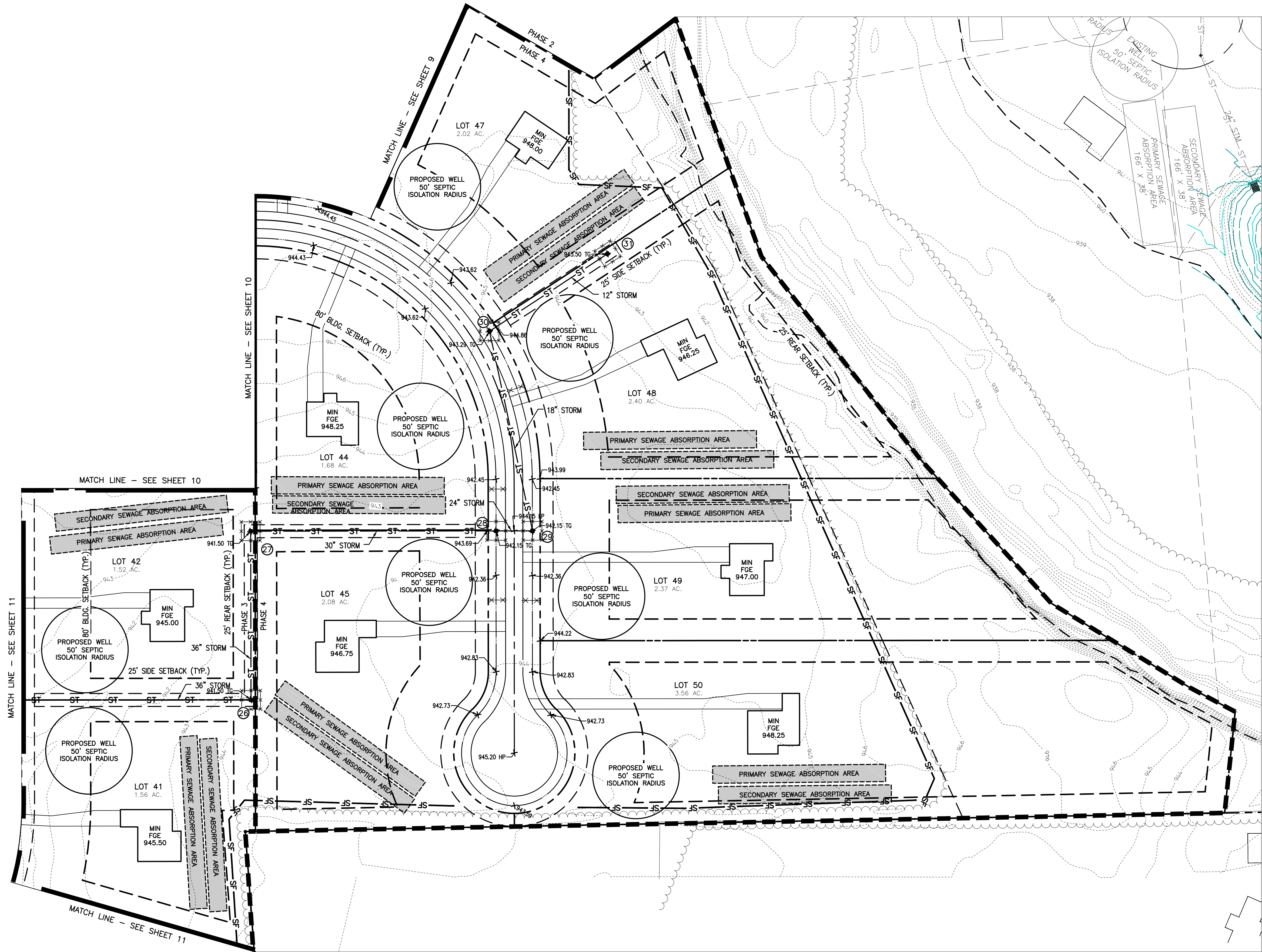
- EX CONTOUR
- FLOW ARROW
- MAJOR FLOOD ROUTING
- PR SPOT GRADE
- SILT FENCE
- INLET PROTECTION
- DITCH CHECKS
- SEDIMENT RISER



L:\Projects\Projects A-E\0326001\CAD\SHSHEET\03 - GRADING PLAN.dwg - Last printed: 11/22/2017 2:22 PM

DESCRIPTION		NO.	DATE	BY
1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614/414-1225 FAX: 614/414-1226		100		
PROJECT NO.: 0326001		101		
PROJECT DATE: 11/07/2017		102		
DRAWN BY: DJ		103		
CHECKED BY: RV		104		
TECHNICAL SKILL: CREATIVE SPIRIT				
Mannik Smith GROUP www.MannikSmithGroup.com				
PREPARED FOR: DARBY BRAESIDE, LLC				
CITY OF PLAIN CITY, OHIO DARBY BRAESIDE PRELIMINARY PLAN PHASE 2-4 UNION COUNTY OHIO				
GRADING PLAN				
11		19		


L:\Projects\Projects A-E\0326001\CAD\SHETS\03 - GRADING PLAN.dwg - Last printed: 11/22/2017 2:22 PM

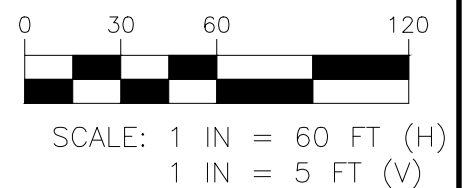
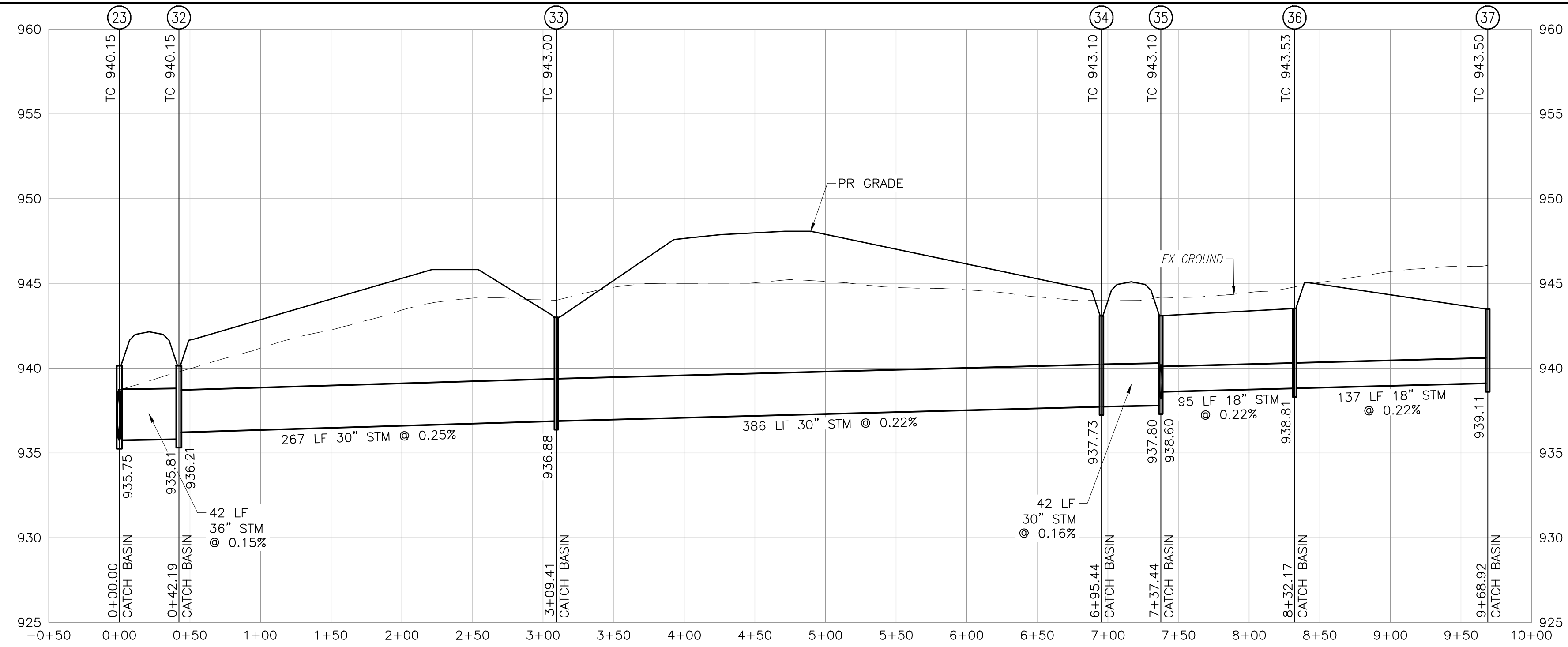
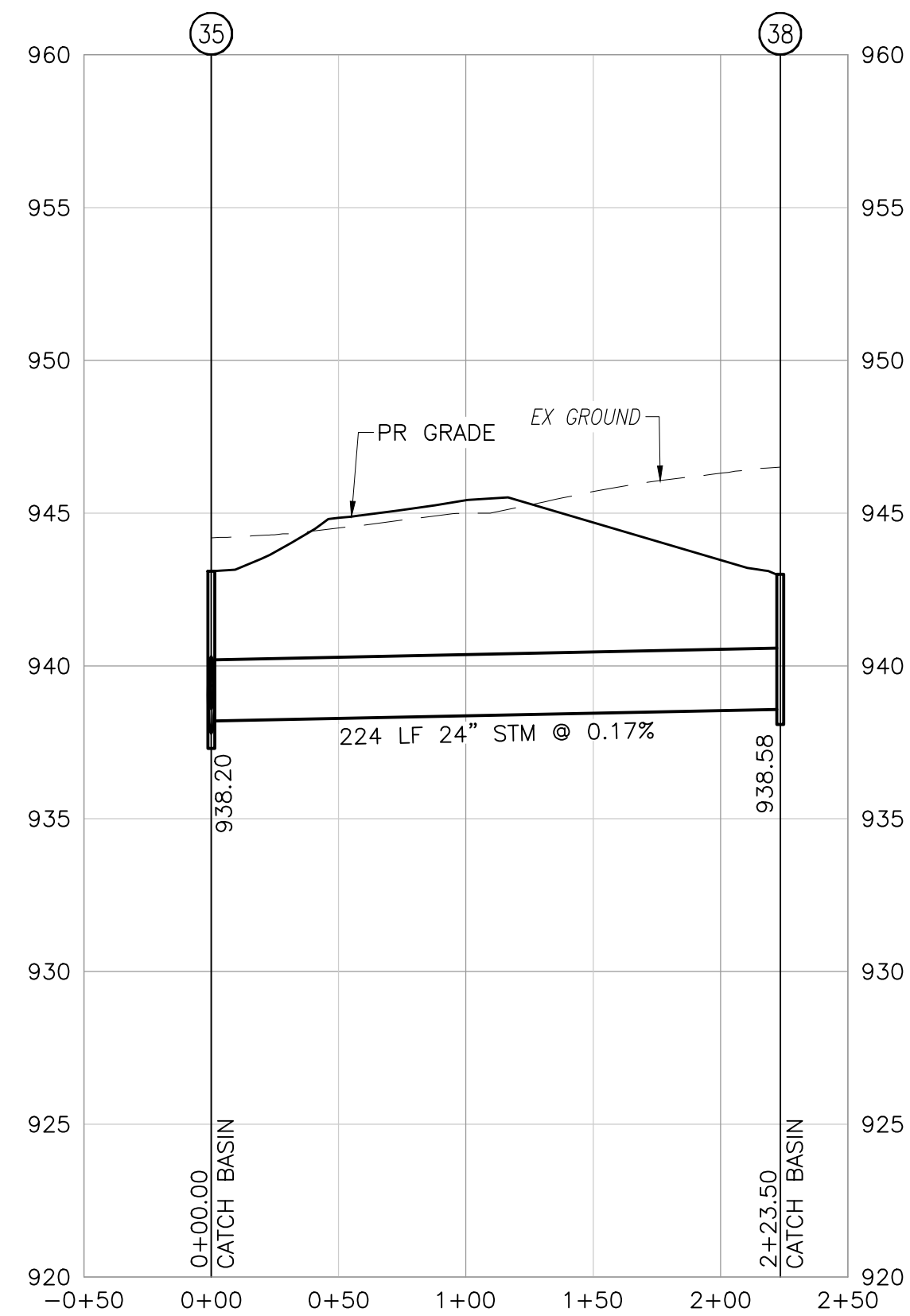
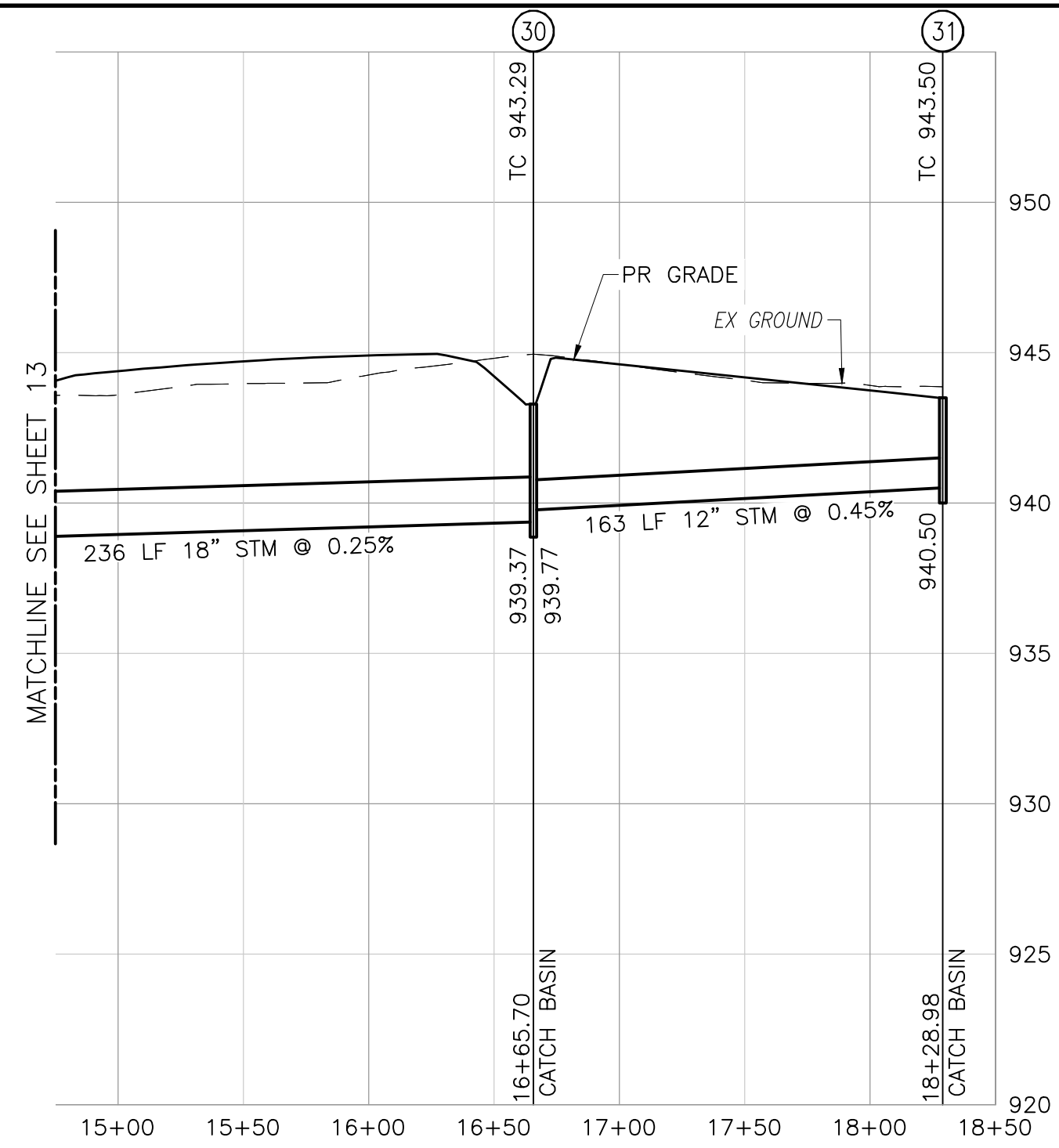



KEY MAP

LEGEND

- EX CONTOUR
- FLOW ARROW
- MAJOR FLOOD ROUTING
- PR SPOT GRADE
- SILT FENCE
- INLET PROTECTION
- DITCH CHECKS
- SEDIMENT RISER

12		GRADING PLAN		CITY OF PLAIN CITY, OHIO DARBY BRAESIDE PRELIMINARY PLAN PHASE 2-4 UNION COUNTY OHIO		PREPARED FOR: DARBY BRAESIDE, LLC		 TECHNICAL SKILL: CREATIVE SPIRIT. www.MannikSmithGroup.com		1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614-414-4222 FAX: 685-488-7340		PROJECT DATE: 11/07/2017 PROJECT NO.: 03260001 DRAWN BY: DJ CHECKED BY: RV		NO. DATE BY DESCRIPTION	
19															



14	STORM PROFILES	CITY OF PLAIN CITY, OHIO DARBY BRAESIDE PRELIMINARY PLAN PHASE 2-4 UNION COUNTY OHIO	PREPARED FOR DARBY BRAESIDE, LLC	 TECHNICAL SKILL- CREATIVE SPIRIT. Mannik Smith GROUP www.MannikSmithGroup.com	1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614-441-4222 FAX: 688-4667-540	NO.	DATE	BY	DESCRIPTION
19					PROJECT DATE: 11/07/2017 PROJECT NO.: D328001 DRAWN BY: DJ CHECKED BY: RV				

GENERAL NOTES

1. THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP PLAN AND THE APPROVED EPA STORMWATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.
2. STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING AND (IF NECESSARY) MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.

PLAN DESIGNER

THE MANNIK & SMITH GROUP
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
CONTACT: RANDY VANTILBURG
PHONE: (614) 441-4222
EMAIL: RVANTILBURG@MANNIKSMITHGROUP.COM

PROJECT OWNER

DARBY BRAESIDE, LLC.
1119 REGENCY DRIVE
COLUMBUS, OHIO 43220
CONTACT: WAYNE BALLANTYNE
EMAIL: WAYNEBALLANT@GMAIL.COM

PROJECT DESCRIPTION

THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF A 87 ACRES OF LARGE LOT SINGLE FAMILY RESIDENTIAL UNITS, WITH GREENSPACE RESERVES USED FOR DETENTION, PARK SPACE AND CONSERVATION.

AREA OF PROJECT SITE

TOTAL SITE AREA: 87.0± AC.
TOTAL ONSITE DISTURBED AREA: 60.0± AC.

ADJACENT AREAS

THE SITE IS BOUNDED BY DARBY CREEK ON WEST, ROBINSON RUN AND RESIDENTIAL LOTS ON THE EAST.

EXISTING SITE CONDITIONS

THE SITE IS CURRENTLY EXISTING FARM FIELD, WOODED STREAM AREAS AND UPLAND WOODED AREAS.

EROSION AND SEDIMENT CONTROL MEASURES

SEDIMENT FENCE, TEMPORARY SEDIMENT BASINS AND INLET PROTECTION SHALL BE USED AS SHOWN ON THE PLAN.

POST CONSTRUCTION STORM WATER MANAGEMENT

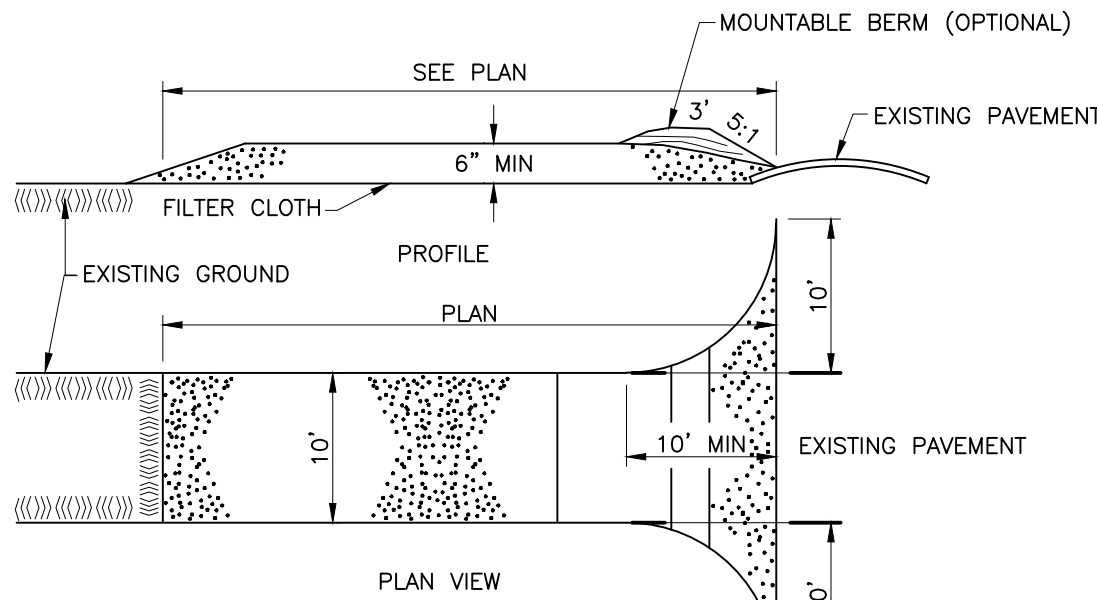
SINCE THE SITE DISTURBS MORE THAN ONE ACRE, ADDITIONAL STORM WATER MANAGEMENT MEASURES WILL BE NECESSARY FOR WATER QUALITY.

OHIO EPA NPDES PERMIT

OEPA NOI#: XXXXXXX

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 – TWENTY (20) 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. COST OF PIPE SHALL BE INCLUDED IN THE PRICE BID FOR THE STABILIZED CONSTRUCTION ENTRANCE.
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.

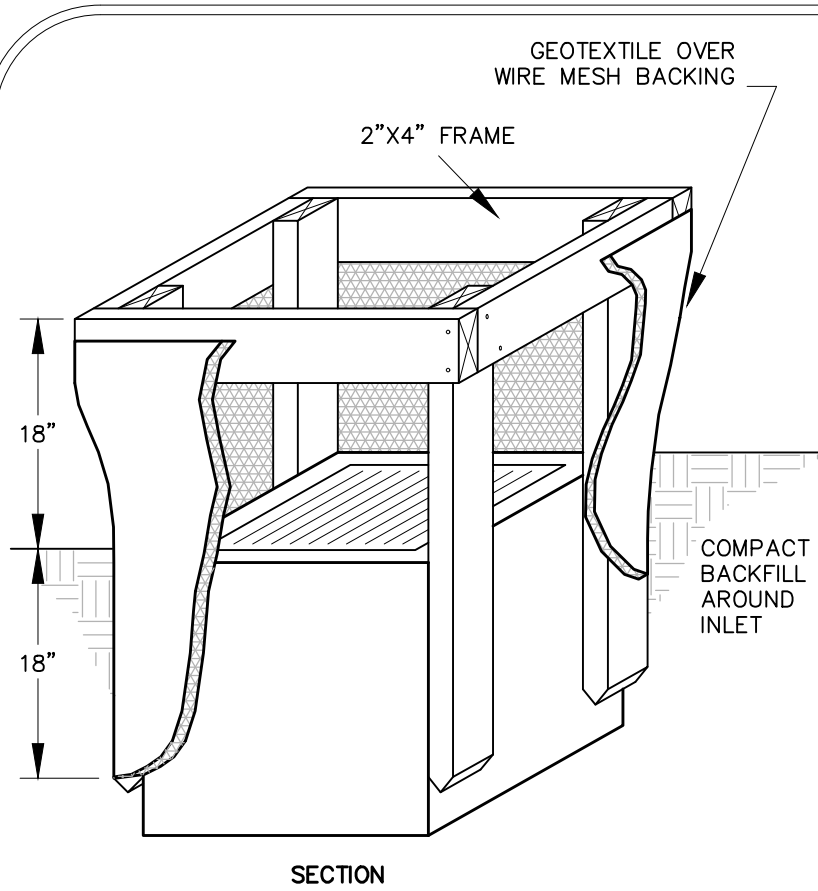


STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

TEMPORARY SEEDING & MULCHING FOR EROSION CONTROL			
SEED TYPE	SEEDING DATES	PER 1000 SQ. FT.	PER ACRE
TALL FESCUE & ANNUAL RYEGRASS	MARCH 1 TO SEPTEMBER 15	2 POUNDS & 0.5 POUNDS	80 POUNDS & 20 POUNDS
SMALL GRAIN STRAW		100 POUNDS OR 2 OR 3 BALES	2 TONS OR 50 BALES
FERTILIZER		25 POUNDS OF 12-12-12 OR THE EQUIVALENT	100 POUNDS OF 12-12-12 OR THE EQUIVALENT
TEMPORARY SEEDING			
ANNUAL RYEGRASS OR WHEAT		3 POUNDS	2 BUSHELS
SOIL PROTECTION			
SMALL GRAIN STRAW MULCH		2 TO 3 BALES	2 TONS

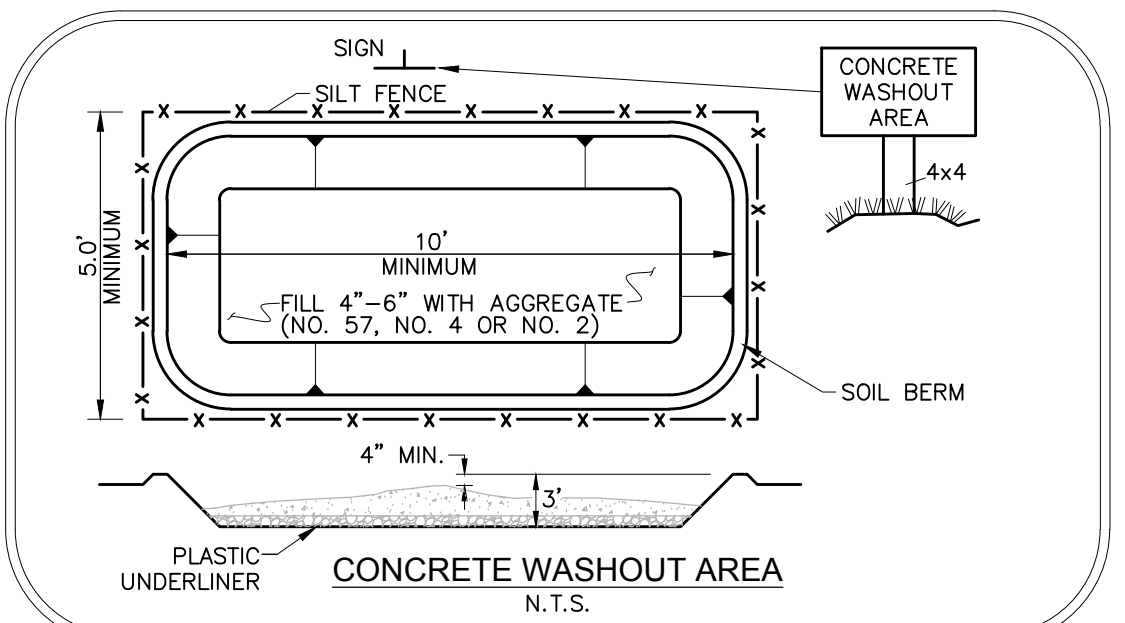
SOIL PROTECTION CHART											
STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	DEC
PERMANENT SEEDING				+							
DORMANT SEEDING	+									+	
TEMPORARY SEEDING			+								
SODDING			+								
MULCHING	+										



1. INLET PROTECTION SHALL BE CONSTRUCTED EITHER BEFORE UPSLOPE LAND DISTURBANCE BEGINS OR BEFORE THE INLET BECOMES FUNCTIONAL.
2. THE EARTH AROUND THE INLET SHALL BE EXCAVATED COMPLETELY TO A DEPTH AT LEAST 18 INCHES.
3. THE WOODEN FRAME SHALL BE CONSTRUCTED OF 2-INCH BY 4-INCH CONSTRUCTION GRADE LUMBER. THE 2-INCH BY 4-INCH POSTS SHALL BE DRIVEN ONE (1) FT. INTO THE GROUND AT FOUR CORNERS OF THE INLET AND THE TOP PORTION OF 2-INCH BY 4-INCH FRAME ASSEMBLED USING THE OVERLAP JOINT SHOWN. THE TOP OF THE FRAME SHALL BE AT LEAST 6 INCHES BELOW ADJACENT ROADS IF PONDED WATER WILL POSE A SAFETY HAZARD TO TRAFFIC.
4. WIRE MESH SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT FABRIC WITH WATER FULLY IMPOUNDED AGAINST IT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY TO THE FRAME.
5. GEOTEXTILE MATERIAL SHALL HAVE AN EQUIVALENT OPENING SIZE OF 20-40 SIEVE AND BE RESISTANT TO SUNLIGHT. IT SHALL BE STRETCHED TIGHTLY AROUND THE FRAME AND FASTENED SECURELY. IT SHALL EXTEND FROM THE TOP OF THE FRAME TO 18 INCHES BELOW THE INLET NOTCH ELEVATION. THE GEOTEXTILE SHALL OVERLAP ACROSS ONE SIDE OF THE INLET SO THE ENDS OF THE CLOTH ARE NOT FASTENED TO THE SAME POST.
6. BACKFILL SHALL BE PLACED AROUND THE INLET IN COMPACTED 6-INCH LAYERS UNTIL THE EARTH IS EVEN WITH NOTCH ELEVATION ON ENDS AND TOP ELEVATION ON SIDES.
7. A COMPACTED EARTH DIKE OR CHECK DAM SHALL BE CONSTRUCTED IN THE DITCH LINE BELOW THE INLET IF THE INLET IS NOT IN A DEPRESSION. THE TOP OF THE DIKE SHALL BE AT LEAST 6 INCHES HIGHER THAN THE TOP OF THE FRAME.

FILTER FABRIC INLET PROTECTION

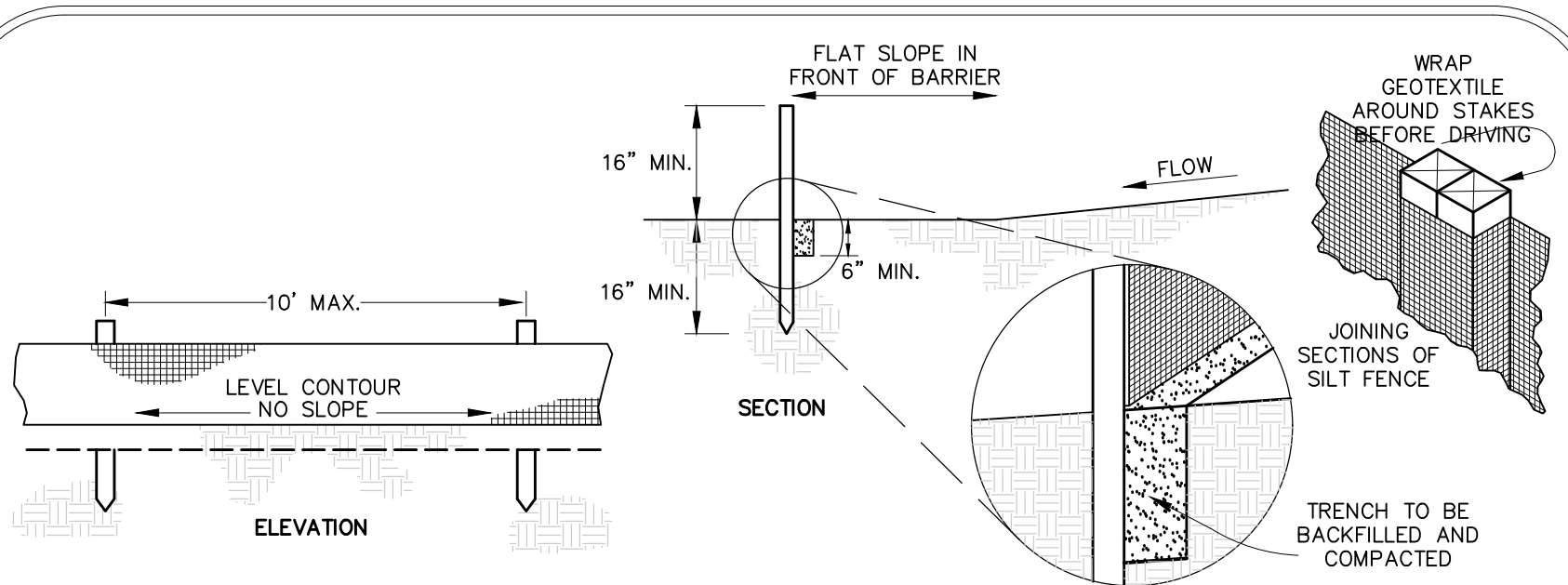
N.T.S.
TO BE USED ON STRUCTURE: # 4,8



THE USE OF PORTABLE CONCRETE WASHOUT UNITS IS APPROVED (AND ENCOURAGED).

PERMANENT STABILIZATION	
AREA REQUIRING PERMANENT STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY AREAS THAT LIE DORMANT FOR ONE YEAR OR MORE	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE
ANY AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND AT FINAL GRADE	WITHIN 2 DAYS OF REACHING FINAL GRADE
ANY OTHER AREAS AT FINAL GRADE	WITHIN SEVEN DAYS OF REACHING FINAL GRADE IN THAT AREA

TEMPORARY STABILIZATION	
AREA REQUIRING TEMPORARY STABILIZATION	TIME FRAME TO APPLY EROSION CONTROLS
ANY DISTURBED AREAS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE AND NOT AT FINAL GRADE	WITHIN TWO DAYS OF THE MOST RECENT DISTURBANCE IF THE AREA WILL REMAIN IDLE FOR MORE THAN 21 DAYS
FOR ALL CONSTRUCTION ACTIVITIES, ANY DISTURBED AREAS THAT WILL BE DORMANT FOR MORE THAN 21 DAYS, BUT LESS THAN ONE YEAR, AND NOT WITHIN 50 FEET OF A STREAM	WITHIN SEVEN DAYS OF THE MOST RECENT DISTURBANCE WITHIN THE AREA. FOR RESIDENTIALS SUBDIVISIONS, DISTURBED AREAS MUST BE STABILIZED AT LEAST SEVEN DAYS PRIOR TO THE TRANSFER OF PERMIT COVERAGE FOR THE INDIVIDUAL LOTS
DISTURBED AREAS THAT WILL BE IDLE OVER WINTER	PRIOR TO THE ONSET OF WINTER WEATHER



1. SILT FENCE SHALL BE CONSTRUCTED BEFORE UPSLOPE LAND DISTURBANCE BEGINS.
2. ALL SILT FENCE SHALL BE PLACED AS CLOSE TO THE CONTOUR AS POSSIBLE SO THAT WATER WILL NOT CONCENTRATE AT LOW POINTS IN THE FENCE AND SO THAT SMALL SWALES OR DEPRESSIONS THAT MAY CARRY SMALL CONCENTRATED FLOWS TO THE SILT FENCE ARE DISSIPATED ALONG ITS LENGTH.
3. ENDS OF THE SILT FENCES SHALL BE BROUGHT UPSLOPE SLIGHTLY SO THAT WATER PONDED BY THE SILT FENCE WILL BE PREVENTED FROM FLOWING AROUND THE ENDS.
4. SILT FENCE SHALL BE PLACED ON THE FLATTEST AREA AVAILABLE.
5. WHERE POSSIBLE, VEGETATION SHALL BE PRESERVED FOR 5 FEET (OR AS MUCH AS POSSIBLE) UPSLOPE FROM THE SILT FENCE. IF VEGETATION IS REMOVED, IT SHALL BE REESTABLISHED WITHIN 7 DAYS FROM THE INSTALLATION OF THE SILT FENCE.
6. THE HEIGHT OF THE SILT FENCE SHALL BE A MINIMUM OF 16 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
7. THE SILT FENCE SHALL BE PLACED IN AN EXCAVATED OR SLICED TRENCH CUT A MINIMUM OF 6 INCHES DEEP. THE TRENCH SHALL BE MADE WITH A TRENCHER, CABLE LAYING MACHINE, SLICING MACHINE, OR OTHER SUITABLE DEVICE THAT WILL ENSURE AN ADEQUATELY UNIFORM TRENCH DEPTH.
8. THE SILT FENCE SHALL BE PLACED WITH THE STAKES ON THE DOWNSLOPE SIDE OF THE GEOTEXTILE. A MINIMUM OF 8 INCHES OF GEOTEXTILE MUST BE BELOW THE GROUND SURFACE. EXCESS MATERIAL SHALL LAY ON THE BOTTOM OF THE 6-INCH DEEP TRENCH. THE TRENCH SHALL BE BACKFILLED AND COMPACTED ON BOTH SIDES OF THE FABRIC.
9. SEAMS BETWEEN SECTIONS OF SILT FENCE SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST WITH A MINIMUM 6-IN. OVERLAP PRIOR TO DRIVING INTO THE GROUND. (SEE DETAILS).
10. MAINTENANCE-SILT FENCE SHALL ALLOW RUNOFF TO PASS ONLY AS DIFFUSE FLOW THROUGH THE GEOTEXTILE. IF RUNOFF OVERTOPS THE SILT FENCE, FLOWS UNDER THE FABRIC OR AROUND THE FENCE ENDS, OR IN ANY OTHER WAY ALLOWS A CONCENTRATED FLOW DISCHARGE, ONE OF THE FOLLOWING SHALL BE PERFORMED, AS APPROPRIATE: 1)THE LAYOUT OF THE SILT FENCE SHALL BE CHANGED, 2)ACCUMULATED SEDIMENT SHALL BE REMOVED, OR 3)OTHER PRACTICES SHALL BE INSTALLED.

SEDIMENT DEPOSITS SHALL BE ROUTINELY REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE SILT FENCE.

SILT FENCES SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING A PROLONGED RAINFALL. THE LOCATION OF EXISTING SILT FENCE SHALL BE REVIEWED DAILY TO ENSURE ITS PROPER LOCATION AND EFFECTIVENESS. IF DAMAGED, THE SILT FENCE SHALL BE REPAIRED IMMEDIATELY.

CRITERIA FOR SILT FENCE MATERIALS

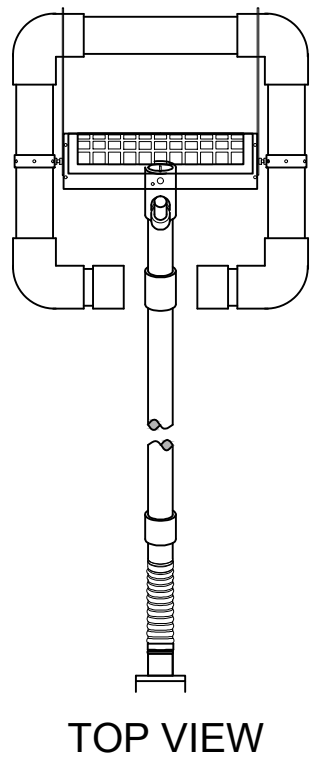
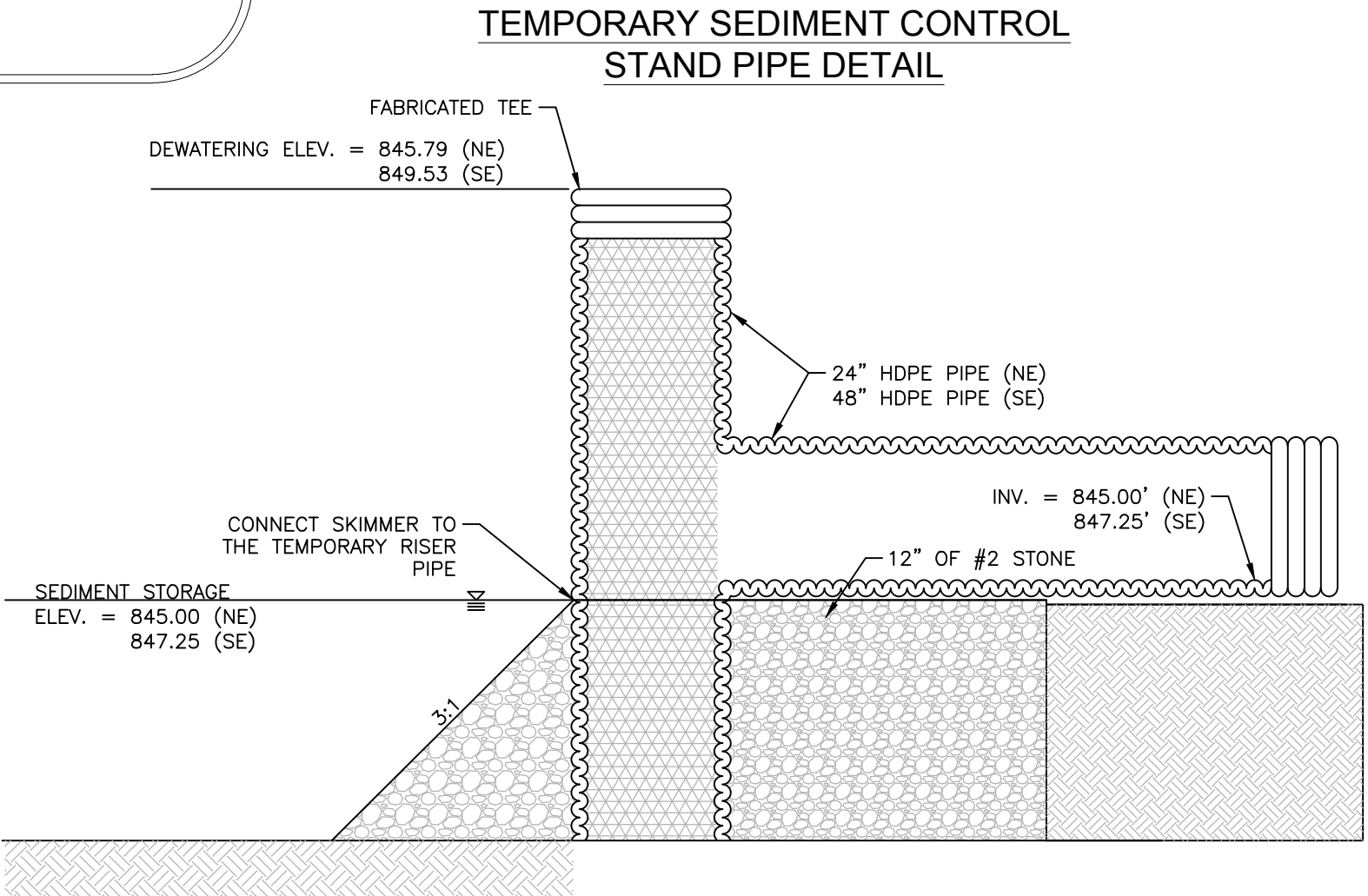
1. FENCE POST – THE LENGTH SHALL BE A MINIMUM OF 32 INCHES. WOOD POSTS WILL BE 2-BY-2-IN. NOMINAL DIMENSIONED HARDWOOD OF SOUND QUALITY. THEY SHALL BE FREE OF KNOTS, SPLITS AND OTHER VISIBLE IMPERFECTIONS, THAT WILL WEAKEN THE POSTS. THE MAXIMUM SPACING BETWEEN POSTS SHALL BE 10 FT. POSTS SHALL BE DRIVEN A MINIMUM 16 INCHES INTO THE GROUND, WHERE POSSIBLE. IF NOT POSSIBLE, THE POSTS SHALL BE ADEQUATELY SECURED TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT/WATER LOADING.
2. SILT FENCE FABRIC – SEE CHART BELOW.

FABRIC PROPERTIES	VALUES	TEST METHOD
Minimum Tensile Strength	120 lbs. (535 N)	ASTM D 4632
Minimum Elongation at 60 lbs	50%	ASTM D 4632
Minimum Puncture Strength	50 lbs (220 N)	ASTM D 4833
Minimum Tear Strength	40 lbs (180 N)	ASTM D 4533
Apparent Opening Size	0.84 mm	ASTM D 4751
Minimum Permittivity	1X10-2 sec.-1	ASTM D 4491
UV Exposure Strength Retention	70%	ASTM G 4355


* NOTE: THE USE OF STRAW WATTLES HAS PROVEN TO BE A VERSATILE AND EFFECTIVE ESC BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE IN LINEAR INSTALLATIONS.

ADDITIONALLY: THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE. THEY ARE NOW APPROVED FOR USE ON ALL COLUMBUS SWP3 PLANS AND CONSTRUCTION SITES

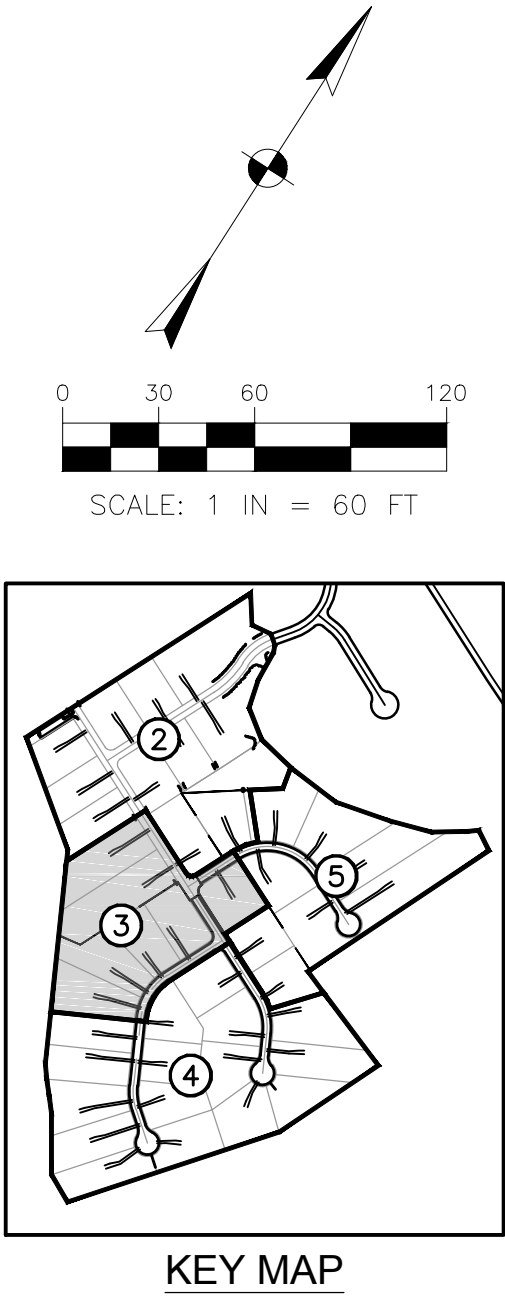
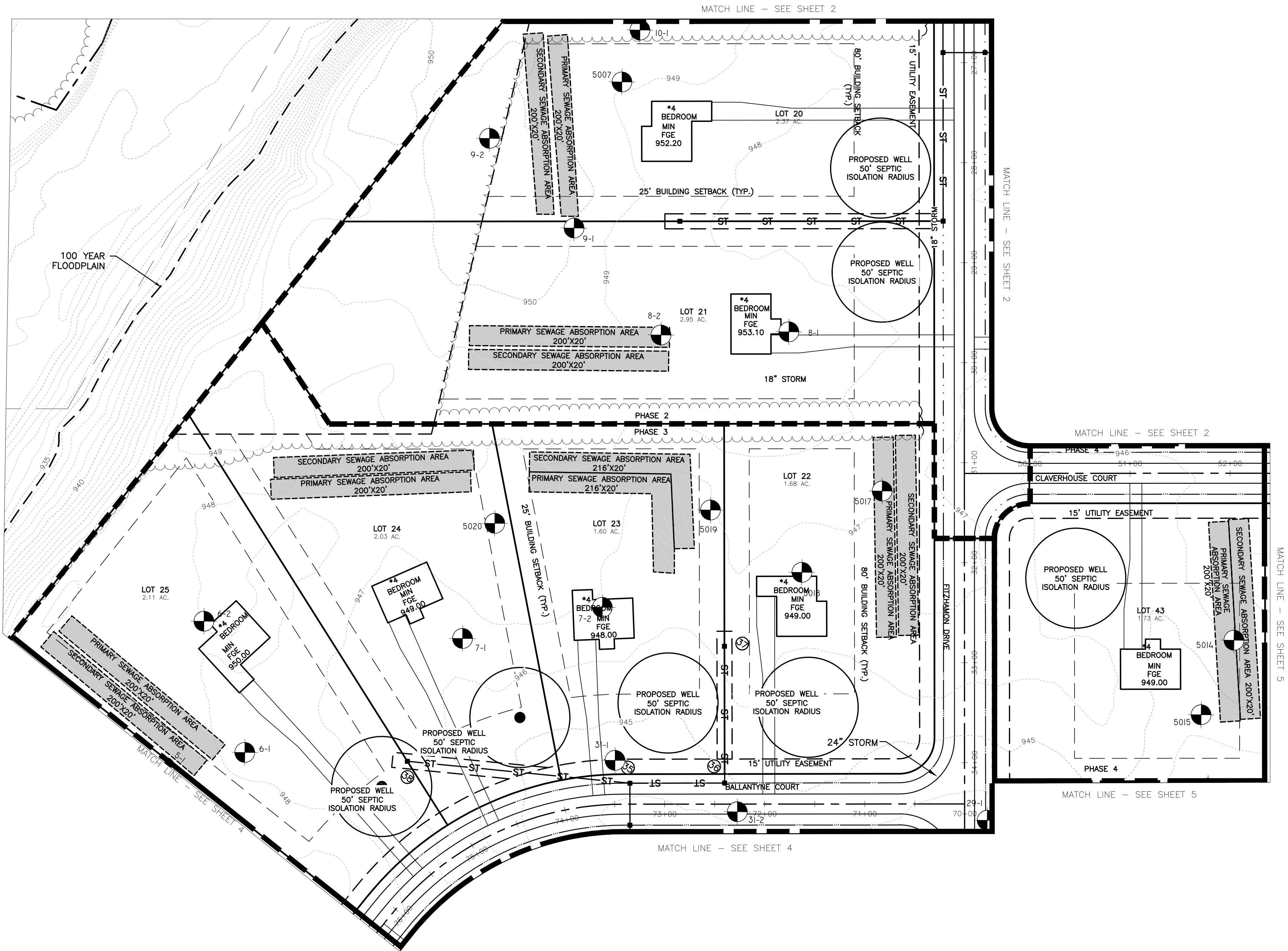
SILT FENCE
N.T.S.



NOTE: PROPOSED SKIMMER SHALL BE A FAIRCLOTH SKIMMER OR EQUIVALENT

EROSION CONTROL DETAILS	CITY OF PLAIN CITY, OHIO DARBY BRAESIDE PRELIMINARY PLAN PHASE 2-4 UNION COUNTY OHIO	DARBY BRAESIDE, LLC	 TECHNICAL SKILL: CREATIVE SPIRIT. www.MannikSmithGroup.com	1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4225 FAX: 388-488-7340				NO.	DATE	BY	DESCRIPTION	
				PROJECT DATE: 11/07/2017 PROJECT NO.: 03290001 DRAWN BY: DJ CHECKED BY: RV								
15												19

L:\Projects\Projects A-E\0306001\CAD\SHETS\16 - SEPTIC PLAN.dwg - Last printed 11/22/2017 2:23 PM



SEPTIC NOTES

NO BUILDINGS OR PAVEMENT SHALL BE CONSTRUCTED WITHIN 10' OF THE SEPTIC LEACH FIELD.

ANY LEACH FIELD WITHIN THE LIMITS OF TREES SHALL BE CLEAR CUT PRIOR TO CONSTRUCTION OF THE LEACH FIELD

INDIVIDUAL SITE/PLOT PLANS SHALL BE APPROVED BEFORE FINAL PERMIT WILL BE ISSUED.

NEAREST ADDRESS

THE NEAREST ESTABLISHED ADDRESS:
12975 WYCLIFFE DRIVE
PLAIN CITY, OH 43064

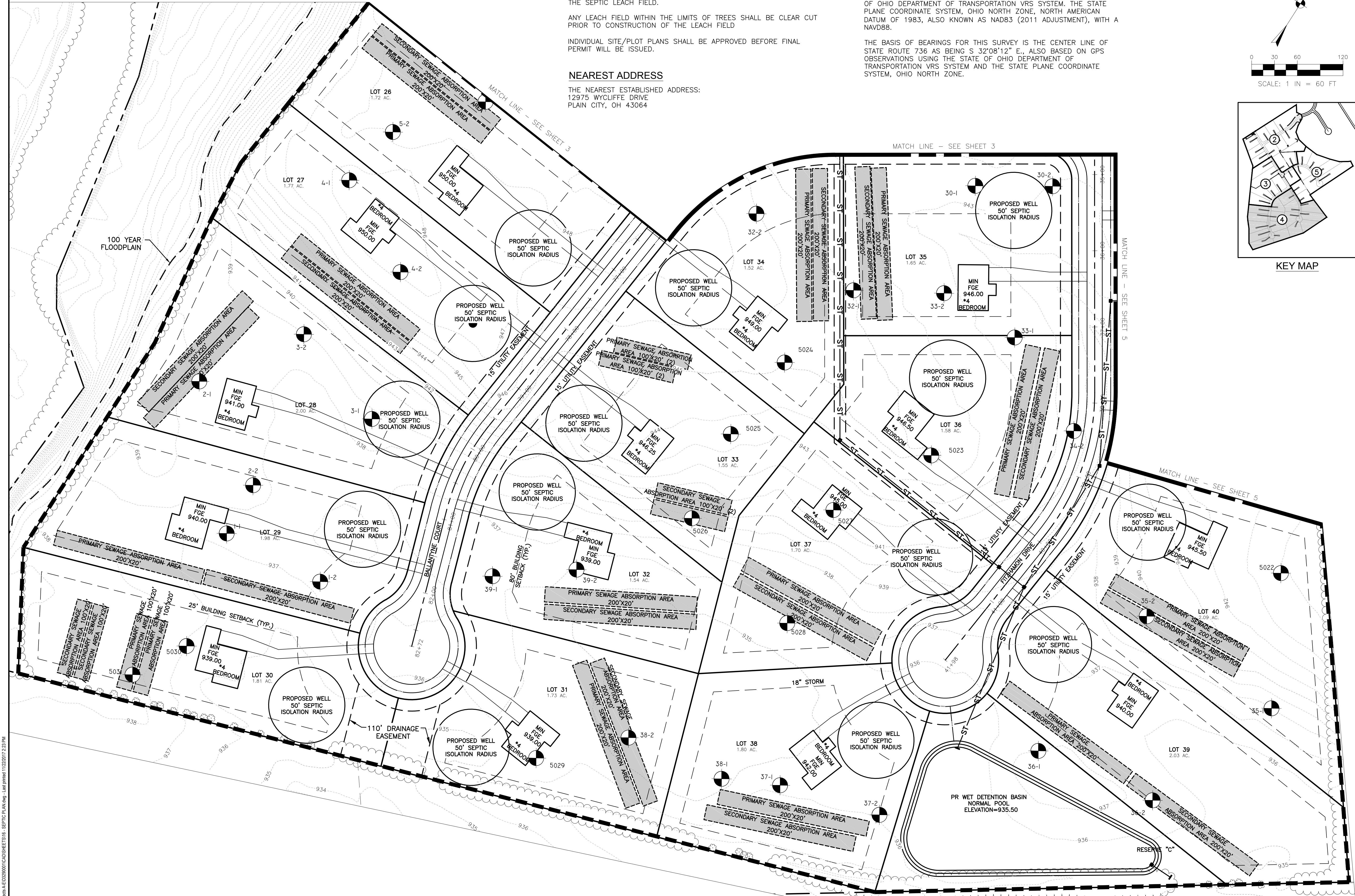
BENCHMARKS

THE ELEVATIONS ARE BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT), WITH A NAVD88.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF STATE ROUTE 736 AS BEING S 32°08'12" E., ALSO BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM AND THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE.

DESCRIPTION		NO.	BY	DATE
1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614-414-4225 FAX: 614-414-4226				
PROJECT NO.: 0330001				
PROJECT DATE: 11/07/2017				
DRAWN BY: DJ				
CHECKED BY: RV				
TECHNICAL SKILL: CREATIVE SPIRIT.				
Mannik Smith GROUP www.MannikSmithGroup.com				
PREPARED FOR: DARBY BRAESIDE, LLC				
CITY OF PLAIN CITY, OHIO DARBY BRAESIDE PRELIMINARY PLAN PHASE 2-4 UNION COUNTY OHIO				
ON SITE SEWAGE PLAN PHASES II-IV				
17		19		

L:\Projects\Projects A-E\0326001\CAD\SHR\TS16 - SEPTIC PLAN.dwg - Last printed: 11/22/2017 2:23 PM



SEPTIC NOTES

NO BUILDINGS OR PAVEMENT SHALL BE CONSTRUCTED WITHIN 10' OF THE SEPTIC LEACH FIELD.

ANY LEACH FIELD WITHIN THE LIMITS OF TREES SHALL BE CLEAR CUT PRIOR TO CONSTRUCTION OF THE LEACH FIELD

INDIVIDUAL SITE/PLOT PLANS SHALL BE APPROVED BEFORE FINAL PERMIT WILL BE ISSUED.

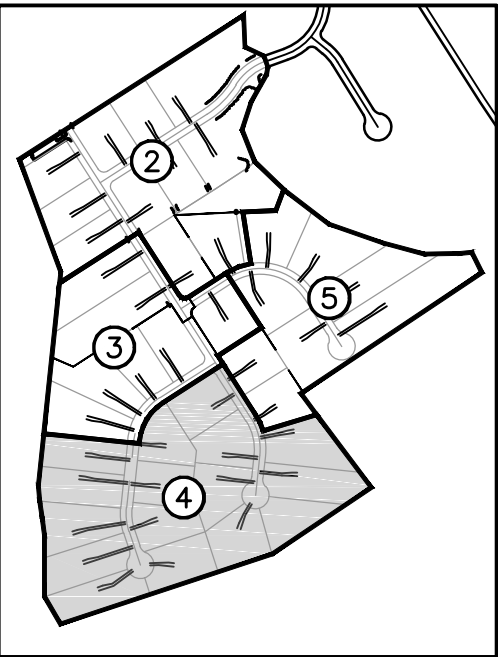
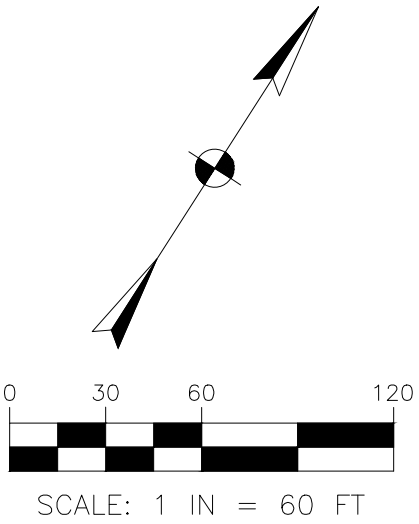
NEAREST ADDRESS

THE NEAREST ESTABLISHED ADDRESS:
12975 WYCLIFFE DRIVE
PLAIN CITY, OH 43064


BENCHMARKS

THE ELEVATIONS ARE BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT), WITH A NAVD88.

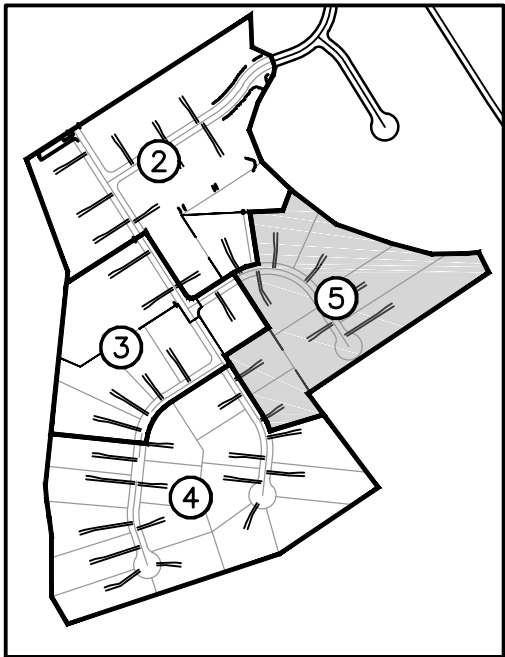
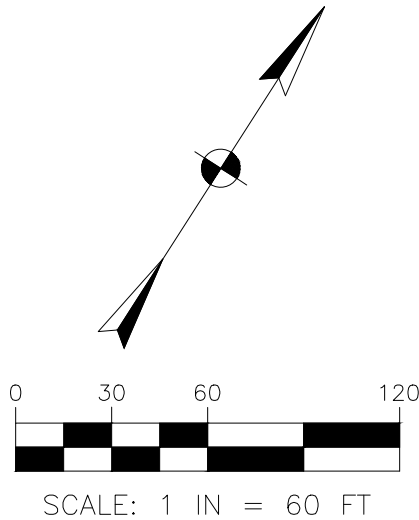
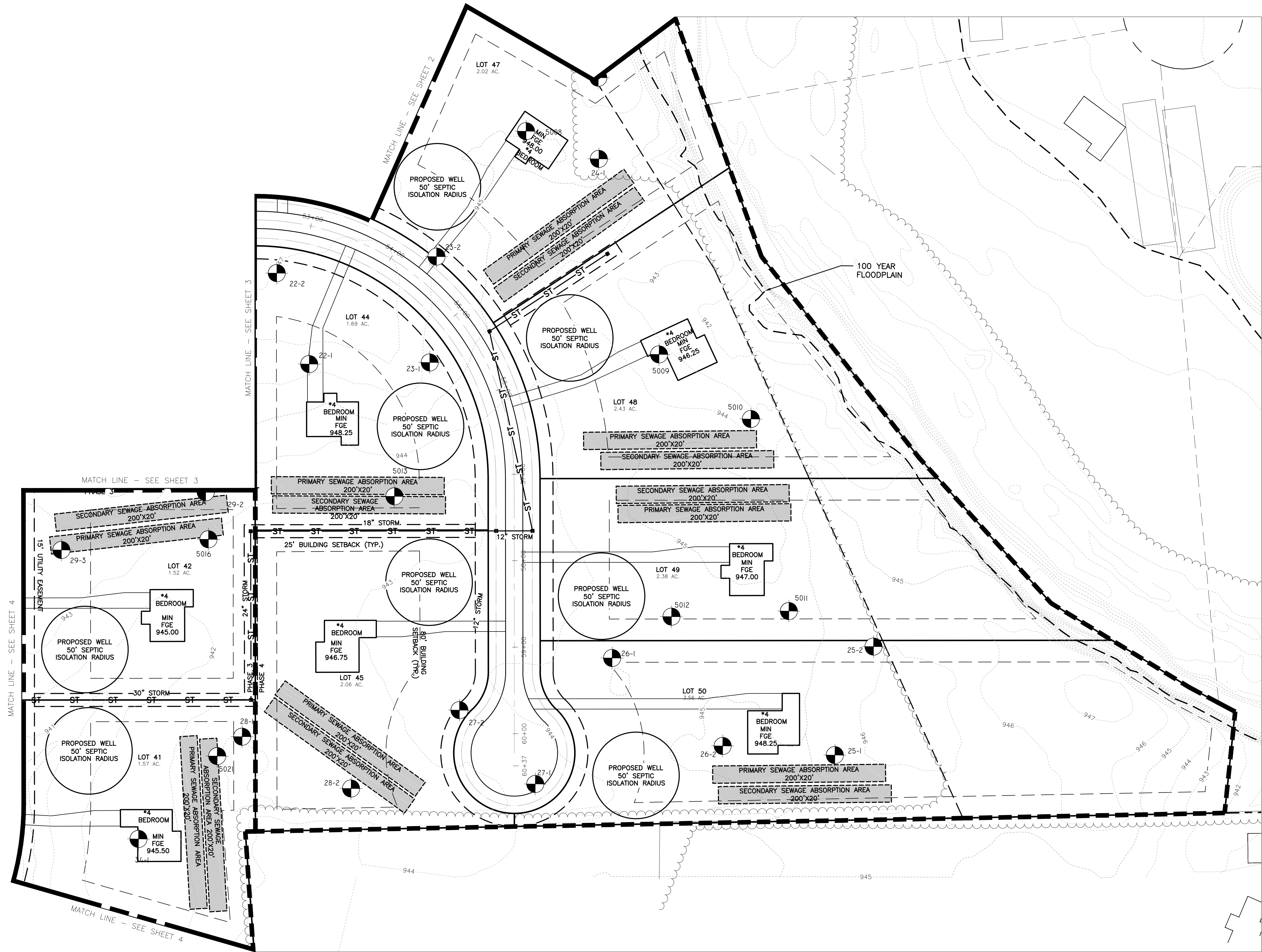
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF STATE ROUTE 736 AS BEING S 32°08'12" E., ALSO BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM AND THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE.



KEY MAP

18		19			
ON SITE SEWAGE PLAN PHASES II-IV		DARBY BRAESIDE PRELIMINARY PLAN PHASE 2-4 UNION COUNTY OHIO		CITY OF PLAIN CITY, OHIO	
PREPARED FOR:		DARBY BRAESIDE, LLC			
				TECHNICAL SKILL. CREATIVE SPIRIT.	
				1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614-414-1222 FAX: 685-488-7340	
				PROJECT DATE: 11/07/2017	
				PROJECT NO.: 03260001	
				DRAWN BY: DJ	
				CHECKED BY: RV	
				www.MannikSmithGroup.com	
				DESCRIPTION	

L:\Projects\Projects A-E\0326001\CAD\SHETS\16 - SEPTIC PLAN.dwg - Last printed 11/22/2017 2:23 PM



KEY MAP

SEPTIC NOTES

NO BUILDINGS OR PAVEMENT SHALL BE CONSTRUCTED WITHIN 10' OF THE SEPTIC LEACH FIELD.

ANY LEACH FIELD WITHIN THE LIMITS OF TREES SHALL BE CLEAR CUT PRIOR TO CONSTRUCTION OF THE LEACH FIELD

INDIVIDUAL SITE/PLOT PLANS SHALL BE APPROVED BEFORE FINAL PERMIT WILL BE ISSUED.


NEAREST ADDRESS

THE NEAREST ESTABLISHED ADDRESS: 12975 WYCLIFFE DRIVE PLAIN CITY, OH 43064

BENCHMARKS

THE ELEVATIONS ARE BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM. THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NORTH AMERICAN DATUM OF 1983, ALSO KNOWN AS NAD83 (2011 ADJUSTMENT), WITH A NAVD88.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER LINE OF STATE ROUTE 736 AS BEING S 32°08'12" E., ALSO BASED ON GPS OBSERVATIONS USING THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION VRS SYSTEM AND THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE.

19		ON SITE SEWAGE PLAN PHASES II-IV		CITY OF PLAIN CITY, OHIO DARBY BRAESIDE PRELIMINARY PLAN PHASE 2-4 UNION COUNTY OHIO		PREPARED FOR: DARBY BRAESIDE, LLC		 TECHNICAL SKILL, CREATIVE SPIRIT. www.MannikSmithGroup.com		<div>PROJECT NO.: 03260001 PROJECT DATE: 11/07/2017 DRAWN BY: DJ CHECKED BY: RV</div> <div>1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614-414-4222 FAX: 685-488-7340</div>		NO.		DATE		BY		DESCRIPTION	
19																			



**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

November 6, 2019

Public Service with integrity

Bradley Bodenmiller
James A. Rhodes Conference Center
10820 State Route 347
East Liberty, Ohio 43319

Re: Darby Braeside Subdivision
Preliminary Plat Extension

Brad,

We have completed our review for the request for extension of the above referenced preliminary plat, received by our office on October 29, 2019. We recommend that the plat be extended with the modifications recommended in the previously approved preliminary plat extension letter from our office in 2015. That letter is attached.

Construction has been completed on the first and second phases of the subdivision (lots #1 through #21), so some of the items on the referenced letter may no longer be applicable.

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

Sincerely,

Bill Narducci, P.E.
Assistant County Engineer
Union County Engineer

Enc: Darby Braeside Preliminary Plat Extension Comment Letter from UCE Office – August 31, 2015

Cc: Aaron Smith, LUC (via email)



Staff Report – Johnson Township Zoning Amendment

Jurisdiction:	Millcreek Township Zoning Commission c/o Ron Todd P.O. Box 157 Ostrander, OH 43061 zoning@millcreektwp.com (937)644-3449
Request:	Review of Millcreek Township Zoning Resolution text amendment, initiated by the Zoning Commission. The amendment adds language to the supplementary district regulations to address agritourism.
Location:	Millcreek Township is in Union County.

Staff Analysis:	<p>ORC stipulates that there are four allowable factors that a township may regulate when it comes to agritourism.</p> <ol style="list-style-type: none">1) Size of a structure used primarily for agritourism.2) Size of the parking areas that may be required.3) Setback building lines for structures used primarily for agritourism.4) Egress or ingress. <p>The proposed text requires the agritourism provider to provide information to the zoning administrator in order to determine the use, which is necessary in determining if the operation meets the requirements to be considered agritourism. (Zoning Resolution sections 10951.01, 10951.02, 10951.03)</p> <p>The proposed text also does not attempt to regulate agritourism outside of the four factors mentioned above.</p> <ol style="list-style-type: none">1) Section 10951.04 addresses size of structure2) Section 10951.06 addresses size of parking areas3) Section 10951.05 addresses building setback lines4) Section 10951.07 addresses egress or ingress. <p>ORC also gives definitions for Agritourism, Agritourism Provider, Farm, Agricultural Production, and Conservation Practices. The proposed text copies those definitions exactly. Staff reviewed the Zoning Resolution Article X -</p>
------------------------	---



Staff Report – Johnson Township Zoning Amendment

	<p>Supplementary District Regulations, and found that sections contained within do not contain their own definitions. Staff recommends placing the definitions in Article XX – Definitions to remain consistent with how definitions are provided in the Zoning Resolution.</p> <p>Prosecutor's Office A copy of this proposal was forwarded to the County Prosecutor's Office for consideration and comment. There were no concerns voiced.</p> <p>10950.02 states that if the provider meets the requirements set forth in the agritourism section, it would be exempt from obtaining a zoning certificate. However, section 10950.03 states that a Declaration of Intent – Agricultural Exemption form must be submitted in lieu of obtaining a certificate. The Prosecutor's office approves of this method, but also stated that it could be done in other ways, such as the conditional use process, as long as it was listed as a conditional use in ALL districts. Staff has been working with Taylor Township, Union County, on Agritourism and the approach used there is the conditional use process. Staff and the Prosecutor's office agree that either process is acceptable, and Millcreek Township has been provided with language consistent with the conditional use method.</p>
Staff Recommendations:	<p>Staff recommends <i>APPROVAL WITH MODIFICATIONS</i>, as noted in the staff report, of the proposed zoning amendment.</p> <p>The Township should consider placing the definitions in Article XX - Definitions.</p>
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: October 24, 2019 Township: Millcreek Township

Amendment Title: 10950 - Agritourism

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

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

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

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



October 24, 2019

Aaron Smith
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty OH 43319

Dear Mr. Smith

Attached please find a Zoning Text Amendment Checklist and supporting materials relating to proposed text amendments to the existing Millcreek Township, Union County, Zoning Resolution.

Millcreek Township would like this text amendment to be added as a brand-new section under ARTICLE X - SUPPLEMENTARY DISTRICT REGULATIONS: **10950-Agritourism**. This resolution has been compiled in public meetings by the Millcreek Township Zoning Commission. Agritourism is a field that is growing in popularity as producers try to diversify and increase profits. By combining agriculture and tourism, agritourism offers new sources of revenue and Millcreek wants to be proactive in having code in place as the demand increases.

The Millcreek Township Zoning Commission will hold a public hearing on Tuesday, November 19, 2019 at 7:00 pm prior to the Zoning Commission sending recommendations to the Millcreek Township Trustees, per ORC requirements.

The text submitted shows all new wording in black, since this is a whole new section with no previous text/wording, there is nothing to bold or highlight or to show comparison or changes to a previous text.

I will serve as the Township point of contact, Ron Todd, zoning@millcreektwpohio.com or via cell 937-644-3449.

Please let me know if you need any additional information. We look forward to LUC RPC input and thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Todd', written over a light blue horizontal line.

Ron Todd
Zoning Administrator

10950 – AGRITOURISM

10950.01 - Purpose & Intent: The goal of this section is to ensure the land use offers safeguards with respect to the rights and enjoyment of neighboring property owners, general safety, and the appearance of the community. It is important to preserve and promote agriculture as a suitable and necessary aspect of land development and as a component of the development of Township character. The standards herein are meant to minimize conflicts; safeguard life, health, property, safety, and public welfare while encouraging creativity, variety and compatibility and protection of the Township's rural character as articulated in the Comprehensive Land Use and Growth Plan.

The four allowable factors a township may regulate per O.R.C. 519.21 (C) (4) are: 1) Size of a structure used primarily for agritourism, 2) Setback building lines for structures used primarily for agritourism; 3) Size of the parking areas that may be required; and 4) Egress or ingress.

10950.02 – Exemption: Agritourism, as set forth in this section, shall be exempt from obtaining a zoning certificate so long as the structure and/or activity meets the requirements set forth in this code section.

10950.03 – Exemption Application Required: An applicant claiming an Agritourism exemption shall submit a Declaration of Intent – Agricultural Exemption form to the township in lieu of obtaining a zoning certificate.

The structure and/or activity being exempted will not be required to have a permit on file and no fee will be required.

10951.00 – REQUIREMENTS FOR AGRITOURISM: In the interest of the public health and safety, no agritourism operation shall be permitted unless the following conditions have been satisfied:

10951.01 The agritourism provider shall provide evidence the farm on which the agritourism operation is proposed is ten (10) acres or more in area.

- a) If such farm is less than ten (10) acres,
 - i. evidence shall be provided that such farm is currently enrolled in the Current Agricultural Use Value (CAUV) program,
- OR
- ii. produces an average yearly gross income of at least twenty-five hundred dollars (\$2,500) from agricultural production.

10951.02. The agritourism provider shall identify the educational, entertainment, historical, cultural and/or recreational relationship of the agritourism operation to the existing agricultural use of the property and the surrounding agricultural community in general.

- a) The Zoning Administrator shall determine the stated use is reasonably related to the agricultural use.

10951.03. The agritourism provider shall submit a floor plan of the structure to be used for agritourism activities and a site plan of the property illustrating all structures, setbacks from property lines for all structures and any existing or proposed well and/or on-site wastewater disposal system area(s) on the property.

10951.04 The size for any structure used primarily for agritourism activities shall not exceed 5,000 (Five thousand) square feet.

10951.05 Structures used primarily for agritourism activities shall be set back at least one hundred (100) feet from any adjacent property line.

10951.06 The agritourism operator shall provide off-street parking in accordance with township off-street parking regulations as set forth in Section 12260.

- a) The agritourism operator shall not, however, be required to pave or otherwise improve off-street parking areas.

10951.07 The agritourism operator shall provide ingress and egress via access points on a public road as approved by the Township Zoning Inspector, County Engineer or Ohio Department of Transportation, depending on the jurisdiction of the road being accessed.

- a) Such ingress and egress shall be designed to accommodate emergency vehicle access to the satisfaction of the fire department.
- b) Point of ingress and egress to the agritourism activity shall be located at least one hundred (100) feet from the right-of-way of the intersection of any two (2) streets.

10952.00.

Nothing herein is intended to relieve compliance requirements or conflict with other relevant local, state or federal restrictions.

The agritourism provider shall provide proof of compliance with and approval by all applicable State and/or County agencies, such as Health Department for proper and adequate sanitation, Fire Department for applicable fire safety regulations, etc. as needed and as related to the operation of a business.

10953.00. DEFINITIONS: The following definitions apply to this section:

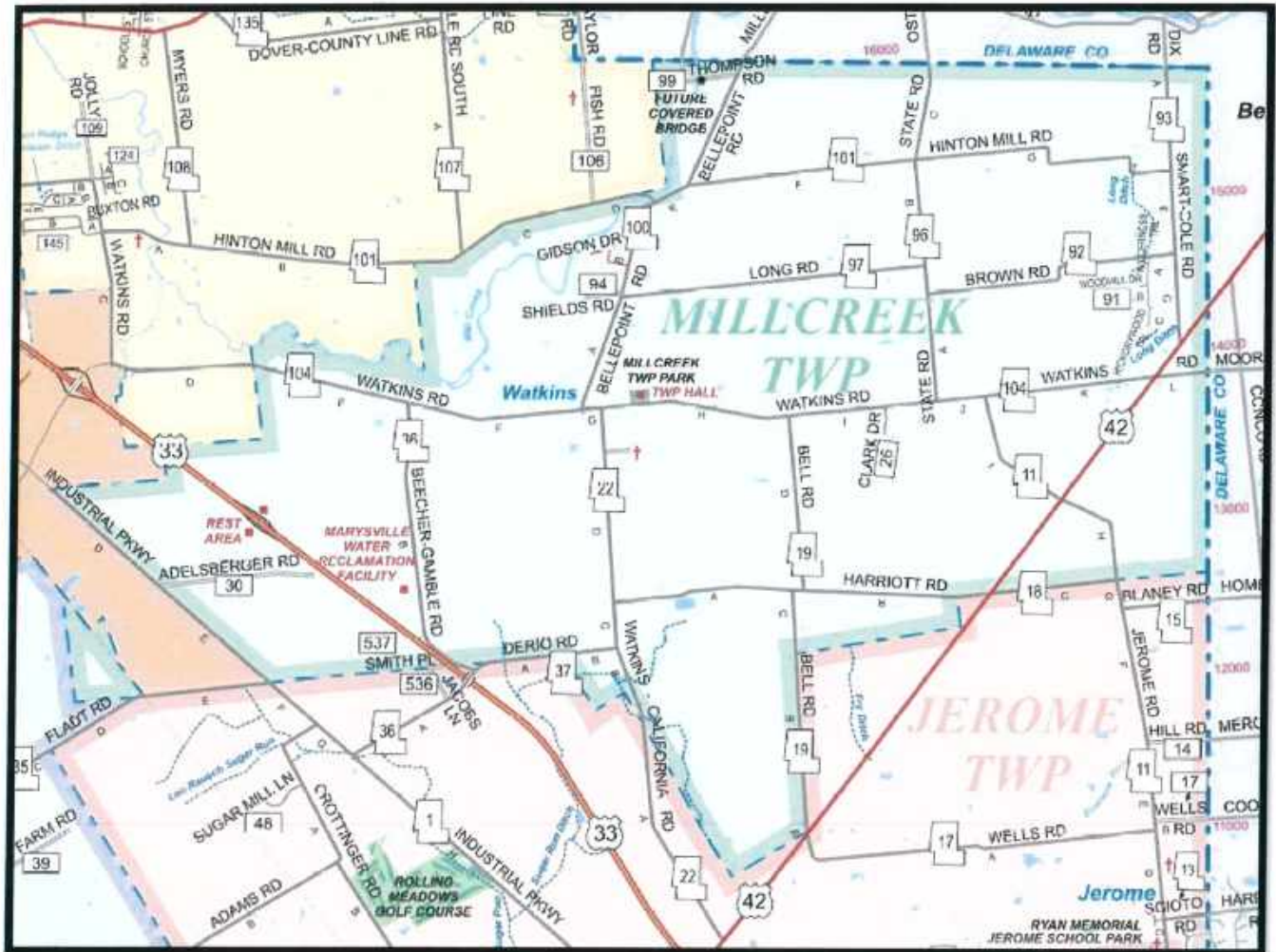
- a. **AGRITOURISM:** An agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites

members of the general public to observe, participate in, or enjoy that activity

- b. **AGRITOURISM PROVIDER:** A person who owns, operates, provides, or sponsors an agritourism activity or an employee of such a person who engages in or provides agritourism activities whether or not for a fee.
- c. **FARM:** Land that is composed of tracts, lots, or parcels totaling not less than ten (10) acres devoted to agricultural production or totaling less than ten (10) acres devoted to agricultural production if the land produces an average yearly gross income of at least twenty-five hundred dollars (\$2,500) from agricultural production.
- d. **AGRICULTURAL PRODUCTION:** Commercial animal or poultry husbandry, aquaculture, algaculture meaning the farming of algae, apiculture, animal husbandry, or poultry husbandry; the production for a commercial purpose of timber, field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth; land devoted to biodiesel production, biomass energy production, electric or heat energy production, or biologically derived methane gas production if the land on which the production facility is located is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use, provide that at least fifty per cent of the feedstock used in the production was derived from parcels of land under common ownership or leasehold. Agricultural production includes conservation practices, provided that the tracts, lots, or parcels of land or portions thereof that are used for conservation practices comprise not more than twenty-five per cent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed under Section 929.02 of the Revised Code.
- e. **CONSERVATION PRACTICES:** Practices used to abate soil erosion as required in the management of the farming operation, and include, but are not limited to, the installation, construction, development, planting, or use of grass waterways, terraces, diversions, filter strips, field borders, windbreaks, riparian buffers, wetlands, ponds, and cover crops for that purpose.

MILLCREEK TOWNSHIP ZONING RESOLUTION

UNION COUNTY, OHIO



Prepared By:
Millcreek Township Zoning Commission

Effective:
March 9, 2011

Last Amended:
January 7, 2019

ACKNOWLEDGEMENTS

Millcreek Township Board of Trustees:

Keith Conroy
Bill Jordan
William Lynch

Millcreek Township Fiscal Officer:

Joyce Beaver

Millcreek Township Zoning Commission:

Kevin Bryant
Jim Lawrenz
Joni Orders, Chair
Freeman Troyer, Vice Chair
Greg Wisniewski

Millcreek Township Board of Zoning Appeals:

Steve Cameron, Vice Chair
Brian Clark, Alternate
Jason Comstock, Chairman
Jeff Pieper
Charles Still
Jim Teitt
Robert Whitmore, Alternate

Millcreek Township Zoning Administrator:

Joe Clase

Consultant:

Jill Tangeman, Esq.

ARTICLE II	ESTABLISHMENT OF DISTRICTS	7
ARTICLE III	PROVISION FOR OFFICIAL ZONING MAP	8
ARTICLE IV	ADMINISTRATION AND ENFORCEMENT	9
ARTICLE V	NON-CONFORMING USES	22
ARTICLE VI	STANDARD DISTRICT REGULATIONS.....	25
Section 6100	U-1 Farm Residential District	26
Section 6200	R-1 Low Density Residential District.....	28
Section 6500	B-2 Neighborhood Business District.....	30
Section 6750	M-2 Manufacturing District.....	32
Section 6800	EQ Excavation and Quarry District	35
Section 6900	MH Manufactured & Mobile Homes / Mobile Home Parks	40
ARTICLE VII	PLANNED UNIT DEVELOPMENT DISTRICTS	41
Section 7100	PUD - Ownership & Maintenance of Open Space	44
Section 7200	PRD Planned Residential District	46
Section 7300	PCD Planned Commercial and Office District	56
Section 7400	PID Planned Industrial District.....	65
Section 7500	PTCD Planned Town Center District	73
ARTICLE VIII	RESERVED	80
ARTICLE IX	DESIGN STANDARDS	81
Section 9000	Residential Design Standards	81
Section 9500	Commercial Design Standards.....	86
Section 9700	Architectural Review	92
ARTICLE X	SUPPLEMENTARY DISTRICT REGULATIONS.....	96
Section 10010	Required Trash Areas	96
Section 10020	Special Provisions for Residential Uses (home occupations)	96
Section 10030	Setback Requirements for Corner Buildings.....	97
Section 10040	Side and Rear Yard Requirements for Non-residential Uses Abutting Residential Districts	98
Section 10050	Exceptions to Height Regulations (wind turbines)	98
Section 10060	Architectural Projections.....	99
Section 10070	Temporary Buildings	99
Section 10080	Open Storage and Display of Materials and Equipment	99
Section 10090	Junk	99
Section 10100	Private Swimming Pools	99
Section 10200	Ponds.....	100
Section 10300	Common Access Drives (General)	100
Section 10400	Floodplains	101
ARTICLE XI	SIGNS AND ADVERTISING.....	108
ARTICLE XII	PARKING AND STORAGE OF VEHICLES.....	121
ARTICLE XIII	LANDSCAPE, FENCES, WALLS AND HEDGES	126
Section 13000	Landscaping, Trees & Hedges.....	126
Section 13600	Fences.....	132

ARTICLE XIV	TELECOMMUNICATIONS FACILITIES	134
ARTICLE XV	NOISE & LIGHTING	136
ARTICLE XVI	ADULT ENTERTAINMENT FACILITIES.....	139
ARTICLE XVII – XIV	RESERVED	141
ARTICLE XX	DEFINITIONS	142
<u>APPENDICES</u>		
APPENDIX A	APPROVED TREE LIST	165
APPENDIX B	ECONOMIC IMPACT ANALYSIS	167



Zoning & Subdivision Committee

Thursday, November 14, 2019

The Zoning and Subdivision Committee met in regular session on Thursday, November 14, 2019 at 12:46 pm at the LUC East Liberty Office.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Wes Dodds, Ashley Gaver, Charles Hall, Steve McCall, Heather Martin, Bill Narducci, Aaron Smith, and Andy Yoder. Absent members were: Scott Coleman, Tammy Noble, Tom Scheiderer, and Jeff Stauch.

Guests included: Adam Moore, City of Marysville; Todd Freyhof; Wayne Ballantyne, Darby Braeside; Randy VanTilburg, Mannik & Smith; Ron Todd, Millcreek Township.

Wes Dodds chaired the Zoning & Subdivision Committee Meeting.

Andy Yoder moved a motion to approve the minutes from the October 10 meeting as written and Steve McCall seconded. All in favor.

1. Review of Darby Braeside Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Bill Narducci – They've shown progress by developing the first two phases. I have no additional comments.
 - Bill Narducci moved a motion to recommend approval of the Darby Braeside Preliminary Plat Extension with staff comments and Steve McCall seconded. All in favor.
2. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Tyler Bumbalough – If there is an exception granted, how do they regulate?
 - Aaron Smith – So if they're exempt, there are no regulations; but they as part of applying for the exemption, they have to prove that they meet the requirements as stated in the text.
 - Ron Todd – We would verify and check with the county to make sure there isn't a traffic impact in the area.
 - Andy Yoder – Is there anything on the schedule that states the number of parking spaces required?
 - Aaron Smith – It would be in their text.
 - Tyler Bumbalough – They're exempt from a zoning certificate, but they'll get a paper saying they'll comply? So that just dodges the fee for applying?
 - Ron Todd – The zoning commission feels comfortable right now with that.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Aaron Smith – The exemption process is definitely a hands-off approach, whereas with agriculture, it follows that. It allows agriculture and agritourism to flourish.
- Todd Freyhof – Does a concert fall into that?
 - Brad Bodenmiller – That's a controversial agriculture question at this time; the question of wedding barns is getting worked out in the courts.
- Andy Yoder – Even with the exemption, they would be regulated by everything else? Those rules apply regardless regarding the structure?
 - Brad Bodenmiller – The way I understand it, when they apply with the exemption, the zoning inspector verifies the proposal attached to the form complies with the agritourism requirements like parking area and setback requirements.
- Adam Moore – What are they being exempt from?
 - Brad Bodenmiller – The use of the property.
 - Aaron Smith – It is an use exemption.
- Tyler Bumbalough – If it's something different than agriculture, they can still do it?
 - Aaron Smith – That's a case by case basis because of structures and what the property is currently being used as and if it falls under the agriculture exemption, the zoning inspector would make that call.
 - Ron Todd – This is going to be a living document with change. We want to make sure we're not stepping on the agriculture side. We believe it is a case by case basis.
 - Wes Dodds – We live and learn and it changes over time.
- Andy Yoder moved a motion to accept the staff's recommendation of approval of the Millcreek Township Zoning Text Amendment and Ashley Gaver seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:01 pm with Steve McCall moving a motion to adjourn and Andy Yoder seconded. All in favor.