

#### Zoning & Subdivision Committee Thursday, April 12, 2018

#### 11:45 am

- Minutes from last meeting of March 8, 2018
- 1. Review of Darby Braeside Phase 2 Final Plat (Union County) Staff Report by Brad Bodenmiller
- 2. Review of Dublin Green Preliminary Plat Extension (Union County) Staff Report by Brad Bodenmiller
- 3. Review of ERN-2 Amended Preliminary Plat (Union County) Staff Report by Brad Bodenmiller
- 4. Review of Jerome Grand at Jacquemin Farms Final Plat (Union County) Staff Report by Brad Bodenmiller
- 5. Review of Millcreek Township Text Amendment (Union County) Staff Report by Brad Bodenmiller
- 6. Review of Rush Township Text Amendment (Champaign County) Staff Report by Brad Bodenmiller
- 7. Review of Union Township Text Amendment (Union County) Staff Report by Brad Bodenmiller

#### Members:

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



# **Staff Report – Darby Braeside**

Applicant:	Darby Braeside LLC c/o Wayne Ballantyne 1119 Regency Drive Columbus, OH 43220 wayneballant@gmail.com				
	<b>Mannik &amp; Smith</b> c/o Randy VanTilburg 422 Beecher Road Columbus, OH 43215 <u>rvantilburg@manniksmith.com</u>				
Request:	Approval of the Darby Braeside Phase 2 Final Plat.				
Location:	Located west of State Route 736, east of the Big Darby Creek, and between Robinson Road and US State Route 42 in Jerome Township, Union County.				

Staff Analysis:	This Final Plat involves 60.942 acres of land and proposes 12 single-family residential lots.
	Acreages:  o 3.175 acres in right-of-way  o 24.479 acres in single-family residential lots  o 33.288 acres in open space
	Proposed utilities:
	Preliminary Plat: <ul> <li>The original Preliminary Plat was approved in June 2015.</li> <li>The Phase 1 Final Plat was approved in October 2015.</li> <li>The Preliminary Plat Extension was approved in April 2017.</li> <li>The Amended Preliminary Plat was approved in December 2017.</li> </ul>
	• Union County Engineer's Office
	<ul> <li>The Engineer's Office submitted comments in a letter dated 04-06-18. The Engineer's Office did not</li> </ul>



#### **Staff Report - Darby Braeside**

recommend approval, but felt its comments might be addressed by the 04-12-18 LUC meetings. The Engineer's Office reported the Construction Drawings have been approved, but a performance bond has not yet been received. Technical comments from the Engineer's Office are below:

- 1. In reference to the Union County Standard Deed Restrictions on Sheet 2: Note #4 needs revised, as the storm infrastructure outside the right-of-way will be maintained by our office and Soil & Water Conservation District through the Ditch Maintenance program. Remove Note #10. Note #14a needs revised per the first comment.
- 2. Define all easements by general type, providing information regarding permitted occupants, use, restrictions, etc.

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

No comments received as of 04-04-18.

#### • Union County Health Department

The Health Department submitted comments in an email dated 04-05-18. All items related to private sewage and water systems have been addressed.
 Board of Health approval occurred on 03-21-18.

#### • City of Marysville

 The City of Marysville submitted comments in an email dated 04-05-18. This project is outside the corporation limits and exclusive utility service area.

#### • Village of Plain City

No comments received as of 04-04-18.

#### • Jerome Township

 The Township submitted comments in a letter dated 04-04-18. The zoning office advised the Final Plat seems to comply with the layout of the units as proposed for this section of the subdivision.

#### Darby Township

o No comments received as of 04-04-18. Comments are anticipated on 04-09-18.

#### • ODOT District 6

o No comments received as of 04-04-18.



#### **Staff Report - Darby Braeside**

#### • Union Rural Electric

- Union Rural Electric submitted comments in a letter dated 04-04-18.
  - 1. Sheet 1: Discrepancies in setback distances in Item #27 and "Number of Lots" note in bottom left-hand corner of Sheet 1. Also, under "Number of Lots", the word "year" should probably be "yard".
  - 2. Sheet 1: Add information about utilities for Item #2 and #30. URE provided generic utility easement language.
  - 3. Sheet 2: The 15' wide easement type between lots 10 and 11 does not match the Final Engineering Plans. This should be a Utility Easement, not a Drainage Easement.
  - 4. Sheet 3 & 4: The 15' wide easement type between lots 17 and 18 does not match the Final Engineering Plans. This should be a Utility Easement, not a Drainage Easement.

#### • LUC Regional Planning Commission

- 1. Sheet 4: Written and graphic scales are missing (§323, 1.).
- 2. A letter from Darby 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.).
- 3. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).

# Staff Recommendations:

Staff recommends **DENIAL** of the Darby Braeside Phase 2 – Final Plat. Although the minor technical items included in this staff report could be incorporated into the Final Plat Mylar for the 04-12-18 LUC meetings, confirmation of approval of the outstanding bond or other surety is required (§324, 2.; §326; §330) before staff is comfortable recommending otherwise.



**Staff Report – Darby Braeside** 

<b>Z&amp;S Committee</b>
ecommendations:



## **Application for Final Plat Approval**

Date: 3-21-18
Name of Subdivision: DARBY BRAESIDE  Section/Phase: PHASE II Block  Location: 8673 SR 736 PLAIN CITY OHIO 43064  Township: JEROME & DARBY Military Survey: VMS 3484  Complete Parcel(s) Identification Number (PIN): 15 - 00/6002 000
Has a Preliminary Plat been approved for this subdivision?: Yes 🔀 No Date:
Name of Applicant: DARBY BRAESIDE LLC  Address: 1119 REGENCY DR  City: COLUMBUS State: OH Zip: 43220  Phone: 614 406-7514 Fax: Email: wayneballantegrail-com
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: MANNIK & SMITH GROUP  Address: 1160 AUBLIN ROAD SUITE 100  City: CO LUMBUS State: 0H Zip: 43215  Phone: 614 441 - 4222 Fax: 888-488-7340 Email: rvantilburg @ manniksmit
Phone: 614 441 - 4222 Fax: 888-488-7340 Email: rvantilburg@manniksmit
Proposed Acreage to be Subdivided: 60.942
Current Zoning Classification: RU - JEROME; U-1 DARBY
Proposed Zoning Changes: NoNE
Proposed Land Use: SINGLE FAMILY
Development Characteristics Acreage w/in Approved Preliminary Plat:/22.588 Acres
Acreage w/in Section and/or Block: 60, 942 Acres
Number of APPROVED lots from Preliminary Plat



Number of Lots <b>PROPOSED</b> w/in this Section:	
Number of APPROVED units from Preliminary Plat:	
Number of Units <b>PROPOSED</b> w/in this Section:	
Typical Lot Width: 200 Feet Typical Lot Area: 2 Acce	S
Single Family Units: 2500 Sq. ft Multi-Family Units:	
Acreage to be devoted to recreation, parks or open space: 32.227	
Recreation facilities to be provided: PICMC SHELTER, CANDE STORAGE	E, TRAILS
Approved method of Supplying Water Service: WELL	
Approved method of Sanitary Waste Disposal: ON-SITE SEPTIC	
Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners?	NA
Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? <i>If no, continue to next question.</i>	No
If no to the above question, please submit a Performance Bond in accordance with the following:  Has estimated construction cost been submitted by the responsible design engineer?  Has estimated construction cost been approved by the County Engineer?  Bond has been submitted to County Engineer?	YES YES YES
Date filed: Filing Fee:	
Date of Meeting of Planning Commission:	
Action by Planning Commission:	
If rejected, reason(s) for:	





#### **Final Plat Review Checklist**

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



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

# DARBY BRAESIDE PHASE 2 FINAL ENGINEERING PLANS STREET, STORM, AND GRADING PLANS 2018

**UNION COUNTY, OHIO TOWNSHIPS OF JEROME AND DARBY VMS 3484** 

#### BARBARA WILCOX, TRUSTEE OF THE CHARLES WILCOX REVOCABLE TRUST U/A DATED SEPTEMBER 3, 1997 (aka THE CHARLES WILCOX TRUST U/A DATED 9/3/98 A MARITAL TRUST PHILLIP E. & RHODA M. HOCHSTETLER AND B) FAMILY TRUST) INST.# 201407020004338 O.R. 681, PG. 818 5.042 AĆ. 67.879 AC. RESERVE A MELVIN BOERGER, TRUSTEE, MELVIN LOT 12 LOT 11 LOT 17 BOERGER TRUST AGREEMENT DATED JUNE 10. 1999 O.R. 102, PG. 2549 192.200 AC. WYCLIFFE DRIVE LOT 18 LOT 13 LOT 14 DARBY BRAESIDE, LOT 19 PHASE 1 TPLAT BOOK 5 PAGE 373 A & 373 B LOT . LOT 20 LOT 16 LOT 21 LOT 5 PHASE 2 LOT 47 ~FLOOD -PHASE 3 RESERVE LOT 22 LOT 23 LOT 24 LOT 48 LOT 43 LOT 44 LOT 25 PHASE 4 PHASE 3 LOT 26 LOT 49 LOT 35 LOT 27 LOT 34 LOT 50 LOT 28 LOT 41 LOT 36 LOT 33 LOT 29 ANDREW W. HOSPODAR LOT 37 LOT 32 INST.# 201610200008559 LOT 40 21.677 AC. LOT 30 SHERMAN B. & ALMA M. LOT 31 LOT 39 LOT 38 RESERVE C

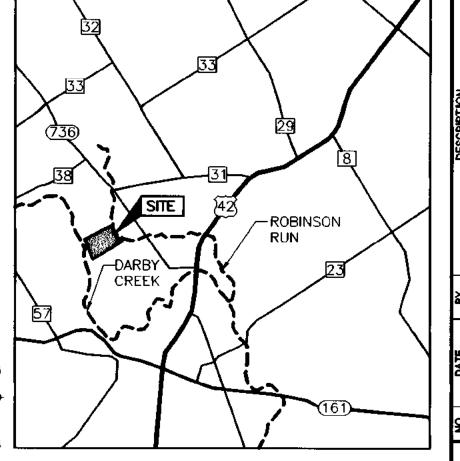
W. FREDRICK & DEBRA a. YODER

O.R. 930, PG. 521

141.40 AC.

INDEX MAP

SCALE: 1" = 200'



#### **LOCATION MAP** NOT TO SCALE

## **ENGINEER**

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

#### OWNER/APPLICANT

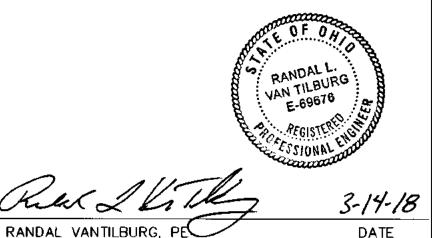
DARBY BRAESIDE, LLC 1119 REGENCY DRIVE COLUMBUS, OHIO 43220 CONTACT: WAYNE BALLANTYNE EMAIL: WAYNEBALLANT@GMAIL.COM

## **SURVEYOR**

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

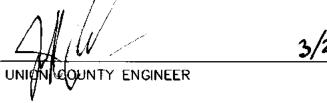
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THE UNION COUNTY SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROPOSED IMPROVEMENTS. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

**APPROVALS** 



3/21/18

ITLE SHEET

ARI LE

FINAL

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RING PL

## **UTILITY COMPANIES** COLUMBIA GAS OF OHIO

970 W. GOODALE AVENUE COLUMBUS, OH 43212 614-460-2079

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

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

TIME WARNER COMMUNICATIONS

MARION, OH 43302 740-383-0551 UNION COUNTY ENGINEERING

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



# SITE ZONING

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

## STANDARD DRAWINGS

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

<u>ODOT</u>	<u>UNION</u>	COUNT
CB 1.1	11	16
CB 1.2	12	17
HW 2.1	13	18
	15	19

## **DETENTION SUMMARY**

DETENTION FOR PHASE 2 IS PROVIDED BY A WET BASIN IN RESERVE 'B'.

# FLOOD NOTE

AREA ALONG WEST PROPERTY LINE IS LOCATED WITHIN FLOOD ZONE "A" ACCORDING TO FEMA MAP NUMBER 39159C0370D PANEL 370 DATED DECEMBER 16, 2008.

# **BENCHMARKS**

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

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

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

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

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.

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

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

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

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

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

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

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

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

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

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

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

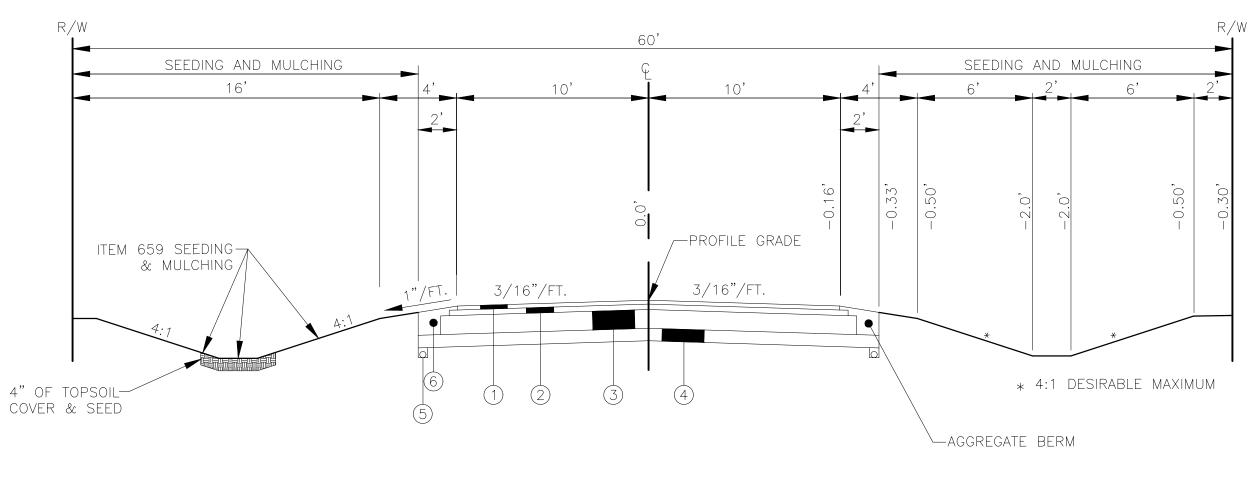
UNLESS OTHERWISE NOTED ON THE PLANS ALL STORM SEWERS SHALL BE SMOOTH WALLED ADS N-12 PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS INCORPORATED. THIS ALSO INCLUDES ANY AND ALL UNDERDRAIN PIPES FOR THE ROADWAY/LEACHFIELD SYSTEMS INSTALLED FOR THE PROJECT. GRANULAR BACKFILL SHALL BE USED IN ALL INSTANCES OF PAVEMENT CROSSINGS. MATERIALS SHALL BE COMPACTED GRANULAR MATERIAL, ITEM 304, PLACED WITHIN LIMITS SHOWN ON THE PLAN INCLUDING AROUND ALL INLET STRUCTURES. GRANULAR BACKFILL SHALL EXTEND FROM THE BOTTOM OF THE TRENCH TO A PLANE 6-INCHES BELOW THE SUBGRADE.

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

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

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

ALL EASEMENT AREAS MUST BE CLEAR OF TREES AND OTHER VEGETATION



(1)	1 - 1 / 4"	ITEM	448	TYPE	1	HOT-MIXED,	HOT-LAID	ASPHALT	CONCRETE

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

# TYPICAL PAVEMENT SECTION

# NO SCALE

STANDARD DEED RESTRICTIONS FOR UNION COUNTY:

RESIDENTIAL and COMMERCIAL

1. THERE SHALL BE NO DISCHARGE IN TO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.

- 2. NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
- 3. GRADING OF THE STORM WATER DETENTION AREAS SHALL NOT BE CHANGED.

4. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL DITCH MAINTENANCE CHARGES WHICH ARE ESTABLISHED BY THE UNION COUNTY COMMISSIONERS FOR THIS SUBDIVISION.

5. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, SEPTIC SEWAGE DISPOSAL, WATER WELL, AND DRIVEWAY PERMITS. ZONING PERMITS ARE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR. BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. SEPTIC SEWAGE DISPOSAL AND WATER WELL PERMITS ARE OBTAINED FROM THE UNION COUNTY HEALTH DEPARTMENT.

6. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE TOWNSHIP, UNION COUNTY, AND OTHER APPLICABLE CODE AUTHORITIES.

7. FOR ANY BUILDING PROPOSED TO BE BUILT WITHIN THE 100—YEAR FLOOD ZONE, THE STANDARDS OF THE UNION COUNTY FLOOD DAMAGE PREVENTION RESOLUTION MUST BE MET. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHIN A DESIGNATED FLOOD HAZARD AREA PRIOR TO THE ISSUANCE OF A FLOOD HAZARD PERMIT BY THE UNION COUNTY BUILDING REGULATION DEPARTMENT.

RESIDENTIAL ONLY

8. DOWNSPOUT DRAINS SHALL NOT BE CONNECTED DIRECTLY TO THE ROADWAY UNDERDRAINS.

9. WHEN DRIVEWAYS FOR EACH LOT ARE CONSTRUCTED, A CULVERT PIPE SHALL BE INSTALLED UNDER THE DRIVEWAY, WITH ACCEPTABLE COVER. DRIVEWAY PIPES TYPE, SIZING, AND LOCATION SHALL BE APPROVED AND INSPECTED BY THE UNION COUNTY ENGINEER'S OFFICE.

MISCELLANEOUS RESTRICTIONS/NOTES

10. THIS SUBDIVISION IS LOCATED ADJACENT TO LAND WHICH MAY BE USED FOR AGRICULTURAL/FARMING PURPOSES. LOT OWNERS CAN EXPECT NOISE FROM FARM MACHINERY, DUST FROM FARMING OPERATIONS, THE APPLICATION OF CHEMICALS TO THE SOIL AND CROPS, ODORS AND NOISE FROM LIVESTOCK, AND OTHER TYPICAL FARMING NUISANCES. OWNERS CAN EXPECT FARMING OPERATIONS TO HAPPEN DAY OR NIGHT. YOU CAN EXPECT HUNTING ON AGRICULTURAL LAND. DO NOT EXPECT TO USE AGRICULTURAL LAND FOR YOUR PURPOSES WITHOUT FIRST GETTING PERMISSION FROM THE LANDOWNER. DO NOT ALLOW YOUR CHILDREN OR YOUR PETS TO PLAY ON AGRICULTURAL LAND. DO NOT DISCARD CLIPPINGS AND TRIMMINGS FROM LAWNS, TREES, BUSHES, PLANTS, ETC. OR OTHER WASTES THAT YOU MAY GENERATE ON AGRICULTURAL LAND. DISPOSE OF ALL WASTES APPROPRIATELY. ADDITIONALLY, THERE MAY BE EXISTING DITCHES, SURFACE SWALES OR UNDERGROUND TILES THAT DRAIN WATER FROM ADJACENT LAND ON TO OR THROUGH YOUR PROPERTY. YOU HAVE A LEGAL RESPONSIBILITY TO ALLOW THE REASONABLE FLOW OF WATER ON TO OR THROUGH YOUR PROPERTY FROM UPGROUND PROPERTIES. YOU ALSO HAVE A LEGAL RESPONSIBILITY TO MAINTAIN AND REPAIR ANY EXISTING DITCHES, SURFACE SWALES OR UNDERGROUND TILE ON YOUR PROPERTY.

11. PARKING: NO ON STREET PARKING WILL BE ALLOWED ALONG WYCLIFFE DRIVE AND FITZHAMON DRIVE.

12. FEMA ZONE: AT THE TIME OF PLATTING, ALL OF PHASE 2 OF THE SUBDIVISION IS IN ZONE X (areas determined to be out of the 500—year floodplain) AS SAID ZONE IS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR UNION COUNTY, OHIO AND UNINCORPORATED AREAS, MAP NUMBER 39159C0370D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

13. MINIMUM SETBACKS: ZONING REGULATIONS FOR DARBY BRAESIDE SUBDIVISION IN EFFECT AT THE TIME OF PLATTING OF DARBY BRAESIDE SUBDIVISION SPECIFY THE FOLLOWING DIMENSIONS FOR THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS FOR EACH LOT:

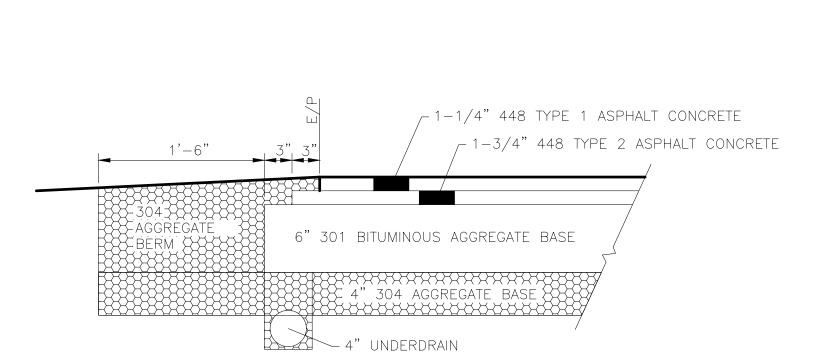
FRONT 80 FEET SIDE, 50 FEET TOTAL

REAR 25 FEET
SAID ZONING REGULATIONS AND ANY AMENDMENTS THERETO PASSED SUBSEQUENT TO
ACCEPTANCE OF THIS PLAT, SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT
REQUIREMENTS. THIS NOTICE IS SOLELY FOR THE PURPOSE OF NOTIFYING THE PUBLIC
OF THE EXISTENCE, AT THE TIME OF PLATTING, OF CERTAIN ZONING REGULATIONS
APPLICABLE TO THIS PROPERTY. THIS NOTICE SHALL NOT BE INTERPRETED AS CREATING
PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING
WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, AND IS FOR INFORMATION

14. UTILITY PROVIDERS: BUYERS OF THE LOTS IN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT, AT THE TIME OF PLATTING, UTILITY SERVICE TO THIS SUBDIVISION FOR ELECTRIC POWER IS PROVIDED BY UNION RURAL ELECTRIC, TELEPHONE SERVICE IS PROVIDED BY FRONTIER COMMUNICATIONS.

15. SCHOOL DISTRICT: AT THE TIME OF PLATTING, ALL OF THE SUBDIVISION IS IN THE JONATHAN ALDER SCHOOL

16. RESERVES: RESERVES AND OPEN SPACES AS DESIGNATED AND DELINEATED HEREON, SHALL BE OWNED BY DARBY BRAESIDE HOMEOWNERS ASSOCIATION AND MAINTAINED BY THE HOA FOR THE PURPOSE OF OPEN SPACE.



PAVEMENT SECTION DETAIL

NO SCALE

**ESTIMATE OF QUANTITIES** ITEM QTY DESCRIPTION UNIT 201 SUM | CLEARING AND GRUBBING SUM | SEDIMENT AND EROSION CONTROL 207 LF | SEDIMENT BARRIER FENCE 207 EA | INLET PROTECTION 17 207 EA | STABILIZED CONSTRUCTION ENTRANCE 207 EΑ CONCRETE WASHOUT 207 EA | DITCH CHECK 22 TEMPORARY SEDIMENT CONTROL STANDPIPE AND DEWATERING CONTROL SPEC EΑ 601 CY ROCK CHANNEL PROTECTION LF | 12" PIPE WITH TYPE 1 BEDDING 603 LF 15" PIPE WITH TYPE 1 BEDDING 603 446 LF 18" PIPE WITH TYPE 1 BEDDING 603 LF | 24" PIPE WITH TYPE 1 BEDDING 603 LF 30" PIPE WITH TYPE 1 BEDDING 603 97 LF 36" PIPE WITH TYPE 1 BEDDING SUI-432 222 340 604 EA OUTLET STRUCTURES (MODIFIED CATCH BASINS) 604 EA | CATCH BASIN (ODOT 2-3) EA | CATCH BASIN (ODOT 1.1) 12 604 EA | ENDWALL (ODOT HW 2.1) SPEC | 1225 | LF | UNDERGROUND ELECTRIC CONDUIT PER DETAIL SHEET 3

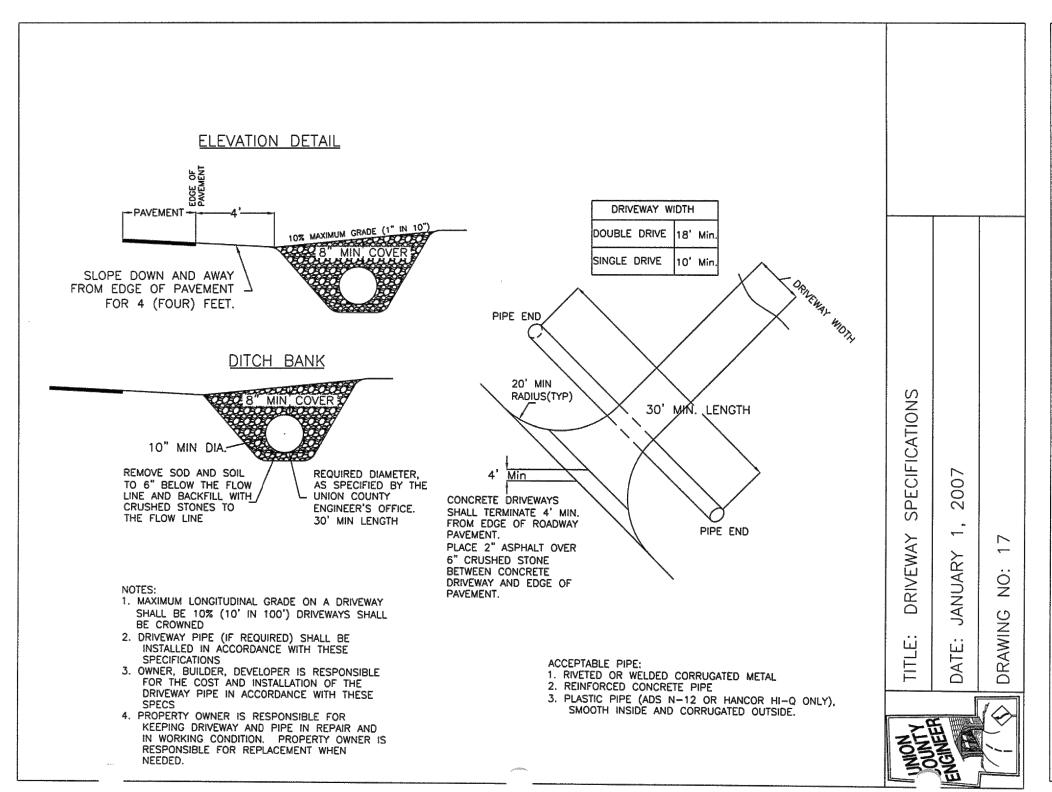
MannitSmithGroup.com

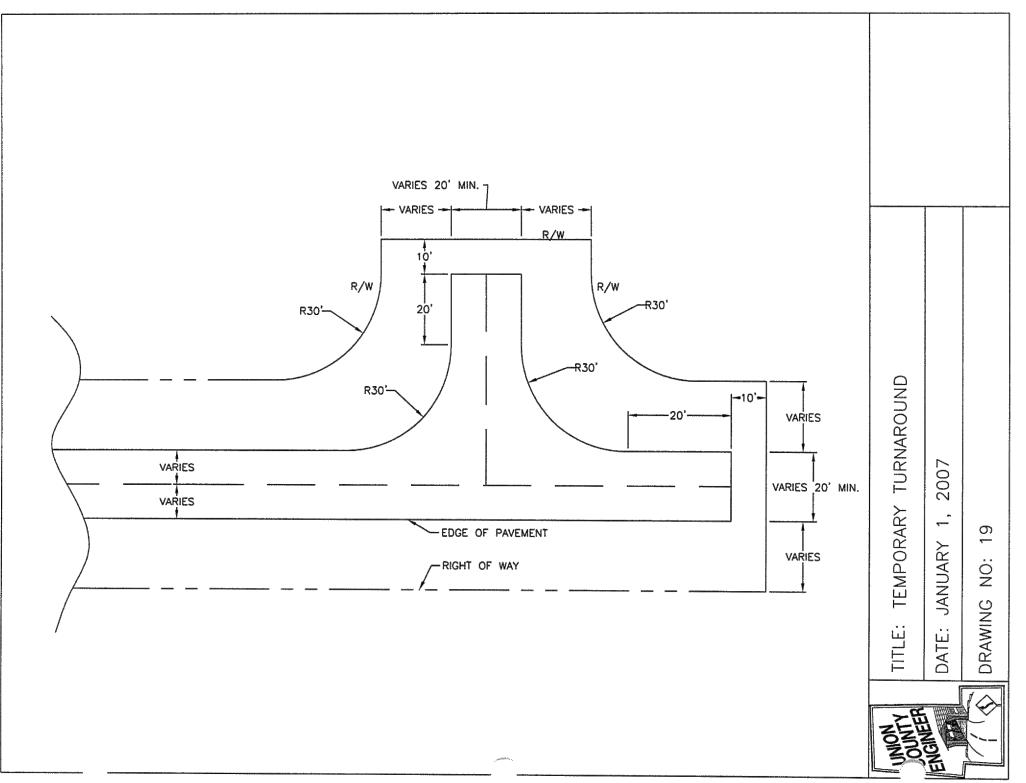
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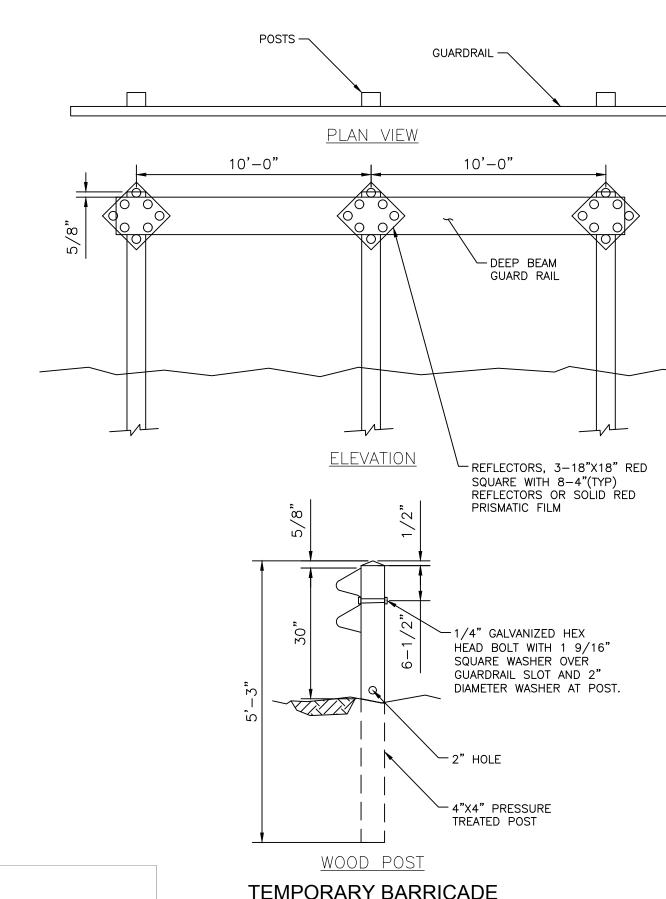
DARBY BRAESIDE, L

DARBY BRAESIDE
AL ENGEERING PLAN
PHASE 2
UNION COUNTY OHIO

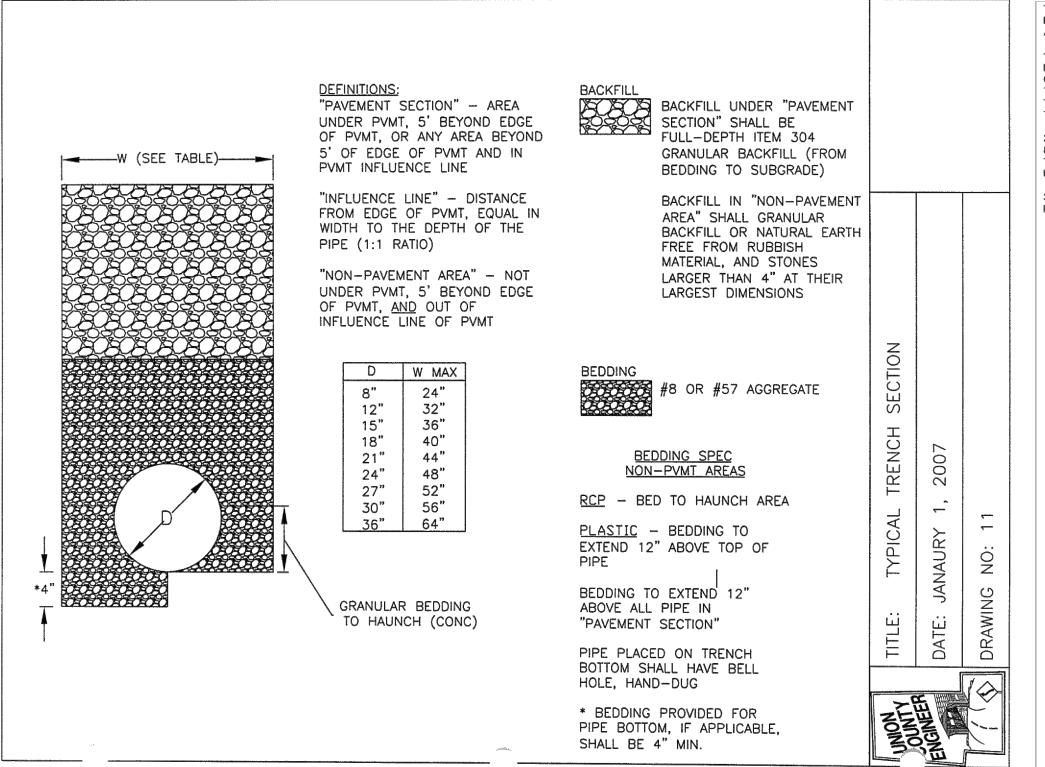
GENERAL NOTES QUANTITIES, TYPICAL SECTION

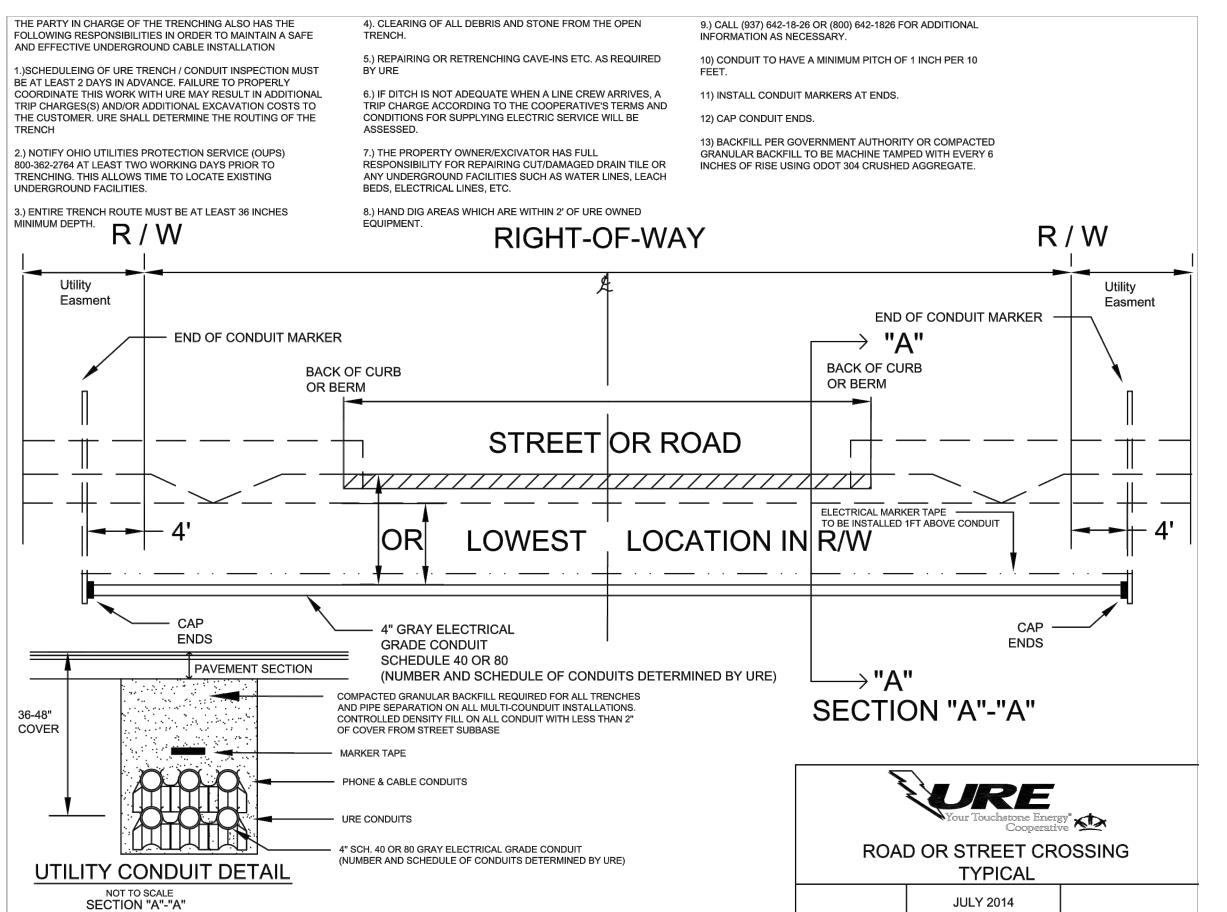


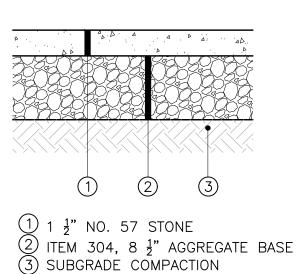












RESERVE A GRAVEL SECTION NOT TO SCALE

MISCELLANEOUS DETAILS

FINAL

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DARBY

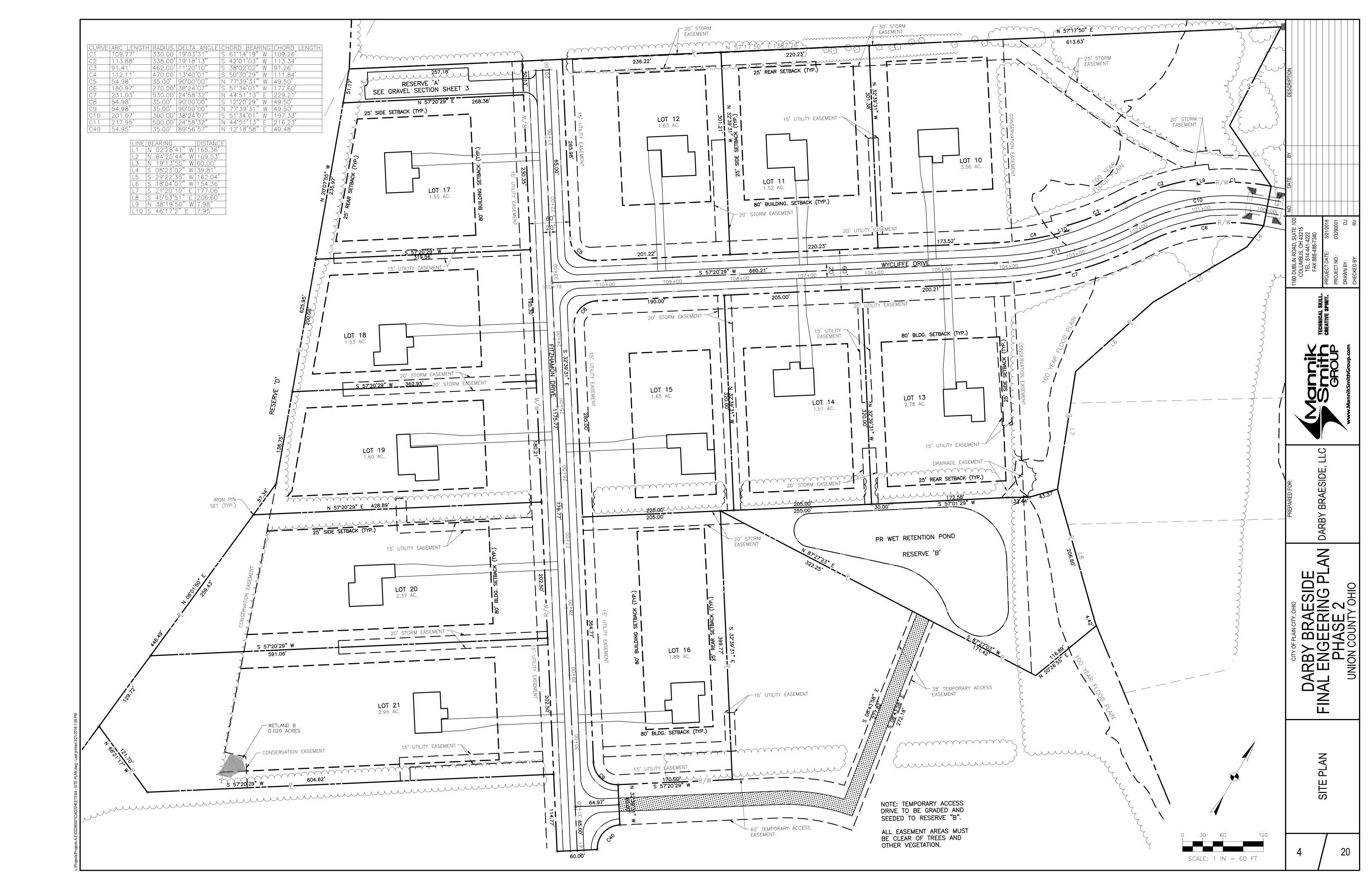
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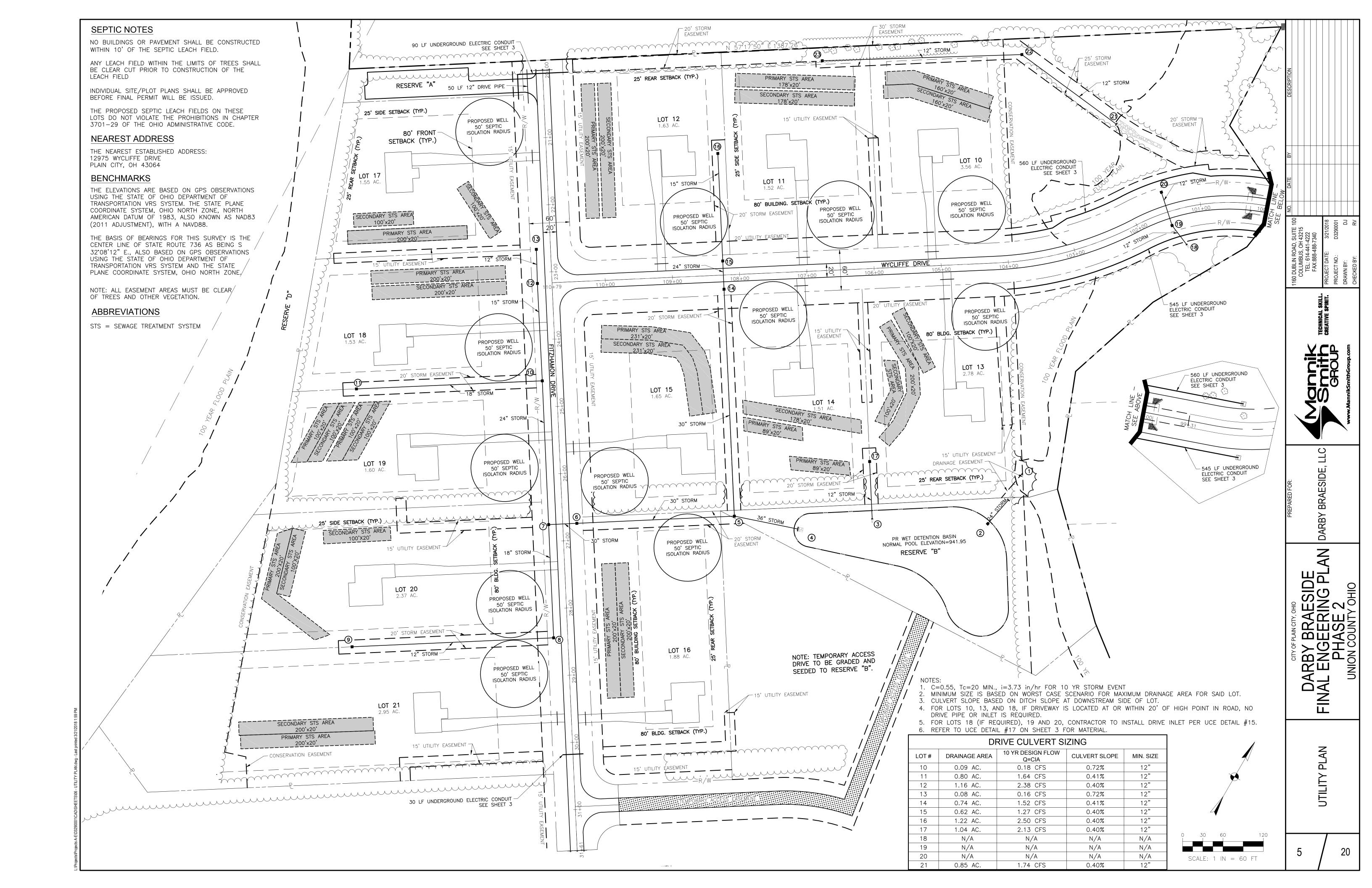
RAESIDE RING PL E 2

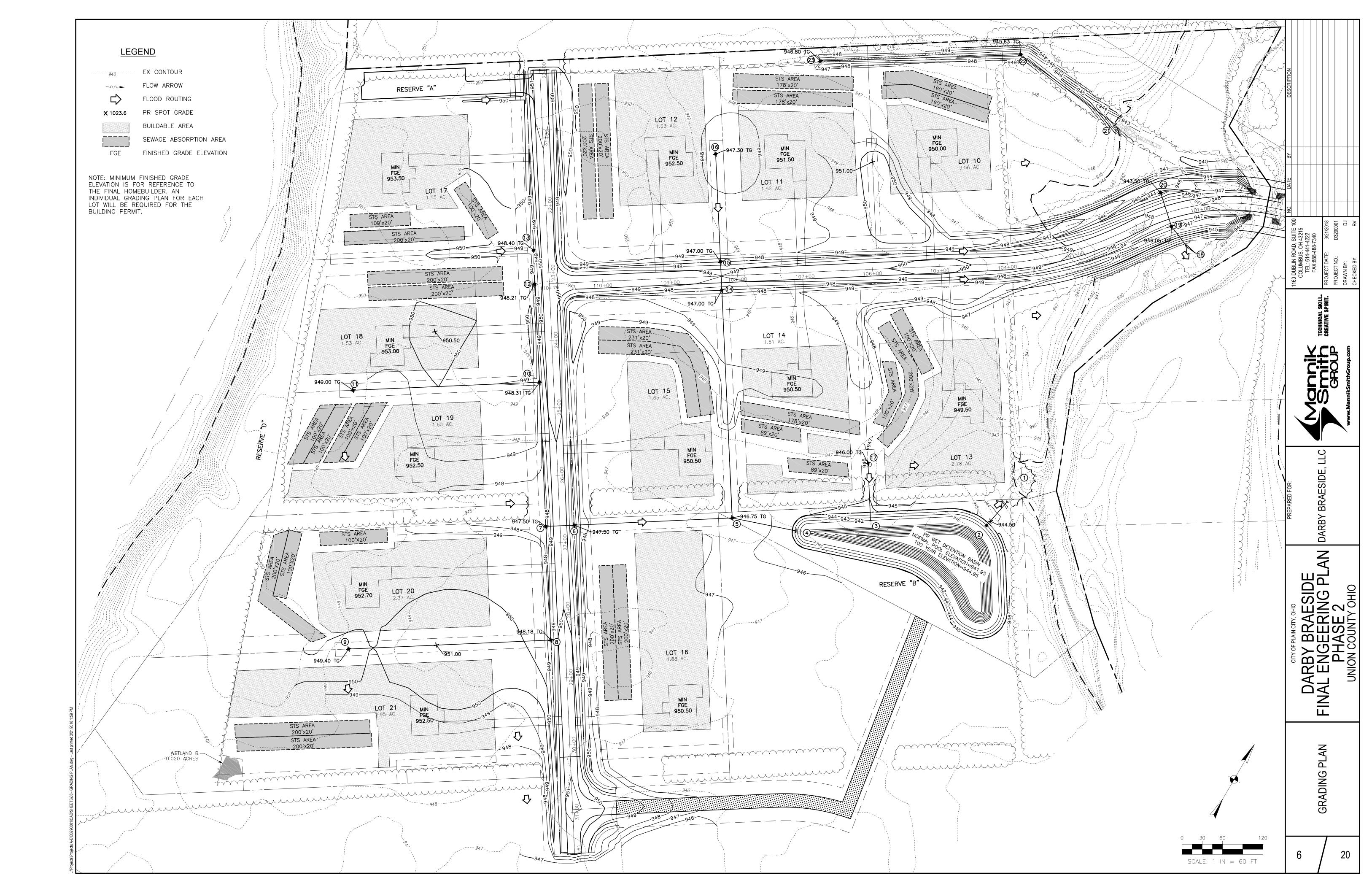
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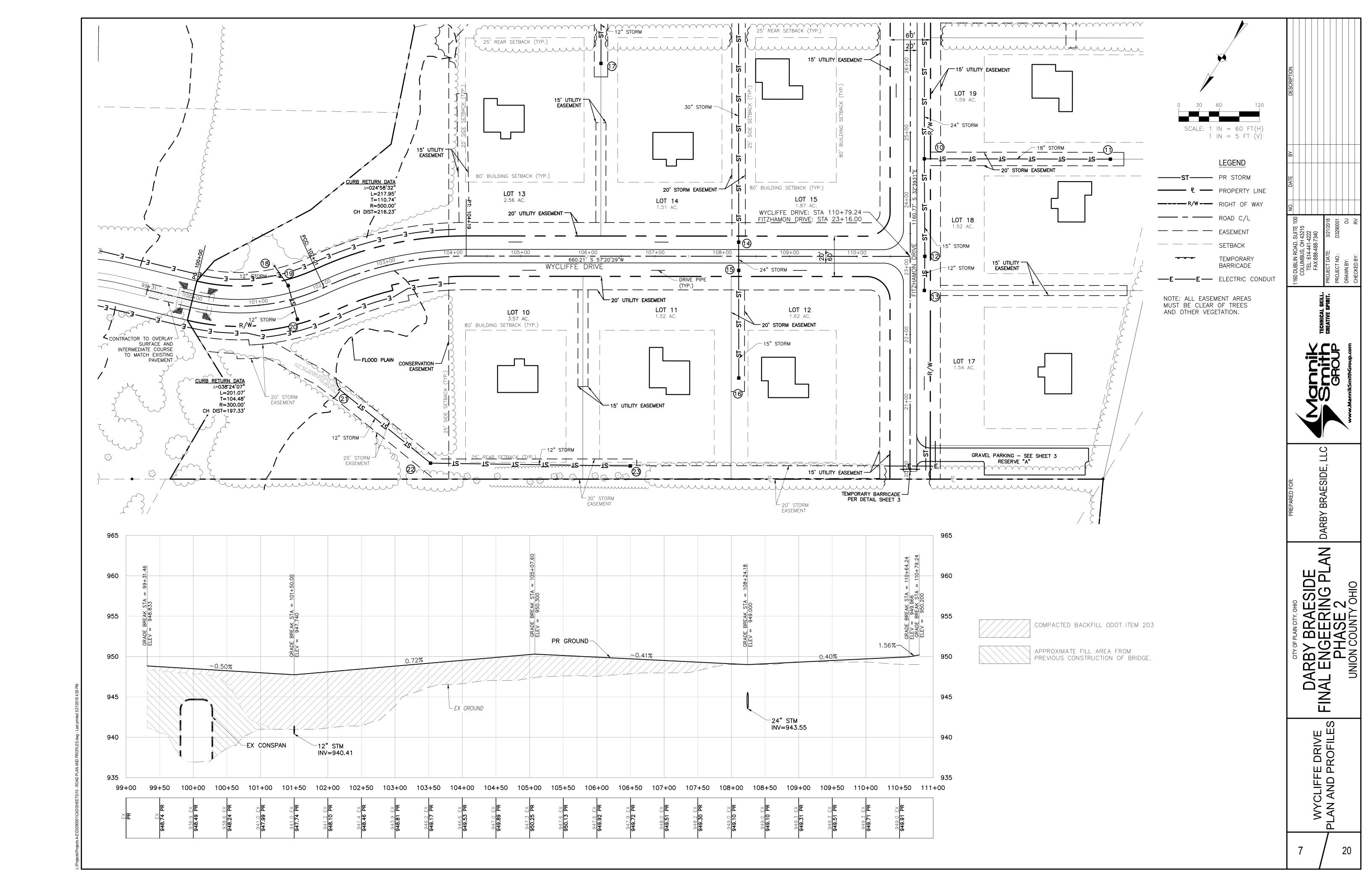
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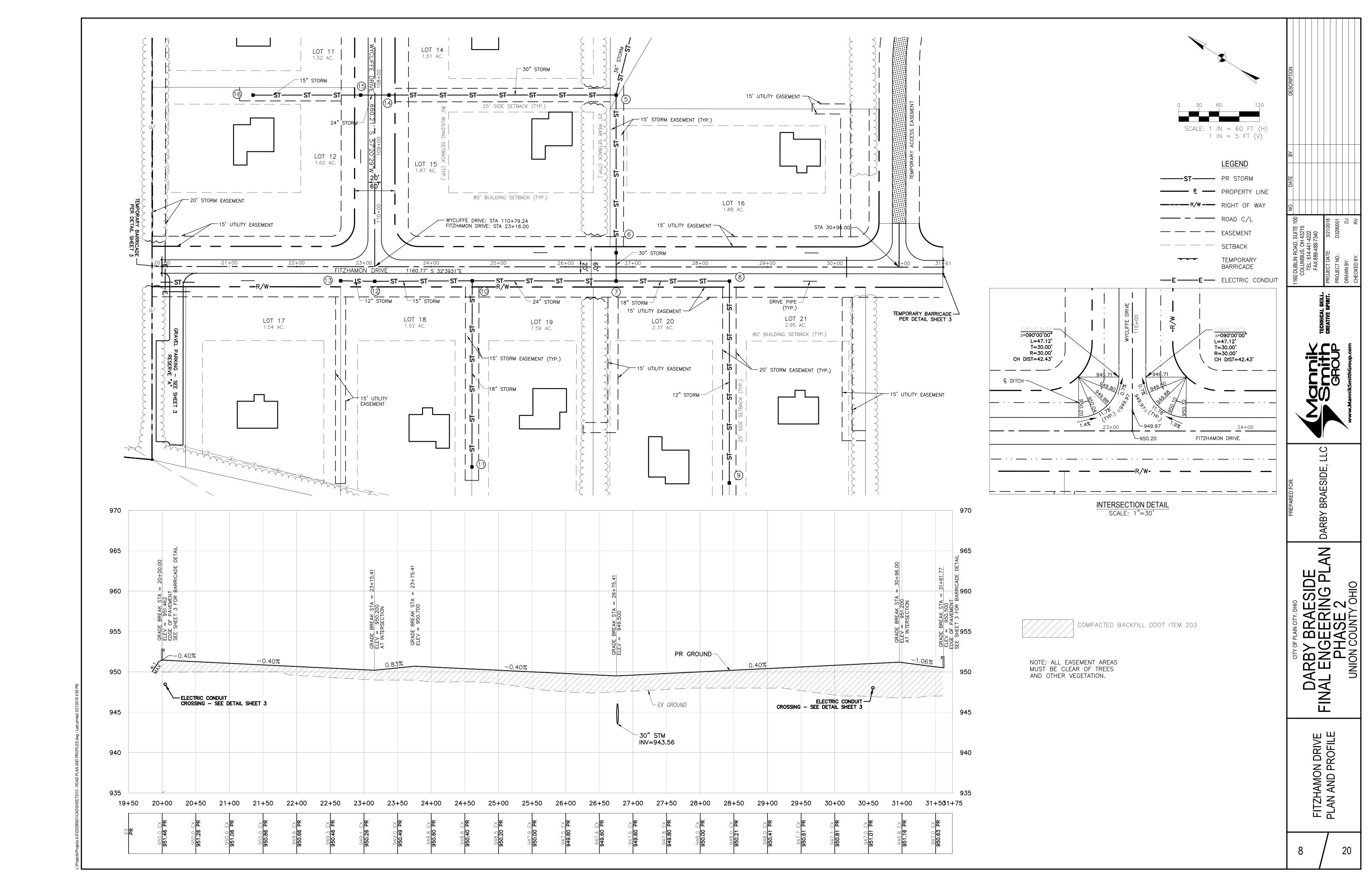
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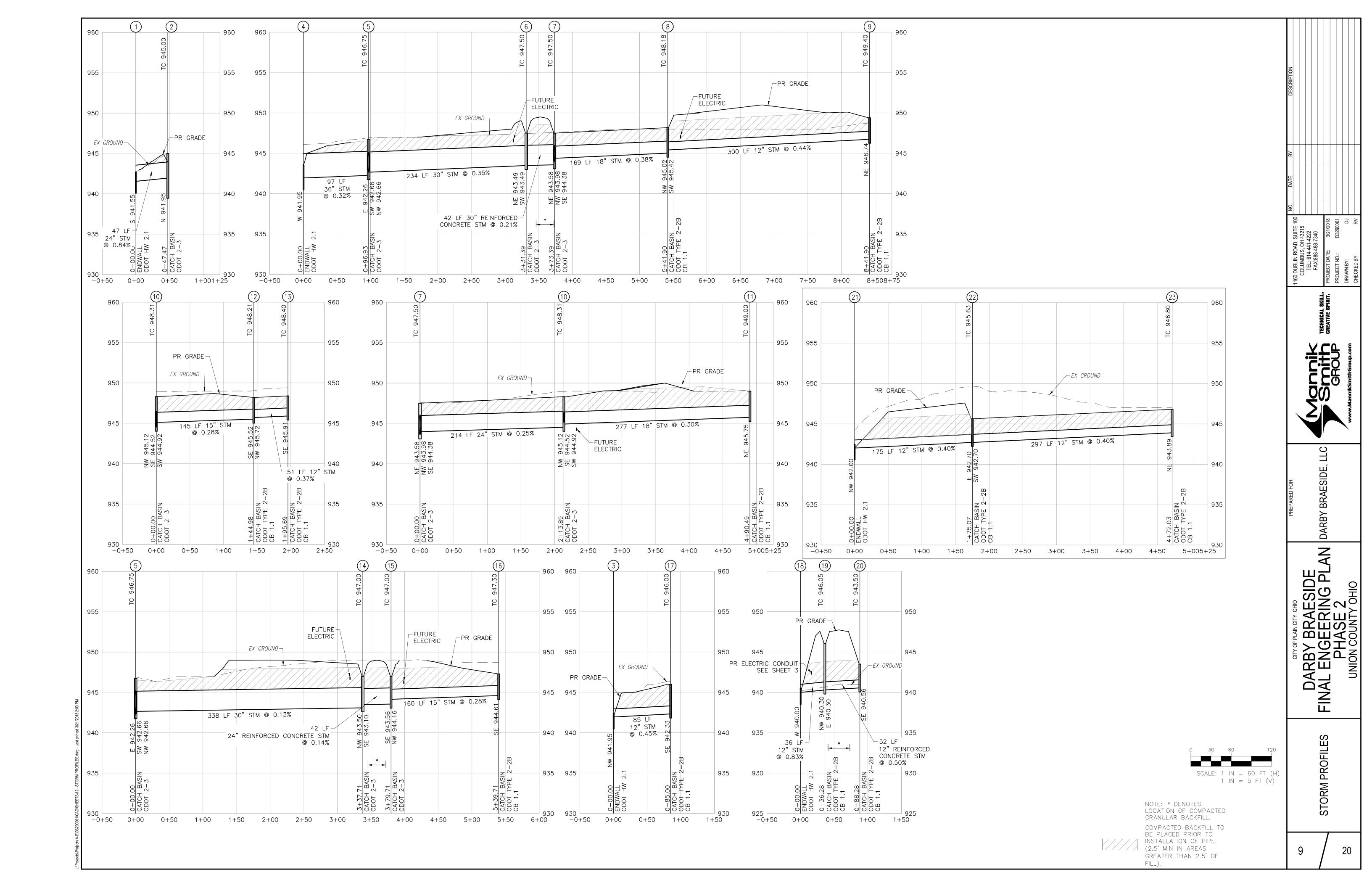


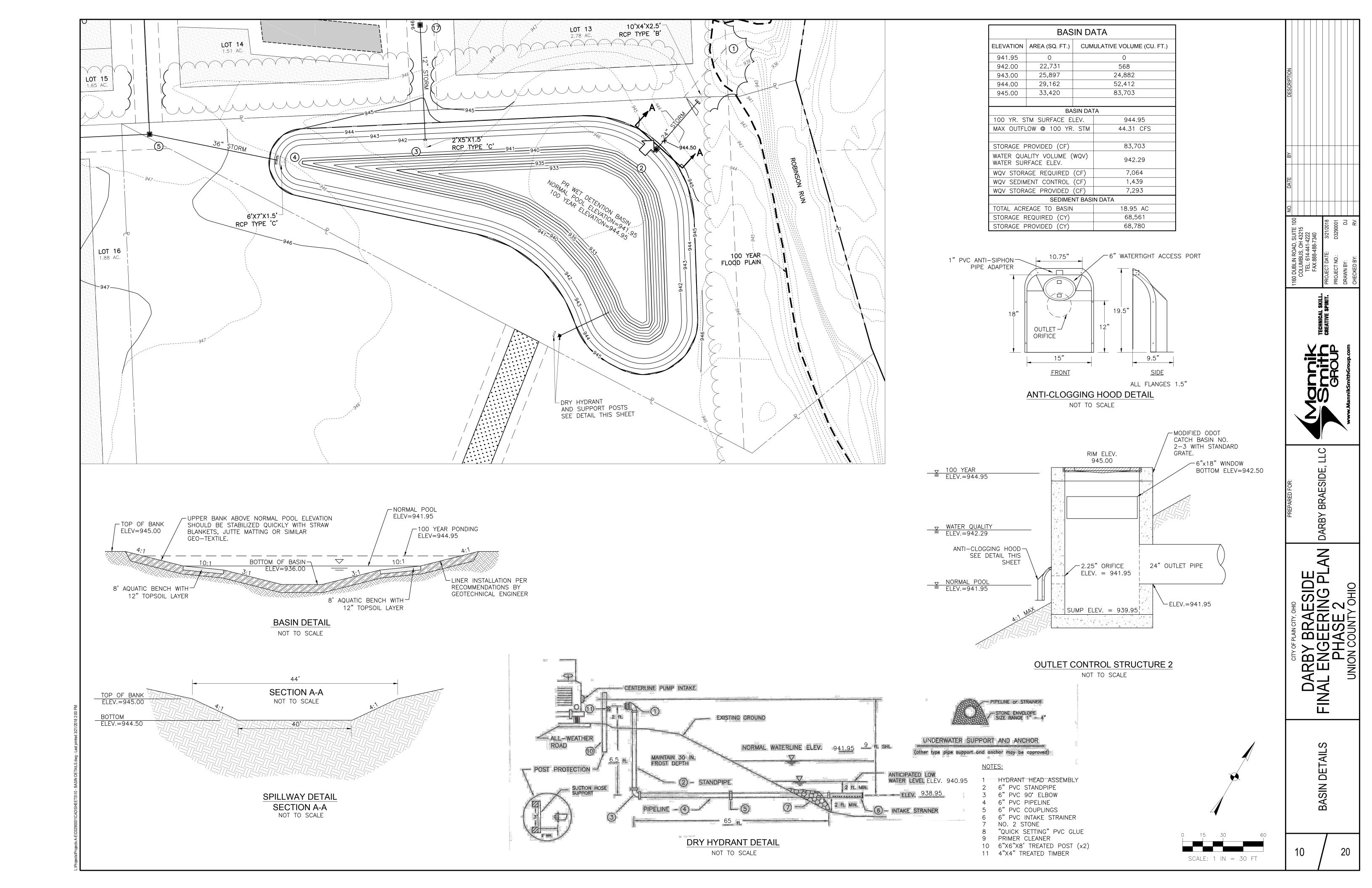


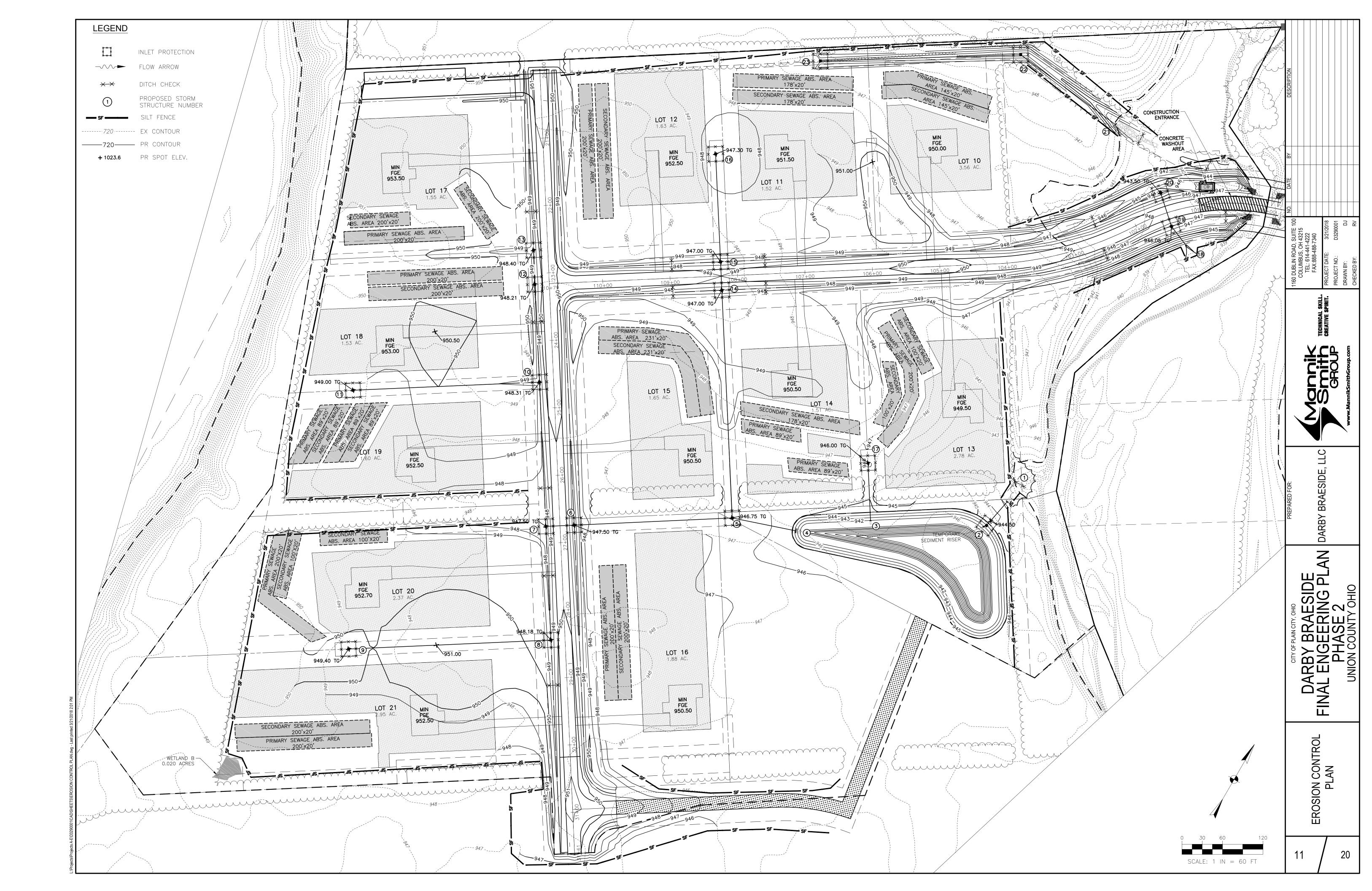












THIS INCLUDES SWEEPING, POWER CLEANING AND (IF NECESSARY) MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.

## PLAN DESIGNER

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

PROJECT OWNER DARBY BRAESIDE, LLC

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

#### PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 12 NEW RESIDENTIAL LOTS, ROADWAYS, AND NECESSARY STORMWATER MANAGEMENT FACILITIES.

#### AREA OF PROJECT SITE

TOTAL SITE AREA: ± 29.75 AC. TOTAL ONSITE DISTURBED AREA: ± 11.50 AC.

#### **EXISTING SITE CONDITIONS**

THE SITE CURRENTLY CONTAINS EXISTING ROW CROPS AND WOODED AREAS.

#### ADJACENT AREAS

THE SITE IS BOUNDED BY AGRICULTURAL LOTS TO THE NORTH AND SOUTH, ROBINSON RUN TO THE EAST, AND THE BIG DARBY CREEK TO THE WEST.

# RECEIVING STREAM/SURFACE WATER

ROBINSON RUN AND THE BIG DARBY CREEK.

EROSION AND SEDIMENT CONTROL MEASURES SEDIMENT FENCE AND INLET PROTECTION SHALL BE

# USED AS SHOWN ON THE PLAN.

POST CONSTRUCTION STORM WATER MANAGEMENT SINCE THE SITE DISTURBS MORE THAN ONE ACRE, ADDITIONAL STORM WATER MANAGEMENT MEASURES WILL BE NECESSARY FOR WATER QUALITY. FOR THIS PROJECT, A WET DETENTION BASIN WITH A WATER QUALITY ORIFICE WILL BE USED.

#### SITE CONTACT

WAYNE BALLANTYNE - PHONE: (614) 406-7514

#### EMAIL: WAYNEBALLANT@GMAIL.COM OHIO EPA NPDES PERMIT

OEPA NOI# - 4GC01841\*AG

#### TEMPORARY AND PERMANENT SEEDING

THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE THE LIMITS OF SEEDING AND MULCHING ARE ASSUMED TO BE 5'-0" OUTSIDE THE WORK LIMITS. ALL AREAS NOT DESIGNATED TO BE SEEDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE THE SEEDING LIMITS SHALL BE SEEDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

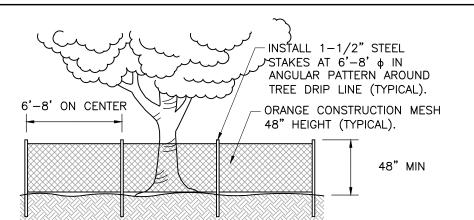
TEMPORARY SEEDING: ANY AREA WHICH WILL BE LEFT DORMANT (UNDISTURBED) FOR MORE THAN 21 DAYS SHALL STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. DISTURBED AREAS WITHIN 50 FEET OF A STREAM, FIRST ORDER 3. THICKNESS - NOT LESS THAN SIX (6) INCHES. THROUGH THE DURATION OF THIS CONSTRUCTION PROJECT. OR LARGER, SHALL BE STABILIZED WITHIN 2 DAYS OF INACTIVITY. TEMPORARY SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY.

FERTILIZER 12-12-12	12 LB/1000 SQ. FT.
STRAW MULCH	2 TONS/ACRE
WATER	300 G/1000 SQ. FT.

PERMANENT SEEDING: ANY AREA THAT IS AT FINAL GRADE SHALL BE SEEDED WITHIN 7 DAYS OF TERMINATED WORK. PERMANENT SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER, SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY. IDEAL CONDITIONS FOR PERMANENT SEEDING IS MARCH 1-MAY 31 AND AUGUST 1-SEPTEMBER 30.

PERMANENT SEEDING							
SEED MIX	SEED MIX						
	LB/ACRE	LB/1000 SQ.FT.					
	GENERAL USE						
CREEPING RED FESCUE	20-40	$\frac{1}{2}$ - 1					
DOMESTIC RYEGRASS	10-20	$\frac{1}{4} - \frac{1}{2}$					
KENTUCKY BLUEGRASS	10-20	1/4 - 1/2					
TALL FESCUE	40	1					
DWARF FESCUE	40	1					

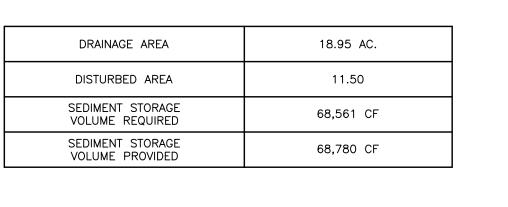
TEMPORARY SEEDING				
SEEDING DATES	SPECIES	LB./1000 SQ. FT.	PER ACRE	
MARCH 1 TO	PERENNIAL RYEGRASS	1	40 LB.	
NOVEMBER 1	TALL FESCUE	1	40 LB.	
	ANNUAL RYEGRASS	1	40 LB.	
NOV. 1 TO SPRING SEEDING USE MULCH ONLY, SODDING PRACTICES OR DORMANT SEEDING				
NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.				

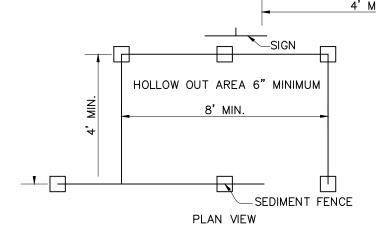


## TREE PROTECTION DETAIL

NOT TO SCALE NOTE: NO CONSTRUCTION PERMITTED IN FENCED AREA

INSPECTION ITEM	MAINTENANCE PROCEDURES	FREQUENCY
INLET/OUTLET STRUCTURE	REMOVE ACCUMULATED SEDIMENT AND DEBRIS FROM INLET AND OUTLET STRUCTURES      CHECK SUMP IN OUTLET CONTROL STRUCTURE AND REMOVE	MONTHLY
	DEBRIS.	
BASIN EMBANKMENT & SIDE SLOPES	<ul> <li>REPAIR UNDERCUT/ERODED AREAS AND STABILIZE</li> </ul>	EVERY 6 MONTHS
STORM SEWER SYSTEM	REMOVE DEBRIS FROM THE SEWER SYSTEM TO ENSURE POSITIVE FLOW TO THE BASIN	EVERY 6 MONTHS
STORMWATER BASIN	<ul> <li>INSPECT FOR DAMAGE, PAYING PARTICULAR ATTENTION TO THE OUTLET CONTROL STRUCTURE</li> <li>CHECK FOR SIGNS OF EUTROPHIC CONDITIONS (ALGAE BUILDUP)</li> <li>NOTE SIGNS OF HYDROCARBON BUILD—UP, REMOVE IMMEDIATELY</li> <li>MONITOR SEDIMENT ACCUMULATION IN THE FACILITY</li> <li>EXAMINE TO ENSURE INLET AND OUTLET DEVICES ARE FREE OF DEBRIS AND ARE OPERATIONAL</li> <li>INSPECT FOR INVASIVE VEGETATION IF WETLAND COMPONENTS INCLUDED.</li> </ul>	ANNUALLY
SEDIMENT ACCUMULATION	<ul> <li>SEDIMENT SHOULD BE REMOVED WHEN ACCUMULATION REACHES 1/2 THE ORIGINAL DEPTH. OWNER SHALL OBSERVE SEDIMENT DEPTH USING THE FIXED VERTICAL SEDIMENT MARKER INSTALLED. OWNER SHALL DETERMINE DEPTH OF BASIN IMMEDIATELY AFTER CONSTRUCTION AND VERIFY DEPTH ANNUALLY.</li> <li>NORTH BASIN IS DESIGNED TO A DEPTH OF 2 FT AND SOUTH BASIN TO A DEPTH OF 3 FEET, THESE DEPTHS SHOULD BE VERIFIED APPROXIMATELY EVERY 5 YEARS WHEN THE BASIN WATER LEVELS ARE AT NORMAL POOL ELEVATION. ONCE THE SEDIMENT REACHES 1FT OF DEPTH, THE ACCUMULATED SEDIMENT SHALL BE EXCAVATED TO RESTORE THE BASIN DEPTH.</li> </ul>	ANNUALLY
MOSQUITO MONITORING	OWNER SHALL PERFORM MOSQUITO MONITORING ON SITE. COORDINATE WITH UNION COUNTY PUBLIC HEALTH AT 937-642-2053 IF LARGE MOSQUITO POPULATIONS BEGIN FORMING TO BEGIN ABATEMENT PROCEDURES.	ANNUALLY





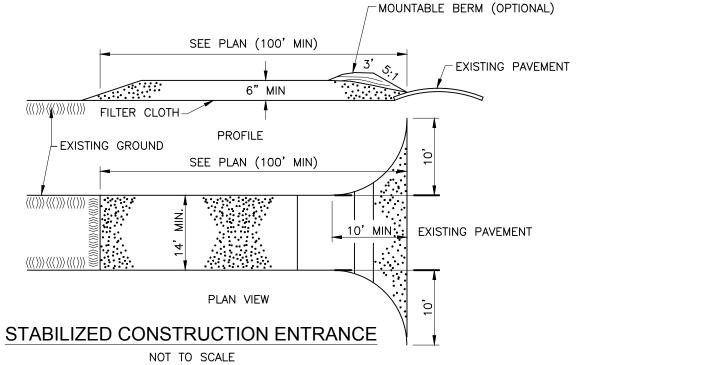
# CONCRETE TRUCKS SHALL UTILIZE AREAS TO WASHOUT TRUCKS. ACCUMULATED CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY. THE USE OF PORTABLE CONCRETE WASHOUT UNITS IS APPROVED AND ENCOURAGED FOR ALL CONSTRUCTION WASHOUT AREA NOT TO SCALE

—PLASTIC UNDERLINER

HOLLOW OUT ARE

## CONSTRUCTION SPECIFICATIONS

- 1. STONE SIZE USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- 2. LENGTH AS SHOWN ON PLAN (70' MIN.)
- 4. WIDTH FOURTEEN (14) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- 5. FILTER CLOTH WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 6. SURFACE WATER ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED. COST OF PIPE SHALL BE INCLUDED IN THE PRICE BID FOR THE STABILIZED CONSTRUCTION ENTRANCE.
- 7. MAINTENANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED. IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

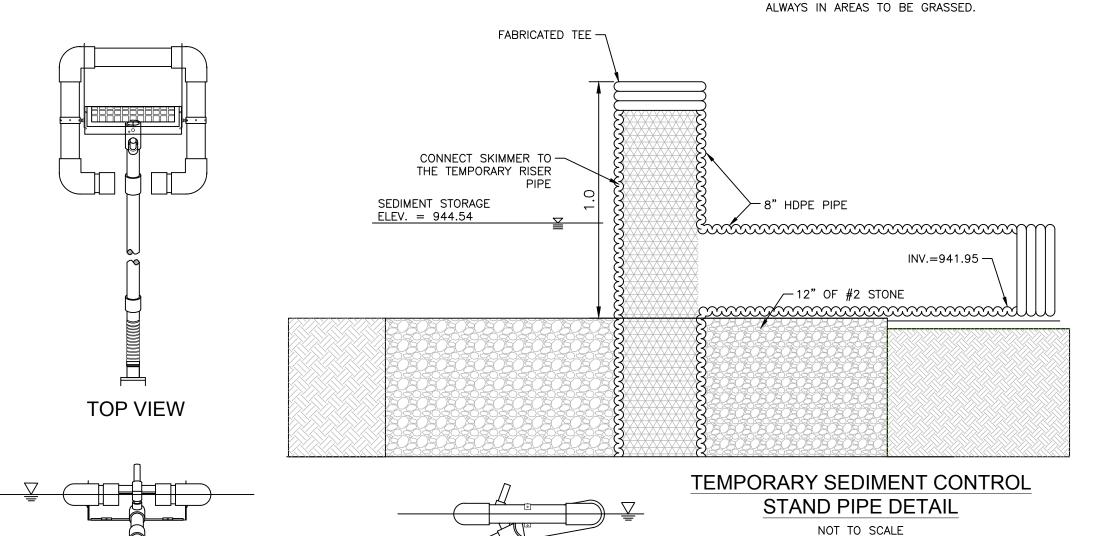


WIRE MESH BACKING -2"X4" FRAME COMPACT BACKFILL AROUND INLET

GEOTEXTILE OVER

# FILTER FABRIC INLET PROTECTION

NOT TO SCALE VERTICAL INLET PROTECTION TO BE USED WHERE POSSIBLE AND



TO THE OVERFLOW. MINIMUM LENGTH

APPLIES

#### SIDE VIEW (NO SCALE) TEMPORARY SEDIMENT BASIN DEWATERING CONTROL SYSTEM NOT TO SCALE

NOTE: PROPOSED SKIMMERS SHALL BE A FAIRCLOTH SKIMMER OR EQUIVALENT

SKIMMER SPECIFICATIONS			
	SKIMMER DIAMETER SIZE (INCHES)	SKIMMER ORIFICE DIAMETER (INCHES)	SKIMMER PIPE LENGTH (FEET)
NORTH BASIN	6.0	5.4	3.60

#### SILT FENCE:

THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRICS. IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED. MATERIAL PROPERTIES ARE LISTED

- 1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE
- OF THE STRUCTURE). THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY

AT A SUPPORT POST, WITH A MINIMUM OF A 6 INCH OVERLAP, AND

- SECURELY SEALED. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12-INCHES). WOOD POSTS WILL BE A MINIMUM OF 32" LONG WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. A TRENCH SHALL BE
- EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 6-INCHES DEEP LONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG,
- TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2-INCHES AND SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO
- ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES. WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A

THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36-INCHES

- CASE. THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING. THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY
- TO PREVENT WATER PONDED BY THE SILT FENCE FROM FLOWING AROUND THE ENDS, EACH END SHALL BE CONSTRUCTED UPSLOPE SO THAT THE ENDS ARE AT A HIGHER ELEVATION.

#### **MAINTENANCE:**

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

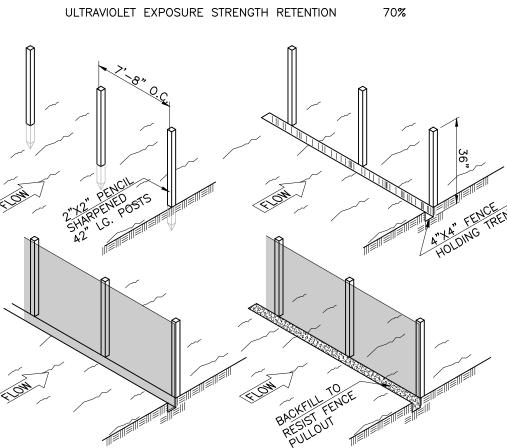
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

SEDIMENT FENCE FABRIC SHALL BE ODOT, TYPE C GEOTEXTILE FABRIC

OR THE EQUIVALENT TO THE FOLLOWING PROPERTIES: AATEDIAL DOODEDTIES

MAXIMUM TENSILE STRENGTH	120 lbs
MAXIMUM ELONGATION AT 60 LBS.	50%
MINIMUM PUNCTURE STRENGTH	50 lbs
MINIMUM TEAR STRENGTH	40 lbs
MINIMUM BURST STRENGTH	200 ps
APPARENT OPENING SIZE	0.84 m
MINIMUM PERMITTIVITY	1 x 10
ULTRAVIOLET EXPOSURE STRENGTH RETENTION	70%



## SEDIMENT FENCE BARRIER DETAIL

NOT TO SCALE

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

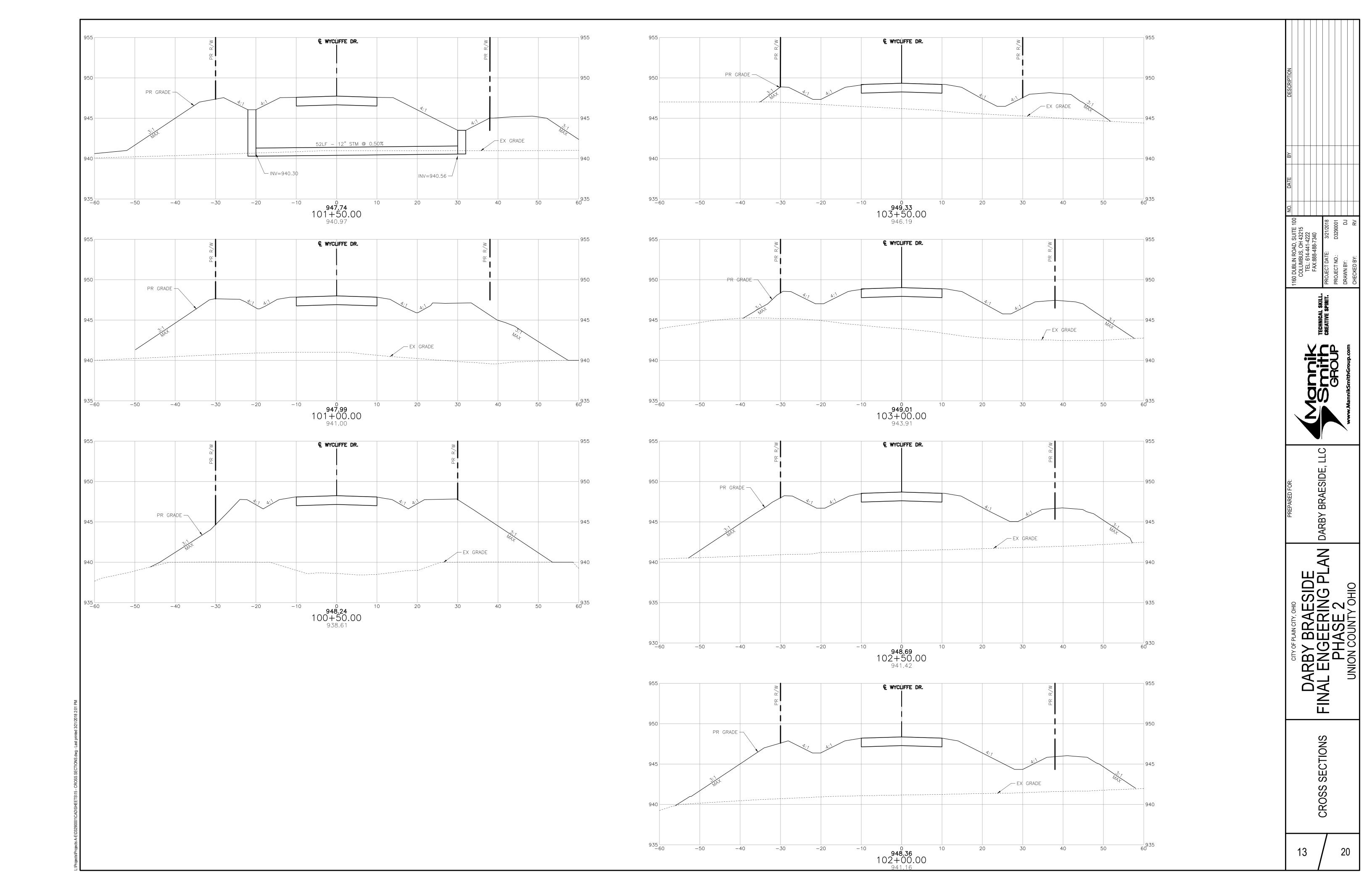
THE USE OF COMPOST FILTER SOCKS AND COMPOST BLANKETS ARE GAINING WIDER ACCEPTANCE NATIONWIDE.

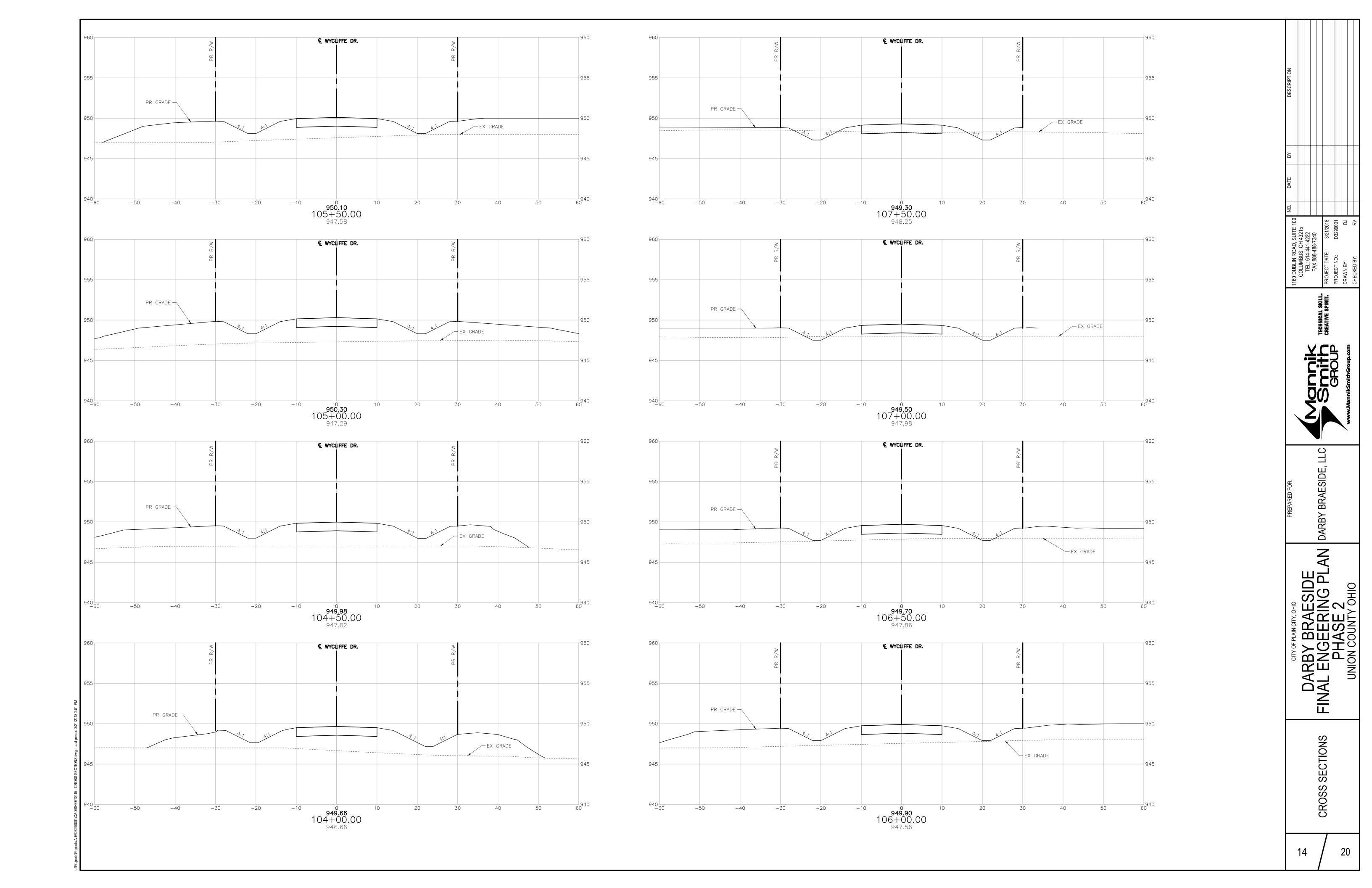
EROSION CONTROL DETAILS

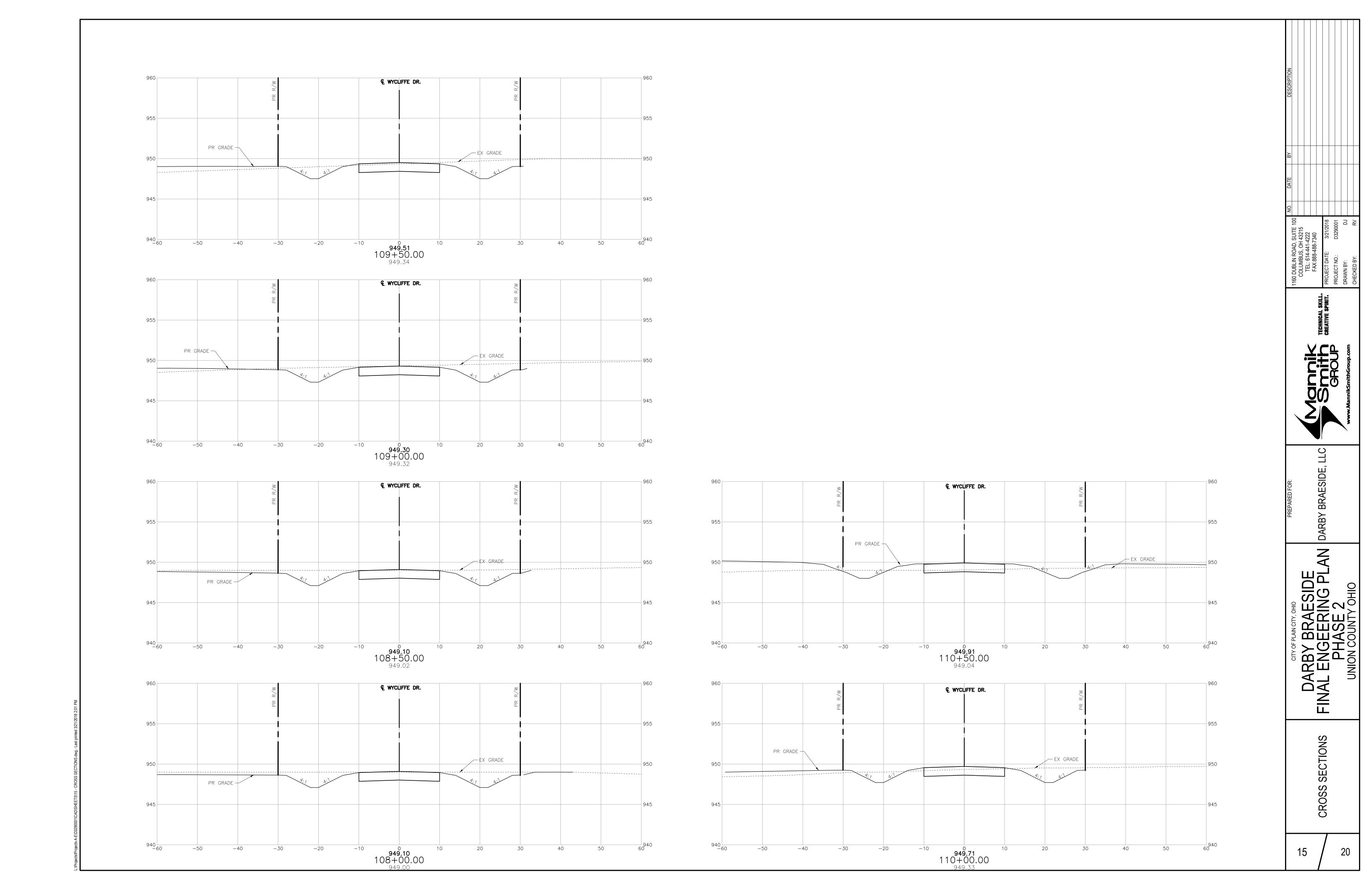
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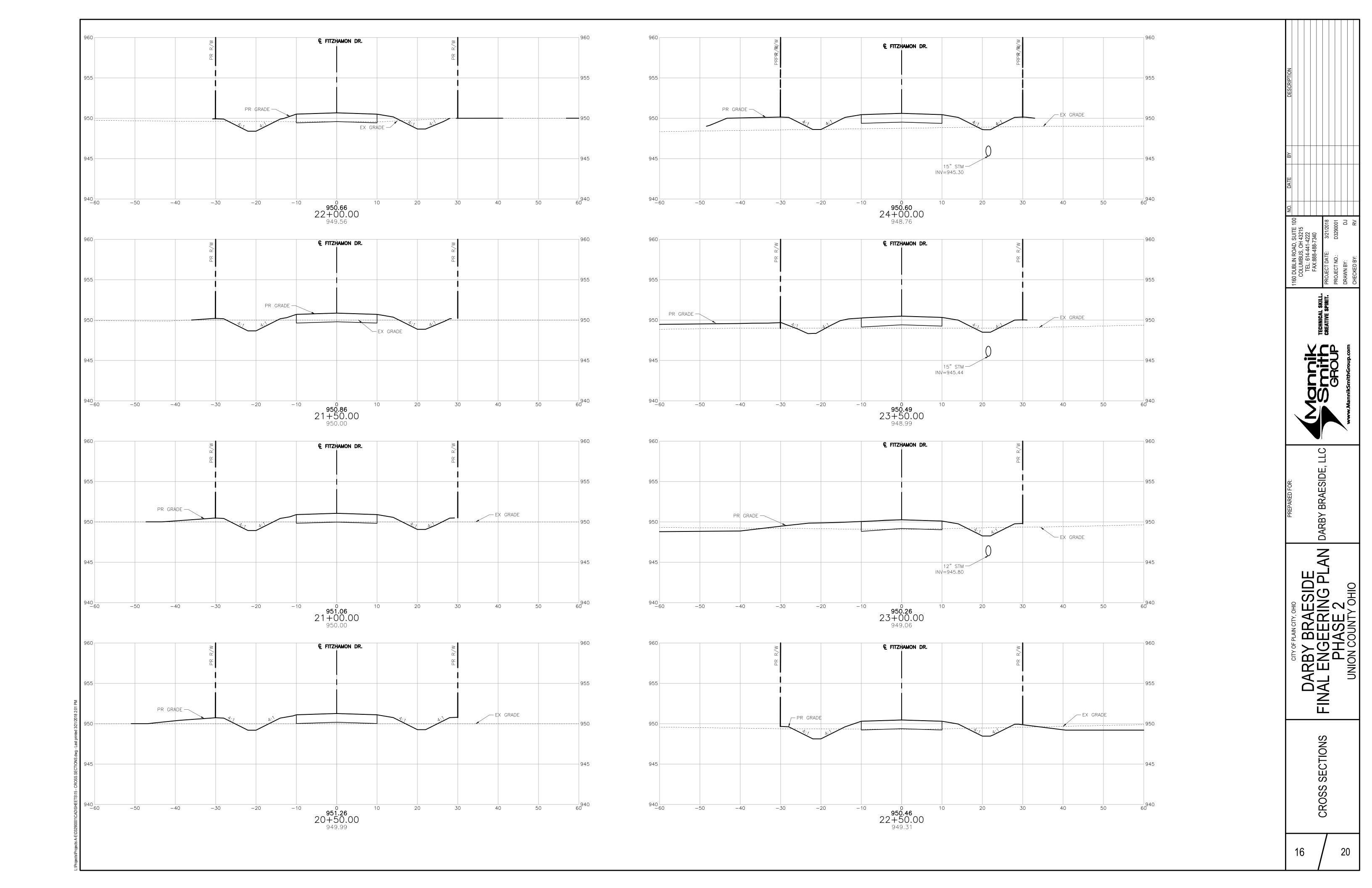
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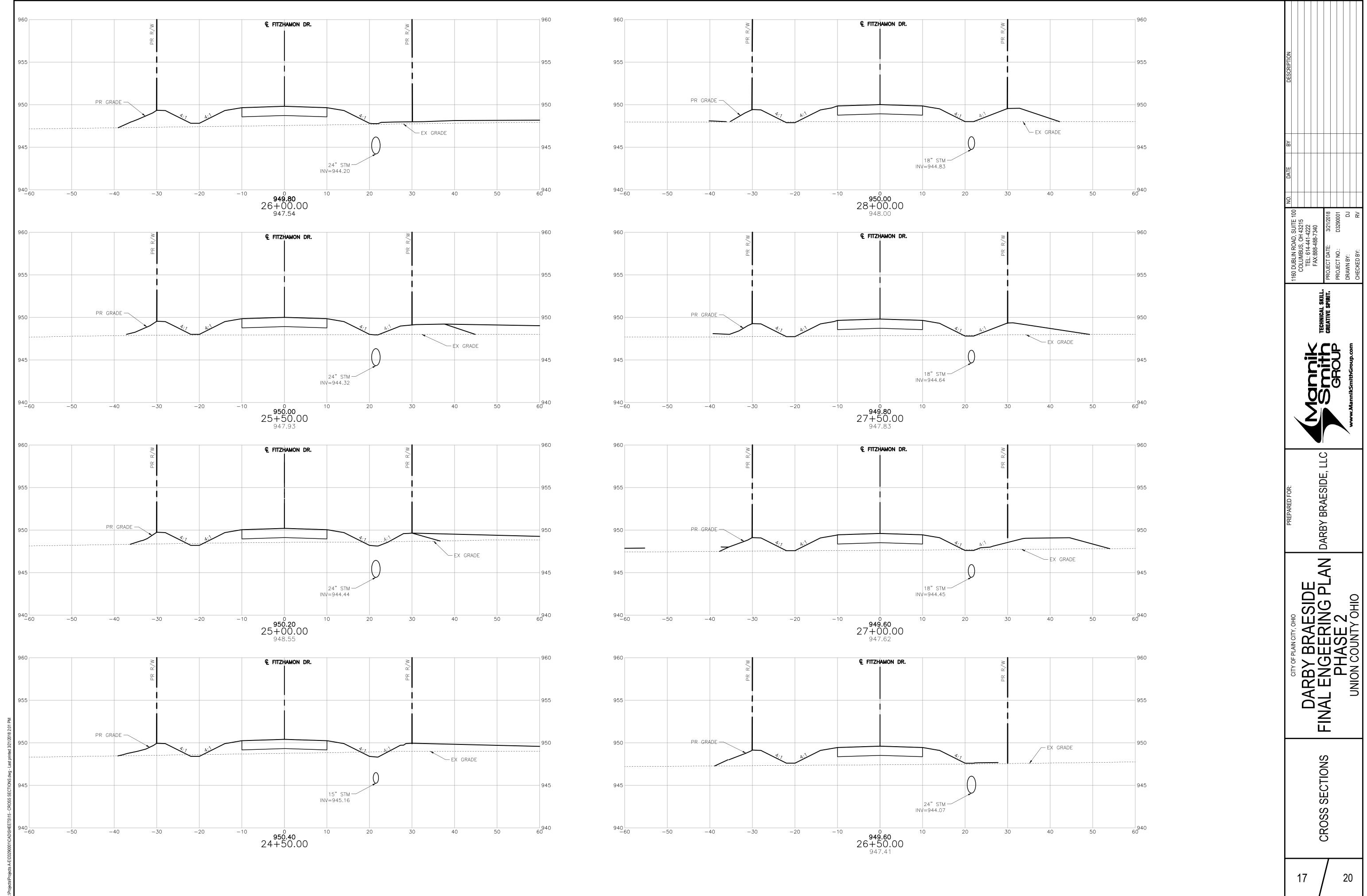
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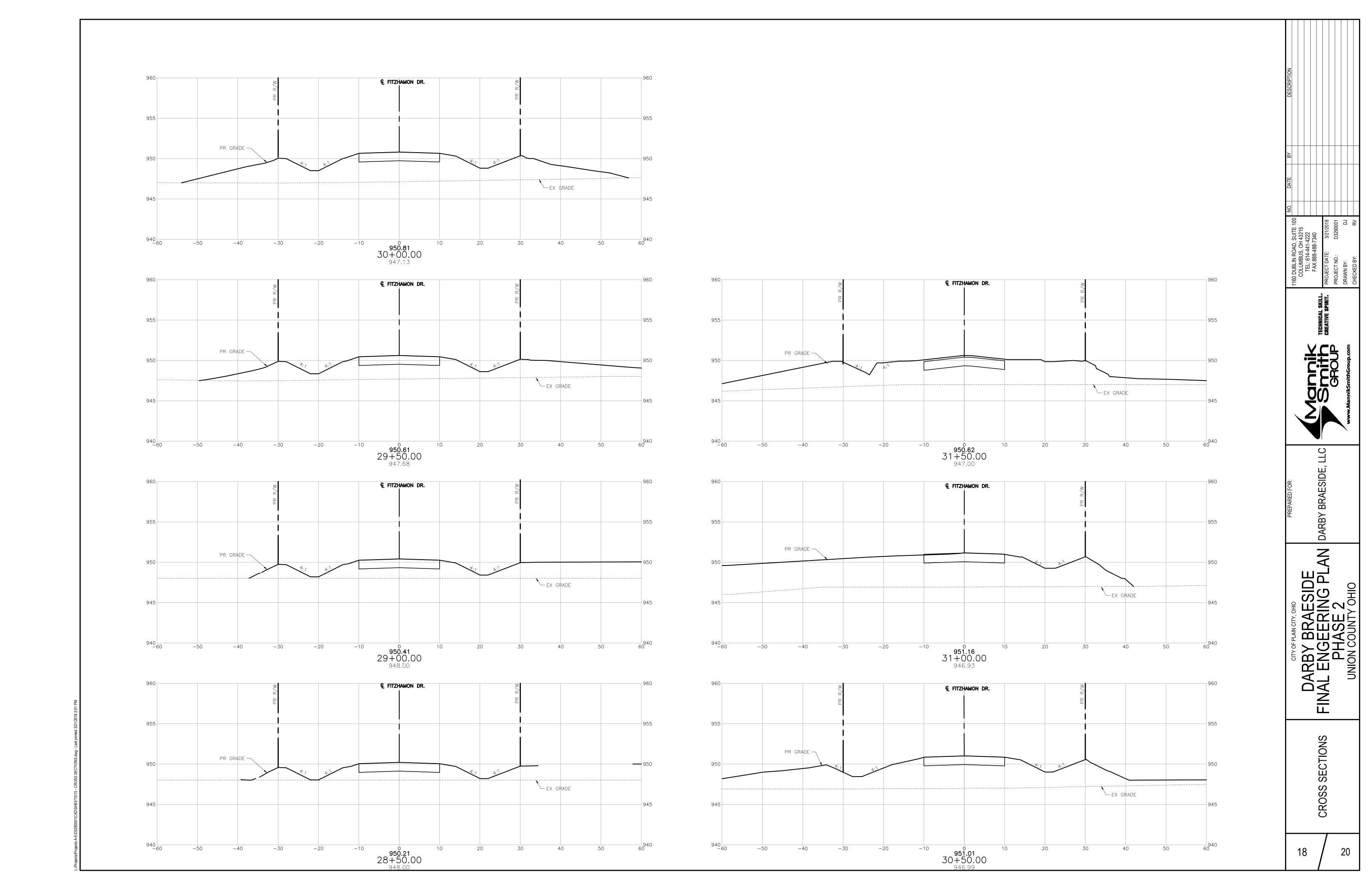


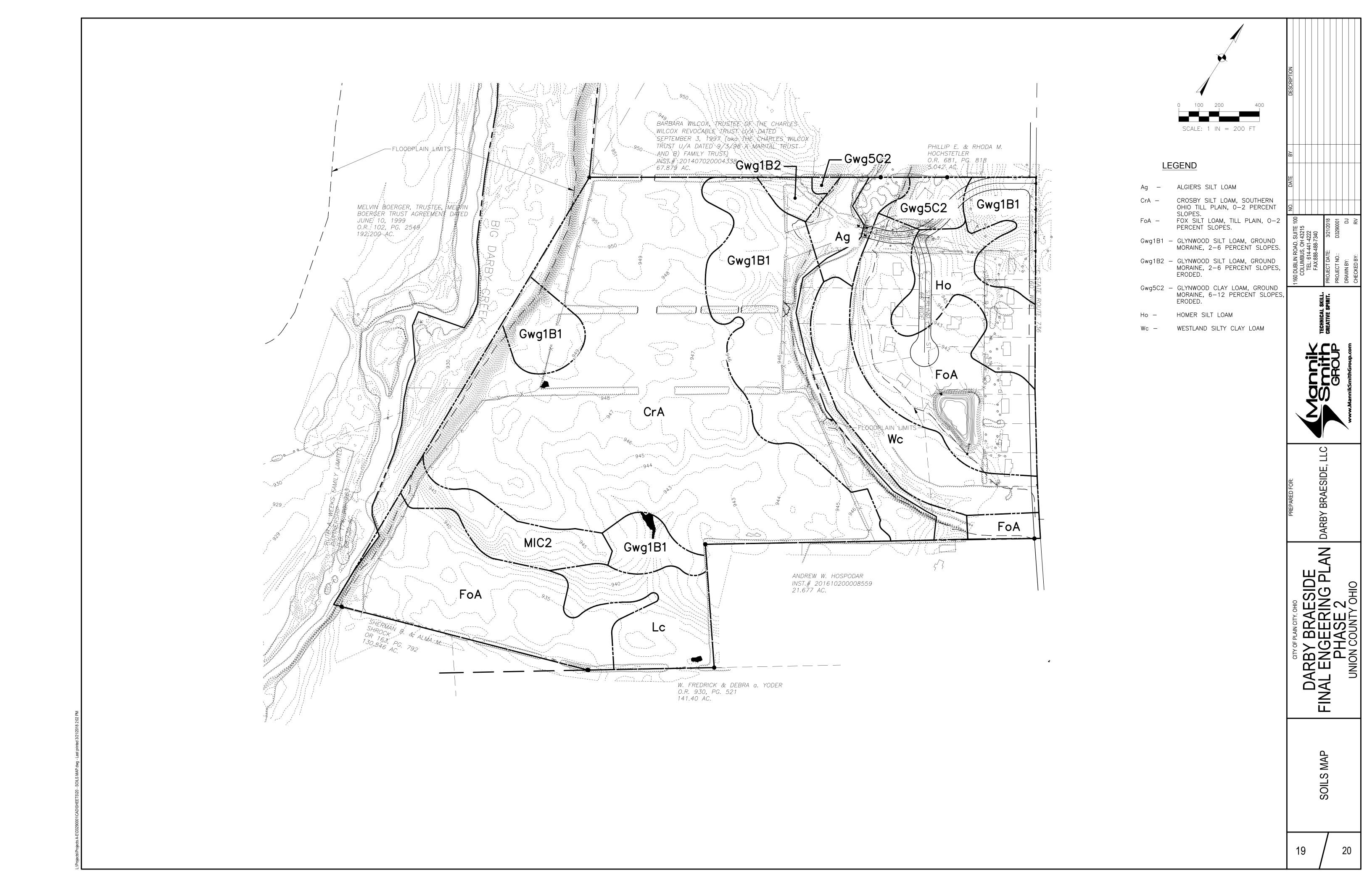


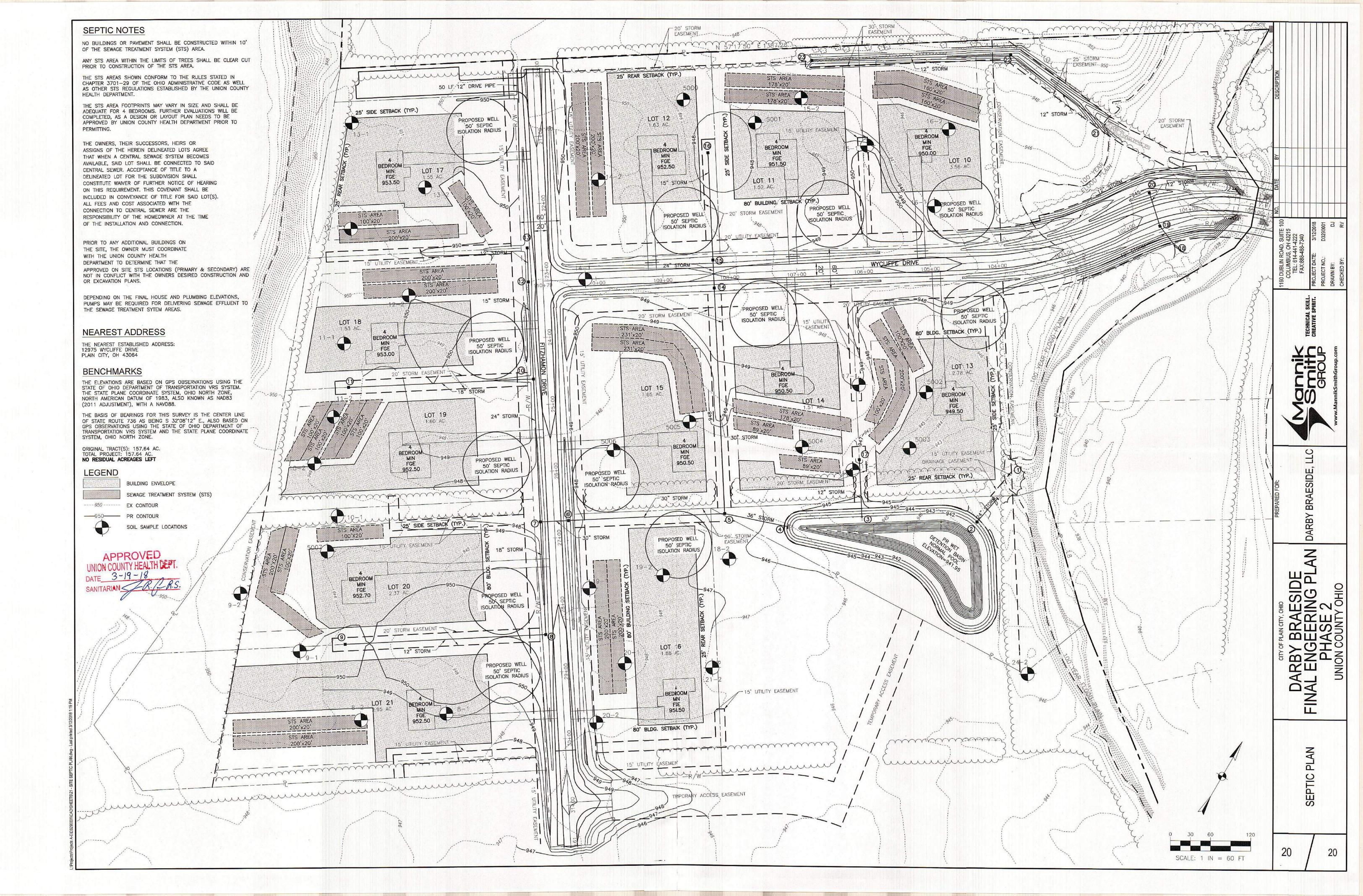












#### RESIDENTIAL and COMMERCIAL

1. THERE SHALL BE NO DISCHARGE IN TO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.

2. NO PERMANENT STRUCTURES. PLANTINGS. ETC. SHALL BE PERMITTED IN EASEMENT AREAS.

3. GRADING OF THE STORM WATER DETENTION AREAS SHALL NOT BE CHANGED.

4. MAINTENANCE OF DRAINAGE DITCHES. DETENTION AREAS, AND/OR DRAINAGE SWALES SHALL BE THE RESPONSIBILITY OF THE ADJACENT OWNERS. IF ANY OWNER DAMAGES A DITCH, DETENTION AREA, OR SWALE, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY. EXISTING DRAIN TILES IN THE SUBDIVISION SHALL BE RE-ROUTED SO THAT DRAINAGE ENTERING TILES WILL CONTINUE TO FLOW FREELY.

5. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL DITCH MAINTENANCE CHARGES WHICH ARE ESTABLISHED BY THE UNION COUNTY COMMISSIONERS FOR THIS SUBDIVISION.

6b. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING. BUILDING. SEPTIC SEWAGE DISPOSAL, WATER WELL, AND DRIVEWAY PERMITS ZONING PERMITS ARE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR. BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. SEPTIC SEWAGE DISPOSAL AND WATER WELL PERMITS ARE OBTAINED FROM THE UNION COUNTY HEALTH DEPARTMENT.

8. ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE TOWNSHIP, UNION COUNTY, AND OTHER APPLICABLE CODE AUTHORITIES.

9. FOR ANY BUILDING PROPOSED TO BE BUILT WITHIN THE 100-YEAR FLOOD ZONE, THE STANDARDS OF THE UNION COUNTY FLOOD DAMAGE PREVENTION RESOLUTION MUST BE MET. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHIN A DESIGNATED FLOOD HAZARD AREA PRIOR TO THE ISSUANCE OF A FLOOD HAZARD PERMIT BY THE UNION COUNTY BUILDING REGULATION DEPARTMENT.

#### RESIDENTIAL ONLY

10. UNION COUNTY IS NOT RESPONSIBLE FOR THE CURTAIN DRAIN TRUNK SEWER OR THE LATERALS LEADING TO IT. CURTAIN DRAINS SHALL NOT OUTLET DIRECTLY TO ROADSIDE DITCHES.

#### 11. DOWNSPOUT DRAINS SHALL NOT BE CONNECTED DIRECTLY TO THE ROADWAY UNDER DRAINS.

14a REGULAR MAINTENANCE OF THE STORM WATER DETENTION AREAS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS UPON WHICH THE EASEMENT FOR THE DETENTION AREA IS LOCATED. UNLESS A HOME OWNER'S ASSOCIATION HAS BEEN CREATED AND HAS BEEN CHARGED WITH THE RESPONSIBILITY FOR SUCH REGULAR MAINTENANCE.

15. WHEN DRIVEWAYS FOR EACH LOT ARE CONSTRUCTED, A DRIVE PIPE SHALL BE INSTALLED PER THE SCHEDULE ON THE FINAL ENGINEERING PLAN. THE DRIVE PIPE SHALL BE APPROVED AND INSPECTED BY THE UNION COUNTY ENGINEER'S OFFICE.

#### MISCELLANEOUS RESTRICTIONS/NOTES

24. THIS SUBDIVISION IS LOCATED ADJACENT TO LAND WHICH MAY BE USED FOR AGRICULTURAL/FARMING PURPOSES. LOT OWNERS CAN EXPECT NOISE FROM FARM MACHINERY, DUST FROM FARMING OPERATIONS, THE APPLICATION OF CHEMICALS TO THE SOIL AND CROPS, ODORS AND NOISE FROM LIVESTOCK, AND OTHER TYPICAL FARMING NUISANCES. OWNERS CAN EXPECT FARMING OPERATIONS TO HAPPEN DAY OR NIGHT. YOU CAN EXPECT HUNTING ON AGRICULTURAL LAND. DO NOT EXPECT TO USE AGRICULTURAL LAND FOR YOUR PURPOSES WITHOUT FIRST GETTING PERMISSION FROM THE LANDOWNER. DO NOT ALLOW YOUR CHILDREN OR YOUR PETS TO PLAY ON AGRICULTURAL LAND. DO NOT DISCARD CLIPPINGS AND TRIMMINGS FROM LAWNS, TREES, BUSHES, PLANTS, ETC. OR OTHER WASTES THAT YOU MAY GENERATE ON AGRICULTURAL LAND. DISPOSE OF ALL WASTES APPROPRIATELY, ADDITIONALLY, THERE MAY BE EXISTING DITCHES, SURFACE SWALES OR UNDERGROUND TILES THAT DRAIN WATER FROM ADJACENT LAND ON TO OR THROUGH YOUR PROPERTY. YOU HAVE A LEGAL RESPONSIBILITY TO ALLOW THE REASONABLE FLOW OF WATER ON TO OR THROUGH YOUR PROPERTY FROM UP GROUND PROPERTIES. YOU ALSO HAVE A LEGAL RESPONSIBILITY TO MAINTAIN AND REPAIR ANY EXISTING DITCHES. SURFACE SWALES OR UNDERGROUND TILE ON YOUR PROPERTY.

26. FEMA ZONE: AT THE TIME OF PLATTING, ALL OF THE SUBDIVISION IS IN ZONE X (areas determined to be out of the 500-year floodplain) AS SAID ZONE IS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE RATE MAP FOR UNION COUNTY, OHIO AND UNINCORPORATED AREAS, MAP NUMBERS 39159C0370D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

27. MINIMUM SETBACKS: ZONING REGULATIONS FOR DARBY BRAESIDE PHASE 2 SUBDIVISION IN EFFECT AT THE TIME OF PLATTING OF DARBY BRAESIDE PHASE 1 SUBDIVISION SPECIFY THE FOLLOWING DIMENSIONS FOR THE MINIMUM FRONT. SIDE AND REAR YARD SETBACKS FOR EACH LOT:

# SIDE 40 FEET ONE SIDE, 80 FEET TOTAL

SAID ZONING REGULATIONS AND ANY AMENDMENTS THERETO PASSED SUBSEQUENT TO ACCEPTANCE OF THIS PLAT. SHOULD BE REVIEWED TO DETERMINE THE THEN CURRENT REQUIREMENTS. THIS NOTICE IS SOLELY FOR THE PURPOSE OF NOTIFYING THE PUBLIC OF THE EXISTENCE, AT THE TIME OF PLATTING, OF CERTAIN ZONING REGULATIONS APPLICABLE TO THIS PROPERTY. THIS NOTICE SHALL NOT BE INTERPRETED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LAND OR TITLE ENCUMBRANCES OF ANY NATURE, AND IS FOR INFORMATION PURPOSES ONLY.

28. UTILITY PROVIDERS: BUYERS OF THE LOTS IN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT, AT THE TIME OF PLATTING, UTILITY SERVICE TO THIS SUBDIVISION FOR ELECTRIC POWER IS PROVIDED BY UNION RURAL ELECTRIC, TELEPHONE SERVICE IS PROVIDED BY FRONTIER COMMUNICATIONS.

29. SCHOOL DISTRICT: AT THE TIME OF PLATTING, ALL OF THE SUBDIVISION IS IN THE JONATHAN ALDER LOCAL SCHOOL DISTRICT.

# 30. NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED WITHIN THE EASEMENT AREAS,

31. THE CONSERVATION EASEMENT AREAS ARE PART OF INDIVIDUAL LOT(S). IN SUCH CASES, THE OWNER(S) OF THE LOT(S) AFFECTED BY THE CONSERVATION EASEMENT SHALL BE RESPONSIBLE FOR DOING AND/OR REFRAINING FROM DOING CERTAIN ACTS WITHIN THE CONSERVATION EASEMENT IN ORDER TO PRESERVE IT IN ITS NATURAL STATE. WITHIN SAID CONSERVATION EASEMENT ON LOTS THERE SHALL BE NO BUILDINGS, EXCAVATING, REMOVAL OR QUARRYING OF TOP SOIL, SAND, GRAVEL, ROCK, MINERALS AND/OR MATERIALS OR CHANGE IN THE TOPOGRAPHY OF THE GRADE WITHIN THE CONSERVATION EASEMENT IN ANY MANNER, OTHER THAN THAT CAUSED BY THE FORCES OR NATURE OR AS RESERVED WITHIN THE CONSERVATION EASEMENT.

32. RESERVE D HAS BEEN CREATED FOR THE PURPOSE OF PRESERVING, PROTECTING, AND CONSERVING THOSE AREAS OF THE SUBDIVISION ADJACENT TO THE BIG DARBY CREEK WHILE ALLOWING FOR PASSIVE ENJOYMENT OF THE RESERVE BY THE HOMEOWNERS. THIS RESERVE SHALL BE KEPT IN ITS ACTUAL STATE. AS HEREIN USED, THE TERM NATURAL STATE IS INTENDED TO MEAN THAT NO BUILDINGS, BILLBOARDS, SIGNS OR OTHER STRUCTURES MAY BE CONSTRUCTED WITHIN THE RESERVE, PROVIDED, HOWEVER, TWO STRUCTURES MAY BE CONSTRUCTED WITHIN THE RESERVE: A CANOE STORAGE AND PICNIC SHELTER. THE HOMEOWNERS ASSOCIATION MAY MOVE DIRT, EXCAVATE OR BRING IN FILL OR MATERIAL FOR THE PRESERVATION OF EXISTING PATHWAYS THROUGH CONSERVATION

33. OTHER RESERVE AREAS (A AND B) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

# GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES) PHASE 2

AREA IN JEROME TWP. 37.581

AREA IN DARBY TWP. 23.361

AREA IN RESERVES "A"=0.302 AC, "B"=1.788 AC. & "D"=31.198

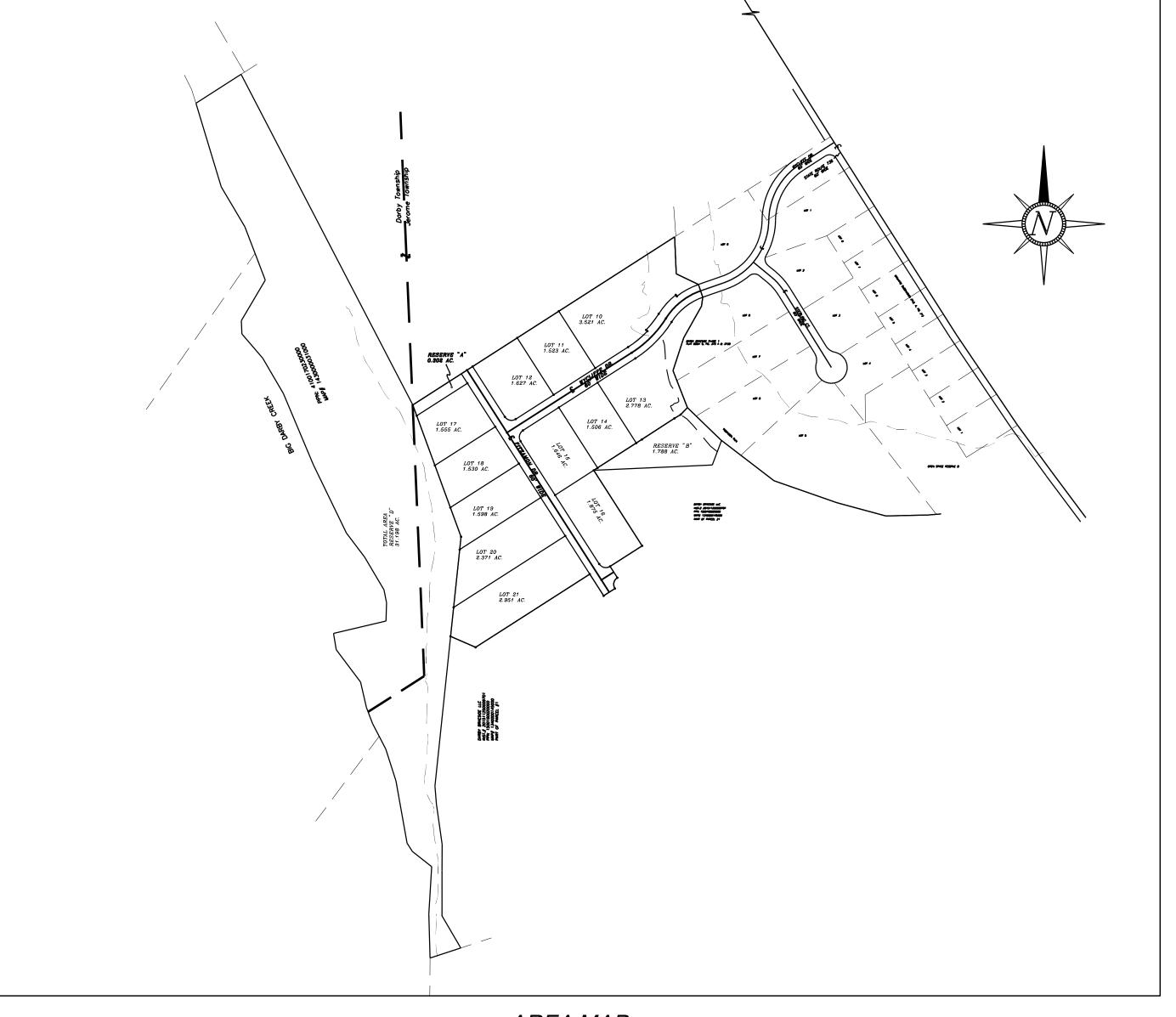
AREA IN RIGHT OF WAYS (60')

PHASE 2 3.175

NUMBER OF LOTS 12 LOT AREA 24.479 80' FRONT SETBACK (FROM RIGHT OF WAY) 25' SIDE & REAR YEAR SETBACK

# SUBDIVISION PLAT FOR DARBY BRAESIDE PHASE 2

JEROME AND DARBY TOWNSHIP, UNION COUNTY, OHIO V.M.S. 3484



# AREA MAP

# **LOCATION MAP**

# **OWNER**

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

# SURVEYOR

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

# SURVEYOR'S CERTIFICATE

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN THE VIRGINIA MILITARY SURVEY No. 3484, JEROME TOWNSHIP AND DARBY TOWNSHIP, UNION COUNTY, OHIO.

THE TRACT HAS AN AREA OF 3.175 ACRES IN RIGHT OF WAYS, 33.288 ACRES IN RESERVES AND 24.479 ACRES IN LOTS FOR A TOTAL OF 60.942 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES

THE SUBDIVISION IS WITHIN FLOOD ZONE X PER FIRM RATE MAP 39159C0370D, EFFECTIVE DATE

DECEMBER 16, 2008 UNLESS OTHERWISE SHOWN. I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF DARBY BRAESIDE PHASE 2 AS SURVEYED MARCH, 2017.

MONUMENTS HAVE BEEN PLACED AS INDICATED. MONUMENTS SHOWN THUS "O " WILL BE SET AT ALL LOT CORNERS AND ALL POINTS OF CURVATURE AND TANGENCY ALONG THE STREET RIGHT-OF-WAY LINE AFTER CONSTRUCTION AND PRIOR TO THE SALE OF ANY LOTS. ALL SAID MONUMENTS SET WILL BE 5/8" REBAR 30 INCHES LONG WITH A YELLOW PLASTIC CAP STAMPED "J&J SURVEYING".

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

DATE

03/21/2018

# **DEDICATION**

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

**OWNER** STATE OF OHIO **COUNTY OF UNION** BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY PERSONALLY CAME WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USE AND PURPOSES THEREIN EXPRESSED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS DAY OF \_\_\_\_\_\_, 2018. NOTARY PUBLIC

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS DAY OF , 2018 FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY, IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

# AUDITOR'S PARCEL ACREAGE

MY COMMISSION EXPIRES

THIS PLAT CONSISTS OF 60.943 ACRES FROM AUDITOR'S PARCEL NO. 1500160020000 & 4100170230000 (DARBY BREASIDE INCORPORATED. I NST.# 201511250009701)

# BASIS OF BEARINGS

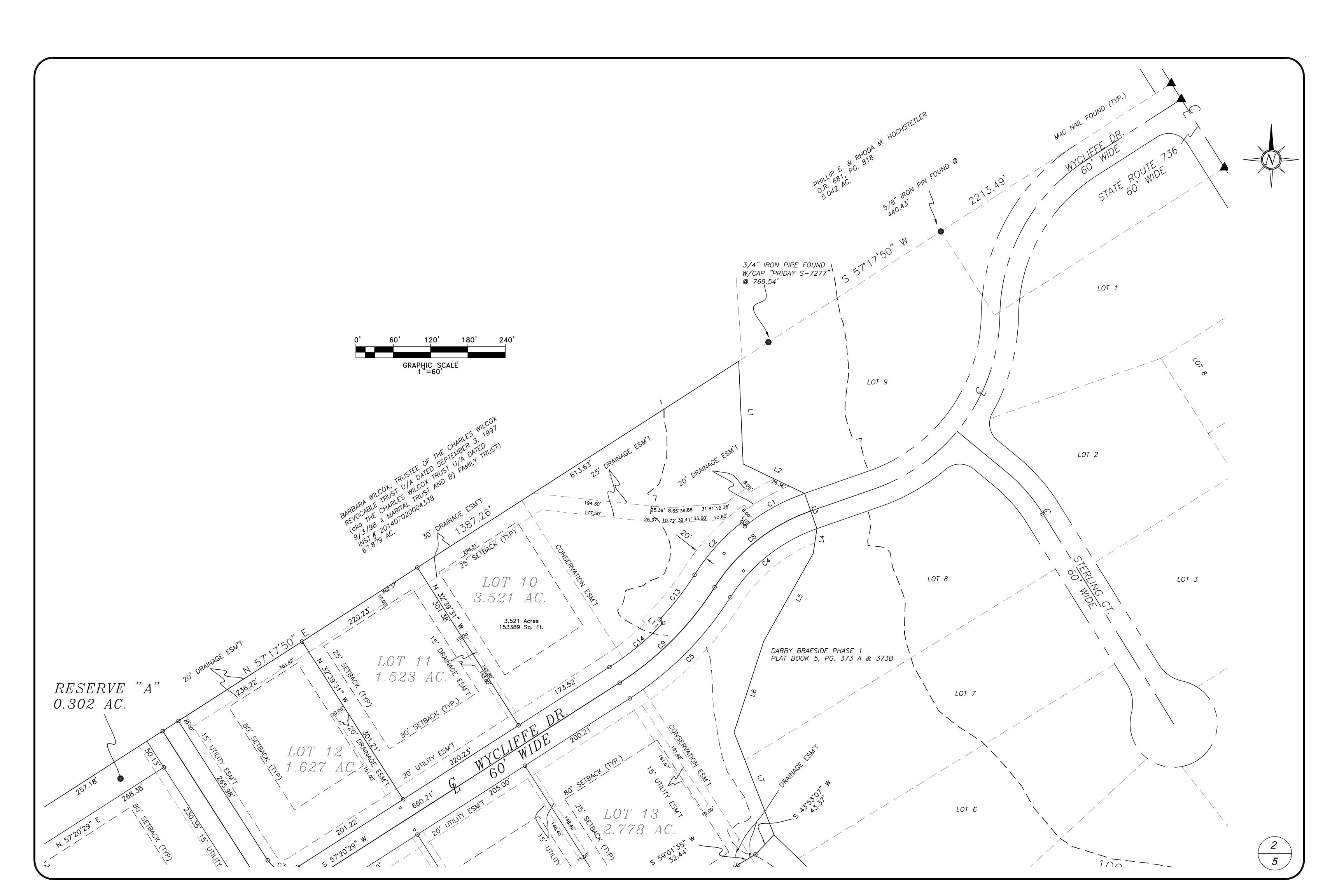
Bearings are based on the centerline of State Route 736 as being S 32°08'12" E, based on GPS observations using the State of Ohio Department of Transportation VRS System, the State Plane Coordinate System, Ohio North Zone, North American Datum of 1983, also known as NAD83 (2011 Adjustment)

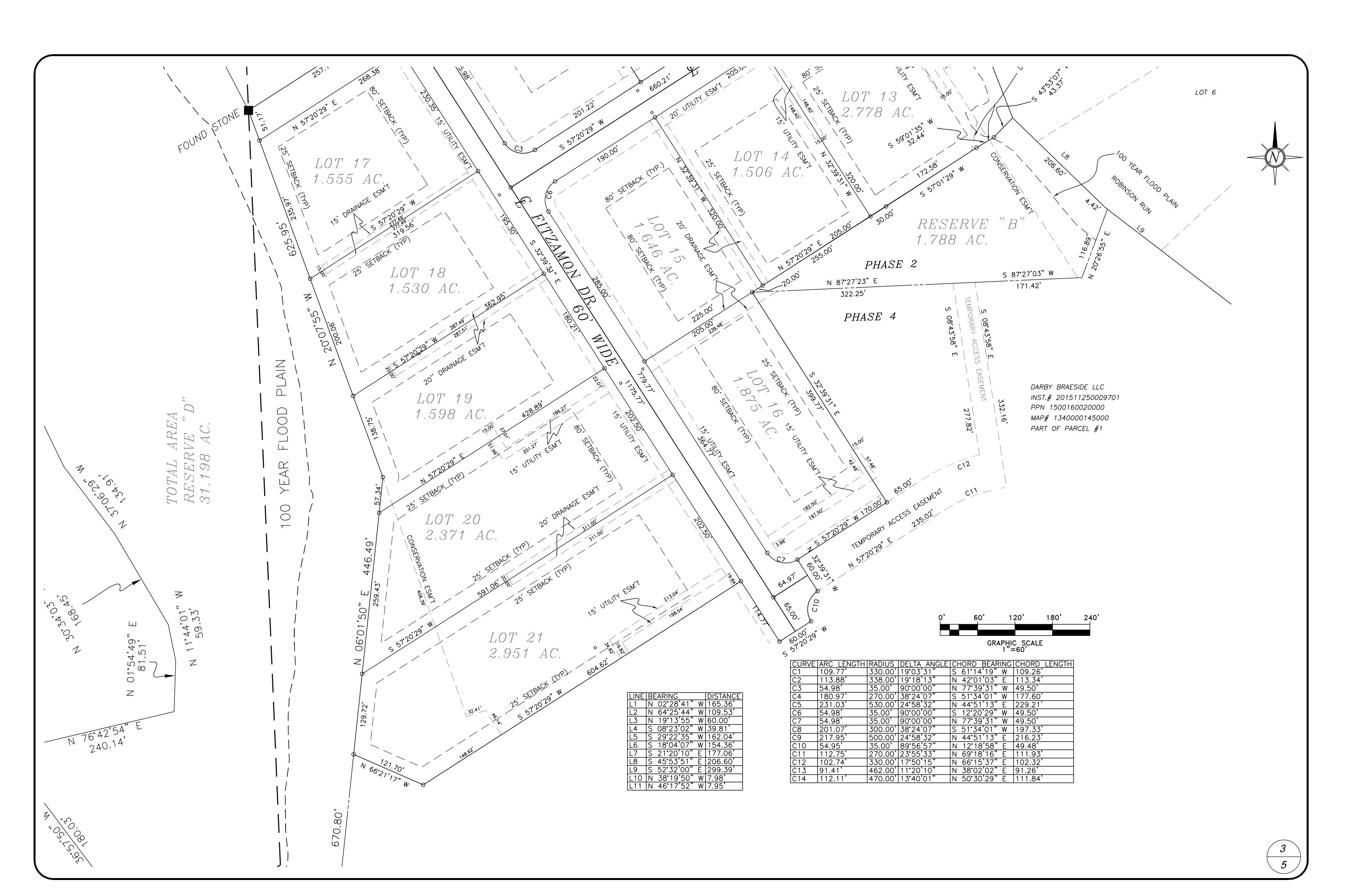
# **APPROVALS**

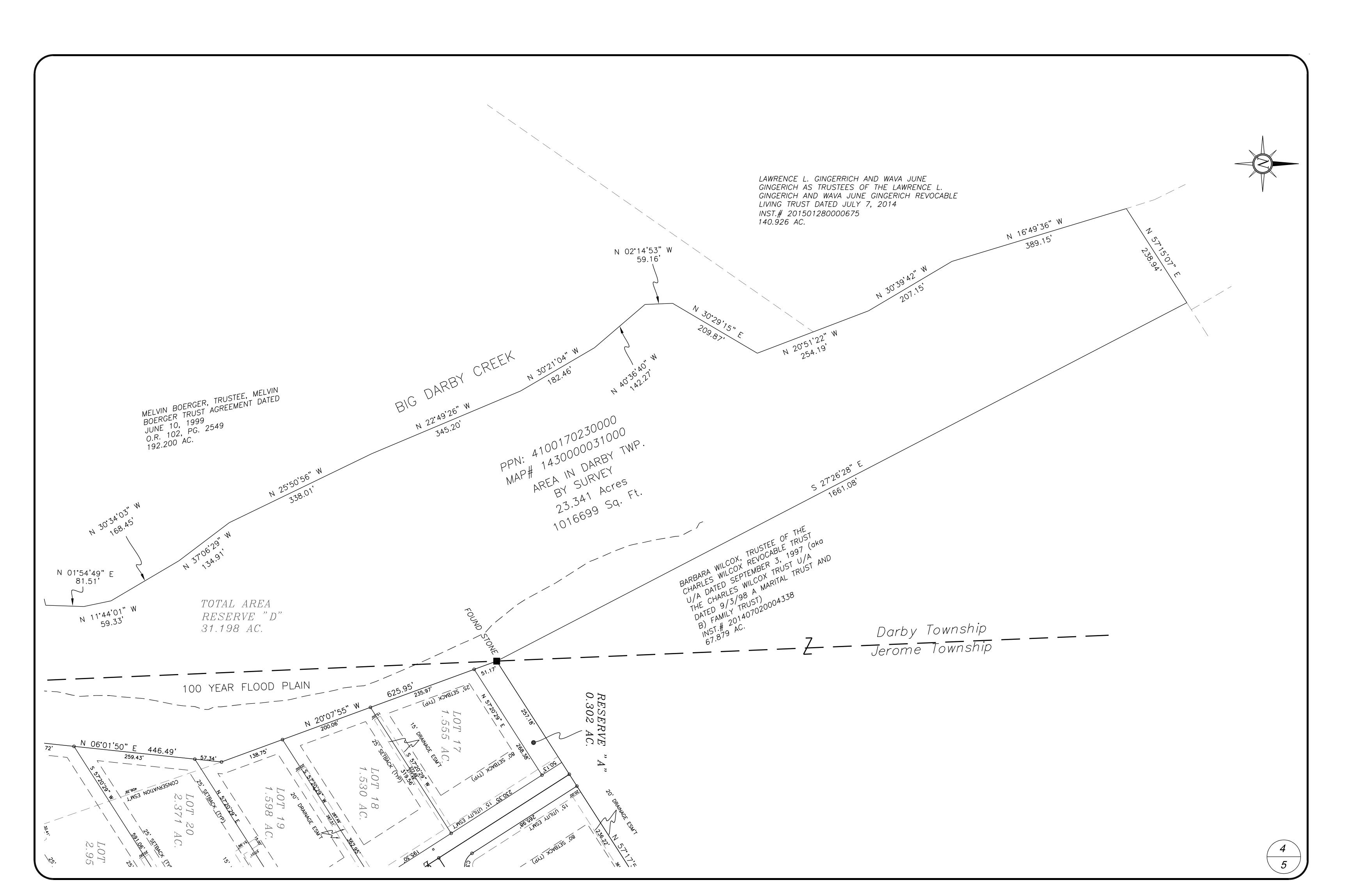
Reviewed this	day of	_, 2018	Chairman, Jerome Township Trustees.
Reviewed this	day of	_, 2018	Chairman, Darby Township Trustees.
Approved this	_ day of	_, 2018	County Enginner
Approved this	_day of	_, 2018	County Health Dept.
opproved this	_day of	, 2018F	Logan-Union-Champaign Regional Planning Commission
Approved this	_day of	, 2018	
		County Commissioners	
ransferred this	day of	, 2018 County Auditor	
iled for Record this	day of	, 2018, atm.	
Recorded this	day of,	2018 in Plat Cabinet	_ silde
		County Recorder	<del></del>

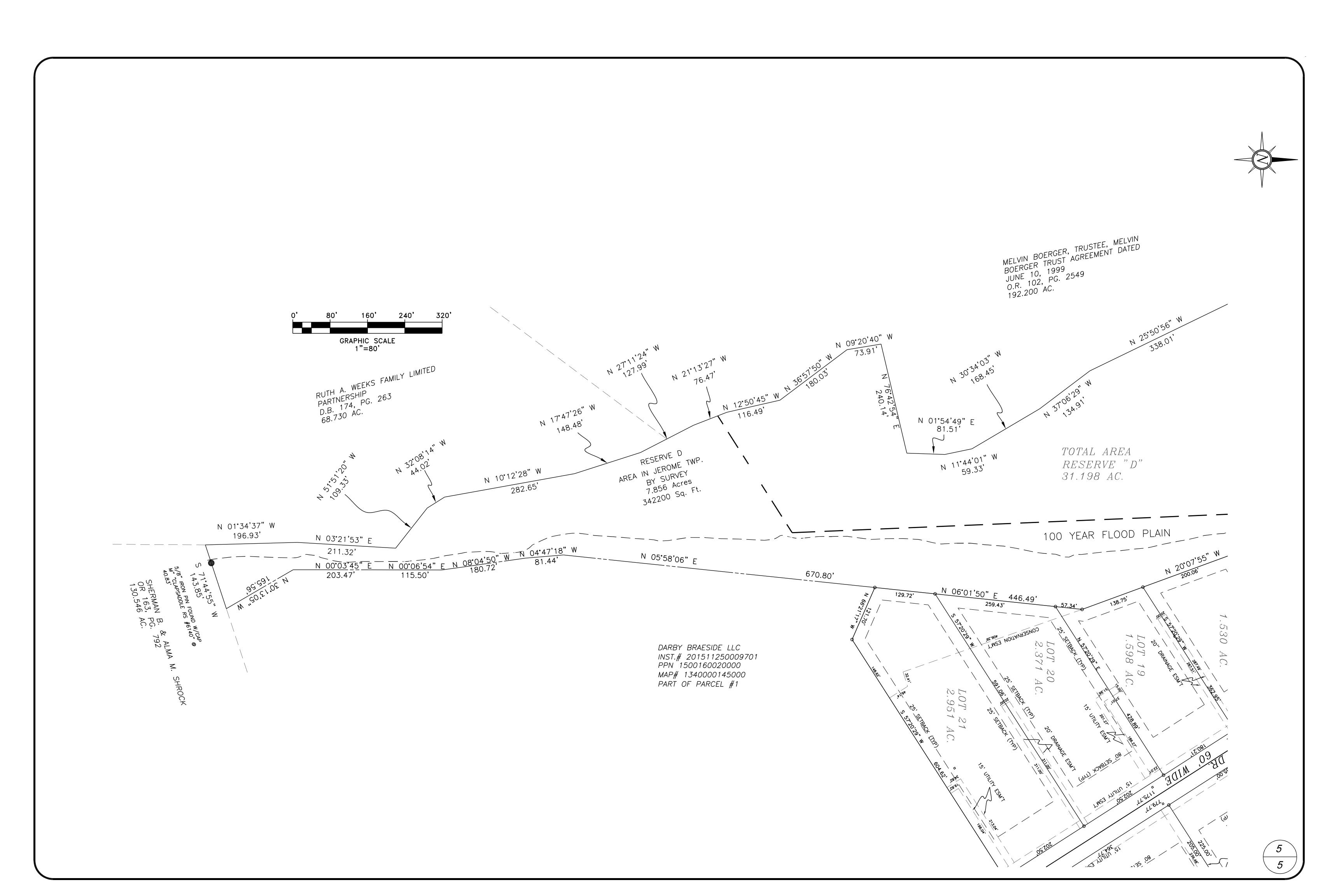














#### County Engineer Environmental Engineer Building Department

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

April 6, 2018

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

Re: Darby Braeside – Phase 2

Final Plat Review

Brad.

We have completed our review for the above final plat. The construction drawings have been approved by our office. A performance bond has not yet been received by our office for approval by the Commissioners.

In addition to the above, we have some technical comments specific to the plat listed below:

- 1. In reference to the Union County Standard Deed Restrictions on Sheet 2:
  - Note #4 needs revised, as the storm infrastructure outside the right of way will be maintained by our office and USWCD through the Ditch Maintenance program.
  - o Remove Note #10
  - Note #14a needs revised per the first comment above.
- 2. Define all easements by general type, providing information regarding permitted occupants, use, restrictions, etc.

Based on nature of the above comments, there are outstanding issues that prevent us from recommending approval of the plat at this time. However, we understand that the above comments may be addressed prior to next week's Zoning and Subdivision Committee and Executive Committee meetings. Should we receive a revised version of the plat addressing the referenced comments, as well as obtaining the approval of the performance bond prior to next week's meetings, we would be in a position at that time to recommend approval. We will keep you updated on this plat's status as we get updated information.

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

Bill Nardue

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

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

Logan-Union-Champaign Regional Planning Commission c/o Brad Bodenmiller PO Box 219 East Liberty, OH 4331 Bradbodenmiller@lucplanning.com

Re: Darby Braeside Phase 2 - Final Plat

Dear Brad,

Darby Township is in receipt of the March 27<sup>th</sup> memo and Darby Braeside Phase 2 Final Plat from LUC. In follow-up to our phone conversation on April 2<sup>nd</sup>, I am confirming that there are no changes to the regulations of the Darby Braeside property that is located in Darby Township, Union County.

Do not hesitate to contact me should you have any questions.

Sincerely,

Burn

Jim Butler

Darby Township Zoning Inspector

cc: Darby Township Trustees

#### Jerome Township Zoning Office



## Jerome Township Union County, Ohio

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

April 4, 2018

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

RE.: Darby Braeside – Subdivision Final Plat Phases 2

Dear Brad,

I have reviewed the Final Plat for Darby Braeside Phase 2. Upon review, the Final Plat seems to comply with the layout of the units as proposed for this section of the subdivision. The Township's only concern is whether or not the lots can comply with the County Engineer's Access Management Plan's driveway separation distance requirements.

Our review is limited solely to the issues relating to compliance with zoning, such as the proposed lot count, lot sizes, setbacks, open space percentages, etc. As such the **zoning office has no major concerns** with the Final Plat as filed. As always, the townships review is limited strictly to zoning related items and does not cover technical related issues such as construction means and methods, traffic, access, or site engineering such as water runoff and drainage issues. Please feel free to contact me at your convenience with any questions you may have regarding this review or the pending Final Plat Approval.

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

Respectfully,

Mark Spagnuolo

Jerome Township Zoning Officer

#### **Brad Bodenmiller**

**From:** Jeremy Hoyt <jhoyt@marysvilleohio.org>

Sent: Thursday, April 5, 2018 9:59 AM

**To:** Brad Bodenmiller

**Cc:** Kyle Hoyng; Bill Narducci

**Subject:** LUC Comments

Brad,

Sorry for the delay...but here's our comments:

#### Darby Braeside, Phase 2

• This project is outside of the City of Marysville corporation limits and exclusive utility service area. Therefore, we do not have any comments regarding this final plat submittal.

#### Eversole Run Neighborhood, Section 2

• Due to the ongoing review of the Final Engineering plans, the City of Marysville does not have any comments regarding this preliminary plat submittal.

#### Jerome Grand at Jacquemin Farms

- Please add "utility service provider" to the list of beneficiaries of the proposed access easements on Sheet 1.
- The location of all proposed utility easements match the approved plans.

As well, if you want this on our letterhead...I may not be able to provide that until just before the meeting. Just let me know.

Thanks, Jeremy

\_\_

#### Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

City of Marysville, Ohio

209 South Main Street Marysville, Ohio 43040 (937)645-7358 (office) (937)645-7351 (fax) jhoyt@marysvilleohio.org



## **Brad Bodenmiller**

Sent: To: Cc: Subject: Attachments:	Thursday, April 5, 2018 1:15 PM Brad Bodenmiller Randy L. VanTilburg; WAYNE BALLANTYNE; Dave Gulden; Daniel J. Johanni; Bill Narducci Re: Darby Braeside Phase 2 Final Plat - Reviewing agency comments DOC001.PDF
Hi Brad,	
	ge and water systems have been addressed. The "Septic Plan" (page 20/20) (attached Engineering Plan Phase 2 was presented to the Union County Board of Health and
Health dept. staff approval: 3/12 UCHD Board of Health approval:	
Thank you,	
Jim Cogar R.S. Deputy Director Environmental Health Division Union County Health Department 940 London Ave. Suite 1100 Marysville, Ohio 43040 937-642-2053 ext.2041 jim.cogar@uchd.net	
CONFIDENTIALITY NOTICE	
contain information that is privileged notice is not the intended recipient;	with it are intended only for the use of the individual or entity to which it is addressed and may d, confidential, and prohibited from redisclosure under applicable law. If the reader of this you are hereby notified that any dissemination, distribution, or copying of this communication is yed this communication in error, please notify the originator of this message immediately.
This message and any response to it	may constitute a public record and thus may be publicly available to anyone who requests it.
On Thu, Apr 5, 2018 at 12:49 PM,	Brad Bodenmiller < bradbodenmiller@lucplanning.com > wrote:
,	

I still anticipate comments from <b>Union Co (U) Engineer's Office</b> and <b>Union Co (U) Health Department</b> . I would email a revised plat Monday or Tuesday of next week, but that will depend on the scope of those pending comments.
Bring the updated mylar with you on Thursday with notarized signatures, surveyor's signature, etc. I would plan to arrive 11:15 AM (first meeting is at 11:45 AM). You and I can take a look at the mylar then.
I hope that all makes sense.
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   <u>www.lucplanning.com</u>
From: Randy L. VanTilburg <a href="mailto:RVanTilburg@manniksmithgroup.com">RVanTilburg@manniksmithgroup.com</a> Sent: Thursday, April 5, 2018 11:20 AM  To: Brad Bodenmiller <a href="mailto:bradbodenmiller@lucplanning.com">bradbodenmiller@lucplanning.com</a> Cc: WAYNE BALLANTYNE <a href="mailto:wayneballant@gmail.com">wayneballant@gmail.com</a> ; Dave Gulden <a href="mailto:davegulden@lucplanning.com">davegulden@lucplanning.com</a> ; Daniel J. Johanni <a href="mailto:Djohanni@manniksmithgroup.com">Djohanni@manniksmithgroup.com</a> Subject: Re: Darby Braeside Phase 2 Final Plat - Reviewing agency comments
Brad,
We will get these taken care of ASAP. What is the revision/resubmittal process prior to the meeting next week? Do we need to revise and resubmit the plat to you prior to Thursday? If so, are we ready for mylar after addressing these comments?
I have copied Daniel Johanni in my office as he will be coordinating the plat revisions while I am out today and tomorrow.
Thanks

Ra	n	d	>

On Apr 5, 2018 10:12 AM, Brad Bodenmiller < bradbodenmiller@lucplanning.com > wrote:

Good morning,

Please see the attached reviewing agency comments from the City of Marysville (U) and Union Rural Electric.

#### **Bradley J. Bodenmiller**

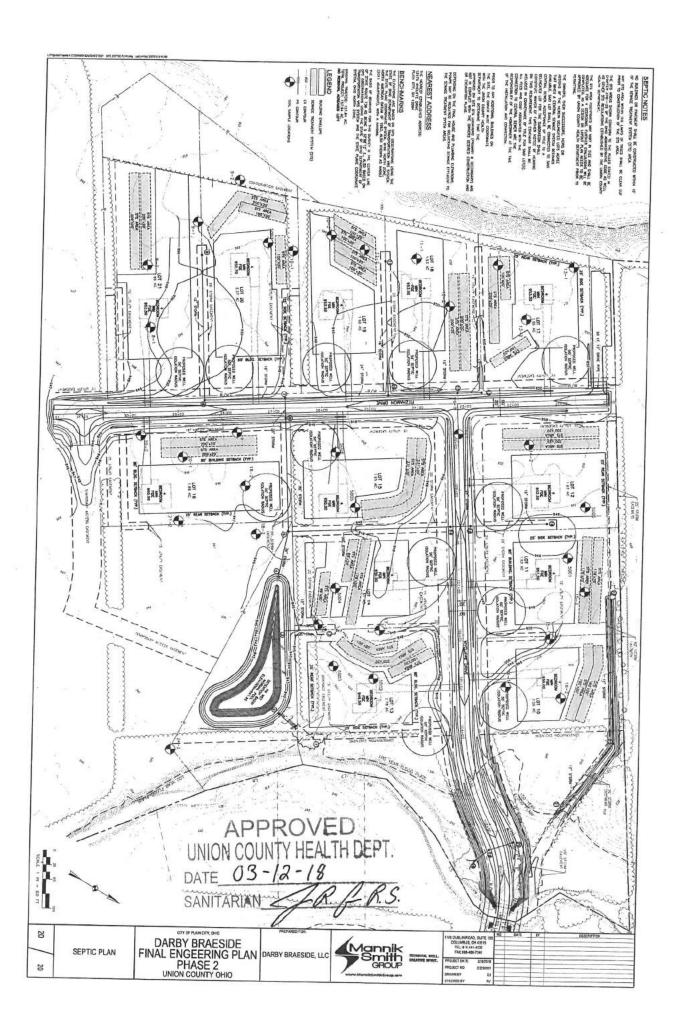
Planner II | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

#### CONFIDENTIALITY NOTICE

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

Your Touchstone Energy\* Cooperative

April 4, 2018

Bradley Bodenmiller LUC Regional Planning Commission 10820 SR 347 East Liberty, OH 43319

RE: UREC comments for Darby Braeside Phase 2 – Final Plat

Brad,

Union Rural Electric Cooperative, Inc. has reviewed and noted comments per paper and PDF drawings on CD-R, received 03/27/18.

- I. Drawing set of 5 sheets issued Subdivision Plat for Darby Braeside Phase 2. Surveyor Date: 03/21/2018:
  - 1) Sheet 1 of 5
    - a) Noted discrepancies for setback distances from item 27 and information under Number of Lots at bottom left of sheet, also we think year should be yard.
    - b) No information about utilities easements for item 2 or 30. Request Generic Utility Easements for developments:

The undersigned owners (name of developer) Grantor of the within platted land, do hereby grant unto Union Rural Electric, (include other utilities as needed) and their successors and assigns (grantees). A permanent easement ("Utility Easement"), \_\_\_\_ feet in width under, over and through all sub lots and all lands owned by the grantor shown hereon and parallel with the contiguous right-of-way for \_\_\_\_(street names)\_\_\_\_ and also upon land between lots as to the service meter to be installed upon the Grantor Property ("Utility Easement"), the centerline of which shall be the location of the installations (as defined), depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such underground electric, (other utilities), and cable, ducts, conduits, pipes, surface mounted transformers and pedestals or below ground mounted, concrete pads and (other facilities as named) for public and private use at such locations as the grantees may determine upon, within, and across said easement premises (Utility Easements, <u>(note other easements)</u>). No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises, which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines outside the above described easement premises or the right of access, ingress and egress to and

from any of the within described premises for exercising any of the right-ofway and easement grant.

- 2) Sheet 2 of 5
  - a) Noted 15 ft easement between lots 10 and 11 for UREC primary, secondary or service facilities need to be changed from Drainage to Utility per issued Darby Braeside Phases 2 Final Engineering Plan – Street, Storm and Grading Plans 2018
- 3) Sheet 3 of 5
  - a) Noted 15 ft easement between lots 17 and 18 for UREC primary, secondary or service facilities need to be changed from Drainage to Utility per issued Darby Braeside Phases 2 Final Engineering Plan – Street, Storm and Grading Plans 2018
- 4) Sheet 4 of 5
  - a) Noted 15 ft easement between lots 17 and 18 for UREC primary, secondary or service facilities need to be changed from Drainage to Utility per issued Darby Braeside Phases 2 Final Engineering Plan – Street, Storm and Grading Plans 2018
- 5) Sheet 5 of 5
  - a) No comments
- II. Drawing set of 20 sheets issued Darby Braeside Phases 2 Final Engineering Plan Street, Storm and Grading Plans 2018. Signature Date of 03/20/18. Used for Final Plat reference:
  - 1) Sheet 1 of 20 Title Sheet
    - a) Phase 2 12 Lots Numbers 10 through 21
    - b) Phase 3 21 Lots Numbers 22 through 42
    - c) Phase 4 8 Lots Numbers 43 through 50
    - d) Total number of lots are 41.
  - 2) Sheet 2 of 20 General Notes, Quantities & Typical Sections
  - 3) Sheet 3 of 20 Miscellaneous Details URE road crossing
  - 4) Sheet 4 of 20 Site Plan
    - a) Noted 15 ft offset Utility Easement between lots 10 and 11 for facilities.
    - b) Noted 15 ft offset Utility Easement between lots 17 and 18 for facilities.
  - 5) Sheet 5 of 20 Utility Plan
    - b) Noted 15 ft offset Utility Easement between lots 10 and 11 for facilities.
    - c) Noted 15 ft offset Utility Easement between lots 17 and 18 for facilities.
  - 6) Sheet 6 of 20 Grading Plan
  - 7) Sheet 7 of 20 Wycliffe Drive Plan and Profile
    - a) Noted Utility Easements with electric and utility conduits noted as "E".
  - 8) Sheet 8 of 20 Fitzhamon Drive Plan and Profile
    - a) Noted Utility Easements with electric and utility road crossing conduits noted as "E".
  - 9) Sheet 9-19 of 20 reviewed
  - 10) Sheet 20 of 20 Septic Plan

III. UREC require development agreement be executed with the developer to establish a Contribution In Aid of Construction (CIAC) cost with payment, construction layout with survey lathe and other clarifications before UREC facilities are installed.

Please contact me with questions or concerns.

Thanks,

Ron Rockenbaugh Manager of Engineering Services Union Rural Electric Cooperative, Inc. PO Box 393 15461 US Route 36 Marysville, Ohio 43040

Cell: (937) 537-0369 Direct: (937) 645-9241



## Staff Report – Dublin Green

Applicant:	Jerome I Associates, LTD  c/o Gus Crim  383 South Third Street  Columbus, OH 43215  (614) 221-4547  gcrim@jskilken.com
	EMH&T c/o Patricia Brown, PE 5500 New Albany Road Columbus, OH 43054 pbrown@emht.com
Request:	Approval of the Dublin Green Preliminary Plat Extension for a period of six (6) months.
Location:	Located in the northwest corner of the intersection of State Route 161 and Industrial Parkway in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat Extension is for the Dublin Green Preliminary Plat. This subdivision involves 24.68, approximately 122,380 square feet of retail space, and 7 outlots.
	Proposed utilities:
	Preliminary Plat:  o The Dublin Green Preliminary Plat was originally approved in April 2016.
	<ul> <li>Union County Engineer's Office</li> <li>The Engineer's Office's submitted comments in a letter dated 04-05-18. The Office recommended the Preliminary Plat be extended contingent upon the Office's comments submitted on 04-07-16.</li> <li>In addition, the Engineer's Office recommended the developer install a multi-use trail/bikepath along the State Route 161 frontage of the property to provide connectivity to the future outlots from the existing path</li> </ul>



### Staff Report - Dublin Green

near the State Route 161/Industrial Parkway roundabout.

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

o No new comments as of 04-04-2018.

#### Union County Health Department

o No new comments as of 04-04-2018.

#### City of Marysville

o No new comments as of 04-04-2018.

#### • Jerome Township

o No new comments as of 04-04-2018.

#### • ODOT District 6

o No new comments as of 04-04-2018.

#### • American Electric Power/AEP

o No new comments as of 04-04-2018.

#### • LUC Regional Planning Commission

• All 04-14-2016 comments from reviewing agencies and the approval with conditions remain effective (§ 318).

#### Staff Recommendations:

LUC Staff recommends **APPROVAL** of the Dublin Green Preliminary Plat Extension with the **condition** that all comments from LUC and reviewing agencies, including the 04-14-2016 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.



Director: Dave Gulden, AICP

### Date: 03/15/18 Name of Subdivision: Dolon Green Location: Nu come of Selle d Industrial Parkway Township: Military Survey: 00420 and 6748 0500 81 a15 0021, 0400 81 015 0031 Complete Parcel(s) Identification Number (PIN): √ (Engineer, SWCD, Board of Health) Have ALL Sketch Plan review letters been obtained? Name of Applicant: Gus Crim Counger rep Address: 783 S. Third Should State: Chu Zip: 43215 City: Cowmous Phone: (GA) 221-4547 Fax: (GA) 221-3091 Email: gcrim@15kilken.com Address: 383 S. Third Street State: One Zip: 43215 City: Columbus Phone: (614) 221 - 4547 Fax: (614) 221 - 3091 Email: gerin @ Jokelken. Com Name of Applicant's Surveyor or Engineer: Patricia Brown, PE Address: 5500 New Albany Rd City: Columbus State: One Zip: 43054 Phone: (614) 775-4396 Fax: (614) 775-4804 Email: pbrown Qernyl, Com Proposed Acreage to be Subdivided: 24.68 Current Zoning Classification: RUD Proposed Zoning Changes: Proposed Land Use: **Development Characteristics** Typical lot width (feet): Number of proposed lots: \ Number of proposed units: Typical lot area (sq. ft.): Multi-Family Units: \_\_\_\_\_ Single Family Units: — Acreage to be devoted to recreation, parks or open space:

Application for Preliminary Plat Approval - Extension



Director: Dave Gulden, AICP

Recreation facilities to be	provided:		
Do you propose deed restr	ictions? (If yes, att	ach a copy): Yes _	No
1. Proposed method of Su	pplying Water Serv	rice: publicionato	- City of Marysull
2. Proposed method of Sa (If on-site disposal systems	nitary Waste Dispo are proposed, please a	sal: Private Santa. ttach letter certifying the Cour	y Sewer w/ Dung Station
3. Requests for Variances	from Subdivision F fyes, please explain va	Regs: riances and reason for varian	ces)
List all proposed improven prior to final plat approval		nd state your intention to	install or provide a guarantee
Improveme		Installation	Guarantee
a. Private San	itary	installed	
b. prolice water	<u>C</u>	Installed	
c. Private Sta	m Squer	installed	
d. retail develo	pment site	installed	
e			
Date filed:		Official Use	
Date of Meeting of Planning	Commission:		
Action by Planning Commiss	on:	= 11 1	
If rejected, reason(s) for:			



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"		
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.		
3	Location by section, range, and township or Virginia Military Survey (VMS).		
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.		
5	Date of survey.		
6	Scale of the plat, north point, and date.		
7	Boundaries of the subdivision and its acreage.		
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.		
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.		
10	Zoning classification of the tract and adjoining properties.		
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.		
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.		
13	Layout, names and widths of proposed streets and easements.		
14	Building setback lines with dimensions.		
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.		
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.		
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.		



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	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal	
18	Emergency Management Agency (show the FEMA map number and date). The Base	
10	Flood Elevation shall be determined and shown. Minimum first floor elevations shall be	
26626-2-100	shown for all lots located within Flood Hazard Areas.	

	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.		*
20	Description of proposed covenants and restrictions.		
21	Description of proposed zoning changes.		
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.		
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.		
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.	=	
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.		
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.		
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.		-
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		



March 15, 2018

Bradley J. Bodenmiller
Planner II
LUC Regional Planning Commission
P.O. Box 219
10820 State Route 347
East Liberty, Ohio 43319

Subject: Dublin Green - Preliminary Plat Extension

Dear Mr. Bodenmiller,

On behalf of Jerome Associates, LTD we would like to request a preliminary plat extension for the Dublin Green retail development located at the southwest corner of SR 161 and Industrial Parkway. We are requesting an extension due to the current design of the roundabout by the City of Dublin for the intersection of SR 161 and Cosgray. It was anticipated the design would have already been finalized, however, it is still ongoing. The roundabout design will require right-of-way acquisition that would affect the final plat of the Dublin Green project. We are requesting a 6-month extension for the final plat submission/approval pending the finalization of the roundabout design.

If you have any questions or require additional information, please do not hesitate to contact me directly at (614) 775-4396.

Sincerely,

Patricia A. Brown, PE Associate/Project 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

April 5, 2018

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

Re: Dublin Green

Preliminary Plat Extension

Brad.

We have completed our review for the above requested extension. We recommend approval of the extension, contingent upon the comments from our original letter for this preliminary plat dated April 7, 2016 and attached. In addition, we recommend that the developer install a multiuse trail/bikepath along the SR 161 frontage of the property to provide connectivity to the future outlots from the existing path near the SR 161/Industrial Parkway roundabout.

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

Bill Narducci, P.E. Assistant County Engineer

Bill Nardner

Union County Engineer

Enc: Letter from Union County Engineer's Office dated April 7, 2016



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**Richwood Outpost** 

190 Beatty Avenue Richwood, Ohio 43344

Public Service with integrity

April 7, 2016

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

Re: Preliminary Plat Review
Dublin Green Retail Center

Brad,

We have completed our review for the above preliminary plat, received March 28, 2016. We recommend it be approved with modifications. Items listed below should be addressed in any construction drawings and the final plat submittal.

- 1. Label all utilities and easements in multiple locations for clarity. There are several areas where existing utilities and easements are not labeled.
- 2. Add supplemental annotation to the Washington Township/Jerome Township line to indicate that line is also the Franklin County/Union County boundary.
- 3. Add soil types.
- 4. Utility and grading plans for the Costco Wholesale Store (Shown as Retail A and Outlot #8 on the Preliminary Plat by others) were previously submitted, approved and constructed. Stormwater management was designed and constructed with the full buildout of the retail center in mind, with the entire site draining to the two detention basins at the east end of the site. No additional stormwater management information is needed from our office, under the condition that this overall plain is maintained.
- 5. Through a Developer's Agreement between the developer and Union County, a commitment has been made to upgrade the intersection of Cosgray Road and SR 161. This will be accomplished in a two step process. The initial improvement will allow Costco and three (3) additional outlots to develop and gain occupancy before triggering the upgraded roundabout at this intersection. While it has yet to be designed, it is anticipated that the roundabout will require right of way at all four corners of the Cosgray Road/SR 161 intersection. The Developer's Agreement has committed the developer to dedicating a maximum of 0.209 acres on Outlot #1 and 0.138 acres on Outlot #2 for this purpose at no additional cost to Union County. This should be noted on all future depictions of these outlots, so as not to assume that the full acreage of Outlot #1 and #2 will be available for development as shown.

In accordance with 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, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narducci, P.E.

Engineering Manager Union County Engineer

Bill Nardner