



Zoning & Subdivision Committee
Thursday, November 10, 2016, 12:30 pm

- Minutes from last meeting of October 13, 2016
 1. Review of Jerome Village GPN-5 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 2. Review of Jerome Village GPN-5 Phase 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Chad Flowers – City of Marysville Planning
Charles Hall – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Vince Papsidero – City of Dublin Planning Director
Tom Scheiderer – Jefferson Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Dave Gulden – LUC
Heather Martin – LUC
Brad Bodenmiller – LUC



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

Applicant:	<p>Epcon Jerome, LLC. c/o Todd Pomorski 500 Stonehenge Parkway Dublin, OH 43017 tpomorski@epconcommunities.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com</p>
Request:	Approval of The Courtyards at Jerome Village, Phase 2 AKA Glacier Park Neighborhood, Section 5 (GPN-5), Phase 2 – Final Plat.
Location:	Located in the northwest corner of the intersection of Hyland-Croy Road and Ryan Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 0.988 acres of land and proposes 4 duplex dwelling units on 4 lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 0.349 acres in <i>private</i> right-of-way ○ 0.382 acres in multi-family residential lots ○ 0.257 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water service ○ Eversole Run Sewer District collection and City of Marysville public treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The Preliminary Plat was approved on 03-10-16. It was shown as three phases. However, this Final Plat is only a <i>portion</i> of Phase 1 and 2. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 11-04-16. The Engineer’s Office did not recommend approval, but suggested its comments could be addressed by the 11-10-16 LUC meetings.
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Staff Report – The Courtyards at Jerome Village AKA GPN-5

The Engineer's Office reported that the Construction Drawings were approved and a performance bond is pending a decision by the Commissioners. Comments from the Engineer's Office are below:

1. We have been working with the development team to establish an equitable process to determine developer contributions for offsite traffic improvements caused by the Jerome Village development. We have generated a memorandum of Understanding to capture the intent of this process, and are working to determine the details of these contributions. Through recent discussions, we have verbally agreed to a dollar amount for this mitigation and are currently in the process of drafting a final infrastructure agreement memorializing the process, offsite intersections involved and financial breakdown. We will continue to work through this process during final construction design and platting, and have the ability to withhold approvals at these phases of development should these discussions break down.
2. Sheet 1: The overall acreage in the situate description is 0.988 acres, not 0.731 acres.
3. Sheet 2: The bearing on the northern phase boundary should be directed north and east, not south and west.
4. Sheet 2: Enlarge the "DOS C" open space designation and acreage.
5. Sheet 2: The adjoiner should reference the Amended Courtyards at Jerome Village Plat, and include pages 392A and 392B.
6. Sheet 2: The adjoiner referencing instrument number 201606160004622 should be moved outside of the phase 1 boundary, as it doesn't reference that area.

• **Union County Soil & Water Conservation District**

- No comments received as of 11-03-16.

• **Union County Health Department**

- No comments received as of 11-03-16. Standard comments from the Health Department are below:



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

	<ol style="list-style-type: none">1. “All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS).”2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”3. “If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS).” <ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ No comments received as of 11-03-2016.• Jerome Township<ul style="list-style-type: none">○ No comments received as of 11-03-2016.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 11-03-2016.• Union Rural Electric<ul style="list-style-type: none">○ Union Rural Electric submitted comments in a letter dated 11-03-16:<ol style="list-style-type: none">1. Sheet 1: Request clarification to use road right-of-way for ingress/egress to easements.2. Sheet 1: Request locations with 10 feet or less of utility easement be granted usage of road right-of-way for temporary work zone.3. Note: The 5 feet utility easement on Sheet 2, lot 1440 is the reason for Sheet 1 clarifications.4. Note: The restrictive easement sizes limit excavating and moving equipment to access and maintain facilities within platted easements until all lots are platted per Preliminary Plat.
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Staff Report – The Courtyards at Jerome Village AKA GPN-5

	<ul style="list-style-type: none"> • LUC Regional Planning Commission <ol style="list-style-type: none"> 1. Sheet 1: Under Jerome Village blanket restrictions #7, is “Phase 2” missing from this restriction? Will there be a provision for designated parking areas? 2. Sheet 2: Specify easement type at back of lots. Note: Minimum width for water/sewer lines is 20 feet (§414). 3. A letter from Jerome Township certifying that the Final Plat conforms with the Township’s zoning is required before any approval of the Final Plat may be granted (§401, §413, 2.). 4. A letter from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements” (§324, 2.; §326; §330).
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<p>Staff Recommendations:</p>	<p>Staff recommends <i>DENIAL</i> of The Courtyards at Jerome Village, Phase 2 AKA Glacier Park Neighborhood, Section 5 (GPN-5), Phase 2 – Final Plat. Although the minor technical items included in this staff report could be incorporated into the Final Plat Mylar for the 11-10-16 LUC meetings, a letter from Jerome Township certifying that the Final Plat conforms with the Township’s zoning is required (§401, §413, 2.) and the outstanding bond or other surety is required (§324, 2.; §326; §330) before staff is comfortable recommending otherwise.</p>
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<p>Z&S Committee Recommendations:</p>	
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Application for Final Plat Approval

Date: _____

Name of Subdivision: _____

Section/Phase: _____ Block _____

Location: _____

Township: _____ Military Survey: _____

Complete Parcel(s) Identification Number (PIN): _____

Has a Preliminary Plat been approved for this subdivision?: Yes ___ No ___ Date: _____

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Acreage w/in Approved Preliminary Plat: _____ Acres

Acreage w/in Section and/or Block: _____ Acres

Number of **APPROVED** lots from Preliminary Plat _____



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Number of Lots **PROPOSED** w/in this Section: _____

Number of **APPROVED** units from Preliminary Plat: _____

Number of Units **PROPOSED** w/in this Section: _____

Typical Lot Width: _____ Feet Typical Lot Area: _____

Single Family Units: _____ Sq. ft Multi-Family Units: _____

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

Recreation facilities to be provided: _____

Approved method of Supplying Water Service: _____

Approved method of Sanitary Waste Disposal: _____

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners? _____

see plat cover sheet attached to submittal

Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? *If no, continue to next question.* _____

If no to the above question, please submit a Performance Bond in accordance with the following:

Has estimated construction cost been submitted by the responsible design engineer? _____

Has estimated construction cost been approved by the County Engineer? _____

Bond has been submitted to County Engineer? _____

Bond approved by County Commissioners? _____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

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



Final Plat Review Checklist

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

N/A



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

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

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

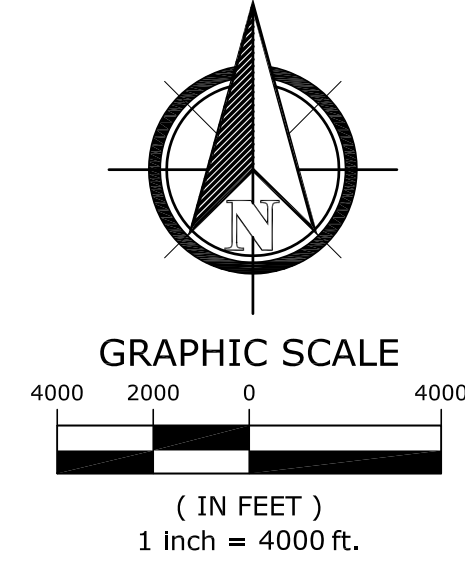
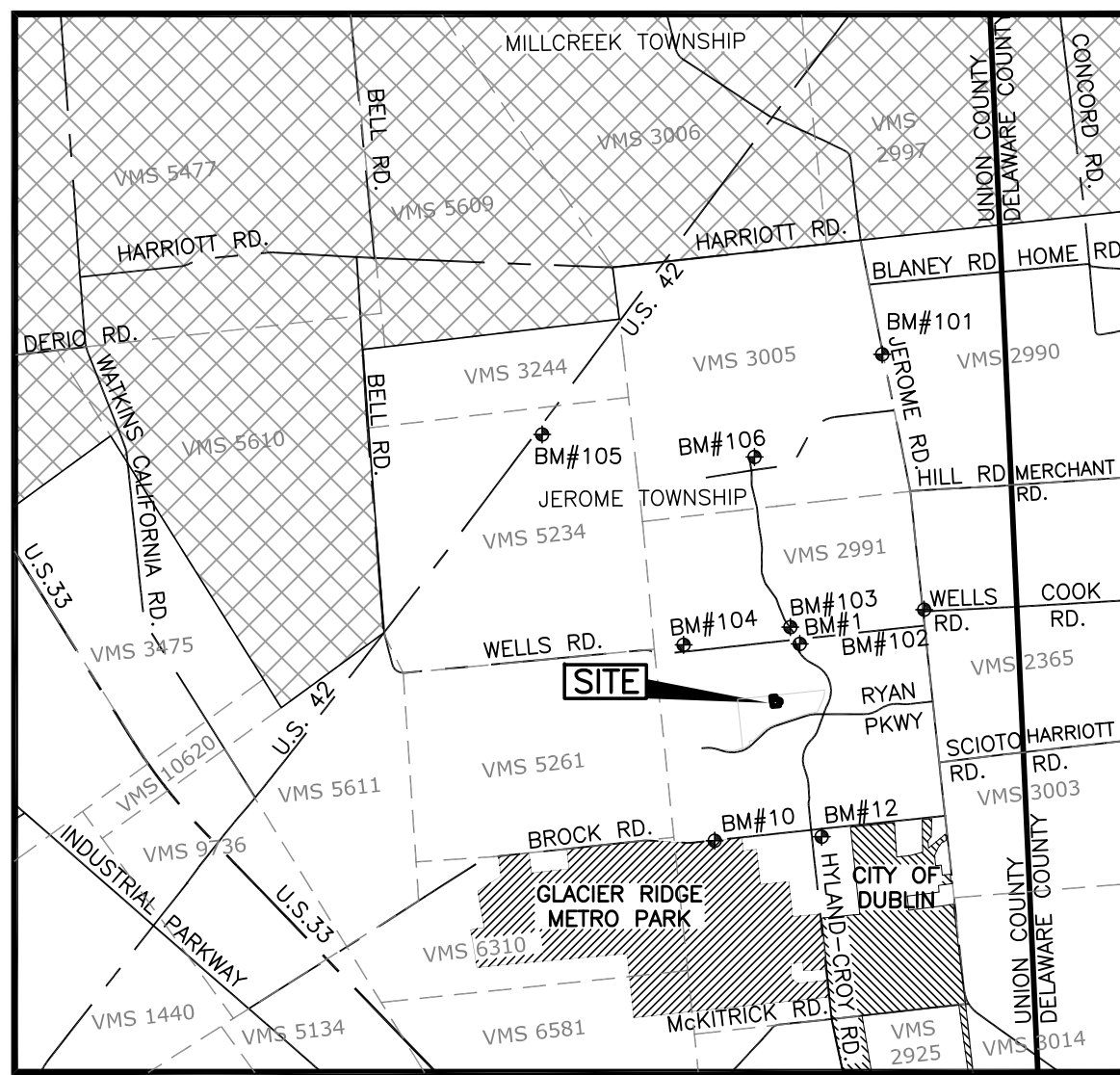
• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

THE COURTYARDS AT JEROME VILLAGE, PHASE 2

LUC. R.P.C. FILE # _____

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

Situated in State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 2991 and being 0.731 acre of land located in that 9,720 acre tract of land as described in a deed to Epcon Jerome, LLC, of record in Instrument #201606160004622, all references herein located in the Recorder's Office, Union County, Ohio.



THE COURTYARDS AT JEROME VILLAGE, PHASE 2 IS SUBJECT TO JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS AS RECORDED IN VOLUME 907 PAGES 572, UNION COUNTY RECORDER'S OFFICE, AS AMENDED, THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS AS RECORDED IN VOLUME 911, PAGE 922, UNION COUNTY RECORDER'S OFFICE AND THE DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR JVCA RECORDED IN VOLUME 859 PAGE 275, UNION COUNTY RECORDER'S OFFICE.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

Residential and Commercial

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

Residential Only

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

Miscellaneous Restrictions/Notes

- This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first getting permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings and trimmings from lawns, 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 ditches, surface swales or underground tile on your property.
- Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Oleander Way and Spicebrush Drive. The owners of the fee simple titles to all of the lots in The Courtyards at Jerome Village Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
- Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of platting, utility service to this subdivision for electric power is provided by Union Rural Electric, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbia Gas.

Jerome Village Blanket Restrictions

- No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Ravenhill Parkway, Wells Road, Ryan Parkway, Brock Road.
- Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on major or minor collector roads. All driveways shall connect to local roads within a sub area.
- All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
- All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection improvement (i.e., turn lane tapers, roundabout tapers, etc.), the intersection improvement shall govern and access restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
- If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
- No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Ravenhill, Ewing, Joshua, or Home Road.
- No on-street parking within The Courtyards at Jerome Village.
- Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
- Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.

Utility Easements

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

Drainage Easements

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

Waterline Easements

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

OWNERSHIP

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

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

SHEET INDEX

Sheet 1 - Title/Signature Sheet
Sheet 2 - Detail Sheet

BASIS OF BEARINGS

The bearings shown hereon are based on the Ohio State Plane System (North Zone) as established by GPS observations.

Area Summary

Right-of-Way (PRIVATE)	0.349	AC
Lots	0.382	AC
Openspace	0.257	AC
Total	0.988	AC

Lot Summary

Duplex Unit	4
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Density

Gross (Lots/Total Area)	4.049	du/ac
Net (Lots/Lot Area)	10.471	du/ac

Minimum Lot Size

Duplex Unit	3,626	SF
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Setbacks

Front Yard	Varies (As noted)
Rear Yard	5 FT
Side Yard	Varies (As noted)

PARCEL BREAKDOWN

Parcel Number	Map/GIS Number	Acres of Parcel
17-0012033.2620	126-00-00-064.004	0.988 AC.

Jerome Village Blanket Notes

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

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. Only areas outside of the right-of-way will be a part of the County Ditch Maintenance Program.

Note D: All dead, diseased, noxious or decayed trees or vegetation, log jams, etc. shall be removed from streams that will be a part of the Union County ditch maintenance 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: Removed (not applicable)

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

Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge of pavement.

Variances

- Variance from the Union County Subdivision Regulations, Section 406, minimum right-of-way widths to allow a 50' right-of-way width for all local street classifications within Jerome Village. Resolution #306-09. Dated 6-11-09.
- Variance to deviate from Union County Subdivision Regulations, Article 4, Section 408.3 - Permanent Dead End Streets and 408.7 - Temporary Turnaround and allow dead end streets and eliminating the need for the turnaround beyond 200'. Resolution #16-091. Dated 3-10-16.
- Variance to deviate from the Union County Subdivision Regulations, Article 4, Section 412 - Blocks. Allowing a block length of less than 500 feet. Resolution #16-092. Dated 3-10-16.
- Variance to deviate from the Union County Technical Design Standards, Article 1, Section 101 - Street Design, Part i - pavement width to deviate from the 28' curb section and install a 26' curb section for all the private streets within The Courtyards at Jerome Village, (aka GPN-5 development). Resolution #16-093. Dated 3-10-16.
- Variance to deviate from Union County Technical Design Standards, Article 1, Section 101 - Horizontal Alignment reduced minimum radii to 100' and Article 2, Section 202 - Rigid Pavement Design to remove 4" drainage layer. Accepted 7-7-16.

SURVEYOR CERTIFICATION:

American Land Surveyors do hereby certify the following:

- The accompanying plat represents a subdivision of land in VMS 2991, Jerome Township, Union County, Ohio.
- The tract has an area of 0.349 acres in streets, 0.382 acres in lots, and 0.257 acres in Reserves making a total of 0.988 acres.
- This plat was prepared based on a field survey performed in August, 2015 by American Land Surveyors, LLC.;
- All dimensions are shown in feet and decimal parts thereof. dimensions shown along curved lines are chord distances;
- This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D dated December 16, 2008.
- Monumentation set at the locations shown hereon consist of a 5/8" inch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription "Jon B. Adcock, S-8461".
- The accompanying plat is a correct representation of The Courtyards at Jerome Village, Phase 2 as surveyed.

Signed and sealed this ____ day of _____, 2016.

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

DEVELOPER:
Epcon Jerome, LLC.
500 Stonehenge Parkway
Dublin, Ohio 43017
Attention: Todd Pomorski

SURVEYOR:
American Land Surveyors
1346 Hemlock Court N.E.
Lancaster, Ohio 43130
Attention: Jon (Brett) Adcock, P.S.

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

In witness thereof, the following have set their hand this ____ day of _____, 2016.

Epcon Jerome, LLC:

By: _____
Joel D Rhodes, Vice President

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO
COUNTY OF UNION
Before me, a Notary Public in and for said County, personally appeared Joel D. Rhodes, Vice President and Operating Officer of Epcon Jerome, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 2016.

Signature: _____ My commission expires: _____
Notary Public

Reviewed this ____ day of _____, 2016: _____
Chairman, Jerome Township Trustees

Approved this ____ day of _____, 2016: _____
Union County Engineer

Approved this ____ day of _____, 2016: _____
County Health Department

Approved this ____ day of _____, 2016: _____
LUC Regional Planning Commission

Approved this ____ day of _____, 2016: _____
Union County Commissioner

Union County Commissioner

Transferred this ____ day of _____, 2016: _____
Union County Auditor

Filed for record this ____ day of _____, 2016, at ____ am/pm.

Recorded this ____ day of _____, 2016 at ____ am/pm in

Plat Book _____, Page _____
Union County Recorder

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

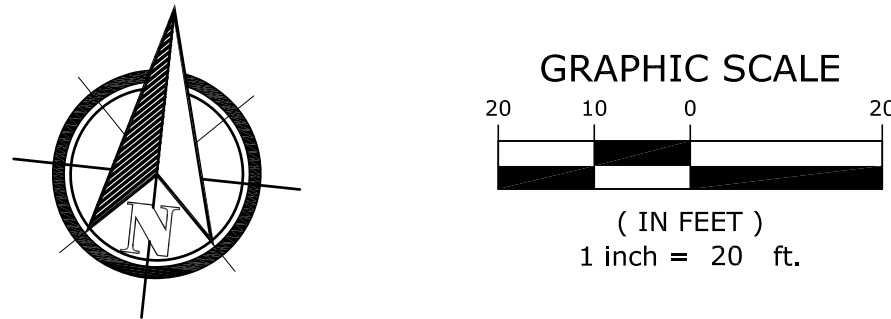
ALS LAND SURVEYORS

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JBA	JBA	JBA
JOB NO.:	16-001	
DATE:	OCTOBER 14, 2016	
SCALE:	N/A	

THE COURTYARDS AT JEROME VILLAGE, PHASE 2

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

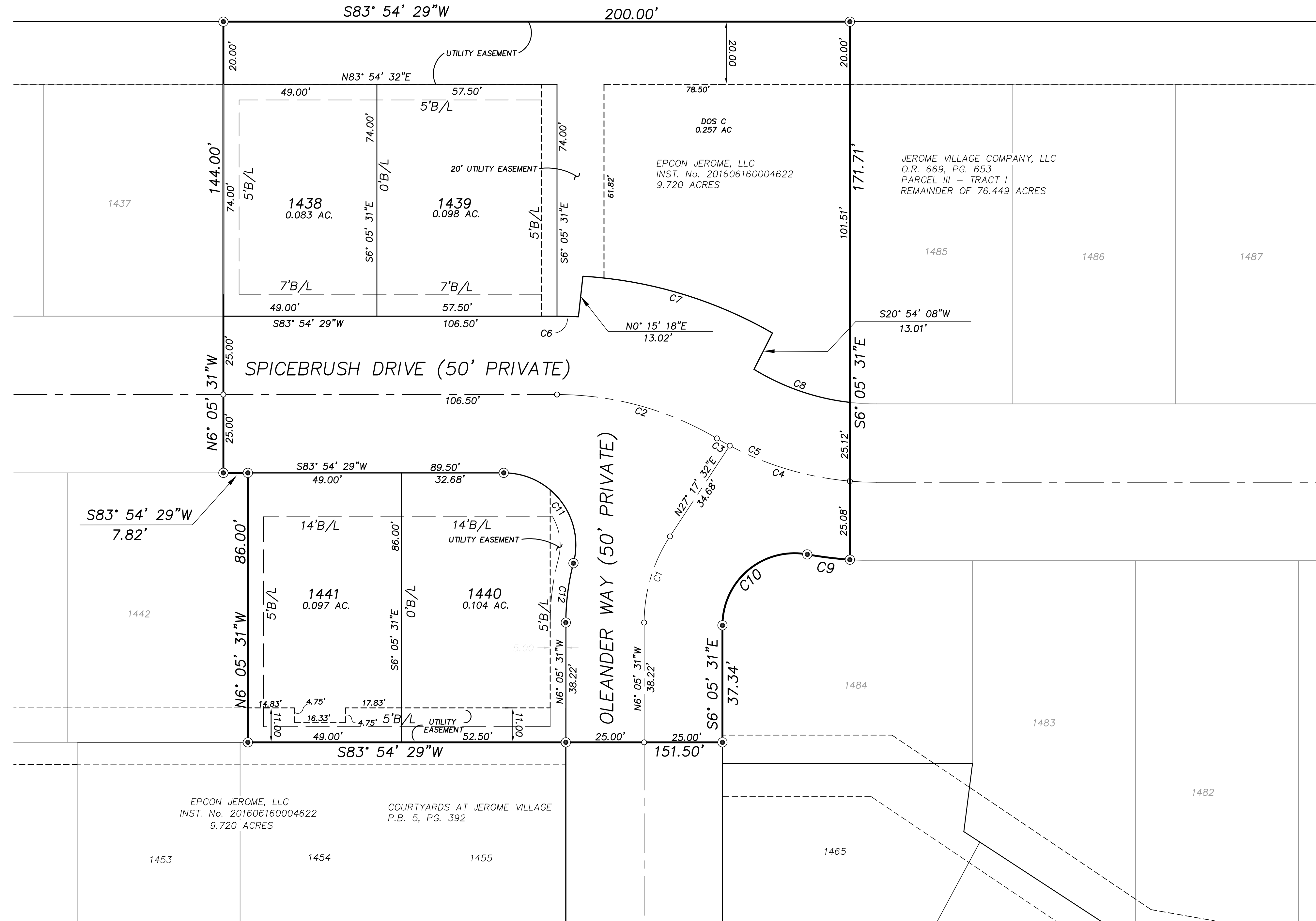


WILLIAM J. AND BARBARA J. RUEGER, TRUSTEES
 31.668 ACRES
 INST. No. 201408280005898
 17-0012017.0000

BASIS OF BEARINGS:

The bearings shown hereon are based on GPS observations in conjunction with the Ohio Department of Transportation VRS Network, being the Ohio State Plane Coordinate System, North Zone, NAD 1983 Horizontal Datum.

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	50.00'	33° 23' 03"	29.13'	S10° 36' 01"W	28.72'
C2	100.00'	30° 41' 00"	53.55'	N80° 45' 01"W	52.92'
C3	100.00'	2° 42' 24"	4.72'	S66° 45' 43"E	4.72'
C4	100.00'	23° 04' 00"	40.26'	S79° 38' 55"E	39.99'
C5	100.00'	25° 46' 24"	44.98'	S78° 17' 43"E	44.60'
C6	125.00'	3° 08' 12"	6.84'	N85° 28' 35"E	6.84'
C7	138.00'	26° 27' 44"	63.74'	S79° 25' 17"E	63.17'
C8	75.14'	24° 53' 06"	32.63'	S77° 03' 48"E	32.38'
C9	125.00'	6° 17' 12"	13.72'	N89° 01' 20"W	13.71'
C10	23.00'	100° 12' 46"	40.23'	S44° 00' 52"W	35.29'
C11	23.00'	104° 38' 49"	42.01'	S43° 46' 06"E	36.41'
C12	75.00'	14° 38' 49"	19.17'	S1° 13' 54"W	19.12'



LEGEND:

● IRON PIN SET - 5/8" X 30" REBAR
 WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"

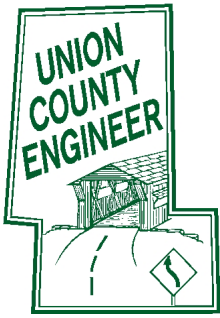
1346 Hemlock Court N.E.
 Lancaster, OH 43130
 Contacts: Brett Adcock
 (740) 654-0600 - Lancaster
 (614) 837-0800 - Columbus
 (740) 455-2200 - Zanesville
 (740) 570-0800 - Newark
 Fax: (740) 654-0604
 www.americanlandsurveyors.com



Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	16-001	
DATE:	OCTOBER 14, 2016	
SCALE:	1"=20'	





**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 4, 2016

Public Service with integrity

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

Re: Final Plat Review
The Courtyards at Jerome Village, Phase 2

Bradley,

We have completed our review for the above final plats, received by our office on October 24, 2016. The construction drawings have been approved by our office. We have requested and received a performance bond for the improvements shown on the plat. Our Prosecutor's Office is reviewing the performance bond and we anticipate gaining Commissioners approval prior to the Executive Committee meeting. In addition, we have the following comments:

1. We have been working with the development team to establish an equitable process to determine developer contributions for offsite traffic improvements caused by the Jerome Village development. We have generated a Memorandum of Understanding to capture the intent of this process, and are working to determine the details of these contributions. Through recent discussions, we have verbally agreed to a dollar amount for this mitigation and are currently in the process of drafting a final infrastructure agreement memorializing the process, offsite intersections involved and financial breakdown. We will continue to work through this process during final construction design and platting, and have the ability to withhold approvals at these phases of development should these discussions break down.
2. Sheet 1 – The overall acreage in the situate description is 0.988 acres, not 0.731 acres.
3. Sheet 2 – The bearing on the northern phase boundary should be directed north and east, not south and west.
4. Sheet 2 – Enlarge the "DOS C" open space designation and acreage.
5. Sheet 2 – The adjoiner should reference the Amended Courtyards at Jerome Village Plat, and include pages 392A and 392B.
6. Sheet 2 – The adjoiner referencing instrument number 201606160004622 should be moved outside of the phase 1 boundary, as it doesn't reference that area.

Due to the outstanding comments, we do not feel comfortable issuing an endorsement of approval at this time. However, due to the nature of the comments, we feel that they can be addressed by the November 10th Zoning and Subdivision Committee/Executive Committee meetings. If you have any questions or concerns, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narducci

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



Jerome Township
Union County, Ohio

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

Jerome Township Zoning Office

November 4, 2016

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

RE.: The Courtyards at Jerome Village Phase 2 AKA Glacier Park Neighborhood Section 5 (GPN-5) Phase 2 –
Final Plat

Dear Brad,

I have reviewed the Final Plat for Phase 2 of The Courtyards at Jerome Village, otherwise known as the Glacier Park Neighborhood, Section 5 (GPN-5) as sent to our office on October 26, 2016. Upon review, the Final Plat as filed seems to comply with the layout of the proposed condominium units approved by the Zoning Commission as part of the Final Development Plan for this section. Our review is limited solely to the issues relating to compliance with the approved zoning, such as the proposed lot count, lot sizes, setbacks, open space percentages, etc. As such the zoning office has no major concerns with the Final Plat as filed. As always, the townships review is limited strictly to zoning related items and does not cover technical related issues such as traffic, access, or site engineering. Please feel free to contact at your convenience with any questions you may have regarding this review or the pending Final Plat Approval.

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


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

Respectfully,

Mark Spagnuolo
Jerome Township Zoning Officer



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 

November 3, 2016

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

RE: UREC comments for The Courtyards at Jerome Village Phase 2 AKA Glacier Park
Neighborhood Section 5 (GPN-5) Phase 2 – Final Plat

Brad,

Union Rural Electric Cooperative has reviewed and noted comments per paper drawings
received 10/24/16. Drawing set of 2 sheets issued as The Courtyards at Jerome Village,
Phase 2, Dated: October 14, 2016:

- 1) Sheet 1 of 2
 - a) Request clarification to use road right-of-way for ingress and egress to said
platted utility easements.
 - b) Request locations with 10 feet or less of utility easement be granted usage of
road right-of-way for temporary work zone. (Example: storage of excavated
materials)
 - c) Note: The restrictive easements size limit excavating and moving equipment
to access and then maintain electrical facilities within the platted easements
until all lots are platted per Preliminary Plat Phase 1 drawing.

- 2) Sheet 2 of 2
 - d) The 5 feet utility easement on lot 1440 is the reason for requested clarification
on sheet 1 above.
 - e) Noted lot number changes.

UREC request a copy of the updated AutoCAD drawing for complete development with
lot number changes.

UREC has no additional comments.

Respectfully,

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



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

Applicant:	<p>Epcon Jerome, LLC. c/o Todd Pomorski 500 Stonehenge Parkway Dublin, OH 43017 tpomorski@epconcommunities.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com</p>
Request:	Approval of The Courtyards at Jerome Village, Phase 3 AKA Glacier Park Neighborhood, Section 5 (GPN-5), Phase 3 – Final Plat.
Location:	Located in the northwest corner of the intersection of Hyland-Croy Road and Ryan Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 2.965 acres of land and proposes 12 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 0.901 acres in <i>private</i> right-of-way ○ 1.355 acres in single-family residential lots ○ 0.709 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water service ○ Eversole Run Sewer District collection and City of Marysville public treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The Preliminary Plat was approved on 03-10-16. It was shown as three phases. However, this Final Plat is only a <i>portion</i> of Phase 1. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 11-04-16. The Engineer’s Office did not recommend approval, but suggested its comments could be addressed by the 11-10-16 LUC meetings.
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Staff Report – The Courtyards at Jerome Village AKA GPN-5

The Engineer's Office reported that the Construction Drawings were approved and a performance bond is pending a decision by the Commissioners. Comments from the Engineer's Office are below:

1. We have been working with the development team to establish an equitable process to determine developer contributions for offsite traffic improvements caused by the Jerome Village development. We have generated a memorandum of Understanding to capture the intent of this process, and are working to determine the details of these contributions. Through recent discussions, we have verbally agreed to a dollar amount for this mitigation and are currently in the process of drafting a final infrastructure agreement memorializing the process, offsite intersections involved and financial breakdown. We will continue to work through this process during final construction design and platting, and have the ability to withhold approvals at these phases of development should these discussions break down.
2. Sheet 1: The overall acreage in the situate description is 2.965 acres, not 0.731 acres.
3. Sheet 2: Revise the lineweights similar to other phases so there is a differentiation between build lines, easements, lot lines, etc.
4. Sheet 2: the adjoiner should reference the Amended Courtyards at Jerome Vilalge Plat, and include pages 392A and 392B.
5. Sheet 2: The adjoiner area labeled "P-130 N" should be labeled "DOS-A."
6. The length annotation on the 10' easement line south of lot 1461 appears to be incorrect.

• Union County Soil & Water Conservation District

- No comments received as of 11-03-16.

• Union County Health Department

- No comments received as of 11-03-16. Standard comments from the Health Department are below:
 1. "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home,



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

	<p>business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS).”</p> <ol style="list-style-type: none">2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”3. “If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS).” <ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ Per an email dated 11-03-2016, the City of Marysville had no comments.• Jerome Township<ul style="list-style-type: none">○ No comments received as of 11-03-2016.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 11-03-2016.• Union Rural Electric<ul style="list-style-type: none">○ Union Rural Electric submitted comments in a letter dated 11-03-16:<ol style="list-style-type: none">1. Sheet 1: Request clarification to use road right-of-way for ingress/egress to easements.2. Sheet 1: Request locations with 10 feet or less of utility easement be granted usage of road right-of-way for temporary work zone.3. Sheet 2: Request utility easement between lots 1407 and 1425 extend north to Spicebrush Drive right-of-way.4. Sheet 2: Request clarification for rear lot easements being 10 feet or 11 feet on lots: 1461, 1462, 1463, 1464, and DOS D.5. Note: The restrictive easement sizes limit excavating and moving equipment to access and
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Staff Report – The Courtyards at Jerome Village AKA GPN-5

	<p>maintain facilities within platted easements until all lots are platted per Preliminary Plat.</p> <ul style="list-style-type: none"> • LUC Regional Planning Commission <ol style="list-style-type: none"> 1. Sheet 1: Under Jerome Village blanket restrictions #7, will there be a provision for designated parking areas? 2. Add building setback dimension on lots 1448 (west) and 1464 (north) (§323, 1.). 3. Sheet 2: Specify easement type at back of lots. Note: Minimum width for water/sewer lines is 20 feet (§414). 4. Sheet 2: Label easements along Ryan Parkway (§414). 5. A letter from Jerome Township certifying that the Final Plat conforms with the Township’s zoning is required before any approval of the Final Plat may be granted (§401, §413, 2.). 6. A letter from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements” (§324, 2.; §326; §330).
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<p>Staff Recommendations:</p>	<p>Staff recommends <i>DENIAL</i> of The Courtyards at Jerome Village, Phase 3 AKA Glacier Park Neighborhood, Section 5 (GPN-5), Phase 3 – Final Plat. Although the minor technical items included in this staff report could be incorporated into the Final Plat Mylar for the 11-10-16 LUC meetings, a letter from Jerome Township certifying that the Final Plat conforms with the Township’s zoning is required (§401, §413, 2.) and the outstanding bond or other surety is required (§324, 2.; §326; §330) before staff is comfortable recommending otherwise.</p>
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<p>Z&S Committee Recommendations:</p>	
--	--



Application for Final Plat Approval

Date: _____

Name of Subdivision: _____

Section/Phase: _____ Block _____

Location: _____

Township: _____ Military Survey: _____

Complete Parcel(s) Identification Number (PIN): _____

Has a Preliminary Plat been approved for this subdivision?: Yes ___ No ___ Date: _____

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Acreage w/in Approved Preliminary Plat: _____ Acres

Acreage w/in Section and/or Block: _____ Acres

Number of **APPROVED** lots from Preliminary Plat _____



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Number of Lots **PROPOSED** w/in this Section: _____

Number of **APPROVED** units from Preliminary Plat: _____

Number of Units **PROPOSED** w/in this Section: _____

Typical Lot Width: _____ Feet Typical Lot Area: _____

Single Family Units: _____ Sq. ft Multi-Family Units: _____

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

Recreation facilities to be provided: _____

Approved method of Supplying Water Service: _____

Approved method of Sanitary Waste Disposal: _____

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners?
see attached _____

Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? *If no, continue to next question.* _____

If no to the above question, please submit a Performance Bond in accordance with the following:
Has estimated construction cost been submitted by the responsible design engineer? _____
Has estimated construction cost been approved by the County Engineer? _____
Bond has been submitted to County Engineer? _____
Bond approved by County Commissioners? _____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Final Plat Review Checklist

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

N/A



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

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

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

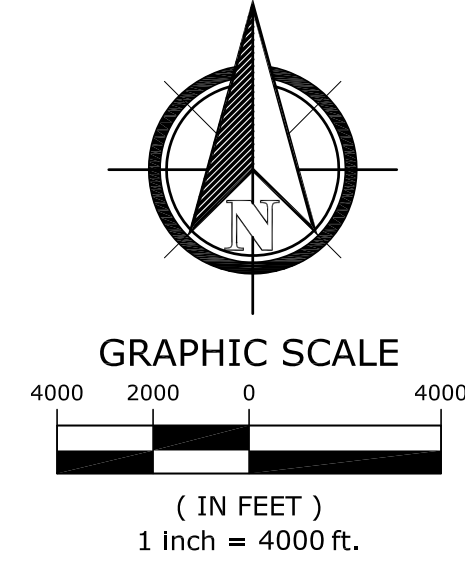
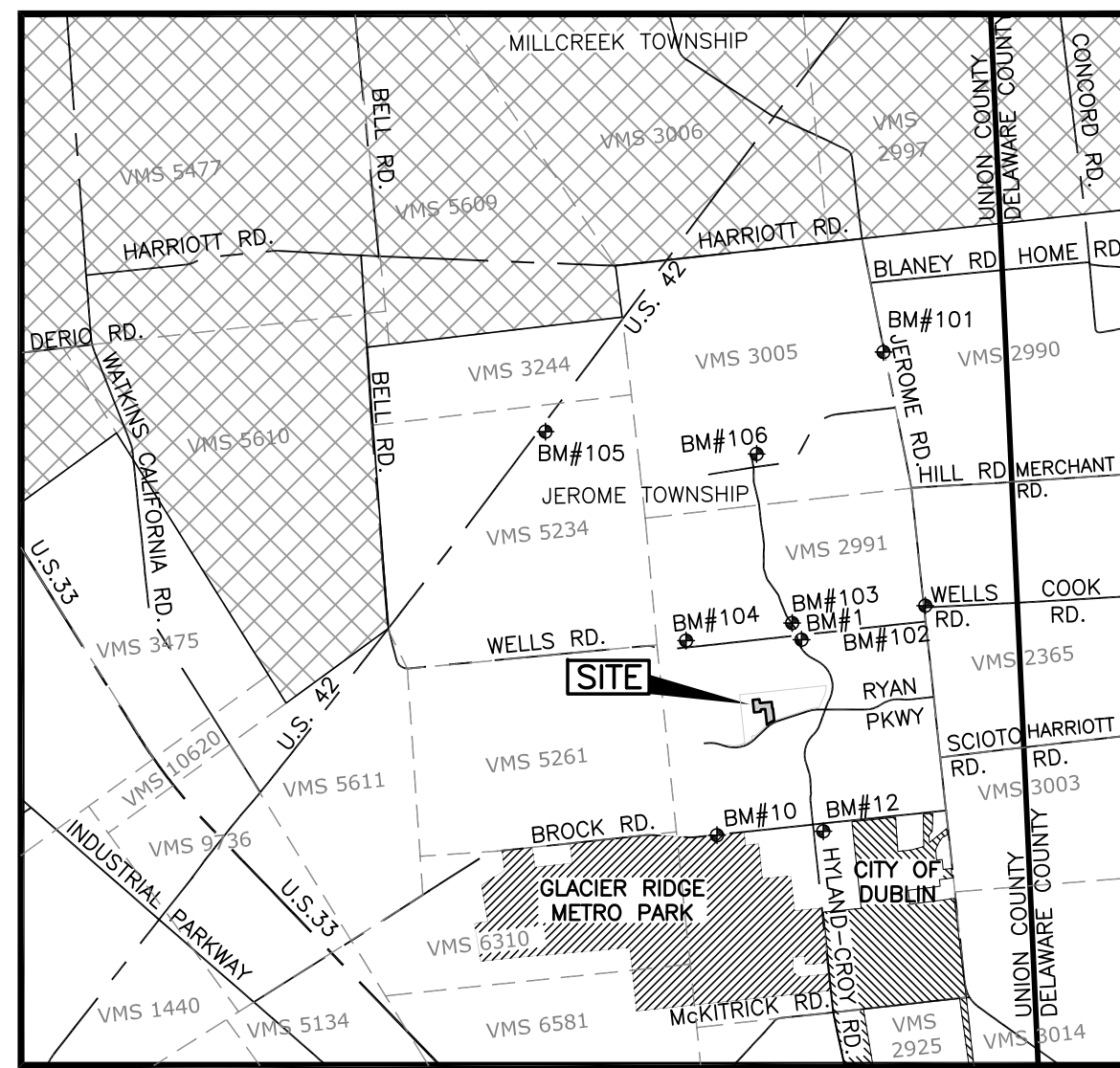
• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

THE COURTYARDS AT JEROME VILLAGE, PHASE 3

LUC. R.P.C. FILE # _____

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

Situated in State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 2991 and being 0.731 acre of land located in that 9.720 acre tract of land as described in a deed to Epcon Jerome, LLC, of record in Instrument #201606160004622, all references herein located in the Recorder's Office, Union County, Ohio.



SHEET INDEX
Sheet 1 - Title/Signature Sheet
Sheet 2 - Detail Sheet

BASIS OF BEARINGS
The bearings shown hereon are based on the Ohio State Plane System (North Zone) as established by GPS observations.

Area Summary		
Right-of-Way (PRIVATE)	0.901	AC
Lots	1.355	AC
Openspace	0.709	AC
Total	2.965	AC

Lot Summary		
Single Unit	12	

Density		
Gross	(Lots/Total Area)	4.047 du/ac
Net	(Lots/Lot Area)	8.856 du/ac

Minimum Lot Size		
Single Unit	4,696	SF

Setbacks	Single Unit
Front Yard	Varies (As noted)
Rear Yard	5 FT
Side Yard	5 FT

PARCEL BREAKDOWN		
Parcel Number	Map/GIS Number	Acres of Parcel
17-0012033.2620	126-00-00-064.004	2.965 AC.

Jerome Village Blanket Notes

- Note A: All of Jerome Village is in the flood hazard zone X (areas outside the 500-year flood plain) on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39159C0390D, effective date December 16, 2008.
- 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. Only areas outside of the right-of-way will be a part of the County Ditch Maintenance Program.
- Note D: All dead, diseased, noxious or decayed trees or vegetation, log jams, etc. shall be removed from streams that will be a part of the Union County ditch maintenance 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: Removed (not applicable)
- Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for 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: Mounding (not applicable)
- Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge of pavement.

Variations

- Variance from the Union County Subdivision Regulations, Section 406, minimum right-of-way widths to allow a 50' right-of-way width for all local street classifications within Jerome Village, Resolution #306-09, Dated 6-11-09.
- Variance to deviate from Union County Subdivision Regulations, Article 4, Section 408.3 - Permanent Dead End Streets and 408.7 - Temporary Turnaround and allow dead end streets and eliminating the need for the turnaround beyond 200'. Resolution #16-091. Dated 3-10-16.
- Variance to deviate from the Union County Subdivision Regulations, Article 4, Section 412 - Blocks. Allowing a block length of less than 500 feet. Resolution #16-092. Dated 3-10-16.
- Variance to deviate from the Union County Technical Design Standards, Article 1, Section 101 - Street Design, Part i - pavement width to deviate from the 28' curb section and install a 26' curb section for all the private streets within The Courtyards at Jerome Village, (aka GPN-5 development), Resolution #16-093. Dated 3-10-16.
- Variance to deviate from Union County Technical Design Standards, Article 1, Section 101 - Horizontal Alignment reduced minimum radii to 100' and Article 2, Section 202 - Rigid Pavement Design to remove 4" drainage layer. Accepted 7-7-16.

SURVEYOR CERTIFICATION:

- American Land Surveyors** do hereby certify the following:
- The accompanying plat represents a subdivision of land in VMS 2991, Jerome Township, Union County, Ohio.
 - The tract has an area of 0.901 acre in streets, 1.355 acres in lots, and 0.709 acre in Reserves making a total of 2.965 acres.
 - This plat was prepared based on a field survey performed in August, 2015 by American Land Surveyors, LLC.;
 - All dimensions are shown in feet and decimal parts thereof. dimensions shown along curved lines are chord distances;
 - This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D dated December 16, 2008.
 - Monumentation set at the locations shown hereon consist of a 5/8" inch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription "Jon B. Adcock, S-8461".
 - The accompanying plat is a correct representation of The Courtyards at Jerome Village, Phase 3 as surveyed.

Signed and sealed this ____ day of _____, 2016.

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

DEVELOPER:
Epcon Jerome, LLC.
500 Stonehenge Parkway
Dublin, Ohio 43017
Attention: Todd Pomorski

SURVEYOR:
American Land Surveyors
1346 Hemlock Court N.E.
Lancaster, Ohio 43130
Attention: Jon (Brett) Adcock, P.S.

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

In witness thereof, the following have set their hand this ____ day of _____, 2016.

Epcon Jerome, LLC:

By: _____
Joel D Rhodes, Vice President

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO
COUNTY OF UNION
Before me, a Notary Public in and for said County, personally appeared Joel D. Rhodes, Vice President and Operating Officer of Epcon Jerome, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 2016.

Signature: _____ My commission expires: _____
Notary Public

Reviewed this ____ day of _____, 2016: _____
Chairman, Jerome Township Trustees

Approved this ____ day of _____, 2016: _____
Union County Engineer

Approved this ____ day of _____, 2016: _____
County Health Department

Approved this ____ day of _____, 2016: _____
LUC Regional Planning Commission

Approved this ____ day of _____, 2016: _____
Union County Commissioner

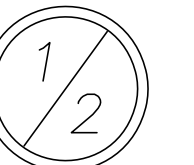
Union County Commissioner

Transferred this ____ day of _____, 2016: _____
Union County Auditor

Filed for record this ____ day of _____, 2016, at ____ am/pm.

Recorded this ____ day of _____, 2016 at ____ am/pm in

Plat Book _____, Page _____
Union County Recorder



1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	16-001	
DATE:	OCTOBER 14, 2016	
SCALE:	N/A	

THE COURTYARDS AT JEROME VILLAGE, PHASE 3 IS SUBJECT TO JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS AS RECORDED IN VOLUME 907 PAGES 572, UNION COUNTY RECORDER'S OFFICE, AS AMENDED, THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS AS RECORDED IN VOLUME 911, PAGE 922, UNION COUNTY RECORDER'S OFFICE AND THE DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR JVCA RECORDED IN VOLUME 859 PAGE 275, UNION COUNTY RECORDER'S OFFICE.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

Residential and Commercial

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

Residential Only

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

Miscellaneous Restrictions/Notes

- This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first getting permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings and trimmings from lawns, 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 ditches, surface swales or underground tile on your property.
- Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Calla Lily Way, Silverbell Drive and Spindle Lane. The owners of the fee simple titles to all of the lots in The Courtyards at Jerome Village Subdivision, Phase 3, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
- Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of platting, utility service to this subdivision for electric power is provided by Union Rural Electric, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbia Gas.

Jerome Village Blanket Restrictions

- No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Ravenhill Parkway, Wells Road, Ryan Parkway, Brock Road.
- Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on major or minor collector roads. All driveways shall connect to local roads within a sub area.
- All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
- All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection improvement (i.e., turn lane tapers, roundabout tapers, etc.), the intersection improvement shall govern and access restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
- If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
- No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Ravenhill, Ewing, Joshua, or Home Road.
- No on-street parking within The Courtyards at Jerome Village, Phase 3.
- Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
- Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.

Utility Easements

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

Drainage Easements

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

Waterline Easements

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

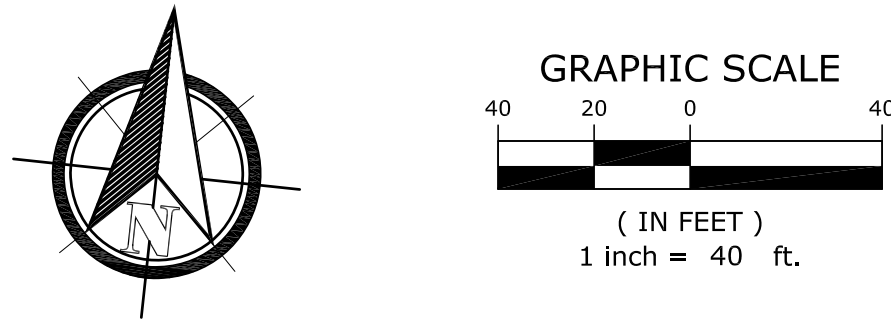
OWNERSHIP

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

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

THE COURTYARDS AT JEROME VILLAGE, PHASE 3

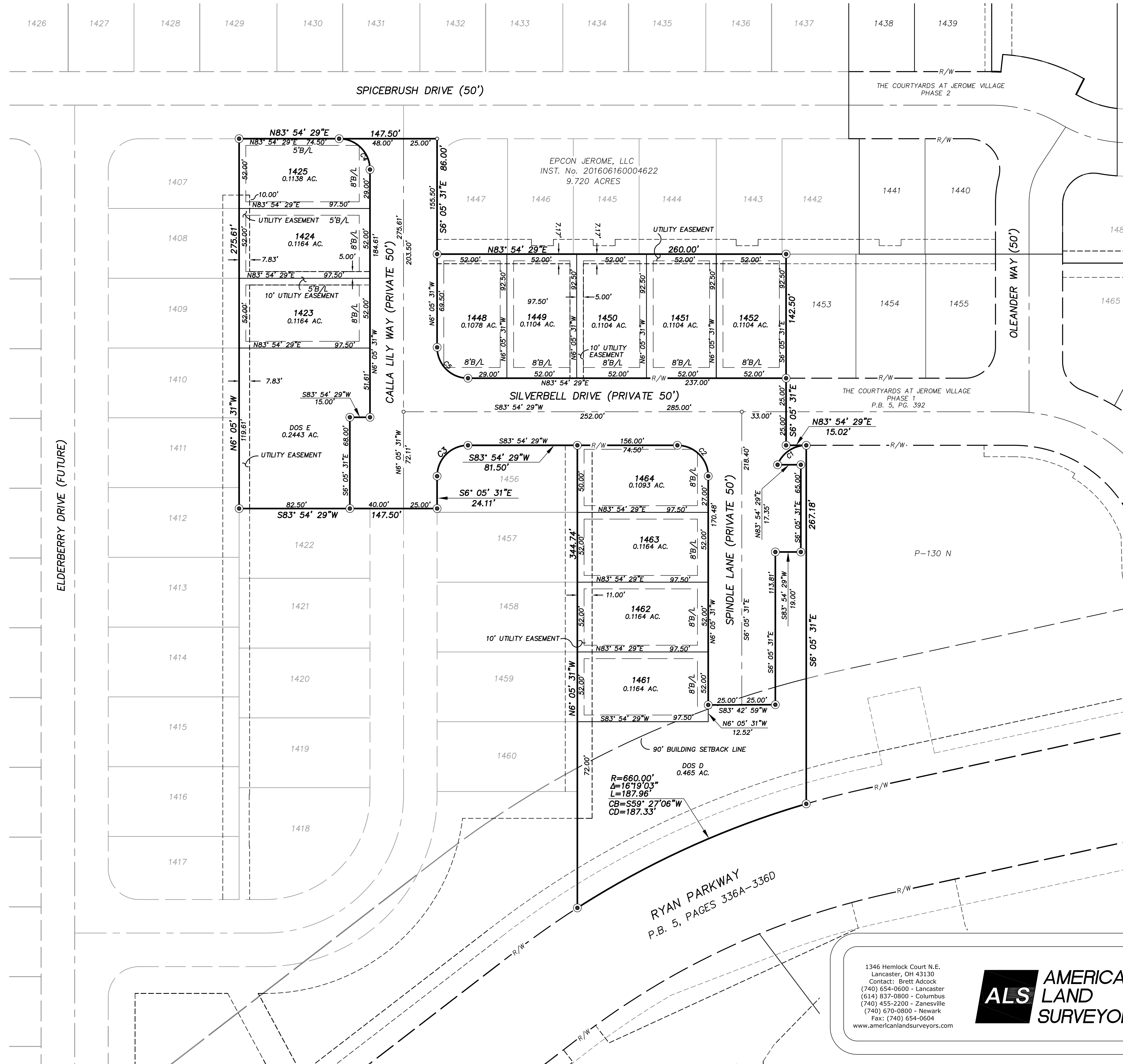
BEING PART OF VIRGINIA MILITARY SURVEY (VMS) 2991
JEROME TOWNSHIP, UNION COUNTY, OHIO



BASIS OF BEARINGS:

The bearings shown hereon are based on GPS observations in conjunction with the Ohio Department of Transportation VRS Network, being the Ohio State Plane Coordinate System, North Zone, NAD 1983 Horizontal Datum.

Curve Table				
Curve #	Radius	Delta	Length	Chord Direction
C1	23.00'	68° 18' 40"	27.42'	S49° 45' 09"W
C2	23.00'	90° 00' 00"	36.13'	N51° 05' 31"W
C3	23.00'	90° 00' 00"	36.13'	N38° 54' 29"E
C4	23.00'	90° 00' 00"	36.13'	N51° 05' 31"W
C5	23.00'	90° 00' 00"	36.13'	S51° 05' 31"E



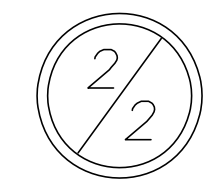
LEGEND:
 ● IRON PIN SET - 5/8" X 30" REBAR
 WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"

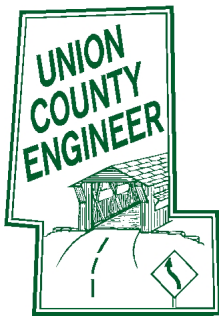
1346 Hemlock Court N.E.
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 www.americanlandsurveyors.com



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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	16-001	
DATE:	OCTOBER 14, 2016	
SCALE:	1"=40'	





**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 4, 2016

Public Service with integrity

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

Re: Final Plat Review
The Courtyards at Jerome Village, Phase 3

Bradley,

We have completed our review for the above final plats, received by our office on October 24, 2016. The construction drawings have been approved by our office. We have requested and received a performance bond for the improvements shown on the plat. Our Prosecutor's Office is reviewing the performance bond and we anticipate gaining Commissioners approval prior to the Executive Committee meeting. In addition, we have the following comments:

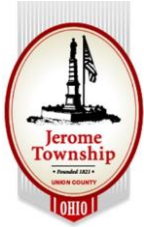
1. We have been working with the development team to establish an equitable process to determine developer contributions for offsite traffic improvements caused by the Jerome Village development. We have generated a Memorandum of Understanding to capture the intent of this process, and are working to determine the details of these contributions. Through recent discussions, we have verbally agreed to a dollar amount for this mitigation and are currently in the process of drafting a final infrastructure agreement memorializing the process, offsite intersections involved and financial breakdown. We will continue to work through this process during final construction design and platting, and have the ability to withhold approvals at these phases of development should these discussions break down.
2. Sheet 1 – The overall acreage in the situate description is 2.965 acres, not 0.731 acres.
3. Sheet 2 – Revise the lineweights similar to other phases so there is a differentiation between build lines, easements, lots lines, etc.
4. Sheet 2 – The adjoiner should reference the Amended Courtyards at Jerome Village Plat, and include pages 392A and 392B.
5. Sheet 2 – The adjoiner area labeled "P-130 N" should be labeled "DOS-A".
6. Sheet 2 – The length annotation on the 10' easement line south of lot 1461 appears to be incorrect.

Due to the outstanding comments, we do not feel comfortable issuing an endorsement of approval at this time. However, due to the nature of the comments, we feel that they can be addressed by the November 10th Zoning and Subdivision Committee/Executive Committee meetings. If you have any questions or concerns, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narducci

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



Jerome Township
Union County, Ohio

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

Jerome Township Zoning Office

November 4, 2016

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

RE.: The Courtyards at Jerome Village Phase 2 AKA Glacier Park Neighborhood Section 5 (GPN-5) Phase 3 –
Final Plat

Dear Brad,

I have reviewed the Final Plat for Phase 3 of The Courtyards at Jerome Village, otherwise known as the Glacier Park Neighborhood, Section 5 (GPN-5) as sent to our office on October 26, 2016. Upon review, the Final Plat as filed seems to comply with the layout of the proposed condominium units approved by the Zoning Commission as part of the Final Development Plan for this section. Our review is limited solely to the issues relating to compliance with the approved zoning, such as the proposed lot count, lot sizes, setbacks, open space percentages, etc. As such the zoning office has no major concerns with the Final Plat as filed. As always, the townships review is limited strictly to zoning related items and does not cover technical related issues such as traffic, access, or site engineering. Please feel free to contact at your convenience with any questions you may have regarding this review or the pending Final Plat Approval.

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

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

Respectfully,

Mark Spagnuolo
Jerome Township Zoning Officer

LUC - Marysville Comments

KH 

Kyle Hoyng <khoyng@marysvilleohio.org>

Yesterday, 12:48 PM

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

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To always show content from this sender, [click here](#).

Flag for follow up. Start by Thursday, November 03, 2016. Due by Thursday, November 03, 2016.

You replied on 11/3/2016 1:31 PM.

Brad,

The City of Marysville does not have any comments on the GPN-5 Phase 3 - Final Plat.

Let me know if you have any questions.

Kyle Hoyng, P.E.

Utility Engineer

City of Marysville, Ohio

209 South Main Street

Marysville, Ohio 43040

(937)645-7376 (office)

(937)645-7351 (fax)

khoyng@marysvilleohio.org


Reply all |

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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 

November 3, 2016

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

RE: UREC comments for The Courtyards at Jerome Village Phase 3 AKA Glacier Park
Neighborhood Section 5 (GPN-5) Phase 3 – Final Plat

Brad,

Union Rural Electric Cooperative has reviewed and noted comments per paper drawings
received 10/24/16. Drawing set of 2 sheets issued as The Courtyards at Jerome Village,
Phase 2, Dated: October 14, 2016:

- 1) Sheet 1 of 2
 - a) Request clarification to use road right-of-way for ingress and egress to platted utility easements.
 - b) Request locations with 10 feet or less of utility easement be granted usage of road right-of-way for temporary work zone. (Example: storage of excavated materials)
 - c) Note: The restrictive easements size limit excavating and moving equipment to access and then maintain electrical facilities within the platted easements until all lots are platted per Preliminary Plat Phase 1 drawing.

- 2) Sheet 2 of 2
 - d) Request utility easement to extend through lots 1407 and 1425 to Spicebrush Drive right of way.
 - e) Request clarification for rear lot easements being 10 feet or 11 feet on lots: 1461, 1462, 1463 and 1464 along with Dos D
 - f) Noted lot number changes.

UREC request a copy of the updated AutoCAD drawing for complete development with lot number changes.

UREC has no additional comments.

Respectfully,

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



Zoning & Subdivision Committee

Thursday, November 10, 2016

The Zoning and Subdivision Committee met in regular session on Thursday, November 10, 2016 at 12:34 pm at the LUC East Liberty Office. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Wes Dodds, Cale Jacobs for Scott Coleman, Chad Flowers, Dave Gulden, Charles Hall, Heather Martin, Steve McCall, Bill Narducci, Tom Scheiderer, Jeff Stauch and Andy Yoder. Absent member was Vince Papsidero.

Guests included: Mark Spagnuolo, Jerome Township Zoning Inspector; Adam Moore, City of Urbana; Justin Wollenberg, Terrain Evolution; Todd Pomorski, Epcon Jerome LLC.

Wes Dodds chaired the Zoning & Subdivision Committee Meeting.

Steve McCall moved a motion to approve the minutes from the October 13, 2016 meeting as written and Tyler Bumbalough seconded. All in favor.

1. Review of Jerome Village GPN-5 Phase 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller – The Engineer’s Office verified approval of the bond and Jerome Township advised the plat apparently complies with zoning.
 - Charles Hall – Steve Stolte asked me to ask, describe DOS C. What is it?
 - Todd Pomorski – It’s an open area that will be a ball court.
 - Justin Wollenberg – It just stands for dedicated open space. Jerome Village has OSR or open space reserve and DOS or dedicated open space. DOS is used for open space within individual pods. OSR is used for open space within the master development; the open space areas like along Hyland-Croy Road.
 - Tyler Bumbalough – What’s the reason for the jog in the dedicated right of way?
 - Justin Wollenberg – That’s a dedicated parking area. In the other GPN-5 plats there are dedicated parking areas too.
 - Charles Hall moved a motion to recommend approval of the Jerome Village GPN-5 Phase 2 Final Plat in accordance with staff recommendations and Jeff Stauch seconded. All in favor.
2. Review of Jerome Village GPN-5 Phase 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller – The Engineer’s Office verified approval of the bond and Jerome Township advised the plat apparently complies with zoning.



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

- Steve McCall – The Spindle Lane that extends down to Ryan Park, is there no turn around?
 - Justin Wollenberg – That was one of the variances that we requested during the preliminary plat.
 - Tyler Bumbalough – What does that encroach upon?
 - Justin Wollenberg – The building setbacks for Ryan Parkway.
- Steve McCall moved a motion to recommend approval of the Jerome Village GPN-5 Phase 2 Final Plat in accordance with staff recommendations and Andy Yoder seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:44 pm with Steve McCall moving the motion to adjourn and Andy Yoder seconded. All in favor.

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