Zoning & Subdivision Committee

Thursday, September 13, 2018

12:00 pm

- Minutes from last meeting of August 9, 2018

1. Review of Mitchell Highlands Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
2. Review of Glacier Pointe Section 1 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
3. Review of Mills of Watkins Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
4. Review of Claibourne Township Zoning Text Amendment (Union County) – Staff Report by Brad Bodenmiller
5. Review of Washington Township Parcel Amendment (Logan County) – Staff Report by Brad Bodenmiller
6. Review of Washington Township Zoning Text Amendment (Logan 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 & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Dave Gulden – LUC
Heather Martin – LUC
Brad Bodenmiller – LUC

10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319
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Staff Report – Mitchell Highlands

Applicant:	**Rockford Homes, Inc.** c/o Corey Theuerkauf 999 Polaris Parkway, Suite 200 Columbus, OH 43240 ctheuerkaufe@rockfordhomes.net **Civil & Environmental Consultants, Inc.** c/o R. Harkless, PE 250 Old Wilson Bridge Road Worthington, OH 43085 rharkless@cecinc.com
Request:	Approval of the Mitchell Highlands Preliminary Plat Extension for a period of two (2) years.
Location:	Located northwest of the Mitchell-Dewitt Road and Industrial Parkway intersection in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat Extension is for the Mitchell Highlands Preliminary Plat. This subdivision involves 100.91 acres of land and proposes 164 single-family residential lots. Acreages (08-30-2016 email): ○ 12.61 acres in right-of-way ○ 44.59 acres in single-family residential lots ○ 43.71 acres in open space Proposed utilities: ○ City of Marysville public water service ○ City of Marysville public sanitary waste disposal Preliminary Plat: ○ The Mitchell Highlands Preliminary Plat was originally approved in September 2016. ○ The Mitchell Highlands, Section 1 Final Plat was originally approved in October 2017. ○ The Mitchell Highlands, Section 2 Final Plat was originally approved in October 2017. • **Union County Engineer's Office** ○ The Engineer's Office submitted comments in a letter dated 09-06-2018. The Engineer's Office

	recommended the plat be extended conditionally subject to the comments provided in its original preliminary plat comment letter dated 09-01-2016.
	• **Union County Soil & Water Conservation District**
	  ○ No new comments as of 09-05-2018.
	• **Union County Health Department**
	  ○ No new comments as of 09-05-2018.
	• **City of Marysville**
	  ○ No new comments as of 09-05-2018.
	• **Jerome Township**
	  ○ Jerome Township submitted comments in an email dated 08-29-2018. The Township has no objections to the extension.
	• **ODOT District 6**
	  ○ No new comments as of 09-05-2018.
	• **Union Rural Electric**
	  ○ No new comments as of 09-05-2018.
	• **LUC Regional Planning Commission**
	  ○ All September 2016 comments from reviewing agencies and the approval with conditions remain effective (§318).

Staff Recommendations:	LUC staff recommends ***APPROVAL*** of the Mitchell Highlands Preliminary Plat Extension with the ***condition*** that all comments from LUC and reviewing agencies, including the September 2016 LUC approval, shall be incorporated into the Construction Drawings and the Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated *prior* to submittal.

Z&S Committee Recommendations:	

Logan-Union-Champaign
regional planning commission

Director: Dave Gulden, AICP

Application for Preliminary Plat Approval

Date: 8/21/2018

Name of Subdivision: Mitchell Highlands
Location: West side of Industrial Parkway, North of Mitchell DeWitt Rd.
Township: Jerome Military Survey: No 5134
Complete Parcel(s) Identification Number (PIN):

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

Name of Applicant: Rockford Homes Inc
Address: 999 Polaris Parkway Suite 200
City: Columbus State: OH Zip: 43240
Phone: (614) 785-0015 Fax: (614) 785-9181 Email: cthewes@rockfordhomes.net

Name of Owner of property to be subdivided: Rockford Homes Inc.
Address: 999 Polaris Parkway Suite 200
City: Columbus State: OH Zip: 43240
Phone: (614) 785-0015 Fax: (614) 785-9181 Email: cthewes@rockfordhomes.net

Name of Applicant's Surveyor or Engineer: Civil & Environmental Consultants, Inc.
Address: 250 Old Wilson Bridge Road
City: Worthington State: Ohio Zip: 43085
Phone: (614) 540-6633 Fax: (614) 540-6638 Email: rharkless@cecinc.com

Proposed Acreage to be Subdivided: 100.91

Current Zoning Classification: PUD

Proposed Zoning Changes: PUD

Proposed Land Use: Single Family (Detached units and open space)

Development Characteristics

Number of proposed lots: 164 Typical lot width (feet): 70
Number of proposed units: 164 Typical lot area (sq. ft.): 11,874
Single Family Units: 164 Multi-Family Units: /

Acreage to be devoted to recreation, parks or open space: 43.71

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Recreation facilities to be provided: gravel / walking path in woods

Do you propose deed restrictions? (If yes, attach a copy): Yes X No ____

1. Proposed method of Supplying Water Service: City of Marysville public Water
2. Proposed method of Sanitary Waste Disposal: City of Marysville public Sanitary sewer
   (If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)
3. Requests for Variances from Subdivision Regs: ____
   (If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	Streets	X	
b.	Sanitary Sewer	X	
c.	Storm Sewer	X	
d.	Water line	X	
e.			

For Official Use

Date filed: ____ Filing Fee: ____

Date of Meeting of Planning Commission: ____

Action by Planning Commission: ____

If rejected, reason(s) for: ____

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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.	X	
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	

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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.	X	
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.	N/A	
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.	N/A	
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.	X	
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	

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PRELIMINARY ENGINEERING DESIGN NARRATIVE

MITCHELL HIGHLANDS
JEROME TOWNSHIP, UNION COUNTY, OHIO

PREPARED FOR:

ROCKFORD HOMES

PREPARED BY:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
WORTHINGTON, OHIO

CEC PROJECT 162-554

AUGUST 2016

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APPENDICES

Civil & Environmental Consultants, Inc. (CEC) has evaluated the current site conditions and the proposed development plan of Mitchell Highlands (site) and offers the following for design considerations to the Union County Engineer's Office and Union County Soil and Water Conservation District.

1.0 EXISTING CONDITIONS STORM CALCULATIONS

CEC studied the existing site drainage conditions for the site and delineated two onsite watersheds. The existing onsite conditions consist of mostly agricultural crop use with some portions of wooded areas in the western part of the site, mostly adjacent to two small streams identified as outlets.

Watershed A is 34.2 acres on the northwest side of the site and is mostly comprised of wooded land, in addition to some agricultural use, on Type D soils. Watershed A drains west to an offsite stream that is tributary to Sugar Run.

Watershed B is separated into two subwatersheds that are divided by a stream that bisects the site.

- Watershed B1 is 39.2 acres on the north and central parts of the site, comprised of mostly row crops and wooded areas with Type D soils. Watershed B1 outlets to the unnamed tributary to Sugar Run that bisects Watershed B.
- Watershed B2 is 27.7 acres on the southeast side of the stream. Watershed B2 is comprised of mostly row crops and wooded areas with Type D soils. A stream running northeast to southwest borders the watershed on the west side and outlets to Sugar Run.

The existing storm calculations including peak flows for critical storms and the Stormwater Tributary Map are included in Appendix A.

2.0 STORMWATER MANAGEMENT

CEC proposes to use two retention basins to provide stormwater management for the proposed development. The proposed development will not disturb Watershed A, which will continue to direct release as overland flow to an offsite stream to the west. Detention basins are proposed to provide stormwater management for Watershed B. CEC will design the basins to outlet to the existing stream running through the center of the site dependent on the downstream conditions. A small portion of Watershed B will direct release.

CEC will meet or exceed the drainage design standards of the Union County Technical Design Standards and will hold the release rates of the post developed storm events for the critical-year storm to the existing release rates for the 1-year storm and less frequent storms than the critical-year storm to the same-year storm event in accordance with the Critical Storm Method. CEC will design the basin to provide post-construction water quality for associated tributary areas. The site

is located within the Big Darby Watershed and is therefore subject to the requirements of the Ohio Environmental Protection Agency Permit No. OHCD00002.

3.0 OUTLET CAPACITY

CEC evaluated the existing outlets for each watershed. The existing streams were evaluated to determine the current condition and any capacity issues.

Watershed A: Shallow concentrated flow will continue to the west as under current conditions.

Watershed B: The slope over the last 200' of the stream at the site boundary is 1.3%. The channel is approximately 32' wide and 2' deep. The bankfull channel capacity is approximately 96 cfs which is approximately the runoff produced from a 5-year storm. In the occurrence of a larger storm event, the stream will spill into the floodplain, and the 100-year flow will be contained in the floodplain with a flow depth of 2.6'. Freeboard to adjacent houses is greater than 3.5'.

4.0 MAJOR FLOOD ROUTING

The flood routing for the site is tributary to Sugar Run. Wherever possible, major flood routing will be directed to the proposed onsite basins for controlled release into the central unnamed stream tributary to Sugar Run.

5.0 REAR LOT DRAINAGE

Due to the nature of the existing topography onsite, runoff from a portion of the rear yards directly releases to the existing onsite streams. In these instances, routing runoff to the proposed detention basins may not be feasible. CEC will provide post-construction stormwater quality either through an alternative best management practice (BMP) or vegetated buffer.

APPENDIX A
PRE-DEVELOPED FLOWS AND PRE-DEVELOPED/ POST-DEVELOPED TRIBUTARY AREA MAPS

Summary for Subcatchment 1S: Watershed A

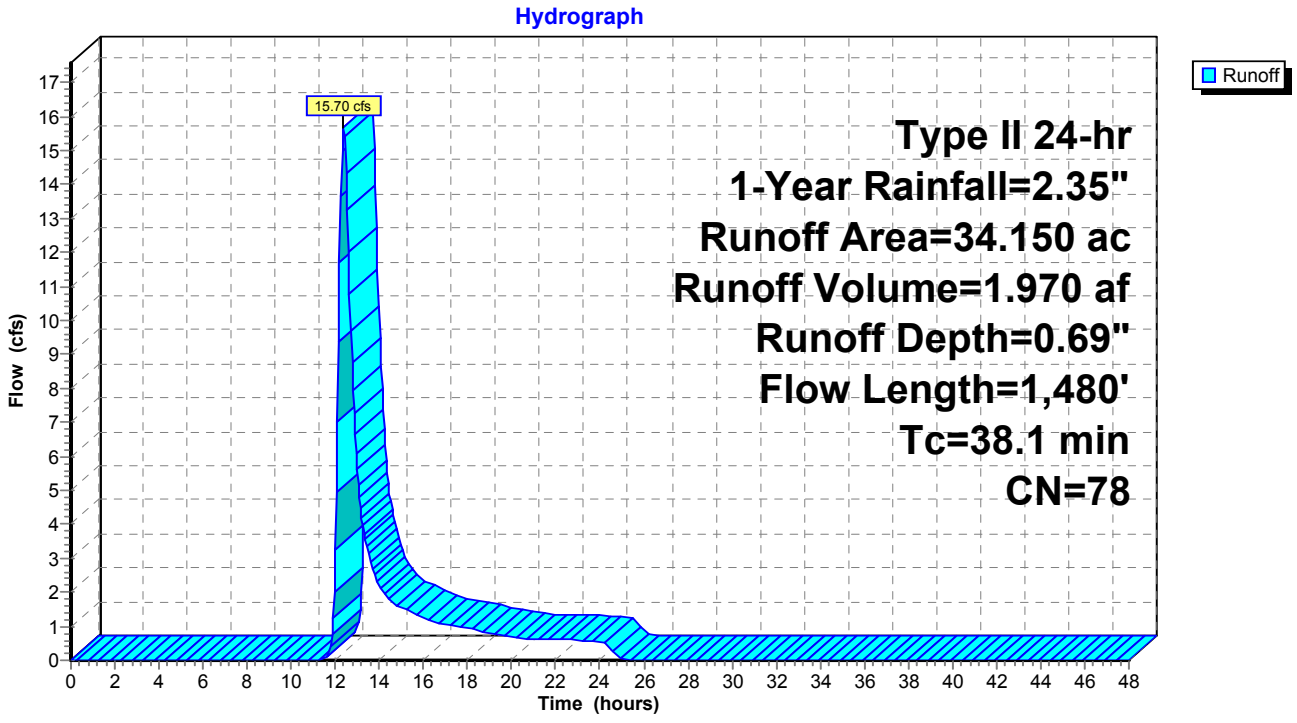
Runoff = 15.70 cfs @ 12.38 hrs, Volume= 1.970 af, Depth= 0.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=2.35"

Area (ac)	CN	Description
28.511	77	Woods, Good, HSG D
5.639	85	Row crops, SR + CR, Good, HSG D
34.150	78	Weighted Average
34.150		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.2	100	0.0310	0.16		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
1.2	141	0.0450	1.91		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
26.7	1,239	0.0240	0.77		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
38.1	1,480	Total			

Subcatchment 1S: Watershed A



Summary for Subcatchment 1S: Watershed A

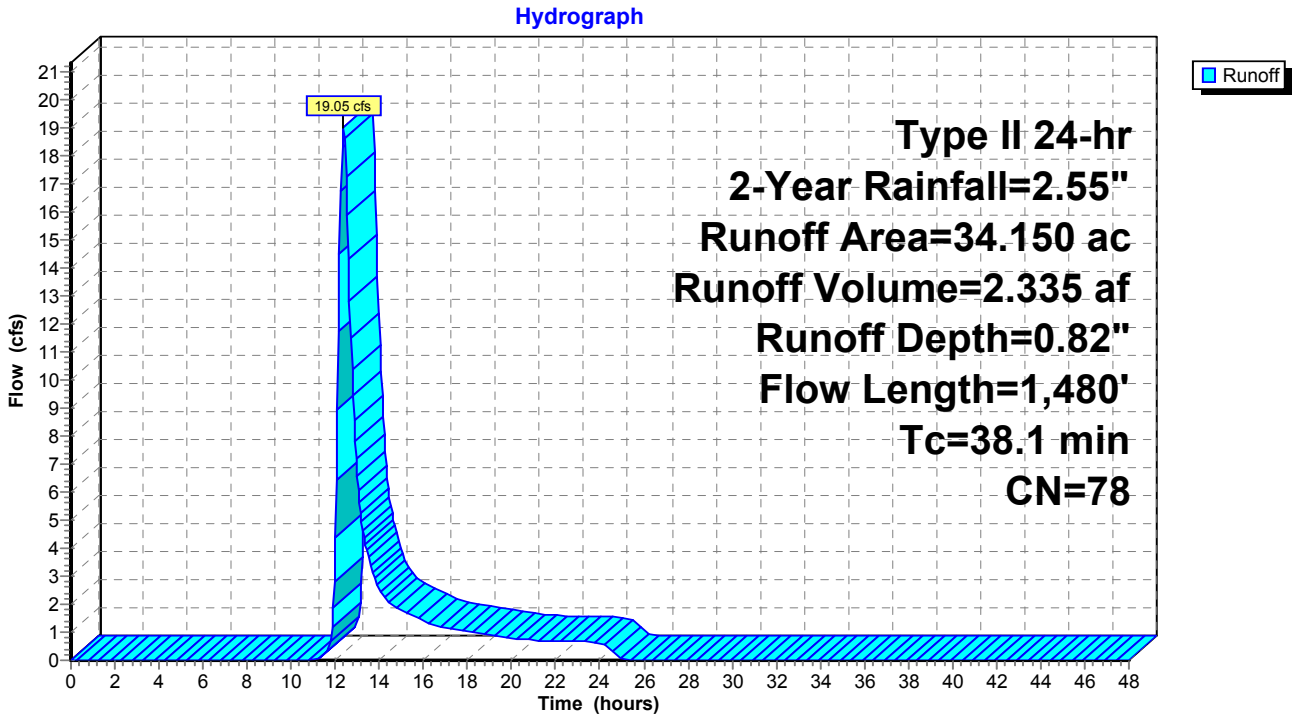
Runoff = 19.05 cfs @ 12.37 hrs, Volume= 2.335 af, Depth= 0.82"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.55"

Area (ac)	CN	Description
28.511	77	Woods, Good, HSG D
5.639	85	Row crops, SR + CR, Good, HSG D
34.150	78	Weighted Average
34.150		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.2	100	0.0310	0.16		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
1.2	141	0.0450	1.91		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
26.7	1,239	0.0240	0.77		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
38.1	1,480	Total			

Subcatchment 1S: Watershed A



Summary for Subcatchment 1S: Watershed A

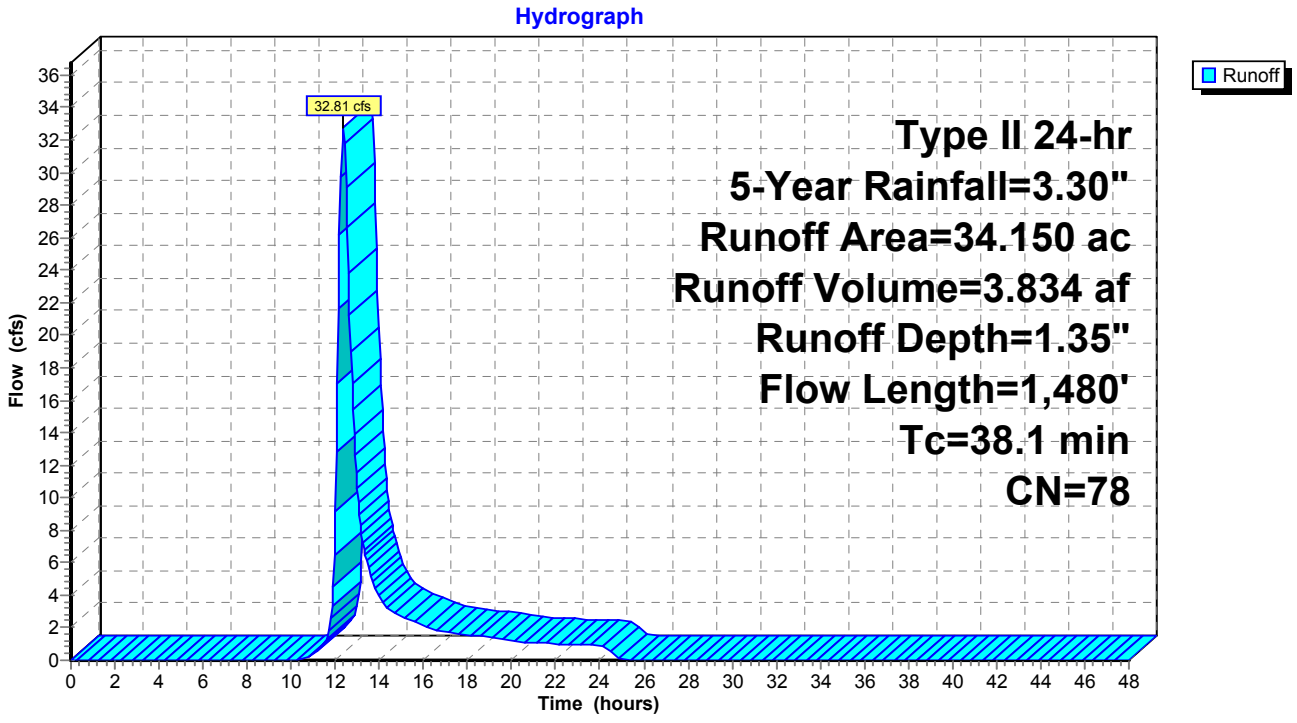
Runoff = 32.81 cfs @ 12.36 hrs, Volume= 3.834 af, Depth= 1.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5-Year Rainfall=3.30"

Area (ac)	CN	Description
28.511	77	Woods, Good, HSG D
5.639	85	Row crops, SR + CR, Good, HSG D
34.150	78	Weighted Average
34.150		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.2	100	0.0310	0.16		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
1.2	141	0.0450	1.91		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
26.7	1,239	0.0240	0.77		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
38.1	1,480	Total			

Subcatchment 1S: Watershed A



Summary for Subcatchment 1S: Watershed A

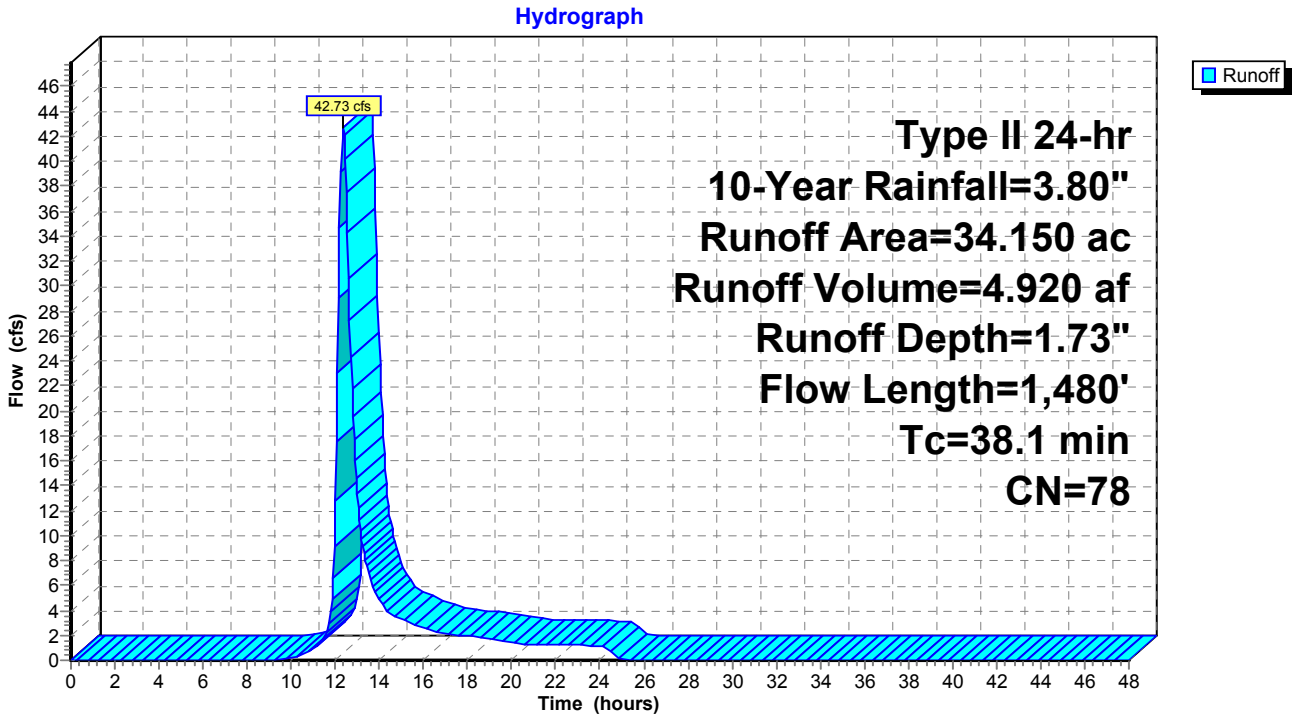
Runoff = 42.73 cfs @ 12.35 hrs, Volume= 4.920 af, Depth= 1.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.80"

Area (ac)	CN	Description
28.511	77	Woods, Good, HSG D
5.639	85	Row crops, SR + CR, Good, HSG D
34.150	78	Weighted Average
34.150		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.2	100	0.0310	0.16		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
1.2	141	0.0450	1.91		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
26.7	1,239	0.0240	0.77		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
38.1	1,480	Total			

Subcatchment 1S: Watershed A



Summary for Subcatchment 1S: Watershed A

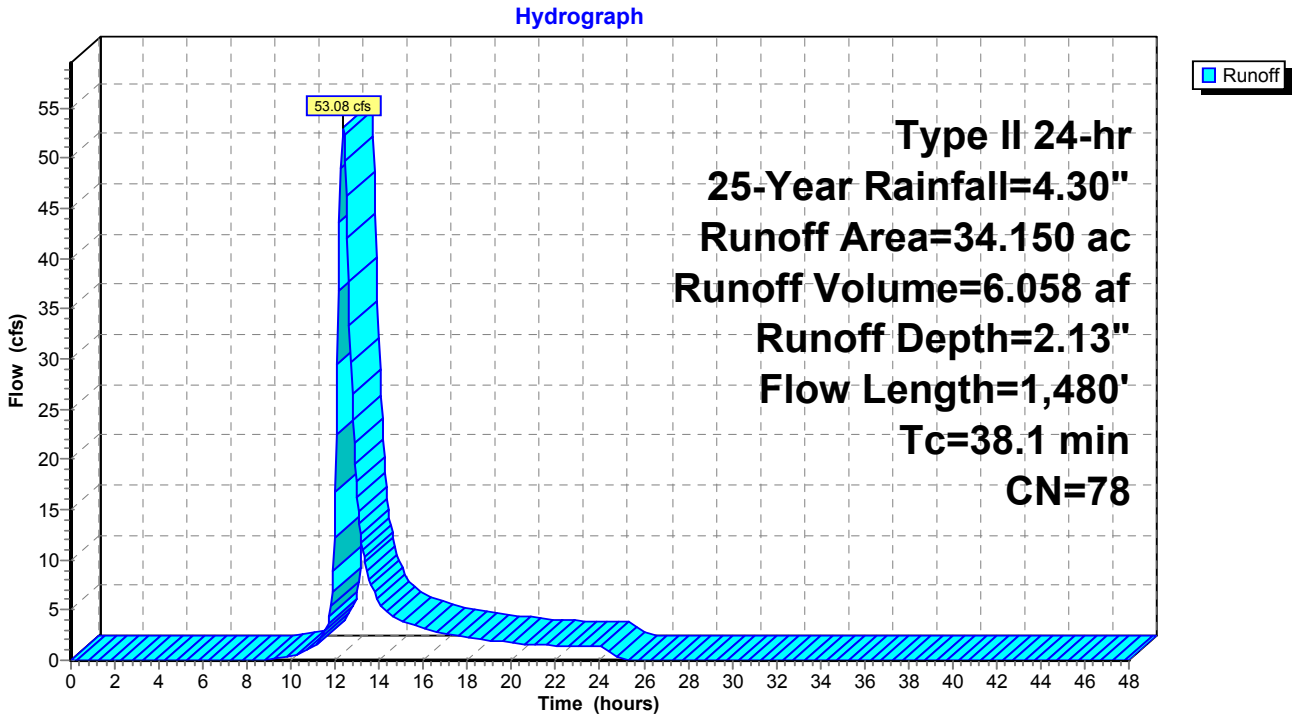
Runoff = 53.08 cfs @ 12.35 hrs, Volume= 6.058 af, Depth= 2.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=4.30"

Area (ac)	CN	Description
28.511	77	Woods, Good, HSG D
5.639	85	Row crops, SR + CR, Good, HSG D
34.150	78	Weighted Average
34.150		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.2	100	0.0310	0.16		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
1.2	141	0.0450	1.91		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
26.7	1,239	0.0240	0.77		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
38.1	1,480	Total			

Subcatchment 1S: Watershed A



Summary for Subcatchment 1S: Watershed A

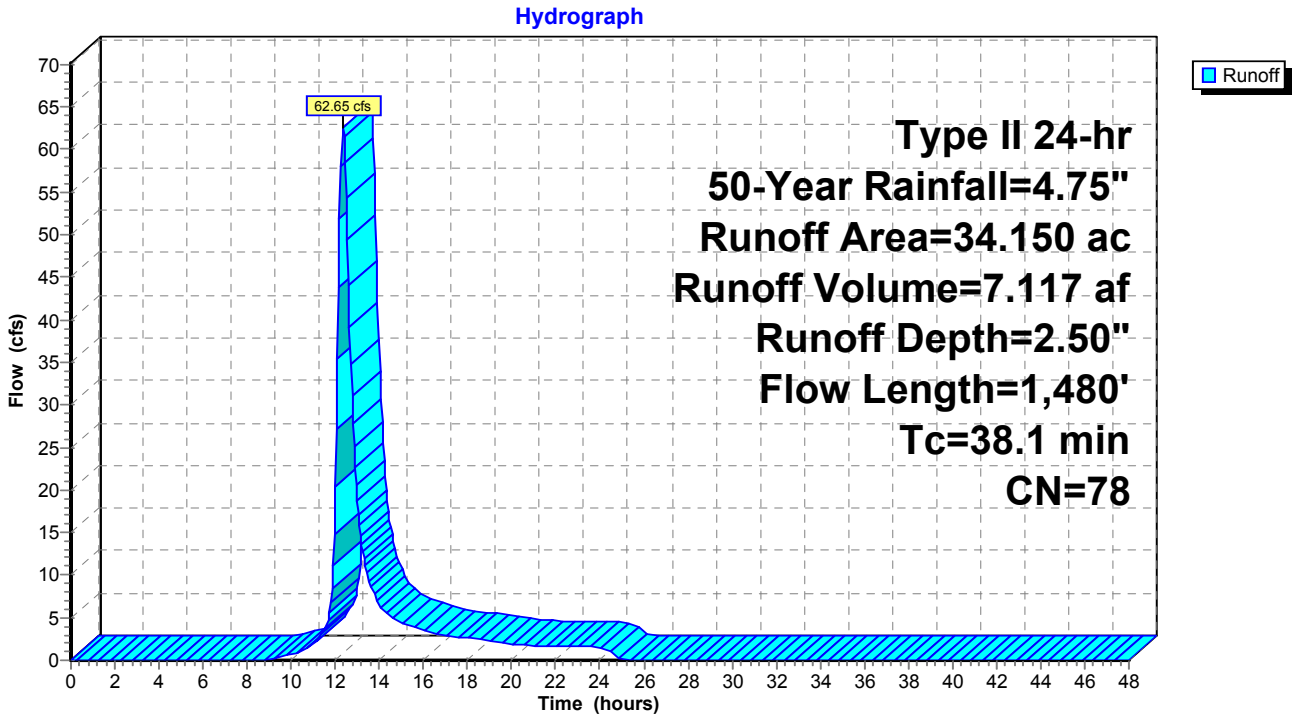
Runoff = 62.65 cfs @ 12.35 hrs, Volume= 7.117 af, Depth= 2.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50-Year Rainfall=4.75"

Area (ac)	CN	Description
28.511	77	Woods, Good, HSG D
5.639	85	Row crops, SR + CR, Good, HSG D
34.150	78	Weighted Average
34.150		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.2	100	0.0310	0.16		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
1.2	141	0.0450	1.91		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
26.7	1,239	0.0240	0.77		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
38.1	1,480	Total			

Subcatchment 1S: Watershed A



Summary for Subcatchment 1S: Watershed A

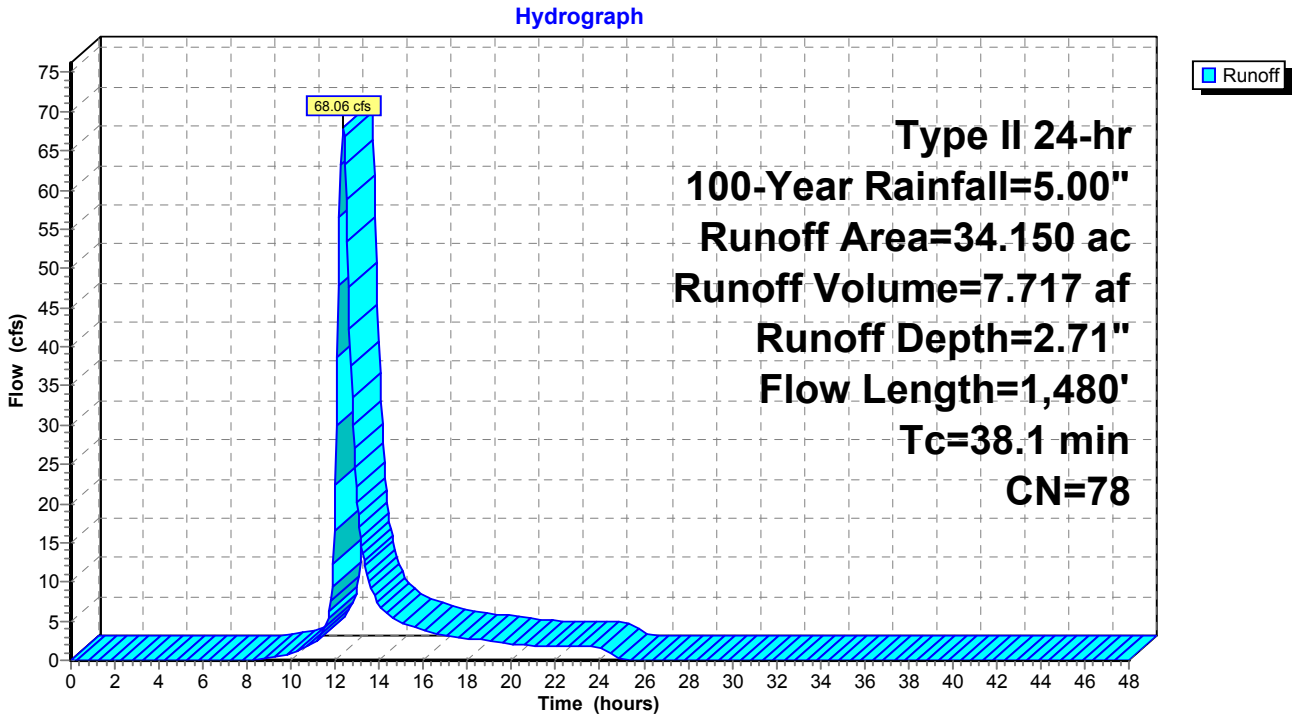
Runoff = 68.06 cfs @ 12.35 hrs, Volume= 7.717 af, Depth= 2.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.00"

Area (ac)	CN	Description
28.511	77	Woods, Good, HSG D
5.639	85	Row crops, SR + CR, Good, HSG D
34.150	78	Weighted Average
34.150		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.2	100	0.0310	0.16		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
1.2	141	0.0450	1.91		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
26.7	1,239	0.0240	0.77		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
38.1	1,480	Total			

Subcatchment 1S: Watershed A



Summary for Subcatchment 10S: Watershed B1

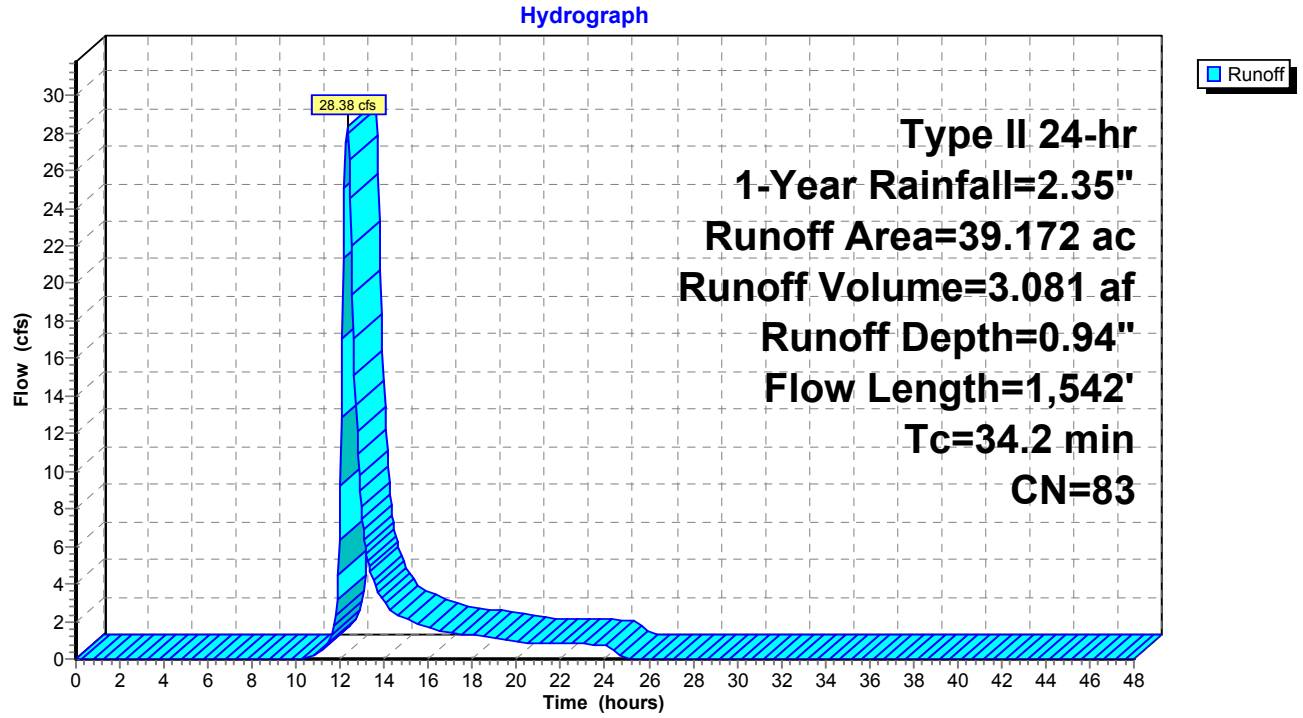
Runoff = 28.38 cfs @ 12.31 hrs, Volume= 3.081 af, Depth= 0.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=2.35"

Area (ac)	CN	Description
11.572	77	Woods, Good, HSG D
27.600	85	Row crops, SR + CR, Good, HSG D
39.172	83	Weighted Average
39.172		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	100	0.0450	0.19		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
0.9	110	0.0510	2.03		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
12.0	622	0.0300	0.87		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
9.7	573	0.0120	0.99		**Shallow Concentrated Flow, Shallow Concentrated Flow 3** Cultivated Straight Rows Kv= 9.0 fps
2.8	137	0.0260	0.81		**Shallow Concentrated Flow, Shallow Concentrated Flow 4** Woodland Kv= 5.0 fps
34.2	1,542	Total			

Subcatchment 10S: Watershed B1



Summary for Subcatchment 10S: Watershed B1

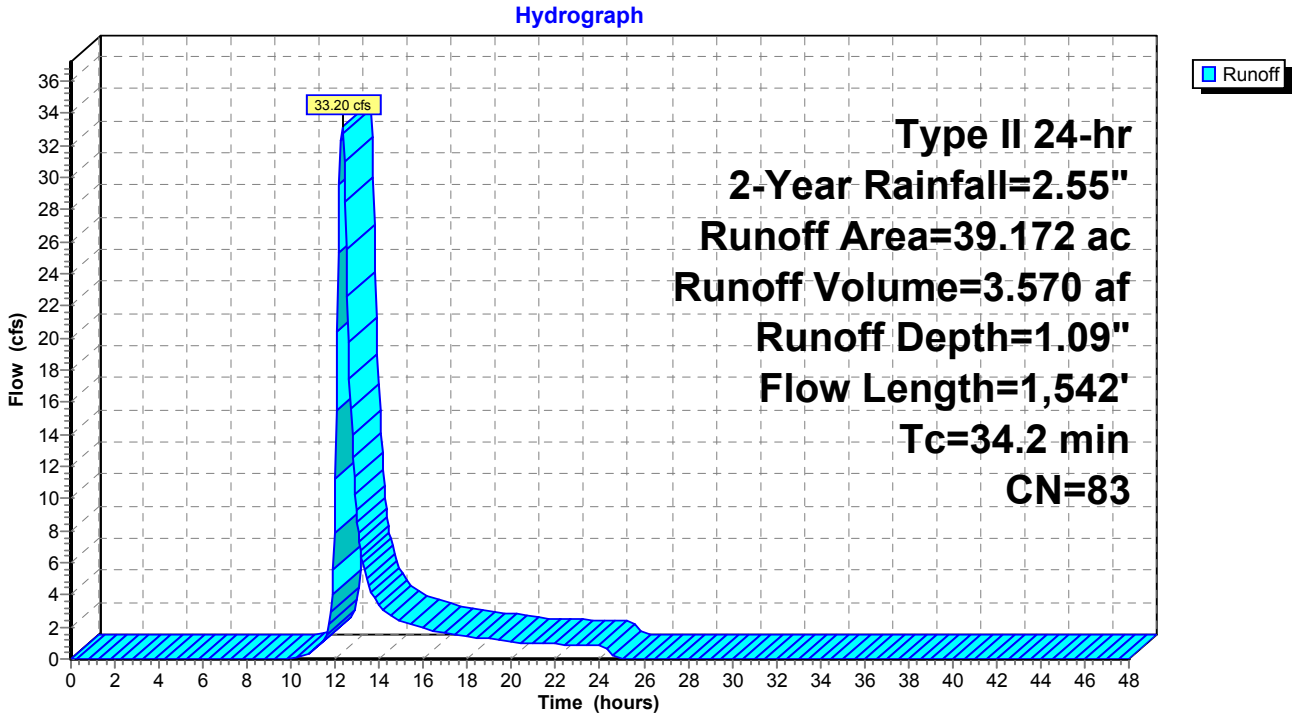
Runoff = 33.20 cfs @ 12.31 hrs, Volume= 3.570 af, Depth= 1.09"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.55"

Area (ac)	CN	Description
11.572	77	Woods, Good, HSG D
27.600	85	Row crops, SR + CR, Good, HSG D
39.172	83	Weighted Average
39.172		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	100	0.0450	0.19		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
0.9	110	0.0510	2.03		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
12.0	622	0.0300	0.87		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
9.7	573	0.0120	0.99		**Shallow Concentrated Flow, Shallow Concentrated Flow 3** Cultivated Straight Rows Kv= 9.0 fps
2.8	137	0.0260	0.81		**Shallow Concentrated Flow, Shallow Concentrated Flow 4** Woodland Kv= 5.0 fps
34.2	1,542	Total			

Subcatchment 10S: Watershed B1



Summary for Subcatchment 10S: Watershed B1

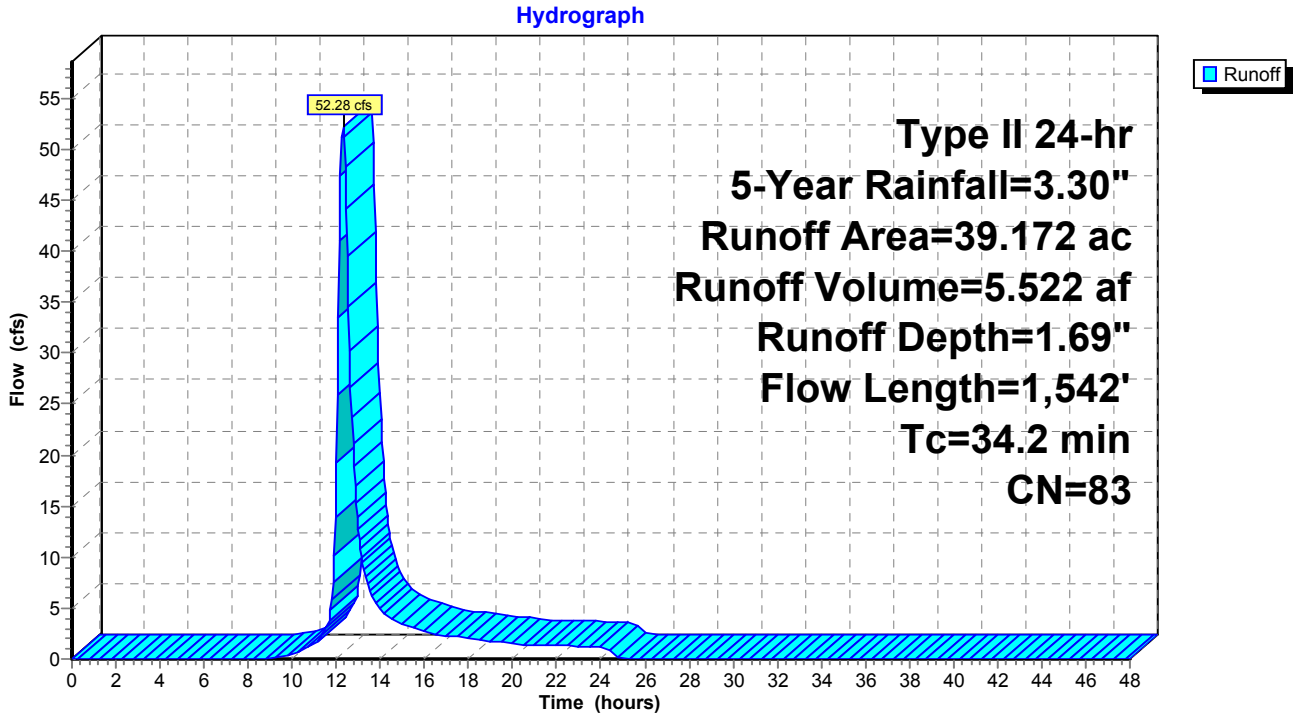
Runoff = 52.28 cfs @ 12.30 hrs, Volume= 5.522 af, Depth= 1.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5-Year Rainfall=3.30"

Area (ac)	CN	Description
11.572	77	Woods, Good, HSG D
27.600	85	Row crops, SR + CR, Good, HSG D
39.172	83	Weighted Average
39.172		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	100	0.0450	0.19		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
0.9	110	0.0510	2.03		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
12.0	622	0.0300	0.87		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
9.7	573	0.0120	0.99		**Shallow Concentrated Flow, Shallow Concentrated Flow 3** Cultivated Straight Rows Kv= 9.0 fps
2.8	137	0.0260	0.81		**Shallow Concentrated Flow, Shallow Concentrated Flow 4** Woodland Kv= 5.0 fps
34.2	1,542	Total			

Subcatchment 10S: Watershed B1



Summary for Subcatchment 10S: Watershed B1

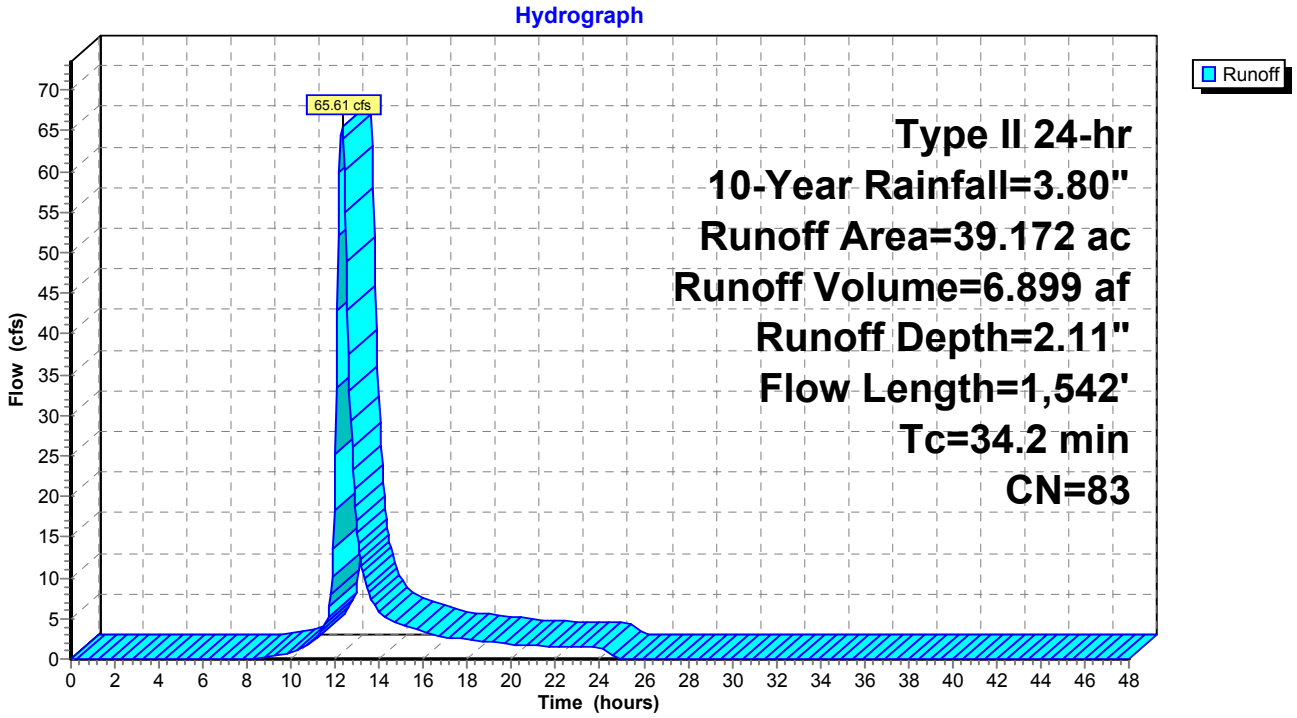
Runoff = 65.61 cfs @ 12.30 hrs, Volume= 6.899 af, Depth= 2.11"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.80"

Area (ac)	CN	Description
11.572	77	Woods, Good, HSG D
27.600	85	Row crops, SR + CR, Good, HSG D
39.172	83	Weighted Average
39.172		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	100	0.0450	0.19		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
0.9	110	0.0510	2.03		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
12.0	622	0.0300	0.87		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
9.7	573	0.0120	0.99		**Shallow Concentrated Flow, Shallow Concentrated Flow 3** Cultivated Straight Rows Kv= 9.0 fps
2.8	137	0.0260	0.81		**Shallow Concentrated Flow, Shallow Concentrated Flow 4** Woodland Kv= 5.0 fps
34.2	1,542	Total			

Subcatchment 10S: Watershed B1



Summary for Subcatchment 10S: Watershed B1

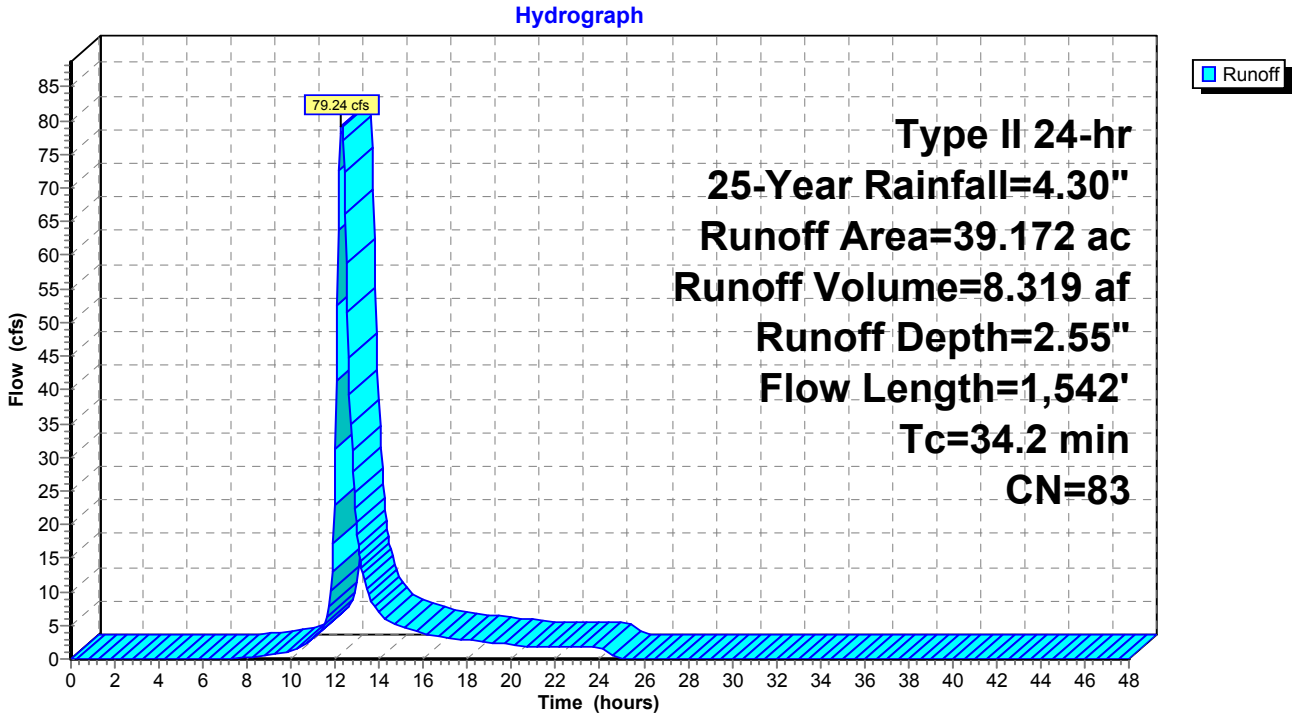
Runoff = 79.24 cfs @ 12.29 hrs, Volume= 8.319 af, Depth= 2.55"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=4.30"

Area (ac)	CN	Description
11.572	77	Woods, Good, HSG D
27.600	85	Row crops, SR + CR, Good, HSG D
39.172	83	Weighted Average
39.172		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	100	0.0450	0.19		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
0.9	110	0.0510	2.03		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
12.0	622	0.0300	0.87		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
9.7	573	0.0120	0.99		**Shallow Concentrated Flow, Shallow Concentrated Flow 3** Cultivated Straight Rows Kv= 9.0 fps
2.8	137	0.0260	0.81		**Shallow Concentrated Flow, Shallow Concentrated Flow 4** Woodland Kv= 5.0 fps
34.2	1,542	Total			

Subcatchment 10S: Watershed B1



Summary for Subcatchment 10S: Watershed B1

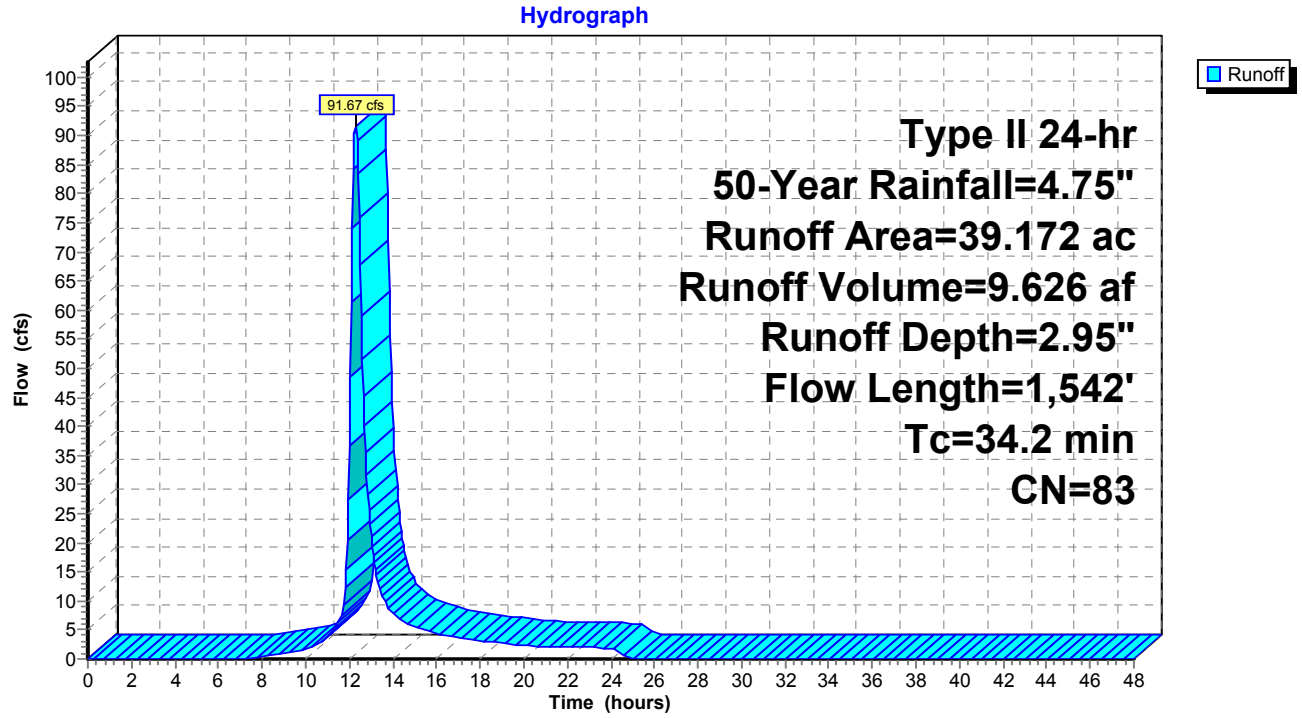
Runoff = 91.67 cfs @ 12.29 hrs, Volume= 9.626 af, Depth= 2.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50-Year Rainfall=4.75"

Area (ac)	CN	Description
11.572	77	Woods, Good, HSG D
27.600	85	Row crops, SR + CR, Good, HSG D
39.172	83	Weighted Average
39.172		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	100	0.0450	0.19		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
0.9	110	0.0510	2.03		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
12.0	622	0.0300	0.87		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
9.7	573	0.0120	0.99		**Shallow Concentrated Flow, Shallow Concentrated Flow 3** Cultivated Straight Rows Kv= 9.0 fps
2.8	137	0.0260	0.81		**Shallow Concentrated Flow, Shallow Concentrated Flow 4** Woodland Kv= 5.0 fps
34.2	1,542	Total			

Subcatchment 10S: Watershed B1



Summary for Subcatchment 10S: Watershed B1

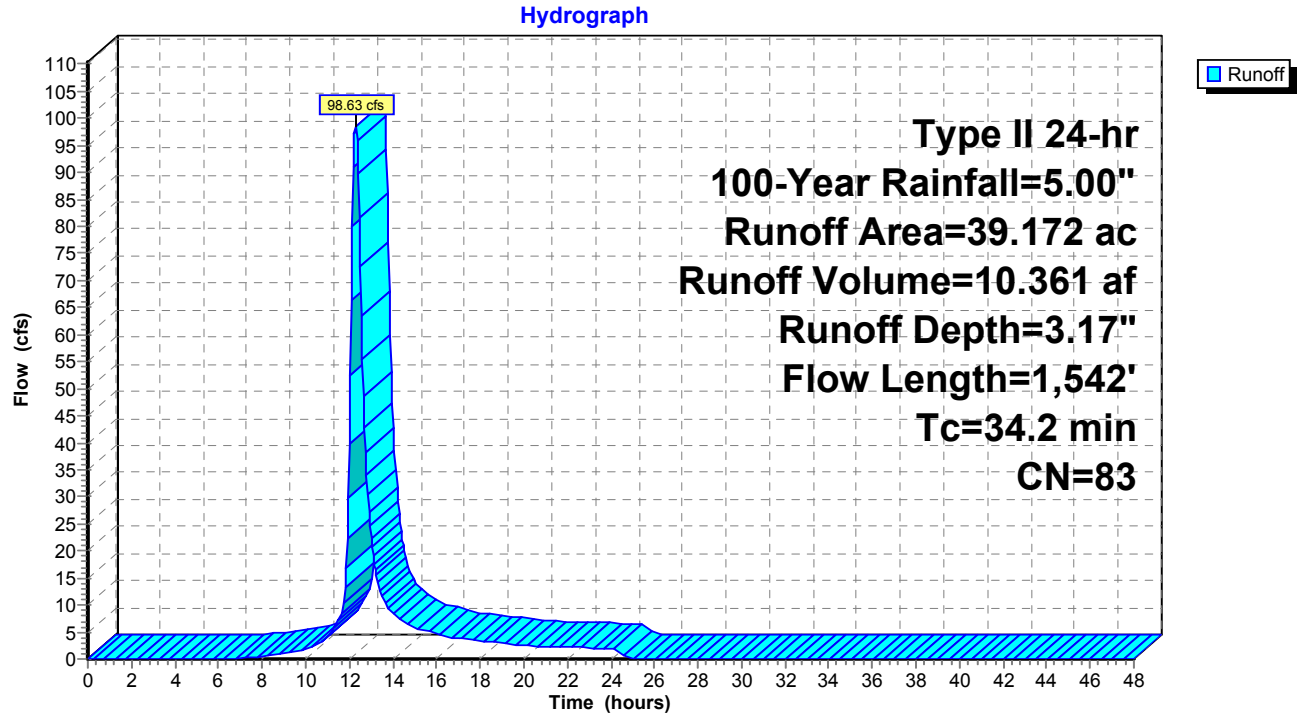
Runoff = 98.63 cfs @ 12.29 hrs, Volume= 10.361 af, Depth= 3.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.00"

Area (ac)	CN	Description
11.572	77	Woods, Good, HSG D
27.600	85	Row crops, SR + CR, Good, HSG D
39.172	83	Weighted Average
39.172		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.8	100	0.0450	0.19		**Sheet Flow, Sheet Flow** Cultivated: Residue>20% n= 0.170 P2= 2.55"
0.9	110	0.0510	2.03		**Shallow Concentrated Flow, Shallow Concentrated Flow 1** Cultivated Straight Rows Kv= 9.0 fps
12.0	622	0.0300	0.87		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
9.7	573	0.0120	0.99		**Shallow Concentrated Flow, Shallow Concentrated Flow 3** Cultivated Straight Rows Kv= 9.0 fps
2.8	137	0.0260	0.81		**Shallow Concentrated Flow, Shallow Concentrated Flow 4** Woodland Kv= 5.0 fps
34.2	1,542	Total			

Subcatchment 10S: Watershed B1



Summary for Subcatchment 9S: Watershed B2

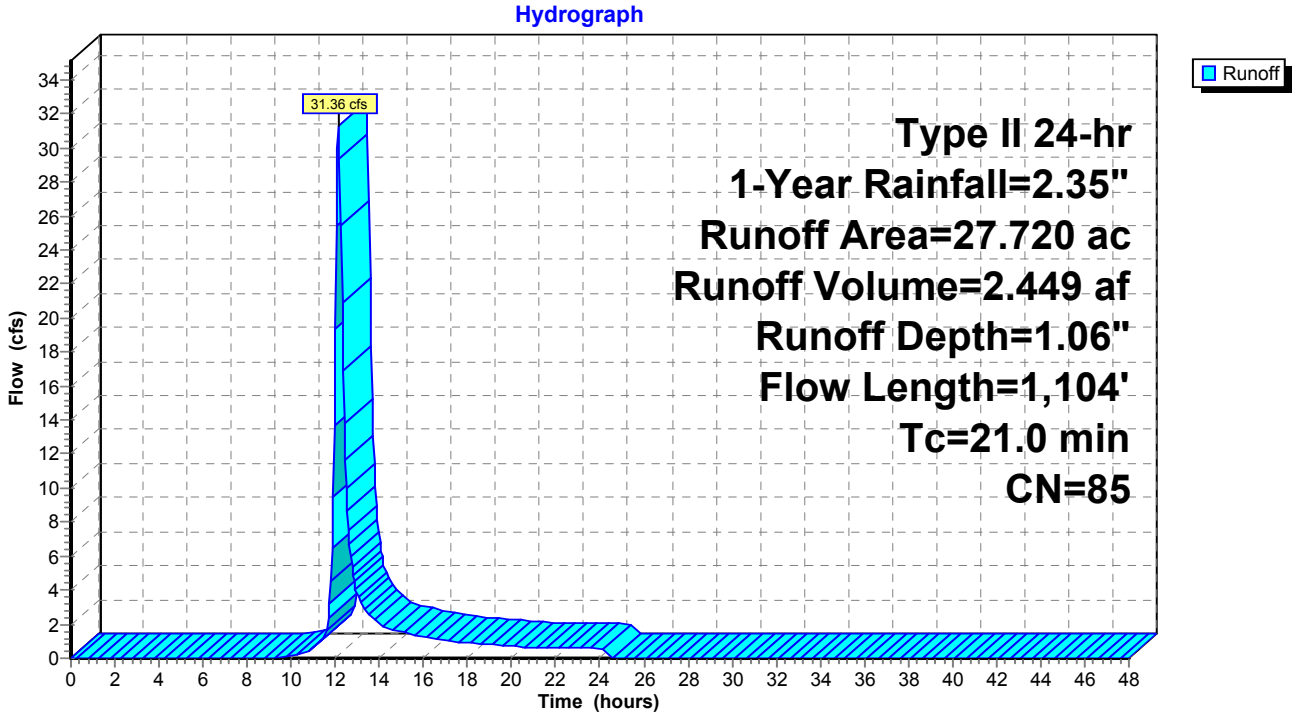
Runoff = 31.36 cfs @ 12.15 hrs, Volume= 2.449 af, Depth= 1.06"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=2.35"

Area (ac)	CN	Description
27.720	85	Row crops, SR + CR, Good, HSG D
27.720		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	100	0.0158	0.29		**Sheet Flow, Sheet Flow** Cultivated: Residue<=20% n= 0.060 P2= 2.55"
9.1	693	0.0200	1.27		**Shallow Concentrated Flow, Shallow Concentrated Flow** Cultivated Straight Rows Kv= 9.0 fps
6.1	311	0.0288	0.85		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
21.0	1,104	Total			

Subcatchment 9S: Watershed B2



Summary for Subcatchment 9S: Watershed B2

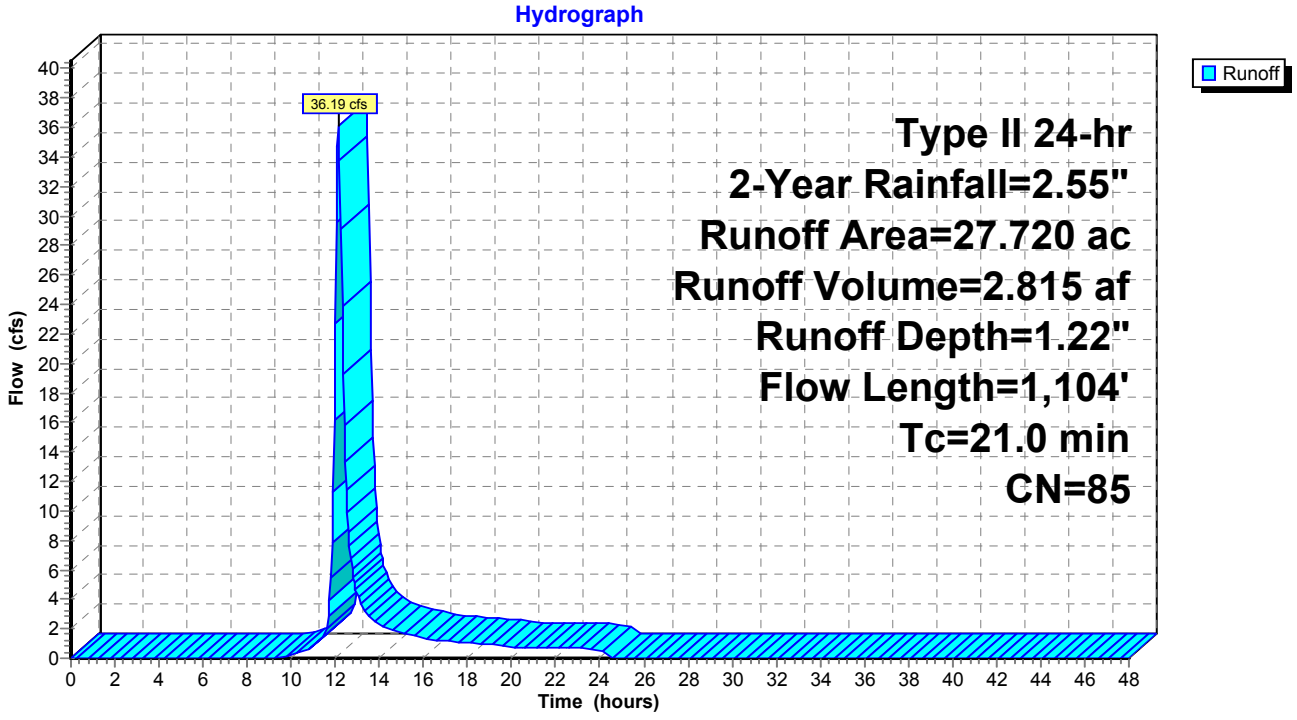
Runoff = 36.19 cfs @ 12.14 hrs, Volume= 2.815 af, Depth= 1.22"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.55"

Area (ac)	CN	Description
27.720	85	Row crops, SR + CR, Good, HSG D
27.720		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	100	0.0158	0.29		**Sheet Flow, Sheet Flow** Cultivated: Residue<=20% n= 0.060 P2= 2.55"
9.1	693	0.0200	1.27		**Shallow Concentrated Flow, Shallow Concentrated Flow** Cultivated Straight Rows Kv= 9.0 fps
6.1	311	0.0288	0.85		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
21.0	1,104	Total			

Subcatchment 9S: Watershed B2



Summary for Subcatchment 9S: Watershed B2

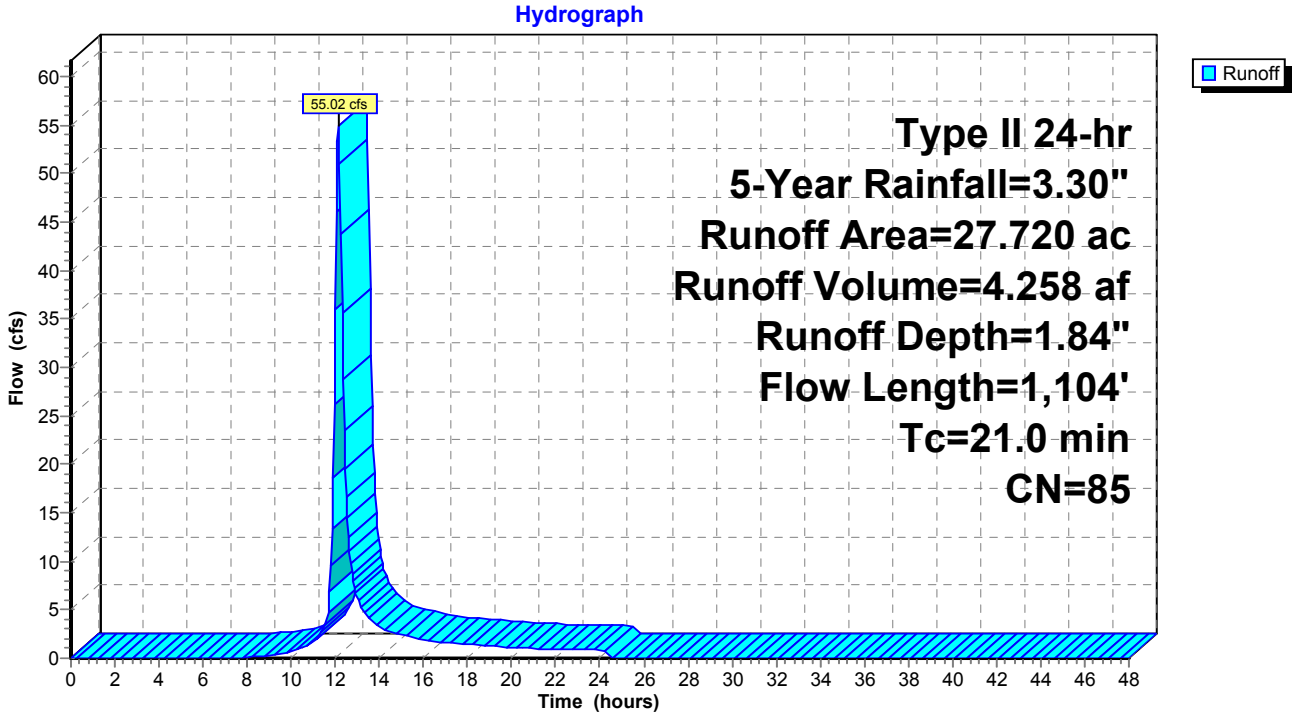
Runoff = 55.02 cfs @ 12.14 hrs, Volume= 4.258 af, Depth= 1.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5-Year Rainfall=3.30"

Area (ac)	CN	Description
27.720	85	Row crops, SR + CR, Good, HSG D
27.720		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	100	0.0158	0.29		**Sheet Flow, Sheet Flow** Cultivated: Residue<=20% n= 0.060 P2= 2.55"
9.1	693	0.0200	1.27		**Shallow Concentrated Flow, Shallow Concentrated Flow** Cultivated Straight Rows Kv= 9.0 fps
6.1	311	0.0288	0.85		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
21.0	1,104	Total			

Subcatchment 9S: Watershed B2



Summary for Subcatchment 9S: Watershed B2

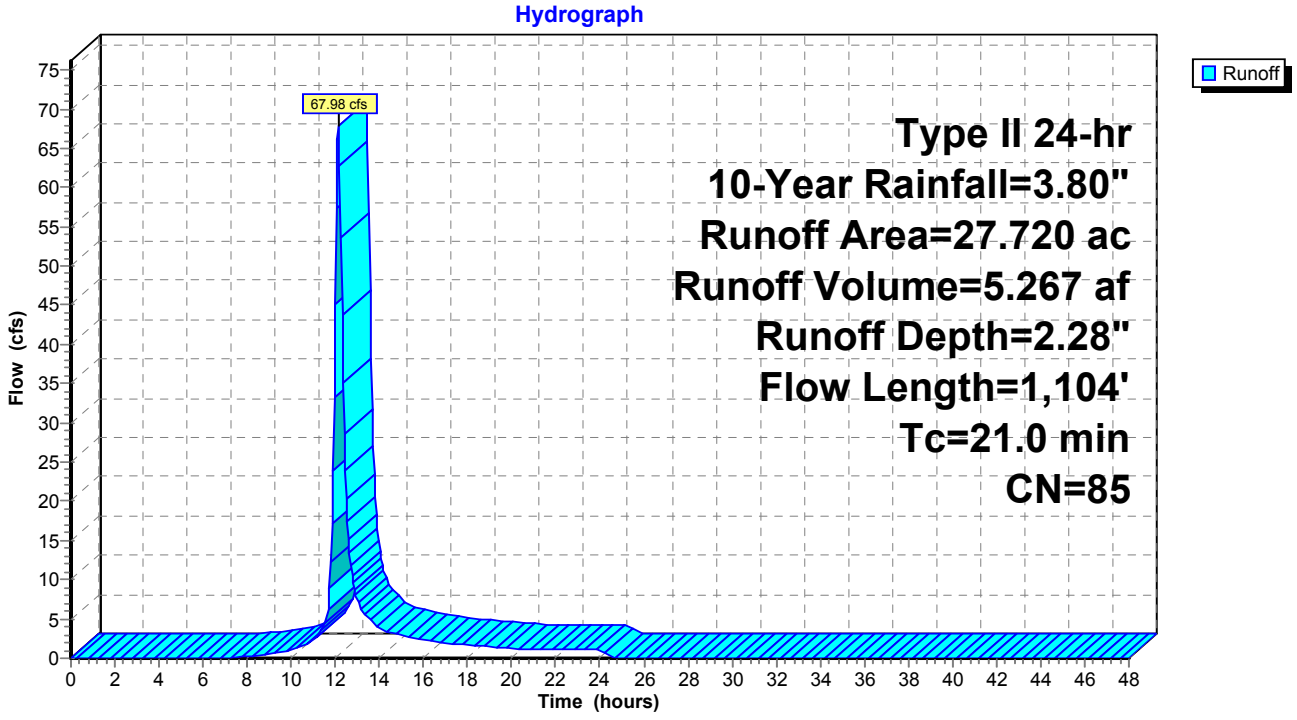
Runoff = 67.98 cfs @ 12.14 hrs, Volume= 5.267 af, Depth= 2.28"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.80"

Area (ac)	CN	Description
27.720	85	Row crops, SR + CR, Good, HSG D
27.720		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	100	0.0158	0.29		**Sheet Flow, Sheet Flow** Cultivated: Residue<=20% n= 0.060 P2= 2.55"
9.1	693	0.0200	1.27		**Shallow Concentrated Flow, Shallow Concentrated Flow** Cultivated Straight Rows Kv= 9.0 fps
6.1	311	0.0288	0.85		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
21.0	1,104	Total			

Subcatchment 9S: Watershed B2



Summary for Subcatchment 9S: Watershed B2

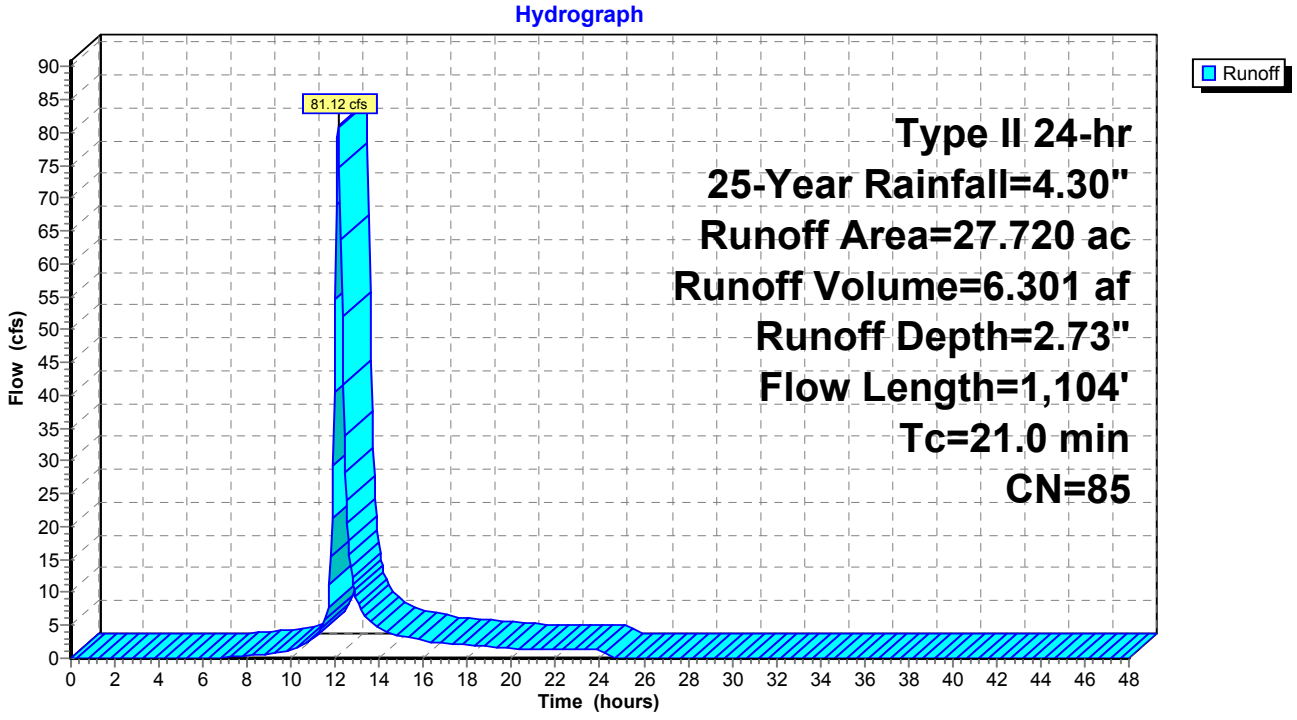
Runoff = 81.12 cfs @ 12.14 hrs, Volume= 6.301 af, Depth= 2.73"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=4.30"

Area (ac)	CN	Description
27.720	85	Row crops, SR + CR, Good, HSG D
27.720		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	100	0.0158	0.29		**Sheet Flow, Sheet Flow** Cultivated: Residue<=20% n= 0.060 P2= 2.55"
9.1	693	0.0200	1.27		**Shallow Concentrated Flow, Shallow Concentrated Flow** Cultivated Straight Rows Kv= 9.0 fps
6.1	311	0.0288	0.85		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
21.0	1,104	Total			

Subcatchment 9S: Watershed B2



Summary for Subcatchment 9S: Watershed B2

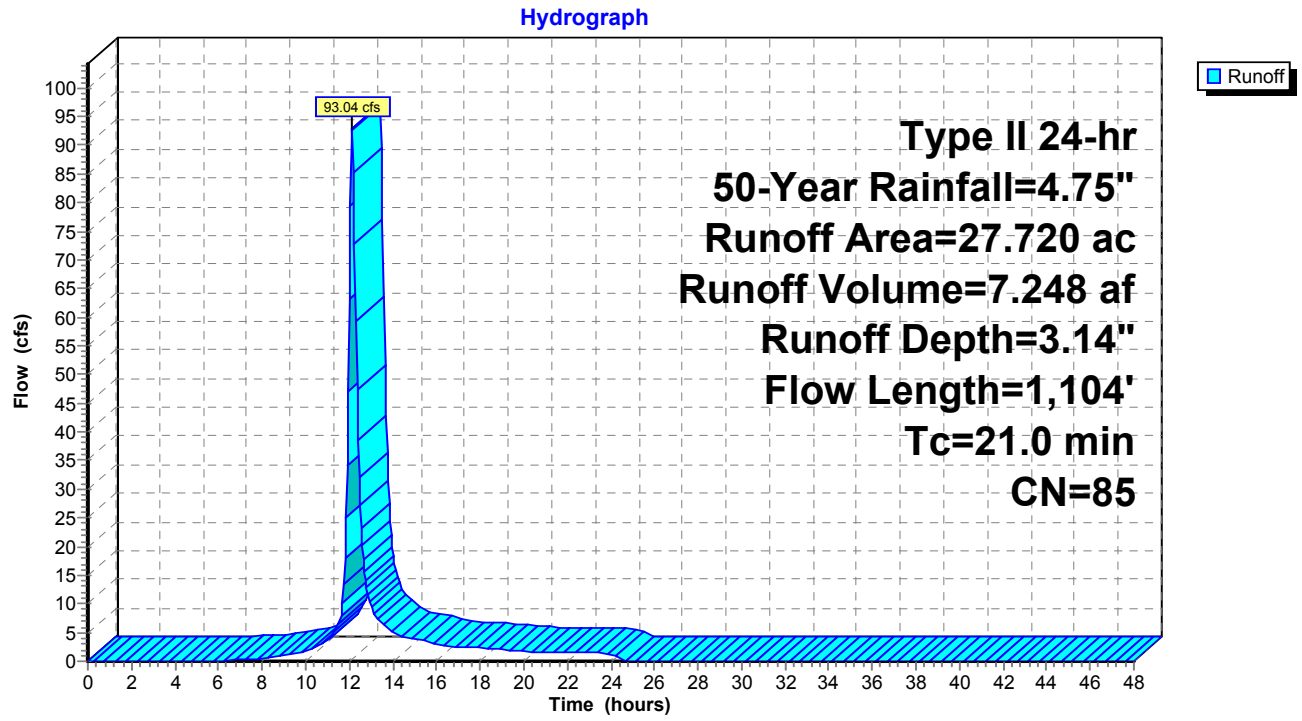
Runoff = 93.04 cfs @ 12.14 hrs, Volume= 7.248 af, Depth= 3.14"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50-Year Rainfall=4.75"

Area (ac)	CN	Description
27.720	85	Row crops, SR + CR, Good, HSG D
27.720		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	100	0.0158	0.29		**Sheet Flow, Sheet Flow** Cultivated: Residue<=20% n= 0.060 P2= 2.55"
9.1	693	0.0200	1.27		**Shallow Concentrated Flow, Shallow Concentrated Flow** Cultivated Straight Rows Kv= 9.0 fps
6.1	311	0.0288	0.85		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
21.0	1,104	Total			

Subcatchment 9S: Watershed B2



Summary for Subcatchment 9S: Watershed B2

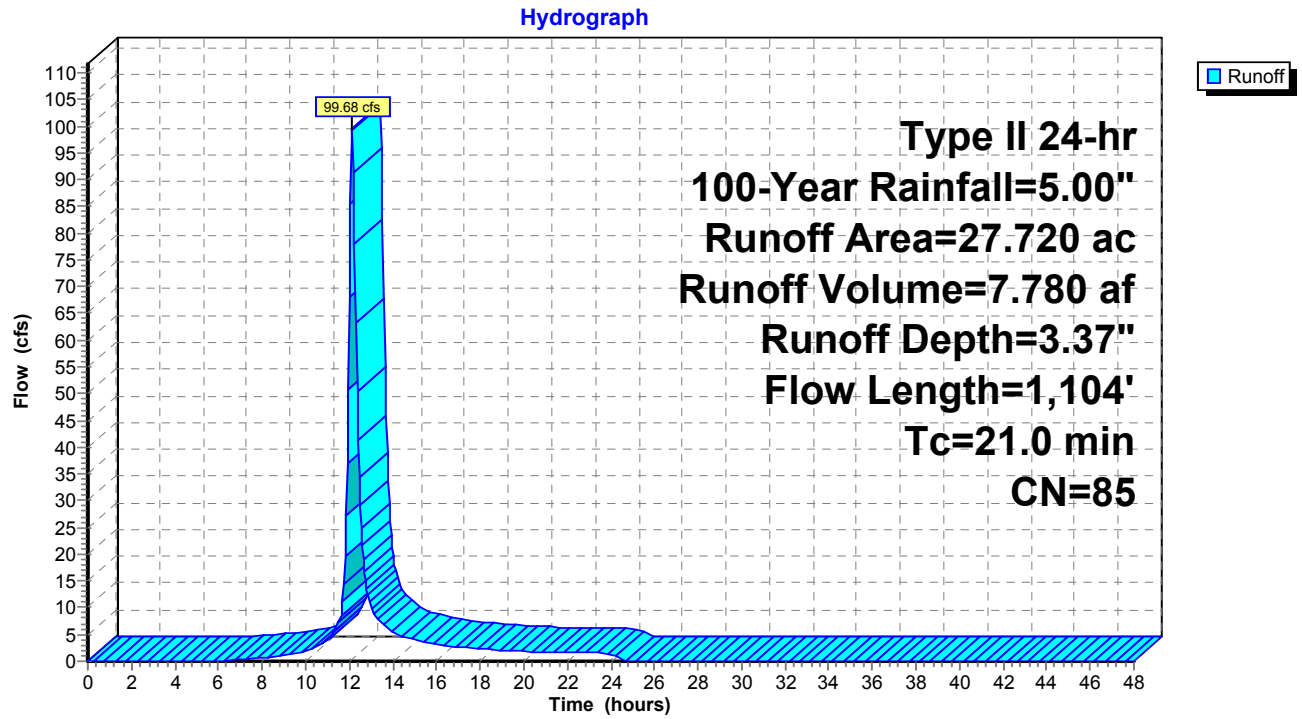
Runoff = 99.68 cfs @ 12.13 hrs, Volume= 7.780 af, Depth= 3.37"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.00"

Area (ac)	CN	Description
27.720	85	Row crops, SR + CR, Good, HSG D
27.720		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.8	100	0.0158	0.29		**Sheet Flow, Sheet Flow** Cultivated: Residue<=20% n= 0.060 P2= 2.55"
9.1	693	0.0200	1.27		**Shallow Concentrated Flow, Shallow Concentrated Flow** Cultivated Straight Rows Kv= 9.0 fps
6.1	311	0.0288	0.85		**Shallow Concentrated Flow, Shallow Concentrated Flow 2** Woodland Kv= 5.0 fps
21.0	1,104	Total			

Subcatchment 9S: Watershed B2

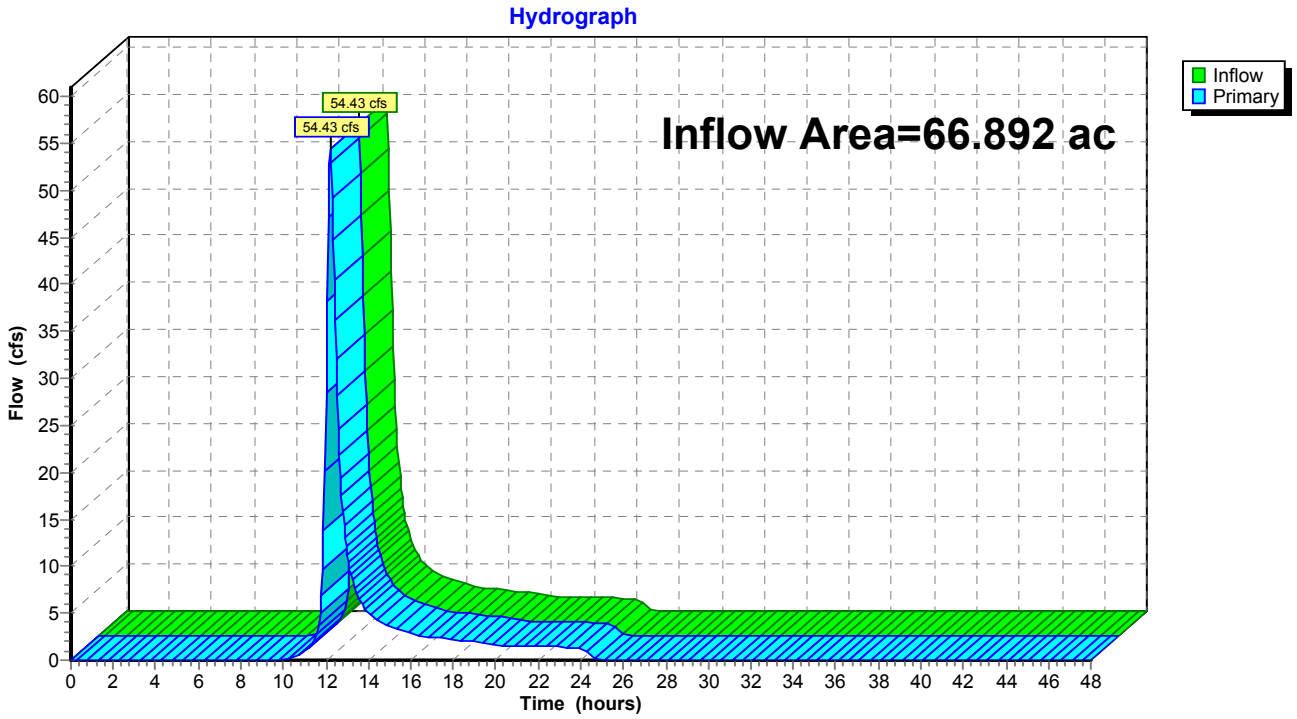


Summary for Link 11L: Watershed B Ultimate Release

Inflow Area = 66.892 ac, 0.00% Impervious, Inflow Depth = 0.99" for 1-Year event
Inflow = 54.43 cfs @ 12.20 hrs, Volume= 5.530 af
Primary = 54.43 cfs @ 12.20 hrs, Volume= 5.530 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: Watershed B Ultimate Release

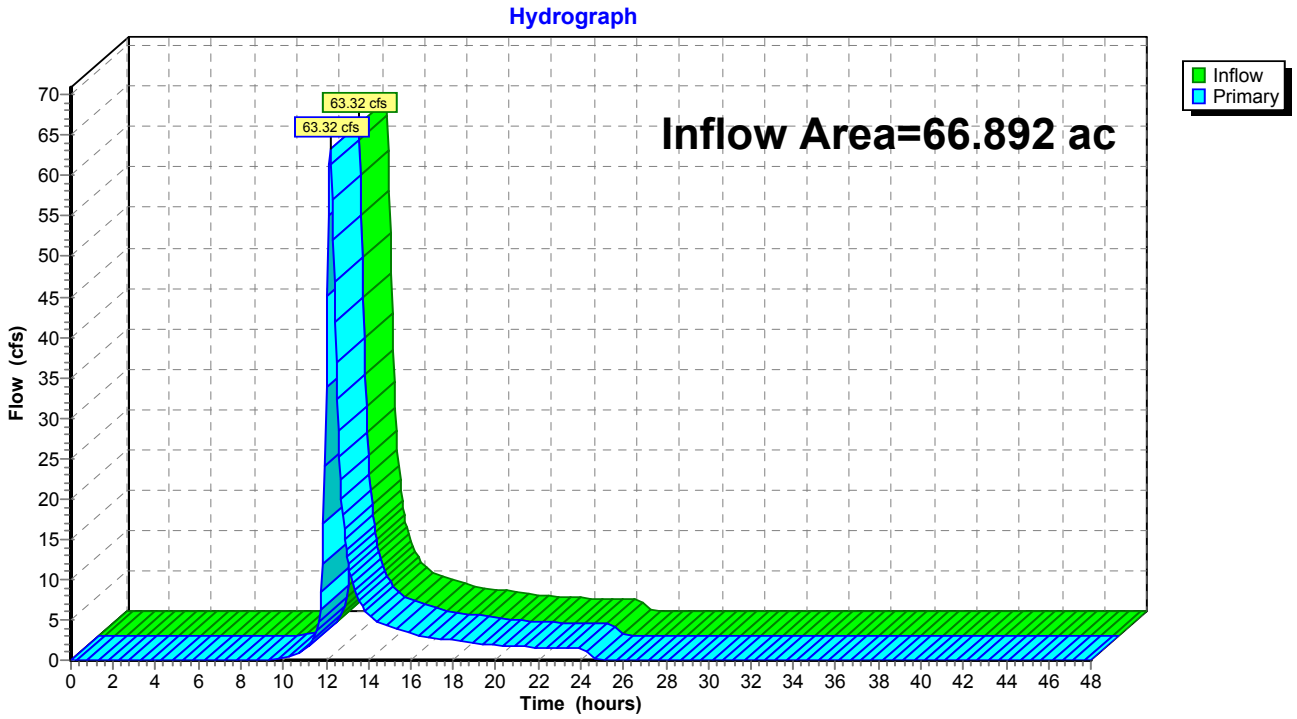


Summary for Link 11L: Watershed B Ultimate Release

Inflow Area = 66.892 ac, 0.00% Impervious, Inflow Depth = 1.15" for 2-Year event
Inflow = 63.32 cfs @ 12.20 hrs, Volume= 6.385 af
Primary = 63.32 cfs @ 12.20 hrs, Volume= 6.385 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: Watershed B Ultimate Release

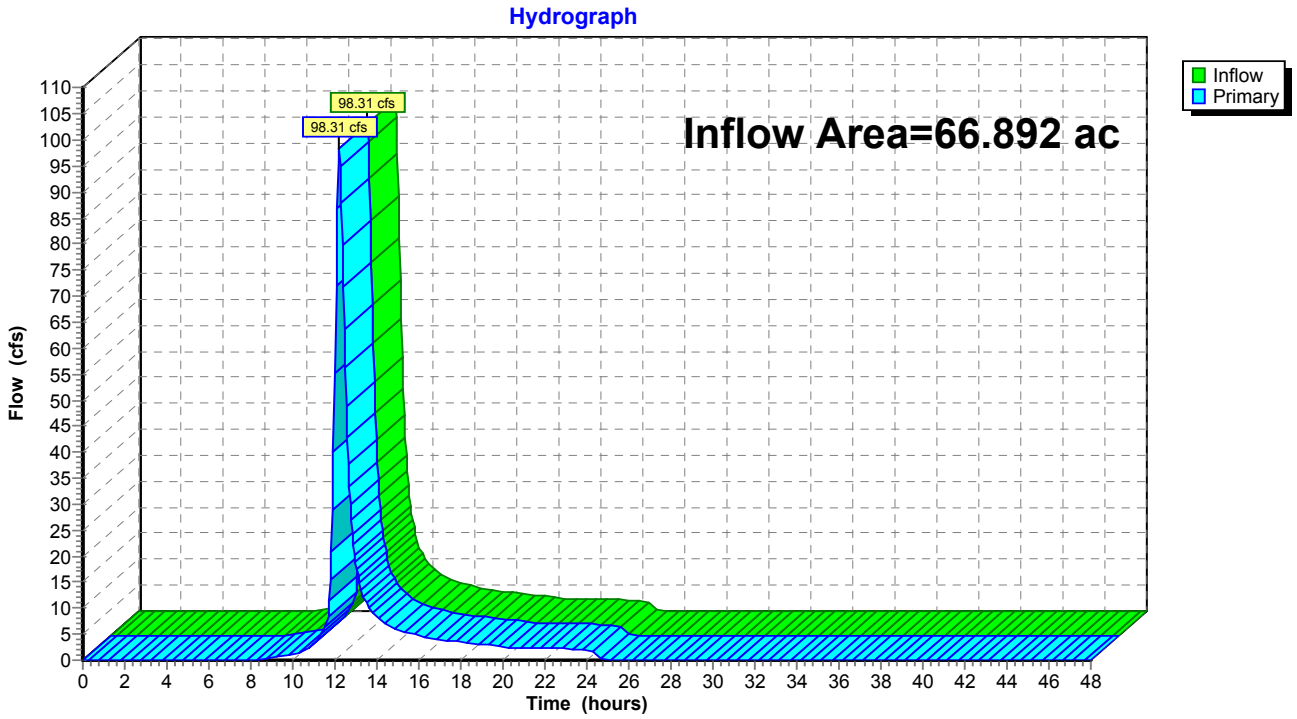


Summary for Link 11L: Watershed B Ultimate Release

Inflow Area = 66.892 ac, 0.00% Impervious, Inflow Depth = 1.75" for 5-Year event
Inflow = 98.31 cfs @ 12.20 hrs, Volume= 9.780 af
Primary = 98.31 cfs @ 12.20 hrs, Volume= 9.780 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: Watershed B Ultimate Release

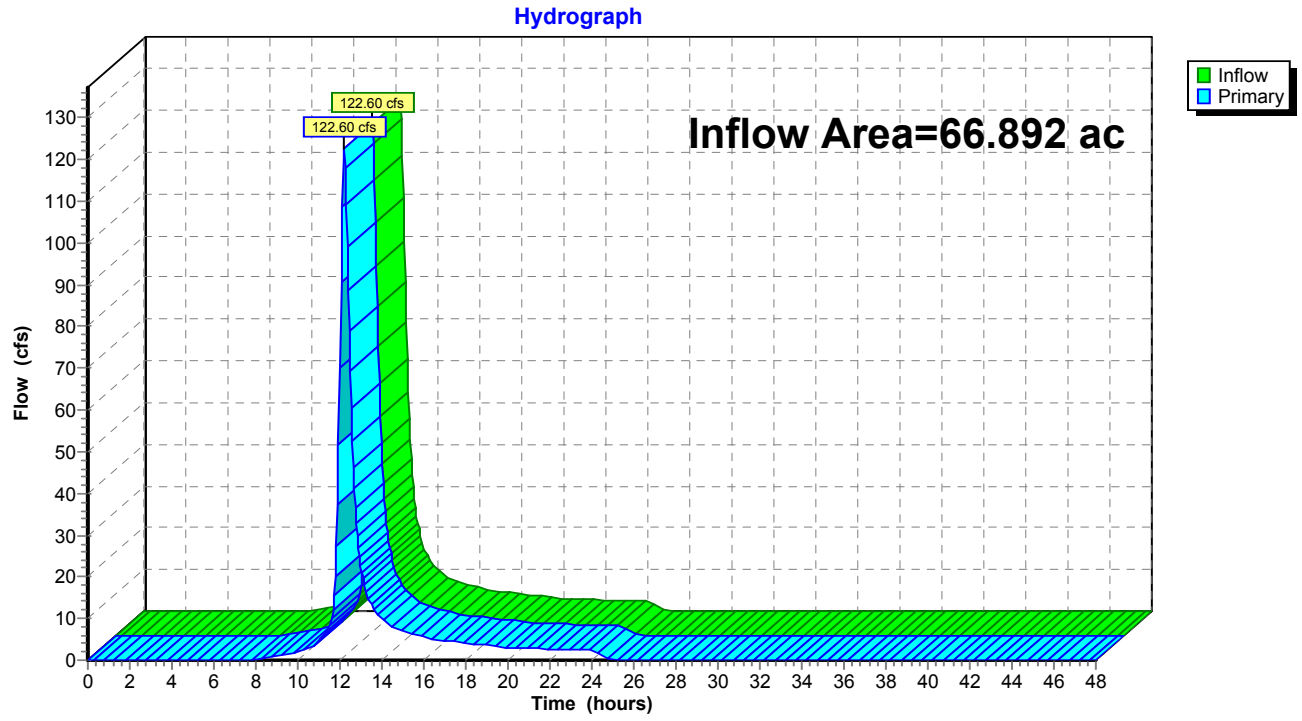


Summary for Link 11L: Watershed B Ultimate Release

Inflow Area = 66.892 ac, 0.00% Impervious, Inflow Depth = 2.18" for 10-Year event
Inflow = 122.60 cfs @ 12.19 hrs, Volume= 12.166 af
Primary = 122.60 cfs @ 12.19 hrs, Volume= 12.166 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: Watershed B Ultimate Release

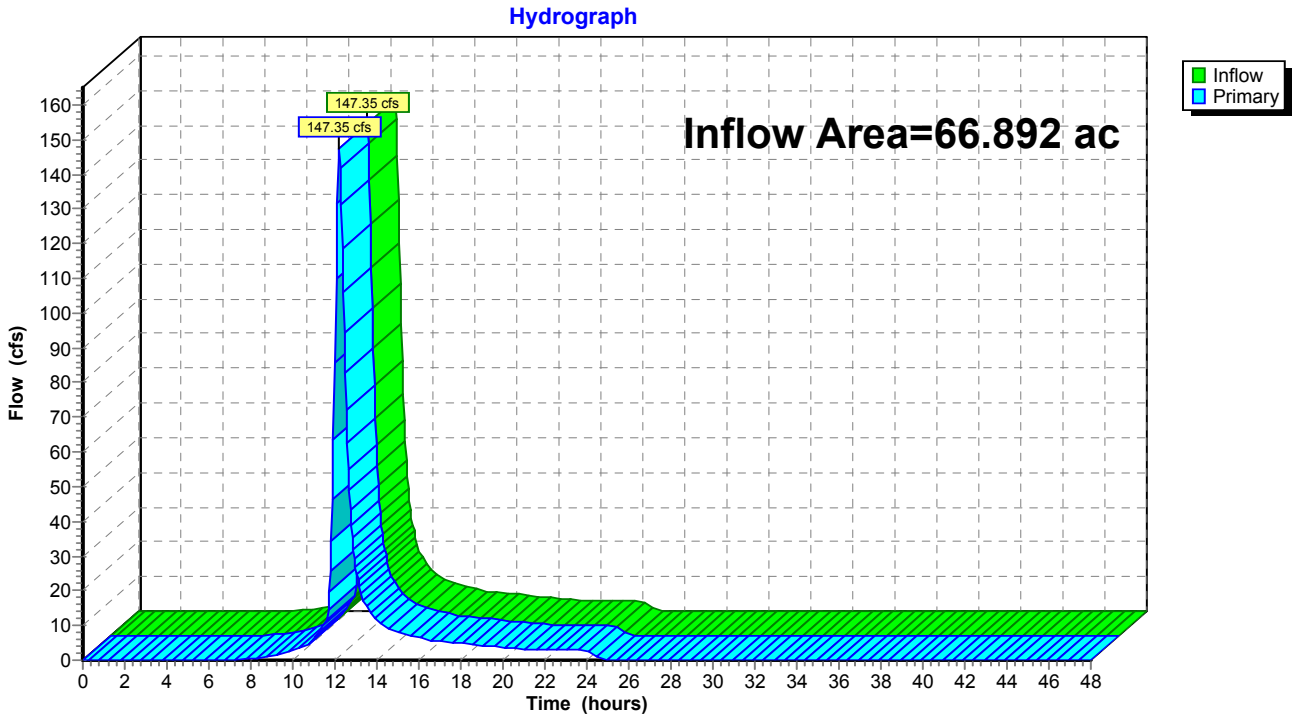


Summary for Link 11L: Watershed B Ultimate Release

Inflow Area = 66.892 ac, 0.00% Impervious, Inflow Depth = 2.62" for 25-Year event
Inflow = 147.35 cfs @ 12.19 hrs, Volume= 14.620 af
Primary = 147.35 cfs @ 12.19 hrs, Volume= 14.620 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: Watershed B Ultimate Release

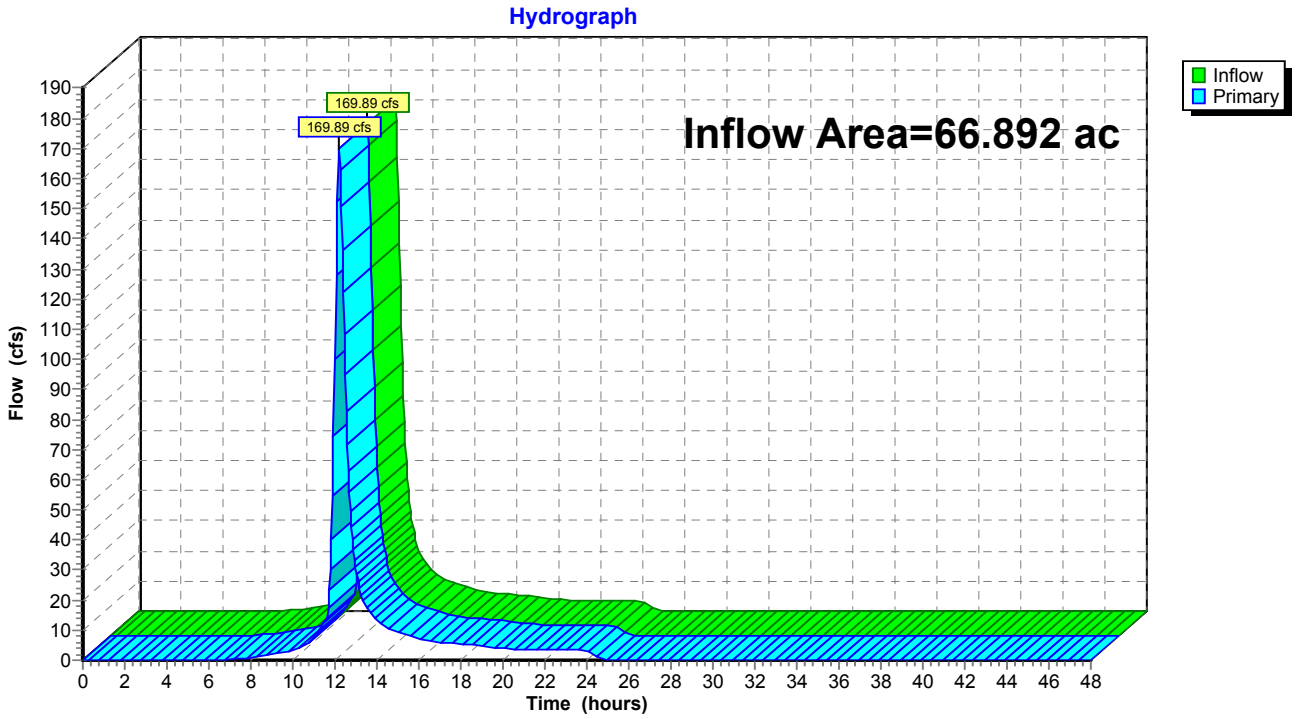


Summary for Link 11L: Watershed B Ultimate Release

Inflow Area = 66.892 ac, 0.00% Impervious, Inflow Depth = 3.03" for 50-Year event
Inflow = 169.89 cfs @ 12.19 hrs, Volume= 16.874 af
Primary = 169.89 cfs @ 12.19 hrs, Volume= 16.874 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: Watershed B Ultimate Release

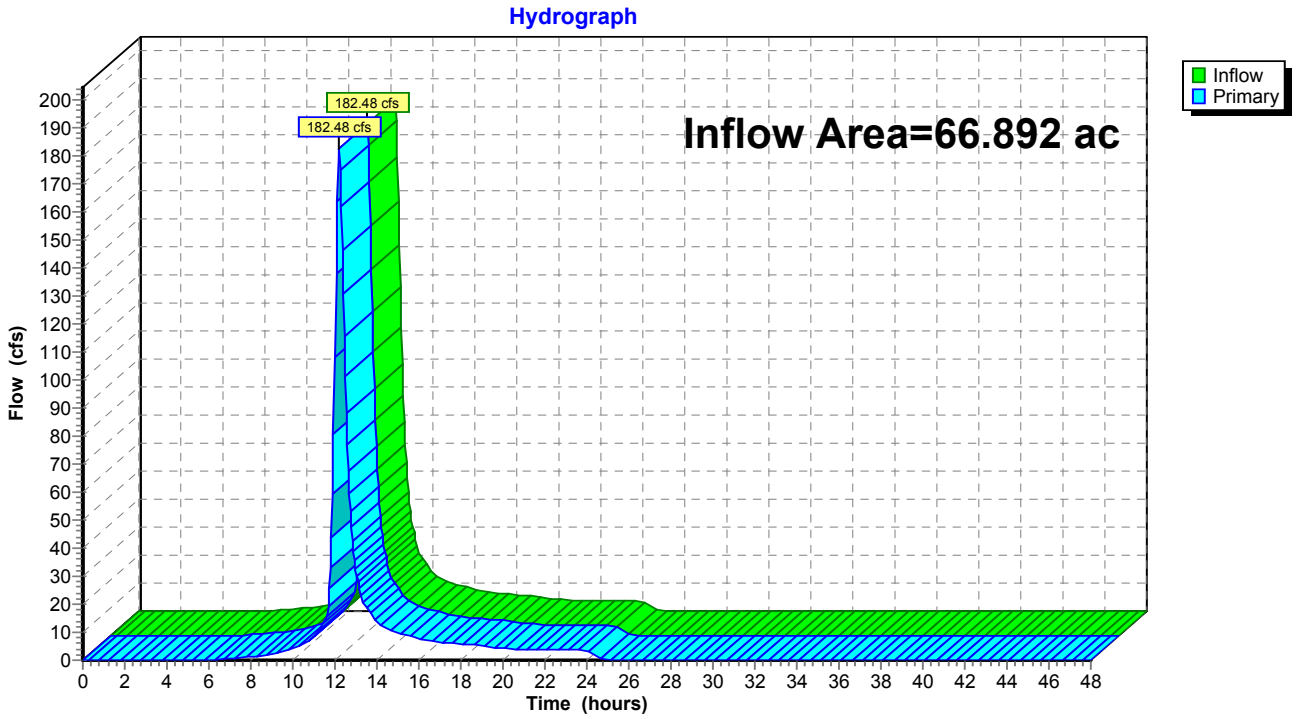


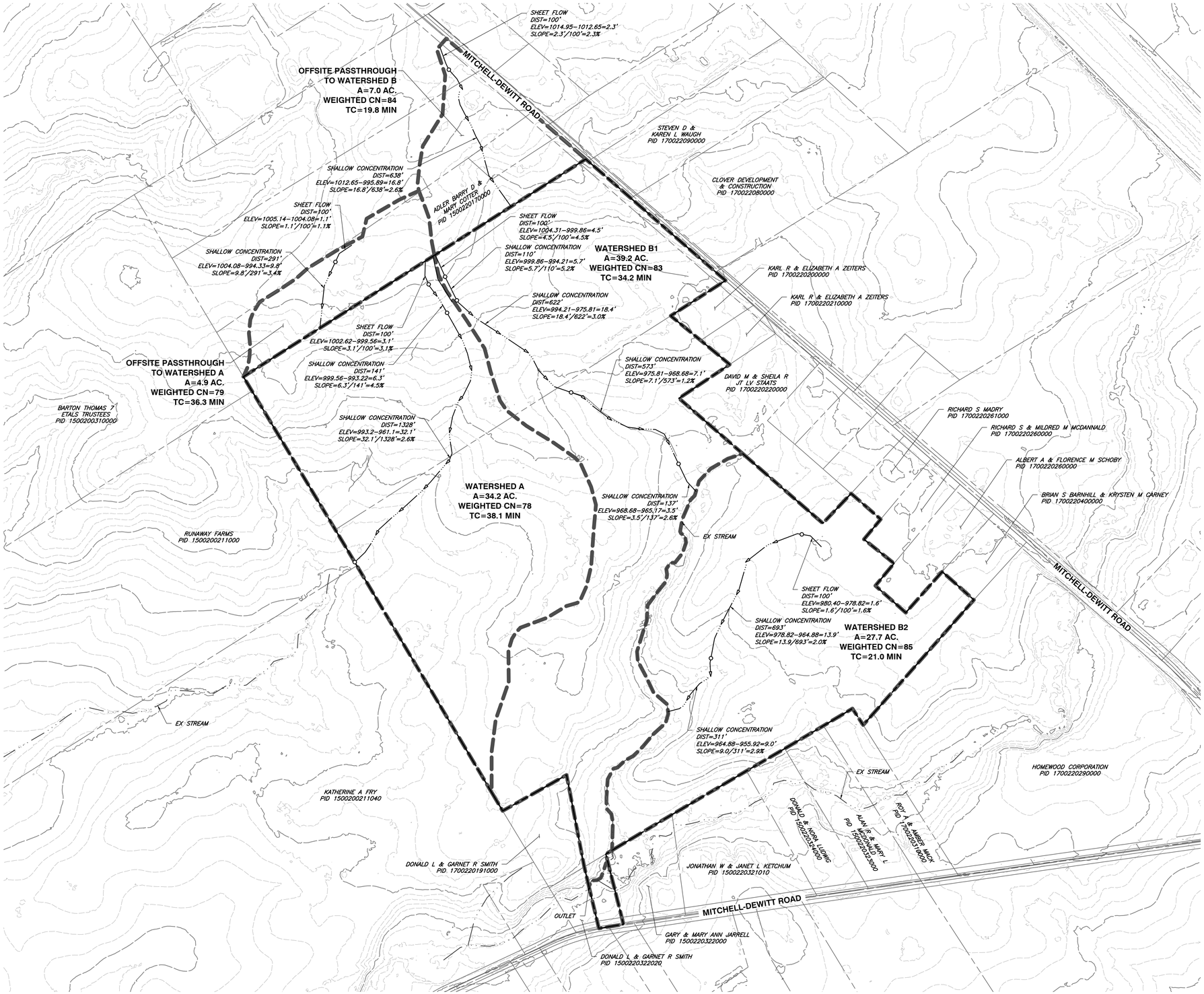
Summary for Link 11L: Watershed B Ultimate Release

Inflow Area = 66.892 ac, 0.00% Impervious, Inflow Depth = 3.25" for 100-Year event
Inflow = 182.48 cfs @ 12.19 hrs, Volume= 18.142 af
Primary = 182.48 cfs @ 12.19 hrs, Volume= 18.142 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: Watershed B Ultimate Release





NORTH

SCALE IN FEET

0 200 400

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTER LINE
- EXISTING STREAM
- 930 EXISTING INDEX CONTOUR
- 929 EXISTING INTERMEDIATE CONTOUR
- EXISTING FLOWLINE
- FLOW CHANGE INDICATOR
- EXISTING WATERSHED BOUNDARY

REFERENCE

1. EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY OHIO GEOGRAPHICALLY REFERENCE INFORMATION PROGRAM, ACCESSED JULY 2016.

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

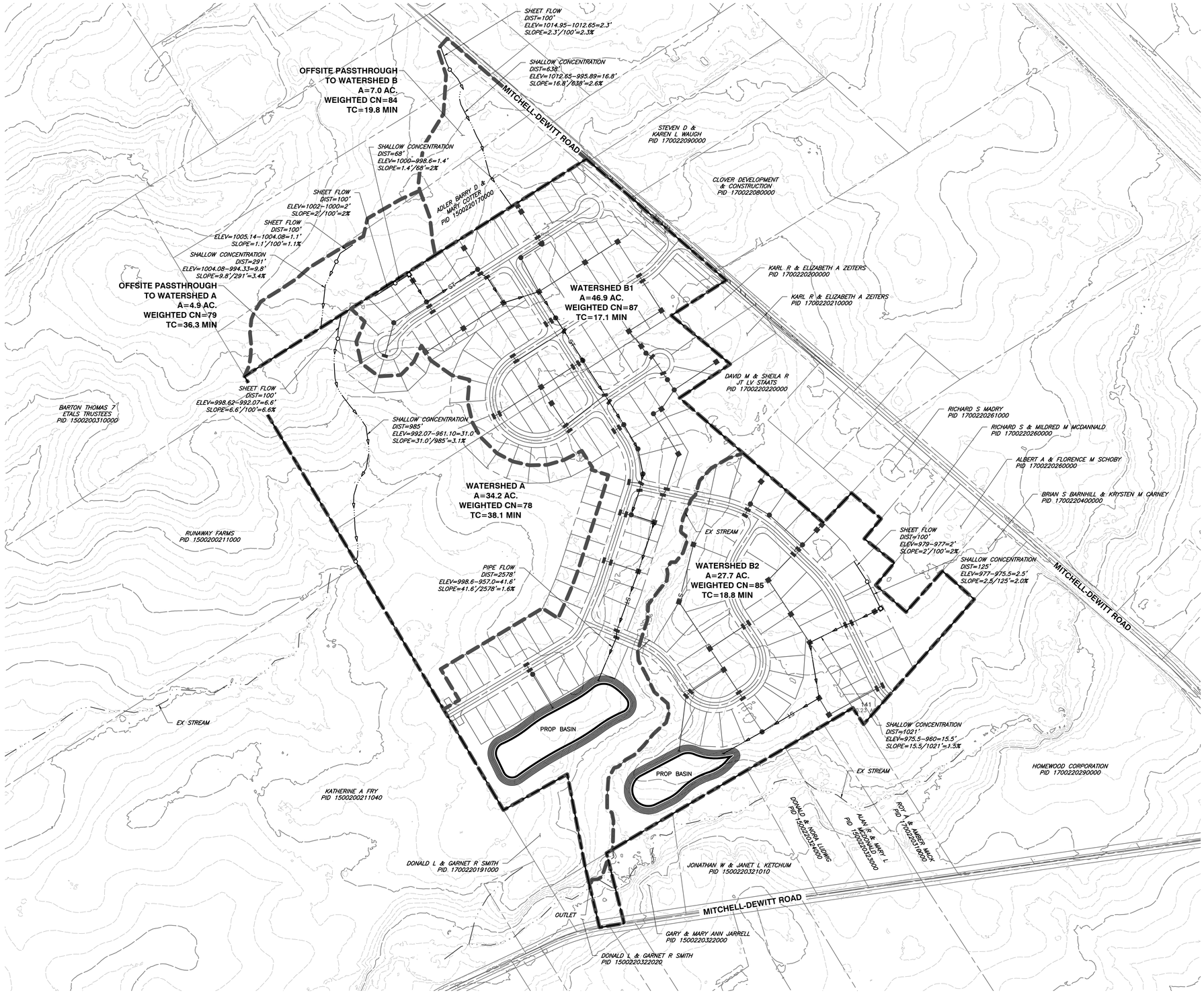
PRE-DEVELOPED TRIBUTARY MAP

DATE:	AUGUST 2016	DRAWN BY:	WDF
		CHECKED BY:	MCR
DWG SCALE:			
PROJECT NO.:			162-554
		APPROVED BY:	DRAFT

DRAWING NO.: SWM1

SHEET 1 OF 2

P:\2016\162-554\-CAD\Dwg\CIVIL-Exhibits\162554-CIV02-Pre-Developed Tributary Map.dwg[LAYOUT1] LS(8/11/2016 - wfergusen) - LP: 8/11/2016 9:28 AM



NORTH

SCALE IN FEET

0 200 400

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTER LINE
- EXISTING STREAM
- 930 EXISTING INDEX CONTOUR
- 929 EXISTING INTERMEDIATE CONTOUR
- EXISTING FLOWLINE
- FLOW CHANGE INDICATOR
- EXISTING WATERSHED BOUNDARY
- ST PROPOSED STORM SEWER
- PROPOSED CATCH BASIN

REFERENCE

1. EXISTING TOPOGRAPHIC INFORMATION PROVIDED BY OHIO GEOGRAPHICALLY REFERENCE INFORMATION PROGRAM, ACCESSED JULY 2016.

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ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

PRE-DEVELOPED TRIBUTARY MAP

DATE:	AUGUST 2016	DRAWN BY: WDF
DWG SCALE:		CHECKED BY: MCR
PROJECT NO:		162-554
APPROVED BY:		DRAFT

DRAWING NO.: SWM2

SHEET 2 OF 2

P:\2016\162-554\-CADD\Dwg\CIVIL-Exhibits\162554-CIV02-Post-Developed Tributary Map 2.dwg[LAYOUT1] LS(8/11/2016 - wfergusen) - LP, 8/11/2016 9:28 AM

APPENDIX B
OUTLET CAPACITY CALCULATIONS

Civil & Environmental Consultants, Inc.

PROJECT Mitchell Highlands PROJECT NO. 162-554

PAGE 1 OF 1

PREPARED BY WDF DATE 7/11/2016 CHECKED BY _____ DATE _____

$Q = VA = \left(\frac{1.49}{n}\right) A R^{2/3} S$ $R = \frac{A}{P_w} = \frac{77.9}{84.2} = 0.93$

Channel $= \left(\frac{1.49}{0.045}\right)(77.9\ ft^2)(0.93\ ft)^{2/3}\sqrt{0.013}$

$= 280.2\ ft^3/s$

Bankfull $= \left(\frac{1.49}{0.045}\right)(28.2\ ft^2)(0.86\ ft)^{2/3}\sqrt{0.013}$ $R = \frac{A}{P_w} = \frac{28.2}{32.7} = 0.86$

$= 96.3\ ft^3/s$

Check for 100 yr elev in channel $= \left(\frac{1.49}{0.045}\right)(55.2\ ft^2)(0.84\ ft)^{2/3}\sqrt{0.013}$ $R = \frac{A}{P_w} = \frac{55.2}{65.9} = 0.84$

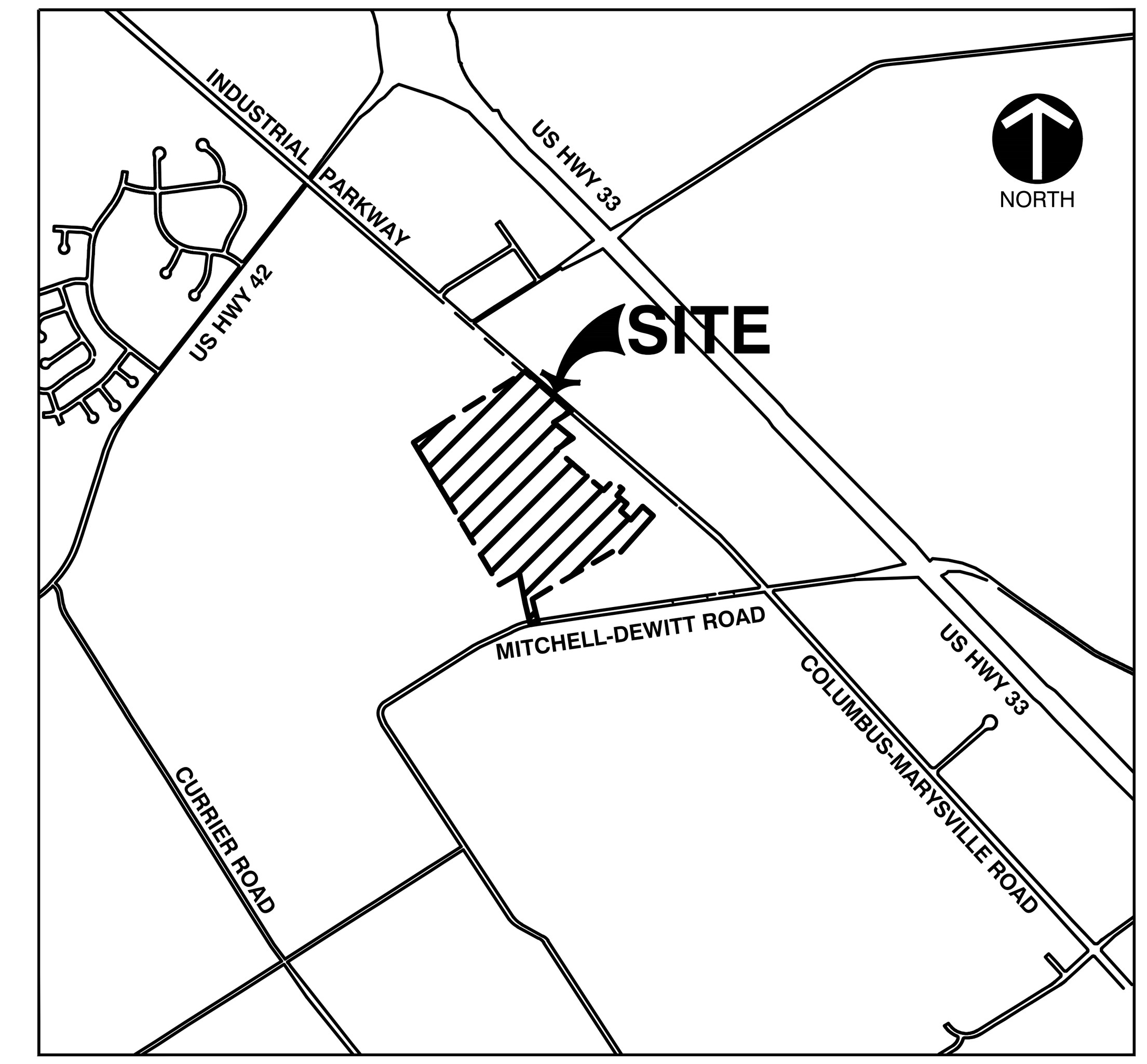
$= 185.5\ ft^3/s$

2.5' 161.7 cfs
2.7' 211.7 cfs
2.6' 185.5

PRELIMINARY PLAT
MITCHELL HIGHLANDS
2016

NORTH
SCALE IN FEET
0 200 400

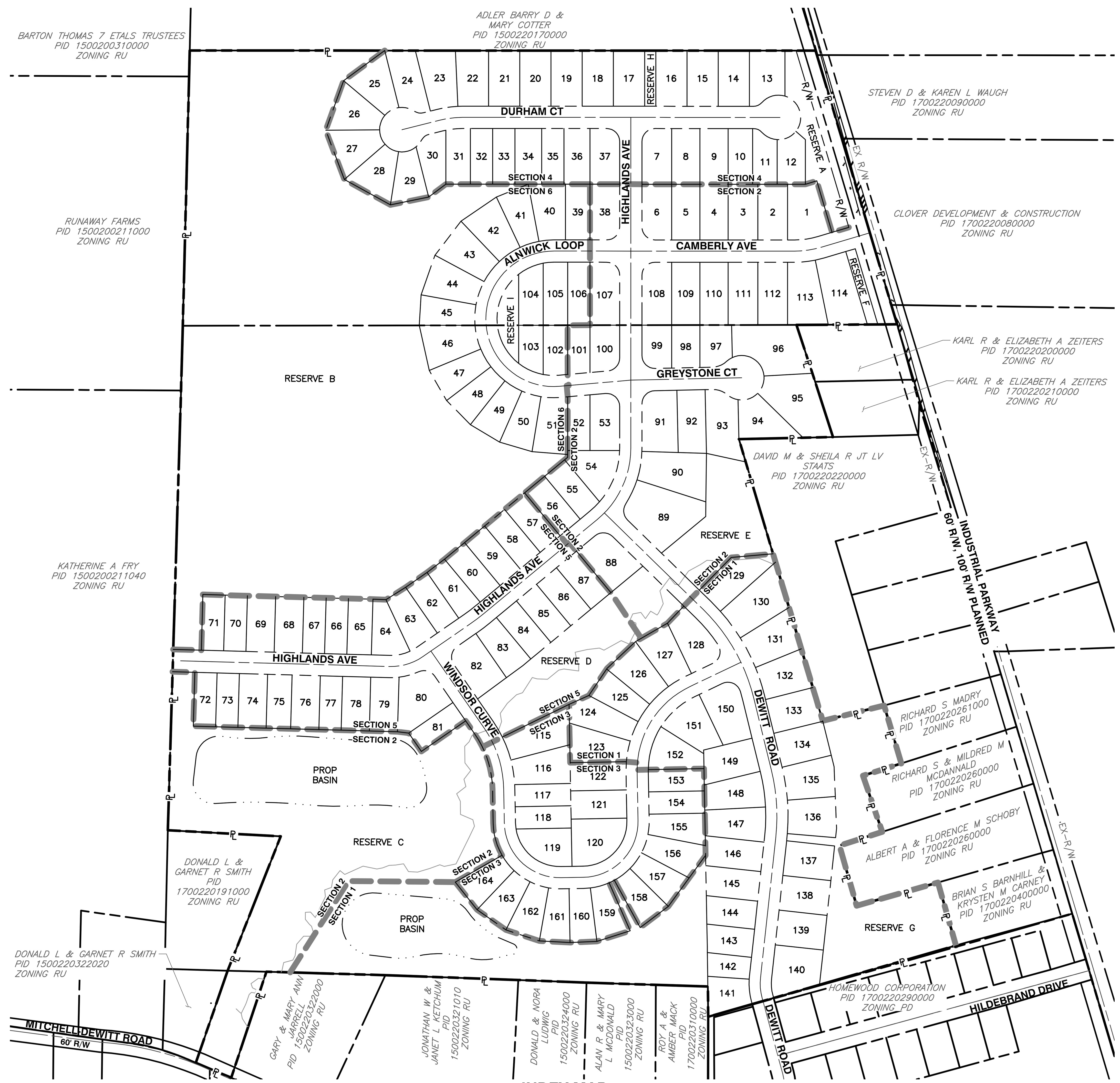
VIRGINIA MILITARY SURVEY NO. 5134
JEROME TOWNSHIP, COUNTY OF UNION, STATE OF OHIO



VICINITY MAP
1"=2000'

DRAWING INDEX

DRAWING NO.	DESCRIPTION	SHEET TITLE
1	C000	COVER SHEET
2	C100	EXISTING CONDITIONS
3	C200	SITE PLAN
4	C201	SITE PLAN
5	C300	UTILITY PLAN
6	C301	UTILITY PLAN
7	C400	PRE-DEVELOPED TRIBUTARY AREA
8	C401	POST-DEVELOPED TRIBUTARY AREA
9	C600	STREET PROFILES
10	C601	STREET PROFILES
11	C602	STREET PROFILES
12	C603	STREET PROFILES



INDEX MAP
SCALE: 1"=200'

GENERAL SUMMARY

TOTAL ACREAGE	100.91± AC.
RIGHT-OF-WAY INDUSTRIAL PARKWAY (INCLUDES FUTURE)	0.88 AC.
NET ACREAGE	100.03± AC.
NUMBER OF LOTS	164
GROSS DENSITY	1.63 DU/AC.
NET DENSITY	1.64 DU/AC.
OPEN SPACE	43.30 AC. (42.9%)
EXISTING ZONING	PUD
EXISTING USE	RESIDENTIAL, AGRICULTURE AND WOODLANDS
PROPOSED ZONING	PUD
PROPOSED DEVELOPMENT USE	SINGLE FAMILY (DETACHED UNITS & OPEN SPACE)
MINIMUM FRONTAGE	60' (MEASURED AT THE BUILDING SETBACK LINE)
FRONT YARD SETBACK	25' (FROM EDGE OF R/W)
SIDE YARD SETBACK	5' EACH SIDE THE FOLLOWING LOTS SHALL HAVE 10' EACH SIDE: 13–24, 92–94 AND 127–138
REAR YARD SETBACK	30'
AVERAGE LOT SIZE	11,874 SF (0.27 AC)
TREE PRESERVATION ACREAGE	4.7 AC
TREES TO REMAIN	34.6 AC (74.4%)
TREES TO REMAIN (PREVIOUS PLAN)	25.6 AC (55.0%)

NOTES

1. OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
2. CONSERVATION EASEMENT TO BE PROVIDED FOR STREAM BUFFER AREA.
3. OPEN SPACE PROVIDED FOR PASSIVE USE BY RESIDENTS, PRESERVATION OF NATURAL VEGETATION AND/OR STORMWATER MANAGEMENT AND LANDSCAPING.
4. SANITARY SEWER AND WATER SERVICE TO BE PROVIDED BY THE CITY OF MARYSVILLE AND DESIGNED PER MARYSVILLE STANDARDS.
5. STREETS AND STORMWATER MANAGEMENT SHALL MEET THE STANDARDS OF UNION COUNTY.
6. RESERVES SHALL BE DEDICATED AS OPEN SPACE.
7. PARKING SHALL NOT BE PERMITTED IN CUL-DE-SACS OR ON THE SIDE OF THE STREET THAT FIRE HYDRANTS ARE INSTALLED.
8. ALL OF MITCHELL HIGHLANDS IS IN THE FLOOD HAZARD ZONE X (OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39159C0388D, EFFECTIVE DATE DECEMBER 16, 2008.
9. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE AWAY FROM THE FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
10. STORMWATER MANAGEMENT BASINS WILL BE PROVIDED WITH FINAL ENGINEERING PLANS TO HOLD THE POST-DEVELOPED RUNOFF RATES EQUAL TO THE CRITICAL STORM PRE-DEVELOPED RATES.
11. FUTURE WALKING PATH THROUGH WOODED AREA TO BE PROVIDED BY ROCKFORD HOMES. LOCATION TO BE COORDINATED WITH HOMEOWNERS.
12. BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAIN PIPES OR TILES ENCOUNTERED IN THE FIELD AND IF DAMAGED, REPAIR OR REPLACE THEM IMMEDIATELY WITH THE SAME SIZE AND QUALITY OF MATERIALS AS FOUND. ALL DRAINAGE TILES ENCOUNTERED IN THE FIELD SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AT A STRUCTURE.
13. SEE LANDSCAPING PLANS FOR ADDITIONAL LANDSCAPING DETAILS.

REFERENCE

1. EXISTING TOPOGRAPHIC IS BASED ON FEILD RUN SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC ON 7/26/16.
2. SOILS INFORMATION IS PER USDA WEB SOIL SURVEY ACCESSED 6/28/16.
3. PARCEL INFORMATION PROVIDED BY UNION COUNTY AUDITOR, ACCESSED 5/28/2015

OWNER
DONALD ROSE,
ALBERT SCHOBY,
BRAIN BARNHILL
9251–9259 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064

DEVELOPER
ROCKFORD HOMES
999 POLARIS PARKWAY
COLUMBUS, OHIO 43240
PHONE: (614) 785–0015
CONTACT: DON WICK

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORTHINGTON, OHIO 43085
PHONE: (614) 540–6633
CONTACT: MIKE REEVES
EMAIL: mreeves@cecinc.com

*HAND SIGNATURE ON FILE

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

PRELIMINARY PLAT
COVER SHEET

DATE:	AUGUST 2016	DRAWN BY:	NSS
DWG SCALE:	AS NOTED	CHECKED BY:	MCR
PROJECT NO:	162-554		
APPROVED BY:	CLL*		

DRAWING NO.:
C000
SHEET 1 OF 12

NORTH

SCALE IN FEET

0 200 400

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING PAVEMENT
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- W — EXISTING WATERLINE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING TREE LINE
- EXISTING STREAM
- 970 — EXISTING INDEX CONTOUR
- 971 — EXISTING INTERMEDIATE CONTOUR
- SOIL TYPE BOUNDARY
- Ble1B1 — SOIL TYPE
- EXISTING WETLAND

SITE SOIL DATA

Ble1A1 – BLOUNT SILT LOAM, END MORAINE, 0 TO 2 PERCENT SLOPES (D)
Ble1B1 – BLOUNT SILT LOAM, END MORAINE, 2 TO 4 PERCENT SLOPES (D)
Blg1B1 – BLOUNT SILT LOAM, GROUND MORAINE, 2 TO 4 PERCENT SLOPES (D)
Gwd5C2 – GLYNWOOD CLAY LOAM, 6 TO 12 PERCENT SLOPES, ERODED (D)
Gwe1B2 – GLYNWOOD SILT LOAM, END MORAINE, 2 TO 6 PERCENT SLOPES, ERODED (D)

*HAND SIGNATURE ON FILE

REVISION RECORD

NO	DATE	DESCRIPTION

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250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

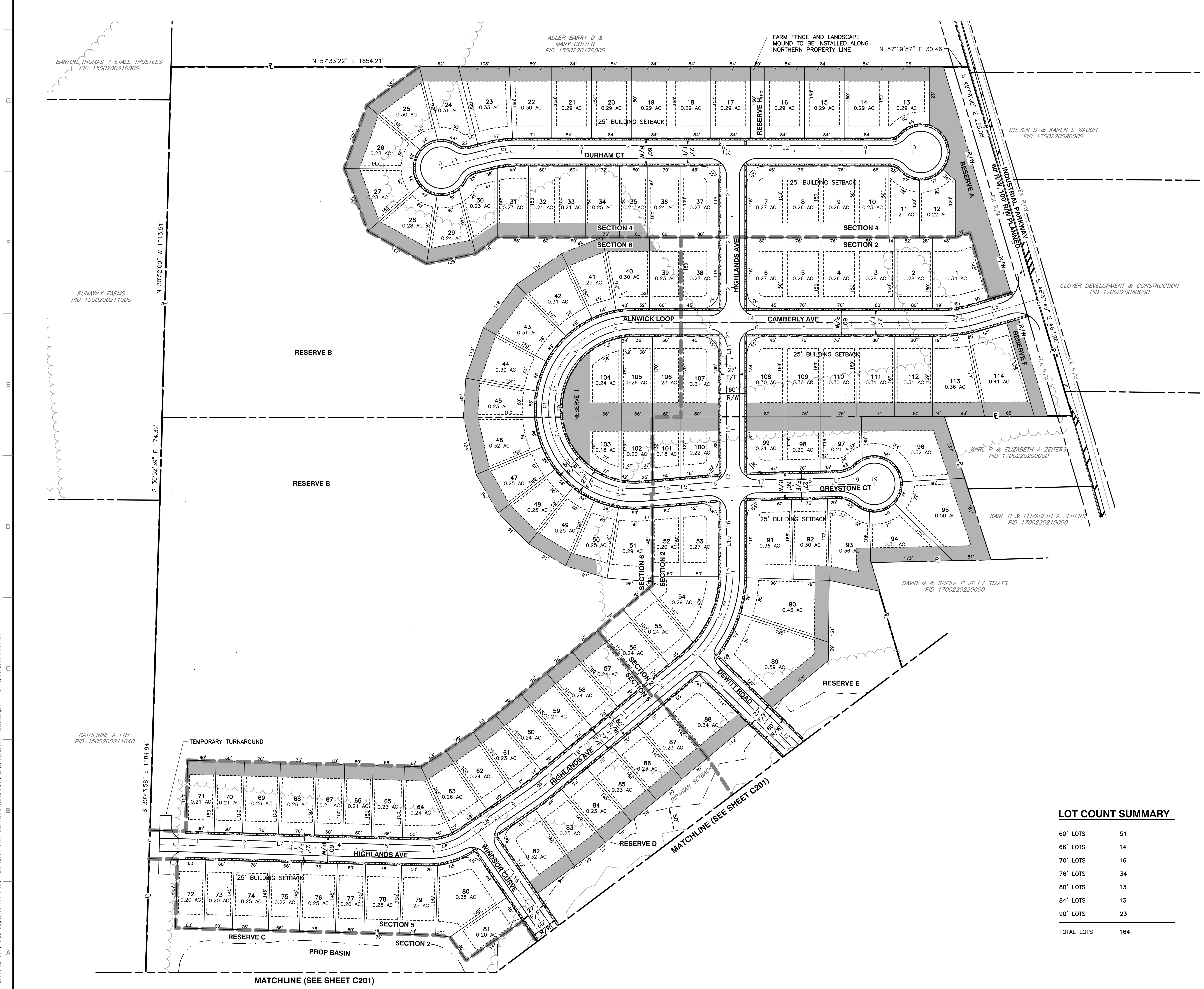
ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

PRELIMINARY PLAT
EXISTING CONDITIONS

DATE:	AUGUST 2016
DWG SCALE:	1"=200'
PROJECT NO:	
DRAWN BY:	NSS
CHECKED BY:	MCR
	162-554
APPROVED BY:	CLL*

DRAWING NO.:
C100
SHEET 2 OF 12

P:\2016\162-3541 - 0400\Dwg\C101 - Preliminary Plat\162554-C101 - Existing Conditions.dwg[EXISTING CONDITIONS] LS (8/18/2016 - natauffenger) - LP, 8/18/2016 11:56 AM



CENTERLINE TANGENT TABLE		
LINE	BEARING	DISTANCE
L1	N43°29'26"E	105.16'
L2	N57°33'08"E	401.69'
L3	N41°02'11"E	137.05'
L4	N57°33'08"E	440.87'
L5	S52°33'08"W	192.55'
L6	N56°19'28"E	298.81'
L7	N59°07'05"E	563.01'
L8	N22°51'05"E	129.03'
L9	N17°53'28"E	398.94'
L10	N32°26'52"W	178.52'
L11	S32°27'01"E	347.52'
L12	S78°07'06"E	371.63'
L13	S46°12'17"E	199.58'
L14	S26°13'59"E	379.43'
L15	S67°08'55"E	250.68'
L16	S33°28'58"E	91.65'
L18	N33°28'58"W	130.99'
L19	N32°02'48"E	151.91'

CENTERLINE CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	250.00'	14°03'42"	61.36'	61.20'	N 50°31'17" E
C2	250.00'	16°30'57"	72.06'	71.81'	N 49°17'39" E
C3	182.50'	185°36'22"	591.21'	364.57'	N 34°38'35" W
C4	250.00'	50°20'20"	219.65'	212.65'	N 07°16'42" W
C5	500.00'	4°57'37"	43.29'	43.27'	N 20°22'17" E
C6	150.00'	36°15'59"	94.95'	93.37'	N 40°59'05" E
C7	300.00'	33°39'57"	176.27'	173.75'	S 50°18'56" E
C8	150.00'	90°00'00"	235.62'	212.13'	S 78°28'58" E
C9	150.00'	90°00'00"	235.62'	212.13'	N 11°31'02" E
C10	250.00'	65°31'41"	285.93'	270.59'	N 00°43'05" W
C11	500.00'	31°54'49"	278.50'	274.91'	S 62°09'42" E
C12	525.00'	19°58'18"	183.00'	182.07'	S 36°13'08" E
C13	150.00'	21°27'30"	56.18'	55.85'	S 36°57'44" E

LOT COUNT SUMMARY

60' LOTS	51
66' LOTS	14
70' LOTS	16
76' LOTS	34
80' LOTS	13
84' LOTS	13
90' LOTS	23
TOTAL LOTS	164

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING TREE LINE
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK
- PROPOSED TREE PRESERVATION OR MOUNDING AND SCREENING
- PROPOSED SIDEWALK

MATCHLINE (SEE SHEET C201)

*HAND SIGNATURE ON FILE

REVISION RECORD

NO	DATE	DESCRIPTION

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250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
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www.cecinc.com

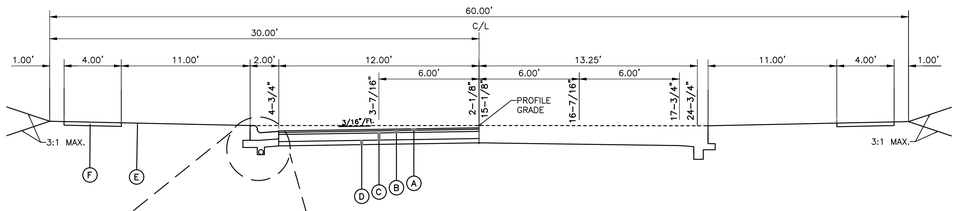
ROCKFORD HOMES MITCHELL HIGHLANDS JEROME TOWNSHIP UNION COUNTY, OHIO

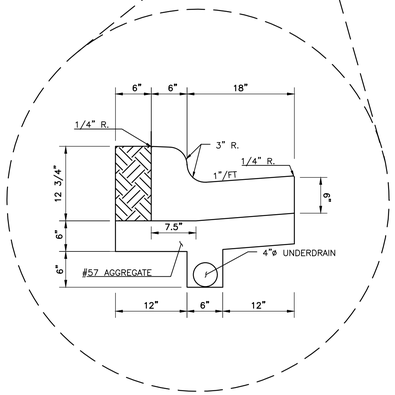
PRELIMINARY PLAT SITE PLAN

DATE:	AUGUST 2016	DRAWN BY:	NSS
DWG SCALE:	1"=100'	CHECKED BY:	MCR
PROJECT NO:			162-554
APPROVED BY:			CLL*

DRAWING NO.: C200

SHEET 3 OF 12





TYPICAL 27' FC/FC SECTION W/ CURB & GUTTER (60' R/W)

NOT TO SCALE

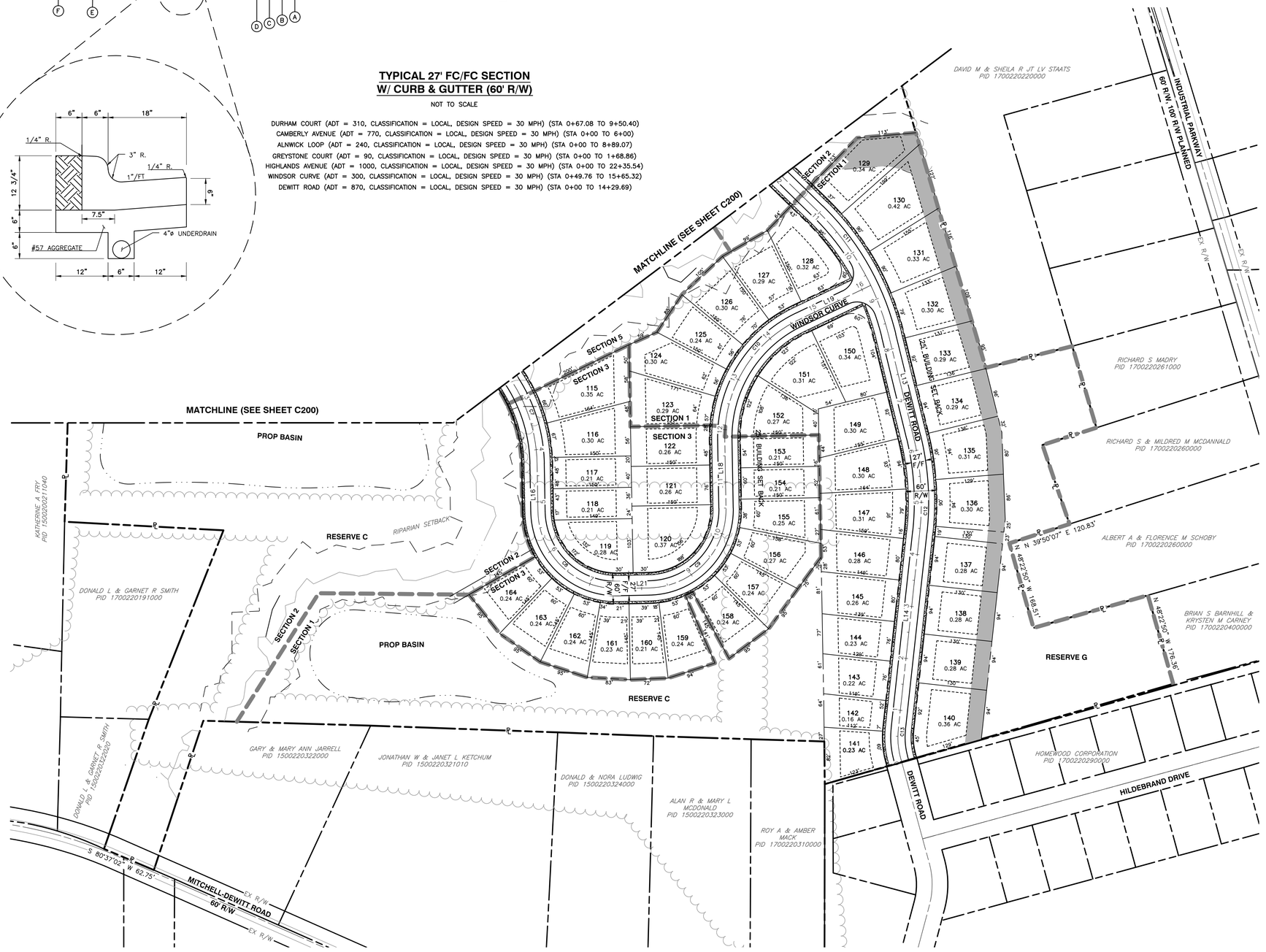
DURHAM COURT (ADT = 310, CLASSIFICATION = LOCAL, DESIGN SPEED = 30 MPH) (STA 0+67.08 TO 9+50.40)
CAMBERLY AVENUE (ADT = 770, CLASSIFICATION = LOCAL, DESIGN SPEED = 30 MPH) (STA 0+00 TO 6+00)
ALNWICK LOOP (ADT = 240, CLASSIFICATION = LOCAL, DESIGN SPEED = 30 MPH) (STA 0+00 TO 8+89.07)
GREYSTONE COURT (ADT = 90, CLASSIFICATION = LOCAL, DESIGN SPEED = 30 MPH) (STA 0+00 TO 1+68.86)
HIGHLANDS AVENUE (ADT = 1000, CLASSIFICATION = LOCAL, DESIGN SPEED = 30 MPH) (STA 0+00 TO 22+35.54)
WINDSOR CURVE (ADT = 300, CLASSIFICATION = LOCAL, DESIGN SPEED = 30 MPH) (STA 0+49.76 TO 15+65.32)
DEWITT ROAD (ADT = 870, CLASSIFICATION = LOCAL, DESIGN SPEED = 30 MPH) (STA 0+00 TO 14+29.69)

PAVEMENT LEGEND

(A) 1 1/4" HOT MIXED, HOT LAID ASPHALT CONCRETE, SURFACE COURSE, ITEM 448
(B) 1 3/4" HOT MIXED, HOT LAID ASPHALT CONCRETE, INTERMEDIATE COURSE, ITEM 448
(C) 6" BITUMINOUS AGGREGATE BASE, ITEM 301
(D) 4" AGGREGATE BASE, ITEM 304
(E) SEEDING AND MULCHING
(F) STANDARD SIDEWALK (4" THICK)

NORTH

SCALE IN FEET
0 100 200



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L12	S78°07'06"E	371.63'
L13	S46°12'17"E	199.58'
L14	S26°13'59"E	379.43'
L15	S67°08'55"E	250.68'
L16	S33°28'58"E	91.65'
L18	N33°28'58"W	130.99'
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C8	150.00'	90°00'00"	235.62'	212.13'	S 78°28'58" E
C9	150.00'	90°00'00"	235.62'	212.13'	N 11°31'02" E
C10	250.00'	65°31'41"	285.93'	270.59'	N 00°43'05" W
C11	500.00'	31°54'49"	278.50'	274.91'	S 62°09'42" E
C12	525.00'	19°58'18"	183.00'	182.07'	S 36°13'08" E
C13	150.00'	21°27'30"	56.18'	55.85'	S 36°57'44" E

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING TREE LINE
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED CENTER LINE
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK
- PROPOSED TREE PRESERVATION OR MOUNDING AND SCREENING
- PROPOSED SIDEWALK

REVISION RECORD

NO	DATE	DESCRIPTION

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614-540-6633 · 888-598-6808
www.cecinc.com

ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

PRELIMINARY PLAT
SITE PLAN

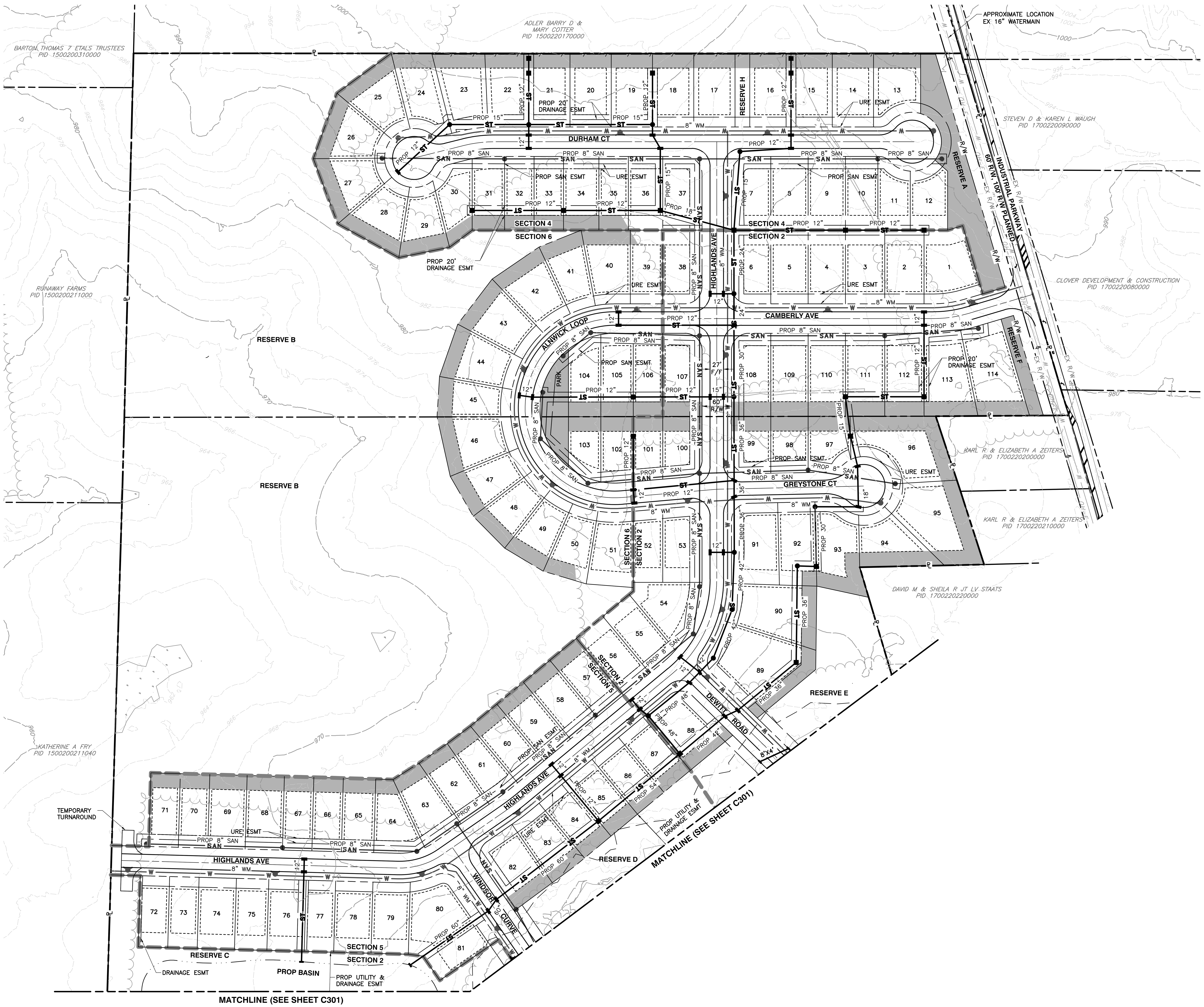
DATE:	AUGUST 2016
DRAWN BY:	NSS
CHECKED BY:	MCR
DWG SCALE:	1" = 100'
PROJECT NO.:	162-554
APPROVED BY:	CLL*

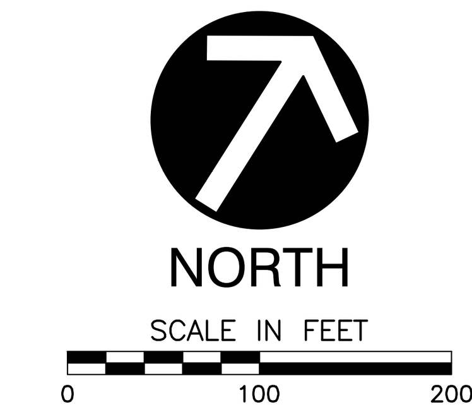
DRAWING NO.:
C201

*HAND SIGNATURE ON FILE

SHEET 4 OF 12

P:\2016\162-554\~DWG\Dwg\C101-Preliminary Plat\162554-C101-Site Plan.dwg[LAYOUT2] LS:[8/18/2016 - rstauffenger] ~ LP: 8/18/2016 11:56 AM





LEGEND

Symbol	Description
	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING PAVEMENT
	EXISTING TREE LINE
	EXISTING STREAM
SAN	EXISTING SANITARY SEWER LINE
ST	EXISTING STORM SEWER LINE
W	EXISTING WATERLINE
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
970	EXISTING INDEX CONTOUR
971	EXISTING INTERMEDIATE CONTOUR
	PROPOSED PROPERTY LINE
	PROPOSED CENTER LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK
	PROPOSED EASEMENT
	PROPOSED EDGE OF PAVEMENT
W	PROPOSED WATERLINE
SAN	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATERVALVE
ST	PROPOSED STORM SEWER
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED ENDWALL
	EXISTING WETLAND
	PROPOSED TREE PRESERVATION OR MOUNDING AND SCREENING

NOTE

UTILITY EASEMENT FOR URE ELECTRIC FACILITIES HAS POSSIBLE JOINT USE FOR PHONE, CABLE OR OTHER PRIVATE COMMUNICATION ENTITIES (FIBER). STREET CROSSINGS AND ADJACENT PROPERTY PATHS TO BE DETERMINED WHEN FACILITIES LAYOUT IS COMPLETE.

REVISION RECORD

NO	DATE	DESCRIPTION

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ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

PRELIMINARY PLAT
UTILITY PLAN

DATE:	AUGUST 2016	DRAWN BY:	NSS
DWG SCALE:	1"=100'	CHECKED BY:	MCR
PROJECT NO:	162-554		
APPROVED BY:	CLL*		

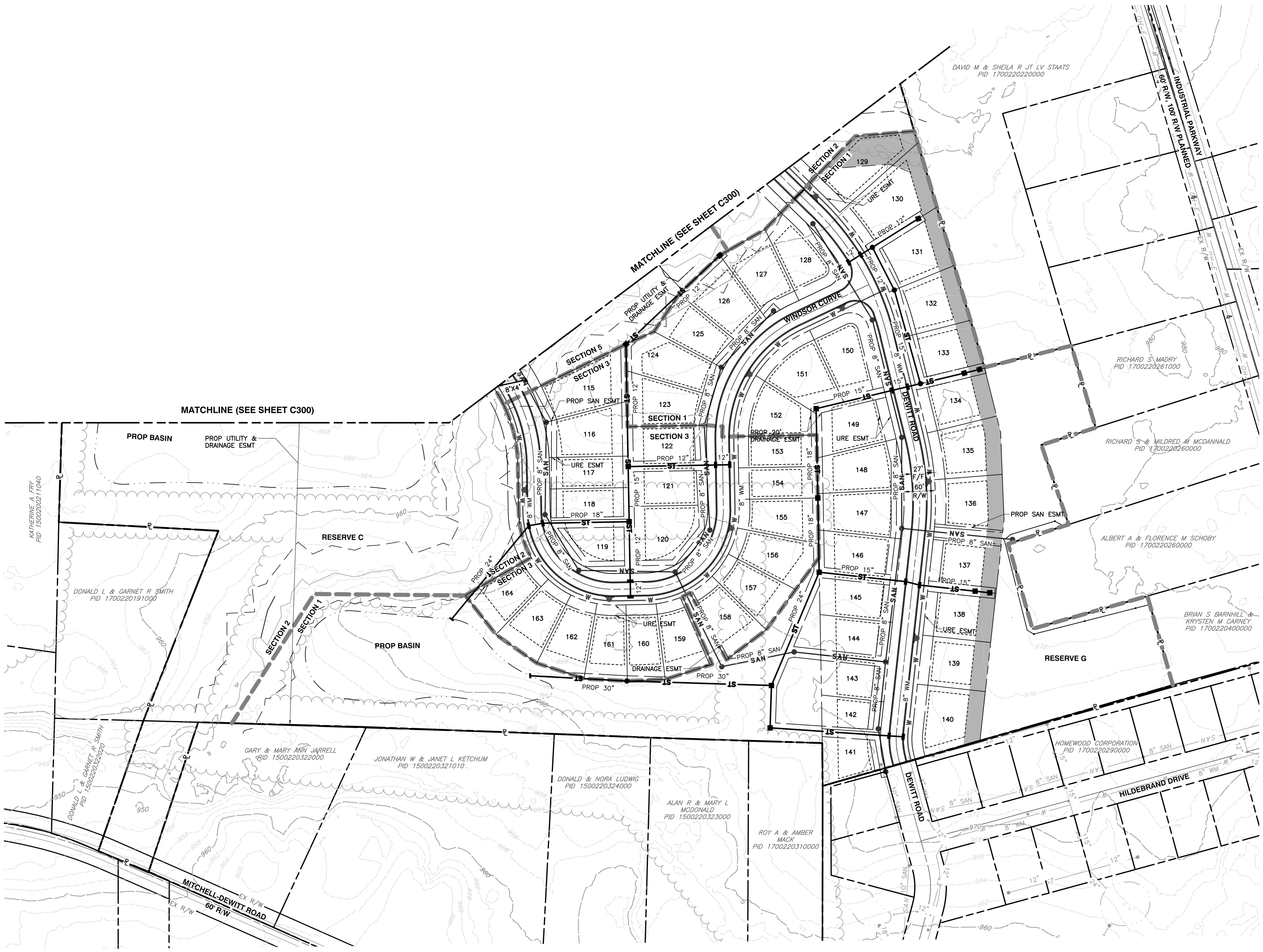
DRAWING NO.: C300

SHEET 5 OF 12

*HAND SIGNATURE ON FILE

NORTH

SCALE IN FEET
0 100 200



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING PAVEMENT
- EXISTING TREE LINE
- EXISTING STREAM
- SAN — EXISTING SANITARY SEWER LINE
- ST — EXISTING STORM SEWER LINE
- W — EXISTING WATERLINE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- 970 — EXISTING INDEX CONTOUR
- 971 — EXISTING INTERMEDIATE CONTOUR
- PROPOSED PROPERTY LINE
- PROPOSED CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED EDGE OF PAVEMENT
- W — PROPOSED WATERLINE
- SAN — PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATERVALVE
- ST — PROPOSED STORM SEWER
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED ENDWALL
- EXISTING WETLAND
- PROPOSED TREE PRESERVATION OR MOUNDING AND SCREENING

NOTE

UTILITY EASEMENT FOR URE ELECTRIC FACILITIES HAS POSSIBLE JOINT USE FOR PHONE, CABLE OR OTHER PRIVATE COMMUNICATION ENTITIES (FIBER). STREET CROSSINGS AND ADJACENT PROPERTY PATHS TO BE DETERMINED WHEN FACILITIES LAYOUT IS COMPLETE.

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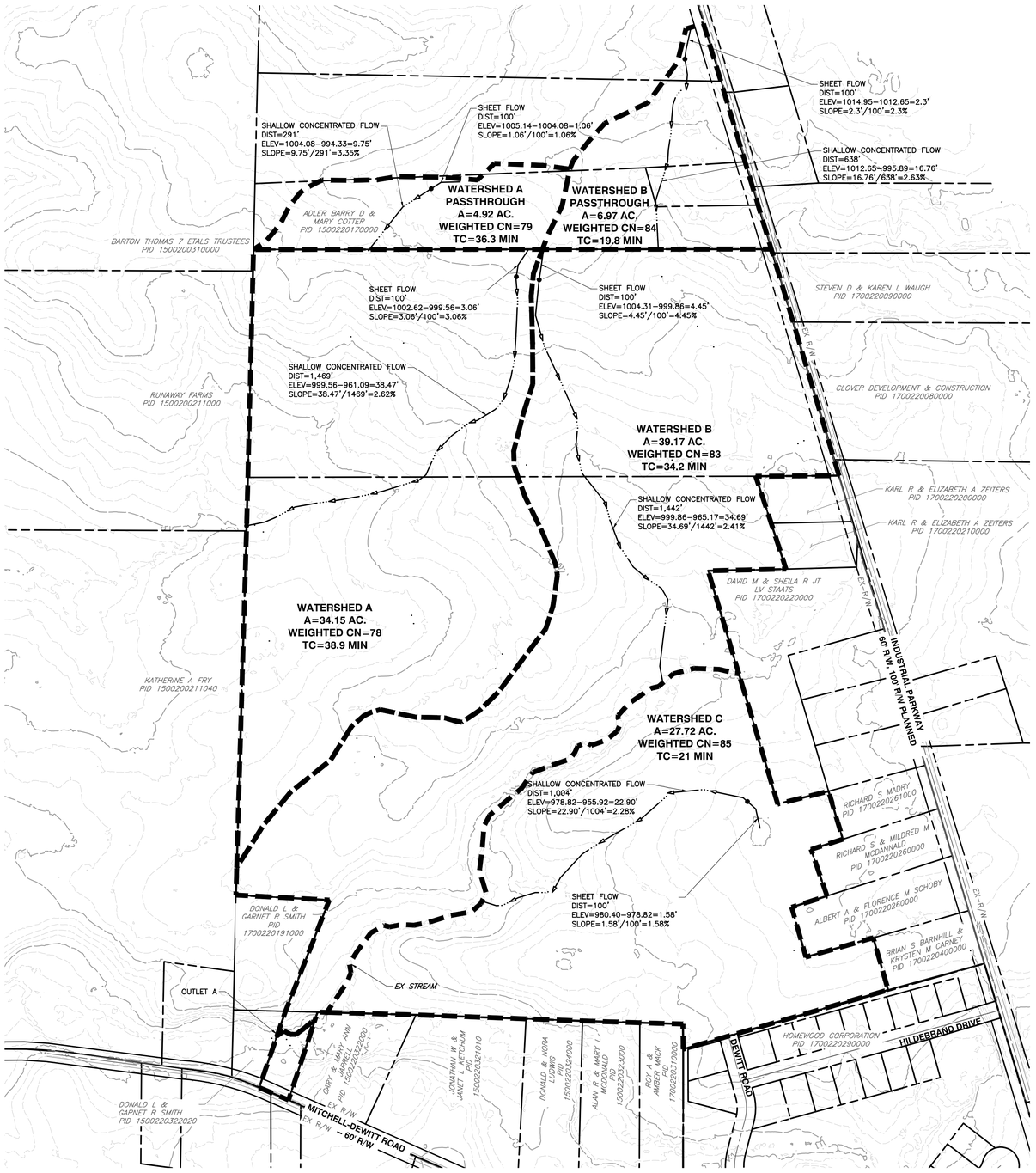
ROCKFORD HOMES MITCHELL HIGHLANDS JEROME TOWNSHIP UNION COUNTY, OHIO

PRELIMINARY PLAT UTILITY PLAN

DATE:	AUGUST 2016	DRAWN BY:	NSS
DWG SCALE:	1"=100'	CHECKED BY:	MCR
PROJECT NO:	162-554	APPROVED BY:	CLL*

DRAWING NO.: C301

SHEET 6 OF 12



NORTH

SCALE IN FEET

0 200 400

LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- EXISTING PAVEMENT
- EXISTING TREE LINE
- EXISTING STREAM
- 970 EXISTING INDEX CONTOUR
- 971 EXISTING INTERMEDIATE CONTOUR
- EXISTING FLOWLINE
- FLOW CHANGE INDICATOR
- EXISTING WATERSHED BOUNDARY

PRE-DEVELOPED WATERSHED ANALYSIS

WATERSHED A
WATERSHED A IS 73.32 ACRES ON THE NORTHWEST SIDE OF THE SITE AND IS COMPRISED OF ROW CROPS WITH TYPE D SOILS AND WOODS WITH TYPE D SOILS. THE WATERSHED OUTLETS TO THE EXISTING OFFSITE STREAM.

WATERSHED B
WATERSHED B IS 39.17 ACRES IN THE NORTHEAST SIDE OF THE SITE AND IS COMPRISED OF ROW CROPS WITH TYPE D SOILS AND WOODS WITH TYPE D SOILS. THE WATERSHED OUTLETS TO THE EXISTING ONSITE STREAM.

WATERSHED C
WATERSHED C IS 27.72 ACRES IN THE SOUTHEAST SIDE OF THE SITE AND IS COMPRISED OF ROW CROPS WITH TYPE D SOILS. THE WATERSHED OUTLETS TO THE EXISTING ONSITE STREAM.

SITE SOIL DATA

BIe1A1 – BLOUNT SILT LOAM, END MORAINE, 0 TO 2 PERCENT SLOPES (D)
BIe1B1 – BLOUNT SILT LOAM, END MORAINE, 2 TO 4 PERCENT SLOPES (D)
BIg1B1 – BLOUNT SILT LOAM, GROUND MORAINE, 2 TO 4 PERCENT SLOPES (D)
Gwd5C2 – GLYNWOOD CLAY LOAM, 6 TO 12 PERCENT SLOPES, ERODED (D)
Gwe1B2 – GLYNWOOD SILT LOAM, END MORAINE, 2 TO 6 PERCENT SLOPES, ERODED (D)

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REVISION RECORD

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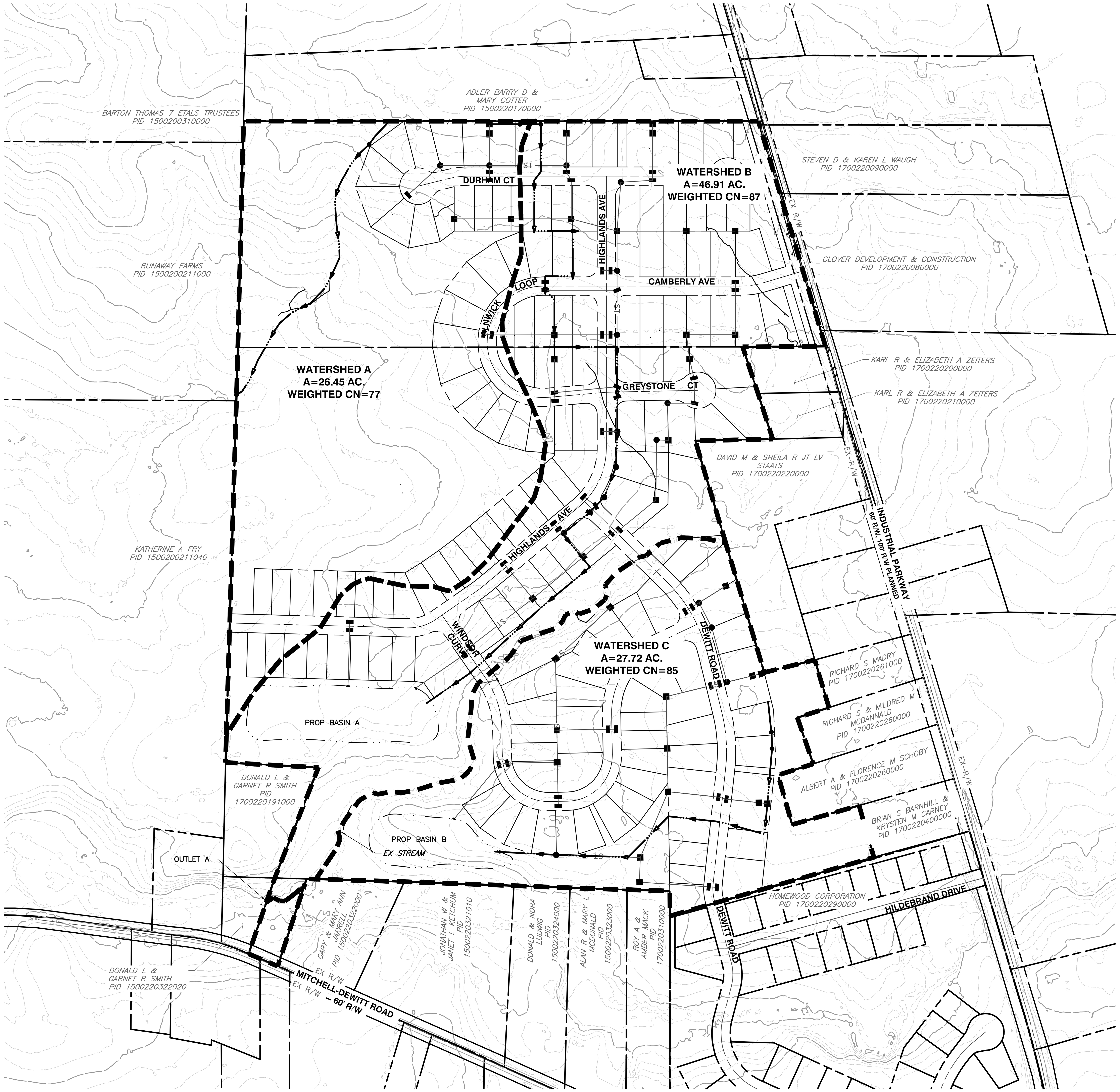
ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

PRELIMINARY PLAT
PRE-DEVELOPED TRIBUTARY AREA

DATE:	AUGUST 2016
DWG SCALE:	1"=200'
PROJECT NO:	162-554
DRAWN BY:	NSS
CHECKED BY:	MCR
APPROVED BY:	CLL*

DRAWING NO.:
C400
SHEET 7 OF 12

P:\2016\162-554\-CADD\Dwg\C401-Preliminary Plat\162554-C401-Pre-Developed Tributary map.dwg(PRE-DEVELOPED TRIBUTARY AREA) LS(8/18/2016 - natsuffenger) — LP, 8/18/2016 11:58 AM



NORTH

SCALE IN FEET

0 200 400

LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING PAVEMENT
	EXISTING TREE LINE
	EXISTING STREAM
970	EXISTING INDEX CONTOUR
971	EXISTING INTERMEDIATE CONTOUR
	EXISTING FLOWLINE
	FLOW CHANGE INDICATOR
	EXISTING WATERSHED BOUNDARY
	PROPOSED PROPERTY LINE
	PROPOSED CENTERLINE OF ROAD
	PROPOSED EDGE OF PAVEMENT
	PROPOSED RIGHT-OF-WAY
ST	PROPOSED STORM SEWER
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED ENDWALL

SITE SOIL DATA

Ble1A1 – BLOUNT SILT LOAM, END MORAINE, 0 TO 2 PERCENT SLOPES (D)
Ble1B1 – BLOUNT SILT LOAM, END MORAINE, 2 TO 4 PERCENT SLOPES (D)
Blg1B1 – BLOUNT SILT LOAM, GROUND MORAINE, 2 TO 4 PERCENT SLOPES (D)
Gwd5C2 – GLYNWOOD CLAY LOAM, 6 TO 12 PERCENT SLOPES, ERODED (D)
Gwe1B2 – GLYNWOOD SILT LOAM, END MORAINE, 2 TO 6 PERCENT SLOPES, ERODED (D)

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REVISION RECORD

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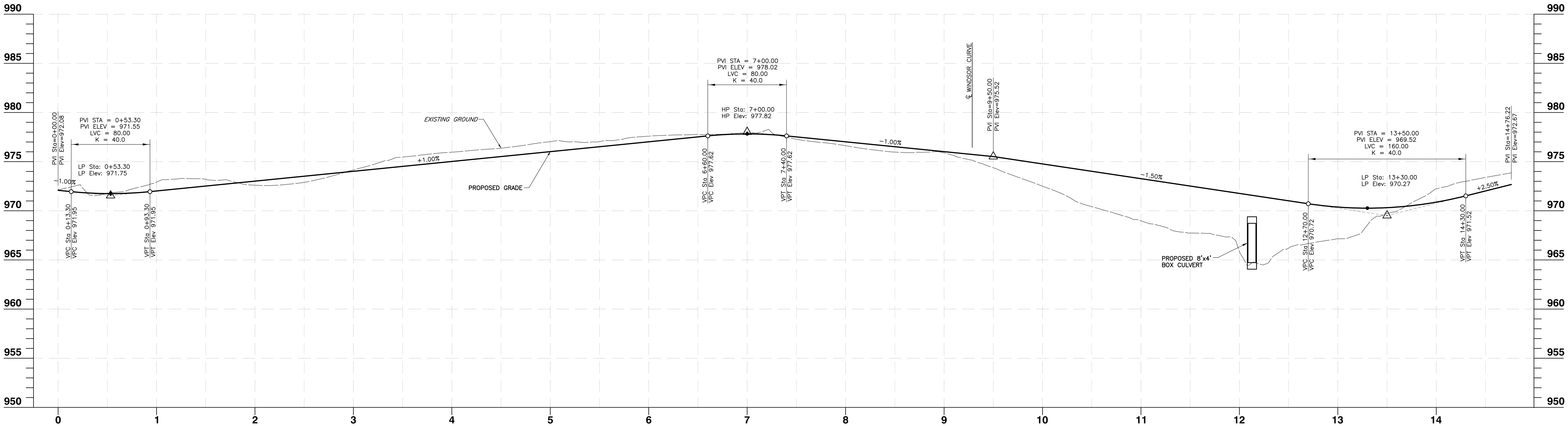
ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

PRELIMINARY PLAT
POST-DEVELOPED TRIBUTARY AREA

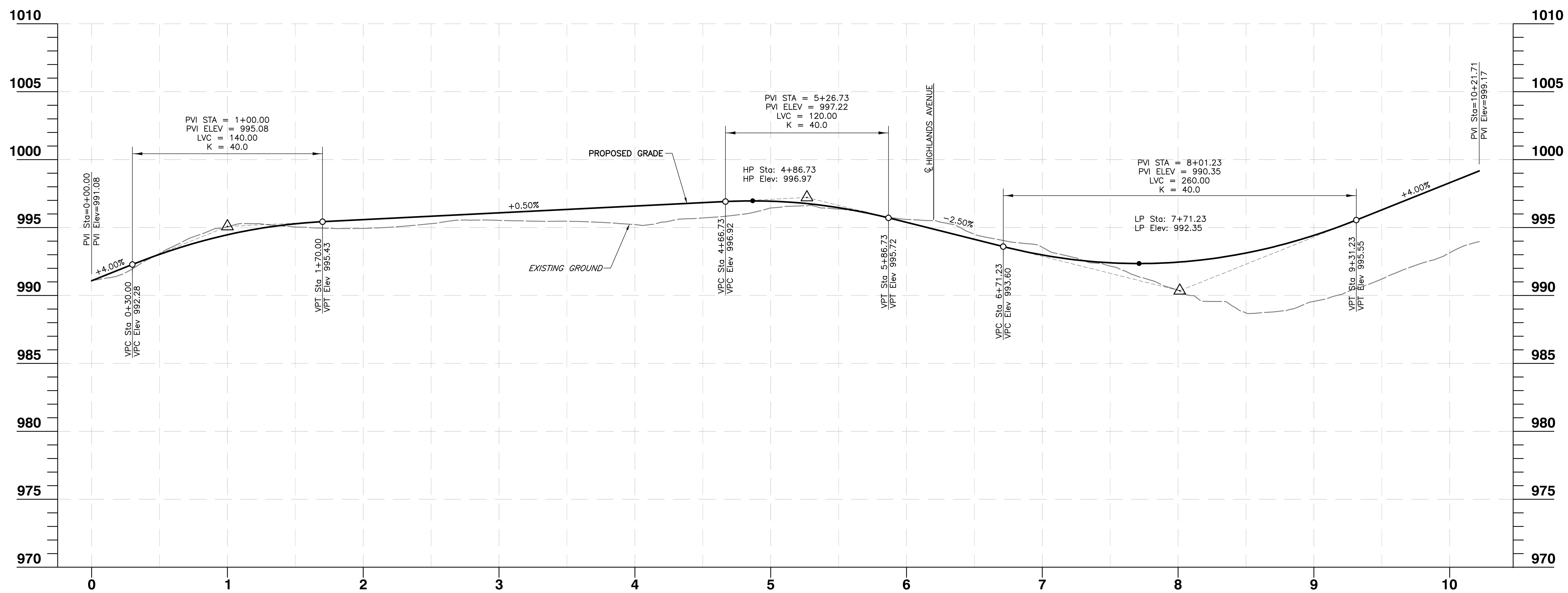
DATE:	AUGUST 2016	DRAWN BY:	NSS
DWG SCALE:	1"=200'	CHECKED BY:	MCR
PROJECT NO:	162-554		
APPROVED BY:			CLL*

DRAWING NO.:
C401
SHEET 8 OF 12



DEWITT ROAD PROFILE

SCALE H:1"=50'; V:1"=5'



DURHAM COURT PROFILE

SCALE H:1"=50'; V:1"=5'

REVISION RECORD

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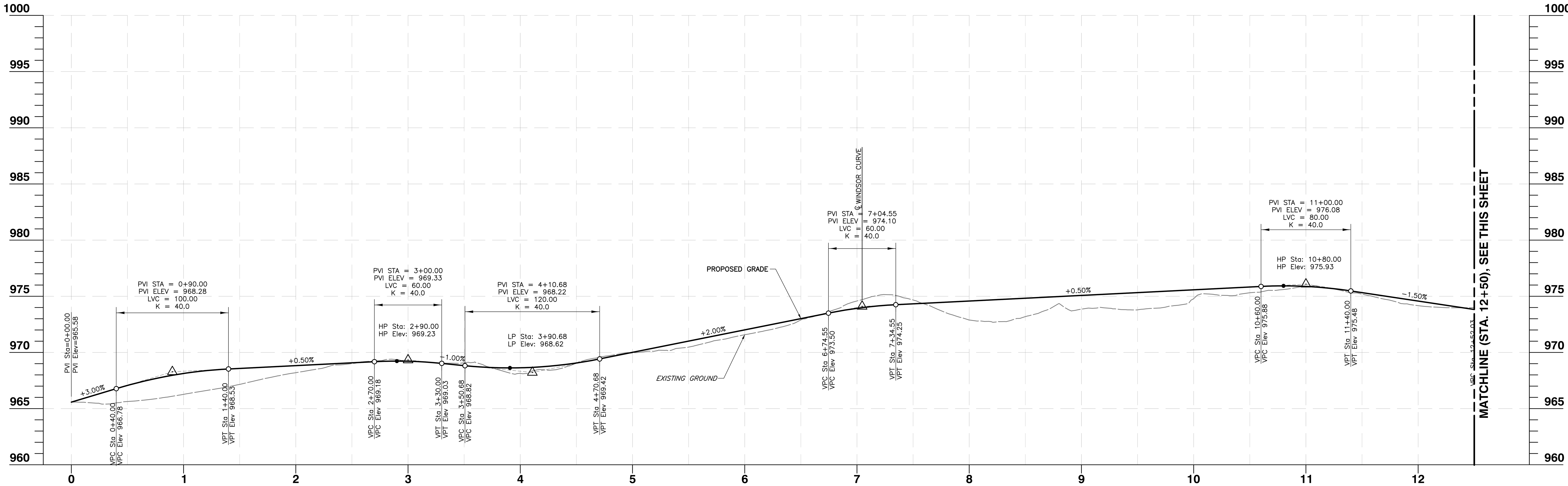
ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

PRELIMINARY PLAT
STREET PROFILES

DATE:	AUGUST 2016	DRAWN BY:	NSS
DWG SCALE:	AS NOTED	CHECKED BY:	MCR
PROJECT NO:	162-554	APPROVED BY:	CLL*

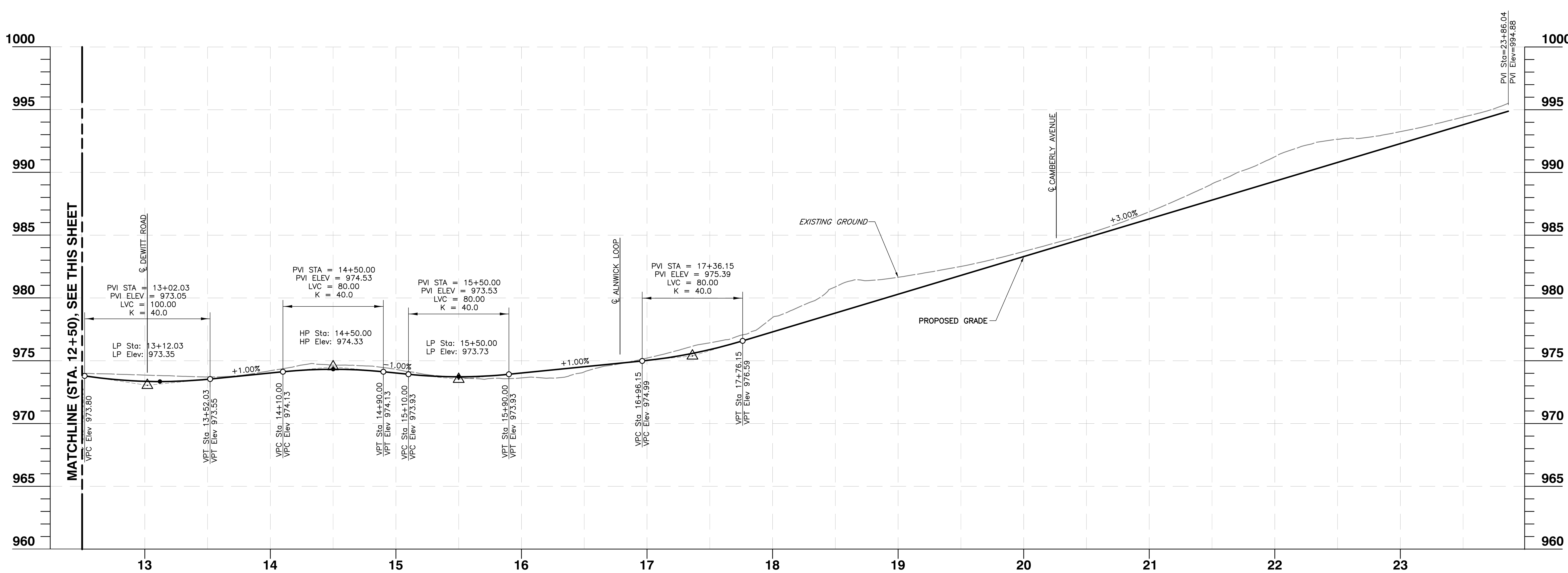
DRAWING NO.: **C600**
SHEET 9 OF 12

*HAND SIGNATURE ON FILE



HIGHLANDS AVENUE PROFILE

SCALE H:1"=50'; V:1"=5'



HIGHLANDS AVENUE PROFILE

SCALE H:1"=50'; V:1"=5'

REVISION RECORD

NO	DATE	DESCRIPTION

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ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

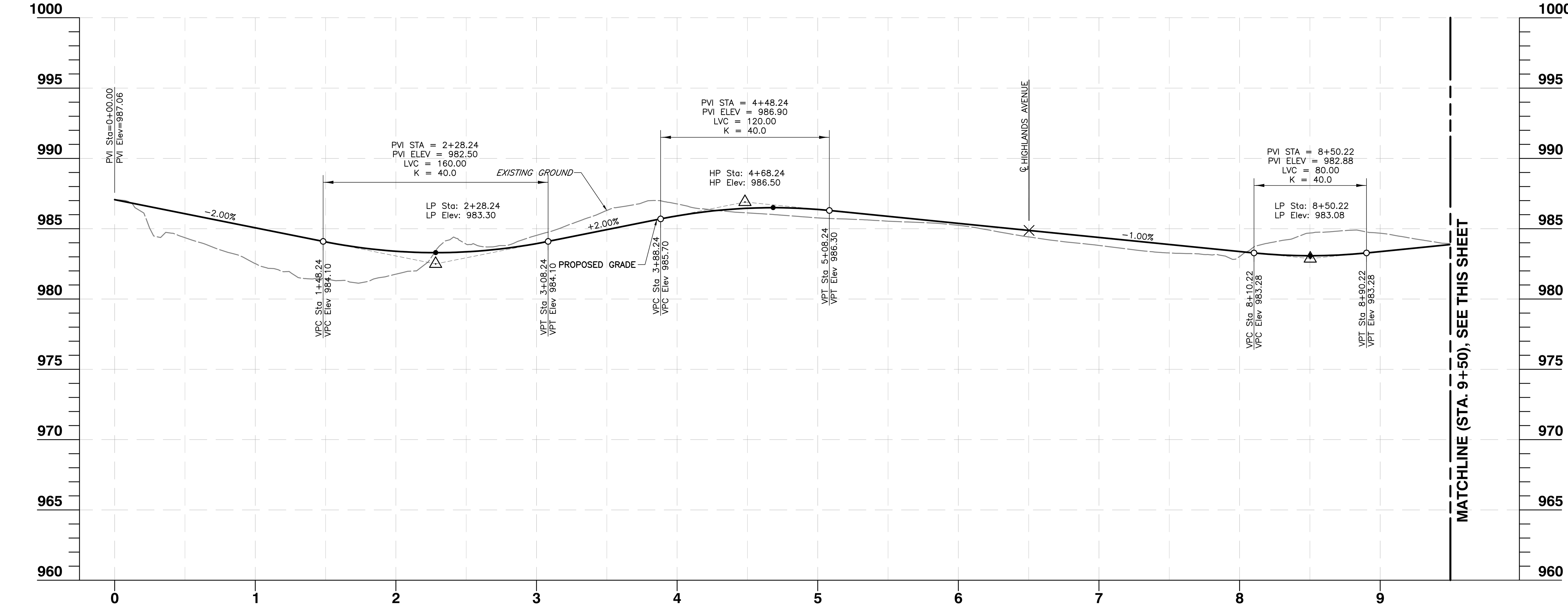
PRELIMINARY PLAT
STREET PROFILES

DATE:	AUGUST 2016	DRAWN BY:	NSS
DWG SCALE:	AS NOTED	CHECKED BY:	MCR
PROJECT NO:	162-554	APPROVED BY:	CLL*

DRAWING NO.: **C601**

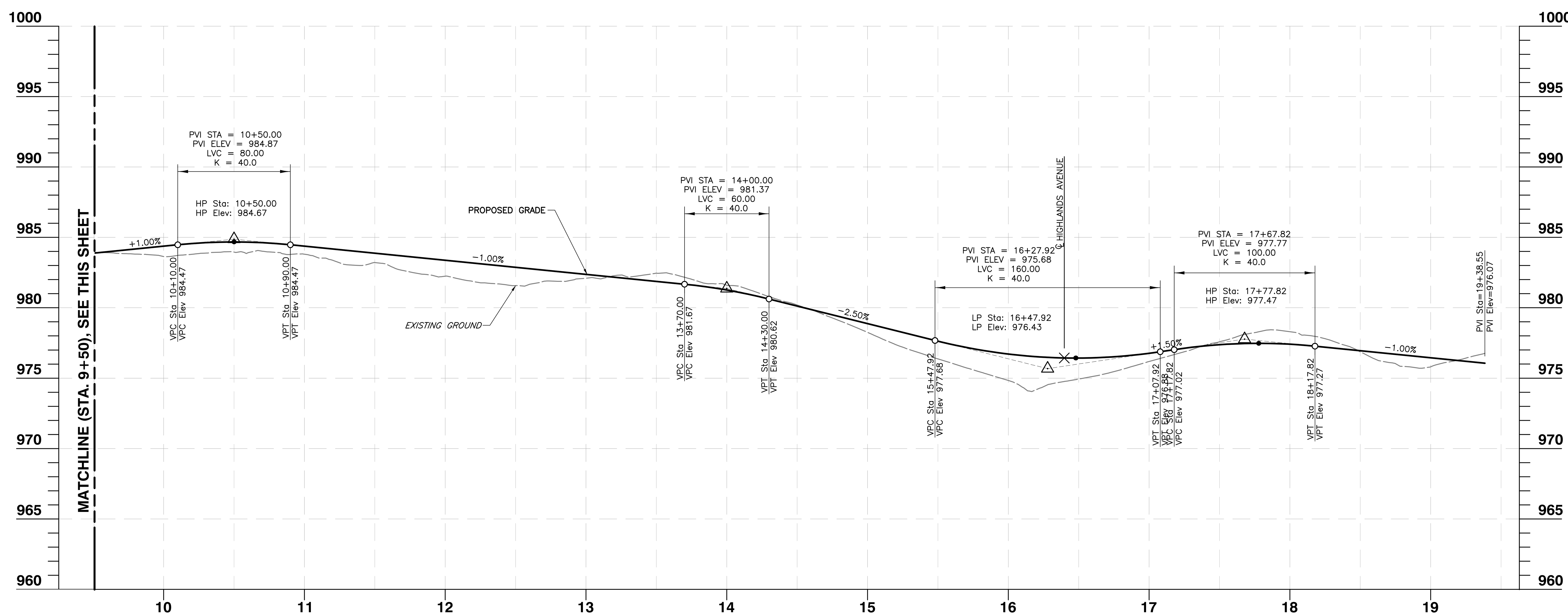
SHEET 10 OF 12

*HAND SIGNATURE ON FILE



CAMBERLY AVENUE - ALNWICK LOOP - GREYSTONE LOOP PROFILE

SCALE H:1"=50'; V:1"=5'



CAMBERLY AVENUE - ALNWICK LOOP - GREYSTONE LOOP PROFILE

SCALE H:1"=50'; V:1"=5'

*HAND SIGNATURE ON FILE

REVISION RECORD

NO	DATE	DESCRIPTION

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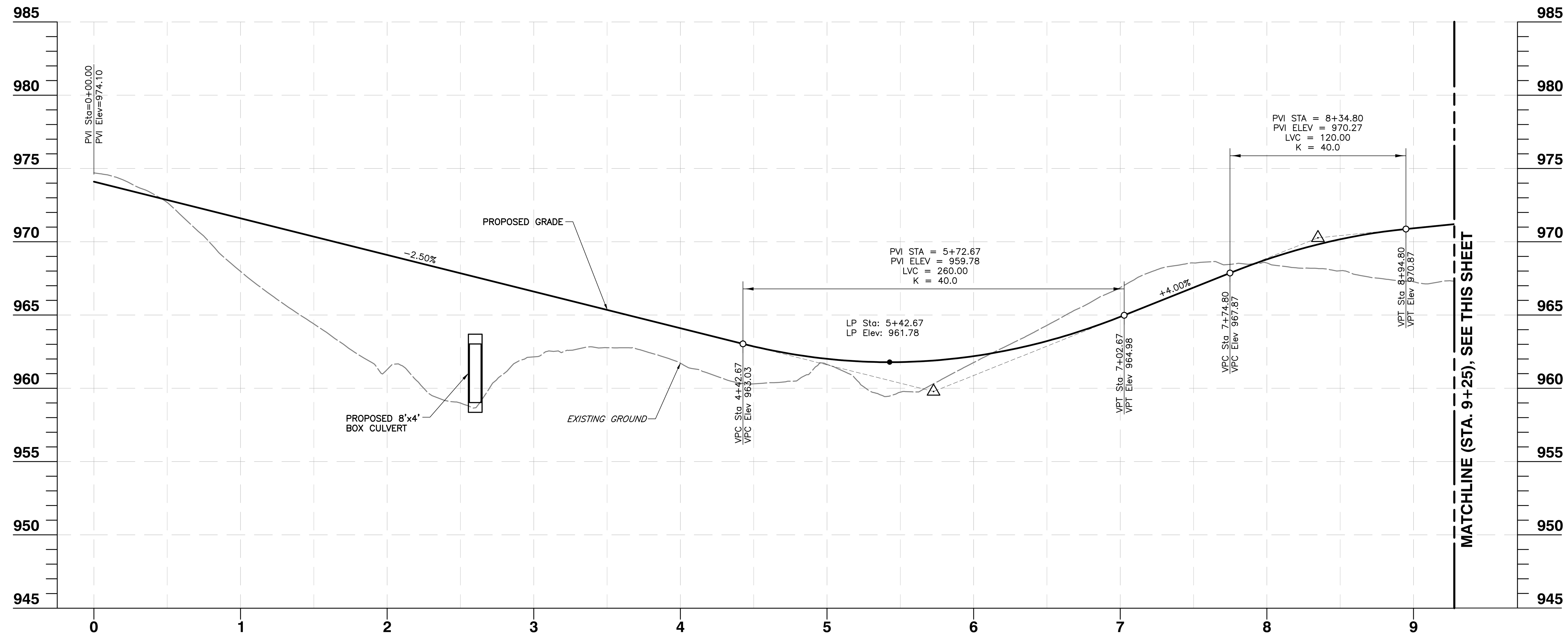
ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

PRELIMINARY PLAT
STREET PROFILES

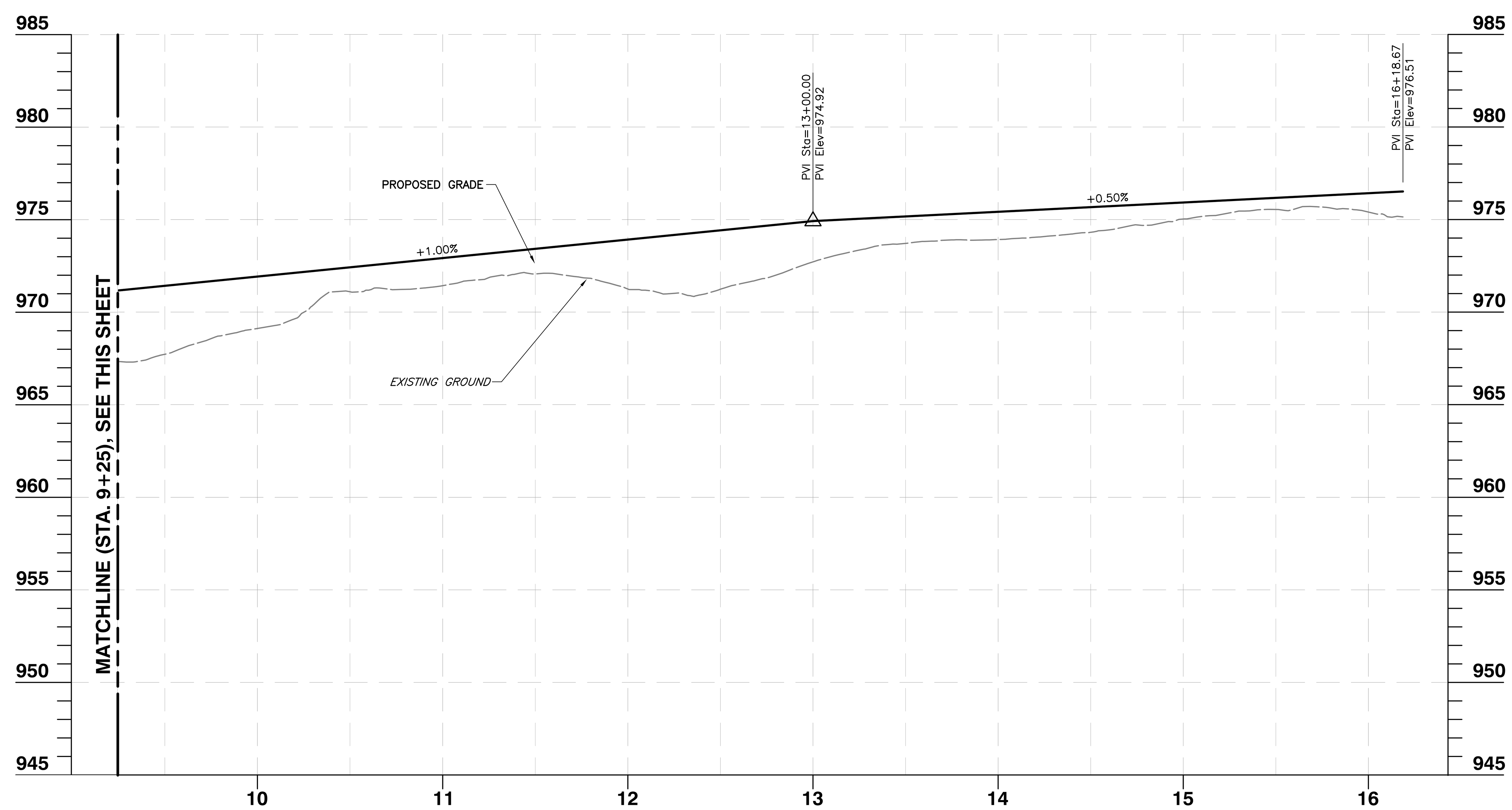
DATE:	AUGUST 2016	DRAWN BY:	NSS
DWG SCALE:	AS NOTED	CHECKED BY:	MCR
PROJECT NO:	162-554	APPROVED BY:	CLL*

DRAWING NO.: C602

SHEET 11 OF 12



WINDSOR CURVE PROFILE
SCALE H:1"=50'; V:1"=5'



WINDSOR CURVE PROFILE
SCALE H:1"=50'; V:1"=5'

REVISION RECORD

NO	DATE	DESCRIPTION

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ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

PRELIMINARY PLAT
STREET PROFILES

DATE:	AUGUST 2016	DRAWN BY:	NSS
DWG SCALE:	AS NOTED	CHECKED BY:	MCR
PROJECT NO:			162-554
APPROVED BY:			CLL*

DRAWING NO.:
C603
SHEET 12 OF 12

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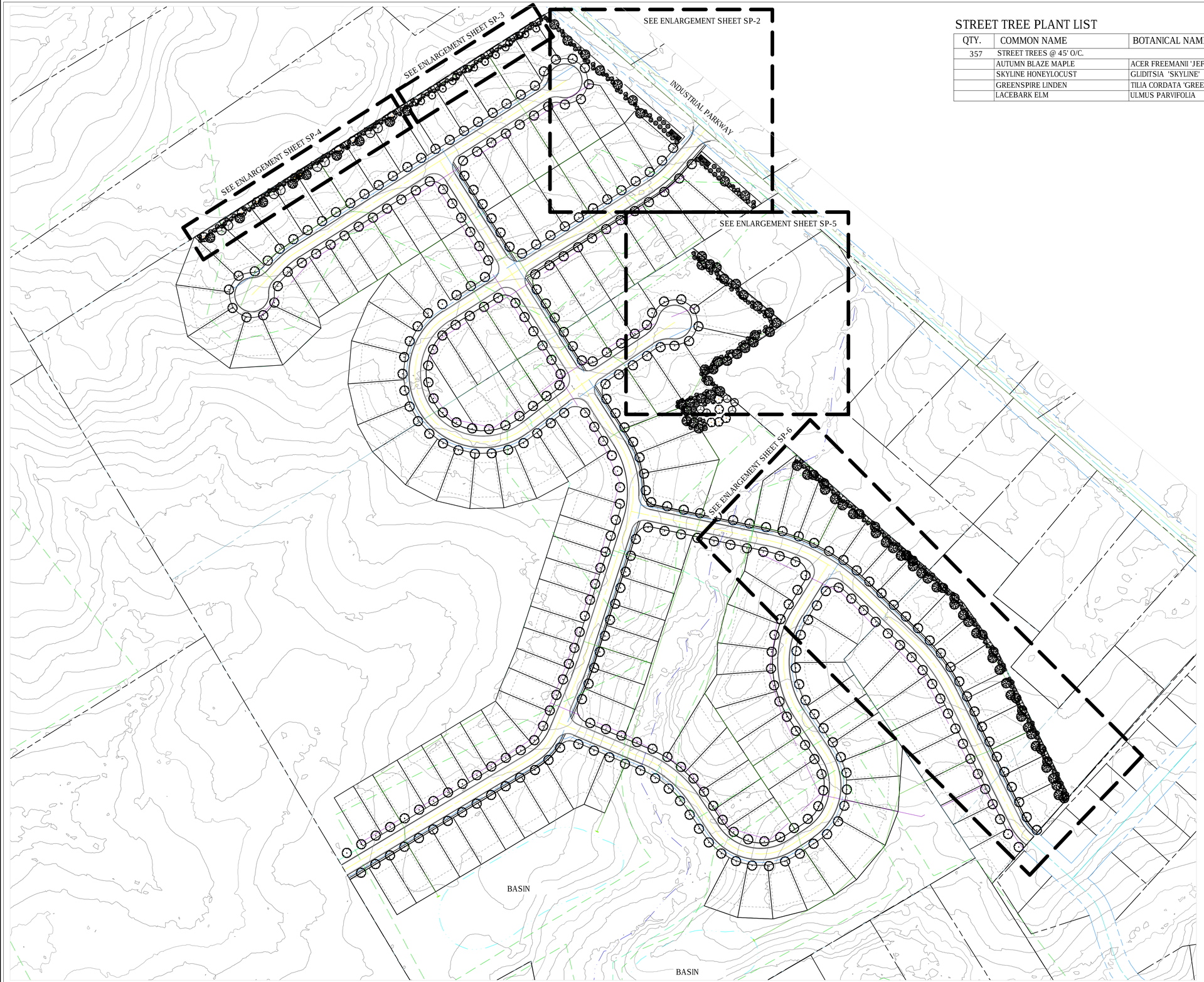

STREET TREE PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
357	STREET TREES @ 45' O/C.				
	AUTUMN BLAZE MAPLE	ACER FREEMANII 'JEFFERS RED'	2" Cal.	B&B	
	SKYLINE HONEYLOCUST	GLIDITSIA 'SKYLINE'	2" Cal.	B&B	
	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" Cal.	B&B	
	LACEBARK ELM	ULMUS PARVIFOLIA	2" Cal.	B&B	

NOTE:
SEE SHEET SD-1 FOR PLANTING GENERAL NOTES & PLANTING DETAILS.

NOTE:
THE MASTER LANDSCAPE PLAN SHOWN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN DETAILS MAY VARY.

NORTH

0 120 240

SITE LANDSCAPE PLAN

SCALE: 1" = 120'-0"

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ROCKFORD HOMES
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PROJECT:
MITCHELL HIGHLAND
JEROME TOWNSHIP
UNION COUNTY, OH

REVISIONS:

1.8.16	B. Thornton
2.13.16	B. Thornton
4.12.16	B. Thornton
5.24.16	B. Thornton
6.6.16	B. Thornton

DATE: 06.06.16

DRAWN BY:

CHECKED BY: B. THORNTON

PROJECT NUMBER:

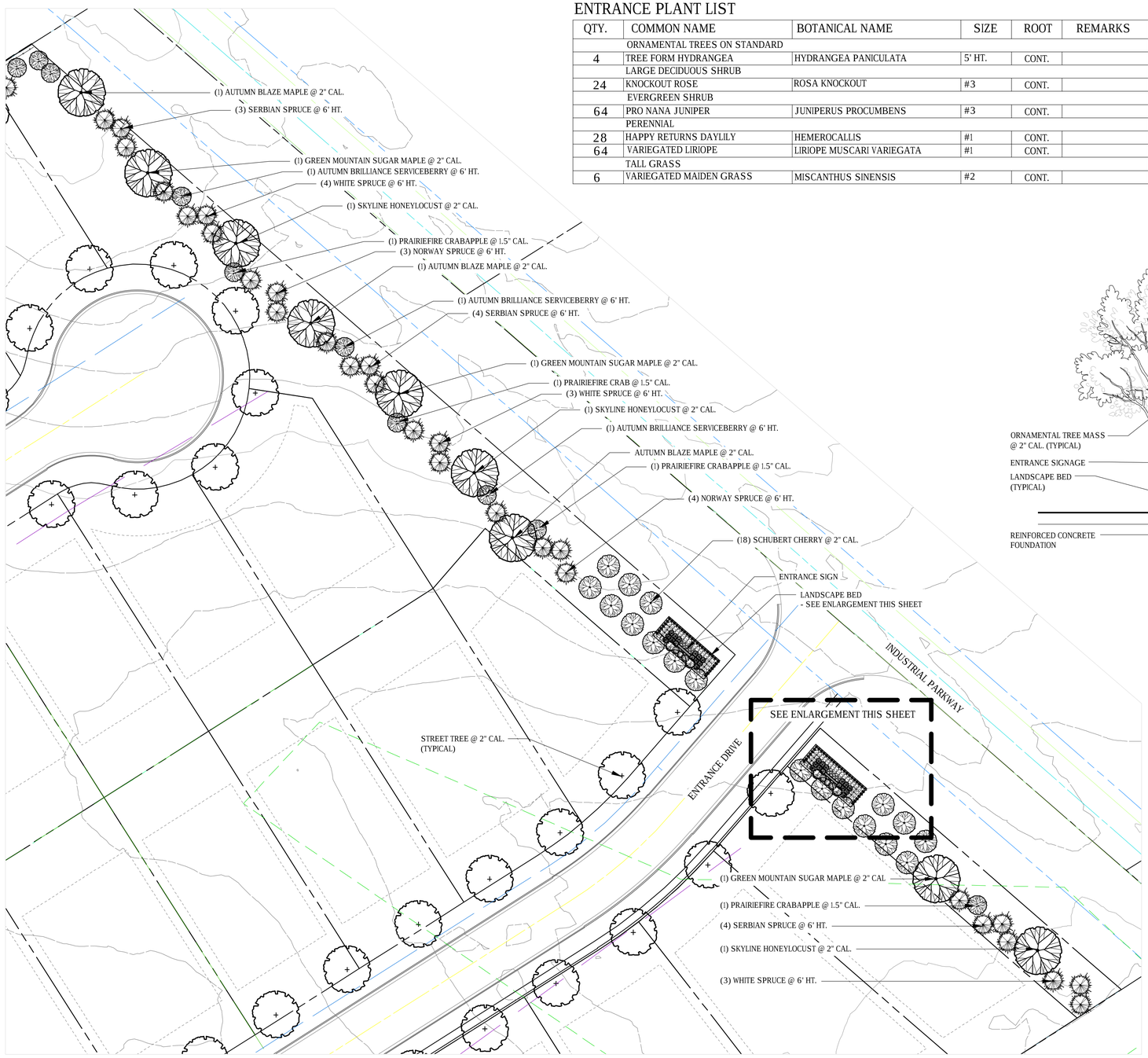
SHEET:
SP-1

ENTRANCE PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	ORNAMENTAL TREES ON STANDARD				
4	TREE FORM HYDRANGEA	HYDRANGEA PANICULATA	5' HT.	CONT.	
	LARGE DECIDUOUS SHRUB				
24	KNOCKOUT ROSE	ROSA KNOCKOUT	#3	CONT.	
	EVERGREEN SHRUB				
64	PRO NANA JUNIPER	JUNIPERUS PROCUMBENS	#3	CONT.	
	PERENNIAL				
28	HAPPY RETURNS DAYLILY	HEMEROCALLIS	#1	CONT.	
64	VARIEGATED LIRIOPE	LIRIOPE MUSCARI VARIEGATA	#1	CONT.	
	TALL GRASS				
6	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS	#2	CONT.	

BUFFER 'B' PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	DECIDUOUS TREES				
3	AUTUMN BLAZE MAPLE	ACER FREEMANII	2" Cal.	B&B	
3	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM GREEN MOUNTAIN	2" Cal.	B&B	
3	SKYLINE HONEYLOCUST	Gleditsia triacanthos var. inermis	2" Cal.	B&B	
	ORNAMENTAL TREES				
3	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x grandiflora	6' HT.	B&B	
18	SHUBERT CHERRY	PRUNUS VIRGINIANA	1.5" Cal.	B&B	
4	PRAIRIEFIRE CRABAPPLE	MALUS SP. PREIRIEFIRE	1.5" Cal.	B&B	
	EVERGREEN TREES				
11	SERBIAN SPRUCE	PICEA OMORIKA	6' HT.	B&B	
10	WHITE SPRUCE	PICEA GLAUCA	6' HT.	B&B	
7	NORWAY SPRUCE	PICEA ABIES	6' HT.	B&B	



BUFFER 'B' PLANTING PLAN

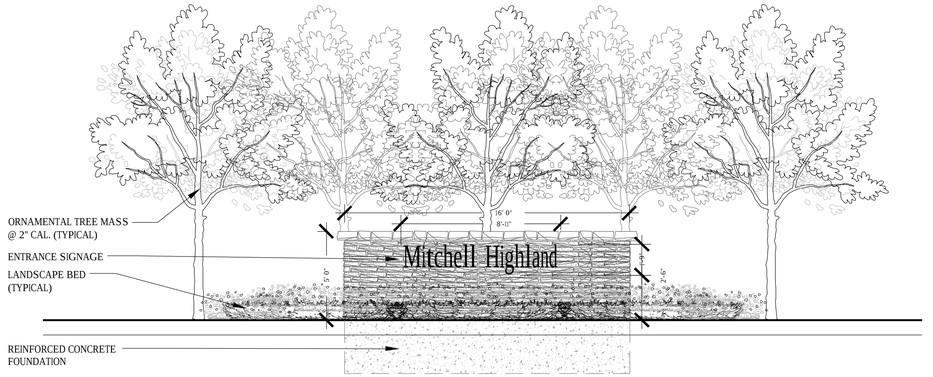
SCALE: 1" = 30'-0"

NORTH

0 30 60

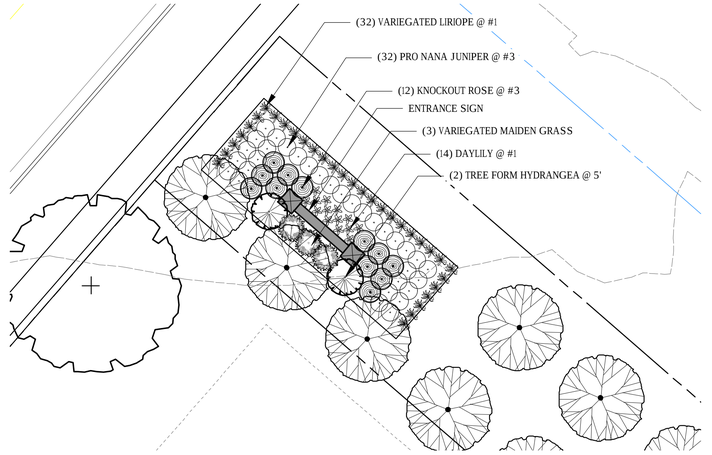
NOTE:
SEE SHEET SD-1 FOR PLANTING GENERAL NOTES & PLANTING DETAILS.

NOTE:
THE MASTER LANDSCAPE PLAN SHOWN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN DETAILS MAY VARY.



ENTRANCE SIGNAGE

SCALE: 1/4" = 1'-0"



TYP. ENTRANCE PLANTING

SCALE: 1" = 10'-0" (TYPICAL OF 2)

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ROCKFORD HOMES
Make Your Way Home℠

PROJECT:
MITCHELL HIGHLAND
JEROME TOWNSHIP
UNION COUNTY, OH

REVISIONS:

1.8.16	B. Thornton
2.13.16	B. Thornton
4.12.16	B. Thornton
5.24.16	B. Thornton
6.6.16	B. Thornton

DATE: 06.06.16

DRAWN BY:

CHECKED BY: B. THORNTON

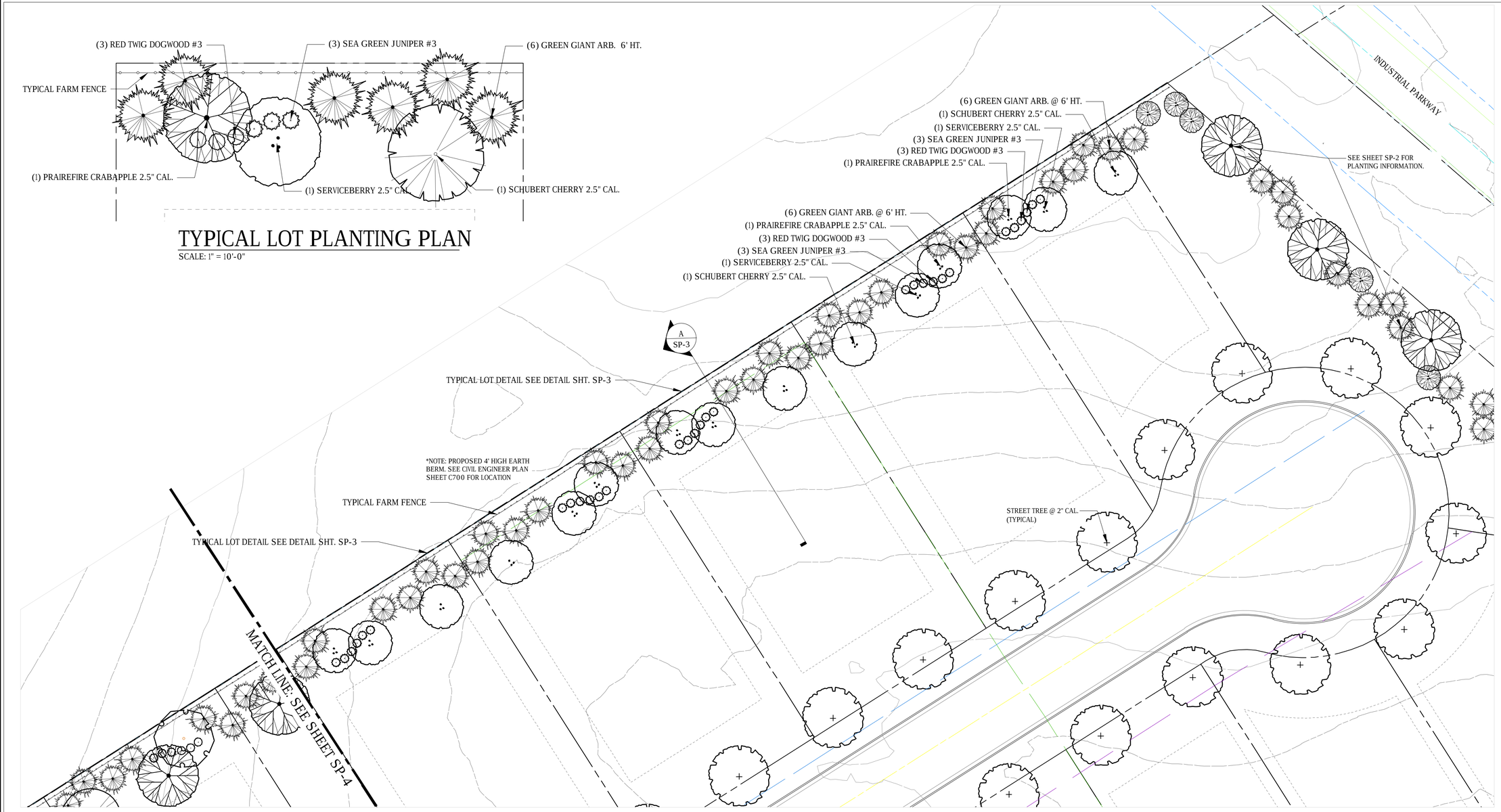
PROJECT NUMBER:

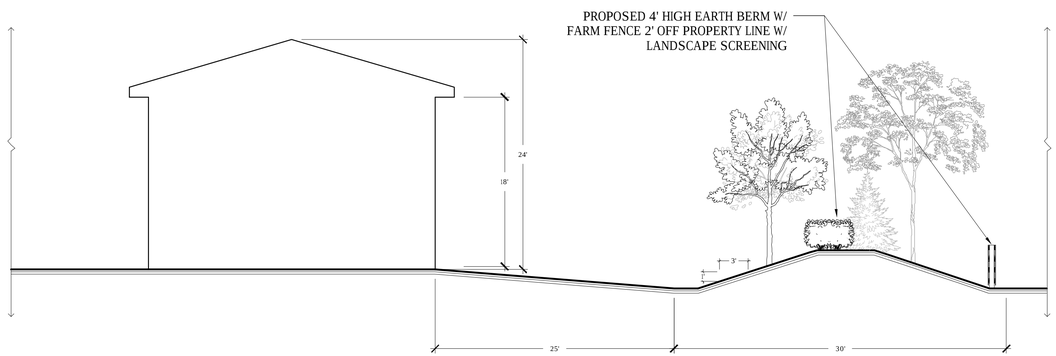
SHEET:

SP-2

TYPICAL LOT PLANTING PLAN

SCALE: 1" = 10'-0"





DETAIL A: MOUND CROSS SECTION SP-3

SCALE: 1" = N.T.S

BUFFER 'A' SITE TREE PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	MATURE HT.
	ORNAMENTAL TREES				
5	SCHUBERT CHERRY	PRUNUS VIRGINIANA 'SCHUBERT'	2.5" Cal.	B&B	20'-30'
5	PRAIREFIRE CRABAPPLE	MALUS SP. PRAIRIEFIRE	2.5" Cal.	B&B	15'-20'
5	SERVICEBERRY	AMELANCHIER CANADENSIS	2.5" Cal.	B&B	15'-20'
	EVERGREEN TREES				
30	GREEN GIANT ARBORVITEAE	THUJA PLICATA 'GREEN GIANT'	6' HT.	B&B	20'-30'
	SHRUBS				
15	SEA GREEN JUNIPER	JUNIPERUS 'SEA GREEN'	#3 GAL.	POTTED	5'-6'
15	RED TWIG DOGWOOD	CORNUS ALBA 'SIBIRICA'	#3 GAL.	POTTED	5'-6'

NOTE:
SEE SHEET SD-1 FOR PLANTING GENERAL NOTES & PLANTING DETAILS.

NOTE:
THE MASTER LANDSCAPE PLAN SHOWN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN DETAILS MAY VARY.

NORTH

0 30 60

BUFFER 'A' PLANTING PLAN

SCALE: 1" = 30'-0"

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p 614.840.0500 f 614.840.0504

ROCKFORD HOMES
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PROJECT:
MITCHELL HIGHLAND
JEROME TOWNSHIP
UNION COUNTY, OH

REVISIONS:

1.8.16	B. Thornton
2.13.16	B. Thornton
4.12.16	B. Thornton
5.24.16	B. Thornton
6.6.16	B. Thornton

DATE: 06.06.16

DRAWN BY:

CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:
SP-3

DETAIL A: MOUND CROSS SECTION SP-4

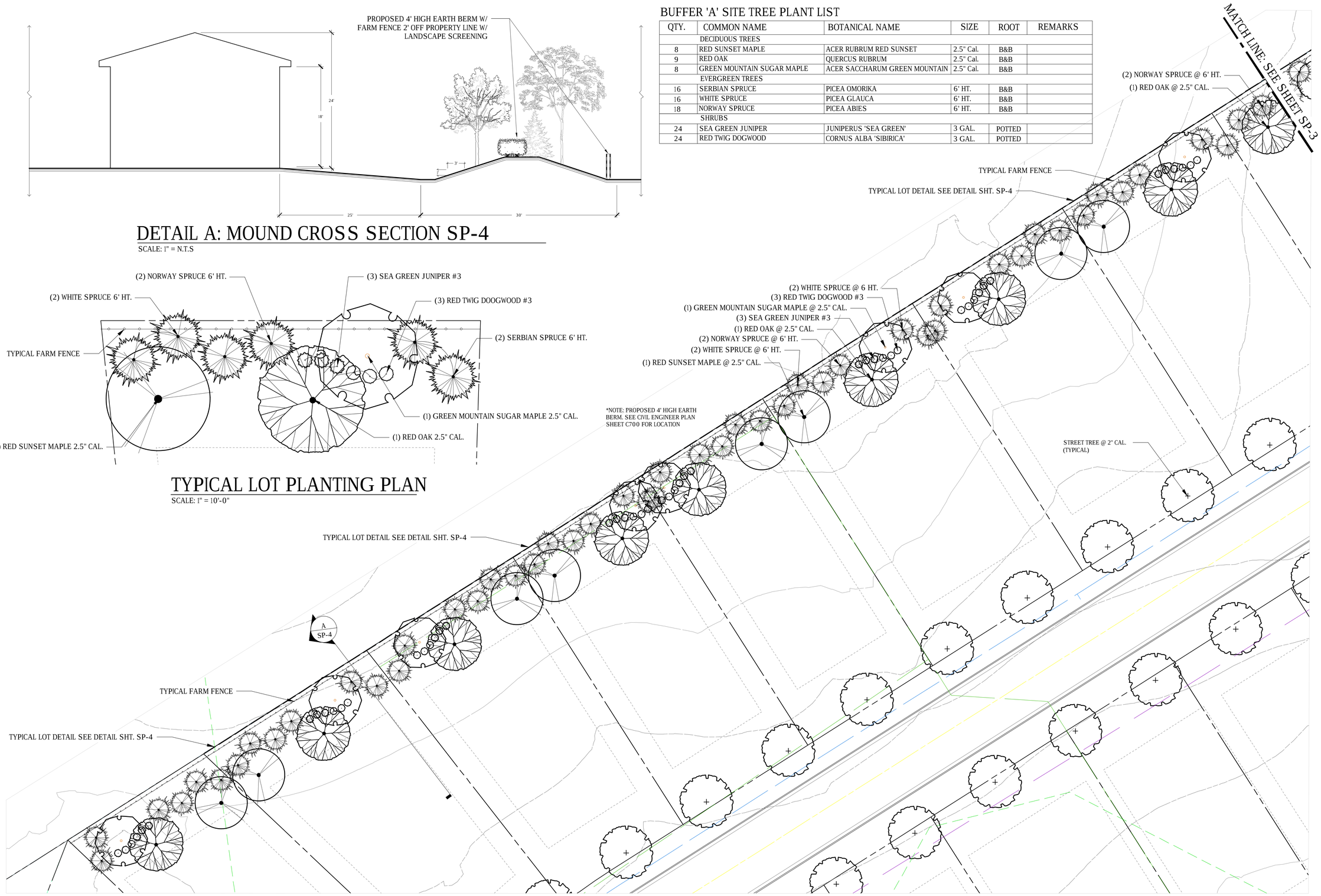
SCALE: 1" = N.T.S

TYPICAL LOT PLANTING PLAN

SCALE: 1" = 10'-0"

BUFFER 'A' SITE TREE PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	DECIDUOUS TREES				
8	RED SUNSET MAPLE	ACER RUBRUM RED SUNSET	2.5" Cal.	B&B	
9	RED OAK	QUERCUS RUBRUM	2.5" Cal.	B&B	
8	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM GREEN MOUNTAIN	2.5" Cal.	B&B	
	EVERGREEN TREES				
16	SERBIAN SPRUCE	PICEA OMORIKA	6' HT.	B&B	
16	WHITE SPRUCE	PICEA GLAUCA	6' HT.	B&B	
18	NORWAY SPRUCE	PICEA ABIES	6' HT.	B&B	
	SHRUBS				
24	SEA GREEN JUNIPER	JUNIPERUS 'SEA GREEN'	3 GAL.	POTTED	
24	RED TWIG DOGWOOD	CORNUS ALBA 'SIBIRICA'	3 GAL.	POTTED	



BUFFER 'A' PLANTING PLAN

SCALE: 1" = 20'-0"

0 20 40

NORTH

NOTE:
SEE SHEET SD-1 FOR PLANTING
GENERAL NOTES & PLANTING DETAILS.

NOTE:
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IS FOR CONCEPTUAL PURPOSES ONLY.
FINAL DESIGN DETAILS MAY VARY.

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1.8.16	B. Thornton
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5.24.16	B. Thornton
6.6.16	B. Thornton

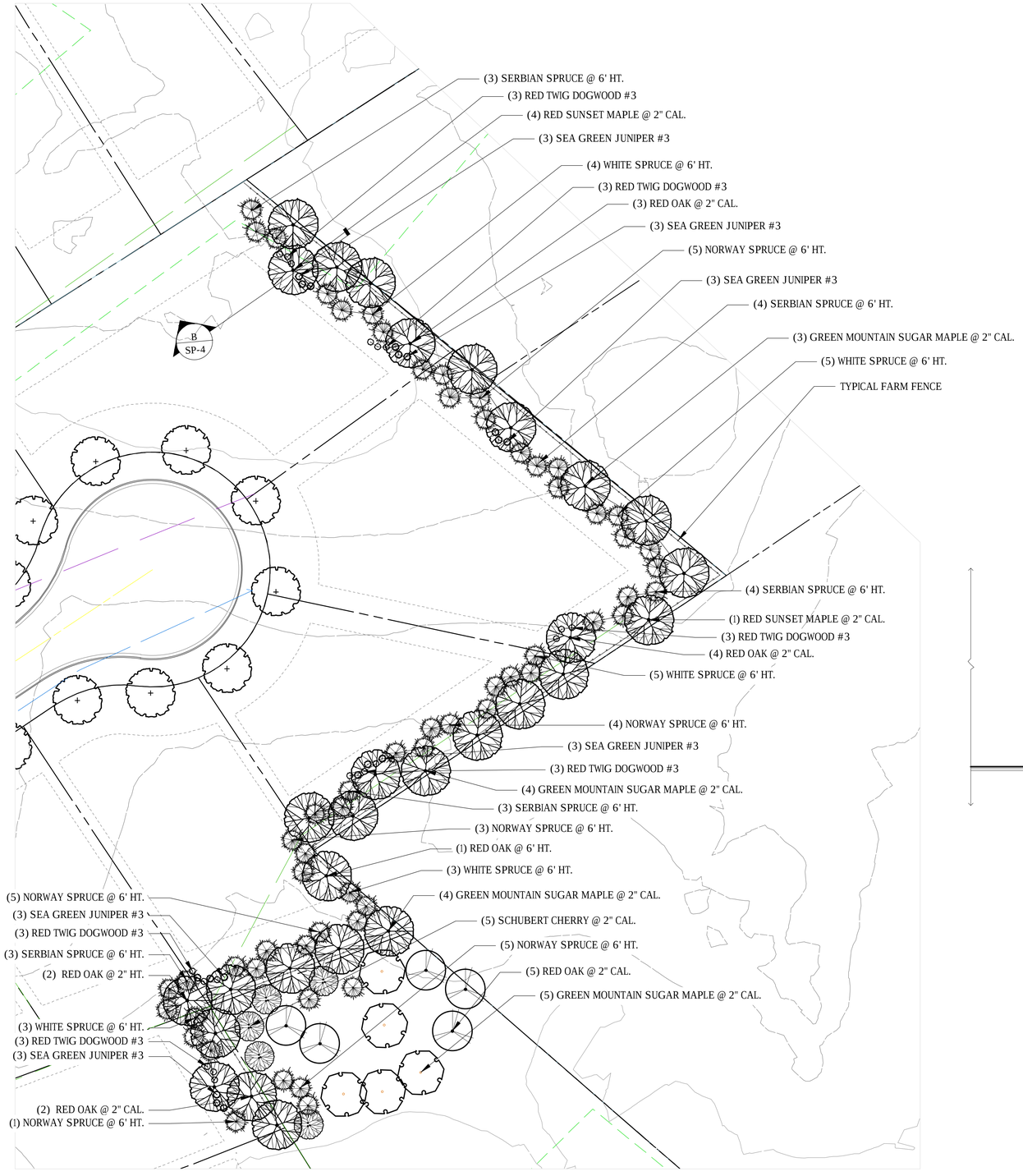
DATE: 06.06.16

DRAWN BY:

CHECKED BY: B. THORNTON

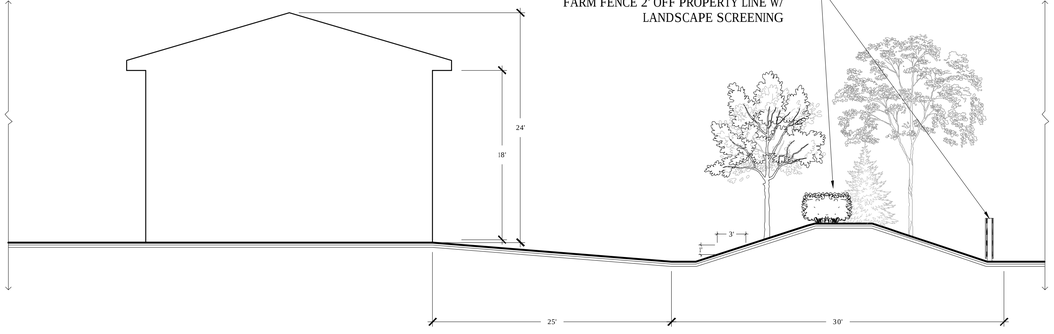
PROJECT NUMBER:

SHEET:
SP-4



BUFFER 'C' SITE TREE PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	DECIDUOUS TREES				
5	RED SUNSET MAPLE	ACER RUBRUM RED SUNSET	2.5" Cal.	B&B	
17	RED OAK	QUERCUS RUBRUM	2.5" Cal.	B&B	
16	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM GREEN MOUNTAIN	2.5" Cal.	B&B	
	EVERGREEN TREES				
17	SERBIAN SPRUCE	PICEA OMORIKA	6' HT.	B&B	
20	WHITE SPRUCE	PICEA GLAUCA	6' HT.	B&B	
23	NORWAY SPRUCE	PICEA ABIES	6' HT.	B&B	
	ORNAMENTAL TREES				
5	SCHUBERT CHERRY	PRUNUS VIRGINIANA 'SCHUBERT'	2.5" Cal.	B&B	
	SHRUBS				
18	RED TWIG DOGWOOD	JUNIPERUS 'SEA GREEN'	3 GAL.	POTTED	
18	SEA GREEN JUNIPER	CORNUS ALBA 'SIBIRICA'	3 GAL.	POTTED	



DETAIL B: MOUND CROSS SECTION SP-5

SCALE: 1" = N.T.S

NOTE:
SEE SHEET SD-1 FOR PLANTING GENERAL NOTES & PLANTING DETAILS.

NOTE:
THE MASTER LANDSCAPE PLAN SHOWN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN DETAILS MAY VARY.

NORTH

0 30 60

BUFFER 'C' PLANTING PLAN

SCALE: 1" = 30'-0"

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4.12.16	B. Thornton
5.24.16	B. Thornton
6.6.16	B. Thornton

DATE: 06.06.16

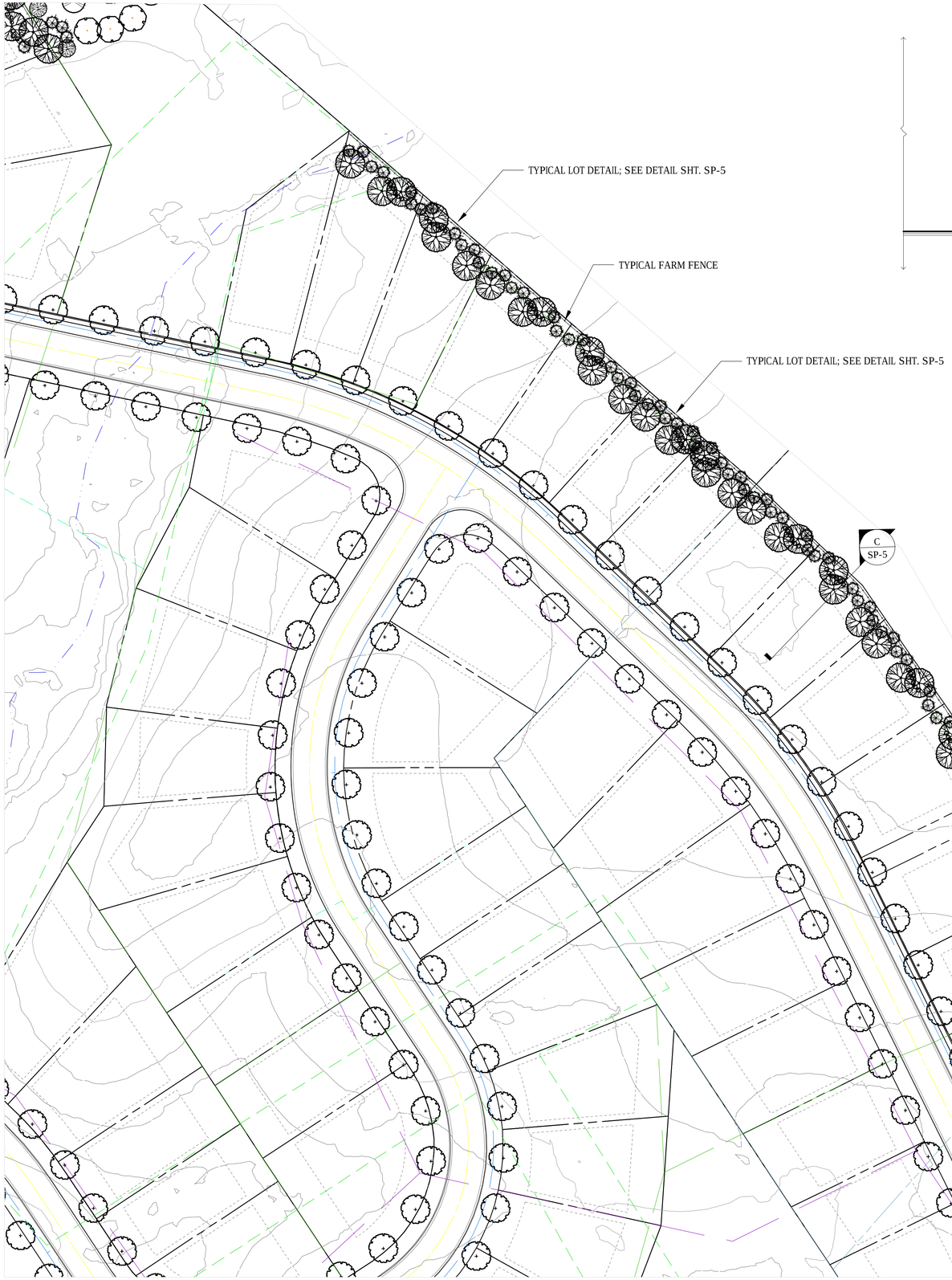
DRAWN BY:

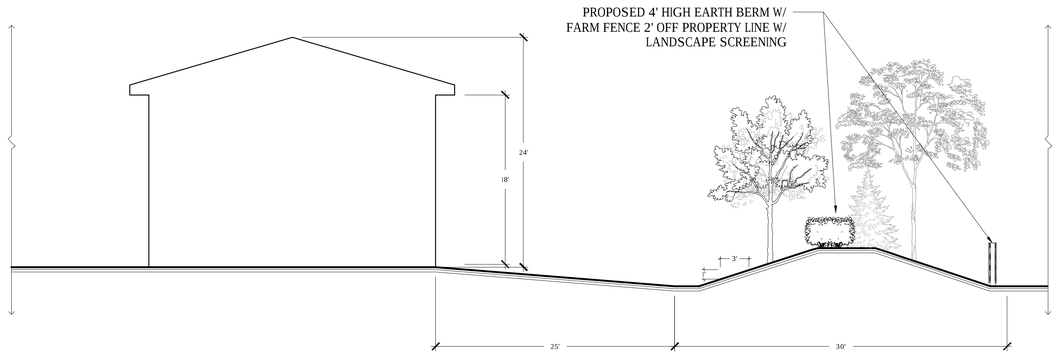
CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:

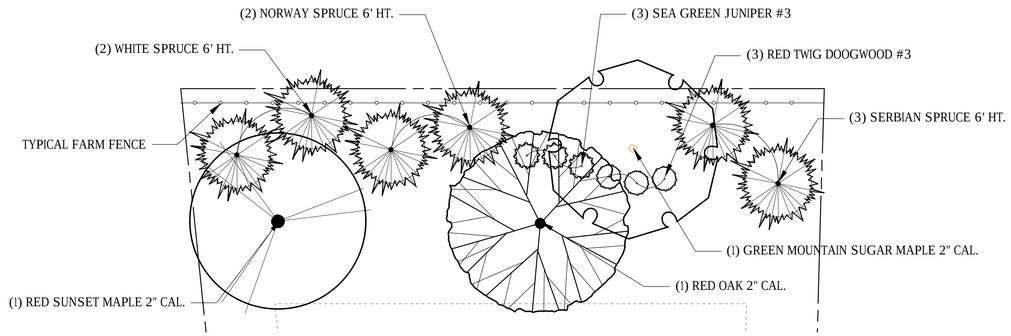
SP-5





DETAIL C: MOUND CROSS SECTION SP-5

SCALE: 1" = N.T.S



TYPICAL LOT PLANTING PLAN

SCALE: 1" = 10'-0"

BUFFER 'D' SITE TREE PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	DECIDUOUS TREES				
15	RED SUNSET MAPLE	ACER RUBRUM RED SUNSET	2.5" Cal.	B&B	
15	RED OAK	QUERCUS RUBRUM	2.5" Cal.	B&B	
15	GREEN MOUNTAIN SUGAR MAPLE	ACER SACCHARUM GREEN MOUNTAIN	2.5" Cal.	B&B	
	EVERGREEN TREES				
30	SERBIAN SPRUCE	PICEA OMORIKA	6' HT.	B&B	
30	WHITE SPRUCE	PICEA GLAUCA	6' HT.	B&B	
30	NORWAY SPRUCE	PICEA ABIES	6' HT.	B&B	
	SHRUBS				
45	SEA GREEN JUNIPER	JUNIPERUS 'SEA GREEN'	3 GAL.	POTTED	
45	RED TWIG DOGWOOD	CORNUS ALBA 'SIBIRICA'	3 GAL.	POTTED	

NOTE:
SEE SHEET SD-1 FOR PLANTING GENERAL NOTES & PLANTING DETAILS.

NOTE:
THE MASTER LANDSCAPE PLAN SHOWN IS FOR CONCEPTUAL PURPOSES ONLY. FINAL DESIGN DETAILS MAY VARY.

BUFFER 'D' PLANTING PLAN

SCALE: 1" = 50'-0"

NORTH

0 50 100

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6.6.16	B. Thornton

DATE: 06.06.16

DRAWN BY:

CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:
SP-6

GENERAL PLANTING NOTES

1. CONTRACTOR TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION, TO DETERMINE, IN THE FIELD, THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.

2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.

3. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING CONDITIONS AND BEARS RESPONSIBILITY FOR SATISFACTORY PERFORMANCE.

4. ALL PLANT MASSES TO BE CONTAINED WITHIN BARK MULCH BED.

5. BED LINE TO BE NO LESS THAN 18" AND NO MORE THAN 24" FROM OUTER EDGE OF PLANT MATERIAL BRANCHING.

6. ALL SHRUBS TO BE A MINIMUM OF 4'-0" FROM PAVEMENT EDGE UNLESS SPECIFICALLY NOTED OTHERWISE.

7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.

8. FINE GRADE LAWN AREAS TO PROVIDE A SMOOTH AND CONTINUAL GRADE, FREE OF IRREGULARITIES OR DEPRESSIONS.

9. IN AREAS DESIGNATED "ANNUALS". LANDSCAPE CONTRACTOR TO PREPARE SOIL WITH MINIMUM 8" DEEP PLANT MIXTURE AND A MINIMUM 2" DEEP BARK MULCH FOR SUBSEQUENT PLANTING BY OWNER,

10. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTOR IN EVALUATING THEIR OWN TAKE-OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AS REQUIRED BY THE PLAN AND SPECIFICATIONS.

11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER, SYSTEM (IF APPLICABLE).

12. WHERE PROPOSED TREE LOCATIONS OCCUR UNDER EXISTING OVERHEAD UTILITIES OR CROWD EXISTING TREES, NOTIFY THE CONSULTANT TO ADJUST TREE LOCATIONS.

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7711 EAST PLEASANT VALLEY RD
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CLEVELAND, OH 44131-8010
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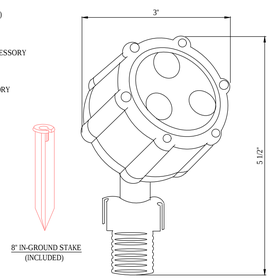
PHONE: (216) 573-1005
FAX: (866) 841-6385
www.landscapelighting.com

☑ SELECT DESIRED FINISH
- ☐ TEXTURED ARCHITECTURAL BRONZE(AZT)
- ☑ TEXTURED BLACK(BKT)
- ☐ BRONZED BRASS(BBR)

☑ SELECT DESIRED OPTIONAL MOUNTING ACCESSORY
- ☑ 15601 - SURFACE MOUNTING FLANGE
- ☐ 15607 - SURFACE MOUNTING BRACKET

☑ SELECT DESIRED OPTIONAL COWL ACCESSORY
- ☐ 15702 AZTP, SHORT COWL FOR USE WITH 12.4W SIZE. FINISHES TO MATCH ACCENT FIXTURES.
- ☑ 15702 BKTP, SHORT COWL FOR USE WITH 12.4W SIZE. FINISHES TO MATCH ACCENT FIXTURES.
- ☐ 15702 BBR, SHORT COWL FOR USE WITH 12.4W SIZE. FINISHES TO MATCH ACCENT FIXTURES.
- ☐ 15704 AZTP, LONG COWL FOR USE WITH 12.4W SIZE FINISHES TO MATCH ACCENT FIXTURES.
- ☐ 15704 BKTP, LONG COWL FOR USE WITH 12.4W SIZE FINISHES TO MATCH ACCENT FIXTURES.
- ☐ 15704 BBR, LONG COWL FOR USE WITH 12.4W SIZE FINISHES TO MATCH ACCENT FIXTURES.



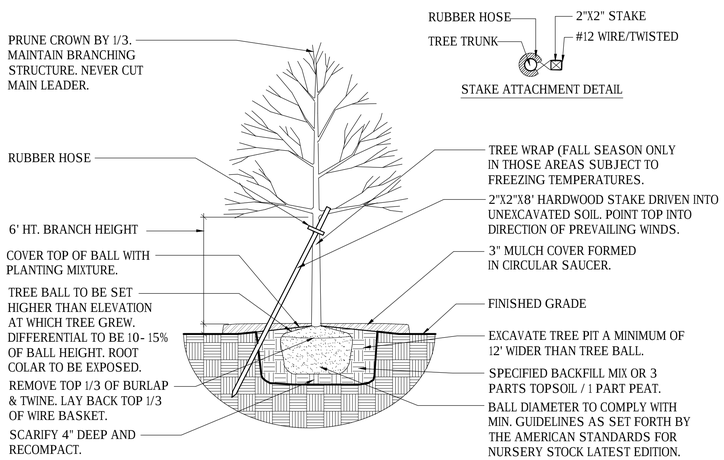
15731/15732 AZT/BBR/BKT

SPECIFICATIONS
HOUSING: DIE CAST ALUMINUM OR DIE CAST BRASS WITH CLEAR TEMPERED GLASS LENS AND POLYCARBONATE
MOUNTING STEM AND LOCKNUT.
WIRING: 24' OF USABLE #18-2, SPT-1-W LEADS. CABLE CONNECTOR SUPPLIED WITH FIXTURE.
LIGHT SOURCE: ILLUMINATION PROVIDED BY INTEGRATED LED CHIPS.
MOUNTING ACCESSORIES INCLUDED:
8' IN-GROUND STAKE
1/2" NPSM STEM

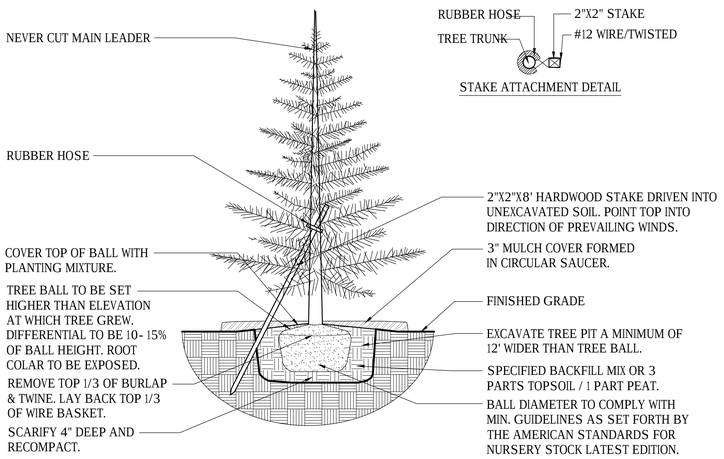
NOTES:
1. DO NOT SCALE DRAWINGS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 470-273.

LED ACCENT LIGHTS
MODEL NO. 15731/15732

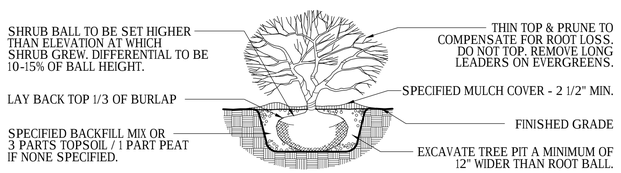
TYPICAL LIGHT FIXTURE
SCALE: NONE



DETAIL: DECIDUOUS TREE STAKING
N.T.S. TREES UPTO 3" CALIPER



DETAIL: EVERGREEN TREE STAKING
N.T.S. TREES UP TO 8' HEIGHT



DETAIL: SHRUB PLANTING
N.T.S.

SITE DETAILS
SCALE: NONE

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PROJECT:
MITCHELL HIGHLAND
JEROME TOWNSHIP
UNION COUNTY, OH

REVISIONS:

1.8.16	B. Thornton
2.13.16	B. Thornton

DATE: 06.06.16

DRAWN BY:

CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:
SD-1

EXHIBIT G-1

URE
Union Rural Electric

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

October 20th, 2015

Corey Theuerkauf
Development Manager- Site Development
Rockford Homes
999 Polaris Parkway Suite 200
Columbus, OH 43240

RE: Electric Service for Rose Tract

Dear Corey,

We understand that a development of 172 single family homes lots has been proposed north of proposed Mitchell Crossing subdivision along Industrial Parkway, Jerome Township. According to your print this would be situated on the Rose land tract which is in our certified electric territory. Union Rural Electric has the availability and capacity to serve electric to this subdivision. It would be our intention to serve the site at Rockford Homes request.

Please let me know if you require any additional information.

Best Regards,

Kevin

Kevin Gregory
Key Accounts Executive
Union Rural Electric Cooperative

EXHIBIT G-2

Columbia Gas of Ohio
A NiSource Company
290 W Nationwide Blvd
Columbus, OH 43215

October 20, 2015

Re: Rockford Homes – Rose Tract

Thank you for your interest in clean, efficient natural gas. This letter is to confirm that Columbia Gas, Inc. currently has facilities available along Industrial Parkway. Site inquired:

1) Rose Tract – Industrial Parkway and Mitchell-Dewitt Rd

This is a preliminary study only and is not a legally binding project (capital) cost commitment on behalf of Columbia. This preliminary study was based on the information that was provided by Rockford Homes. Any changes from the information submitted may change the study for the Facilities necessary to provide the service. Other factors beyond Columbia's control, include, but are not limited to upstream load requirements, and available capacity at the time an agreement is reached.

Once mechanical drawings are available, please forward them to my attention so that we may complete our feasibility study; as well as determine any costs that may be required. Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary

If you have any questions regarding availability, please feel free to contact me at 614.460.6354. I look forward to partnering with you on this and future projects.

Sincerely,

Joe Codispoti
New Business Development Manager
Columbia Gas of Ohio, Inc.
614-460-6354
Jcodispoti@nisource.com

EXHIBIT G-3

TIME WARNER CABLE
THE POWER OF YOU™
750 CANYON DR, STE 500
COPPELL, TX 75019

OCTOBER 22, 2015

Corey Theuerkauf
Development Manager – Land Development
999 Polaris Parkway, Suite 200
Columbus, OH 43240

Re: ROCKFORD HOMES MITCHELL-DEWITT AND INDUSTIAL PKWY

In concern of Time Warner Cable (TWC) facilities at the property located AT MITCHELL-DEWITT RD AND INDUSTRIAL PKWY IN PLAIN CITY,OH

TWC has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Business Class Sales department, at (866)519-1263 to facilitate a request for new commercial service, or your local MDU Sales Department for all residential services. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@twcable.com. Please share this information with whoever needs these services.

Sincerely,

Lisa N. Law
Date Operations Manager
West Region
Time Warner Cable
750 Canyon Drive
Coppell, TX 75019

EXHIBIT G-4

2780 Liberty Rd.
Delaware Ohio 43015

October 23, 2015

Corey Theuerkauf
Rockford Homes
999 Polaris Parkway, Suite 200
Columbus Ohio, 43240

Reference: Utility Service Request – Industrial Parkway and Mitchell-Dewitt Road

Dear Corey :

This letter is being issued to you to confirm that Frontier Communications will provide any telecommunications services required to the proposed 172 Single Family Lot parcel for Residential development located in Jerome Township in Union County, OH along Mitchell-Dewitt Road

Please provide preliminary & final construction drawings to me, Robert Chandler at 2780 Liberty Rd. Delaware Ohio 43015. If you have any questions or concerns please contact me at 740-369-0826.

Sincerely,

Robert Chandler
Robert Chandler
Network Engineer – Frontier Communications

EXHIBIT G-5

CITY OF
marysville
where the grass is greener

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

October 22, 2015

Michael C. Reeves, PE, CFM, LEED AP
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road, Suite 250
Worthington, OH 43085

Subject: **Rose Tract – City of Marysville Utilities**
Parcels 1500220181000, 1700220190000, 17002200260000 and 1700220400000

Dear Michael,

Based on the provided exhibit, there are (or will be) downstream public utilities (i.e. gravity sanitary sewer and waterline) at an appropriate elevation and size for the proposed 188 lot residential development ("Rose Tract", Parcels 1500220181000, 1700220190000, 17002200260000 and 1700220400000) within the adjacent and future Mitchell Crossing development. These utility connections are planned where Dewitt Drive connects to this development. At this time, it is my understanding that this development will be constructed next year (2016).

Also, our water and wastewater treatment facilities have adequate capacity to provide utility service to this development.

Due to the ongoing development within this sewershed area, additional upgrades / capacity fee surcharge will be needed for the City's downstream wastewater pump station (Pump Station #2, located on Industrial Parkway near Frazier Drive). As well, there currently is a waterline capacity fee surcharge (or construction requirement) for water system (fire flow) upgrades.

Any required utility extensions or upgrades will be the sole responsibility of the Developer. Also, all utility design standards and fees (including monthly user and one-time capacity charges) for the City's Utility System can be found on our website (www.marysvilleohio.org).

Please contact us if you need additional clarification or wish to discuss this letter in further detail.

Sincerely,

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

cc. Mike Andrako, P.E. (City of Marysville)
Scott Sheppeard (City of Marysville)
Rich Felton (City of Marysville)
Bill Narducci (Union County Engineer's Office)

SITE DATA

TOTAL ACREAGE	63.24 ACRES
NUMBER OF LOTS	172
GROSS DENSITY	1.36 DU/ACRE
OPEN SPACE	40.0%

NORTH

SCALE IN FEET

0 200 400

SITE LAYOUT PLAN

DATE	OCTOBER 2013	DRAWN BY	MJS
DWG SCALE	1"=200'	CHECKED BY	MCR
PROJECT NO.	143-913		
APPROVED BY	DRAFT		

SHEET 1 OF 1

DRAWING NO. 1

ROCKFORD HOMES
ROSE TRACT
JEROME TOWNSHIP
UNION COUNTY

CEC

Civil & Environmental Consultants, Inc.

250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085

614-540-6633 · 888-598-6808

www.cecinc.com

REVISION RECORD

NO	DATE	DESCRIPTION

EXHIBIT G-6

JEROME TOWNSHIP DIVISION OF FIRE

SCOTT A. SKELDON, FIRE CHIEF
9689 U.S. RT. 42 NORTH
PLAIN CITY, OH 43064-8710
614-873-3706 (OFFICE)
614-873-3501 (FAX)

Corey Theuerkauf
999 Polaris Parkway, #200
Columbus, Ohio 43240

October 21, 2015

RE: Serviceability -Mitchell Highlands

Mr. Theuerkauf,

The Jerome Township Division of Fire is a full service professional fire division that maintains both Fire & Emergency Medical Services (EMS)

We do cover the area of Mitchell Dewitt and Industrial Parkway, also known as **"Mitchell Highlands"** and will continue to do so upon further development.

lease feel free on contacting me at the above number if you should need additional information,

In the Interest of Public Safety,

Scott A Skeldon
Fire Chief

ROCKFORD HOMES

999 Polaris Parkway · Suite 200
Columbus, OH 43240
614.785.0015 · office
614.785.9181 · fax
www.RockfordHomes.net

August 21, 2018

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

RE: Mitchell Highlands
Preliminary Plat Extension Request

Dear Mr. Gulden,

Mitchell Highlands preliminary plat was approved by the LUC Executive Committee September 8th, 2016. Per current regulations, it is our understanding that approval of the Preliminary Plat is valid for a period of two (2) years, at which time request for extension is required.

Please accept this letter as our formal request for an extension of the Mitchell Highlands Preliminary plat for the maximum duration available.

Sincerely,

Corey Theuerkauf
Development manager

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

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

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

September 6, 2018

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

Re: Mitchell Highlands
Preliminary Plat Extension

Brad,

We have completed our review for the above preliminary plat extension, received by our office on August 27, 2018. We recommend the preliminary plat be extended, subject to the conditions from our original preliminary plat comment letter dated September 1, 2016 and enclosed.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations.

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

Bill Narducci

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

Enc: Preliminary Plat Review Letter dated September 1st, 2018

Brad Bodenmiller

From: Mark Spagnuolo <mark.jtzo@icloud.com>
Sent: Wednesday, August 29, 2018 1:42 PM
To: Brad Bodenmiller
Subject: Re: Distribution Letter for Mitchell Highlands - Preliminary Plat Extension

Brad,

We have no objections to the extension. Please let me know if you need a formal letter from the Township to that effect.

Kind regards.

Mark Spagnuolo
Jerome Township Zoning
9777 Industrial Parkway
Plain City, Ohio 43064
Tel: 614.873.4480 Fax: 614.873.8664
Email: Mark.JTZO@iCloud.com
www.JeromeTownship.us

> On Aug 28, 2018, at 8:50 PM, Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:
>
> Good evening,
>
> I attached a copy of the **Distribution Letter** generated for **Mitchell Highlands - Preliminary Plat Extension**. Please note the meeting dates and call with any questions.
>
> I will be in contact in the coming weeks if I have any questions. Thank you!
>
> **Bradley J. Bodenmiller**
> **Planner II | LUC Regional Planning Commission**
> P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
> P: (937) 666-3431 | www.lucplanning.com
> <Distribution Letter Mitchell Highlands - Preliminary Plat Extension September 2018.PDF>

Staff Report – Glacier Pointe Section 1

Applicant:	**Encore Living** c/o Jay McIntire 5743 Snedegar Drive New Albany, OH 43054 **Terrain Evolution, Inc.** c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com
Request:	Approval of the Glacier Pointe, Section 1 – Preliminary Plat.
Location:	Located north of the point where Mitchell-Dewitt Road crosses over US Hwy 33 in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat involves 49.043 acres of land and 80 single-family residential lots. Acreages: ○ 7.589 acres of right-of-way (1.179 acres existing + 6.410 acres proposed) ○ 15.124 acres of single-family residential lots ○ 26.330 acres of open space Proposed utilities: ○ City of Marysville public water system ○ City of Marysville public sanitary waste treatment • **Union County Engineer's Office** ○ The Union County Engineer's Office submitted comments in a letter dated 09-06-18. The Engineer's Office recommended approval subject to conditions. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.) 1. Construction Drawings will not be approved until the TIS and subsequent Infrastructure Agreement has been approved. 2. A variance to the minimum right-of-way width per Section 406 has been requested by the developer. This variance has not yet been approved by the County Commissioners.

	3. Per the pre-application sketch plan meeting, a multi-use trail connection was planned to connect to the Metro Parks property to the east. The Engineer's Office recommends providing a multi-use trail within the subject property to provide future connection west to the Scott property also. 4. Please indicate the right-of-way footprint for the potential relocation of Mitchell-Dewitt and McKitrick Road. While we realize this footprint is subject to change, proper siting of the proposed retention basins should be done to avoid conflict with this conceptual right-of-way footprint. 5. Per the pre-application sketch plan meeting, a secondary roadway connection to the subdivision will be required to be constructed with this phase. 6. Submit a comprehensive stormwater management report for review by our office. 7. The scale within the plans appears to be 1" = 50', not 1" = 100' as indicated. ○ Also, should the variance request not be approved prior to the LUC meetings, the Engineer's Office recommended the developer request to table the Preliminary Plat until such time as the variance is approved or the design is modified to meet minimum required right-of-way width. • **Union County Soil & Water Conservation District** ○ No comments received as of 09-05-18. • **Union County Health Department** ○ No comments received as of 09-05-18. Standard comments from the Health Department are below: 1. "All efforts should be made to provide a point of connection (via easements and/or services 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 (STS)." 2. "Any home, business, or other structure that is currently being serviced by a private 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 time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS."

- **City of Marysville**
  - The City of Marysville submitted comments in a letter dated 09-07-18. The City recommended approval upon addressing its comments in the final engineering process. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
    1. Please confirm GPOS and roadway reserve will provide City access permission of maintenance of utility infrastructure.
    2. A means of access—gravel drive, GrassPave, etc.—shall be provided to the proposed system between Manhole #X1 and #5.
    3. A larger sanitary sewer easement shall be provided for the proposed side yard sanitary sewer between Lots 46 and 47. Per Sketch Plan comments, the City requires a 30' minimum sanitary sewer easement, 15'-0" off center with stable ground cover (ability to drive equipment on) for all sanitary sewers outside the right-of-way.
    4. Sanitary sewer shall be a minimum of 20 feet from proposed building setback.
    5. Within open space areas, the City will allow the sanitary sewer to be a maximum of 5' outside the proposed right-of-way.
    6. City will require a 12" water main stub (within an easement) to the Scott Kids, Phillip and Mary Scott and Carol and David Scott properties west of Glacier Pointe development.
    7. Appropriate means to cross Mitchell-Dewitt Road and the proposed waterline shall be coordinated between City and County Engineer's Office.

- **Jerome Township**
  - Jerome Township submitted comments in a letter dated 08-29-2018. The Township reported no Development Plan approval has been issued by the

Township for Glacier Pointe. The Township advised Development Plan approval prior to Preliminary Plat approval is not required, but neither is approval of the Development Plan by the Township. The Township advised the applicant bears responsibility for any risk involved by applying for Preliminary Plat approval prior to obtaining Development Plan approval.

- **ODOT District 6**
  - No comments received as of 09-05-18.
- **Union Rural Electric**
  - URE submitted comments in a letter dated 09-05-2018. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
    1. URE advised electric easements must be platted and shown on the Final Plat. URE still needs to work with developer to complete UREC electrical facility layout.
    2. URE listed concerns about undefined easements and widths, access, easements crossing building setbacks, easement minimum widths (10'/20' required), and the requirement for continuous electric facilities.
    3. URE is also concerned about how electrical easements will get to Section B and the future section to the north.
- **LUC Regional Planning Commission**
  1. Note date of survey and zoning classification of adjoining properties (§313, 4. & 9.).
  2. Variance from the Union County Subdivision Regulations, §406 minimum right-of-way widths was requested. All variances or exceptions shall be approved by the County Commissioners before any action by the Regional Planning Commission (§705).
  3. Label easements and widths. Easements for water and sewer must be a minimum for 20' and 10' for other utilities (§313, 12.; §414).
  4. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).

	5. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§326).

Staff Recommendations:	Staff recommends ***DENIAL*** of Glacier Pointe, Section 1 – Preliminary Plat at this time. This is recommendation is made with the understanding that the Z&S Committee may wish to make a different recommendation if the following occurs: ○ Proof is provided to LUC that all variances or exceptions were approved by the County Commissioners.

Z&S Committee Recommendations:	

Logan-Union-Champaign
regional planning commission

Director: Dave Gulden, AICP

Application for Preliminary Plat Approval

Date: 8/23/18

Name of Subdivision: Glacier Pointe, Section 1
Location: Jerome Township, Union County, Ohio
Township: Jerome Military Survey: 6581
Complete Parcel(s) Identification Number (PIN): 1700230030000

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

Name of Applicant: Encore Living - Attn: Jay McIntire
Address: 5743 Snedegar Drive
City: New Albany State: Ohio Zip: 43054
Phone: 614.855.0500 Fax: Email:

Name of Owner of property to be subdivided: Same as applicant
Address:
City: State: Zip:
Phone: Fax: Email:

Name of Applicant's Surveyor or Engineer: Terrain Evolution, Inc. - Attn: Justin Wollenberg, PE, Project Manager
Address: 720 East Broad Street, Suite 203
City: Columbus State: Ohio Zip: 43215
Phone: 614.385.1092 Fax: 614.385.1085 Email: jwollenberg@terrainevolution.com

Proposed Acreage to be Subdivided: 43.043

Current Zoning Classification: PD

Proposed Zoning Changes: None

Proposed Land Use: Single Family Residential

Development Characteristics
Number of proposed lots: 80 Typical lot width (feet): 50, 70
Number of proposed units: 80 Typical lot area (sq. ft.): 6500, 9100
Single Family Units: 80 Multi-Family Units: 0

Acreage to be devoted to recreation, parks or open space: 26.330 Ac.

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

Recreation facilities to be provided: No

Do you propose deed restrictions? (If yes, attach a copy): Yes X No ____

1. Proposed method of Supplying Water Service: City of Marysville

2. Proposed method of Sanitary Waste Disposal: City of Marysville
   (If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: See Preliminary Plat cover sheet for variances
   (If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	Public Roadway		x
b.	Storm sewer Collection & Mgnt		x
c.	Water Distribution		x
d.	Sanitary Sewer Collection System		x
e.			

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

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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.	x	
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	

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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.	x	
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. N/A		
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. N/A		
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.		x
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	

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PRELIMINARY PLAT & PLANS FOR

GLACIER POINTE
SECTION 1
VIRGINIA MILITARY SURVEY (VMS) 6581
UNION COUNTY, OHIO

BENCH MARKS

SOURCE — ELEVATIONS WERE ESTABLISHED USING 45 MINUTE STATIC OBSERVATIONS UTILIZING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES. THE GPS DATA WAS SUBMITTED TO THE NATIONAL GEODETIC SURVEY'S (NGS) ONLINE POSITIONING USER SERVICE RAPID-STATIC (OPUS-RS) SYSTEM FOR PROCESSING. THE SYSTEM USES THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS) TO ESTABLISH THE GEODETIC ELEVATION.

B.M. #1 — CHISELED "X" IN TOP OF NORTHEAST CORNER OF BRIDGE OVERPASS FOR U.S. ROUTE 33. SHOWN ON BASE MAP AS "BM #1". ELEVATION=968.04.

B.M. #2 — NORTHEAST TOP FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF MITCHELL-DEWITT ROAD, 670' NORTHWEST OF THE INTERSECTION OF MCKITRICK ROAD AND MITCHELL-DEWITT ROAD. SHOWN ON BASE AS "BM #2". ELEVATION=958.95.

B.M. #3 — NORTH TOP FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF MCKITRICK ROAD, 1630' NORTHEAST OF THE INTERSECTION OF MCKITRICK ROAD AND MITCHELL-DEWITT ROAD, 150' NORTHEAST OF THE INTERSECTION WITH AVALON LANE. ELEVATION=973.72.

STORMWATER MANAGEMENT

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

THE EXISTING LAND USE CONSISTS OF VACANT LAND THAT HAS BEEN FARMED AS WELL AS LEFT FALLOW. THE TRIBUTARY AREAS FOR THIS PROJECT ACCUMULATE AND DISCHARGE TO U.S. ROUTE 33 DITCH.

PROPOSED POND

PROPOSED RETENTION PONDS P-101 & P-102 WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES. PONDS WILL BE WITHIN AN EASEMENT. POND AND OUTLET WILL BE ON DITCH MAINTENANCE.

WATER QUALITY

WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED STORMWATER MANAGEMENT BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHC000005.

FLOODPLAIN

THE GP-1 DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0390D, EFFECTIVE DATE DECEMBER 16 2008.

OPEN SPACE

OPEN SPACE INCLUDING THE DEDICATED OPEN SPACE IN GP-1 IS TO BE OWNED AND MAINTAINED BY COURTYARDS AT GLACIER POINTE HOME OWNERS ASSOCIATION. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

ZONING

GLACIER POINTE, SECTION 1 WAS ZONED PUD (NOW PD), APPROVED APRIL 23, 2007.

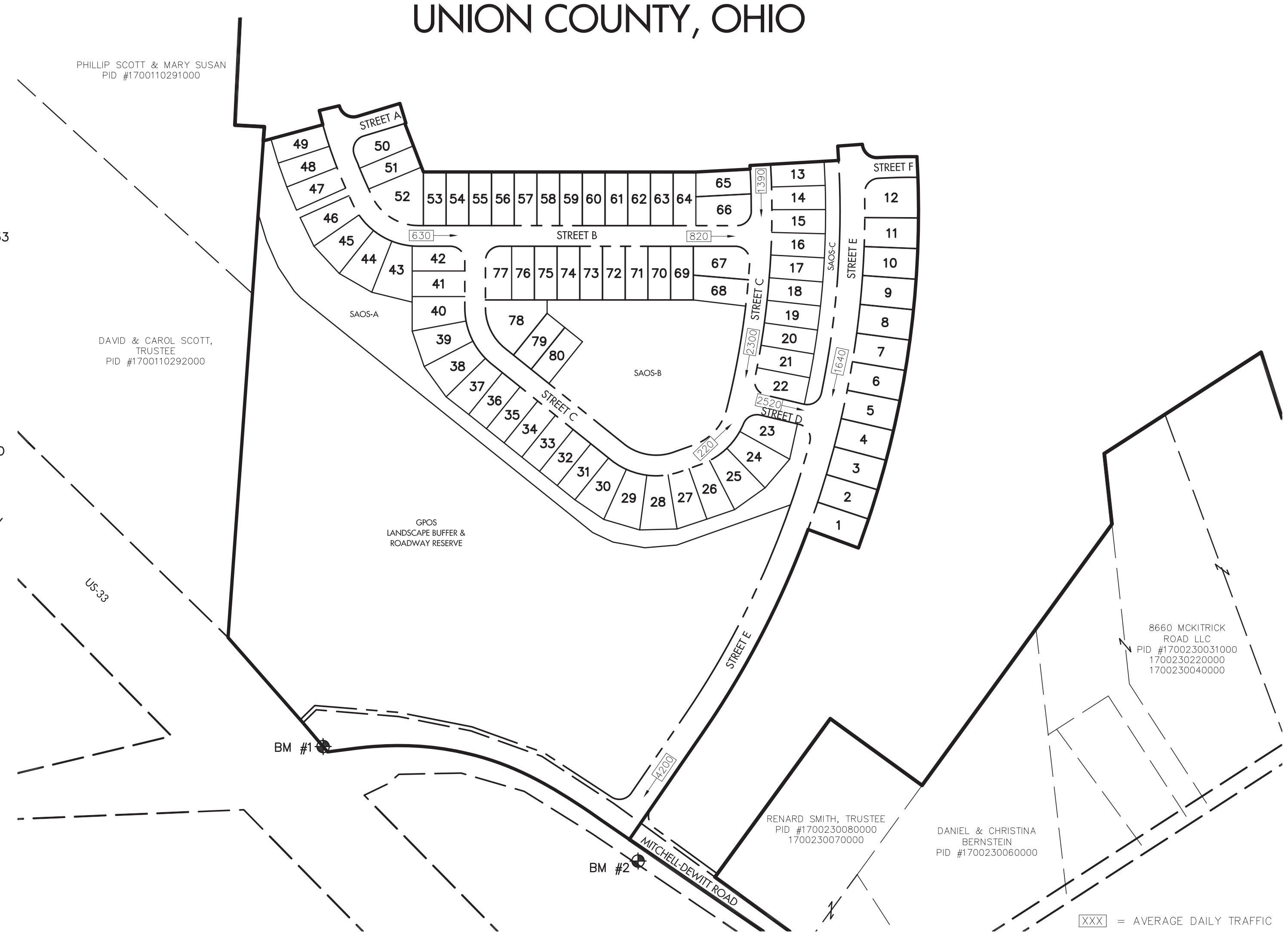
PARKING

PARKING TO BE LIMITED TO ONE SIDE OF THE STREET. NO PARKING ON THE HYDRANT SIDE OF THE STREET.

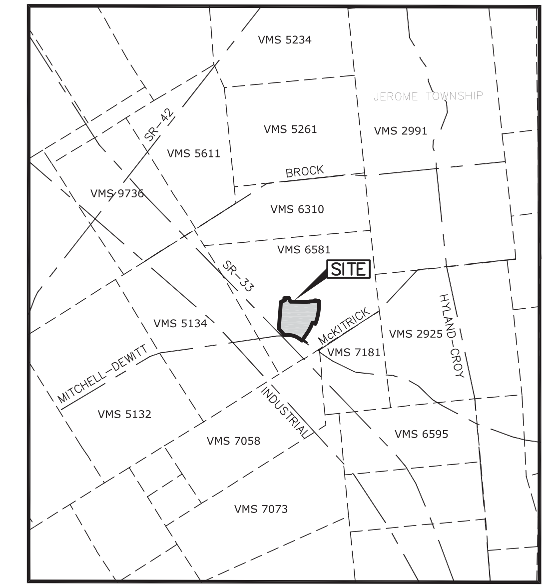
VARIANCE

REQUESTED

1. VARIANCE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT-OF-WAY WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN GLACIER POINTE.



INDEX MAP
SCALE: 1" = 200'



LOCATION MAP
SCALE: 1" = 4000'

GRAPHIC SCALE
200 100 0 200
(IN FEET)
1 inch = 200 ft.

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	49.043	
OPEN SPACE	26.330	
GPOS	19.978	
SAOS	6.352	
RIGHT-OF-WAY	7.589	
EXISTING	1.179	
PROPOSED	6.410	
LOTS	15.124	
NUMBER OF LOTS	80	
50' LOTS	68	
70' LOTS	12	
DENSITY (UNITS/ACRE)		
GROSS (# UNITS/TOTAL AREA)	1.631	
NET (# UNITS/LOT AREA)	5.288	
SETBACKS	50'	70'
FRONT YARD	10'	25'
REAR YARD	5'	5'
SIDE YARD	5'	5'

SHEET INDEX

STANDARD DRAWINGS

UCEO	ODOT	COM
DWG. NO.7	BP-3.1	WTR-03
	CB-1.1	WTR-04
COC	CB-1.2	WTR-06
2319	CB-1.3	WTR-09
	CB-1.4	WTR-18
	MH-1.1	WTR-23
	MH-1.2	WTR-25
		WTR-26
		WTR-27

OWNER/DEVELOPER:

ENCORE LIVING
ATTN: JAY MCINTIRE
5743 SNEDEGAR DR
NEW ALBANY, OH 43054
P: 614-855-0500

SURVEYOR

ADVANCED CIVIL DESIGN
ATTN: ANDY KRANER
422 BEECHER ROAD
GAHANNA, OHIO 43230
P: 614-207-5384
F: 614-428-7755

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

COVER SHEET

DRAWING SET STATUS:

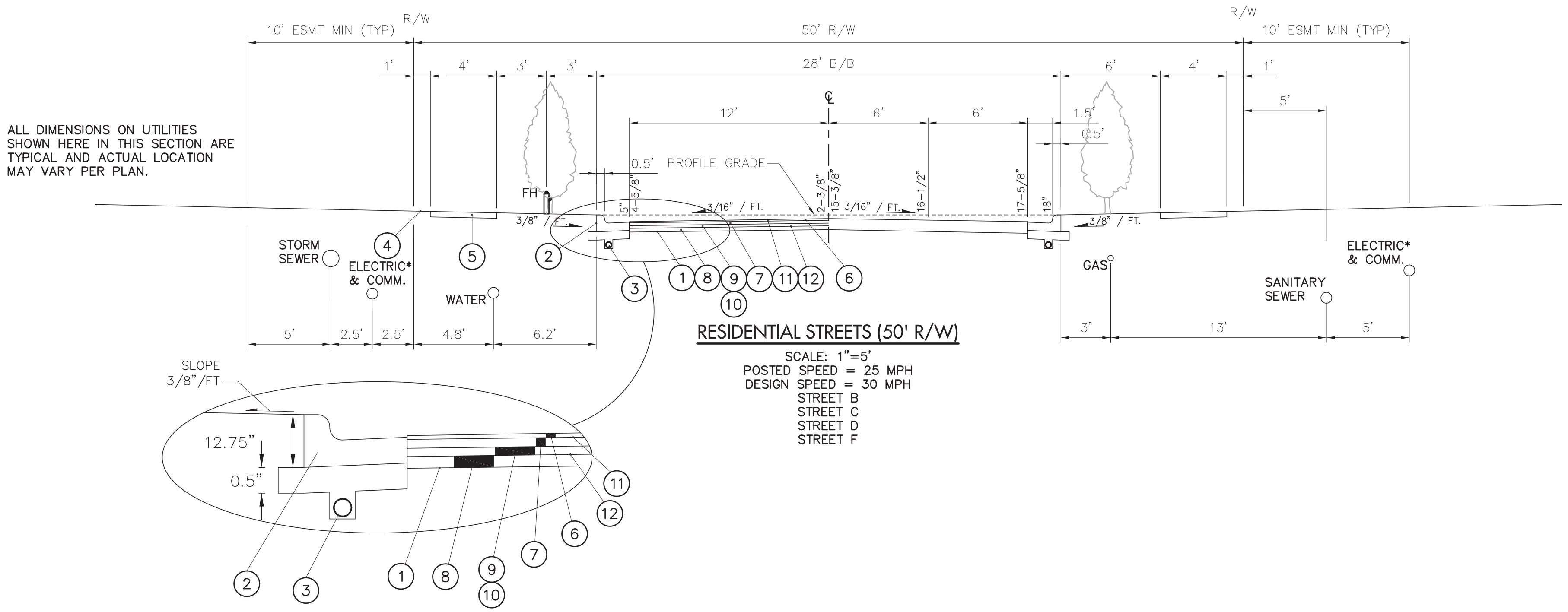
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025

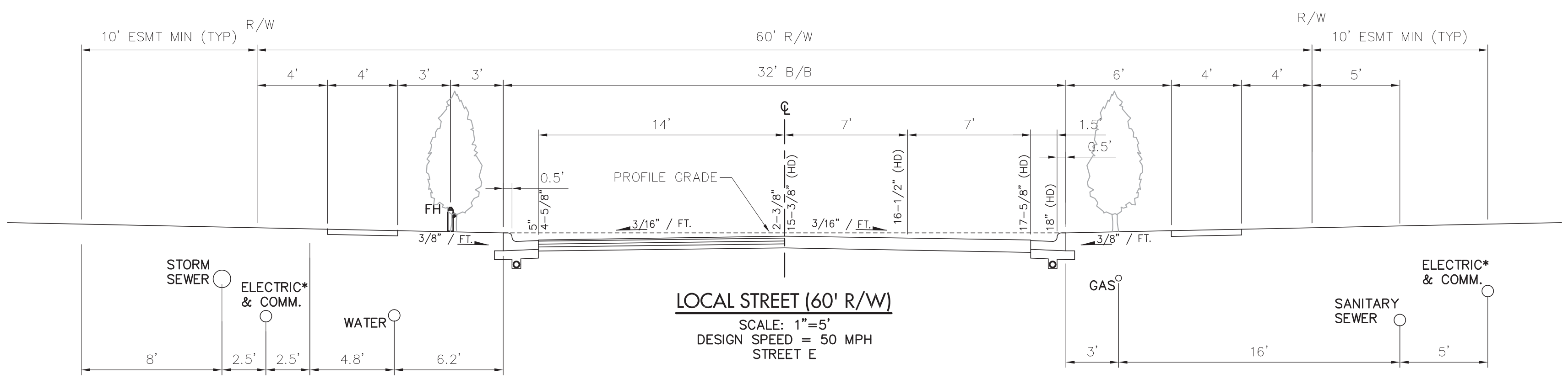
DATE: AUGUST, 2018

SCALE: HORIZONTAL: 1" = 200'; VERTICAL: N/A



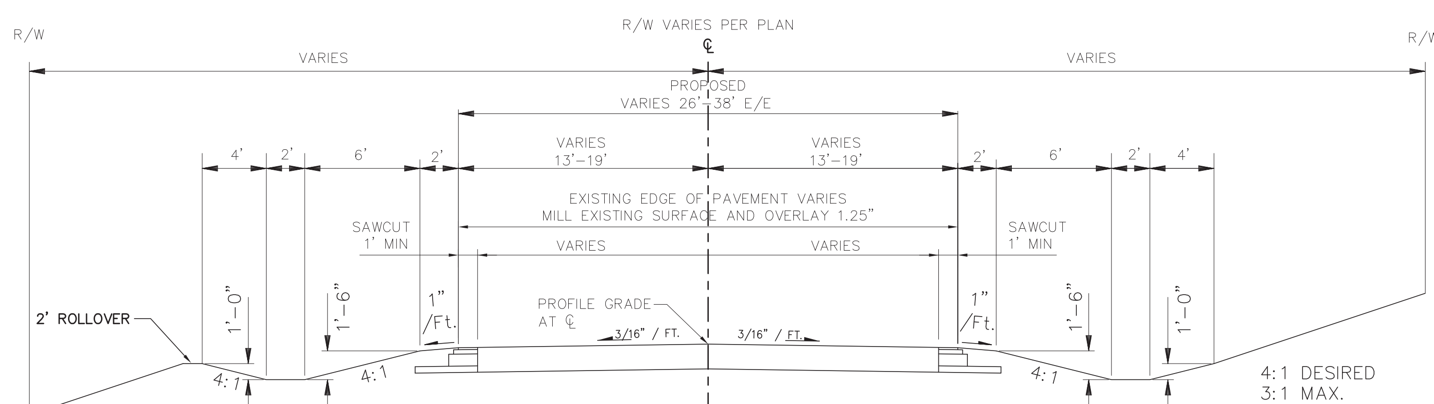
RESIDENTIAL STREETS (50' R/W)

SCALE: 1"=5'
POSTED SPEED = 25 MPH
DESIGN SPEED = 30 MPH
STREET B
STREET C
STREET D
STREET F



LOCAL STREET (60' R/W)

SCALE: 1"=5'
DESIGN SPEED = 50 MPH
STREET E



MITCHELL-DEWITT ROAD

SCALE: 1"=5'
DESIGN SPEED = 55 MPH
CBR=2.5 (WORST CASE)
SN_0=4.59

PUBLIC STREETS

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

SN = 3.71

RCC PAVEMENT BUILDUP: (ALTERNATIVE)

1. ITEM 204, SUBGRADE COMPACTION
2. ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER
3. ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE
4. ITEM 659, SEEDING & MULCHING
5. ITEM 608, 4" CONCRETE SIDEWALK
6. ITEM 448, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22
7. ITEM 448, 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22
8. ITEM 304, 4" AGGREGATE BASE
9. 6" ROLLER-COMPACTED CONCRETE
11. ITEM 407, TACK COAT (0.075 GAL/SY)
12. ITEM 408, PRIME COAT (0.50 GAL/SY)

SN = 3.71

GRAPHIC SCALE
(IN FEET)
1 inch = 5 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO
GLACIER POINTE
SECTION 1
TYPICAL SECTIONS

DRAWING SET STATUS:
■ PRELIMINARY ENGINEERING SET
□ AGENCY REVIEW SET
□ CONSTRUCTION DOCUMENT SET
□ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025
DATE: AUGUST, 2018
SCALE: HORIZONTAL: 1" = 5' VERTICAL: N/A

SHEET NO.: 2/21

RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1000.00'	10°55'52"	190.78'	S18°11'55"E	190.49'
C2	150.00'	65°50'32"	172.37'	S56°35'07"E	163.05'
C3	150.00'	51°11'56"	134.04'	S25°06'21"E	129.62'
C4	150.00'	58°19'09"	152.68'	S79°51'53"E	146.17'
C5	150.00'	56°18'24"	147.41'	N42°49'20"E	141.55'
C6	1980.00'	17°26'08"	602.53'	N5°57'04"E	600.20'
C7	2200.00'	38°41'11"	1485.45'	N15°39'21"E	1457.39'
C8	1100.00'	3°35'50"	69.06'	S89°37'45"W	69.05'

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	49.043	
OPEN SPACE	26.330	
GPOS	19.978	
SAOS	6.352	
RIGHT-OF-WAY	7.589	
EXISTING	1.179	
PROPOSED	6.410	
LOTS	15.124	
NUMBER OF LOTS	80	
50' LOTS	68	
70' LOTS	12	
DENSITY (UNITS/ACRE)		
GROSS (# UNITS/TOTAL AREA)	1.631	
NET (# UNITS/LOT AREA)	5.288	
SETBACKS	50'	70'
FRONT YARD	10'	25'
REAR YARD	5'	5'
SIDE YARD	5'	5'

SAOS = SUB AREA OPEN SPACE

GPOS = GLACIER POINTE OPEN SPACE

GRAPHIC SCALE

100 50 0 100

(IN FEET)

1 inch = 100 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution

Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215

P. 614.385.1090 | F. 614.385.1085 | E. info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

PRELIMINARY PLAT

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE: HORIZONTAL: 1" = 100' VERTICAL: N/A

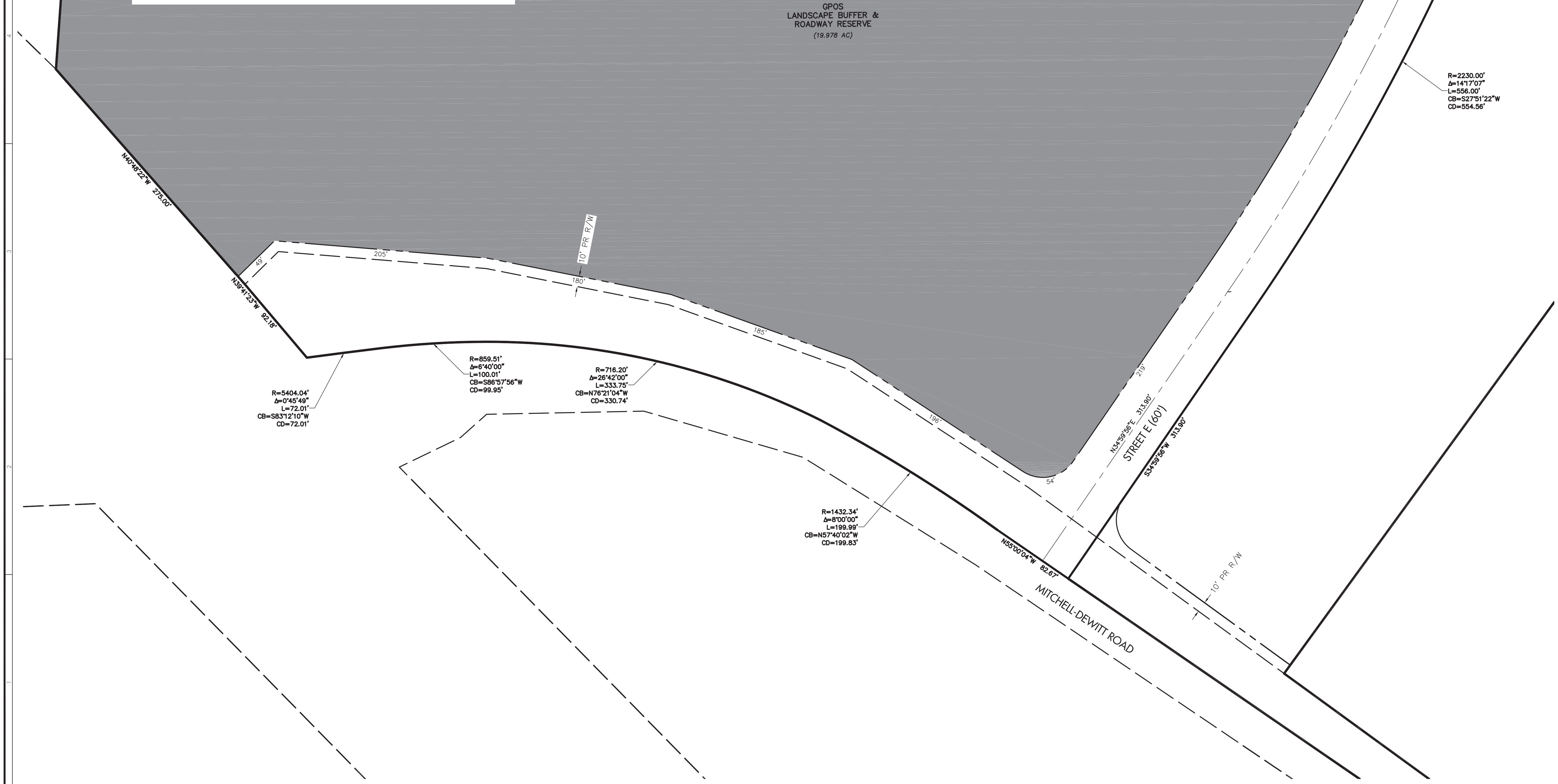
SHEET NO.: 3/21

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	49.043	
OPEN SPACE	26.330	
GPOS	19.978	
SAOS	6.352	
RIGHT-OF-WAY	7.589	
EXISTING	1.179	
PROPOSED	6.410	
LOTS	15.124	
NUMBER OF LOTS	80	
50' LOTS	68	
70' LOTS	12	
DENSITY (UNITS/ACRE)		
GROSS (# UNITS/TOTAL AREA)	1.631	
NET (# UNITS/LOT AREA)	5.288	
SETBACKS	50'	70'
FRONT YARD	10'	25'
REAR YARD	5'	5'
SIDE YARD	5'	5'

SAOS = SUB AREA OPEN SPACE

GPOS = GLACIER POINTE OPEN SPACE



N

GRAPHIC SCALE

100 50 0 100

(IN FEET)
1 inch = 100 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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GLACIER POINTE

SECTION 1

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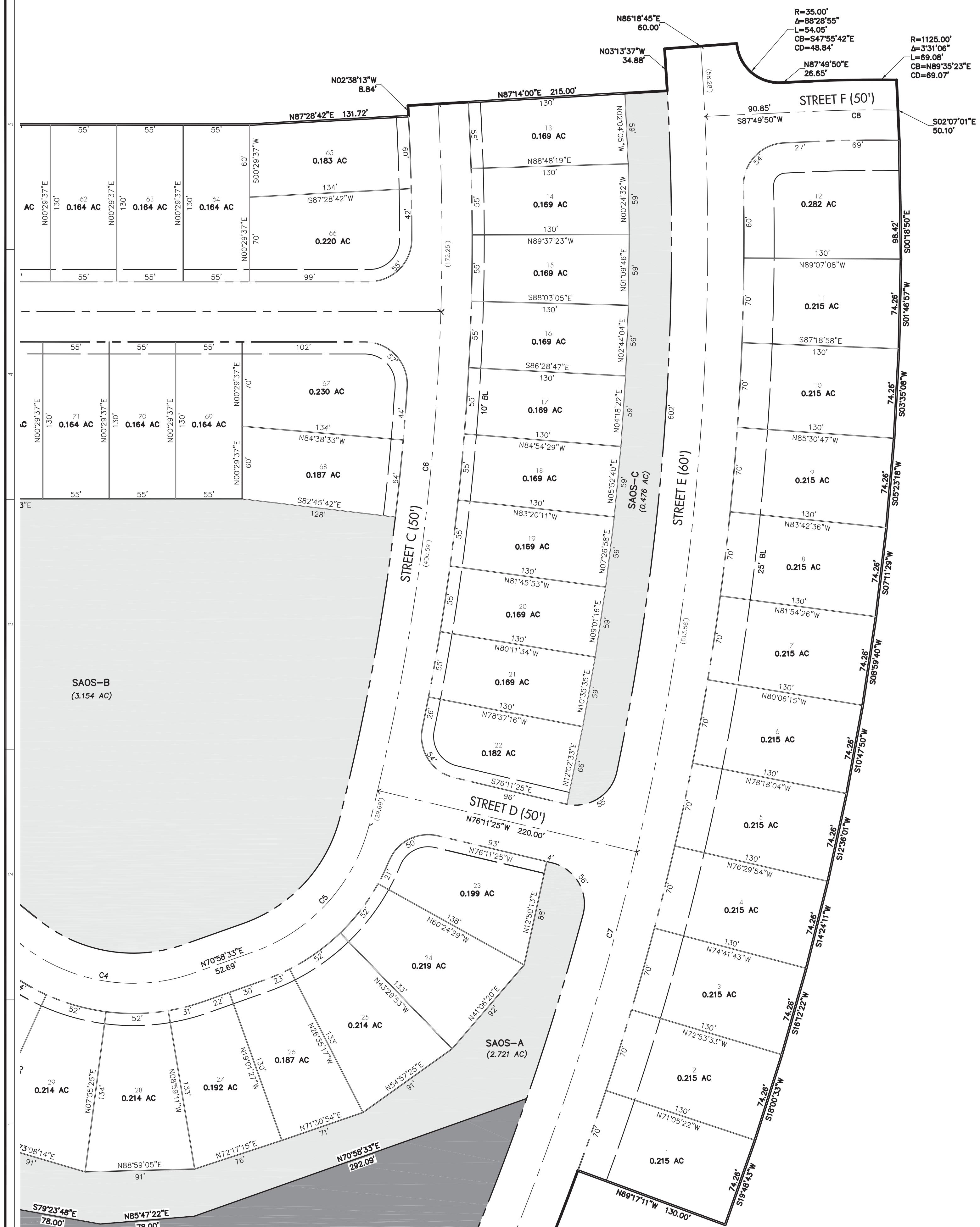
- ☐ AS-BUILT DOCUMENT SET

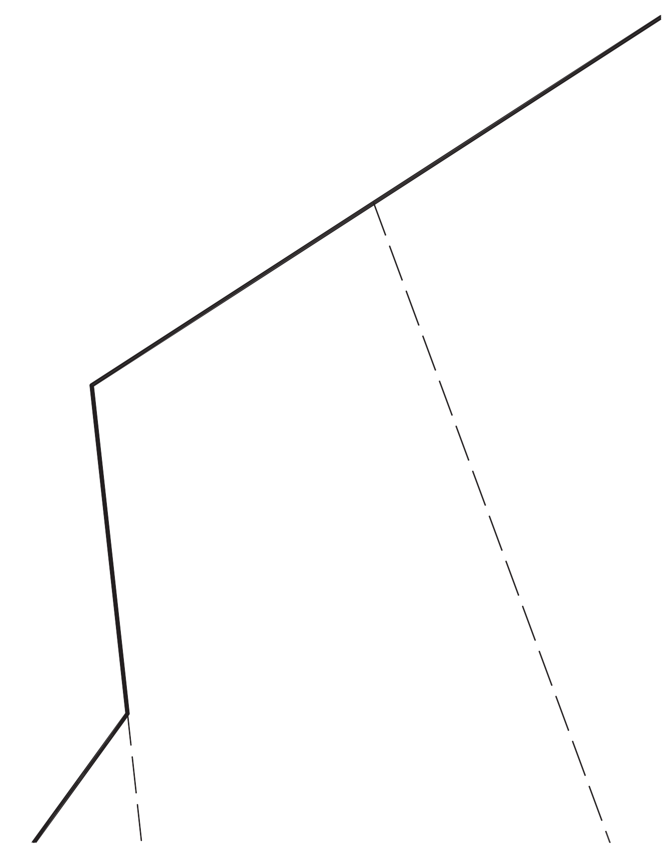
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

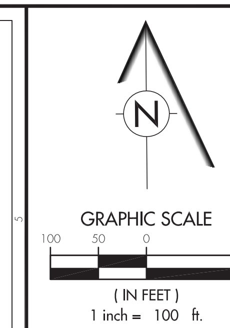
PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A







GENERAL DEVELOPMENT SUMMARY

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SIDE YARD	5'	5'

SAOS = SUB AREA OPEN SPACE

GPOS = GLACIER POINTE OPEN SPACE

RIGHT-OF-WAY CENTERLINE CURVE TABLE

CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1000.00'	10°55'52"	190.78'	S18°11'55"E	190.49'
C2	150.00'	65°50'32"	172.37'	S56°35'07"E	163.05'
C3	150.00'	51°11'56"	134.04'	S25°06'21"E	129.62'
C4	150.00'	58°19'09"	152.68'	S79°51'53"E	146.17'
C5	150.00'	56°18'24"	147.41'	N42°49'20"E	141.55'
C6	1980.00'	17°26'08"	602.53'	N5°57'04"E	600.20'
C7	2200.00'	38°41'11"	1485.45'	N15°39'21"E	1457.39'
C8	1100.00'	3°35'50"	69.06'	S89°37'45"W	69.05'

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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GLACIER POINTE

SECTION 1

PRELIMINARY PLAT

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
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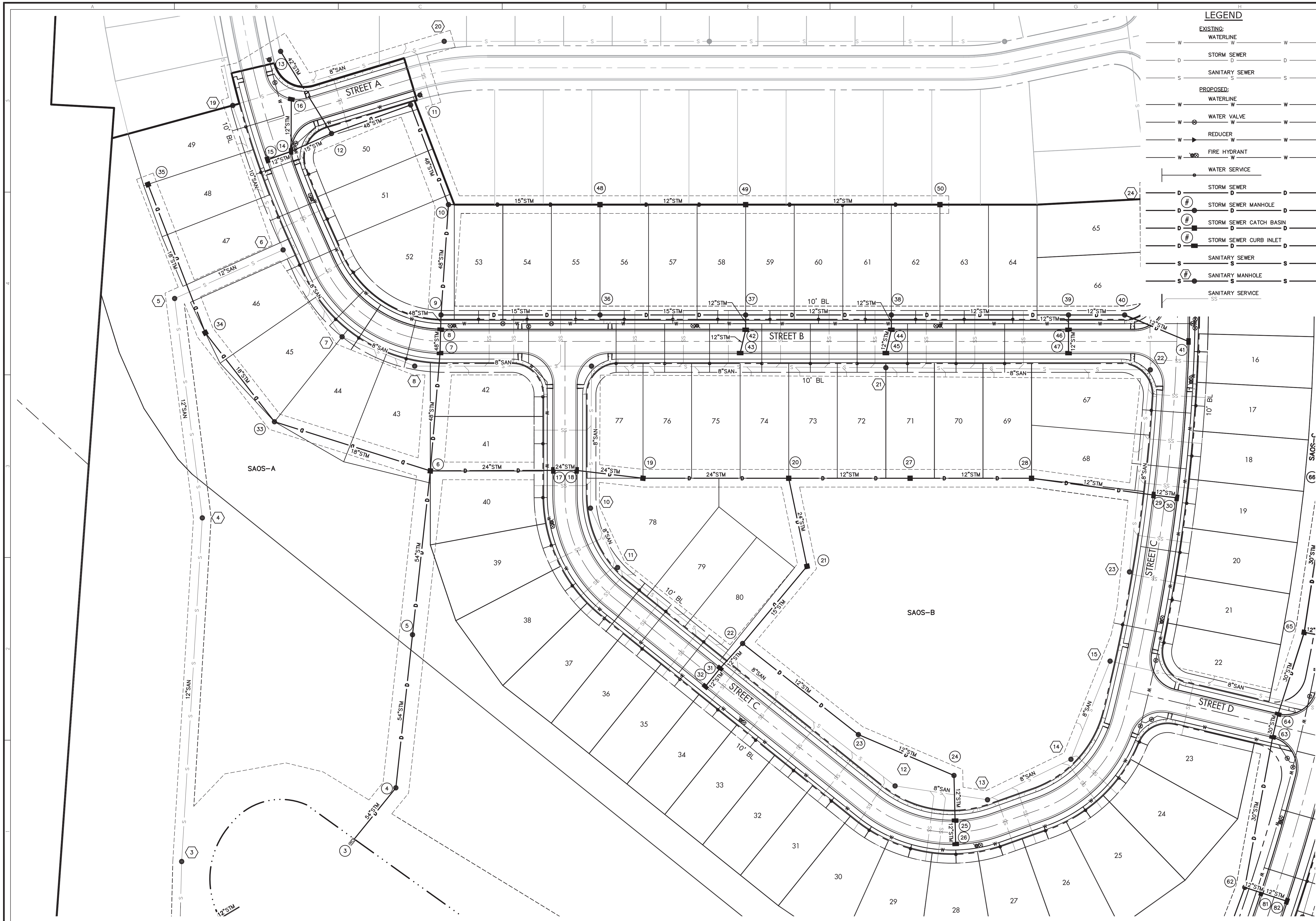
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A



GRAPHIC SCALE

50 25 0 50

(IN FEET)

1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution

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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

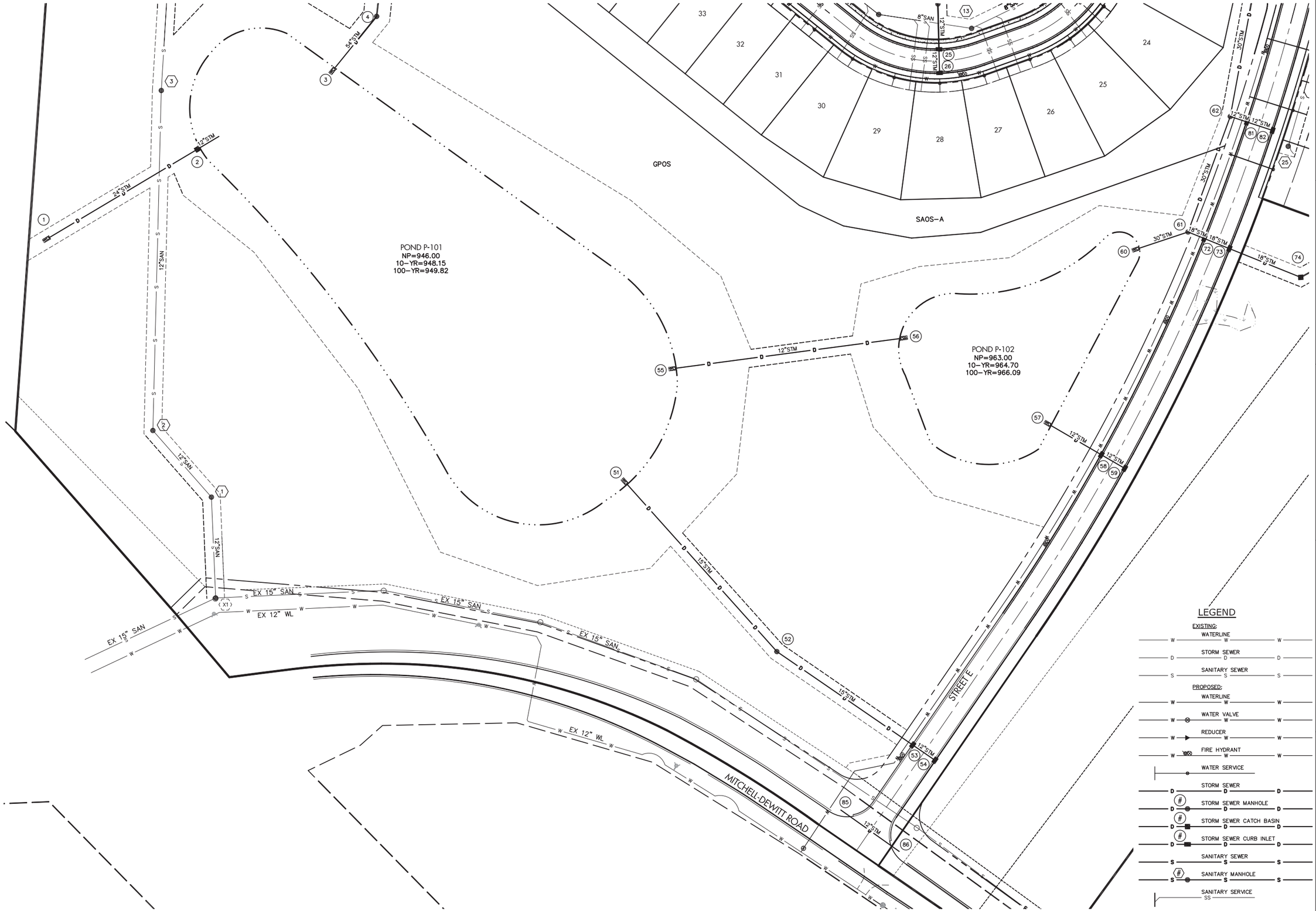
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 6/21


POND P-101
NP=946.00
10-YR=948.15
100-YR=949.82
POND P-102
NP=963.00
10-YR=964.70
100-YR=966.09
GPOS
SAOS-A
STREET E
MITCHELL-DEWITT ROAD
EX 15" SAN
EX 12" WL
24"STM
12"STM
30"STM
18"STM
15"STM
12"SAN
8"SAN
5"STM
33
32
31
30
29
28
27
26
25
24
LEGEND
EXISTING:
WATERLINE
STORM SEWER
SANITARY SEWER
PROPOSED:
WATERLINE
WATER VALVE
REDUCER
FIRE HYDRANT
WATER SERVICE
STORM SEWER
STORM SEWER MANHOLE
STORM SEWER CATCH BASIN
STORM SEWER CURB INLET
SANITARY SEWER
SANITARY MANHOLE
SANITARY SERVICE
GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.
CHANGE ORDER SCHEDULE
DESCRIPTION OF CHANGE BY DATE
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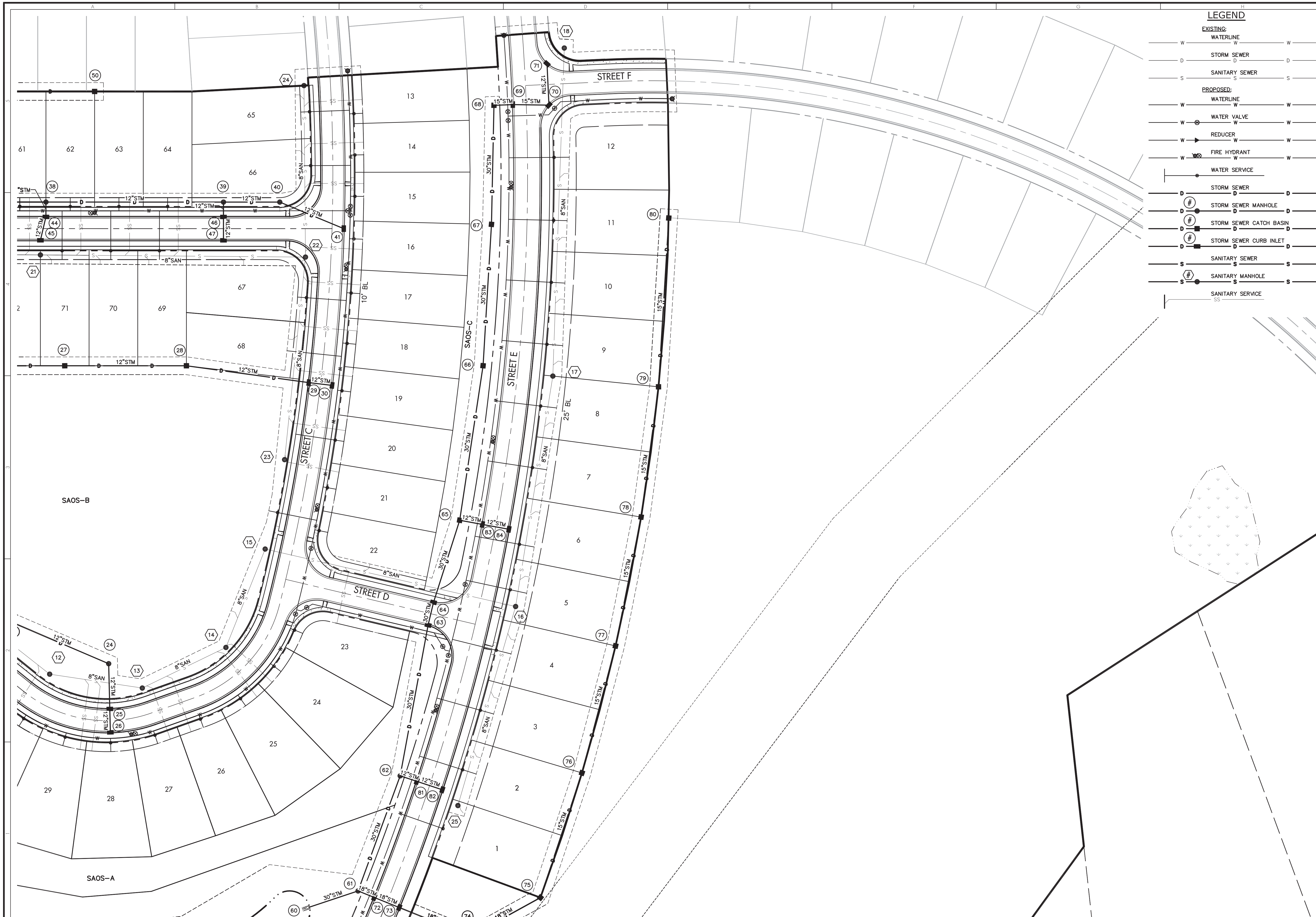
JEROME TOWNSHIP, UNION COUNTY, OHIO
GLACIER POINTE
SECTION 1
COMPOSITE UTILITY PLAN
DRAWING SET STATUS:
PRELIMINARY ENGINEERING SET
AGENCY REVIEW SET
CONSTRUCTION DOCUMENT SET
ASBUILT DOCUMENT SET
DESIGN DGR
DRAFT DGR
CHECK JPW
PROJECT NO.: 18-025
DATE: AUGUST, 2018
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: N/A
SHEET NO.: 7/21



N

GRAPHIC SCALE

50 25 0 50

(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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GLACIER POINTE

SECTION 1

COMPOSITE UTILITY PLAN

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

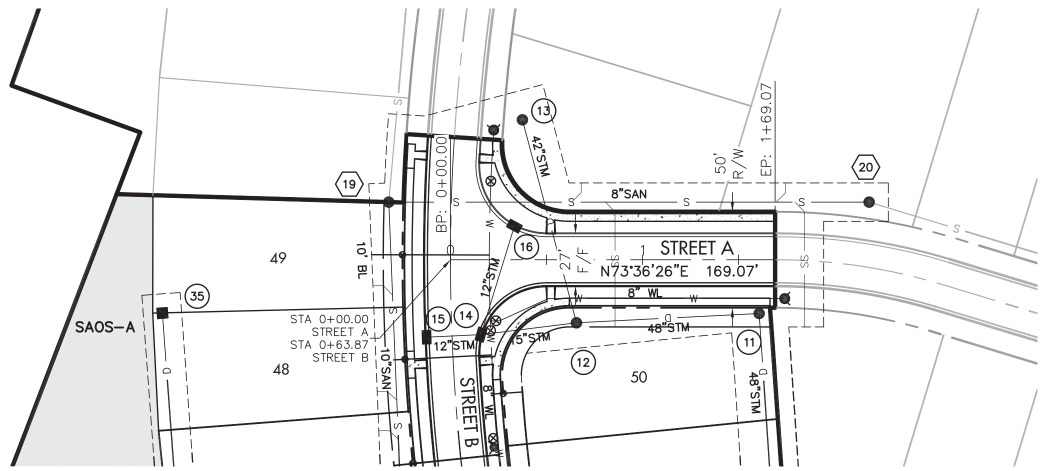
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

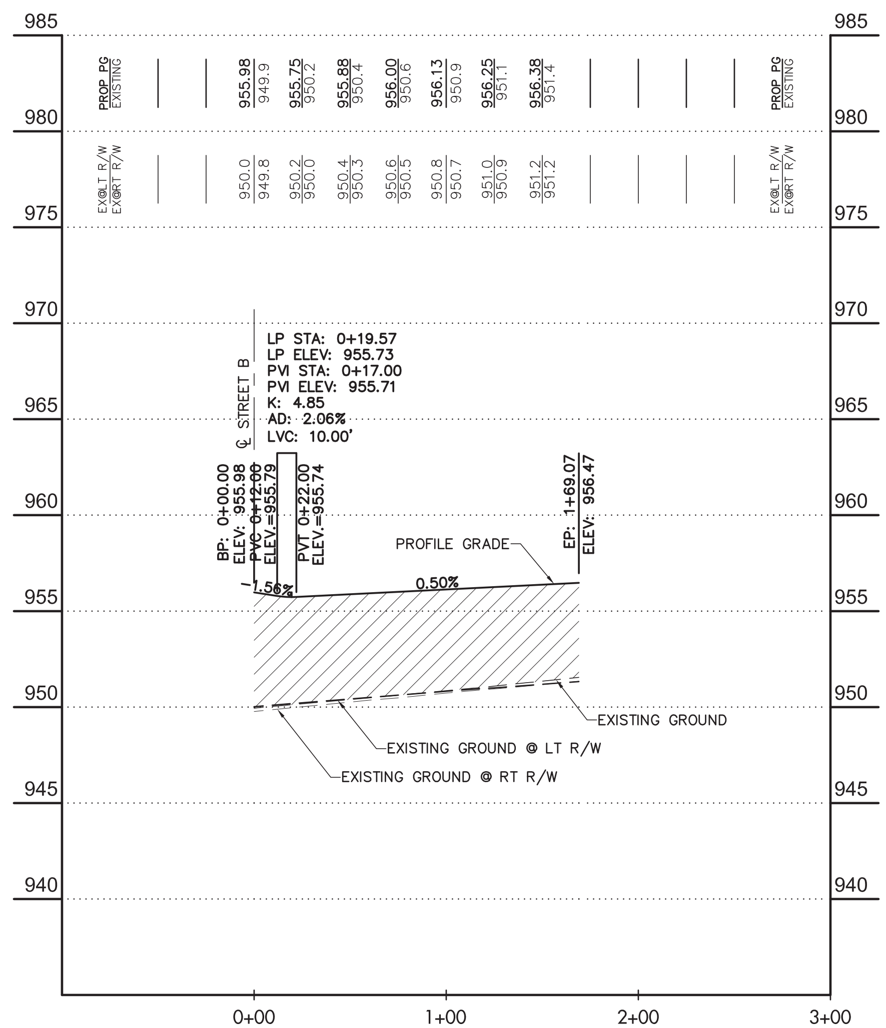
PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 8 / 21





LEGEND

EXISTING:
- RIGHT–OF–WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:
- RIGHT–OF–WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- GLACIER POINTE OPEN SPACE
- SUB AREA OPEN SPACE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

GRAPHIC SCALE

50 25 0 50

(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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GLACIER POINTE

SECTION 1

PRELIMINARY STREET PLAN & PROFILE
STREET A

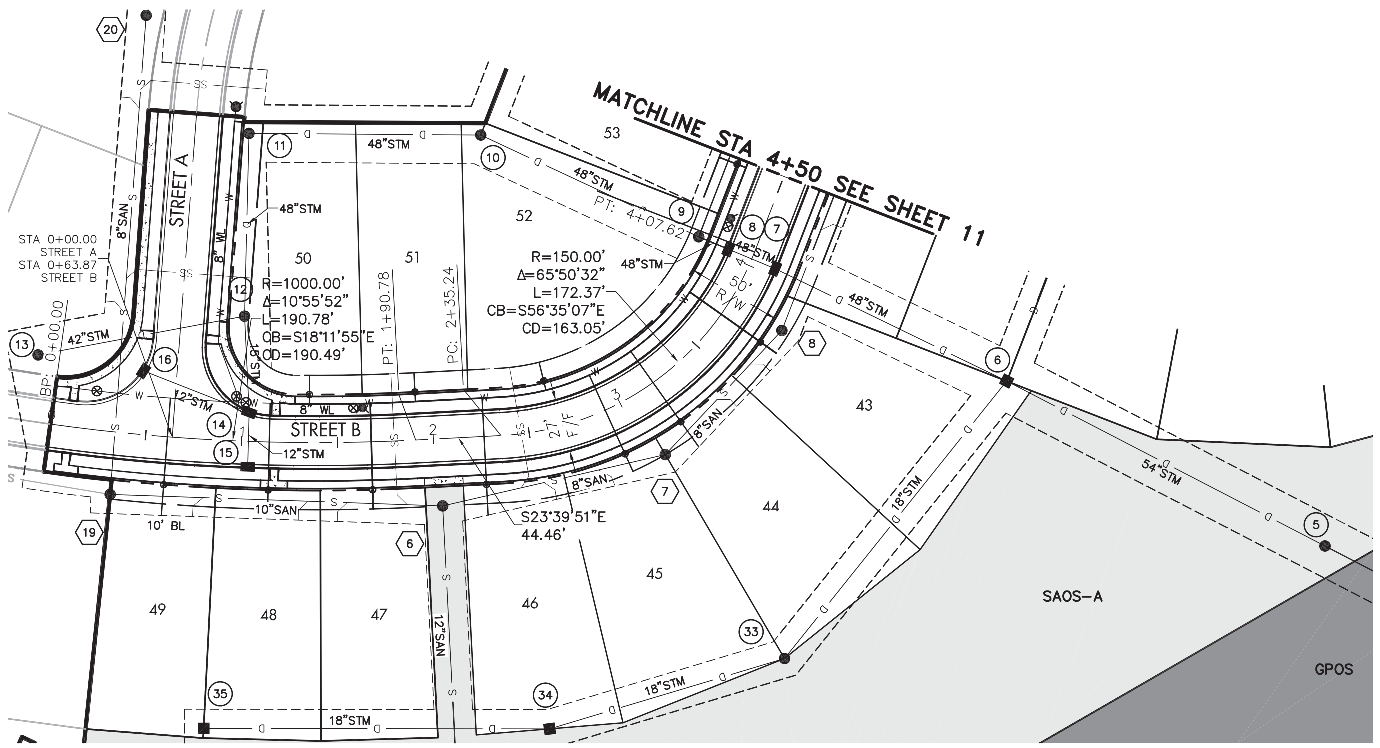
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

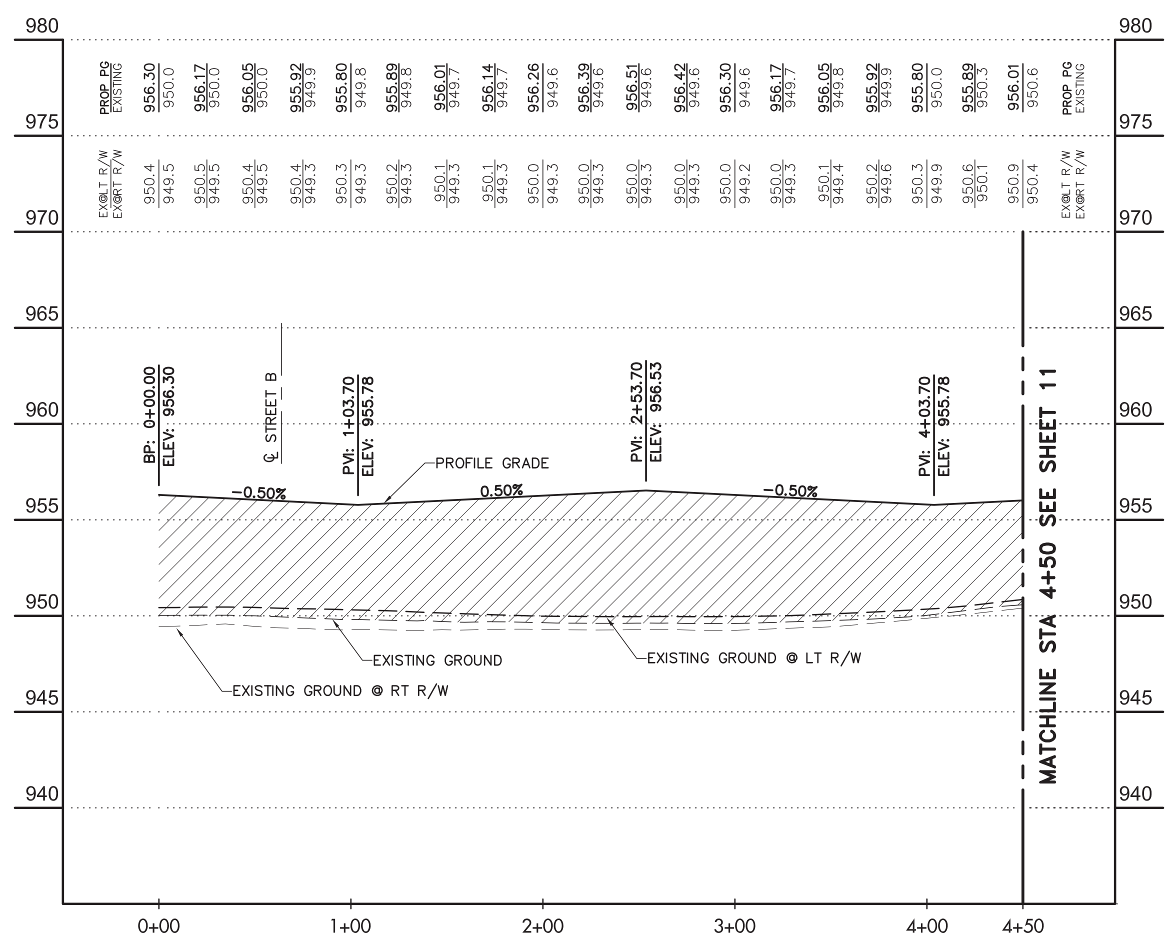
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'





LEGEND

EXISTING:

RIGHT-OF-WAY
ROADWAY CENTERLINE
UTILITY EASEMENT
WATERLINE
STORM SEWER
SANITARY SEWER
ELECTRIC
TELEPHONE
GAS

PROPOSED:

RIGHT-OF-WAY
ROADWAY CENTERLINE
UTILITY EASEMENT
BUILDING SETBACK LINE
WATERLINE
WATER VALVE
REDUCER
FIRE HYDRANT
WATER SERVICE
STORM SEWER
STORM SEWER MANHOLE
STORM SEWER CATCH BASIN
STORM SEWER CURB INLET
SANITARY SEWER
SANITARY MANHOLE
SANITARY SERVICE

ODOT 203 FILL
** COMPACTED GRANULAR BACKFILL
GLACIER POINTE OPEN SPACE
SUB AREA OPEN SPACE
SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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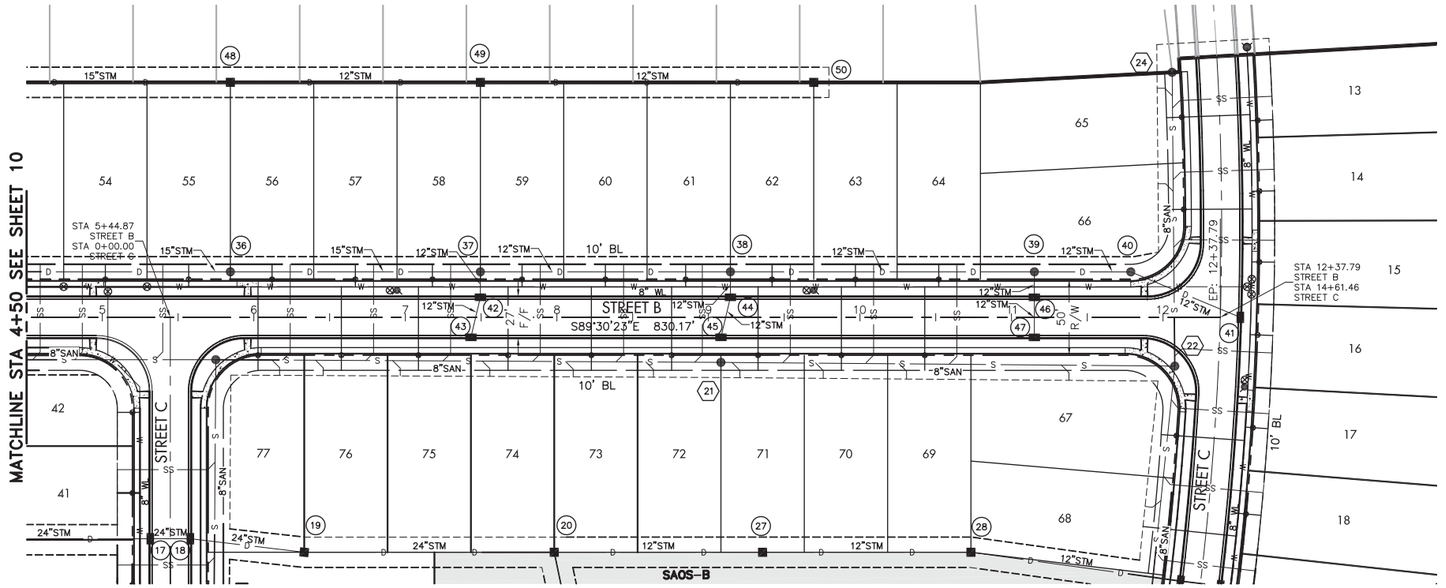
GLACIER POINTE
SECTION 1
PRELIMINARY STREET PLAN & PROFILE
STREET B

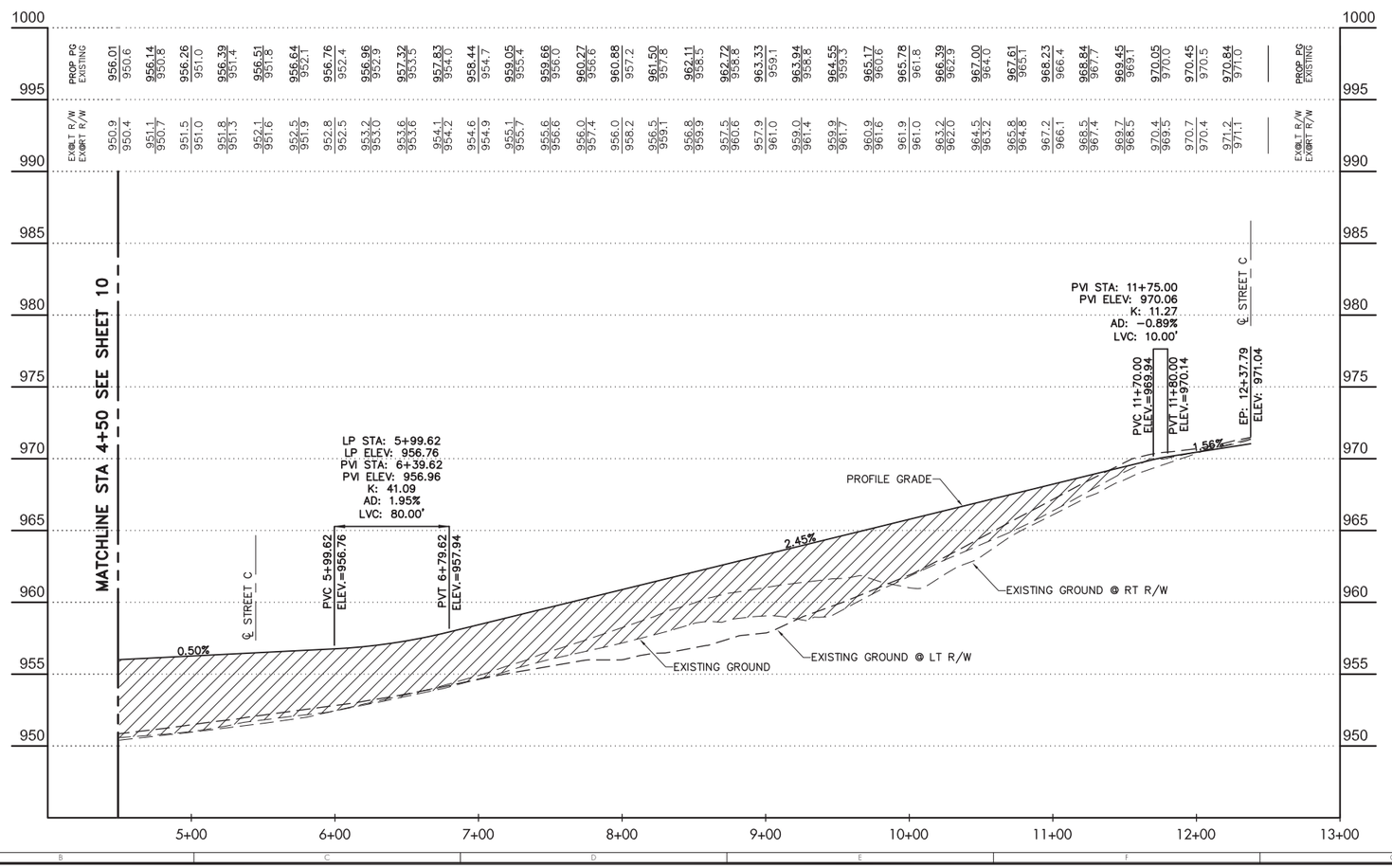
DRAWING SET STATUS:
■ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025
DATE: AUGUST, 2018
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 10/21





LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
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- UTILITY EASEMENT
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- WATER VALVE
- REDUCER
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(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

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GLACIER POINTE

SECTION 1

PRELIMINARY STREET PLAN & PROFILE
STREET B

DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

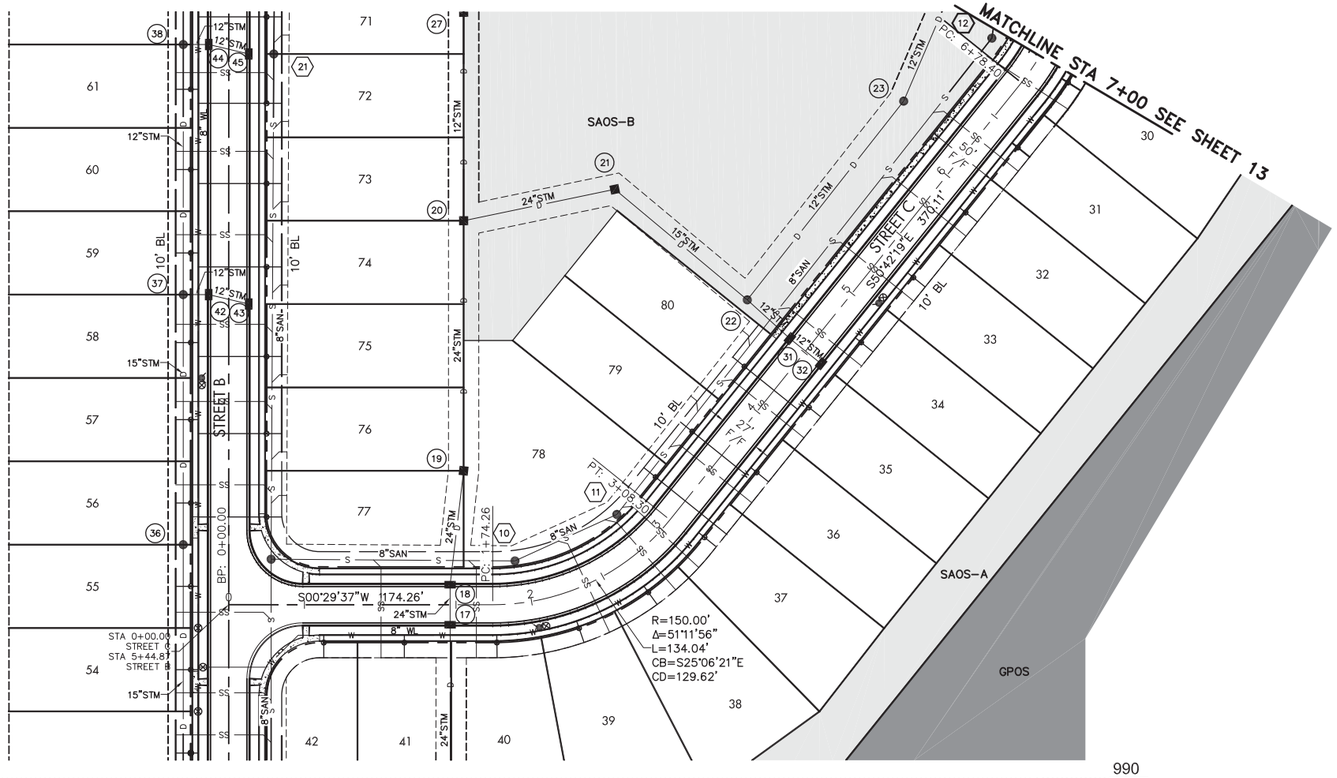
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

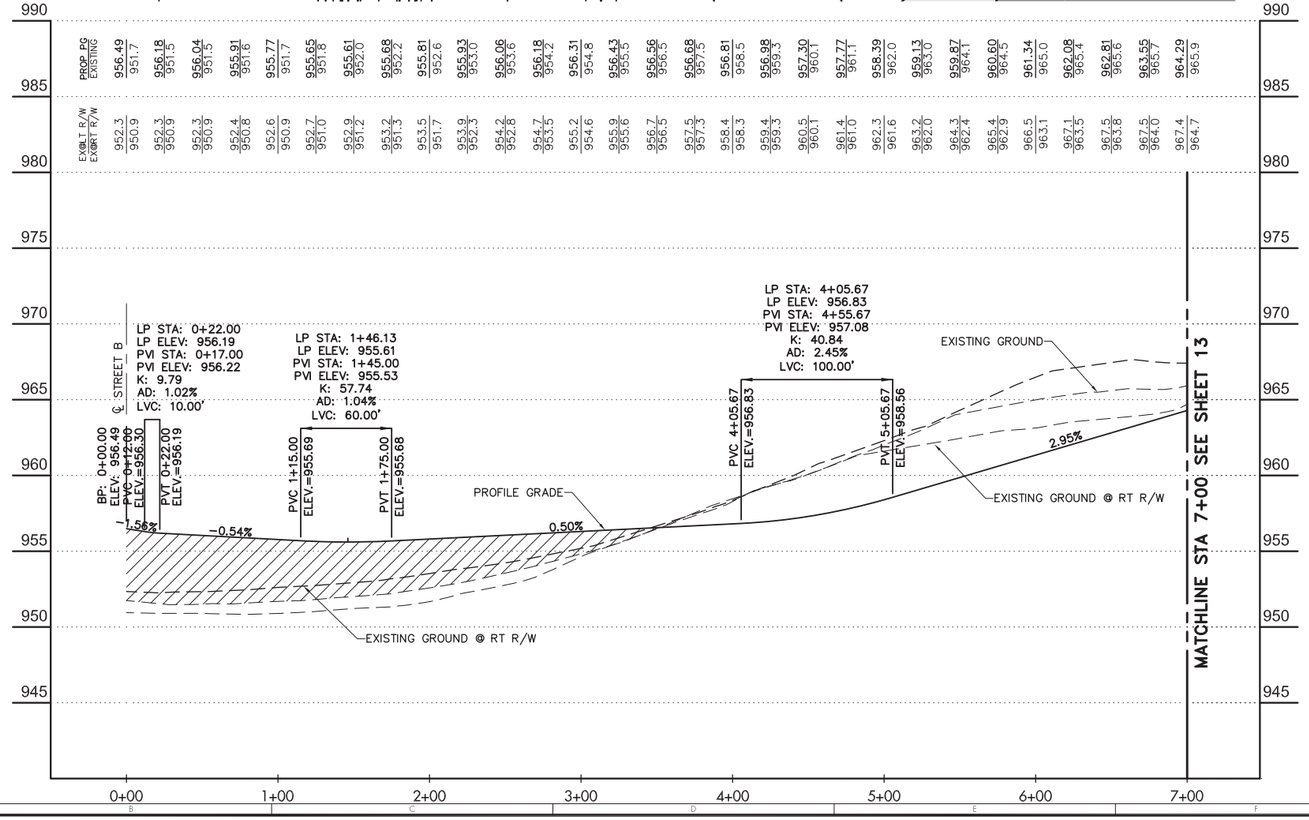
PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 11/21





LEGEND

EXISTING:

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- TELEPHONE
- GAS

PROPOSED:

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CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

PRELIMINARY STREET PLAN & PROFILE
STREET C

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

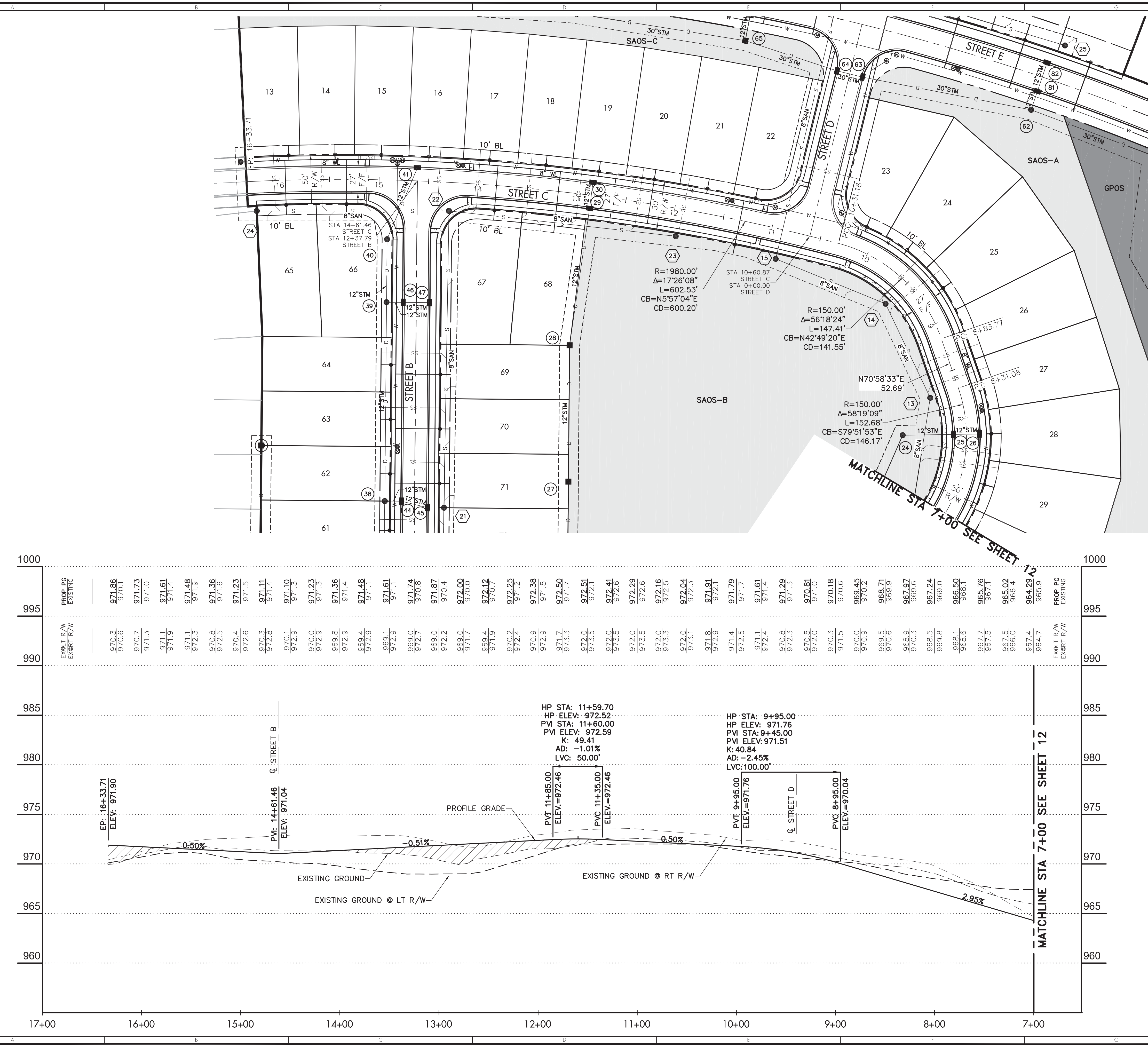
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 12/21



LEGEND

EXISTING:
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- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:
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- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
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- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE

- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
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- SUB AREA OPEN SPACE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

GRAPHIC SCALE

50 25 0 50

(IN FEET)

1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution

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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

PRELIMINARY STREET PLAN & PROFILE STREET C

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

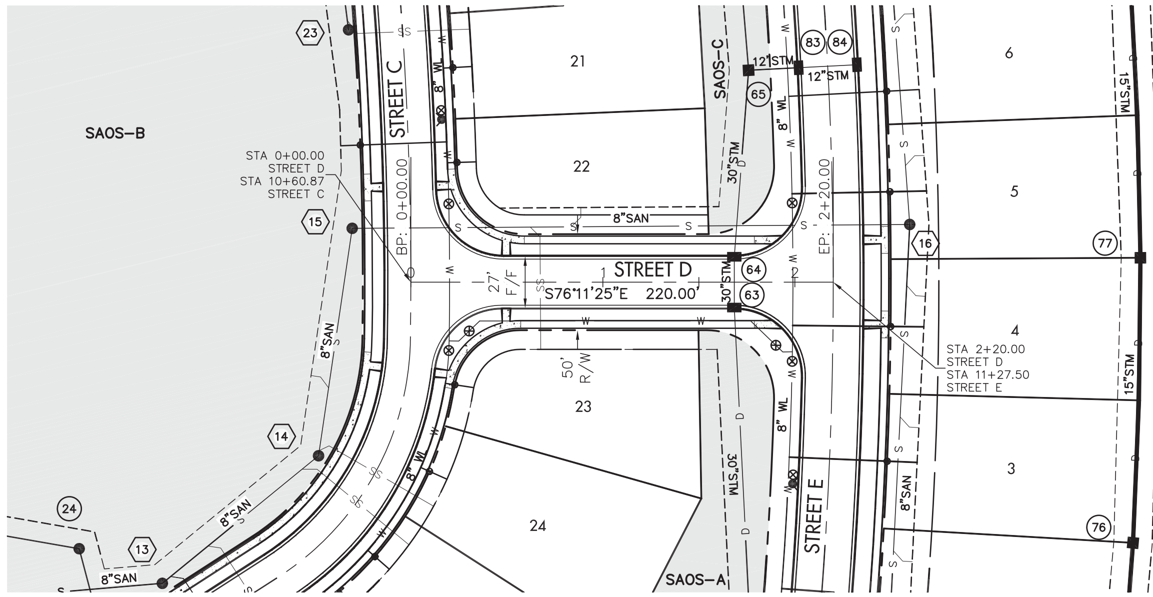
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

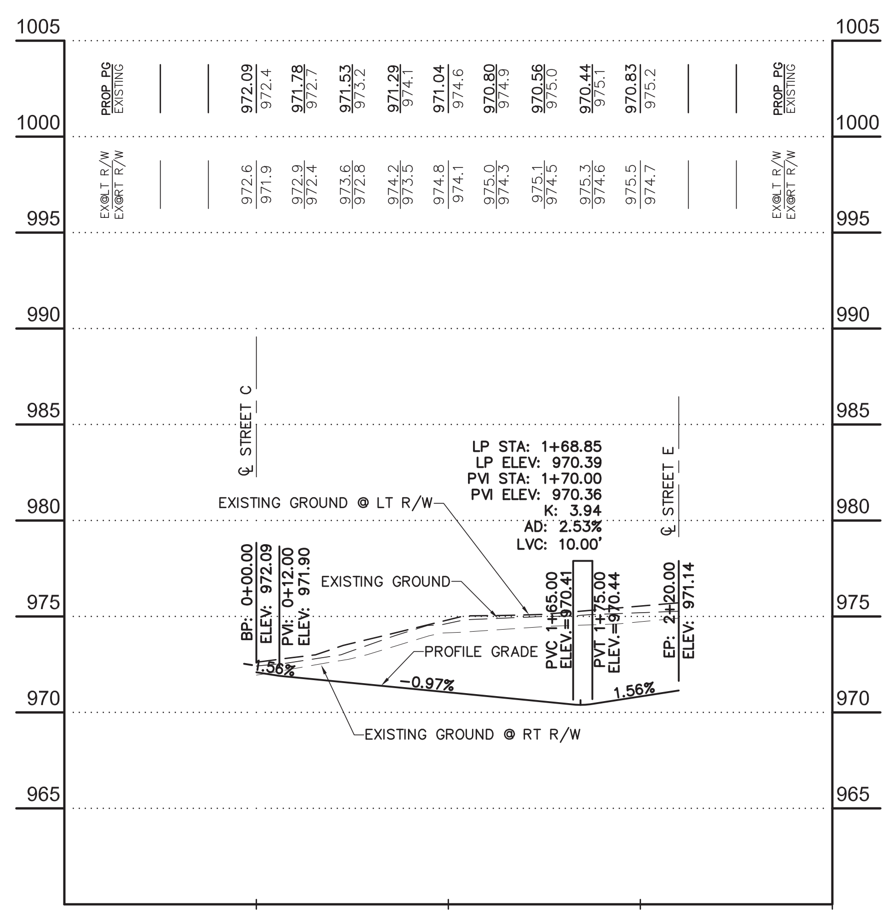
PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 13/21





LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE

- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- GLACIER POINTE OPEN SPACE
- SUB AREA OPEN SPACE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

GRAPHIC SCALE

50 25 0 50

(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

PRELIMINARY STREET PLAN & PROFILE
STREET D

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

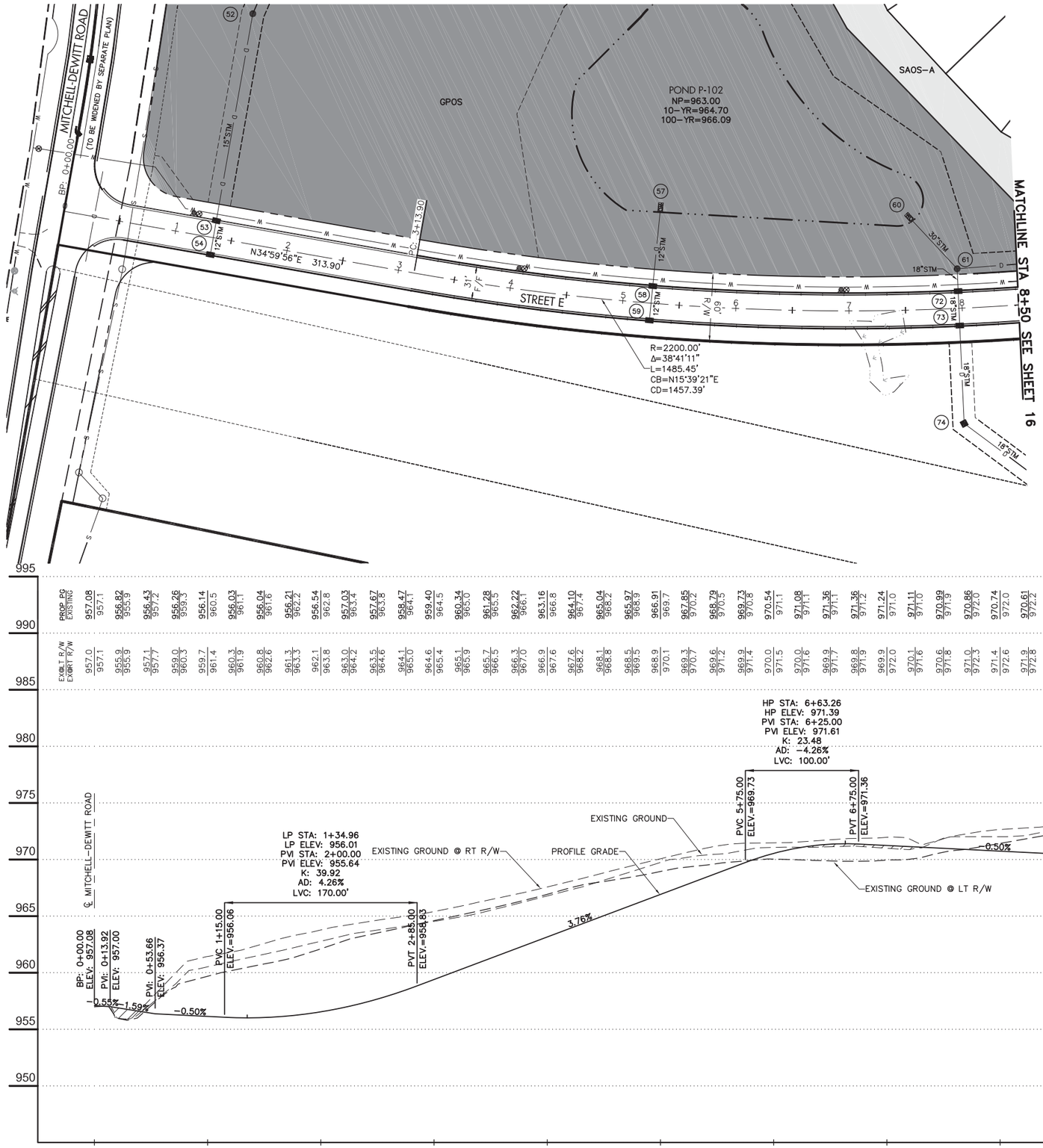
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 14/21



LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- GLACIER POINTE OPEN SPACE
- SUB AREA OPEN SPACE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

GRAPHIC SCALE

50 25 0 50

(IN FEET)

1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution

Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215

P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

PRELIMINARY STREET PLAN & PROFILE
STREET E

DRAWING SET STATUS:

- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] AS-BUILT DOCUMENT SET

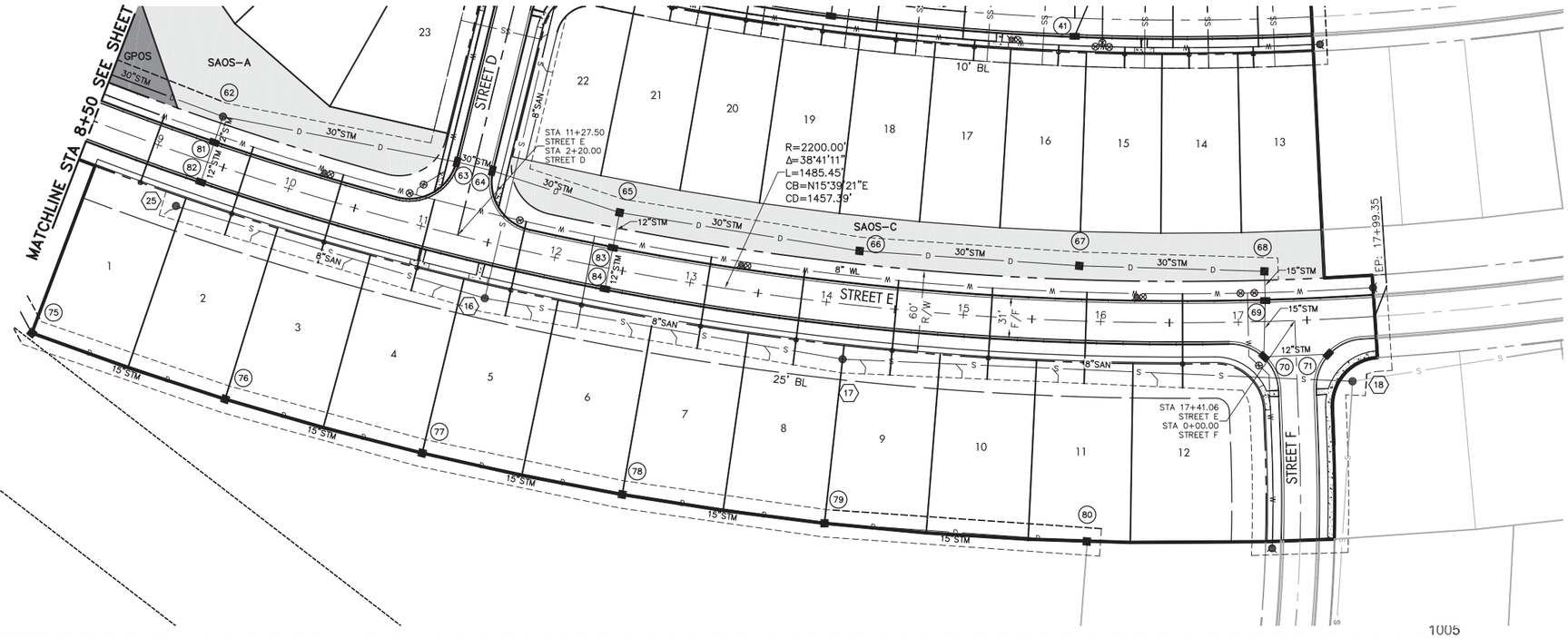
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

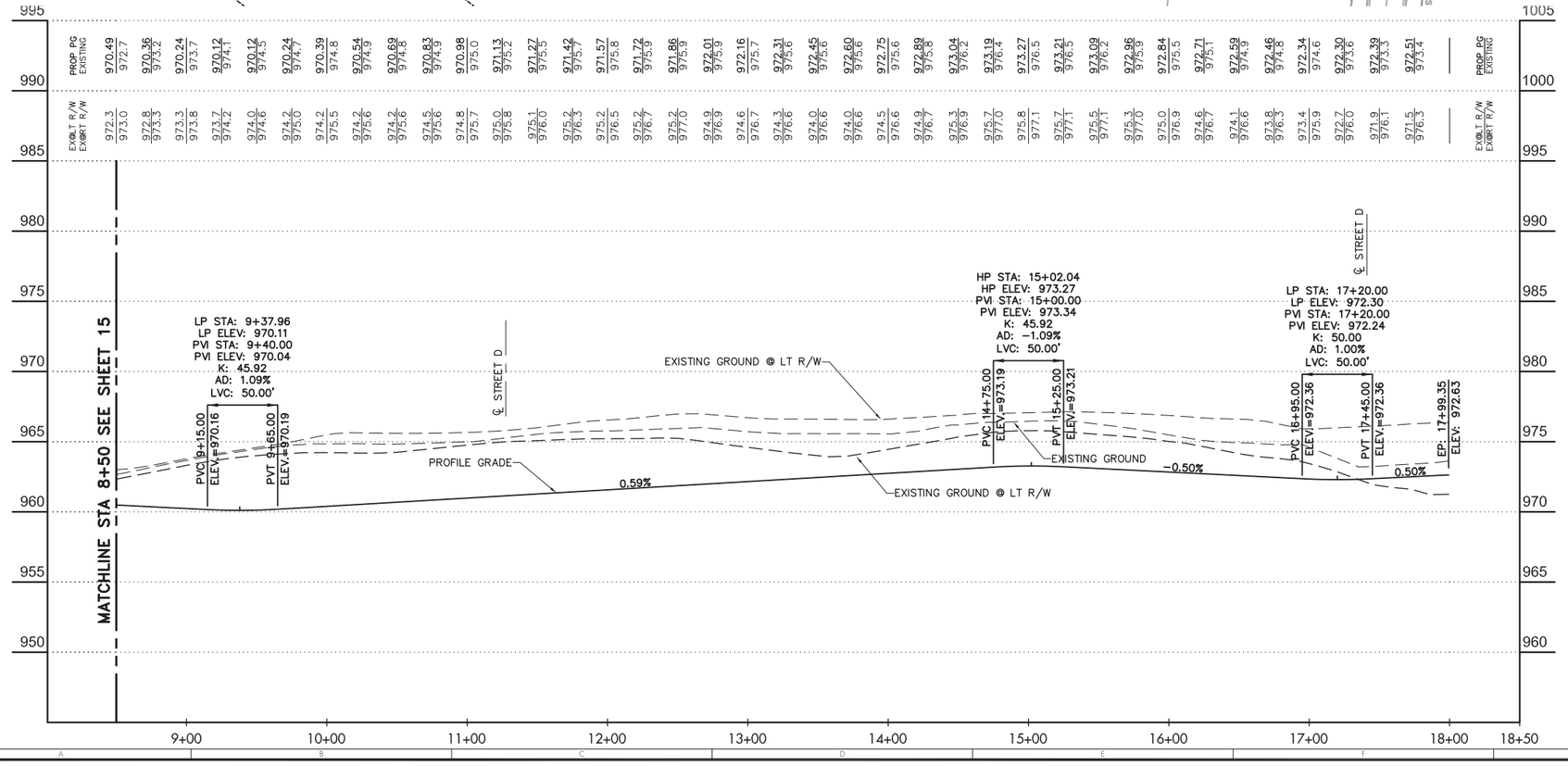
PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 15/21





LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
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- ELECTRIC
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PROPOSED:

- RIGHT-OF-WAY
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- UTILITY EASEMENT
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- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

GRAPHIC SCALE

50 25 0 50

(IN FEET)

1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

PRELIMINARY STREET PLAN & PROFILE
STREET E

DRAWING SET STATUS:

- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] AS-BUILT DOCUMENT SET

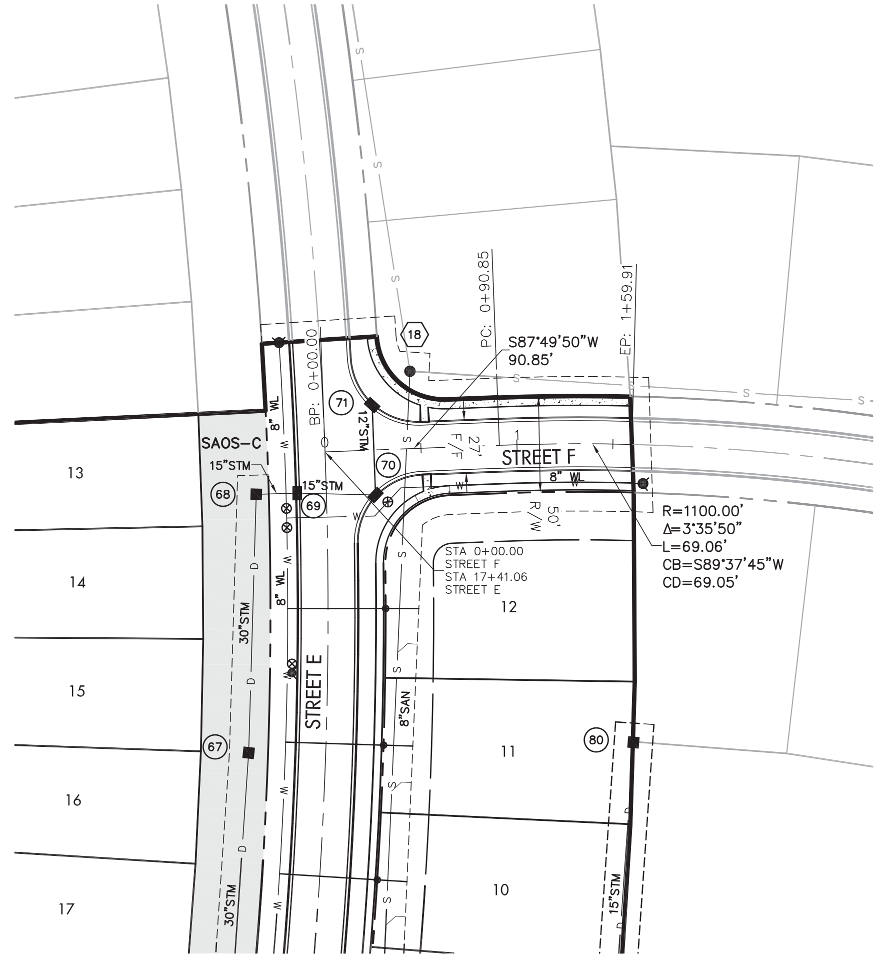
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

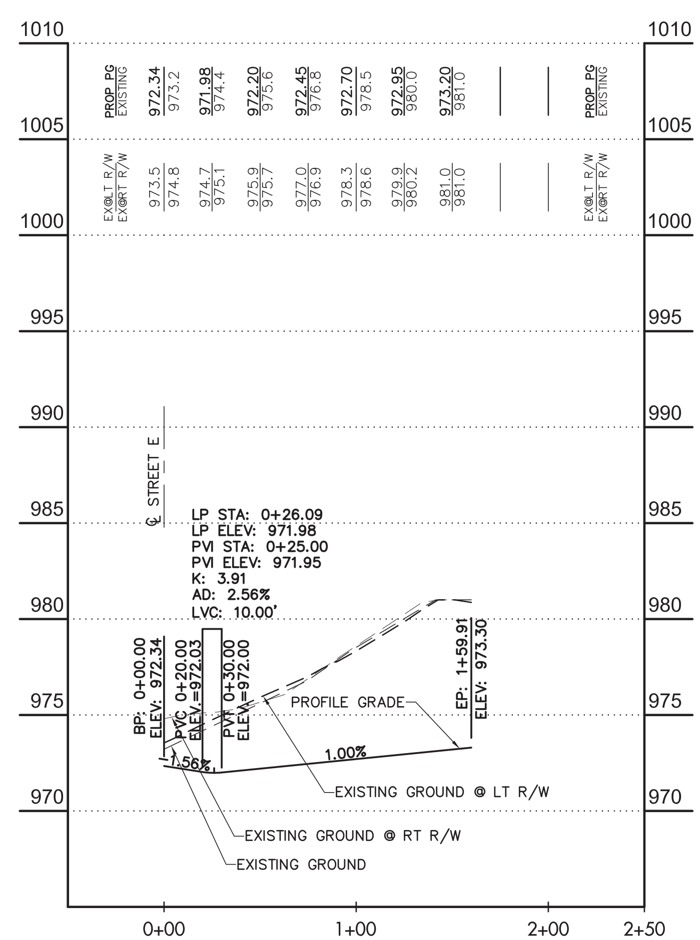
PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 16/21





LEGEND

EXISTING:
- RIGHT–OF–WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- TELEPHONE
- GAS

PROPOSED:
- RIGHT–OF–WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
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- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE

- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- GLACIER POINTE OPEN SPACE
- SUB AREA OPEN SPACE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

N

GRAPHIC SCALE

50 25 0 50

(IN FEET)

1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution

Your bridge between ***Vision*** *and* ***Success***

720 East Broad Street | Suite 203 | Columbus, OH 43215

P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

PRELIMINARY STREET PLAN & PROFILE STREET F

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

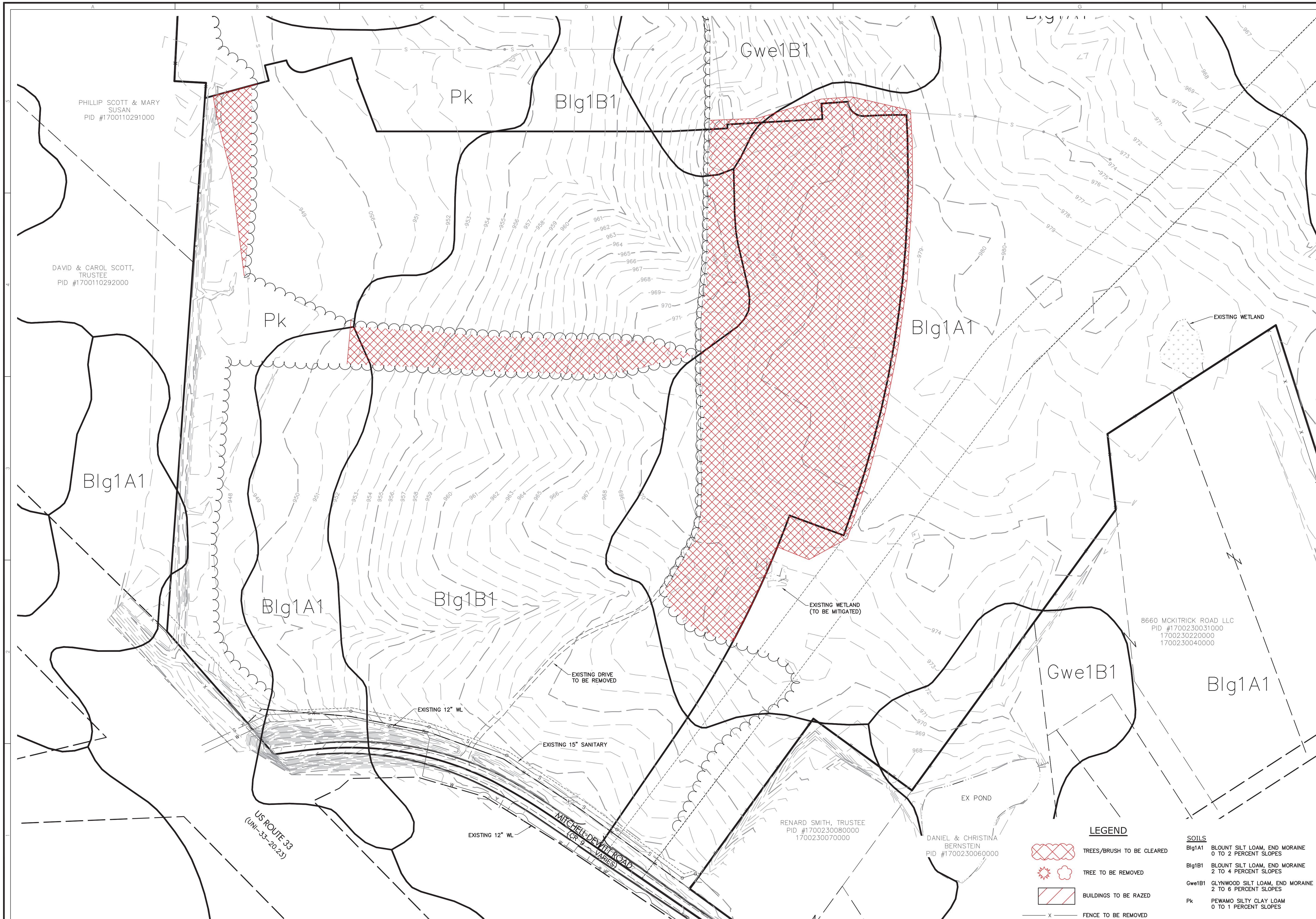
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 17/21



PHILLIP SCOTT & MARY SUSAN
PID #1700110291000
DAVID & CAROL SCOTT, TRUSTEE
PID #1700110292000
Pk
Blg1B1
Gwe1B1
Blg1A1
EXISTING WETLAND
EXISTING WETLAND (TO BE MITIGATED)
EXISTING DRIVE TO BE REMOVED
EXISTING 12" WL
EXISTING 15" SANITARY
US ROUTE 33 (UNI-33-20.23)
MITCHELL-DEWITT ROAD (CR 9 - VARIES)
8660 MCKITRICK ROAD LLC
PID #1700230031000
1700230220000
1700230040000
RENARD SMITH, TRUSTEE
PID #1700230080000
1700230070000
DANIEL & CHRISTINA BERNSTEIN
PID #1700230060000
EX POND
LEGEND
TREES/BRUSH TO BE CLEARED
TREE TO BE REMOVED
BUILDINGS TO BE RAZED
FENCE TO BE REMOVED
SOILS
Blg1A1 BLOUNT SILT LOAM, END MORAINE 0 TO 2 PERCENT SLOPES
Blg1B1 BLOUNT SILT LOAM, END MORAINE 2 TO 4 PERCENT SLOPES
Gwe1B1 GLYNWOOD SILT LOAM, END MORAINE 2 TO 6 PERCENT SLOPES
Pk PEWAMO SILTY CLAY LOAM 0 TO 1 PERCENT SLOPES
N
GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
*Your bridge between **Vision** and **Success***
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

EXISTING CONDITIONS PLAN

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

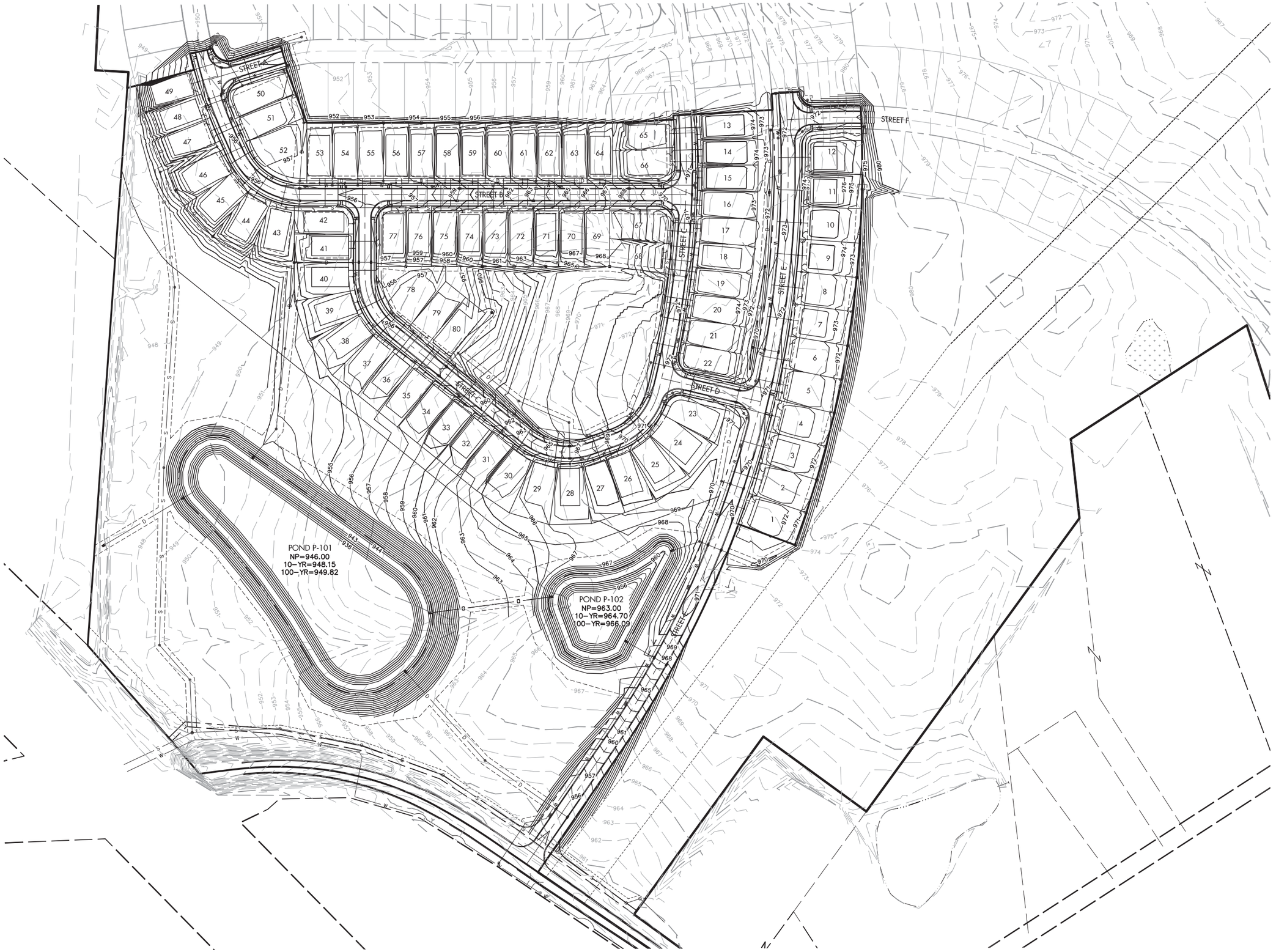
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE: HORIZONTAL: 1" = 100' VERTICAL: N/A

SHEET NO.: 18 / 21



GRAPHIC SCALE

50 25 0 50

(IN FEET)

1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution

Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215

P. 614.385.1090 | **F.** 614.385.1085 | **E.** info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

COMPOSITE PRELIMINARY GRADING PLAN

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

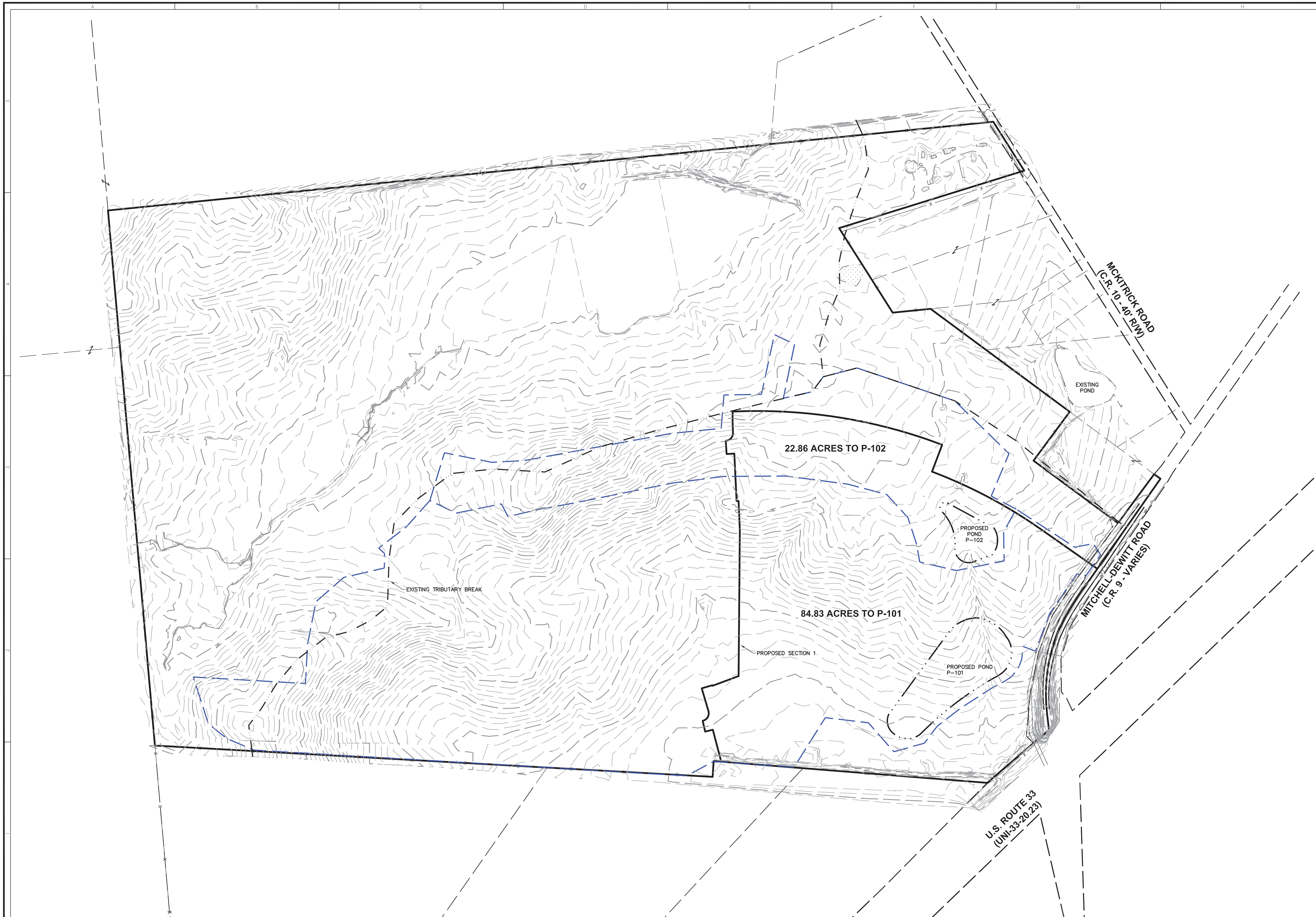
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 19/21



GRAPHIC SCALE

200 100 0 200

(IN FEET)

1 inch = 200 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution

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720 East Broad Street | Suite 203 | Columbus, OH 43215

P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

STORMWATER MANAGEMENT PLAN

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

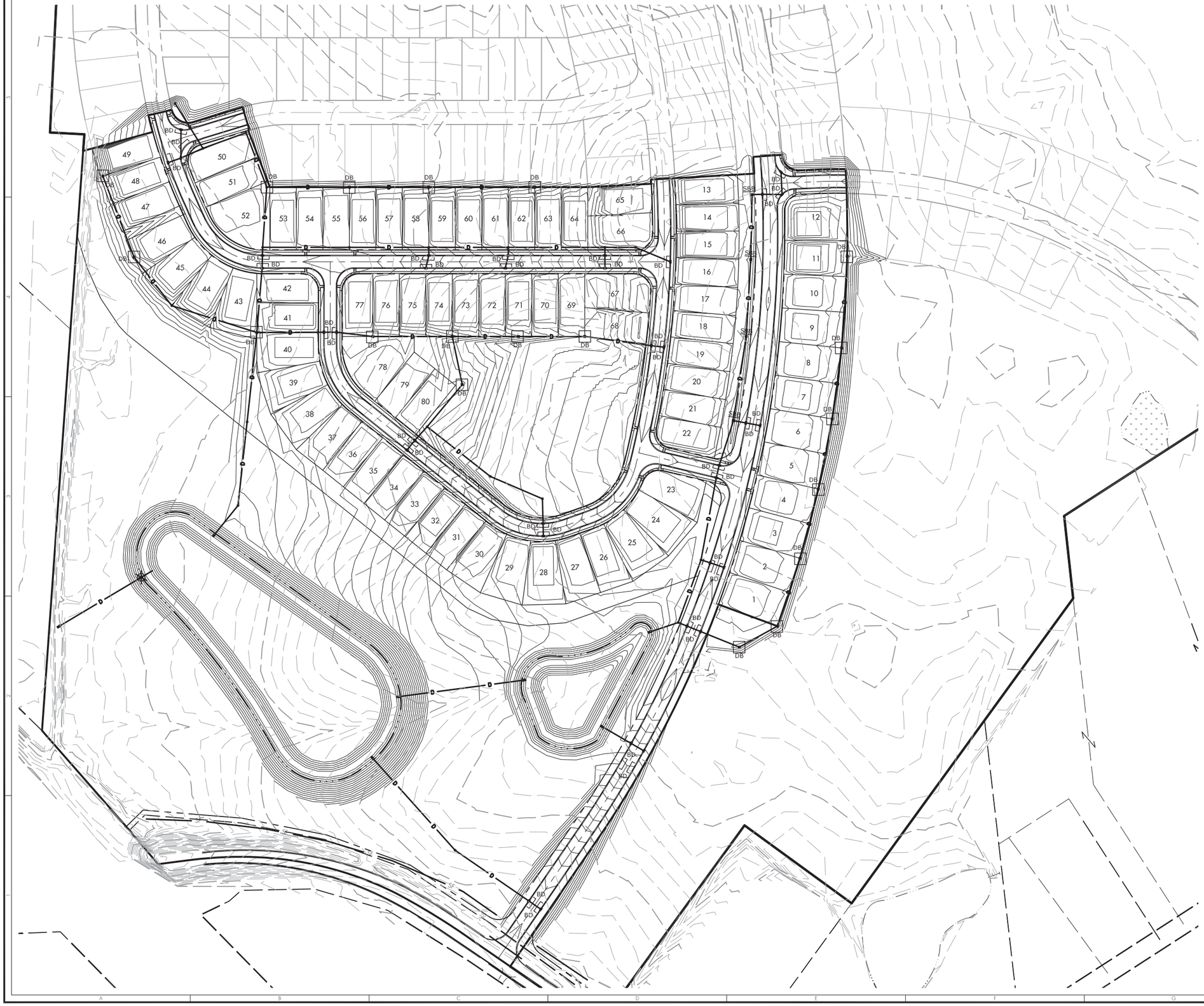
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025

DATE: AUGUST, 2018

SCALE:
HORIZONTAL: 1" = 200'
VERTICAL: N/A

SHEET NO.: 20/21



LEGEND

- BD – BEAVER DAM INLET PROTECTION
- DB – DANDY BAG INLET PROTECTION
- SBB – STRAW BALE BARRIER
- SF – SILT FENCING
- OSF – 36" ORANGE SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- SBIF – STRAW BALE DROP INLET FILTER OR ALTERNATIVE
- JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- 100-YR PONDING LIMITS
- CW – CONCRETE WASH PIT
- WETLANDS

NOTE:
ALL EROSION AND SEDIMENT CONTOL PRACTICES ARE SUBJECT TO FILED MODIFICATION AT THE DISCRETION OF COUNTY AND/OR THE OHIO EPA

N

GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
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720 East Broad Street | Suite 203 | Columbus, OH 43215
P. 614.385.1090 | **F.** 614.385.1085 | **E.** info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

EROSION & SEDIMENT CONTROL PLAN

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025
DATE: AUGUST, 2018
SCALE: HORIZONTAL: 1" = 100'
VERTICAL: N/A

SHEET NO.: 21/21

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

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

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

***Public Service** with integrity*

September 6, 2018

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

Re: Glacier Pointe, Section 1
Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on August 27, 2018. We recommend the preliminary plat be approved, subject to the conditions stated below. Furthermore, pursuant to comment #2 below, a variance request has been submitted to our office to reduce the right of way for some of the internal roadways from the minimum required width of 60'. Per Section 705 of the Subdivision Regulations, "The approval of any variance shall take place prior to any action by the Regional Planning Commission." Should this variance not be approved prior to the LUC Regional Planning meetings, on September 13th, we recommend that the developer table the preliminary plat until such time that the variance is either approved or the design is modified to meet the minimum required right of way width.

1. The traffic impact study (TIS) has not yet been approved by our office. Construction drawings will not be approved until the TIS and subsequent Infrastructure Agreement has been approved.
2. A variance to the minimum right of way width per Section 406 has been requested by the developer. This variance has not yet been approved by the County Commissioners. While we do recommend approval of the preliminary plat with the conditions in this letter, we also realize that per Section 705 of the Subdivision Regulations, no action by the Regional Planning Commission shall take place prior to the approval of any variance.
3. Per the pre-application sketch plan meeting, a multi-use trail connection was planned to connect to the Metro Parks property to the east. We recommend providing a multi-use trail within the subject property to provide future connection west to the Scott property also.
4. Please indicate the right of way footprint for the potential relocation of Mitchell-Dewitt and McKitrick Road. While we realize this footprint is subject to change, proper siting of the proposed retention basins should be done to avoid conflict with this conceptual right of way footprint.
5. Add the posted speed limits for all road sections on Sheet 2. The design speed for Street E will lend itself to higher actual speeds upon construction and may need to include some modification to reduce speed within the subdivision.
6. Provide street names to our office for review as soon as possible.
7. Per the pre-application sketch plan meeting, a secondary roadway connection to the subdivision will be required to be constructed with this phase.
8. Provide all environmental analysis/mitigation information to our office.
9. Provide plans to all utility providers for their review.

10. Submit a comprehensive stormwater management report for review by our office.
11. Provide site distance exhibits for all roadway connections to existing roadways.
12. The scale within the plans appears to be 1"=50', not 1"=100' as indicated.
13. No open cut of existing roads will be permitted without Union County Engineer approval.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations.

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

Bill Narducci

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

Cc: Jeremy Burrey, Union Soil and Water Conservation District (via email)

CITY OF marysville
where the grass is greener

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

September 7, 2018

Bradley J. Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty OH 43319

Subject: **Glacier Pointe**
Preliminary Plat Comments

The City of Marysville has reviewed the Preliminary Plat for the Glacier Pointe development and recommends approving the Preliminary Plat upon addressing the following comments as part of the final engineering process:

General:

1. Please confirm that the entire GPOS Landscape Buffer and Roadway Reserve will provide the City will access permission for the maintenance of our utility infrastructure (including along Mitchell-Dewitt Road and towards the adjacent Scott properties).

Wastewater:

1. Detailed sanitary sewer sizing calculations (including an upstream elevation analysis and confirmation that the downstream sewer has adequate capacity) shall be provided during the final engineering design process.
2. For maintenance purposes, a means of access (i.e. gravel drive, GrassPave, etc.) shall be provided to the proposed system between Manhole #X1 and #5.
3. From a maintenance and access perspective, a larger sanitary sewer easement shall be provided for the proposed side yard sanitary sewer between Lots 46 and 47. Per the Sketch Plan comments, the City is requesting the following:
   The City will require a 30' minimum sanitary sewer easement, 15'-0" off center, with a structurally stable ground cover (ability to drive equipment on for routine maintenance operations) for all sanitary sewers outside the right-of-way.
4. From a maintenance perspective, the sanitary sewer shall be a minimum of twenty (20) feet from the proposed building setback.
5. Within open space areas, the City will allow the sanitary sewer to be a maximum of five (5) feet outside the proposed right-of-way.

Water:

1. Detailed water main sizing calculations shall be provided during the final engineering design process. Per the Sketch Plan comments, the City is requesting the following:
   The City will require a 12" water main stub (within an easement) to the Scott Kids, Phillip and Mary Scott and Carol and David Scott properties west of the Glacier Pointe development. This stub and easement alignment can be coordinated during Engineering Review.
2. The appropriate means to cross Mitchell-Dewitt Road with the proposed waterline shall be coordinated between the City of Marysville and Union County Engineer's Office.

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

Sincerely,

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

cc. Kyle Hoyng, P.E. (City of Marysville)
Mike Andrako, P.E. (City of Marysville),
Scott Sheppeard (City of Marysville)
Rich Felton (City of Marysville)
Bill Narducci (Union County Engineer's Office)

Jerome Township
Union County, Ohio

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

August 29, 2018

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

RE.: Glacier Pointe, Section 1 – Preliminary Plat

Dear Brad,

I received your distribution letter dated August 27, 2018 to review the Preliminary Plat for Section 1 of Glacier Pointe. Unfortunately, the applicant has not yet received Development Plan approval from the Jerome Township Zoning Commission or Board of Trustees. Therefore, I am unable to review and/or comment on the Preliminary Plat submitted to the LUC.

Typically, as I understand it, the Applicant is supposed to file for and obtain Development Plan approval from the Township prior to submitting for any plat approval from the LUC. While this is not an absolute requirement, neither is the approval of the Development Plan by the Zoning Commission or the Board of Trustees. The Township assumes that the Applicant is completely aware of this and that the Applicant bears full responsibility for any risk involved by applying to the LUC for Preliminary Plat approval prior to obtaining Development Plan approval from the Township.

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

CC: Kermit Morse, Chairman, Jerome Township Zoning Commission
Ron Rhodes, Chairman, Jerome Township Trustees

URE
Union Rural Electric

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

September 5, 2018

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

RE: UREC comments for Glacier Pointe, Section 1 – Preliminary Plat

Brad,

Noted comments per paper drawings received 08/27/18. Drawing set of 21 sheets issued Preliminary Plat for Glacier Pointe, Section 1, Dated August 2018:

1) Sheet 1 of 21 – Cover Sheet
   a) Number of Lots: 80
   b) Front Setback: 10 FT from edge of R/W for a 50 FT lot
   c) Front Setback: 25 FT from edge of R/W for a 70 FT lot
   d) Side Setback: 5 FT
   e) Rear Setback: 5 FT

2) Sheet 2 of 21 – Street Profiles
   f) URE easement requirements are 10 FT when adjacent to another easement, drawing only shows 5 FT.

3) Sheet 3 of 21
   g) Can URE easements be located in the Sub Area Open Space?
   h) URE easement requirements are 20 feet for underground primary and secondary facilities. Actual location of electrical facilities on lots can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet.
   i) URE has concerns about how the electrical easements will get to Section B, and how the easement will look between Section B and the future section to the North.
   j) URE has concerns about how the electrical easements will get into SAOS-B area to power lots 67-80.
   k) URE will need an easement behind lot 68 to get to lot 67.
   l) URE will need an easement behind lot 75, 76, to get to lot 77.
   m) URE will need an easement behind lot 40, 41, to get to lot 42.
   n) URE will require a 20 FT easement along Street E in SAOS-A and SAOS-C, and continuing to future development to the North.

4) Sheet 4 of 21
   o) URE requires 20 feet electric easement onto development along Street E from Mitchell-Dewitt Rd.

5) Sheet 5 of 21
   p) How will lots 1-12 get electric? Rear lot will require an easement behind the lots, and the future lots to the East.
   q) URE easement requirements are 20 feet for underground primary and secondary facilities. Actual location of electrical facilities on lots can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. May need to look at the future extensions to the North and East of Street E.
   r) All easement areas must be continuous for electric facilities.
   s) Typically phone and or cable or fiber will go joint use with URE trenching.
   t) Include road crossing conduits at the end of project sections for continuous electric facilities.

6) Sheet 6 of 21
   u) Based on the locations of sanitary sewer URE request easements along the rear.
   v) URE easements need to have widths defined and any areas seem to stop, require continuous easements. Request easement information for all utilities using easements outside road/street right of way.
   w) URE easement requirements are 20 feet for underground primary and secondary facilities. Actual location of electrical facilities on lots can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet.
   x) All easement areas must be continuous for electric facilities.
   y) Typically, phone and or cable or fiber will go joint use with URE trenching.
   z) Include road crossing conduits at the end of project sections for continuous electric facilities.

7) Sheet 7 of 21
   aa) Will need to show electric easements.

8) Sheet 8 of 21
   bb) Will need to show electric easements.

9) Sheet 9 - 18 of 21
   cc) No comments

10) Sheet 19 of 21
   dd) Will need easements for future extensions to the North of Street B, Street C, and Street E. Will need easements for future extensions to the West of Street F.

11) Sheet 20 - 21 of 21
   ee) No comments

General comments: Development must comly with URE's Terms and Conditions for Supplying Electric Service.
Electric easement must be platted and shown on final plat plans.
Do not put easement area over building setbacks, adjacent to is acceptable.
Utility Easement for URE electric facilities could possibly be joint use for phone, cable or other private communication entities (fiber).

Street crossing and adjacent property paths to be determined when facilities layout is completed.

Still need to work with developer to complete UREC electrical facility layout.
Request updated drawings ASAP for facilities layout.

Regards,

Matt Zarnosky
COO / VP Engineering
Union Rural Electric Cooperative, Inc.
PO Box 393
15461 US Route 36
Marysville, Ohio 43040
Direct: (937) 645-9246

Staff Report – Mills of Watkins Preliminary Plat

Applicant:	**Buxton Development Co.** c/o Barney Dodson/Doug Annette 7510 Merchant Road Plain City, OH 43064 doug@ohiofarmhouse.com **Diamond V, LLC** c/o Steve Lamphear PE PS 8205 Smith Calhoun Road Plain City, OH 43064 steve.l@diamondvllc.com
Request:	Approval of the Mills of Watkins – Preliminary Plat.
Location:	Located west of Watkins Road, south and adjacent to Buxton Meadows in Dover Township, Union County.

Staff Analysis:	This Preliminary Plat involves 17.02 acres of land and 20 single-family residential lots. Acreages: ○ 2.76 acres of right-of-way ○ 8.54 acres of single-family residential lots ○ 5.71 acres of open space Proposed utilities: ○ Individual household wells ○ Pump station and central sewer (Union County) • **Union County Engineer's Office** ○ The Union County Engineer's Office submitted comments in a letter dated 09-06-18. The Engineer's Office recommended approval with modifications. **Some** of those modifications are listed below and summarized for reference. (Please refer to letter for all comments.) 1. A left turn lane must be installed on Watkins Road. 2. A TIS will need to be submitted and approved prior to approval of the construction plans to determine right turn lane warrants. 3. All off-site road improvements needed for opening day are to be constructed at the same time with

the internal roadway infrastructure, pending results of the TIS.

4. The perpendicular intersection of Watkins Road and Clifton Mill drive needs to extend at least 100'.
5. Provide a clear label and definition of all easements within the development, including who all easements are granted to.
6. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
7. Provide a letter from the Health Department for approval of well locations.

- **Union County Soil & Water Conservation District**
  - No comments received as of 09-05-18.
- **Union County Health Department**
  - The Health Department submitted a copy of its Preliminary Plan Checklist dated 08-20-2018. There are items marked incomplete. This includes Item #37, which notes Board of Health approval is required for more than 5 lots. (Please refer to checklist for all comments.)
- **City of Marysville**
  - The City of Marysville submitted comments in a letter dated 09-07-18. The City recommended approval upon addressing its comments in the final engineering process. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
    1. Please provide a 20' utility easement along the entirety of this parcel's frontage with Watkins Road.
    2. The developer shall provide proof of the sanitary force main easement from Lot 84 (Buxton Meadows) along Hinton Mill Road.
    3. Confirm the ownership and maintenance responsibility for each of the wastewater components.