



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning & Subdivision Committee

Thursday, February 13, 2020

12:00 pm

- Minutes from last meeting of January 9, 2020
- 1. Review of Jerome Village Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
- 2. Review of The Courtyards on Hyland Run (GPN-13) Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- 3. Review of Thomas Duff Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 4. Review of Warner Industrial Corporate Center Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- 5. Review of Dover Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith

Members:

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

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Staff Report – Jerome Village Preliminary Plat Extension

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of the Jerome Village – Preliminary Plat Extension for a period of two (2) years.
Location:	Located on the east side of US Route 42 in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat Extension is for the Jerome Village Development in its entirety. The applicant is requesting another two-year extension. The Jerome Village Preliminary Plat was originally approved in February 2008, and then extended in 2010, 2012, 2014, 2016, and 2018.</p> <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville public water system○ Method of sanitary waste disposal is the Jerome Village collection system and City of Marysville treatment <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ In a letter dated 02-07-20, the Engineer's Office recommended the Preliminary Plat be extended pursuant to the original comments from the Engineer's Office of 02-11-2008. <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ No comments as of 02-05-20. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ No comments as of 02-05-20.
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Staff Report – Jerome Village Preliminary Plat Extension

	<ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ The City advised it does not have any comments regarding the Preliminary Plat Extension in an email dated 02-05-20.• Jerome Township<ul style="list-style-type: none">○ The Township submitted comments in a letter dated 02-06-20. Based on the information referenced in its letter, the Township did not object to extension of the Preliminary Plat. (For more information, please refer to the letter submitted by the Township.)• ODOT District 6<ul style="list-style-type: none">○ No comments as of 02-05-20.• Union Rural Electric<ul style="list-style-type: none">○ No comments as of 02-05-20.• Ohio Edison<ul style="list-style-type: none">○ No comments as of 02-05-20.• LUC Regional Planning Commission<ol style="list-style-type: none">1. All comments from reviewing agencies, including those from past review periods dating back to 2008, should be incorporated into platting of upcoming pods and phases.
Staff Recommendations:	LUC Staff recommends APPROVAL of the Jerome Village Preliminary Plat Extension with the condition that all comments from LUC and reviewing agencies, including those from past review periods dating back to 2008, should be incorporated into future platting of phases and pods. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated <i>prior</i> to submittal.
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

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Application for Preliminary Plat Approval

Date: _____

Name of Subdivision: _____

Location: _____

Township: _____ Military Survey: _____

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

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

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Number of proposed lots: _____ Typical lot width (feet): _____

Number of proposed units: _____ Typical lot area (sq. ft.): _____

Single Family Units: _____ Multi-Family Units: _____

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

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Recreation facilities to be provided: _____

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

1. Proposed method of Supplying Water Service: _____

2. Proposed method of Sanitary Waste Disposal: _____
(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.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____
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"		
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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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.		
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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.	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.		
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.		

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January 23, 2020

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

Re: Jerome Village
Preliminary Plat Extension Request

Dear Mr. Bodenmiller:

Jerome Village Preliminary Plat was approved by the LUC Executive Committee February 14, 2008, 2-year extensions were granted February 19, 2010, February 9, 2012, February 13, 2014, February 11, 2016 and February 14, 2018. Per current regulations, it is our understanding that approval of the Preliminary Plat is valid for a period of two (2) years, at which time request for extension is required.

Please accept this letter as our formal request for an extension of the Jerome Village Preliminary Plat for the maximum duration available. Please contact me if we are required to provide additional submittals, i.e. plans, electronic files, etc. to complete the extension approval process.

Should you have any questions, please contact me to discuss.

Respectfully Submitted,
Terrain Evolution, Inc.

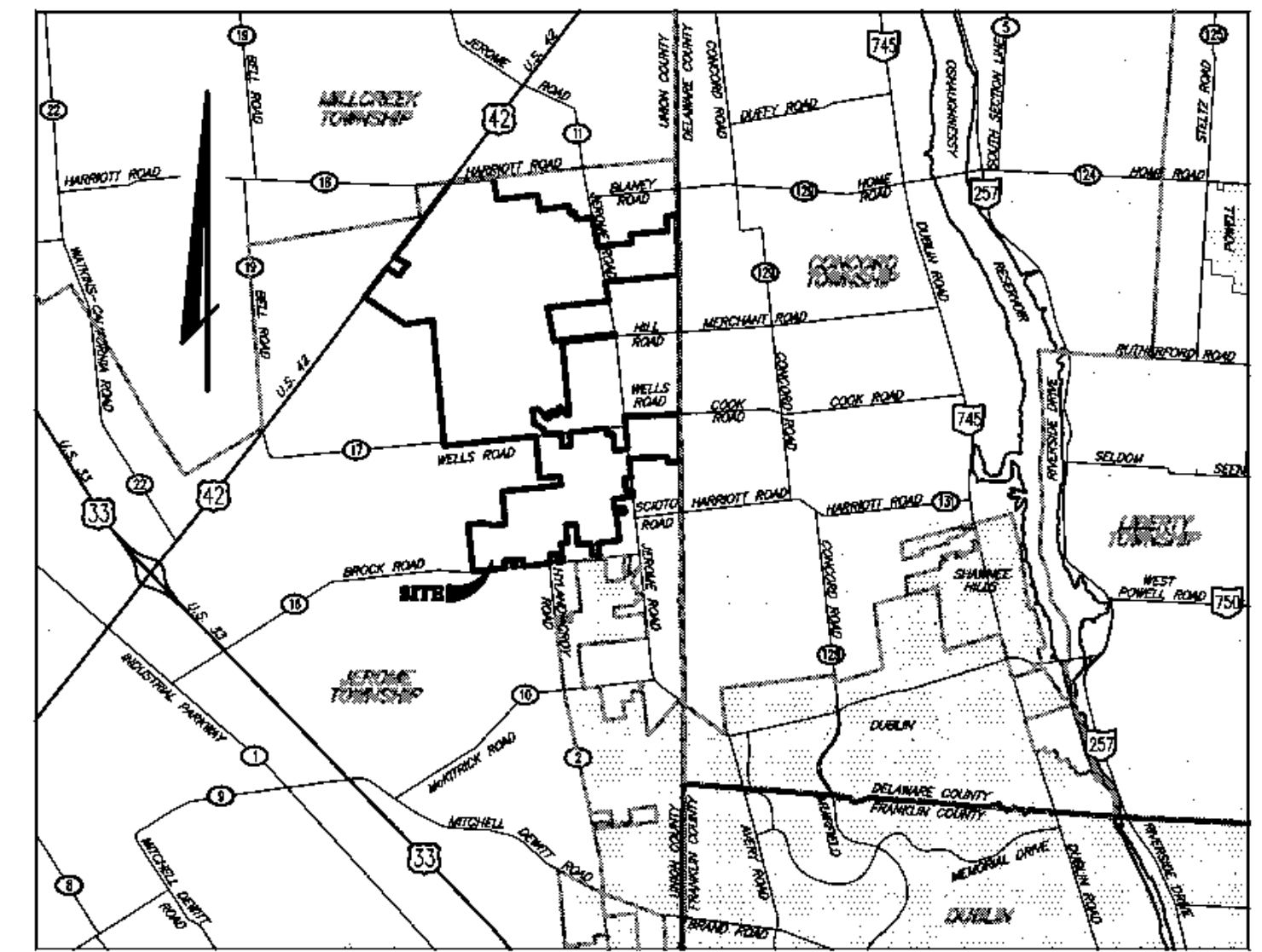


Justin Wollenberg, PE, CPESC
Project Manager

CC: File
Nationwide Realty Investors

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

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



LOCATION MAP
SCALE: 1"=5280'

PROJECT SUMMARY

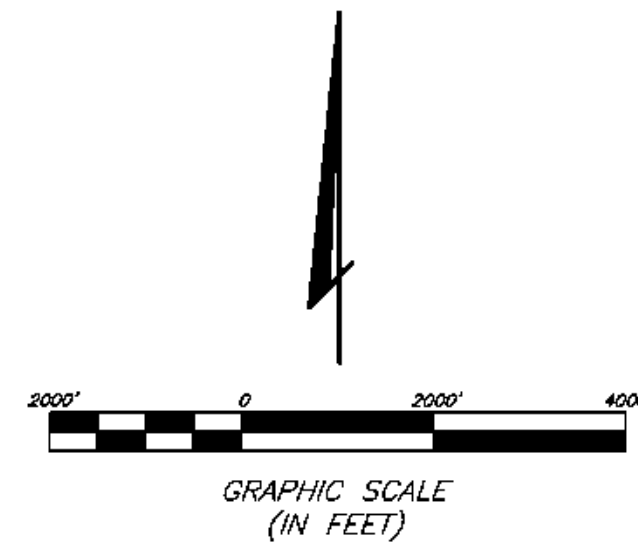
Project Area: 1394.7±Ac. (Total)
1385.0± Union County
9.7± Delaware County (Deed Restricted to Open Space)
Existing Zoning: U-1 (Rural District)
Proposed Zoning: PUD (Planned Unit Development)

NEIGHBORHOOD SUMMARY

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

OPEN SPACE SUMMARY

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

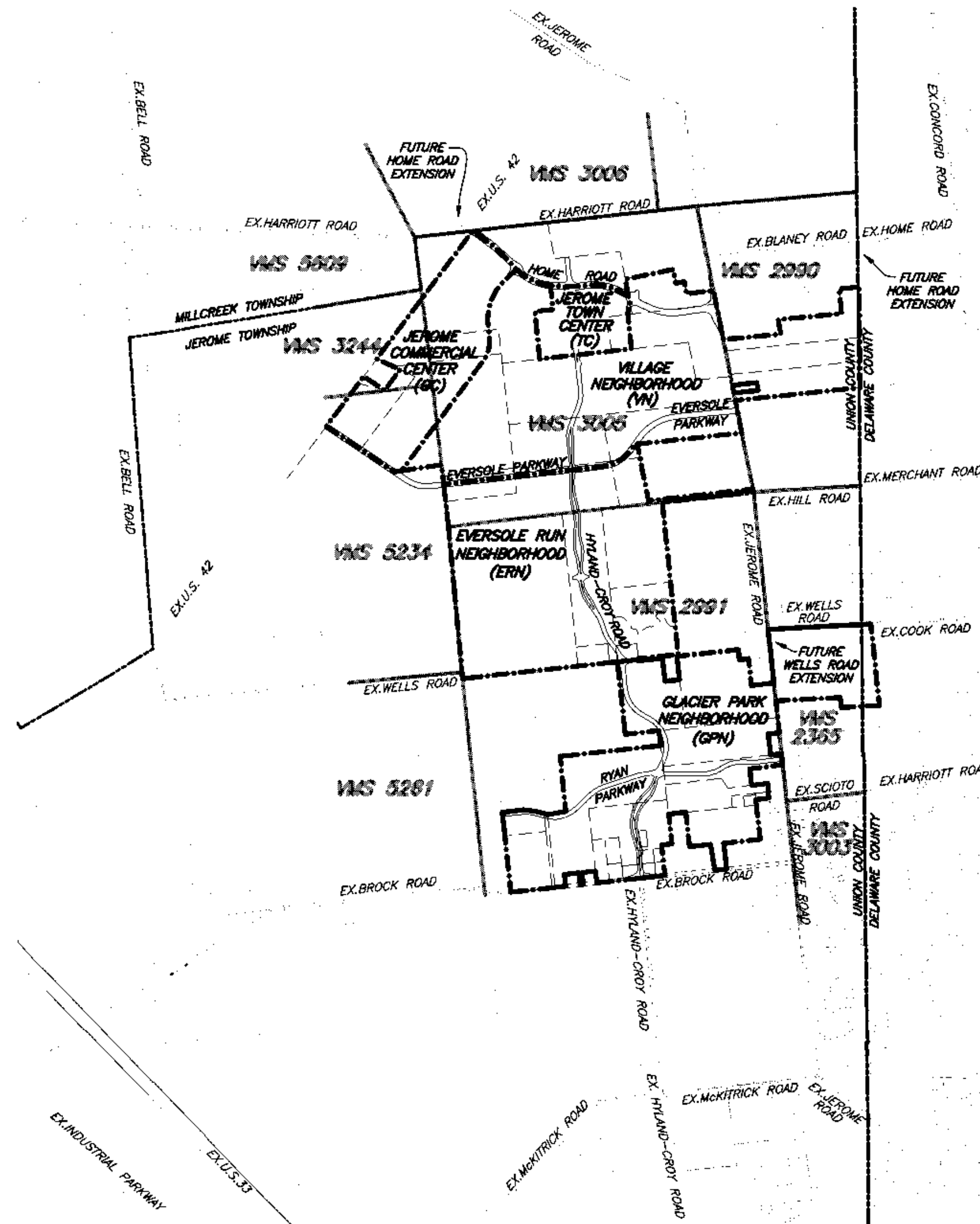


NOTES

- Note A: All of Jerome Village is in the Flood Hazard Zone X (Areas outside the 500-year flood plain) on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39080B 0150 B, effective date September 27, 1991.
- Note B: Be advised; a subsurface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.
- Note C: All storm water drainage including flood routing, open ditches and basins which accept public storm water, will be a part of the Union County Ditch Maintenance Program. Each Subarea will file a separate Ditch Maintenance Petition.
- Note D: All log jams, etc. shall be removed from streams that will be a part of the Union County Ditch Maintenance Program.
- Note E: All easements and setbacks for stream maintenance shall be reviewed by Union County Soil & Water Conservation District for access to said streams prior to acceptance.
- Note F: Wells Road/Jerome Road intersection to be aligned with development of GPN-3 Final Engineering Plans.
- Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 MPH or less. County Engineer to review on case by case basis for all other conditions.
- Note H: Vegetated swales, including rain gardens & Bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8" and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.
- Note I: Construction drawings of GPN-7 are to include detailed plans of bike path connection to Glacier Ridge Metro Park.
- Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge of pavement.

Public Utility Note:

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



INDEX MAP
SCALE: 1" = 2000'

OWNER/DEVELOPER

JEROME VILLAGE

Where life is in balance.

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

CONSULTING ENGINEER



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

SURVEYOR

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

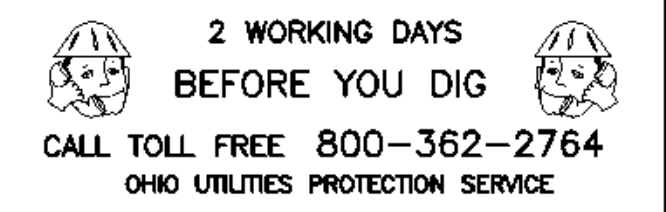
INDEX OF SHEETS

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Stormwater Master Plan	24-27

PREPARED BY:



Evans, Mechwart, Hambelton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4500



UTILITY COMPANIES

Sanitary Sewer & Water

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

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

Electric

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

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

Gas

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

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

Telephone/Cable/Internet

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

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

REVISIONS		
MARK	DATE	DESCRIPTION



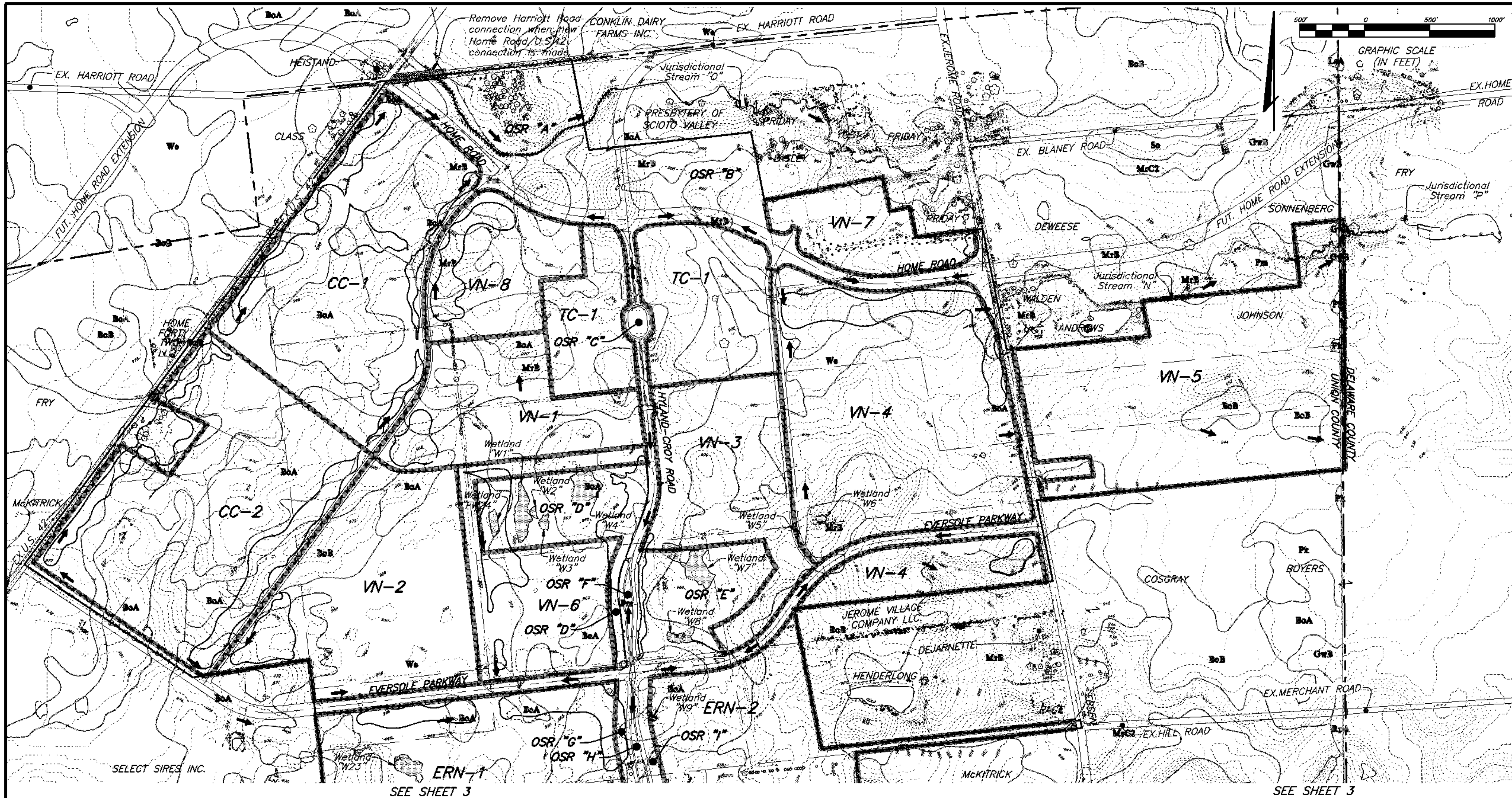
PREPARED FOR:

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

JEROME VILLAGE

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

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



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

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

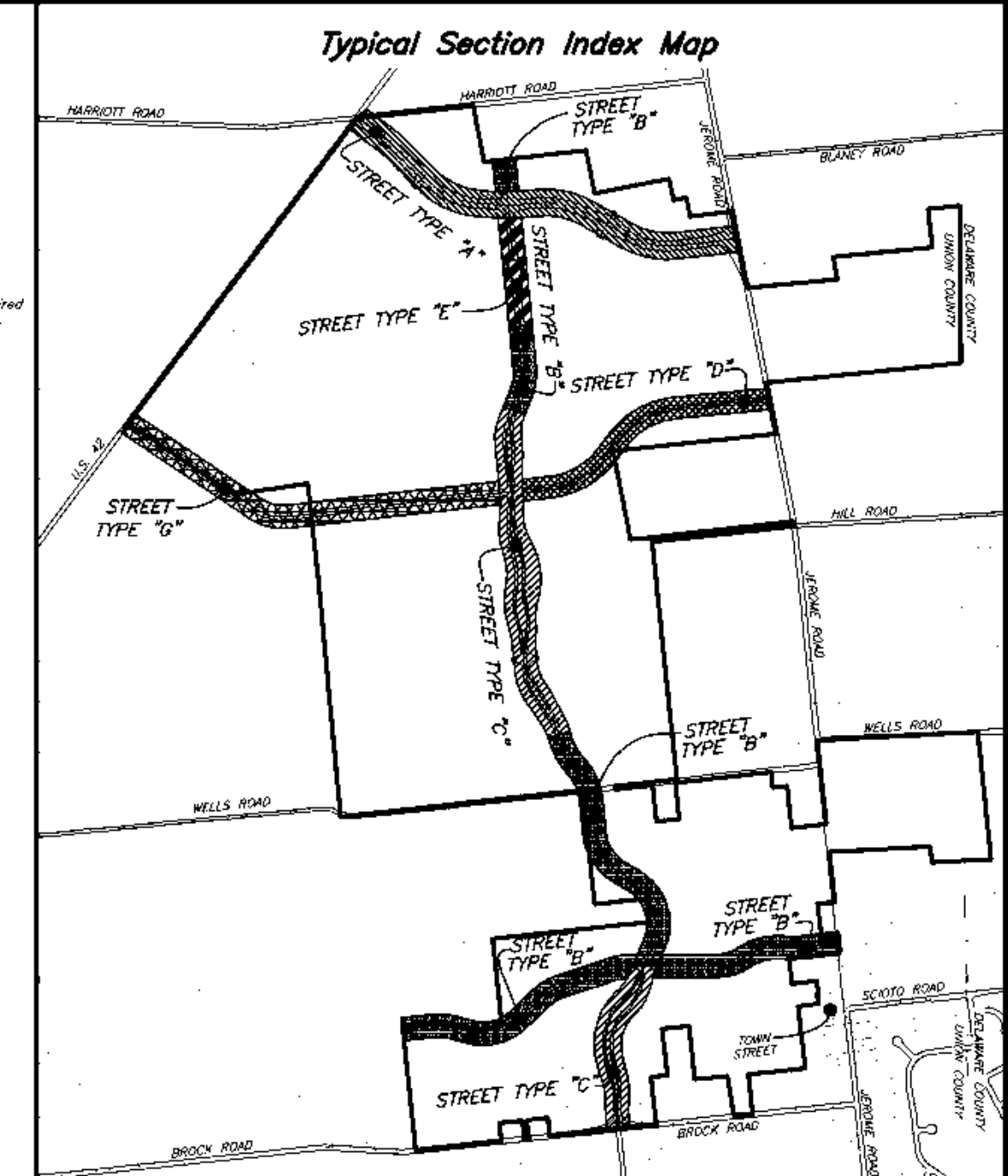
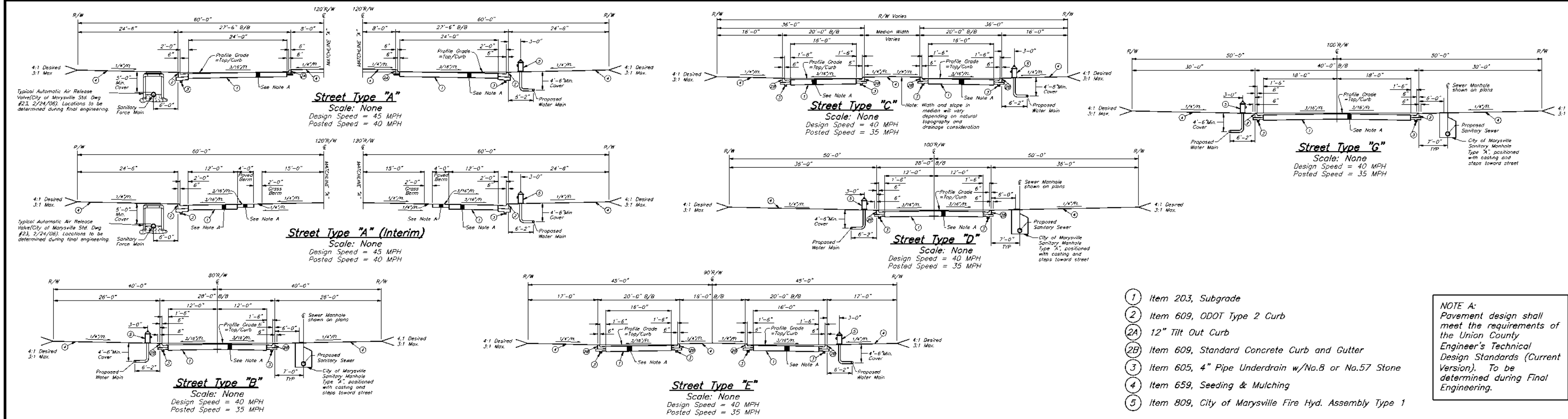
Development Data Table					
Sub Area	Use	Site Acreage (Ac.)	Min. Lot Width at B/L (Ft.)	Maximum Units or Sq.Ft.	Open Space Provided (Ac.)
CC-1	Office/Commercial	66.6	—	543,000 SF	16.9
CC-2	Commercial	75.0	—	508,000 SF	13.6
TC-1	Civic/Office/Retail (Residential over Commercial)	42.4	—	412,600 SF (75 Units)	6.2
VN-1	Attached Residential	31.2	—	208 Units	8.2
VN-2	Single Family	53.4	50	173 Units	11.0
VN-3	Single Family	35.1	50	140 Units	5.4
VN-4	Single Family	92.5	50	270 Units	30.4
*VN-5	Single Family	*76.0	60	220 Units	*22.9
VN-7	Attached Residential	16.7	—	88 Units	2.9
VN-8	Attached Residential/ Congregate Core	23.0	—	172 Units/ 250 Units	6.3
ERN-1	Single Family	102.8	80	163 Units	37.3
ERN-2	Single Family	79.9	80	162 Units	25.0
ERN-3	Single Family	15.0	150	5 Units	10.3
ERN-4	Single Family	23.9	150	14 Units	10.8
ERN-5	Single Family	47.8	80	80 Units	17.4
GPN-1	Single Family	12.4	90	18 Units	3.7
GPN-2	Single Family	48.7	80	99 Units	14.3
*GPN-3	Single Family	*51.7	80	95 Units	23.0
GPN-5	Attached Residential	27.2	—	116 Units	6.1
GPN-6	Single Family	37.1	60	68 Units	13.4
GPN-7	Single Family	57.9	70	120 Units	21.5
Total	—	1016.2	—	2534 Units 1,464,800 S.F.	306.6

TOTAL OPEN SPACE PROVIDED: 558.5 Ac.

LEGEND

Sub Area
Ex. Tree Row
Soil Survey Boundary
Soil Type
Ex. Pond/Wetland
Prop. Pond/Stormwater Management

See Access Management Plan Sheets 6 & 7.



REVISIONS		
MARK	DATE	DESCRIPTION

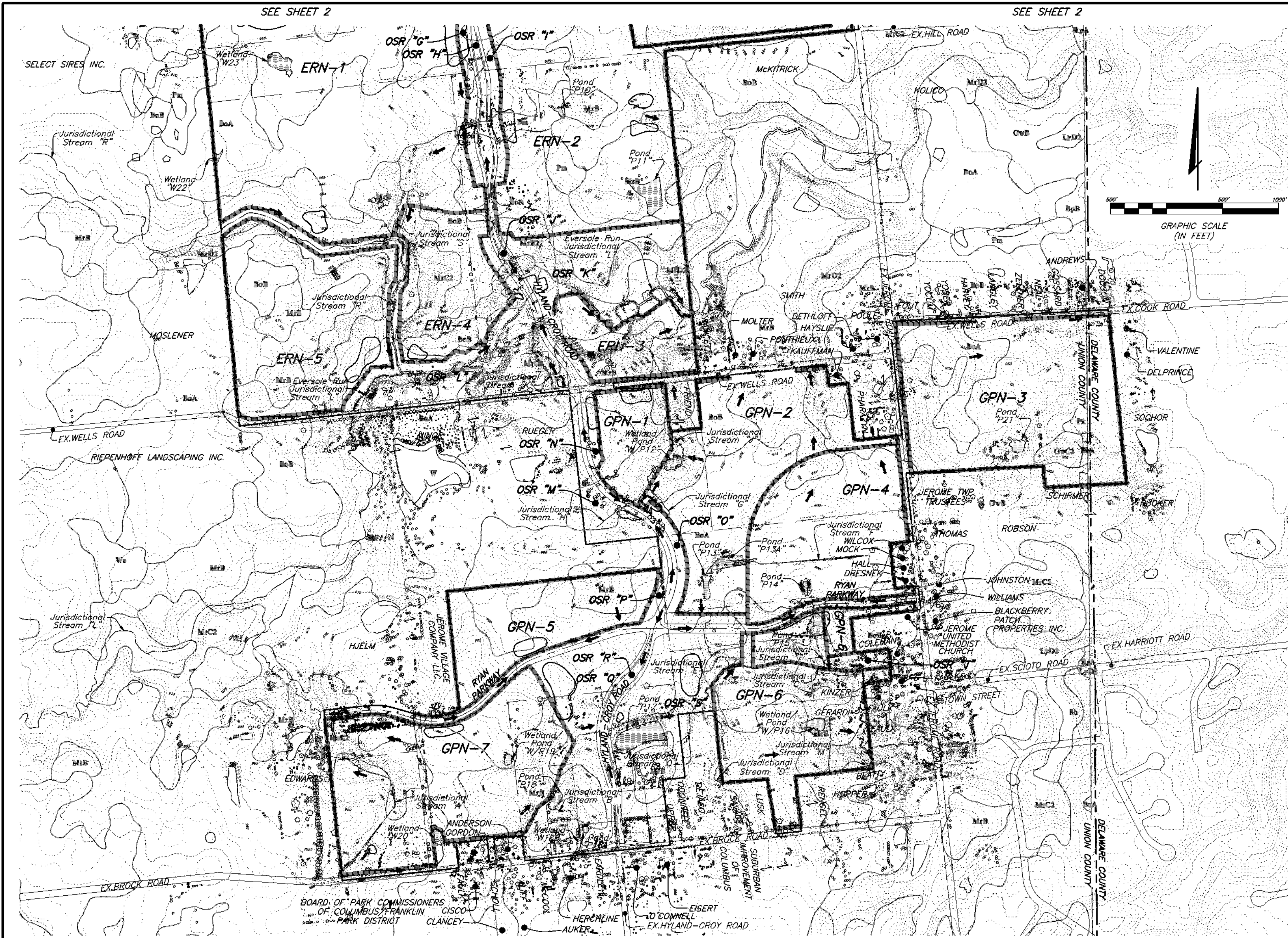
EMHT
Evans, Mechwart, Hambelton & Titon, Inc.
Engineers • Surveyors • Planners • Scientists
3600 New Albany Road, Columbus, OH 43214
Phone: 614.775.4300 Fax: 614.775.4300

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

JEROME VILLAGE

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

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



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

Public Spaces Data Table				Development Data Table					
Sub-area or Reserve	Use	Site Acreage (Ac.)	Open Space Provided (Ac.)	Sub Area	Use	Site Acreage (Ac.)	Min. Lot Width at B/L (Ft.)	Maximum Units or Sq.Ft.	Open Space Provided (Ac.)
VN-6	Elementary School/Civic	30.3	24.3	CC-1	Office/Commercial	66.6	-	543,000 SF	16.9
GPN-4	Middle & Elementary School	39.8	19.9	CC-2	Commercial	75.0	-	509,000 SF	13.6
OSR "A"	Open Space Reserve	22.1	22.1	TC-1	Civic/Office/Retail (Residential over Commercial)	42.4	-	412,600 SF (75 Units)	6.2
OSR "B"	Open Space Reserve	13.0	13.0	VN-1	Attached Residential	31.2	-	208 Units	8.2
OSR "C"	Open Space Median	0.7	0.7	VN-2	Single Family	53.4	50	173 Units	11.0
OSR "D"	Open Space Reserve	18.4	18.4	VN-3	Single Family	35.1	50	140 Units	5.4
OSR "E"	Open Space Reserve	16.7	16.7	VN-4	Single Family	92.5	50	270 Units	30.4
OSR "F"	Open Space Median	0.6	0.6	*VN-5	Single Family	*76.0	60	220 Units	*22.9
OSR "G"	Open Space Reserve	3.7	3.7	VN-7	Attached Residential	16.7	-	88 Units	2.9
OSR "H"	Open Space Median	2.1	2.1	VN-8	Attached Residential/ Congregate Core	23.0	-	172 Units/ 250 Units	6.3
OSR "I"	Open Space Reserve	3.7	3.7	ERN-1	Single Family	102.8	80	163 Units	37.3
OSR "J"	Open Space Median	0.5	0.5	ERN-2	Single Family	79.9	80	162 Units	25.0
OSR "K"	Open Space Reserve	25.9	25.9	ERN-3	Single Family	15.0	150	5 Units	10.3
OSR "L"	Open Space Reserve	27.1	27.1	ERN-4	Single Family	23.9	150	14 Units	10.8
OSR "M"	Open Space Reserve	6.0	6.0	ERN-5	Single Family	47.8	80	80 Units	17.4
OSR "N"	Open Space Reserve	1.3	1.3	GPN-1	Single Family	12.4	90	18 Units	3.7
OSR "O"	Open Space Reserve	3.8	3.8	GPN-2	Single Family	48.7	80	99 Units	14.3
OSR "P"	Open Space Reserve	1.4	1.4	*GPN-3	Single Family	*51.7	80	95 Units	23.0
OSR "Q"	Open Space Reserve	25.0	25.0	GPN-5	Attached Residential	27.2	-	116 Units	6.1
OSR "R"	Open Space Median	2.1	2.1	GPN-6	Single Family	37.1	60	68 Units	13.4
OSR "S"	Open Space Reserve	25.9	25.9	GPN-7	Single Family	57.9	70	120 Units	21.5
OSR "T"	Open Space Reserve	7.7	7.7						
Totals		277.8	251.9	Total	-	1016.2	-	2534 Units 1,464,800 S.F.	306.6

TOTAL OPEN SPACE PROVIDED: 558.5 Ac.

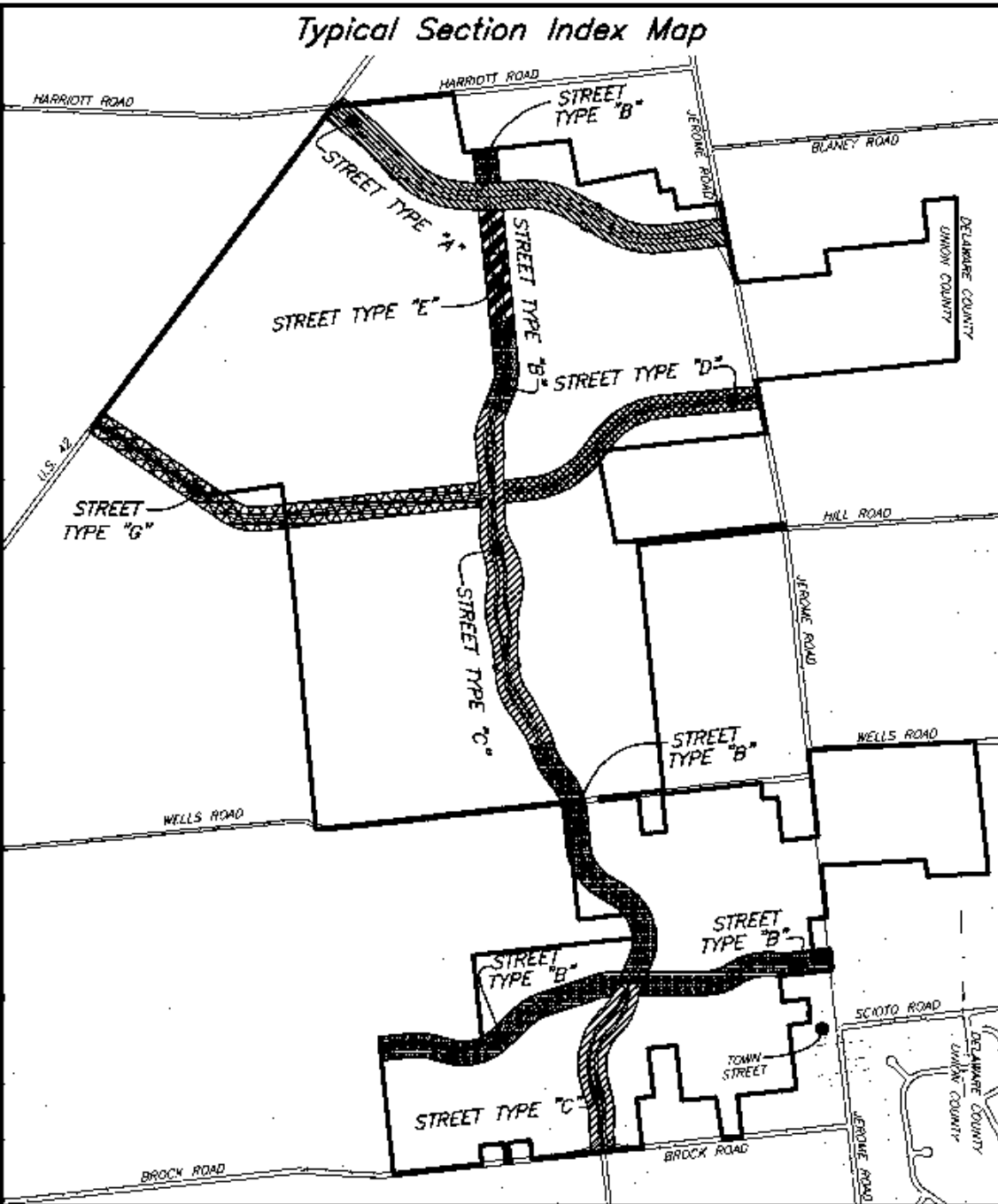
* VN-5 contains 76.9Ac.; 76.0Ac. in Union County; 0.9Ac. in Delaware County; GPN-3 contains 60.5Ac.; 51.7Ac. in Union County; 8.8Ac. in Delaware County; Sub-Area Open Space includes Delaware County Acreage. Note: Sub Area Data Table is subject to change pending Jerome Township Zoning Review and Approval.

LEGEND

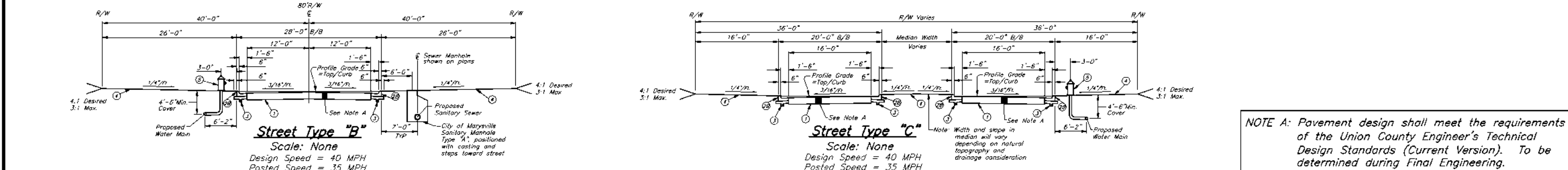
Sub Area
Ex.Tree Row
Soil Type
Soil Survey Boundary

Ex.Pond/Wetland
Prop.Pond/Stormwater Management

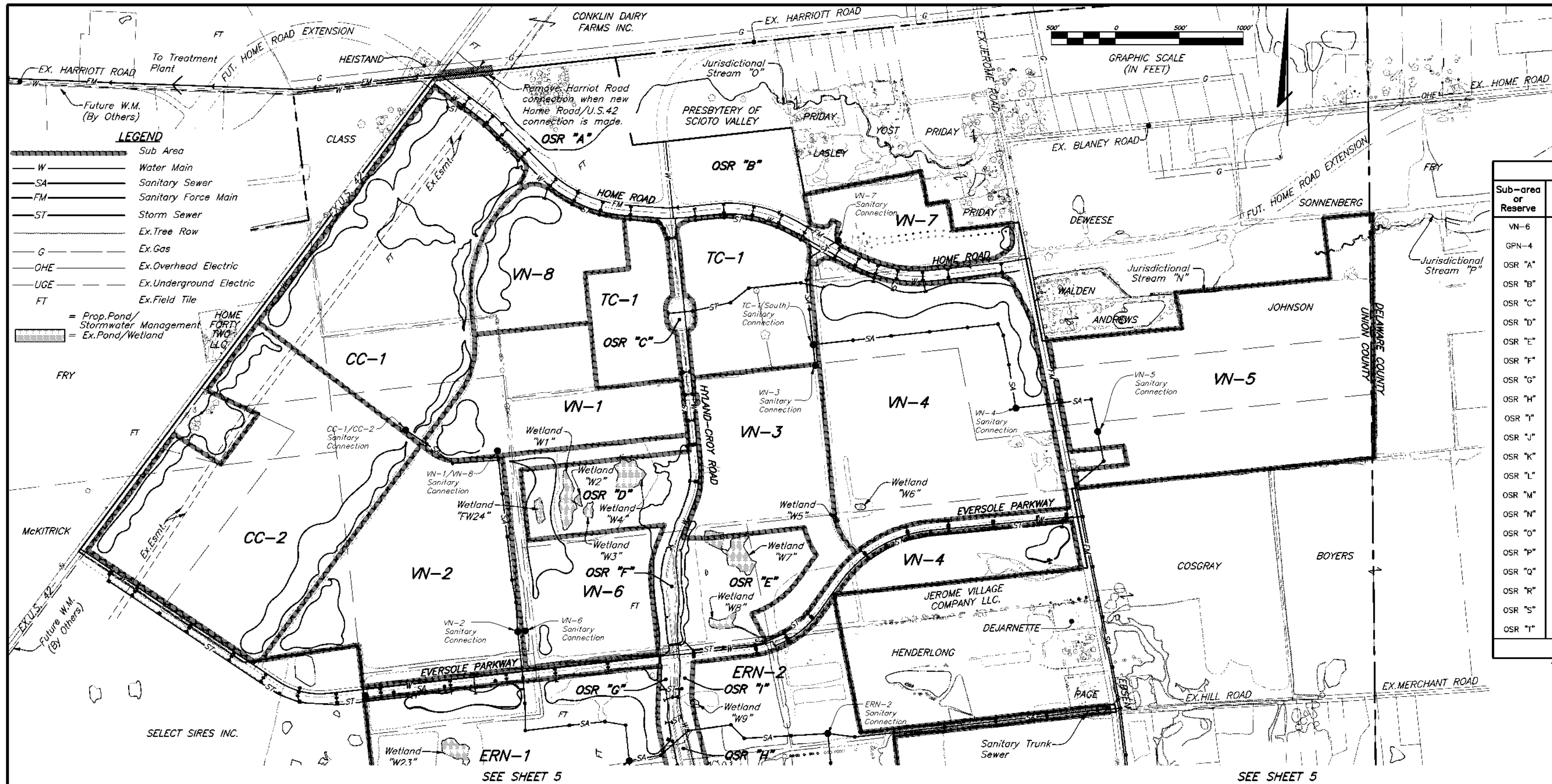
See Access Management Plan Sheets 6 & 7.



- Item 203, Subgrade
- Item 609, ODOT Type 2 Curb
- 12" Tilt Out Curb
- Item 609, Standard Concrete Curb and Gutter
- Item 605, 4" Pipe Underdrain w/No.8 or No.57 Stone
- Item 659, Seeding & Mulching
- Item 809, City of Marysville Fire Hyd. Assembly Type 1



REVISIONS			EMHT Evans, Mechwart, Hombel & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 3600 New Albany Road, Columbus, OH 43214 Phone: 614.775.4100 Fax: 614.775.4836	PREPARED FOR:	JEROME VILLAGE COMPANY, LLC 731 E. Pond Street, Suite 300 Columbus, Ohio 43215	JEROME VILLAGE	COUNTY OF UNION, OHIO PRELIMINARY PLAT FOR JEROME VILLAGE PROPERTY INDEX AND TOPOGRAPHIC/FLOOD ROUTE MAP	Date	Job No.
MARK	DATE	DESCRIPTION		January 3, 2008				2006-1643	
				Scale				Sheet	
								1"=500'	3/27

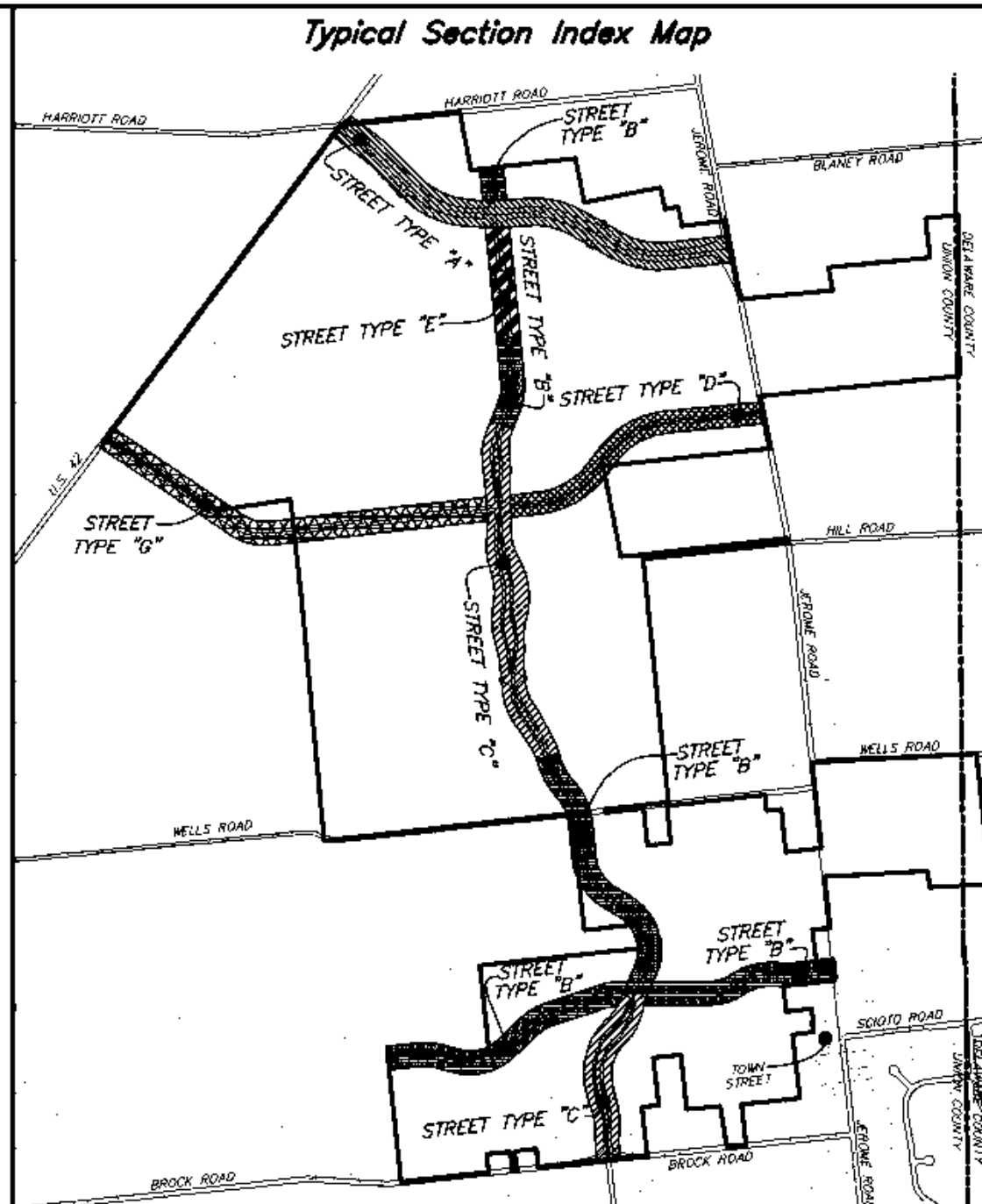
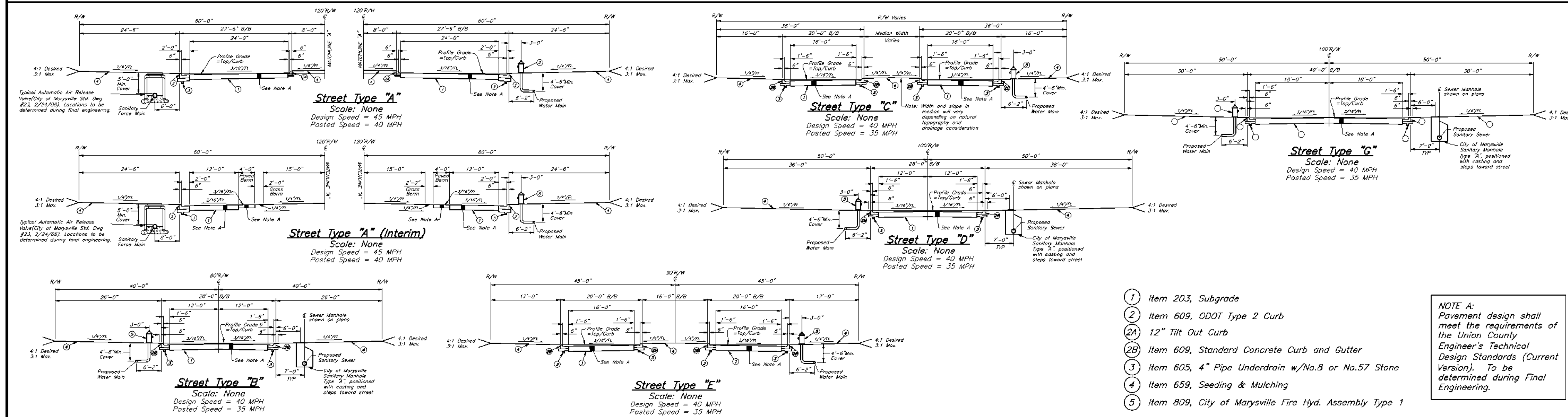


Existing Roadway Data Table				
Road Name	R/W Width (Ft.)	PVMT Width (Ft.)	Ultimate R/W Width (Ft.)	Ultimate PVMT Width (Ft.)
U.S. 42	60	22.5	100	36
Brock Road	60	23	100	36
Wells Road	60	19	100	24
Jerome Road	60	21	100	36
Harriott Road	50	17	100	24

Public Spaces Data Table				Development Data Table					
Sub-area or Reserve	Use	Site Acreage (Ac.)	Open Space Provided (Ac.)	Sub Area	Use	Site Acreage (Ac.)	Min. Lot Width at B/L (Ft.)	Maximum Units or Sq.Ft.	Open Space Provided (Ac.)
VN-6	Elementary School/Civic	30.3	24.3	CC-1	Office/Commercial	66.6	—	543,000 SF	16.9
GPN-4	Middle & Elementary School	39.8	19.9	CC-2	Commercial	75.0	—	509,000 SF	13.6
OSR "A"	Open Space Reserve	22.1	22.1	TC-1	Civic/Office/Retail (Residential over Commercial)	42.4	—	412,600 SF (75 Units)	6.2
OSR "B"	Open Space Reserve	13.0	13.0	VN-1	Attached Residential	31.2	—	208 Units	8.2
OSR "C"	Open Space Median	0.7	0.7	VN-2	Single Family	53.4	50	173 Units	11.0
OSR "D"	Open Space Reserve	18.4	18.4	VN-3	Single Family	35.1	50	140 Units	5.4
OSR "E"	Open Space Reserve	16.7	16.7	VN-4	Single Family	92.5	50	270 Units	30.4
OSR "F"	Open Space Median	0.6	0.6	*VN-5	Single Family	*76.0	60	220 Units	*22.9
OSR "G"	Open Space Reserve	3.7	3.7	VN-7	Attached Residential	16.7	—	88 Units	2.9
OSR "H"	Open Space Median	2.1	2.1	VN-8	Attached Residential/ Congregate Care	23.0	—	172 Units/ 250 Units	6.3
OSR "I"	Open Space Reserve	3.7	3.7	ERN-1	Single Family	102.8	80	163 Units	37.3
OSR "J"	Open Space Median	0.5	0.5	ERN-2	Single Family	79.9	80	162 Units	25.0
OSR "K"	Open Space Reserve	25.9	25.9	ERN-3	Single Family	15.0	150	5 Units	10.3
OSR "L"	Open Space Reserve	27.1	27.1	ERN-4	Single Family	23.9	150	14 Units	10.8
OSR "M"	Open Space Reserve	6.0	6.0	ERN-5	Single Family	47.8	80	80 Units	17.4
OSR "N"	Open Space Reserve	1.3	1.3	GPN-1	Single Family	12.4	90	18 Units	3.7
OSR "O"	Open Space Reserve	3.8	3.8	GPN-2	Single Family	48.7	80	99 Units	14.3
OSR "P"	Open Space Reserve	1.4	1.4	*GPN-3	Single Family	*51.7	80	95 Units	23.0
OSR "Q"	Open Space Reserve	25.0	25.0	GPN-5	Attached Residential	27.2	—	116 Units	6.1
OSR "R"	Open Space Median	2.1	2.1	GPN-6	Single Family	37.1	60	68 Units	13.4
OSR "S"	Open Space Reserve	25.9	25.9	GPN-7	Single Family	57.9	70	120 Units	21.5
OSR "T"	Open Space Reserve	7.7	7.7						
Totals		277.8	251.9	Total	—	1016.2	—	2534 Units / 1,464,800 S.F.	306.6

See Access Management Plan Sheets 6 & 7.

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



REVISIONS

MARK	DATE	DESCRIPTION

EMH&T

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3600 New Albany Road, Columbus, OH 43215
Phone: 614.775.4300 Fax: 614.775.4301

PREPARED FOR:

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

JEROME VILLAGE

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

Date

January 3, 2008

Job No.

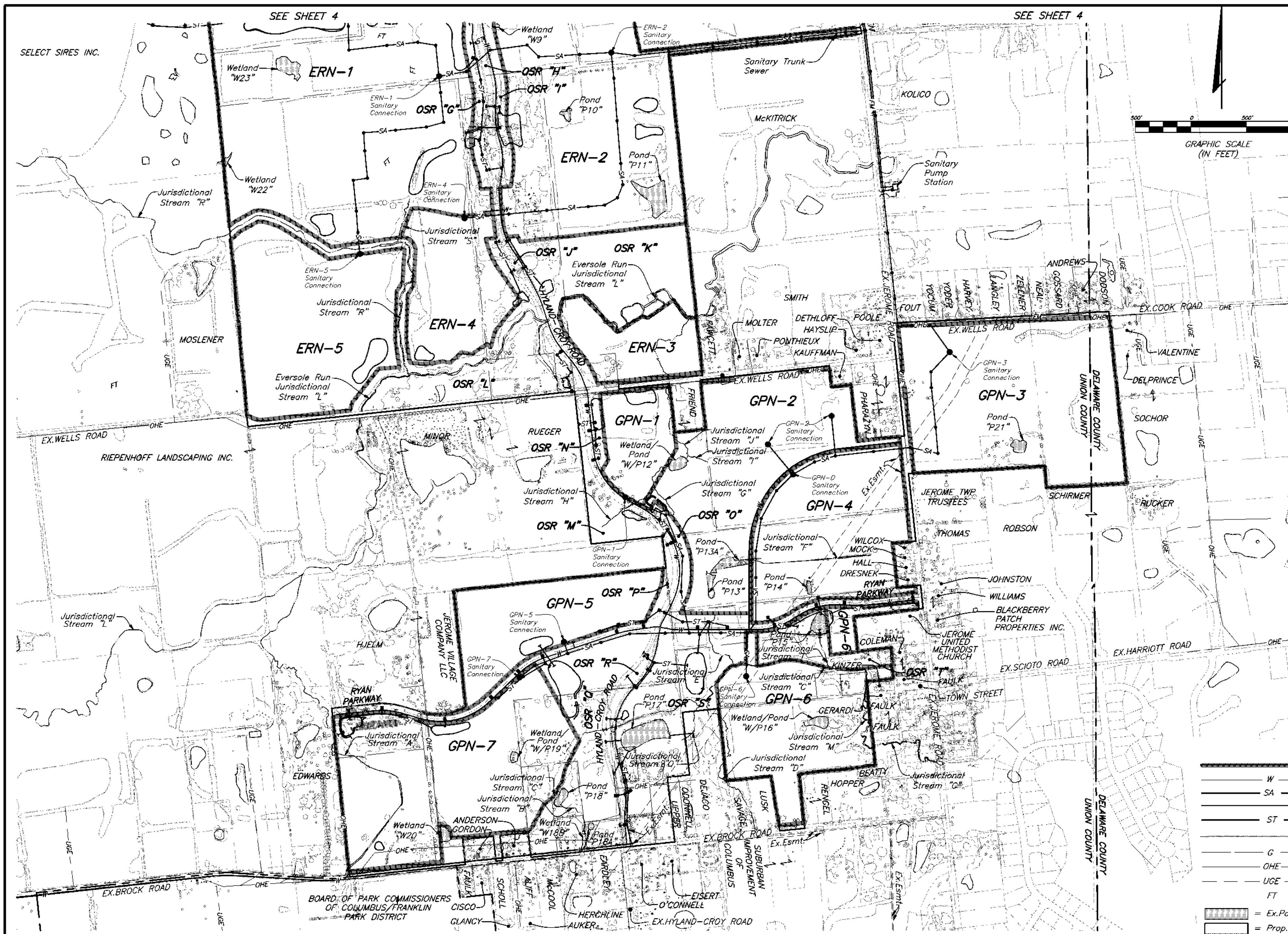
2006-1643

Scale

1"=500'

Sheet

4/27



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

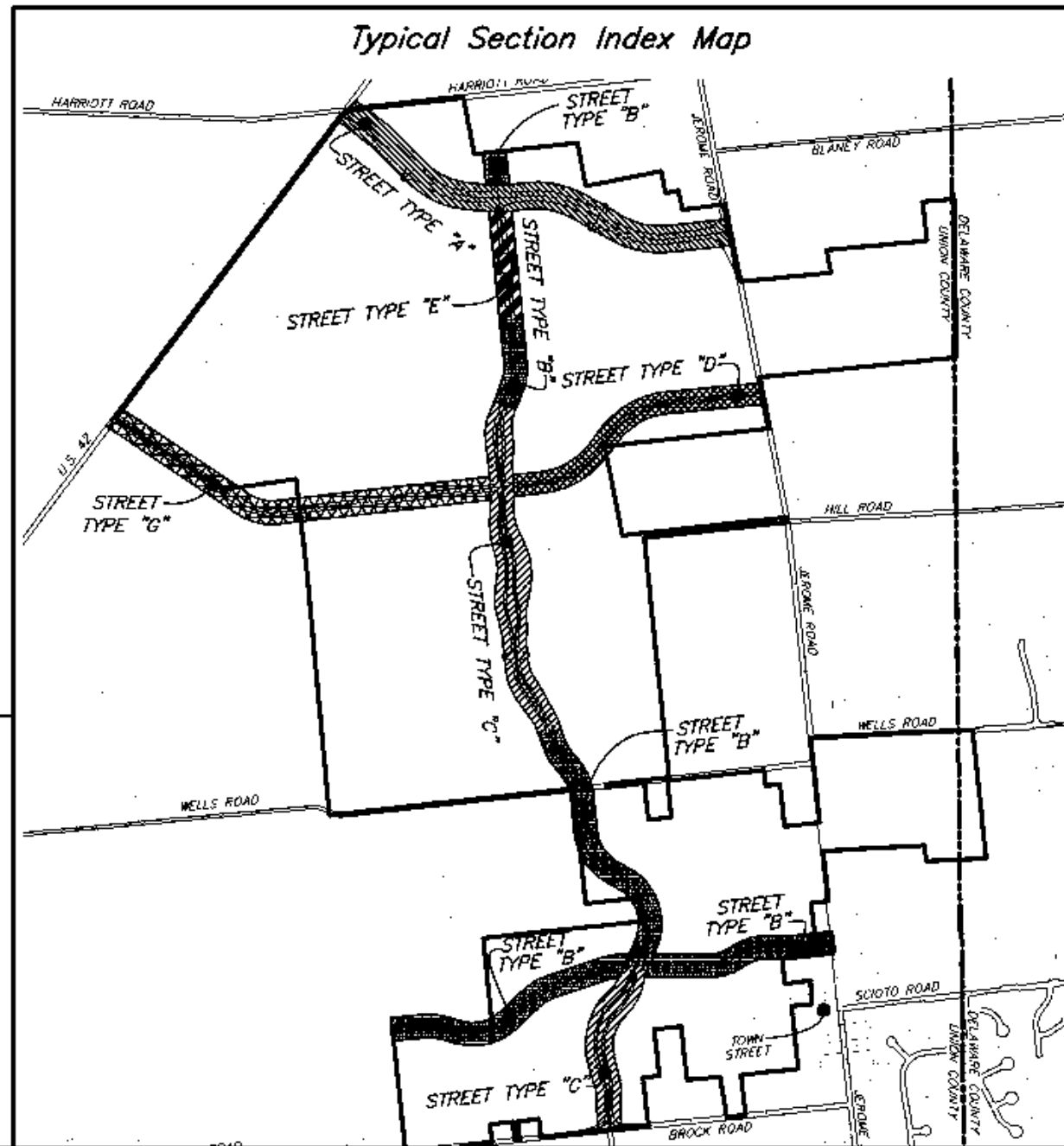
Public Spaces Data Table				
Sub-area of Reserve	Use	Site Acreage (Ac.)	Open Space Provided (Ac.)	
VN-6	Elementary School/Civic	30.3	24.3	
GPN-4	Elementary School	39.8	19.9	
OSR "A"	Open Space Reserve	22.1	22.1	
OSR "B"	Open Space Reserve	13.0	13.0	
OSR "C"	Open Space Median	0.7	0.7	
OSR "D"	Open Space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

Development Data Table					
Sub Area	Use	Site Acreage (Ac.)	Min. Lot Width at B/L (Ft.)	Maximum Units or Sq.Ft.	Open Space Provided (Ac.)
CC-1	Office/Commercial	66.6	-	943,000 SF	16.9
CC-2	Commercial	75.0	-	509,000 SF	13.6
TC-1	Civic/Office/Retail (Residential over Commercial)	42.4	-	412,600 SF (75 Units)	6.2
VN-1	Attached Residential	31.2	-	208 Units	8.2
VN-2	Single Family	53.4	50	173 Units	11.0
VN-3	Single Family	35.1	50	140 Units	5.4
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*VN-5	Single Family	*76.0	60	220 Units	*22.9
VN-7	Attached Residential	16.7	-	88 Units	2.9
VN-8	Attached Residential/Congregate Core	23.0	-	172 Units/250 Units	6.3
ERN-1	Single Family	102.8	80	163 Units	37.3
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ERN-3	Single Family	15.0	150	5 Units	10.3
ERN-4	Single Family	23.9	150	14 Units	10.8
ERN-5	Single Family	47.8	80	80 Units	17.4
GPN-1	Single Family	12.4	90	18 Units	3.7
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GPN-5	Attached Residential	27.2	-	116 Units	6.1
GPN-6	Single Family	37.1	60	68 Units	13.4
GPN-7	Single Family	57.9	70	120 Units	21.5
Total	-	1016.2	-	2534 Units 1,464,800 S.F.	306.6

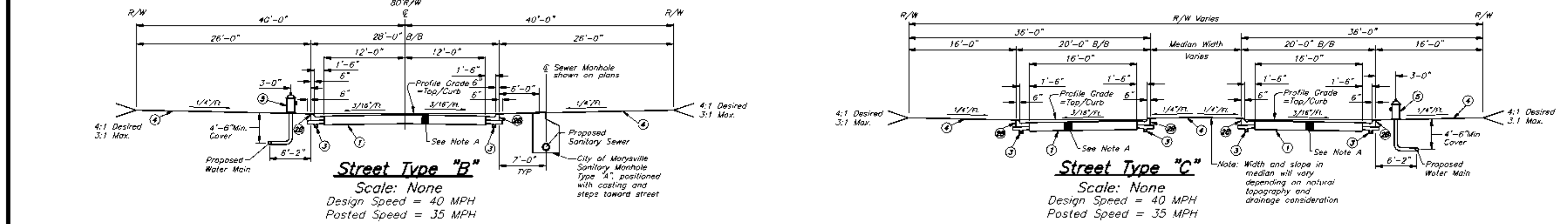
See Access Management Plan Sheets 6 & 7.

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

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



- Item 203, Subgrade
- Item 609, ODOT Type 2 Curb
- 12" Tilt Out Curb
- Item 609, Standard Concrete Curb and Gutter
- Item 605, 4" Pipe Underdrain w/No.8 or No.57 Stone
- Item 659, Seeding & Mulching
- Item 809, City of Marysville Fire Hyd. Assembly Type 1



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

REVISIONS		
MARK	DATE	DESCRIPTION

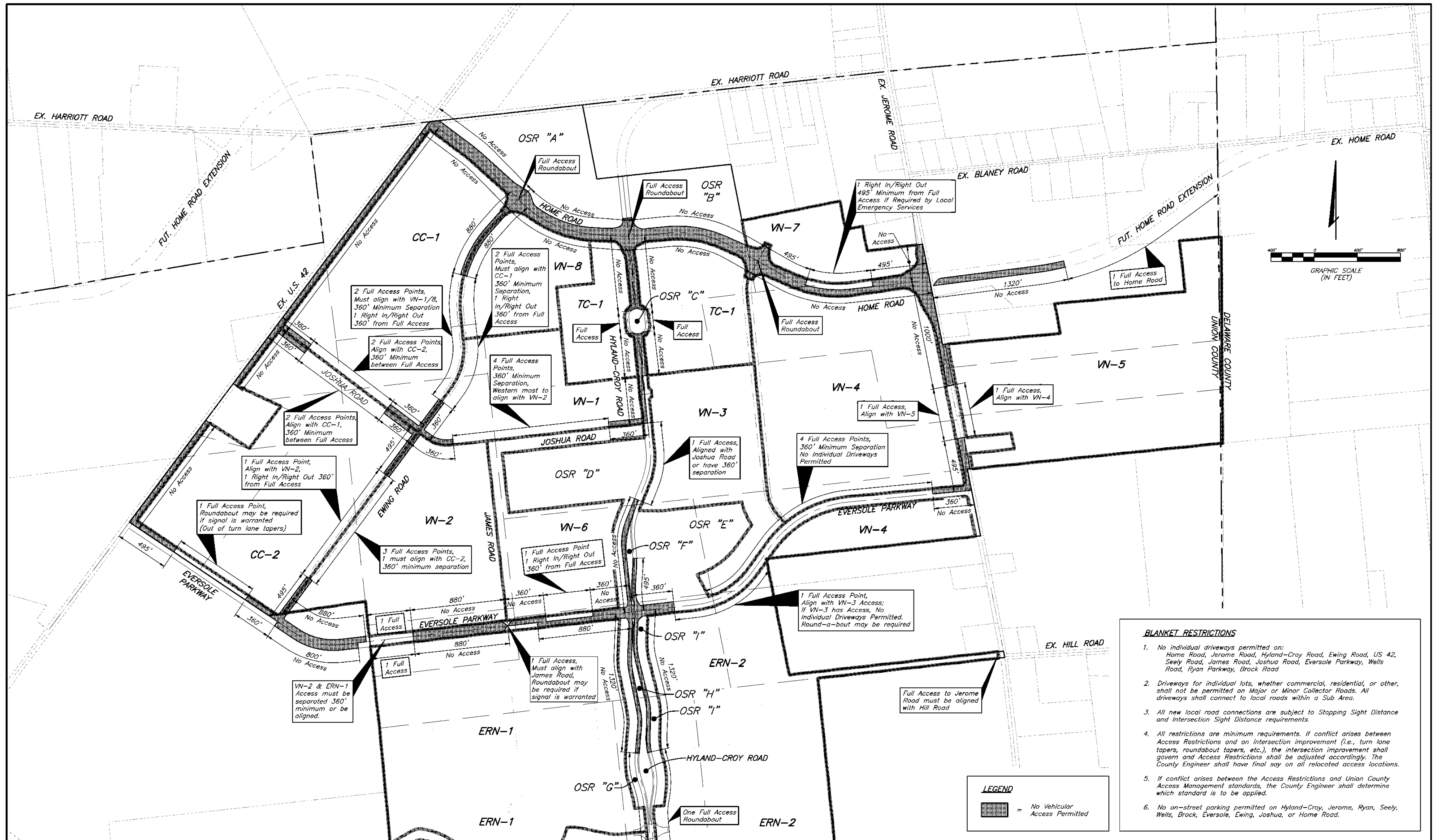
EMHT
Evans, Mechwart, Hombel & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3600 New Albany Road, Columbus, OH 43214
Phone: 614.775.4300 Fax: 614.775.4300

PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
731 E. Pond Street, Suite 300
Columbus, Ohio 43215

JEROME VILLAGE

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


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



BLANKET RESTRICTIONS

1. No individual driveways permitted on:
Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Eversole Parkway, Wells Road, Ryan Parkway, Brock Road
2. Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on Major or Minor Collector Roads. All driveways shall connect to local roads within a Sub Area.
3. All new local road connections are subject to Stopping Sight Distance and Intersection Sight Distance requirements.
4. All restrictions are minimum requirements. If conflict arises between Access Restrictions and an intersection improvement (i.e., turn lane tapers, roundabout tapers, etc.), the intersection improvement shall govern and Access Restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
5. If conflict arises between the Access Restrictions and Union County Access Management standards, the County Engineer shall determine which standard is to be applied.
6. No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Eversole, Ewing, Joshua, or Home Road.

LEGEND

 = No Vehicular Access Permitted

REVISIONS		
MARK	DATE	DESCRIPTION

EMH&T

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3500 New Albany Road, Columbus, OH 43215
Phone: 614.775.4100 Fax: 614.775.4836

PREPARED FOR:

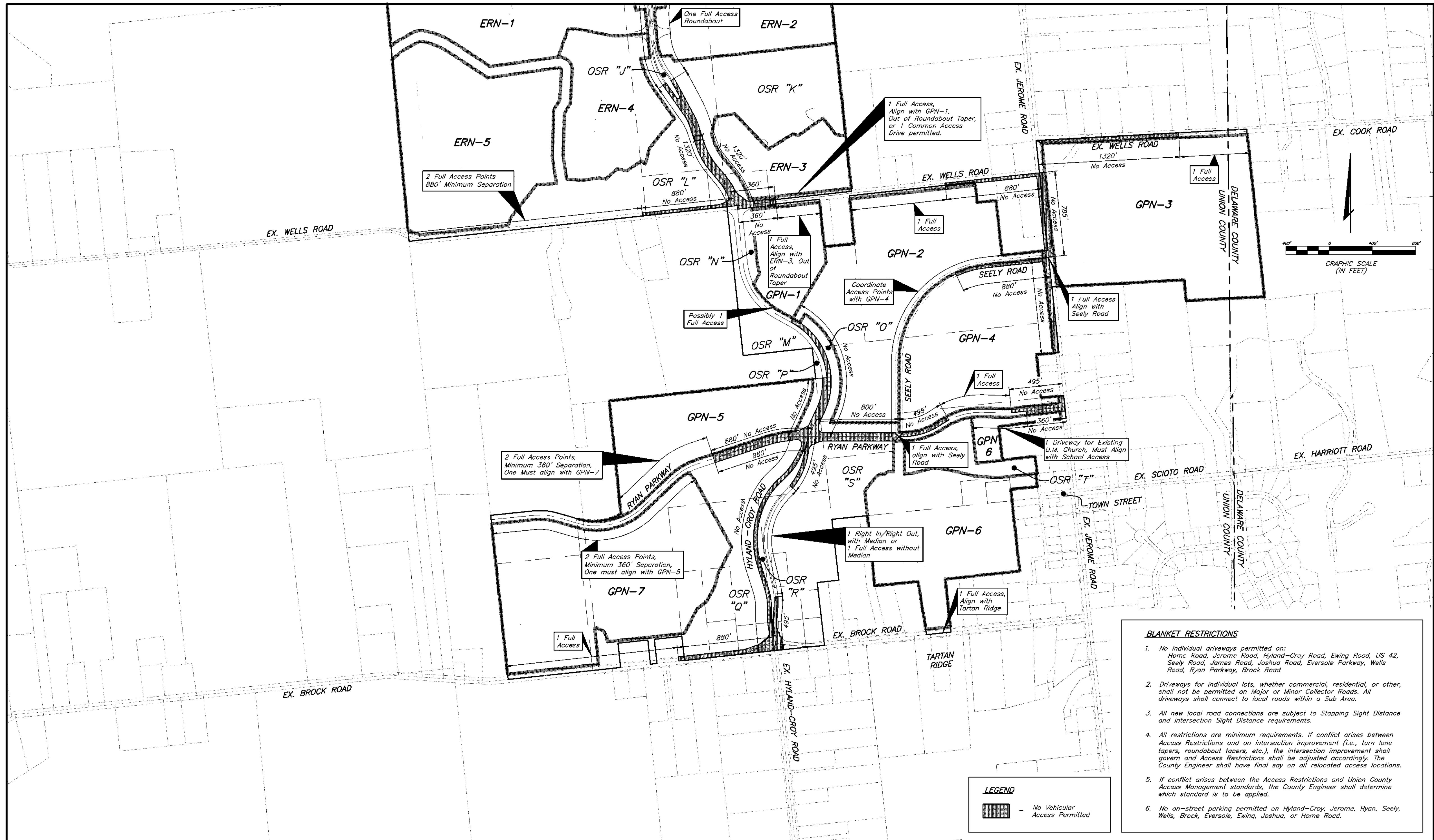
**JEROME VILLAGE
COMPANY, LLC**
720 E. Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT

FOR
JEROME VILLAGE
ACCESS MANAGEMENT PLAN


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



BLANKET RESTRICTIONS

- No individual driveways permitted on:
Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Eversole Parkway, Wells Road, Ryan Parkway, Brock Road
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LEGEND

 = No Vehicular Access Permitted

REVISIONS		
MARK	DATE	DESCRIPTION



PREPARED FOR:

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

JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT

FOR
JEROME VILLAGE
ACCESS MANAGEMENT PLAN

Date

January 3, 2008

Job No.

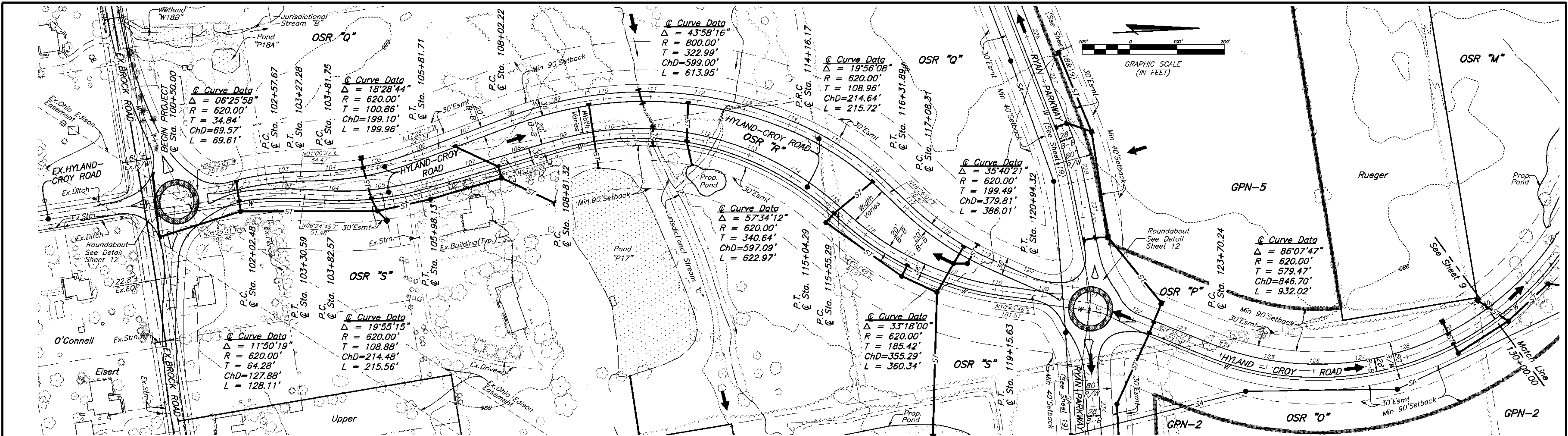
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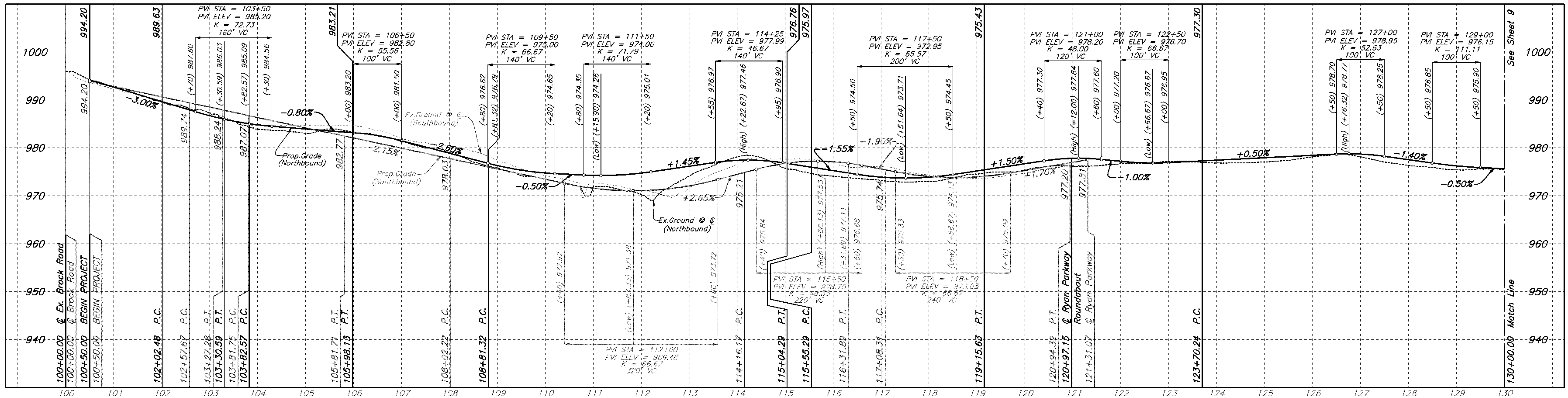
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7/27

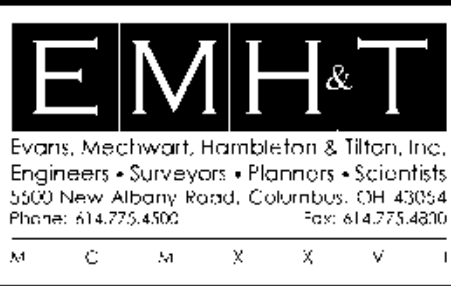


Public Utility Note:
All utilities shown herein are preliminary in nature. Final utility locations and associated easement will be determined by the County Engineer, Developer, and the utility provider(s).

LEGEND	
Sub Area Boundary	Ex. Pond/Wetland
Water Main	Prop. Pond/Stormwater Mangement
Sanitary Sewer	
Sanitary Force Main	
Storm Sewer	
Bike Path	



REVISIONS		
MARK	DATE	DESCRIPTION



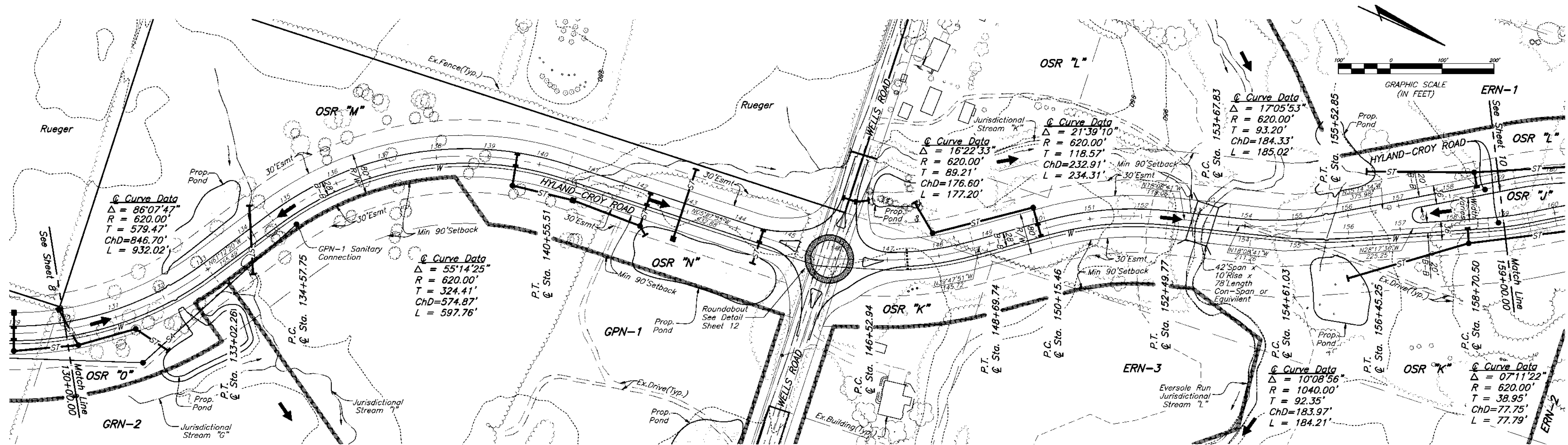
PREPARED FOR:

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

JEROME VILLAGE

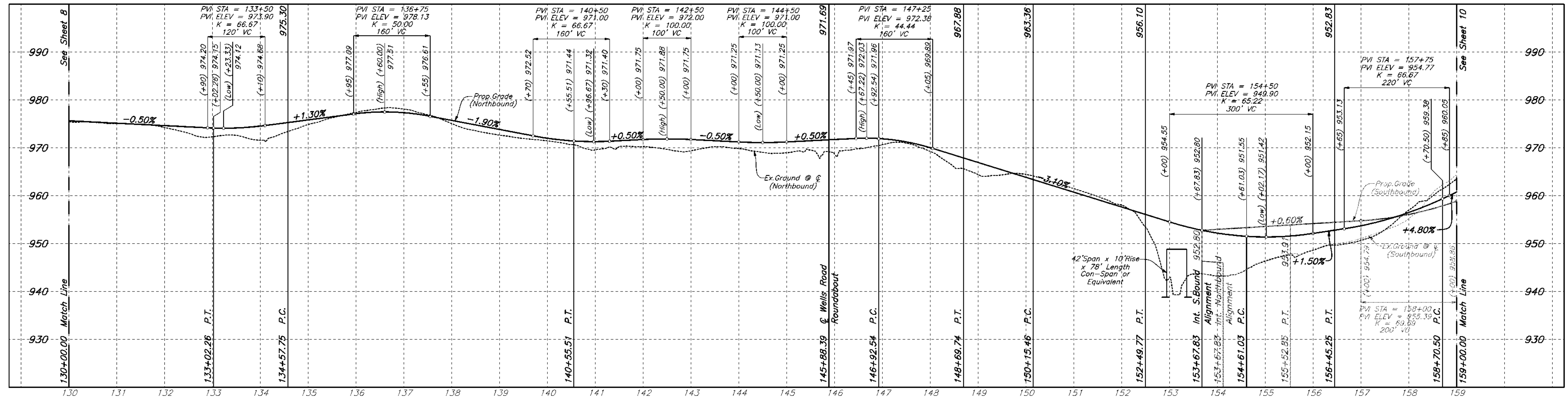
COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HYLAND-CROY EXTENSION

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

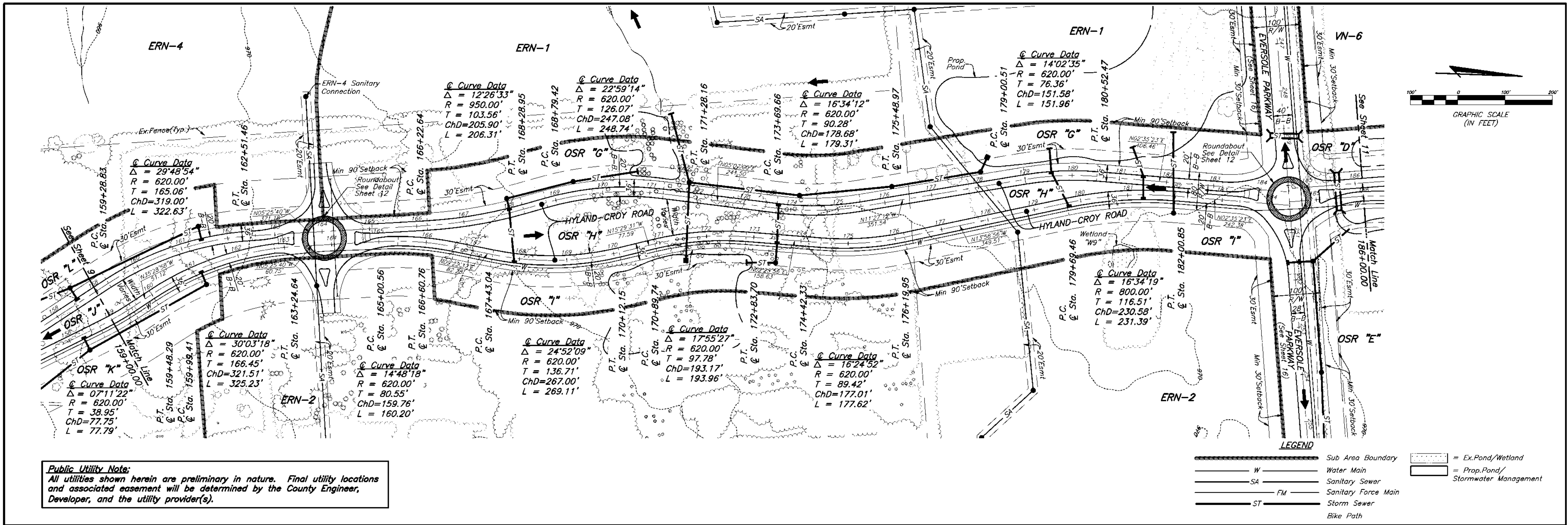


Public Utility Note:
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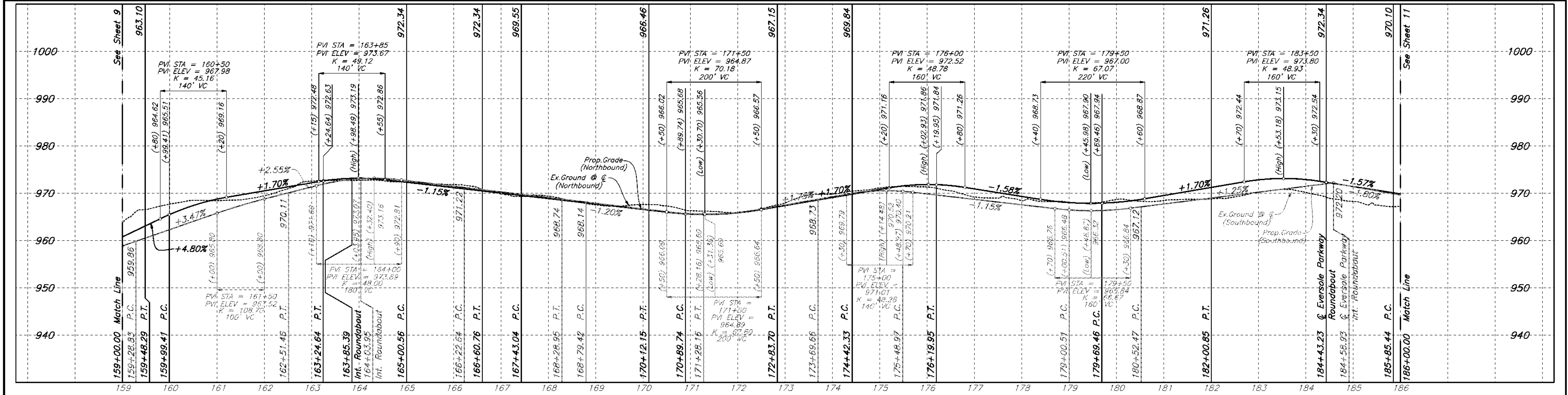
LEGEND	
	Sub Area Boundary
	Water Main
	Sanitary Sewer
	Sanitary Force Main
	Storm Sewer
	Bike Path
	Ex.Pond/Wetland
	Prop.Pond/Stormwater Management



REVISIONS			EMH&T		PREPARED FOR:		JEROME VILLAGE COMPANY, LLC		JEROME VILLAGE		COUNTY OF UNION, OHIO		Date		Job No.	
MARK	DATE	DESCRIPTION	EMH&T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 3200 New Albany Road, Columbus, OH 43215 Phone: 614.775.4300 Fax: 614.775.4306		JEROME VILLAGE COMPANY, LLC 720 E. Broad Street, Suite 200 Columbus, Ohio 43215		JEROME VILLAGE		PRELIMINARY PLAT		FOR		January 3, 2008		2006-1643	
													Scale		Sheet	
													Horiz: 1"=100'		9/27	
													Vert: 1"=10'			



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



REVISIONS		
MARK	DATE	DESCRIPTION

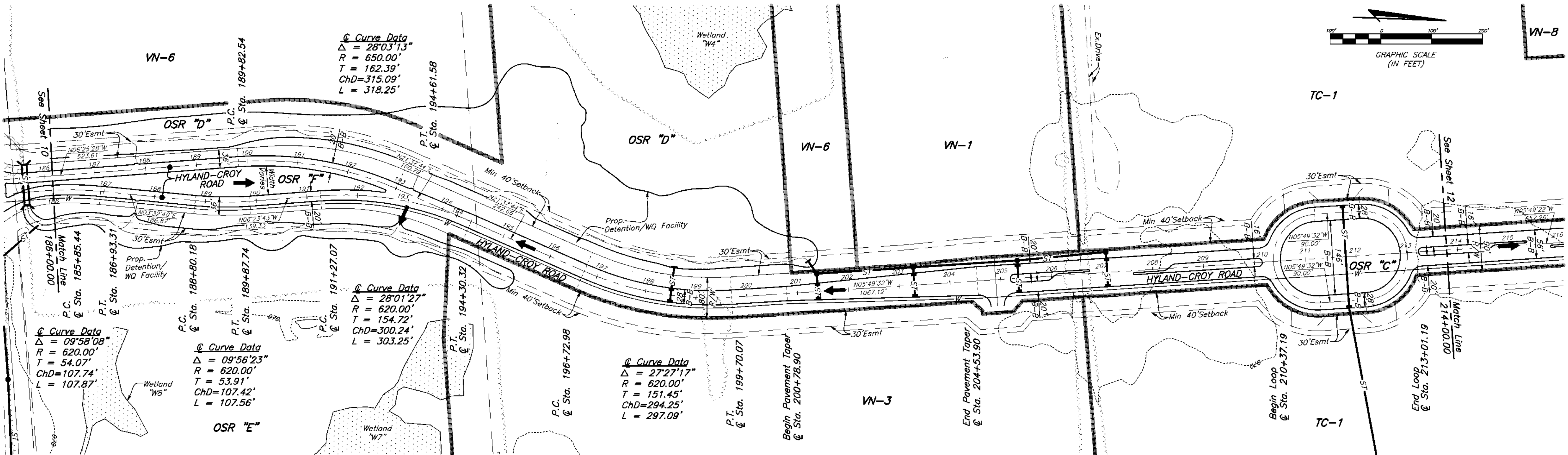


PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
720 E. Broad Street, Suite 200
Columbus, Ohio 43215



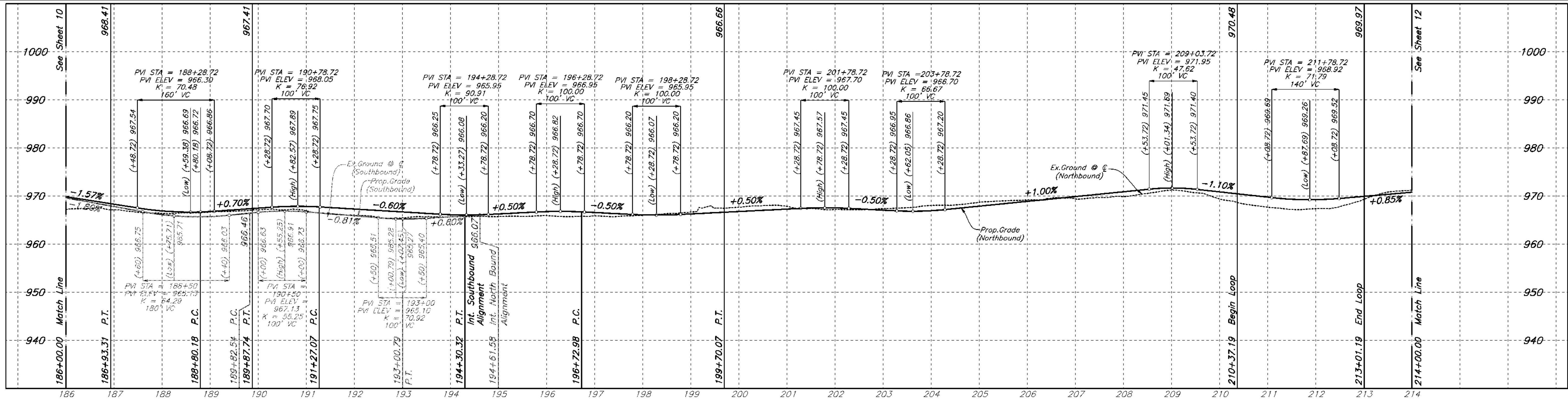
COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HYLAND-CROY EXTENSION

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



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

LEGEND	
	Sub Area Boundary
	Water Main
	Sanitary Sewer
	Sanitary Force Main
	Storm Sewer
	Bike Path
	Ex. Pond/Wetland
	Prop. Pond/Stormwater Management



REVISIONS		
MARK	DATE	DESCRIPTION

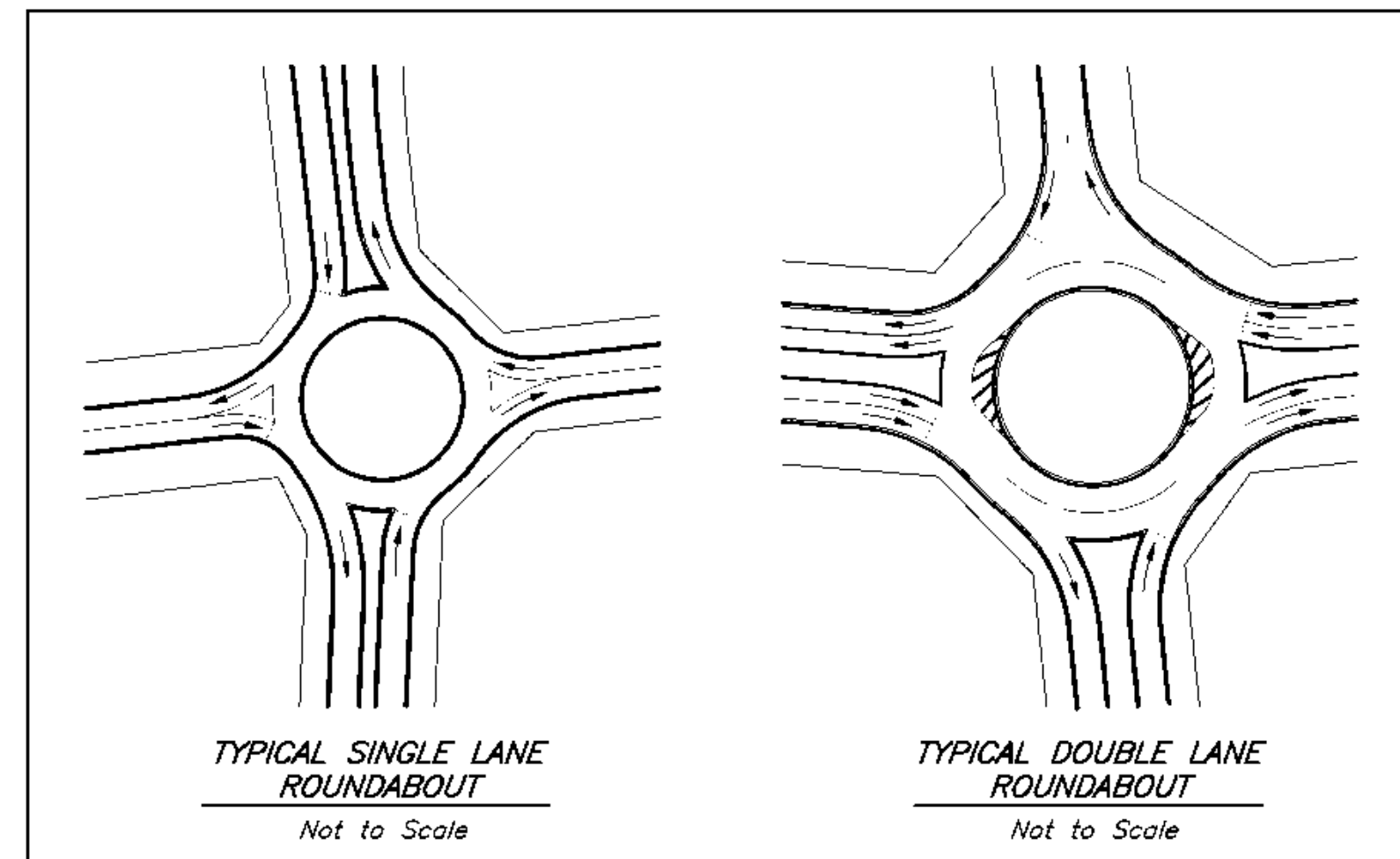
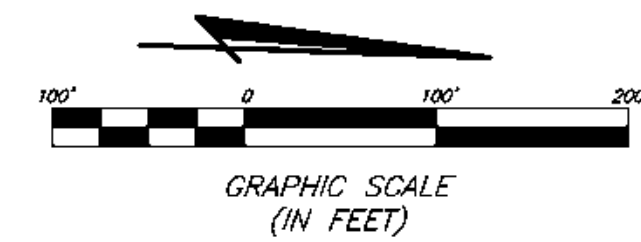
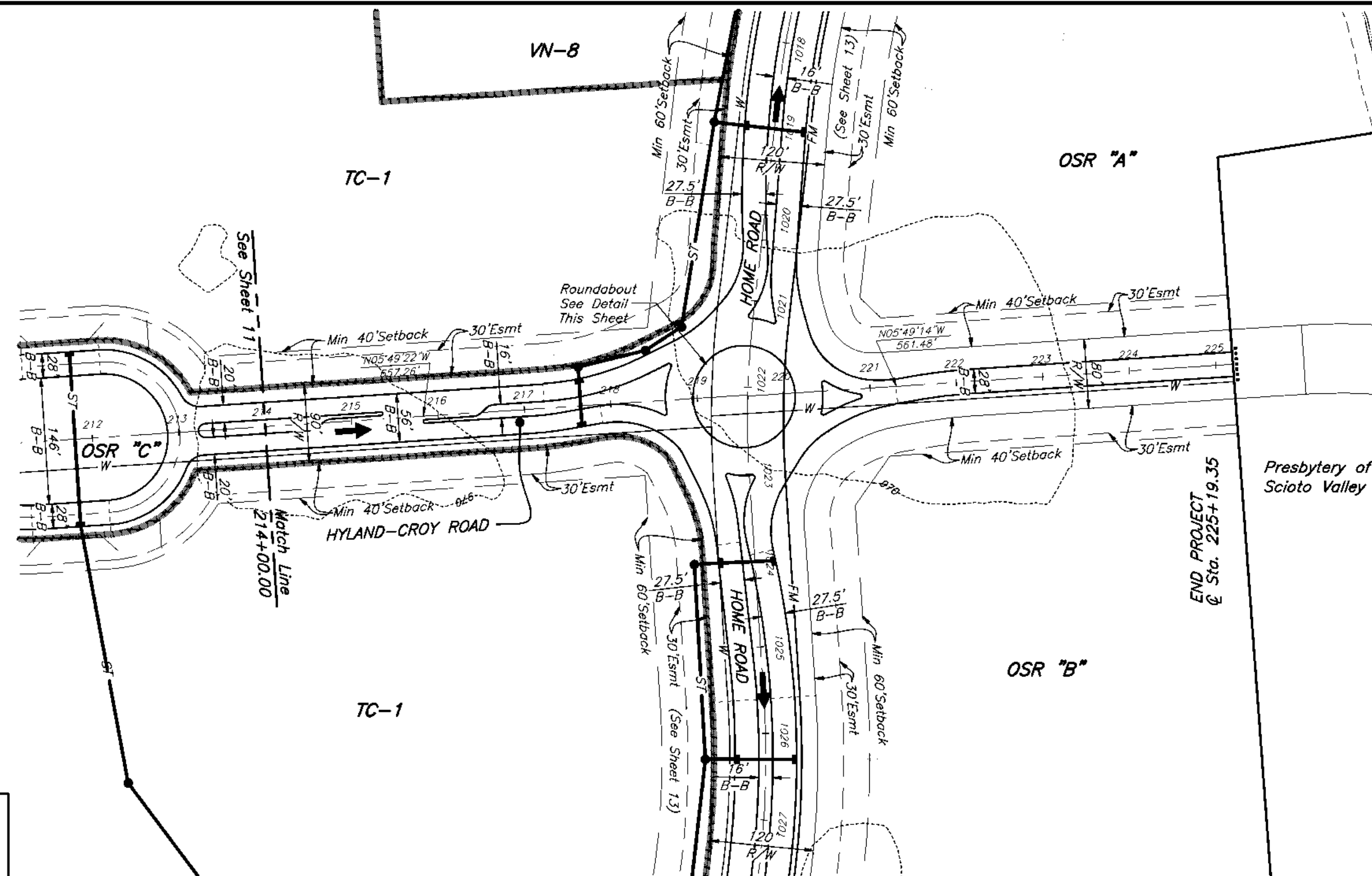
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3600 New Albany Road, Columbus, OH 43204
Phone: 614.775.4190 Fax: 614.775.4836
www.emh&t.com

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

JEROME VILLAGE

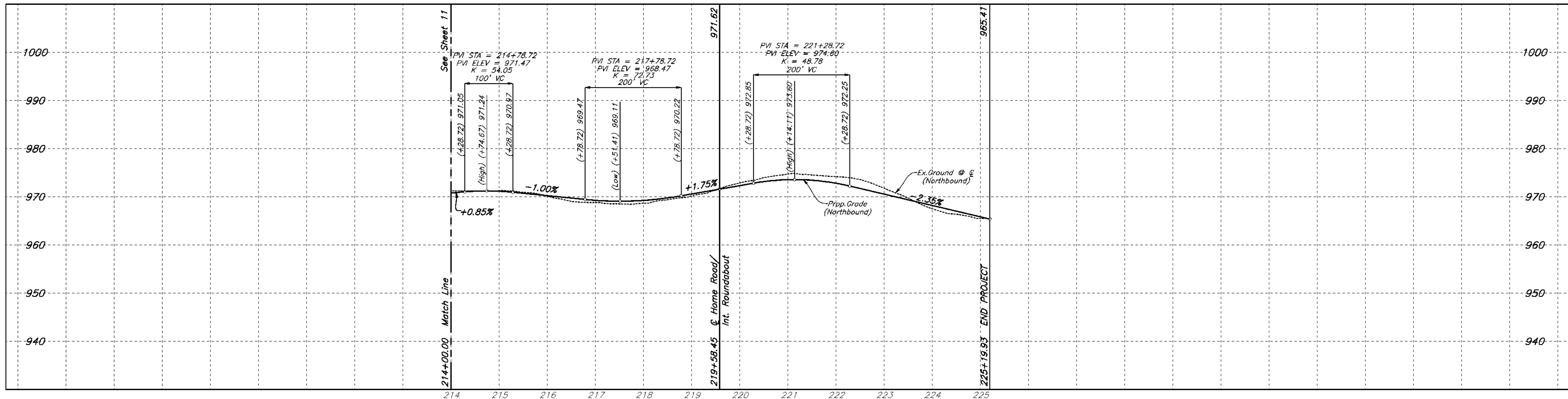
COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
HYLAND-CROY EXTENSION

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

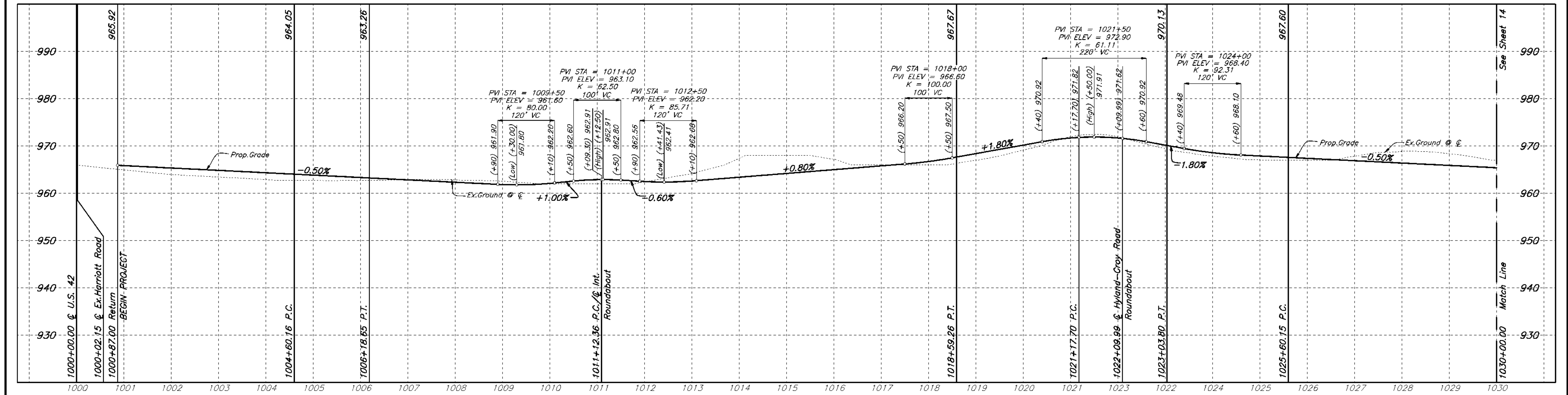
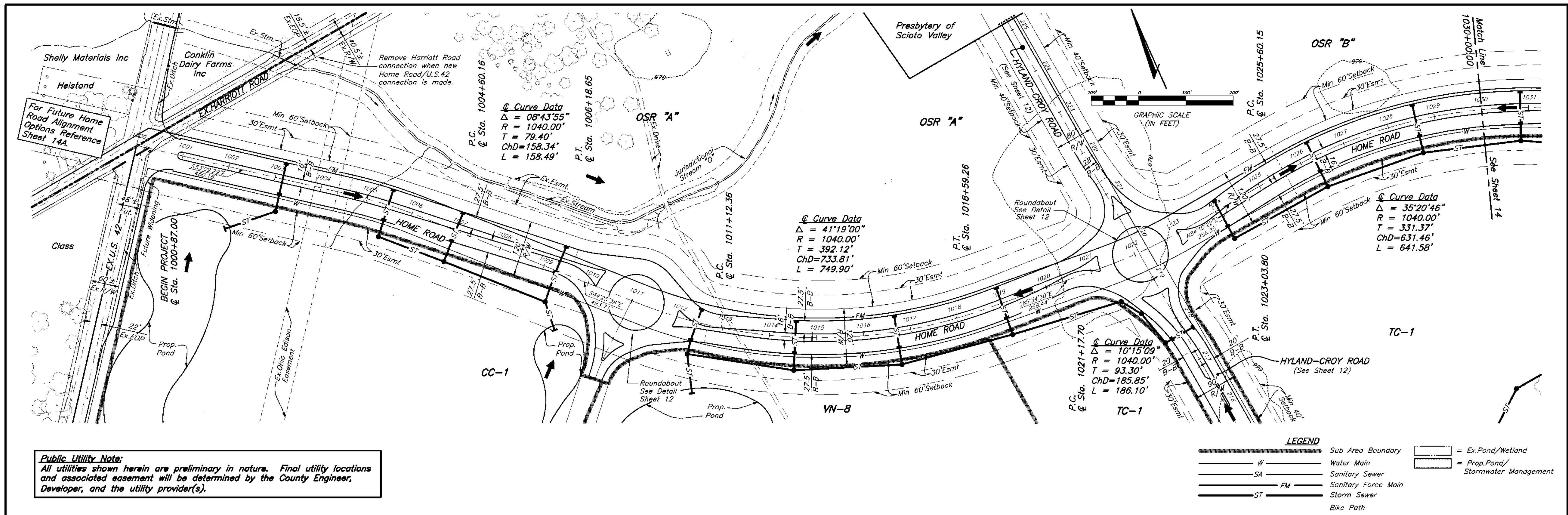


Public Utility Note:
All utilities shown herein are preliminary in nature. Final utility locations and associated easement will be determined by the County Engineer, Developer, and the utility provider(s).

- LEGEND**
- Sub Area Boundary
 - W Water Main
 - SA Sanitary Sewer
 - FM Sanitary Force Main
 - ST Storm Sewer
 - Bike Path
 - Ex. Pond/Wetland
 - Prop. Pond/Stormwater Management



REVISIONS			EMH&T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 3600 New Albany Road, Columbus, OH 43204 Phone: 614.775.4190 Fax: 614.775.4836	PREPARED FOR: JEROME VILLAGE COMPANY, LLC 720 E. Broad Street, Suite 200 Columbus, Ohio 43215	JEROME VILLAGE	COUNTY OF UNION, OHIO PRELIMINARY PLAT FOR JEROME VILLAGE HYLAND-CROY EXTENSION		Date January 3, 2008	Job No. 2006-1643
MARK	DATE	DESCRIPTION				Scale Horiz: 1"=100' Vert: 1"=10'		Sheet 12/27	



REVISIONS		
MARK	DATE	DESCRIPTION

Evans, Mechwart, Hambleton & Tilton, Inc.
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3600 New Albany Road, Columbus, OH 43215
Phone: (614) 775-4100 Fax: (614) 775-4800

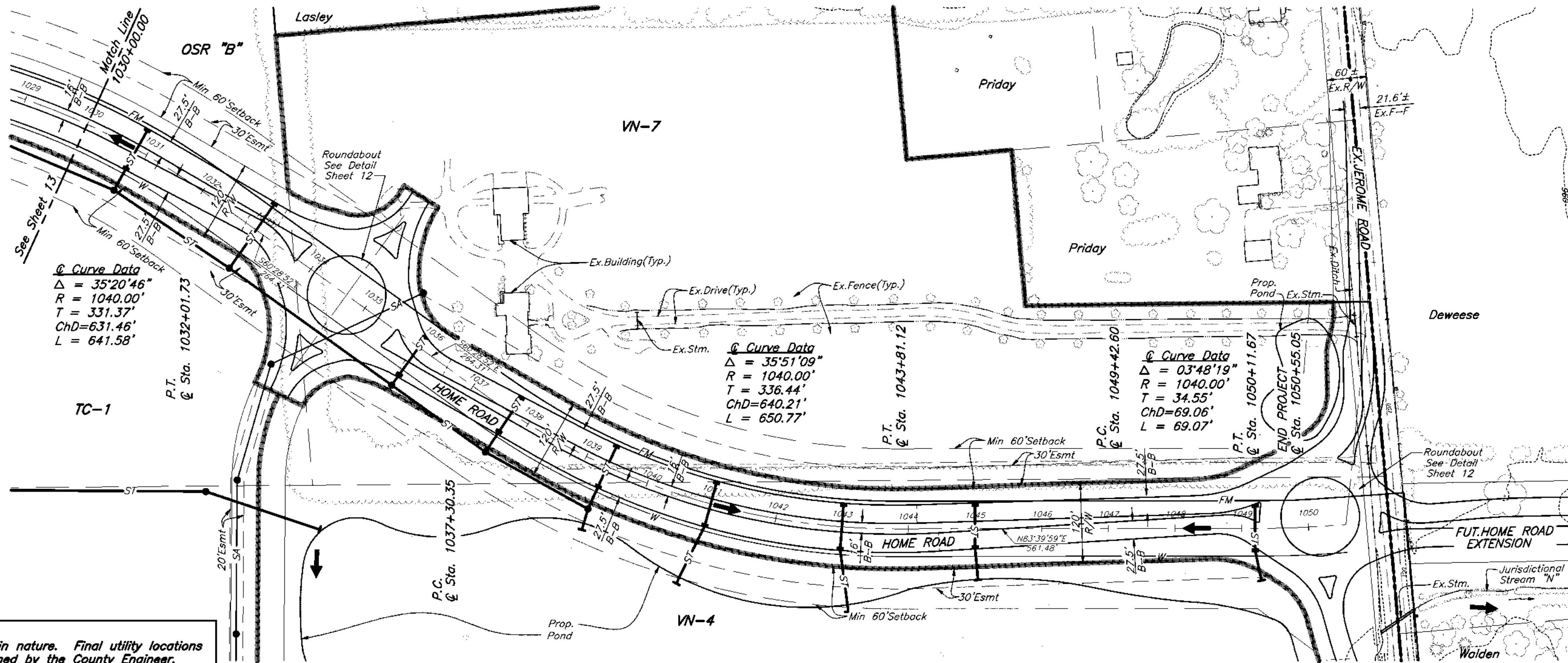
PREPARED FOR:

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

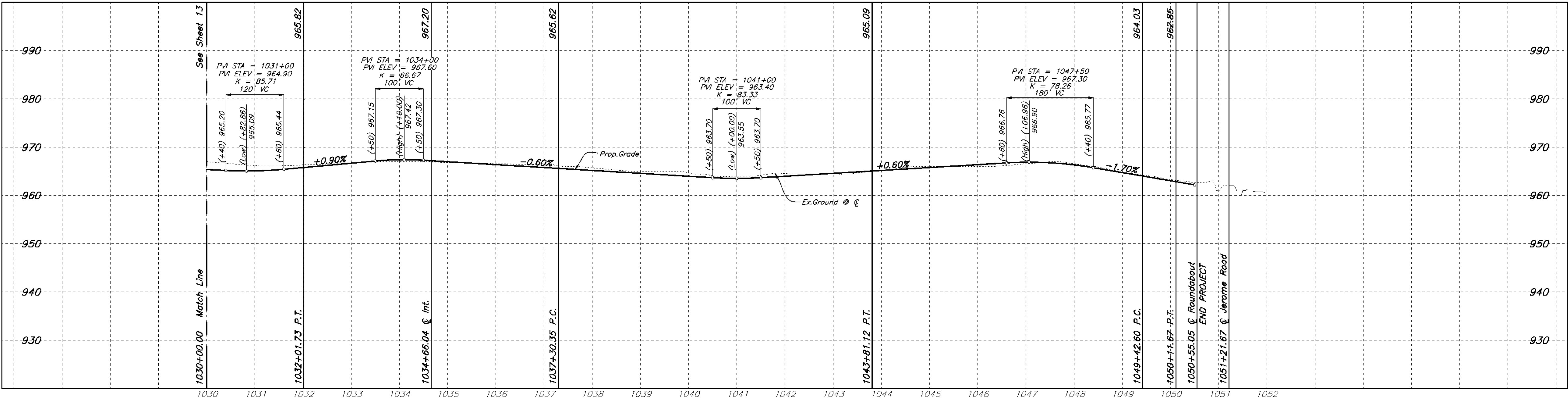
JEROME VILLAGE

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

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



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



REVISIONS		
MARK	DATE	DESCRIPTION



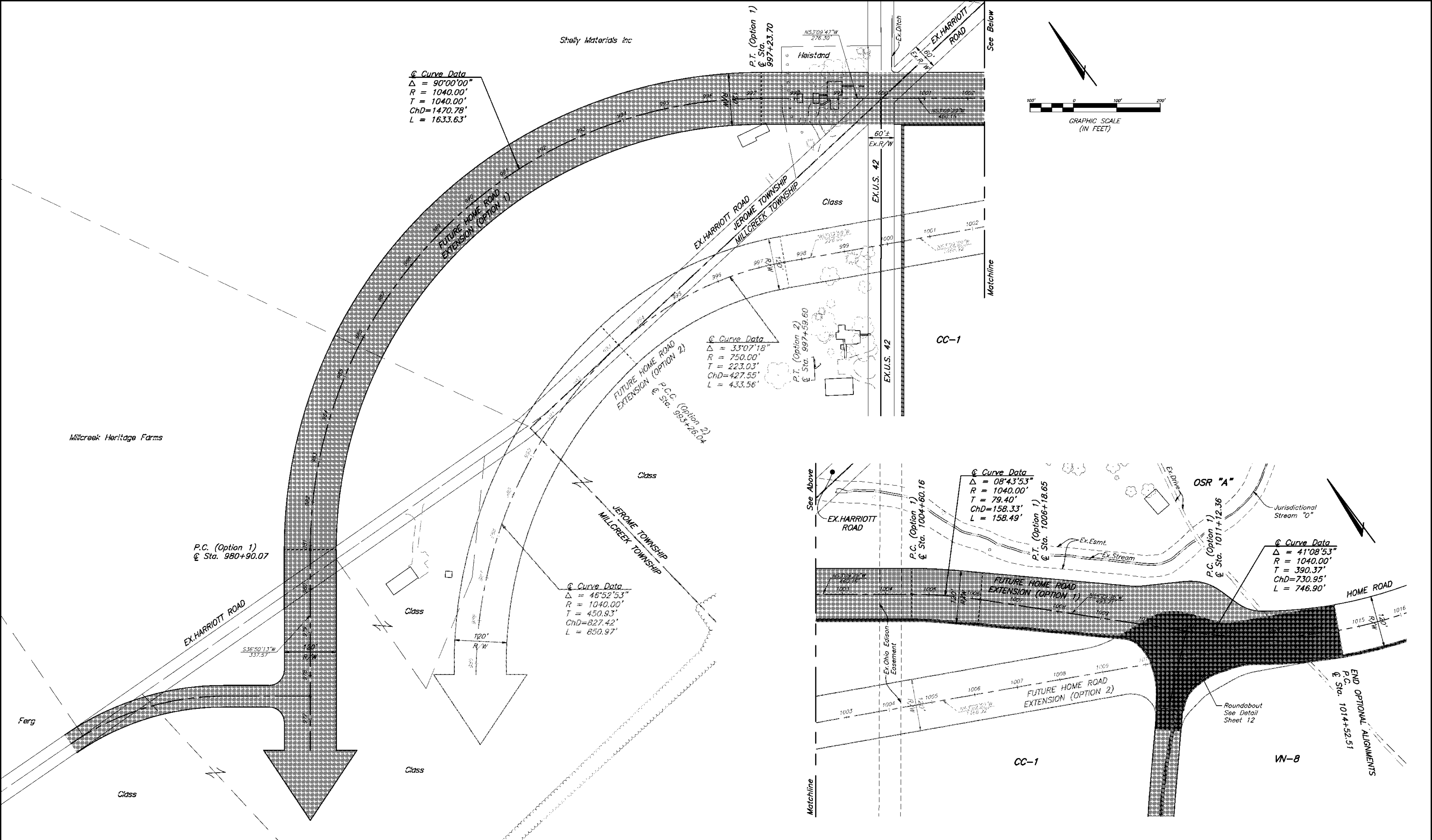
PREPARED FOR:

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

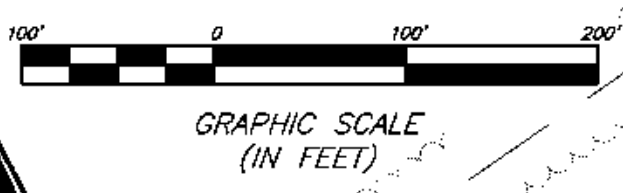
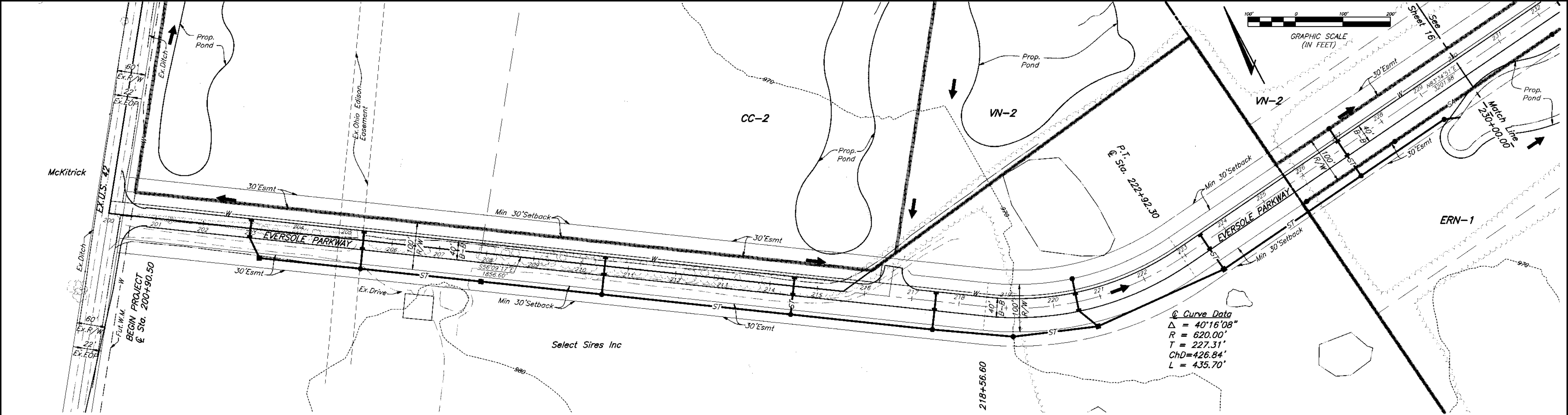
JEROME VILLAGE

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

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



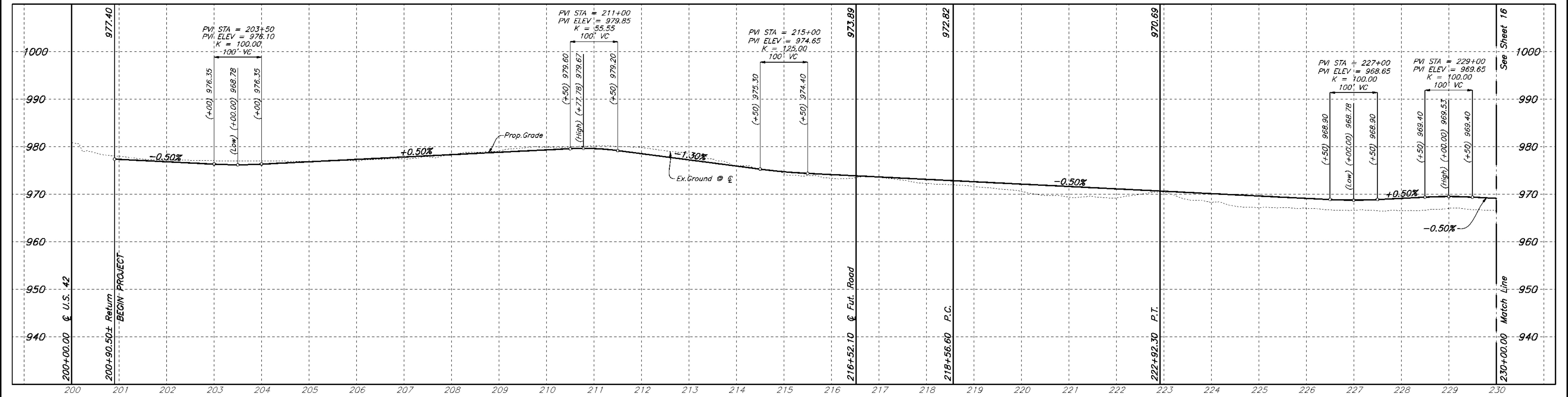
REVISIONS			EMH&T	PREPARED FOR:	JEROME VILLAGE COMPANY, LLC	JEROME VILLAGE	COUNTY OF UNION, OHIO PRELIMINARY PLAT FOR JEROME VILLAGE HOME ROAD - OPTIONAL ALIGNMENTS	Date		Job No.
MARK	DATE	DESCRIPTION						January 3, 2008	2006-1643	
			Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 3500 New Albany Road, Columbus, OH 43215 Phone: 614.775.4100 Fax: 614.775.4836	720 E. Broad Street, Suite 200 Columbus, Ohio 43215				Scale	Horiz: 1"=100' Vert: 1"=10'	Sheet 14A/27



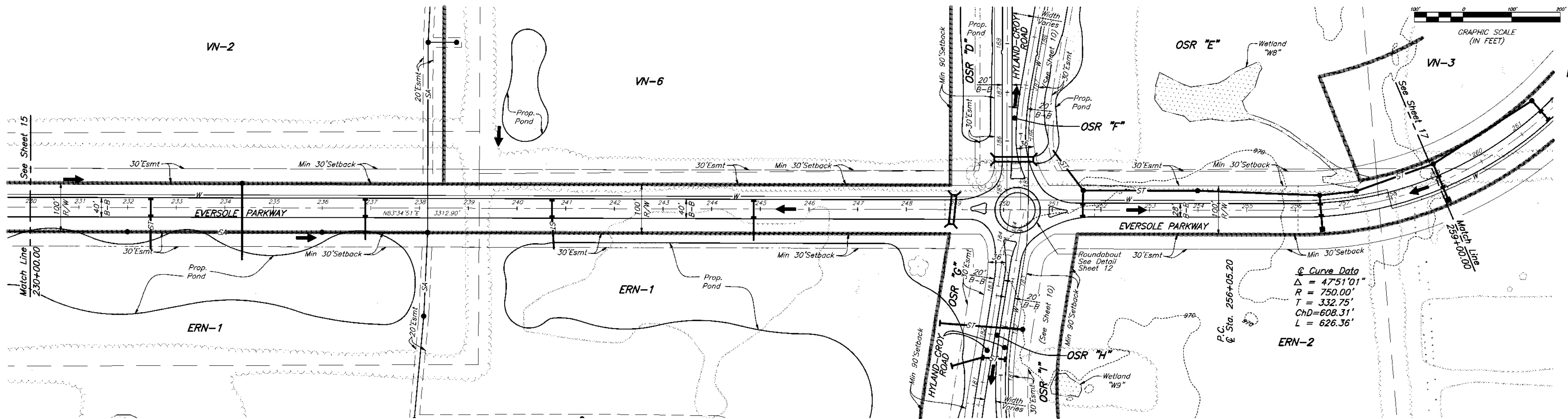
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T = 227.31'
ChD = 426.84'
L = 435.70'

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

- LEGEND**
- Sub Area Boundary
 - Water Main
 - Sanitary Sewer
 - Sanitary Force Main
 - Storm Sewer
 - Bike Path
 - Ex. Pond/Wetland
 - Prop. Pond/Stormwater Management

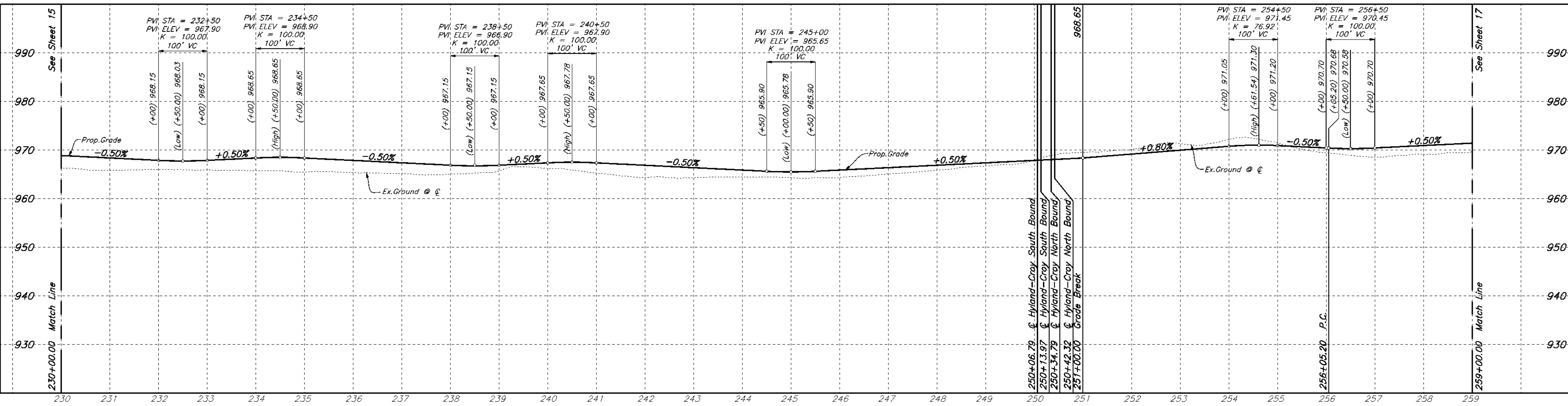


REVISIONS			EMH&T		PREPARED FOR:		JEROME VILLAGE COMPANY, LLC		JEROME VILLAGE		COUNTY OF UNION, OHIO PRELIMINARY PLAT FOR JEROME VILLAGE EVERSOLE PARKWAY		Date January 3, 2008		Job No. 2006-1643	
MARK	DATE	DESCRIPTION											Scale Horiz: 1"=100' Vert: 1"=10'		Sheet 15/27	



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

LEGEND	
	Sub Area Boundary
	Water Main
	Sanitary Sewer
	Sanitary Force Main
	Storm Sewer
	Bike Path
	Ex. Pond/Wetland
	Prop. Pond/Stormwater Management



REVISIONS		
MARK	DATE	DESCRIPTION

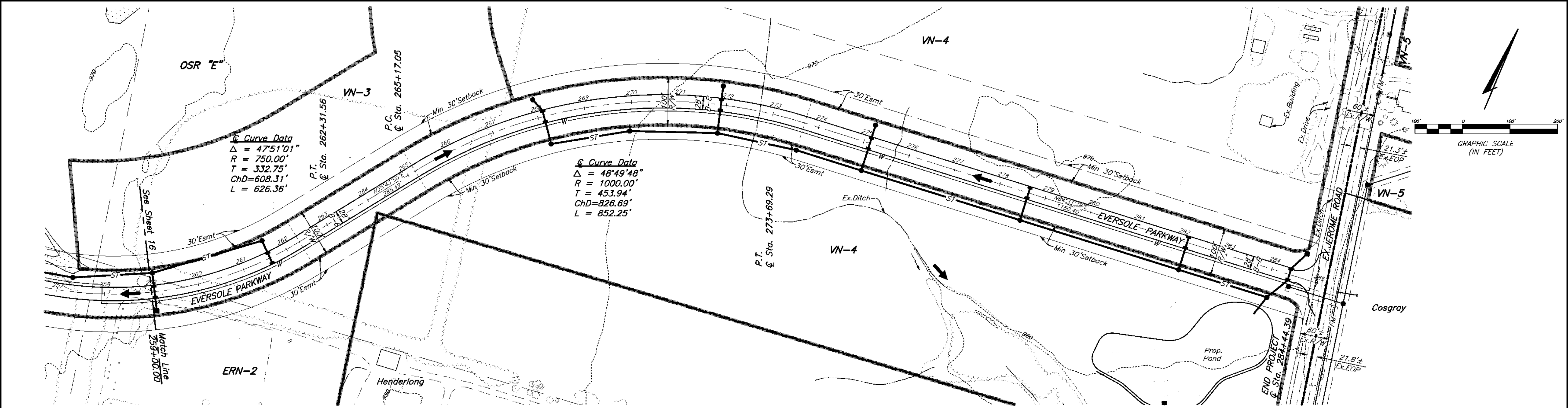
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3200 New Albany Road, Columbus, OH 43214
Phone: 614.775.4190 Fax: 614.775.4836

PREPARED FOR:
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720 E. Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

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

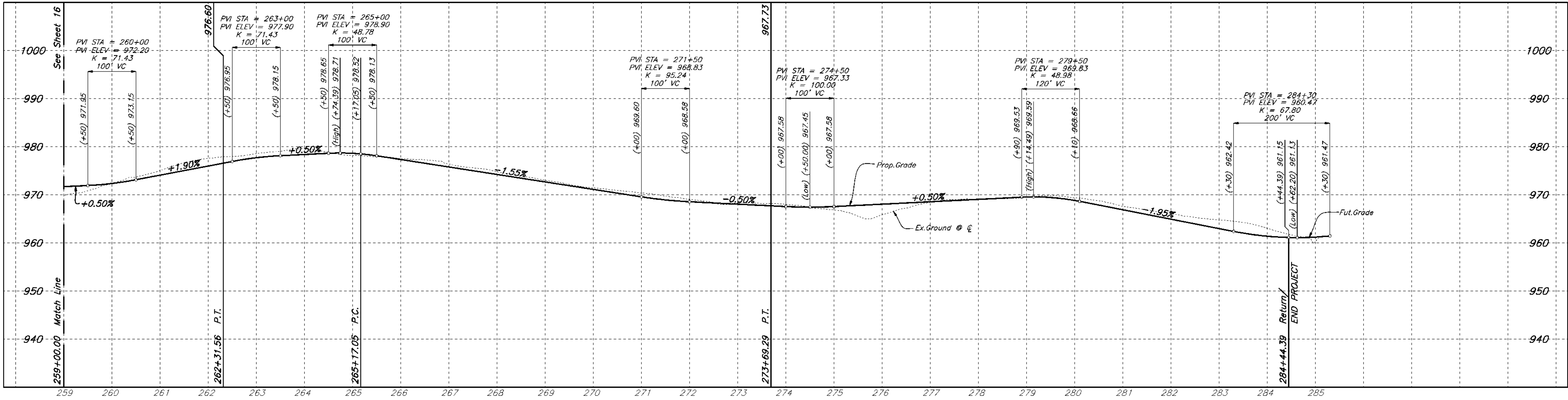
Date	Job No.
January 3, 2008	2006-1643
Scale	Sheet
Horiz: 1"=100' Vert: 1"=10'	16/27



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

LEGEND

Sub Area Boundary	Ex.Pond/Wetland
W Water Main	Prop.Pond
SA Sanitary Sewer	Stormwater Management
FM Sanitary Force Main	
ST Storm Sewer	
Bike Path	



REVISIONS		
MARK	DATE	DESCRIPTION

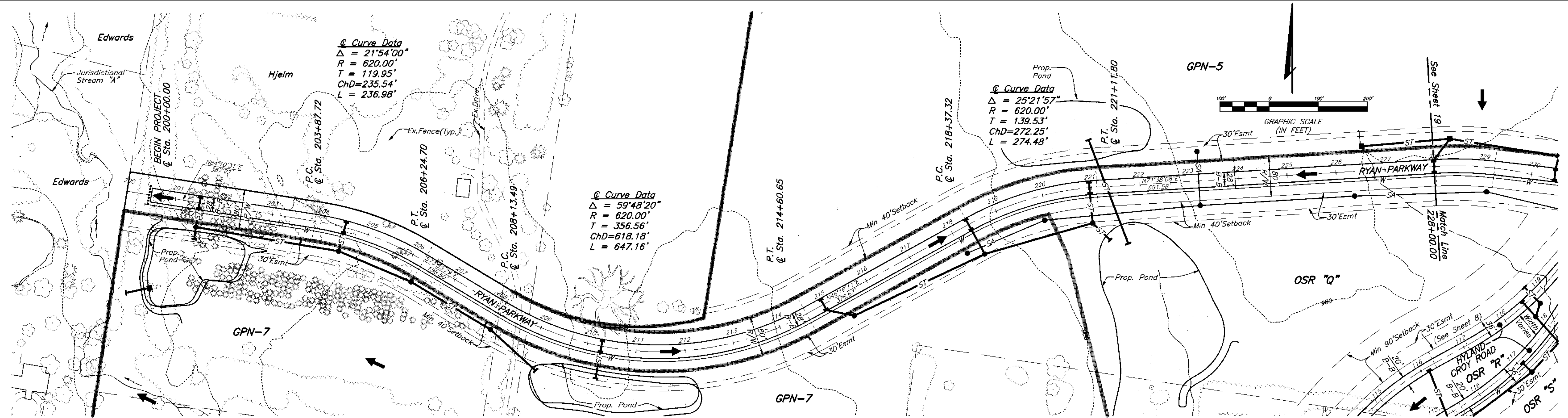
EMH&T
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Engineers • Surveyors • Planners • Scientists
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PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
720 E. Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

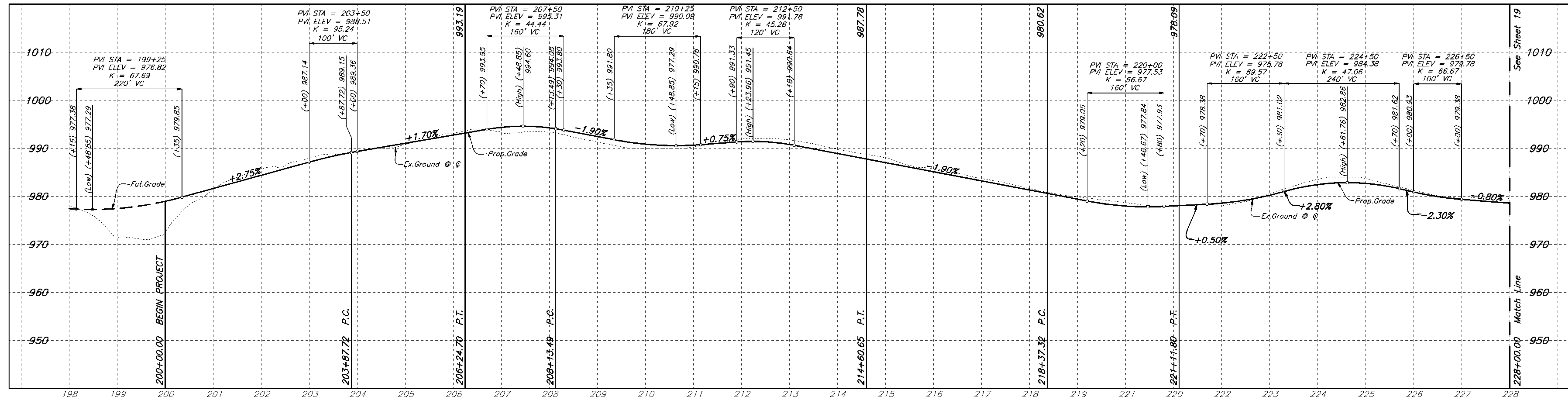
COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR
JEROME VILLAGE
EVERSOLE PARKWAY

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



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

LEGEND	
	Sub Area Boundary
	Water Main
	Sanitary Sewer
	Sanitary Force Main
	Storm Sewer
	Bike Path
	Ex.Pond/Wetland
	Prop.Pond/Stormwater Management



REVISIONS		
MARK	DATE	DESCRIPTION

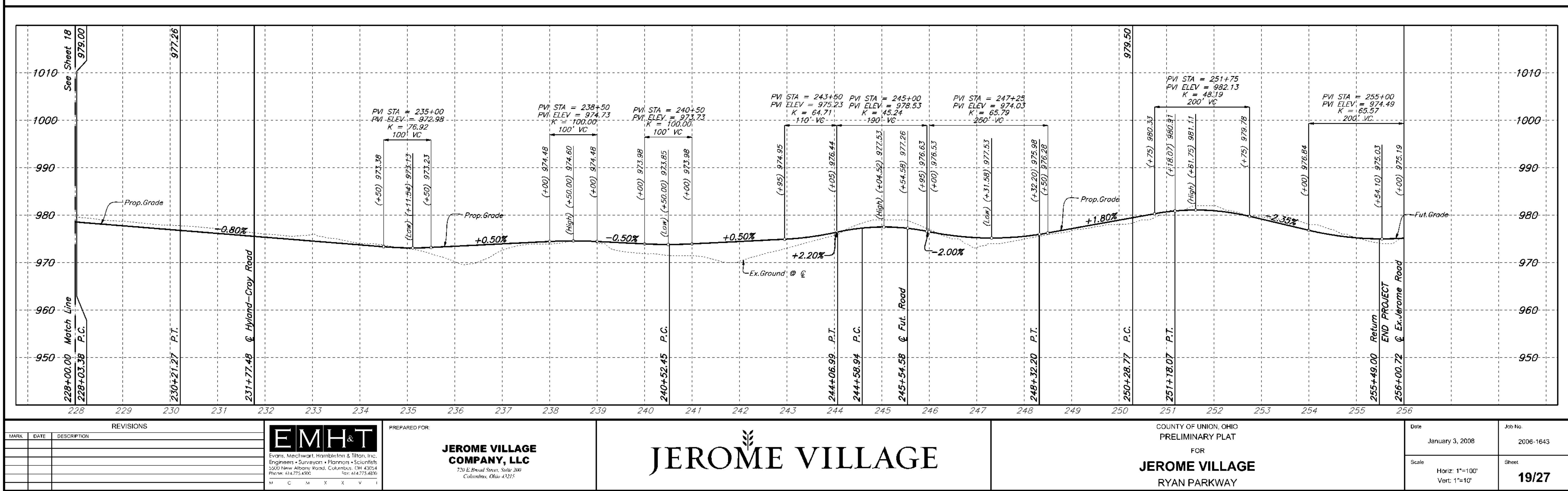
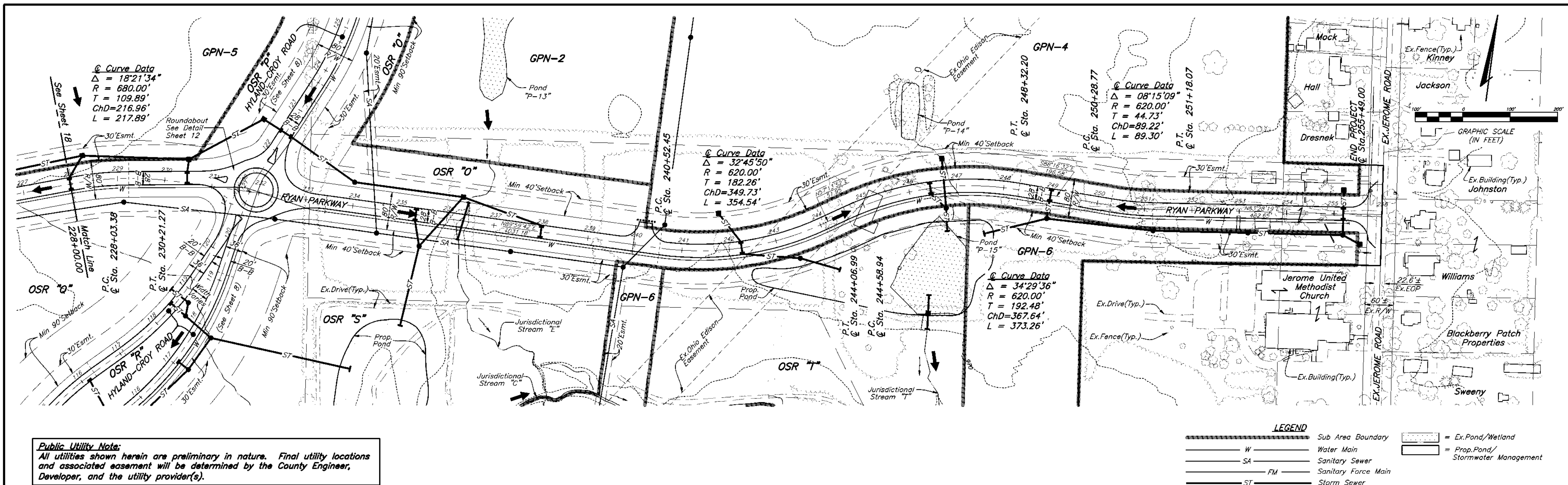
EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
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3600 New Albany Road, Columbus, OH 43215
Phone: 614.775.4300 Fax: 614.775.4300

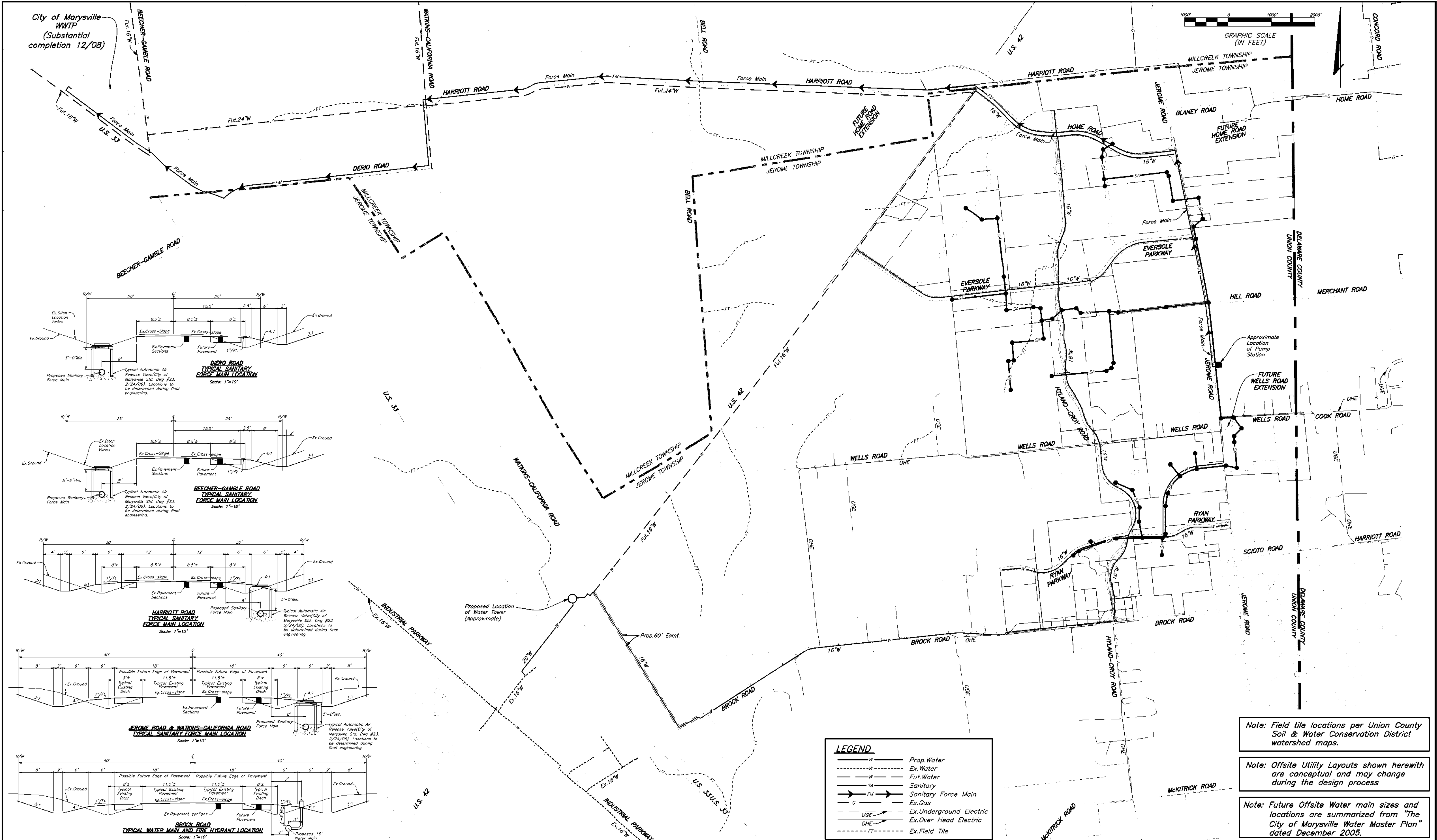
PREPARED FOR:
JEROME VILLAGE COMPANY, LLC
720 E. Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

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

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





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

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

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

REVISIONS		
MARK	DATE	DESCRIPTION

EMHT
Evans, Mechwart, Homblat & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
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M C M X X V I

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

JEROME VILLAGE

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

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

EROSION CONTROL NOTES

MAINTENANCE

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

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

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

INSPECTIONS

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

TEMPORARY AND PERMANENT SEEDING

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

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

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

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

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

TEMPORARY SEEDING

SEEDING DATES	SPECIES	lb./1000 sq. ft.	Per acre
March 1 to August 15	Oats	4.2	5.6 bushel
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.
	Perennial Ryegrass	1.4	56 lb.
	Tall Fescue	1.4	56 lb.
August 16 to November 1	Rye	4.2	2.8 bushel
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.
	Wheat	4.2	2.8 bushel
	Tall Fescue	1.4	56 lb.
Nov. 1 to Spring Seeding	Perennial Ryegrass	1.4	56 lb.
	Tall Fescue	1.4	56 lb.
	Annual Ryegrass	1.4	56 lb.

NOTE: Other approved seed species may be substituted.

PERMANENT SEEDING

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

NOTE: Other approved seed species may be substituted.

See Sheets 22&23 for additional details.

COUNTY OF UNION, OHIO
PRELIMINARY PLAT

FOR

JEROME VILLAGE

EROSION AND SEDIMENTATION CONTROL DETAILS

Date

January 3, 2008

Scale

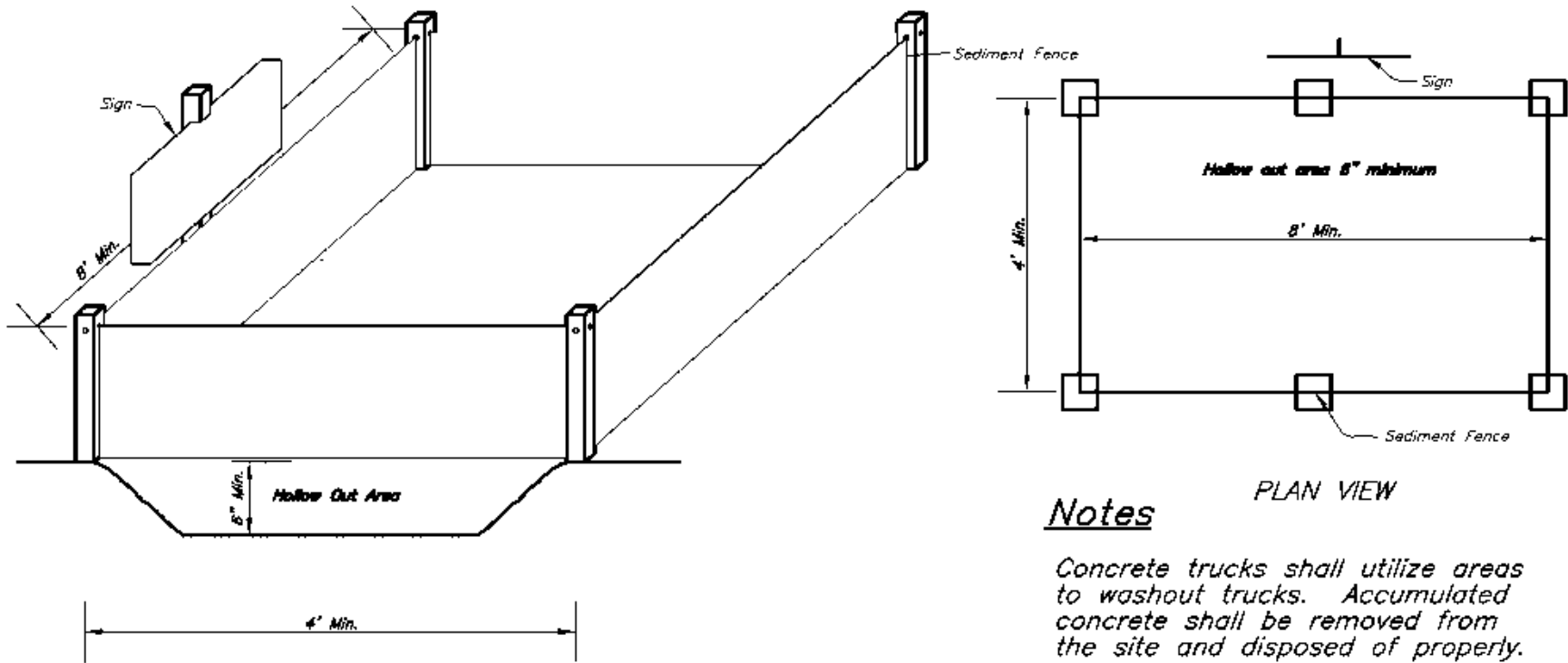
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Job No.

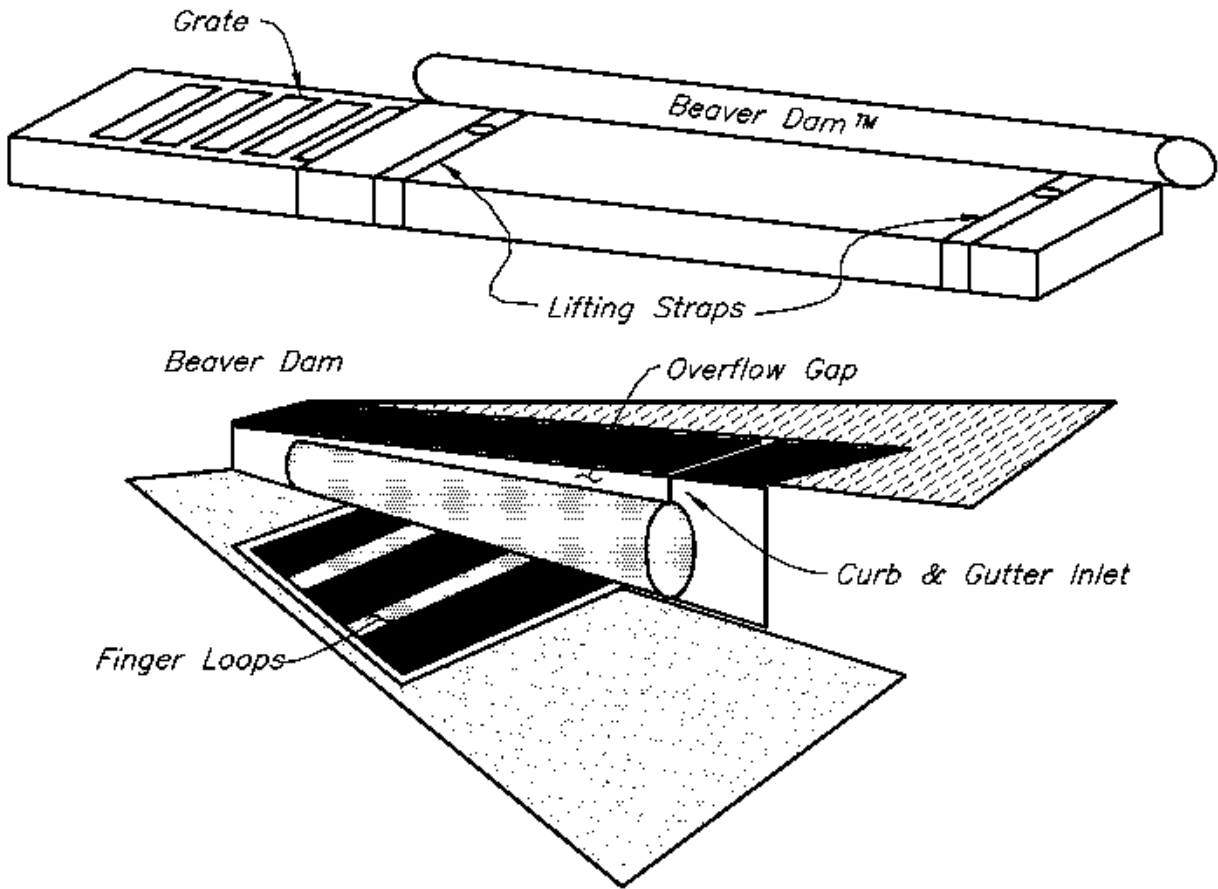
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21/27



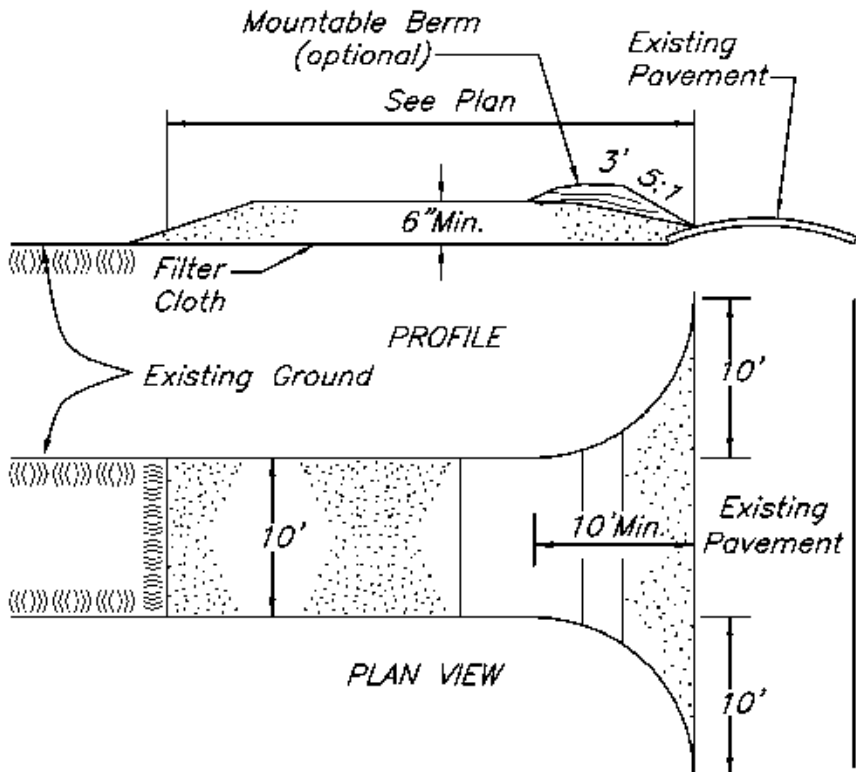
CONCRETE WASHOUT AREA
SCALE: NONE



THE BEAVER DAM
No Scale

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

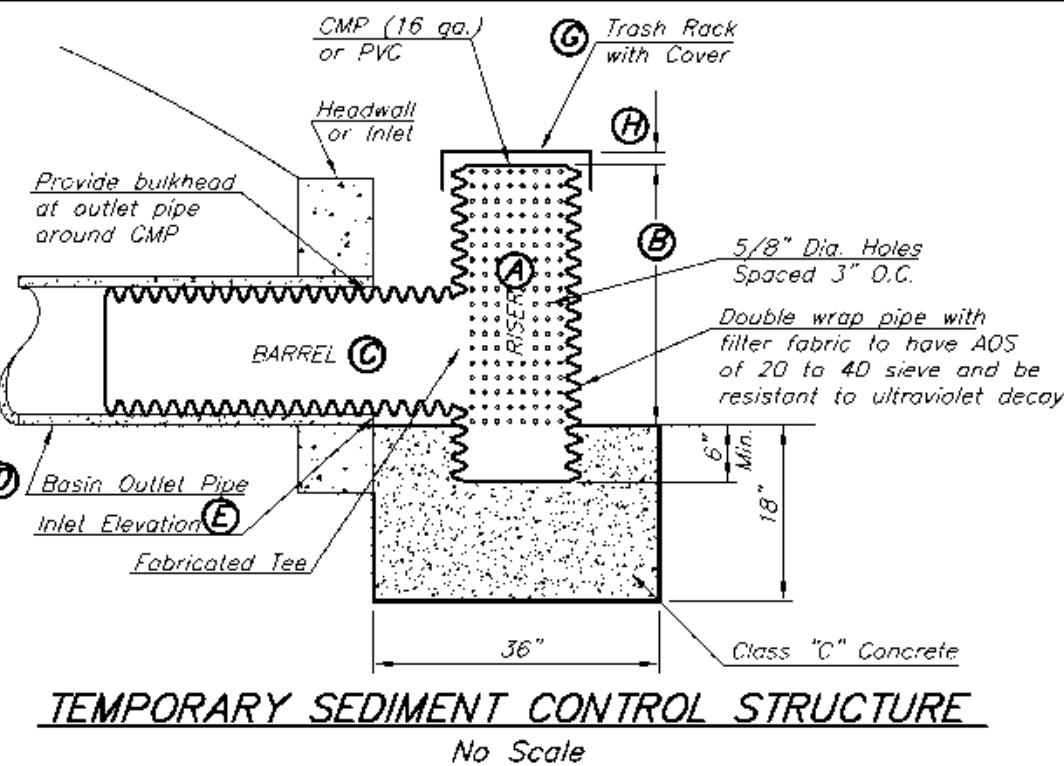
Maintenance: With a stiff bristle broom sweep silt and other debris off surface after each event.



STABILIZED CONSTRUCTION
ENTRANCE
No Scale

CONSTRUCTION SPECIFICATIONS

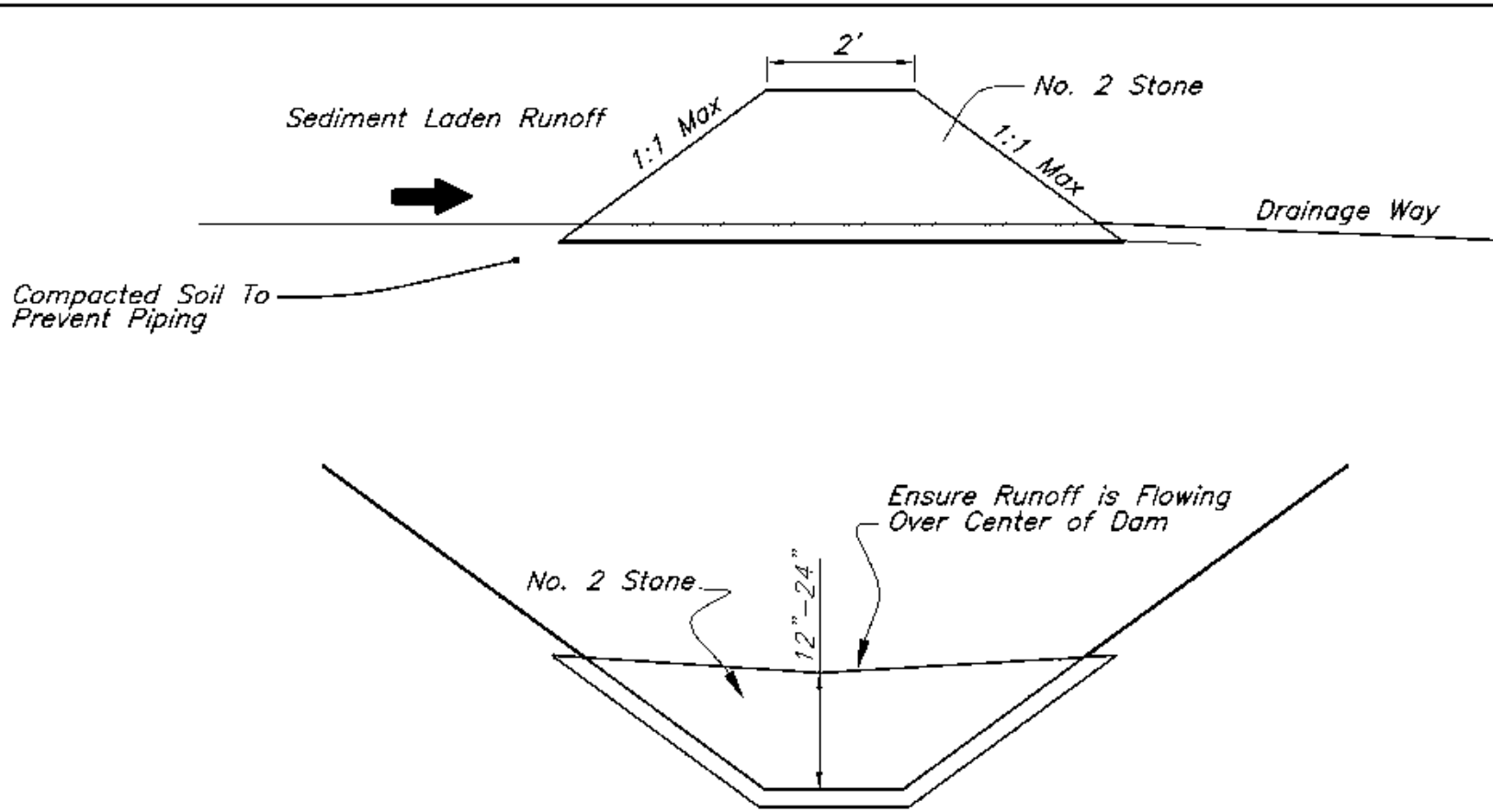
1. Stone Size - Use 2" stone, or reclaimed or recycled concrete equivalent.
2. Length - As required.
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - will be placed over the entire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



TEMPORARY SEDIMENT CONTROL STRUCTURE
No Scale

GENERAL NOTES

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



ROCK CHECK DAM
SCALE: NONE

CONTRACTOR RESPONSIBILITIES

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

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

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

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

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

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

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

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

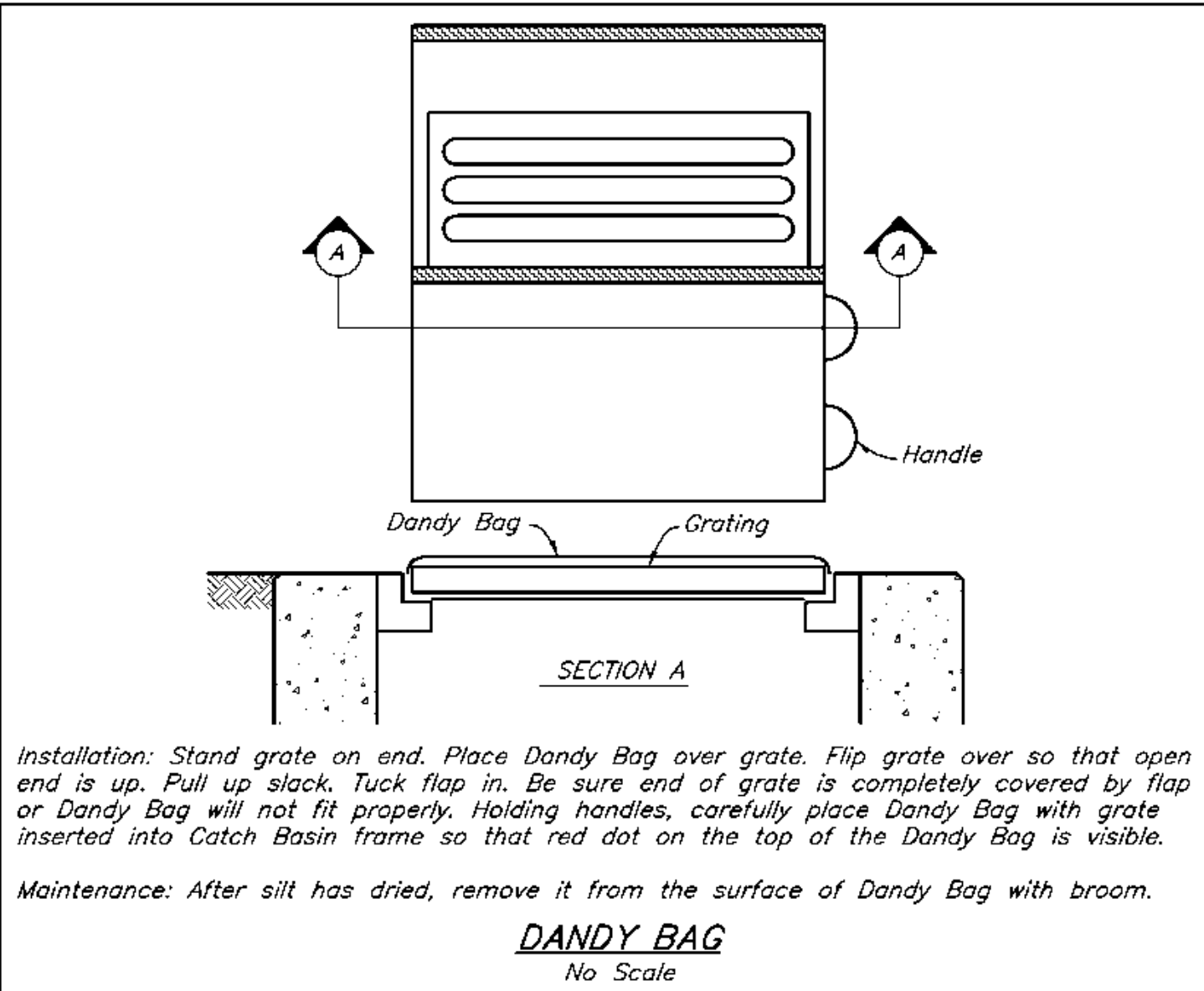
The Contractor shall be responsible to ensure that no solid or liquid waste is discharged into storm water runoff. Untreated sediment-laden runoff shall not flow off of site without being directed through a control practice. Concrete trucks will not be allowed to wash out or discharge surplus concrete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

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

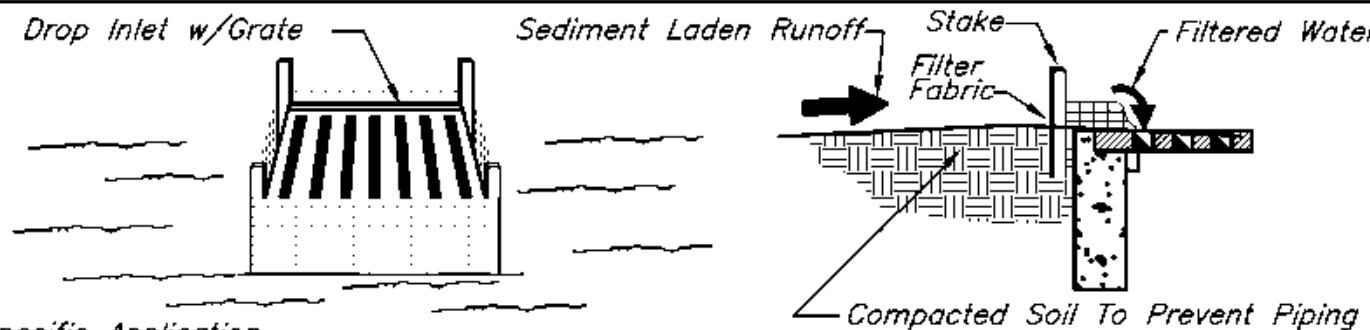
The cost for temporary channels, sediment dams, sediment basins, and other appurtenant earth moving operations shall be included in the price bid for erosion and sedimentation control quantities.

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

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



DANDY BAG
No Scale



FILTER FABRIC DROP INLET SEDIMENT FILTER DETAIL
No Scale

REVISIONS		
MARK	DATE	DESCRIPTION

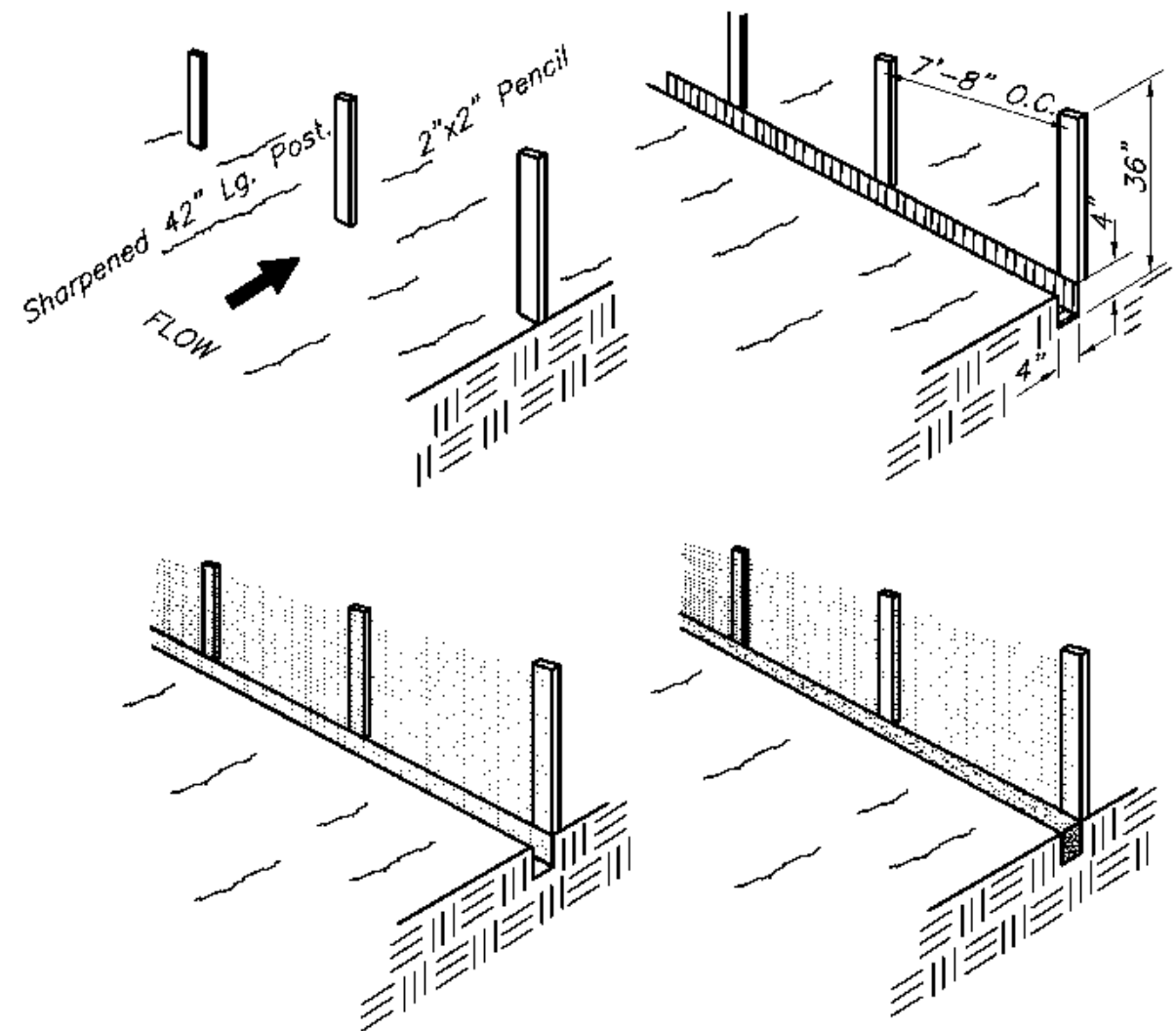


PREPARED FOR:

JEROME VILLAGE
COMPANY, LLC

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

JEROME VILLAGE



SEDIMENT FENCE DETAIL
No Scale

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

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

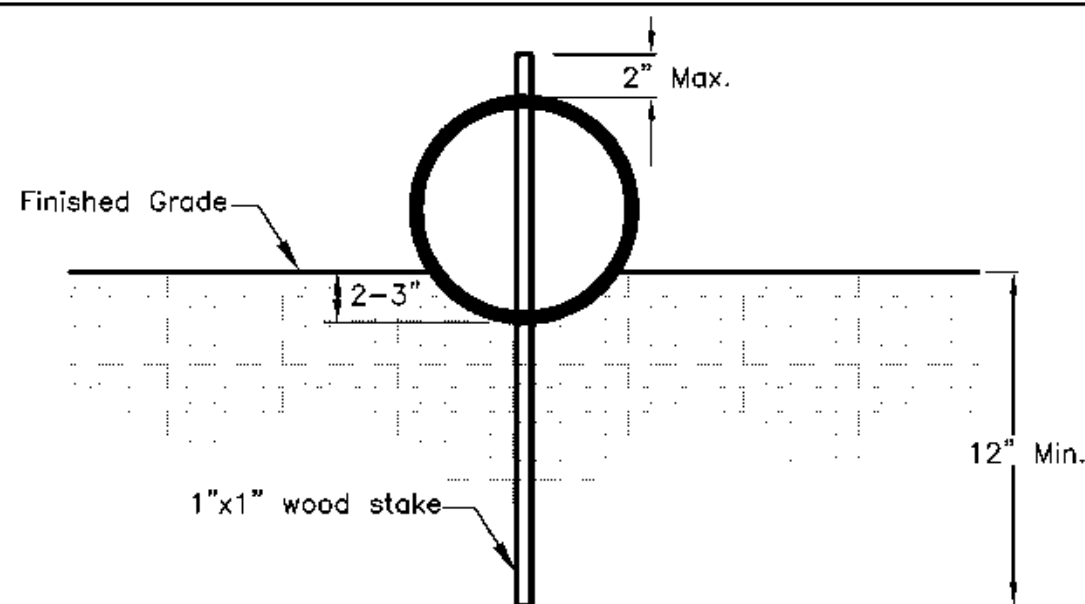
Maintenance

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

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

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

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



STRAW WATTLE DETAIL
No Scale

PREPARATION

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

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

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

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

INSTALLATION

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

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

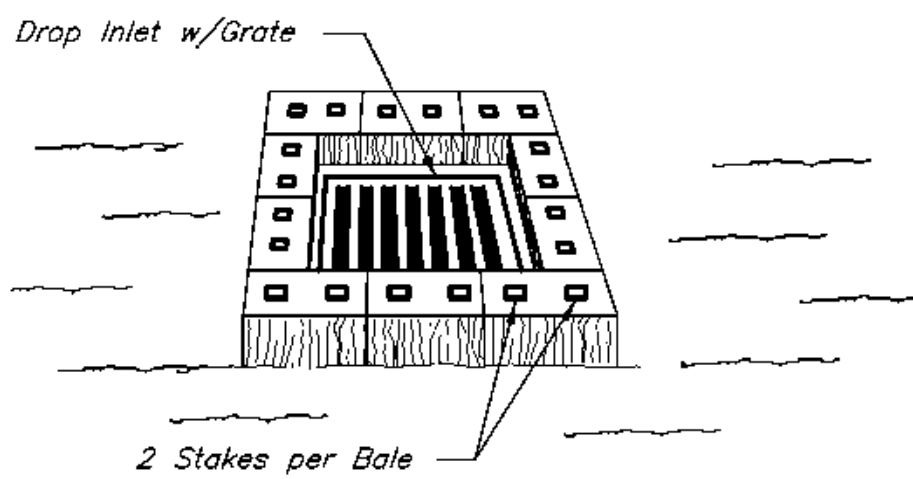
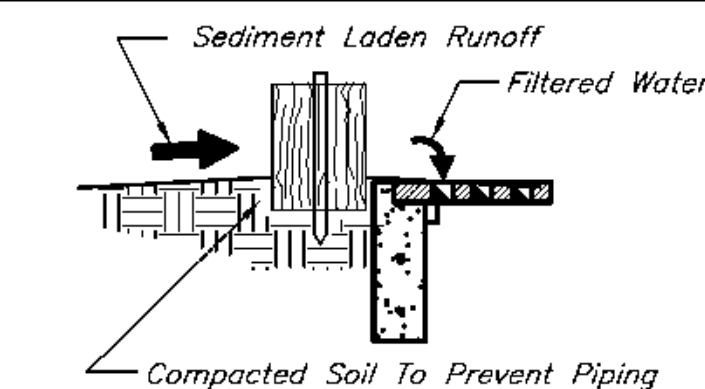
Wooden stakes should be placed 6" from the Wattle end angled towards the adjacent Wattle and spaced at 4 feet centers leaving less than 1-2 inches of stake exposed above the Wattle. Alternately, stakes may be place on each side of the Wattle tying across with a natural fiber twine or staking in a crossing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

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

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

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

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



STRAW BALE DROP INLET STRUCTURE

Bales shall be either wire-bound or string-tied with the bindings oriented around the sides rather than over and under the bales. Bales shall be placed lengthwise in a single row surrounding the inlet, with the ends of adjacent bales pressed together. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet the width of a bale to a minimum depth of 4-inches. After the bales are staked, the excavated soil shall be backfilled and compacted against the filter barrier.

Each bale shall be securely anchored and held in place by at least two stakes or rebars driven through the bale. Loose straw shall be wedged between bales to prevent water from entering between bales.

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

Maintenance

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

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

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

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

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

**STRAW BALE DROP INLET
SEDIMENT FILTER DETAIL**
No Scale

MATERIALS

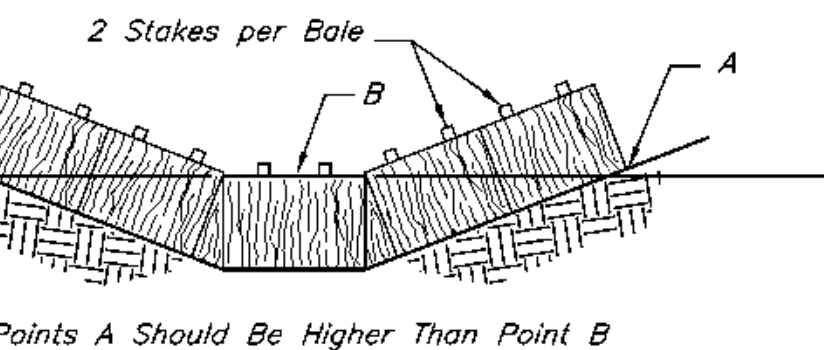
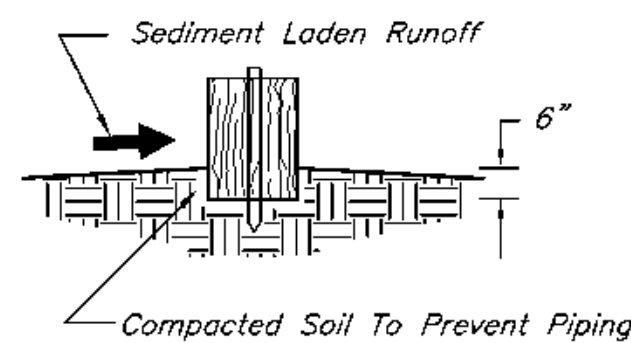
Wattles shall be a straw-filled tube of flexible netting material exhibiting the following properties. It shall be a machine-produced tube of compacted straw, by a manufacturer whose business is wattle manufacturing. The netting shall consist of seamless high-density polyethylene and ethyl vinyl acetate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

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

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

¹Minimum of three 10 year predicted storm events on 1V:3H slope with Clayey Sand soil.

²Minimum sediment yield reduction value.



Channel Flow Applications

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

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

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

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

Maintenance

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

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

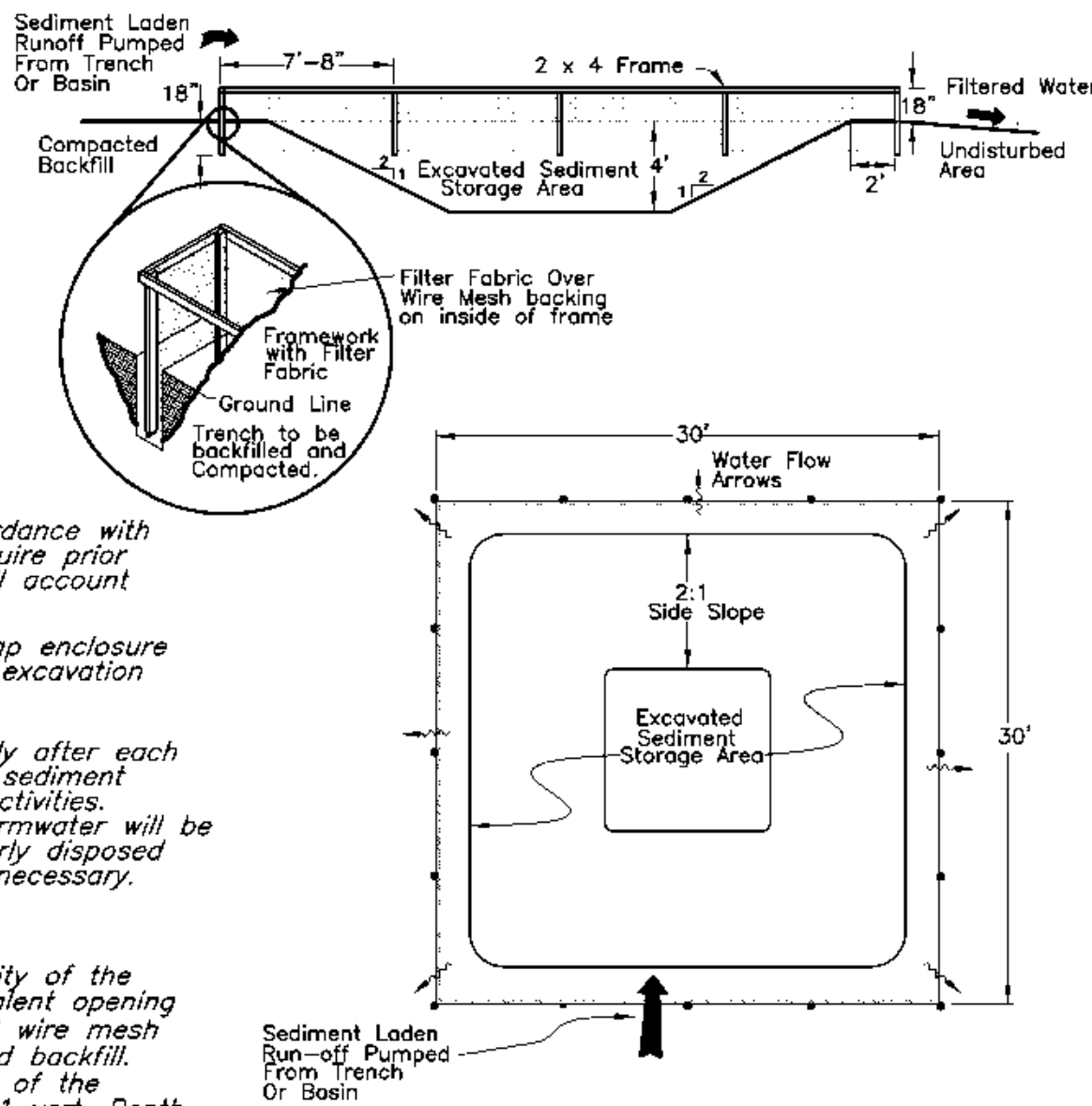
Necessary repairs to barriers or replacement of bales shall be accomplished promptly.

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

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

**STRAW BALE BARRIER FOR
DRAINAGE WAY OR SHEET FLOW**
SCALE: NONE

DEWATERING SEDIMENT TRAP ENCLOSURE DETAILS
No Scale



DEWATERING

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

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

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

Specific Application:

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

See Sheets 21&23 for additional details.

REVISIONS		
MARK	DATE	DESCRIPTION



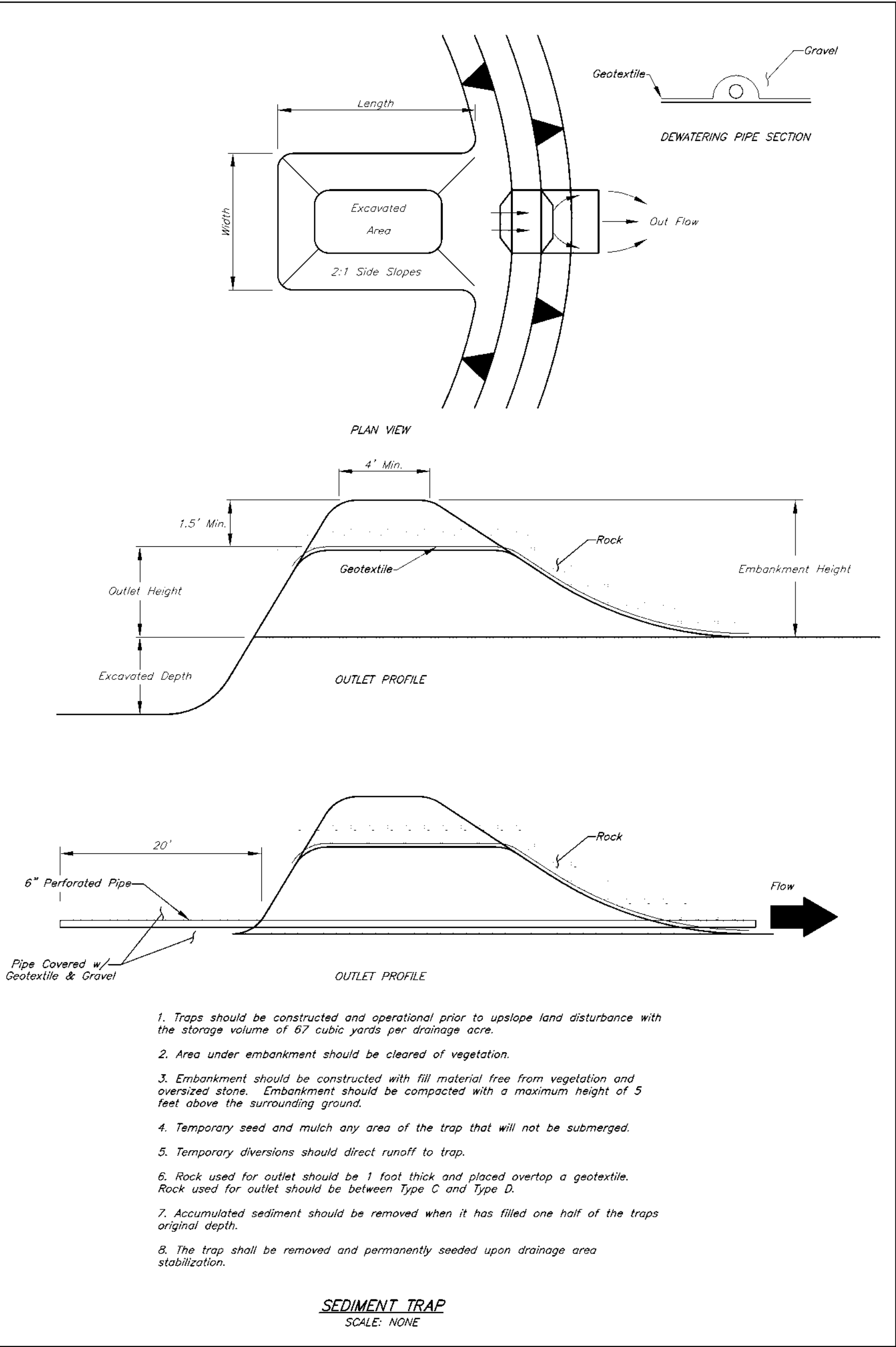
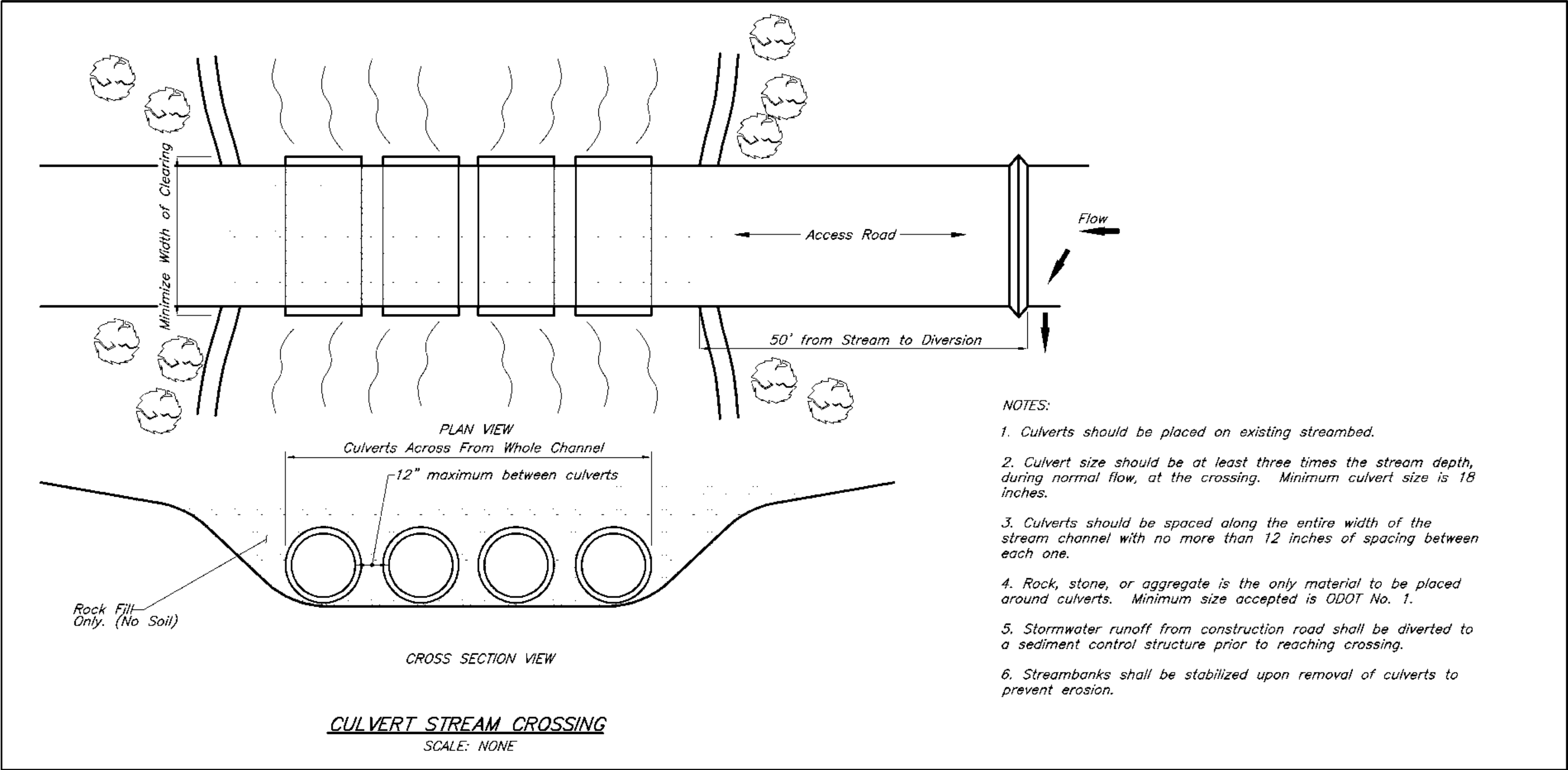
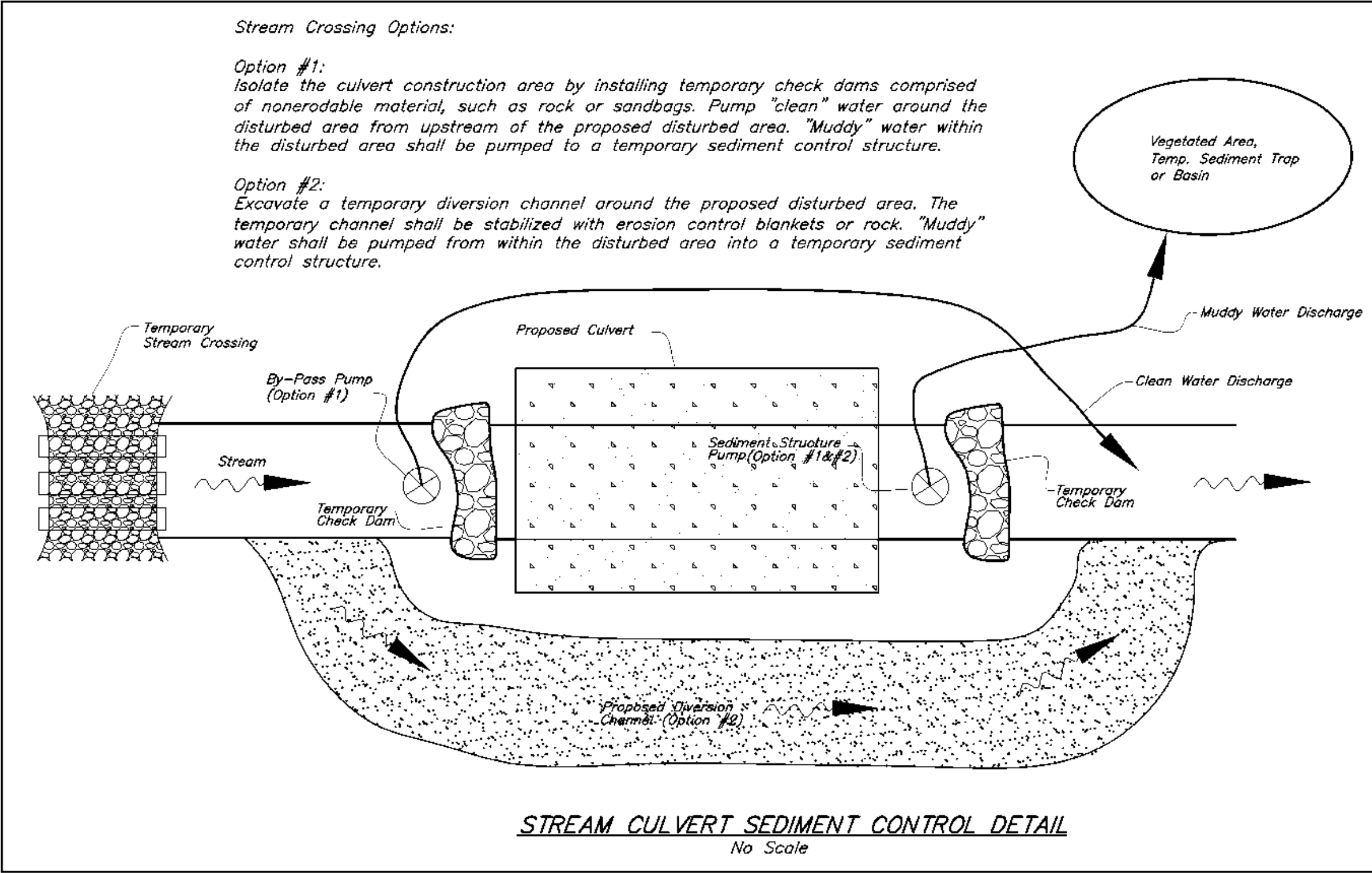
PREPARED FOR:

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

JEROME VILLAGE

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

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



REVISIONS		
MARK	DATE	DESCRIPTION



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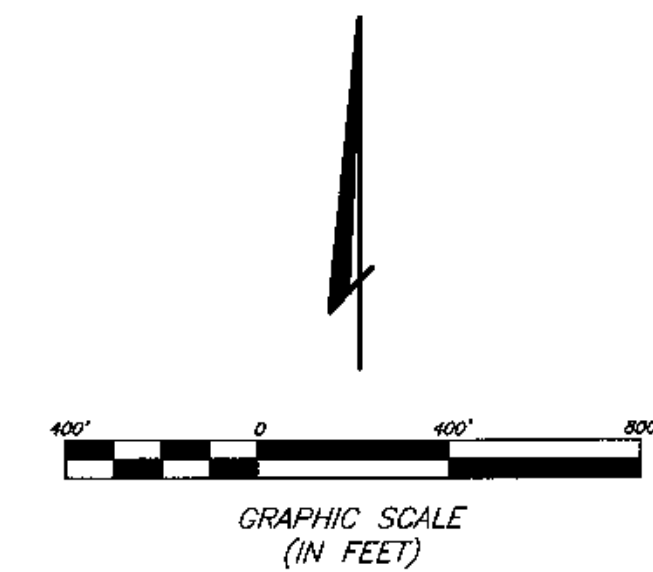
**JEROME VILLAGE
COMPANY, LLC**
720 E. Broad Street, Suite 200
Columbus, Ohio 43215

JEROME VILLAGE

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

See Sheets 21&22 for additional details.

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



SEE CONTINUATION, SHEET 25

SEE CONTINUATION, SHEET 25

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

LEGEND

	Existing Culvert
	Watershed Boundary
	Watershed Subarea
	Stream/Drainage Way
	Ex.Tree Row
	Ex.Pond/Wetland

REVISIONS		
MARK	DATE	DESCRIPTION



PREPARED FOR:

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

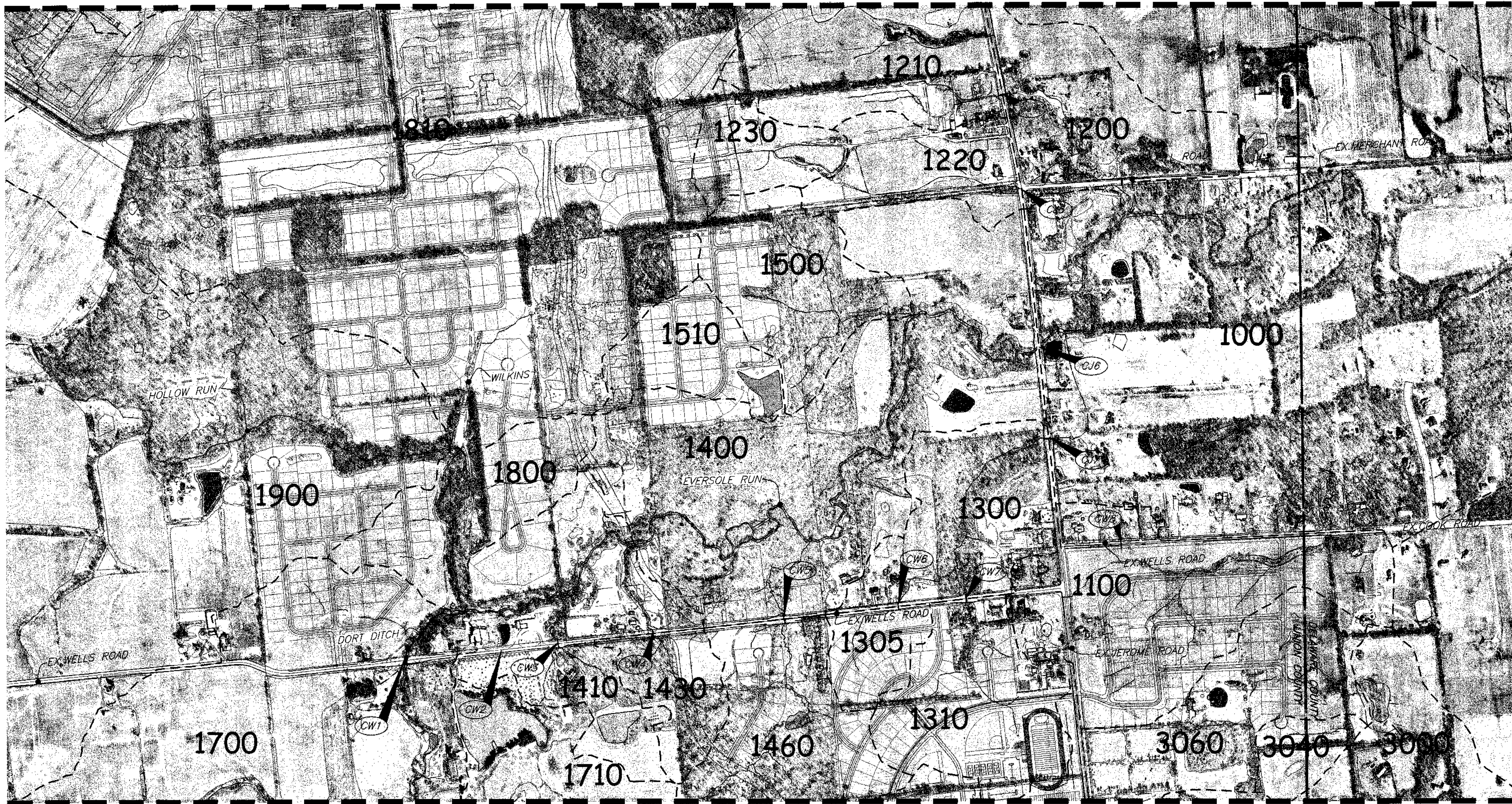
JEROME VILLAGE

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

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

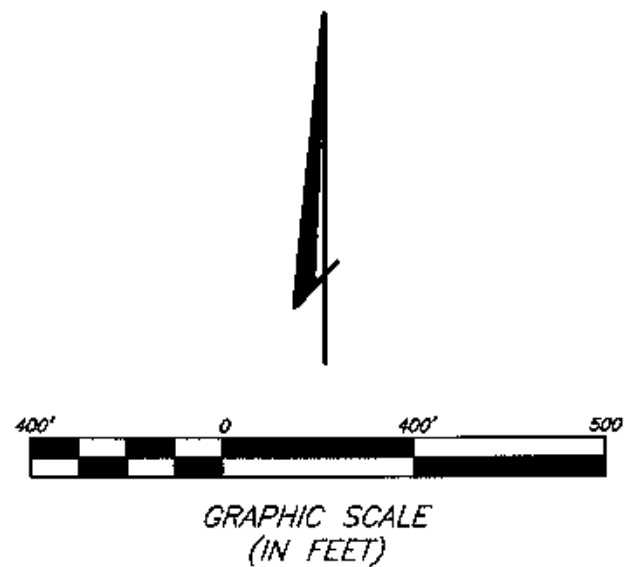
SEE CONTINUATION, SHEET 24

SEE CONTINUATION, SHEET 24



SEE CONTINUATION, SHEET 26

SEE CONTINUATION, SHEET 26



EXISTING CULVERT TABLE		
NAME	SIZE	STATION
C/J4	70"	2.472
C/J5	18"	2.338
* C/J6	36"X38.5"	2.115
C/J7	36"	1.991
C/W1	42"	1.430
C/W2	12"	1.572
C/W3	18"	1.652
C/W4	24"	1.783
C/W5	21"	1.967
C/W6	15"	2.215
C/W7	54"	2.221
C/W8	12"	2.439
* Bridges (Depth Unknown)		

LEGEND	
	Existing Culvert
	Watershed Boundary
	Watershed Subarea
	Stream/Drainage Way
	Ex Tree Row
	Ex Pond/Wetland

REVISIONS		
MARK	DATE	DESCRIPTION

EMHT
Evans, Mechwart, Hambleton & Tillon, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.3000 Fax: 614.775.4800

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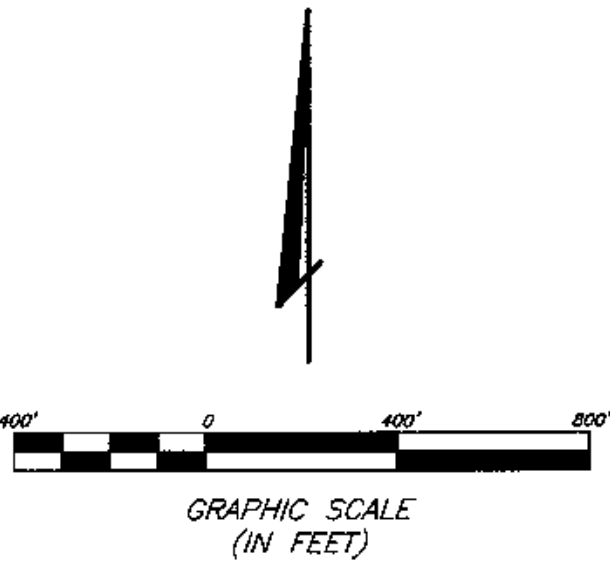
PREPARED FOR:

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

JEROME VILLAGE

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

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



SEE CONTINUATION, SHEET 25

SEE CONTINUATION, SHEET 25



EXISTING CULVERT TABLE		
NAME	SIZE	STATION
CBR1	12"	1.304
CBR2	12"	1.563
CBR3	48"	2.015
CBR4	30"	2.285
CBR5	12"	2.546
CBR6	15"	2.415
CBR7	24"	2.719
CBR8	18"	2.892
CBR9	15"	3.011
CJ8	84"	1.088
CJ9	18"	1.057
CJ10	48"	0.891
- To be replaced in 2007.		

LEGEND

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

REVISIONS		
MARK	DATE	DESCRIPTION

EMHT
Evans, Mechwart, Hamilton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4500 Fax: 614.775.4800

M C M X X V I

PREPARED FOR:

**JEROME VILLAGE
COMPANY, LLC**
730 E. Broad Street, Suite 200
Columbus, Ohio 43213

JEROME VILLAGE

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

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

Watershed Characteristics																			
SUB AREA	Area (Acre)	RCN	TC (hr)	1 Yr. Peak Flow (cfs)	cfs/acre	2 Yr. Peak Flow (cfs)	cfs/acre	5 Yr. Peak Flow (cfs)	cfs/acre	10 Yr. Peak Flow (cfs)	cfs/acre	25 Yr. Peak Flow (cfs)	cfs/acre	50 Yr. Peak Flow (cfs)	cfs/acre	100 Yr. Peak Flow (cfs)	cfs/acre	1 Yr. Hyd. Vol. (ac-ft)	ac-ft/acre
1000	448.45	74	2.05	47.28	0.105	86.85	0.194	144.55	0.322	195.47	0.436	279.94	0.624	358.92	0.800	445.52	0.993	16.153	0.0360
1100	59.07	79	0.54	26.87	0.455	44.00	0.745	67.10	1.136	85.56	1.465	117.72	1.993	146.14	2.474	176.073	2.992	3.075	0.0521
1200	35.62	76	0.44	13.97	0.392	24.49	0.688	39.45	1.108	52.12	1.463	72.58	2.038	91.43	2.567	111.88	3.141	1.496	0.0420
1210	52.12	78	0.51	22.30	0.428	37.50	0.719	58.36	1.120	75.83	1.455	103.79	1.991	129.35	2.482	156.93	3.011	2.530	0.0485
1220	20.41	78	0.32	11.72	0.574	19.49	0.955	30.00	1.470	38.77	1.899	52.75	2.584	65.50	3.209	79.22	3.881	0.991	0.0486
1230	14.32	81	0.32	10.56	0.737	16.50	1.152	24.35	1.700	30.80	2.150	40.94	2.858	50.08	3.496	59.85	4.178	0.853	0.0595
1300	32.73	75	0.49	10.61	0.324	19.45	0.594	31.84	0.973	42.39	1.295	59.49	1.817	75.48	2.306	93.02	2.842	1.285	0.0393
1305	9.89	78	0.50	4.38	0.443	7.37	0.746	11.44	1.157	14.85	1.502	20.30	2.054	25.28	2.557	30.65	3.101	0.480	0.0486
1310	33.40	77	0.60	11.69	0.350	20.31	0.608	32.23	0.965	42.28	1.266	58.46	1.751	73.31	2.195	89.39	2.677	1.510	0.0452
1400	116.70	73	1.03	18.02	0.154	34.66	0.297	59.33	0.508	81.26	0.696	117.48	1.007	151.40	1.297	188.66	1.617	3.879	0.0332
1410	46.02	76	0.53	15.88	0.345	28.02	0.609	45.02	0.978	59.59	1.295	83.15	1.807	104.87	2.279	128.45	2.791	1.933	0.0420
1430	13.48	73	0.42	3.89	0.289	7.55	0.560	12.89	0.956	17.49	1.298	25.02	1.856	32.04	2.377	39.72	2.947	0.448	0.0332
1460	43.40	74	0.49	12.59	0.290	23.77	0.548	39.74	0.916	53.42	1.231	75.72	1.745	96.49	2.223	119.50	2.753	1.563	0.0360
1500	30.75	73	0.56	7.27	0.236	14.26	0.464	24.42	0.794	33.18	1.079	47.53	1.546	60.91	1.981	75.56	2.457	1.022	0.0332
1510	18.00	78	0.84	5.46	0.303	9.20	0.511	14.33	0.0796	18.68	1.038	25.65	1.425	32.04	1.780	38.94	2.164	0.874	0.0486
1700	405.36	76	1.25	75.05	0.185	133.52	0.329	216.31	0.0534	287.29	0.709	402.59	0.993	509.22	1.256	625.25	1.542	17.024	0.0420
1710	36.75	80	0.70	15.13	0.412	24.37	0.663	36.96	1.006	47.42	1.290	64.03	1.742	79.13	2.153	95.36	2.595	2.048	0.0557
1720	38.67	78	0.71	13.20	0.341	22.25	0.575	34.87	0.902	45.46	1.176	62.45	1.615	78.01	2.017	94.83	2.452	1.878	0.0486
1750	37.63	77	0.71	11.70	0.311	20.15	0.535	32.08	0.852	42.18	1.121	58.46	1.554	73.44	1.952	89.67	2.383	1.701	0.0452
1760	28.90	78	0.72	9.79	0.339	16.55	0.573	25.90	0.896	33.79	1.169	46.44	1.607	58.03	2.008	70.56	2.441	1.403	0.0485
1780	131.09	78	1.50	25.85	0.197	43.73	0.334	68.74	0.524	89.82	0.685	123.69	0.944	154.78	1.181	188.43	1.437	6.365	0.0486
1800	27.58	75	0.84	6.15	0.223	11.27	0.409	18.52	0.672	24.70	0.896	34.87	1.264	44.31	1.607	54.59	1.979	1.074	0.0389
1810	330.56	77	3.49	31.68	0.096	53.74	0.163	84.71	0.256	111.02	0.336	154.04	0.466	194.32	0.588	238.19	0.721	14.941	0.0452
1900	288.96	76	2.34	33.75	0.117	59.08	0.204	95.45	0.230	126.66	0.438	177.49	0.614	224.58	0.777	275.87	0.955	12.135	0.0420
1920	248.30	79	1.25	61.43	0.247	101.78	0.410	157.02	0.632	203.33	0.819	277.36	1.117	345.00	1.389	417.97	1.683	12.927	0.0521
1930	516.85	79	3.63	57.27	0.111	93.45	0.181	143.07	0.277	184.68	0.357	252.79	0.489	315.57	0.611	383.55	0.742	26.908	0.0521
1940	81.01	78	2.50	10.84	0.134	18.16	0.224	28.30	0.349	36.86	0.455	50.94	0.629	63.91	0.789	77.97	0.962	3.933	0.0485
1960	216.30	78	2.39	27.59	0.128	46.87	0.217	74.64	0.345	98.33	0.455	136.65	0.632	172.02	0.795	210.45	0.973	9.777	0.0452
2000	1965.47	77	6.78	127.61	0.065	207.35	0.105	317.84	0.162	413.80	0.211	569.17	0.290	712.64	0.363	868.69	0.442	95.427	0.0486
2200	365.50	78	3.36	39.43	0.108	65.55	0.179	101.83	0.279	132.45	0.362	182.93	0.500	229.52	0.628	280.10	0.766	17.745	0.0486
2300	101.24	78	1.16	24.21	0.239	40.80	0.403	63.75	0.630	83.03	0.820	113.93	1.125	142.67	1.409	173.78	1.717	4.915	0.0485
2310	47.07	78	0.78	15.00	0.319	25.34	0.538	39.45	0.838	51.33	1.091	70.52	1.498	88.11	1.872	107.12	2.276	2.285	0.0485
2320	252.58	79	5.17	21.69	0.086	34.94	0.138	53.23	0.211	88.93	0.273	94.19	0.373	117.41	0.465	142.56	0.564	13.150	0.0521
2350	344.00	79	4.09	35.68	0.104	58.34	0.170	89.50	0.260	115.68	0.336	157.66	0.458	196.12	0.570	237.80	0.691	17.909	0.0521
2380	37.89	79	0.97	11.38	0.300	18.74	0.495	28.71	0.758	37.10	0.979	50.59	1.335	62.95	1.661	76.28	2.013	1.973	0.0521
2390	72.71	79	1.70	14.25	0.196	23.56	0.324	36.41	0.501	47.16	0.649	64.37	0.885	80.10	1.102	97.08	1.335	3.785	0.0521
2400	174.25	76	1.17	33.92	0.195	60.55	0.347	98.02	0.563	129.90	0.745	181.51	1.042	229.16	1.315	280.97	1.612	7.318	0.0420
2420	94.57	77	0.82	26.58	0.281	45.89	0.485	72.71	0.769	95.64	1.011	132.85	1.405	167.11	1.767	204.28	2.160	4.275	0.0452
2430	61.54	78	0.77	19.91	0.324	33.59	0.546	52.48	0.853	68.41	1.112	93.94	1.527	117.34	1.907	142.62	2.318	2.987	0.0485
2440	22.68	79	0.47	11.24	0.496	18.39	0.811	28.17	1.242	36.38	1.604	49.48	2.182	61.42	2.708	74.27	3.275	1.181	0.0521
2450	105.71	78	1.53	20.46	0.194	34.77	0.329	54.54	0.516	71.18	0.673	97.92	0.926	122.44	1.158	148.98	1.409	5.133	0.0486
3000	184.87	76	1.47	30.53	0.165	53.76	0.291	86.75	0.469	114.92	0.622	161.46	0.873	204.56	1.107	251.50	1.360	7.764	0.0420
3010	13.83	80	1.14	4.00	0.289	6.51	0.471	9.88	0.714	12.68	0.917	17.13	1.239	21.18	1.531	25.54	1.847	0.771	0.0557
3040	7.83	77	1.14	3.96	0.505	6.80	0.868	10.68	1.363	13.94	1.779	19.16	2.445	23.95	3.057	29.12	3.717	0.354	0.0452
3060	38.10	77	0.85	10.41	0.273	18.03	0.473	28.56	0.750	37.45	0.983	51.92	1.363	65.36	1.715	79.95	2.098	1.722	0.0452
3100	91.59	78	1.08	23.08	0.252	38.87	0.424	60.98	0.666	79.56	0.869	109.38	1.194	136.73	1.493	166.30	1.816	4.446	0.0485
3200	14.11	83	0.26	13.35	0.946	20.17	1.429	29.06	2.059	36.28	2.571	47.55	3.369	57.64	4.084	68.38	4.845	0.957	0.0678
3210	39.00	79	0.66	15.33	0.393	25.35	0.650	38.91	0.998	50.22	1.288	68.23	1.750	84.65	2.171	102.39	2.626	2.030	0.0521
3300	23.71	78	0.60	9.14	0.386	15.50	0.654	24.18	1.020	31.45	1.327	43.10	1.818	53.76	2.268	65.27	2.753	1.151	0.0486
3400	92.46	75	1.06	17.42	0.188	31.90	0.345	52.48	0.568	70.20	0.759	99.16	1.072	126.02	1.363	155.33	1.680	3.600	0.0389
3420	44.00	78	0.61	16.76	0.381	28.13	0.639	43.72	0.994	56.93	1.294	78.09	1.775	97.46	2.215	118.38	2.691	2.136	0.0485
3425	30.12	76	0.55	10.19	0.338	18.05	0.599	28.96	0.962	38.19	1.268	53.07	1.762	66.78	2.217	81.76	2.715	1.255	0.0417
3430	105.08	77	1.38	20.04	0.191	34.57	0.329	54.84	0.522	72.35	0.689	100.64	0.958	126.72	1.206	155.04	1.475	4.749	0.0452
3440	70.44	77	1.01	16.89	0.240	29.33	0.416	46.57	0.661	61.18	0.869	84.47	1.199	106.67	1.514	130.31	1.850	3.184	0.0452

REVISIONS		
MARK	DATE	DESCRIPTION

EMH&T

Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
3600 New Albany Road, Columbus, OH 43214
Phone: (614)754-8900 Fax: (614)754-8906

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PREPARED FOR:

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

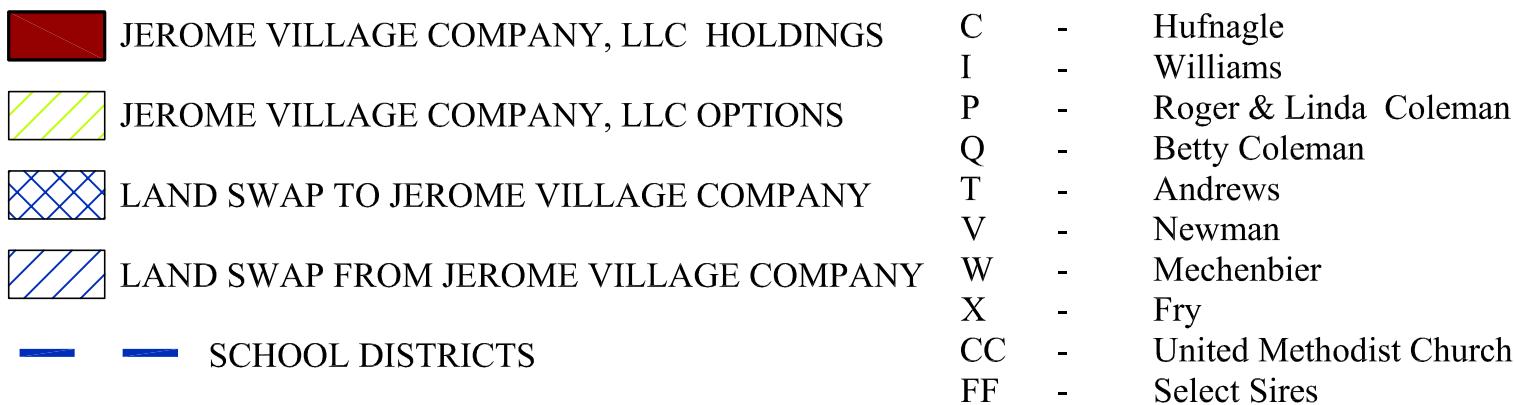
JEROME VILLAGE

COUNTY OF UNION, OHIO
PRELIMINARY PLAT

FOR
JEROME VILLAGE
STORMWATER MASTER PLAN

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

JEROME VILLAGE, a place where life is always in balance.



SCALE: HORIZ 1" = 1200'
VERT 1" = N/A



Terrain Evolution, Inc.
720 E. Broad Street
Suite 200
Columbus, Ohio 43215
V: 614.242.4000 Ext 26
F: 614.242.4001



**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

February 7, 2020

Public Service with integrity

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

Re: Jerome Village – Master Development
Preliminary Plat Extension

Brad,

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

In 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: UCE Preliminary Plat Comment Letter from 2008



STEVE A. STOLTE, PE/PS

**COUNTY ENGINEER
ENVIRONMENTAL ENGINEER**

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

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

Fax (937) 645-3161

Email
engineer@co.union.oh.us

Website
www.co.union.oh.us

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

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

RICHWOOD OUTPOST
190 Beatty Avenue
Richwood, Ohio 43344

JEFFREY A. STAUCH, PE/PS
Assistant County Engineer

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

February 11, 2008

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

Re: Jerome Village Preliminary Plat

Dear Jenny:

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

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

Streets & Utilities

- 1a. The west connection of Home Road (to US 42 and Harriott Road) must be constructed at the same time Home Road is constructed inside the subdivision. The developer is responsible for land acquisition on this portion of the road, outside the subdivision boundaries.
- 1b. The east connection of Home Road (east of Jerome Road to Delaware County's Home Road) shall be constructed by the developer at the same time Home Road is constructed inside the subdivision. If assistance with land acquisition for future road r/w outside the subdivision boundaries is needed, the Union County Engineer can offer support to expedite the process. Terms of assistance shall be further defined in an Infrastructure Agreement between the developer and the County, if necessary (see additional information regarding a possible Infrastructure Agreement in Item 2a below).
- 1c. Layout and design of the east and west connections of Home Road are subject to approval by the Union County Engineer. The Home Road intersection with US 42 is also subject to approval by ODOT.

Page 1 of 3

**COUNTY
ENGINEER**

**ENVIRONMENTAL
ENGINEER**

**BUILDING
REGULATIONS**

- 2a. Improvements to existing intersections in the region, not located within the subdivision, shall be constructed by the developer prior to or during construction of the associated phase (or build-out level) of the subdivision that contributes the defining amount of traffic. The required improvements are identified in the Jerome Village TIS dated: August 2006, revised Feb 2007, letter June 18, 2007 and also in the Union County Engineer/Trans Associates review letters dated March 29, 2007 and July 5, 2007. The developer may be required to enter in to an Infrastructure Agreement with Union County at a later date to further address timing of construction and/or monetary responsibility of the subject improvements.
- 2b. At any existing intersection where Jerome Village contributes 2/3 (or more) of the traffic, Jerome Village will be responsible to install 100% of the intersection improvements.
- 2c. Jerome Village is responsible to install the new roadway and intersection network, as shown on the Preliminary Plat.
- 2d. If improvements are warranted for an existing intersection, and it changes the nature of the intersection (i.e., adds a traffic signal, etc.), Jerome Village will be responsible to add turn lanes and/or provide widening at the intersection.
3. The developer will be required to have a specialized sub-consultant review all roundabout designs. Sub-consultant selection shall be submitted to and approved by the County Engineer.
4. Provisions shall be made in the Community Authority to allow for the mowing, regular maintenance, and repair of grass, trees, plants, stormwater facilities, etc. located in medians within the road r/w.
5. Road r/w width for Joshua, Ewing, and James Roads shall be shown as 100' on future documents.
6. Existing drives at the following locations may need to be moved or relocated on to proposed new roads within the subdivision:
 - a. 12359 Jerome Road
 - b. 11591 Jerome Road
 - c. 10611 Jerome Road
 - d. 7530 Brock Road
 - e. 7460 Brock Road
 - f. additional locations may be identified as local road locations are determined throughout developmentThe developer is responsible to contact the existing homeowners, coordinate the new drive location, and construct the driveway. Location and material type for the new drive shall be approved by the County Engineer.
7. Off-site sanitary sewer and water line connections are not shown, due to continued negotiations with the service provider (City of Marysville). When final layouts are determined, both interim and final, they shall be submitted to LUC and the County Engineer as supplemental documents for reference during construction plan review and final plat review.
8. Approval of this Preliminary Plat for the overall network does not in any way relieve Jerome Village Development of the responsibility for infrastructure improvements not shown on the plat. Items not shown on the plat at this time, such as, but not limited to, sanitary sewer connections, water line connections, and off-site traffic improvements will be addressed in subsequent Preliminary Plats for the subdivision.

General

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

Deed Restrictions to be Placed on the Final Plat

13. Sequence of subdivision construction shall be approved by the Union County Engineer.
14. Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential or other type lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy or, if the open spaces do not have adjacent property lines, connection shall be made through a contiguous open space, where possible.
- 15a. The "blanket restrictions" listed on the Access Management Plan shall be restated on the Final Plat.
- 15b. Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.
16. Stormwater calculations performed for each subarea/pod shall use the watershed characteristics identified in the Preliminary Plat.
17. Add Union County Standard Deed Restrictions:
 - a. Residential & Commercial – 1 thru 5, 6a, 7, 8
 - b. Residential Only – 11
 - c. Commercial Only – 17, 19, 21 thru 23
 - d. Misc – 24, 25, 28 (insert applicable names in 25 & 28)

In accordance with Sections 317 through 326 of the Union County Subdivision Regulations, additional information is required from the developer prior to further document approvals, construction, and/or filing of the Final Plat. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations.

Sincerely,



Joanna M. Pinkerton, PE
Project Engineer

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

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Wednesday, February 5, 2020 4:28 PM
To: Brad Bodenmiller
Cc: Chad Green
Subject: LUC Comments

Brad,

Here's our comments for this month's LUC meeting:

Jerome Village Preliminary Plat

- The City of Marysville does not have any comments regarding this preliminary plat extension.

The Courtyards on Hyland Run (GPN-13)

- The City of Marysville does not have any comments regarding this amended preliminary plat.

Thomas Duff Plat

- Per the approved Engineering Plans for this development, the Developer shall provide a thirty (30) foot utility easement along the southern property line. This easement shall be dedicated to the City of Marysville (with rights to Union Rural Electric).
- **Brad - The City would like to review this language prior to next week's meeting...**

Warner Industrial Corporate Center

- The final public water design will be completed during the Final Engineering process. This includes: hydrant location (including hydrants strictly for flushing purposes), valve placement, vertical design, etc.
- The final public wastewater design will be completed during the Final Engineering process. This includes: public vs. private location, connection to the public sewer, vertical design, etc.
- The proposed easement along Warner Road shall be a "utility easement" that permits both maintenance of the adjacent sanitary sewer and waterline within it.
- A twenty (20) foot utility easement shall be provided along Industrial Parkway.

Please review and let me know if you have any further questions.

Thanks,
Jeremy

--

Jeremy Hoyt, P.E.

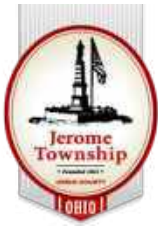
City Engineer / Deputy Public Service Director

City of Marysville, Ohio

209 South Main Street
Marysville, Ohio 43040
[\(937\)645-7358](tel:9376457358) (office)
[\(937\)645-7351](tel:9376457351) (fax)

jhoyt@marysvilleohio.org





9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

February 6, 2020

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

Re.: Jerome Village Preliminary Plat Extension

Dear Mr. Bodenmiller,

I have received your notification of the request for an extension of the Jerome Village – Preliminary Plat. The site was original rezoned to Planned Development District by case # PD 06-110, approved by the Board of Trustees in 2007. Subareas/phases of the site have been subject to various subsequent Development Plan approvals in accordance with the Township's Zoning Resolution. Additional Development Plan approvals will be required for additional subareas/phases proposed for development by the applicant and will be reviewed in accordance with the Zoning Resolution and the Planned Development regulation text. Given that information, and the ongoing development, there is no zoning regulation on which I could base an objection to the extension of the Preliminary Plat.

As per usually practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee, and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio



Staff Report – Glacier Neighborhood Section 13

Applicant:	<p>Epcon Communities c/o Bryan Dougherty 500 Stonehenge Parkway Dublin, OH 43017 bdougherty@epconcommunities.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of The Courtyards on Hyland Run AKA Glacier Park Neighborhood, Section 13 – Amended Preliminary Plat.
Location:	Located near the northwest corner of the intersection of Hyland-Croy Road and Ryan Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Amended Preliminary Plat involves 25.624 acres of land and 99 dwelling units, split between 81 single-family residential lots and 18 (attached) lots. The applicant's engineer explained the amendment modifies the lot layout slightly, impacting 25 lots and open space areas. (See 1758-1763, 1798-1791, 1797-1806, 1821-1823, 1830-1831, and open space A, C, D, and G.)</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 5.213 acres of right-of-way (private)○ 14.416 acres in lots○ 5.995 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville public water system○ Jerome Village collection and City of Marysville public sanitary waste treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was originally approved 10-10-19.
------------------------	---



Staff Report – Glacier Neighborhood Section 13

• Union County Engineer's Office

- The County submitted comments in a letter dated 02-07-20. The County listed outstanding comments from its review in October 2019. Those comments are summarized below:
 1. Recommend establishing an infrastructure ownership table to clarify the responsibilities of all the right-of-way, roads, utilities, stormwater infrastructure, etc.
 2. Provide information regarding any master trails and/or Jerome Village/HOA maintained fencing or landscaping in the Construction Drawings.
 3. All stormwater infrastructure will be reviewed in more detail during the Final Construction Drawing review process.
 4. 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.
 5. Provide a stormwater management report for review.
 6. Provide detailed construction drawings to private utility providers.

• Union County Soil & Water Conservation District

- No new comments received as of 02-05-20.

• Union County Health Department

- No comments received as of 02-05-20. 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



Staff Report – Glacier Neighborhood Section 13

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 advised it does not have any comments regarding the Amended Preliminary Plat in an email dated 02-05-20.

- **Jerome Township**

- The Township submitted comments in a letter dated 02-06-20. The Amended Preliminary Plat modifies the lot layout from the approved Development Plan. A Development Plan Modification will be required prior to submission of a Final Plat, in order for the Township to provide a comment letter stating the Development Plan is in compliance with the Final Plat.

- **ODOT District 6**

- No new comments received as of 02-05-20.

- **Union Rural Electric**

- No new comments received as of 02-05-20.

- **LUC Regional Planning Commission**

- All 10-10-19 comments from reviewing agencies and the approval with conditions remain effective (§318).
- Sheet 1: Please show zoning of adjoining properties (§313, 9.).
- Sheet 1: Is there a note somewhere about reduced right-of-way in Jerome Village?
- Label easements and widths. Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§313, 12.; §414).
- 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.).
- 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).



Logan-Union-Champaign regional planning commission

Staff Report – Glacier Neighborhood Section 13

Staff Recommendations:	Staff recommends APPROVAL of The Courtyards on Hyland Run AKA Glacier Park Neighborhood, Section 13 – Amended Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies, including the 10-10-19 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 <i>prior</i> to submittal.
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Application for Preliminary Plat Approval

Date: _____

Name of Subdivision: _____

Location: _____

Township: _____ Military Survey: _____

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

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

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Number of proposed lots: _____ Typical lot width (feet): _____

Number of proposed units: _____ Typical lot area (sq. ft.): _____

Single Family Units: _____ Multi-Family Units: _____

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

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Recreation facilities to be provided: _____

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

1. Proposed method of Supplying Water Service: _____

2. Proposed method of Sanitary Waste Disposal: _____
(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.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____
e.	_____	_____	_____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



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.		



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

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.		
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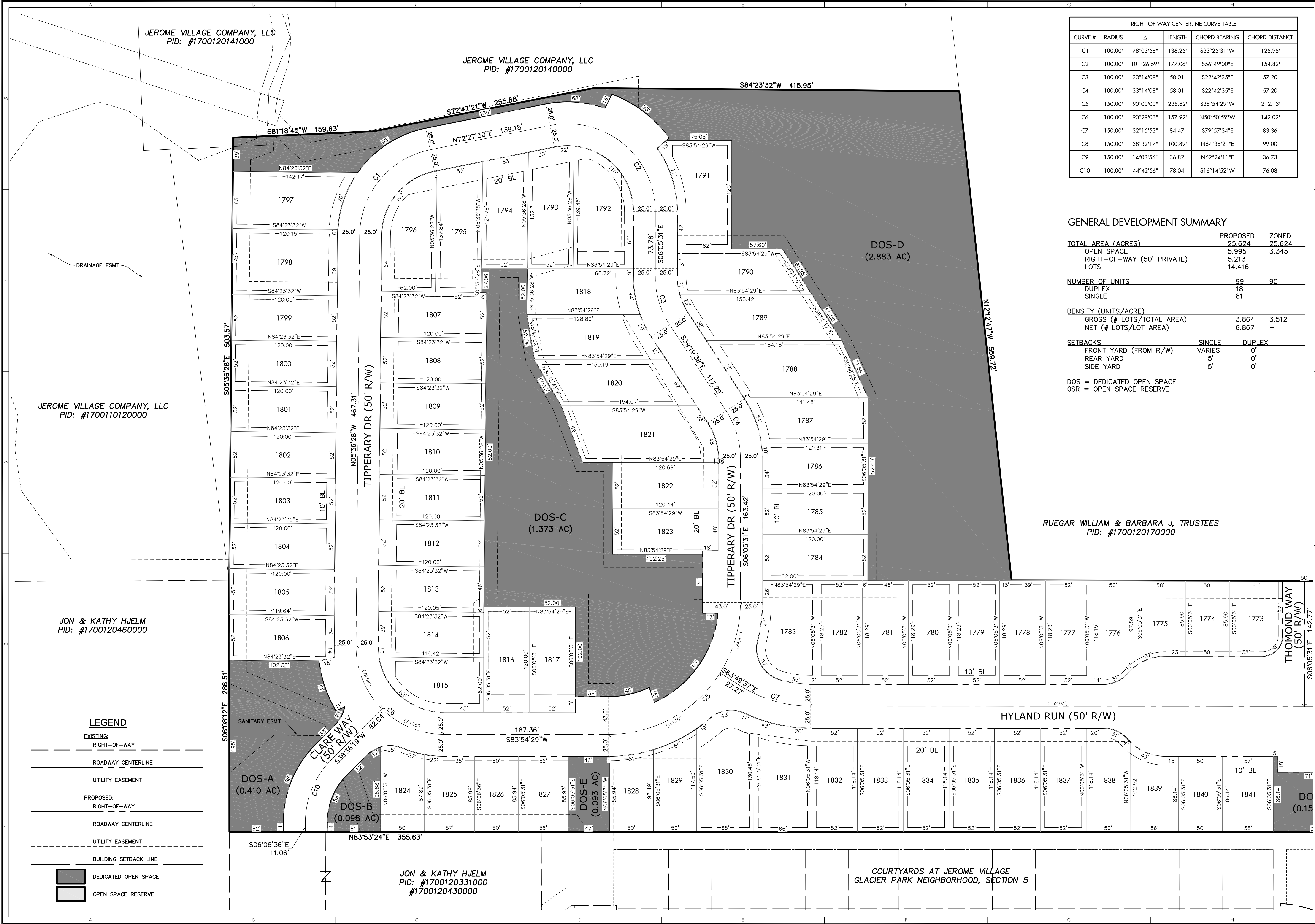
Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.		
20	Description of proposed covenants and restrictions.		
21	Description of proposed zoning changes.		
22	Typical sections and 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.	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.		
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.		

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	100.00'	78°03'58"	136.25'	S33°25'31"W	125.95'
C2	100.00'	101°26'59"	177.06'	S56°49'00"E	154.82'
C3	100.00'	33°14'08"	58.01'	S22°42'35"E	57.20'
C4	100.00'	33°14'08"	58.01'	S22°42'35"E	57.20'
C5	150.00'	90°00'00"	235.62'	S38°54'29"W	212.13'
C6	100.00'	90°29'03"	157.92'	N50°50'59"W	142.02'
C7	150.00'	32°15'53"	84.47'	S79°57'34"E	83.36'
C8	150.00'	38°32'17"	100.89'	N64°38'21"E	99.00'
C9	150.00'	14°03'56"	36.82'	N52°24'11"E	36.73'
C10	100.00'	44°42'56"	78.04'	S16°14'52"W	76.08'

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	PROPOSED 25.624	ZONED 25.624
OPEN SPACE	5.995	3.345
RIGHT-OF-WAY (50' PRIVATE)	5.213	
LOTS	14.416	
NUMBER OF UNITS	99	90
DUPLEX	18	
SINGLE	81	
DENSITY (UNITS/ACRE)		
GROSS (# LOTS/TOTAL AREA)	3.864	3.512
NET (# LOTS/LOT AREA)	6.867	-
SETBACKS	SINGLE	DUPLEX
FRONT YARD (FROM R/W)	VARIES	0'
REAR YARD	5'	0'
SIDE YARD	5'	0'

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE

GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

DATE	
BY	
DESCRIPTION OF CHANGE	
#	

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

COURTYARDS ON HYLAND RUN

JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD, SECTION 13

PRELIMINARY PLAT

DRAWING SET STATUS:

<input checked="" type="checkbox"/>	PRELIMINARY ENGINEERING SET
<input type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

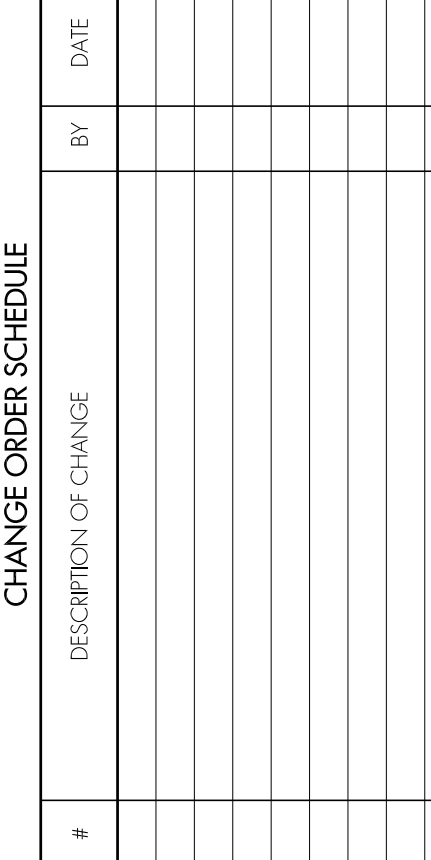
PROJECT NO.: 19018

DATE: JANUARY, 2020

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

SHEET NO.: 3/18

NOT TO SCALE. THIS DRAWING IS A PRELIMINARY SET. ANY CHANGES TO THIS SET MUST BE APPROVED BY TERRAIN EVOLUTION, INC.



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@terrinevolution.com

FEROME TOWNSHIP, UNION COUNTY OHIO

COURTYARDS ON HYLAND RUN

JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD, SECTION 13

COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

☒ PRELIMINARY

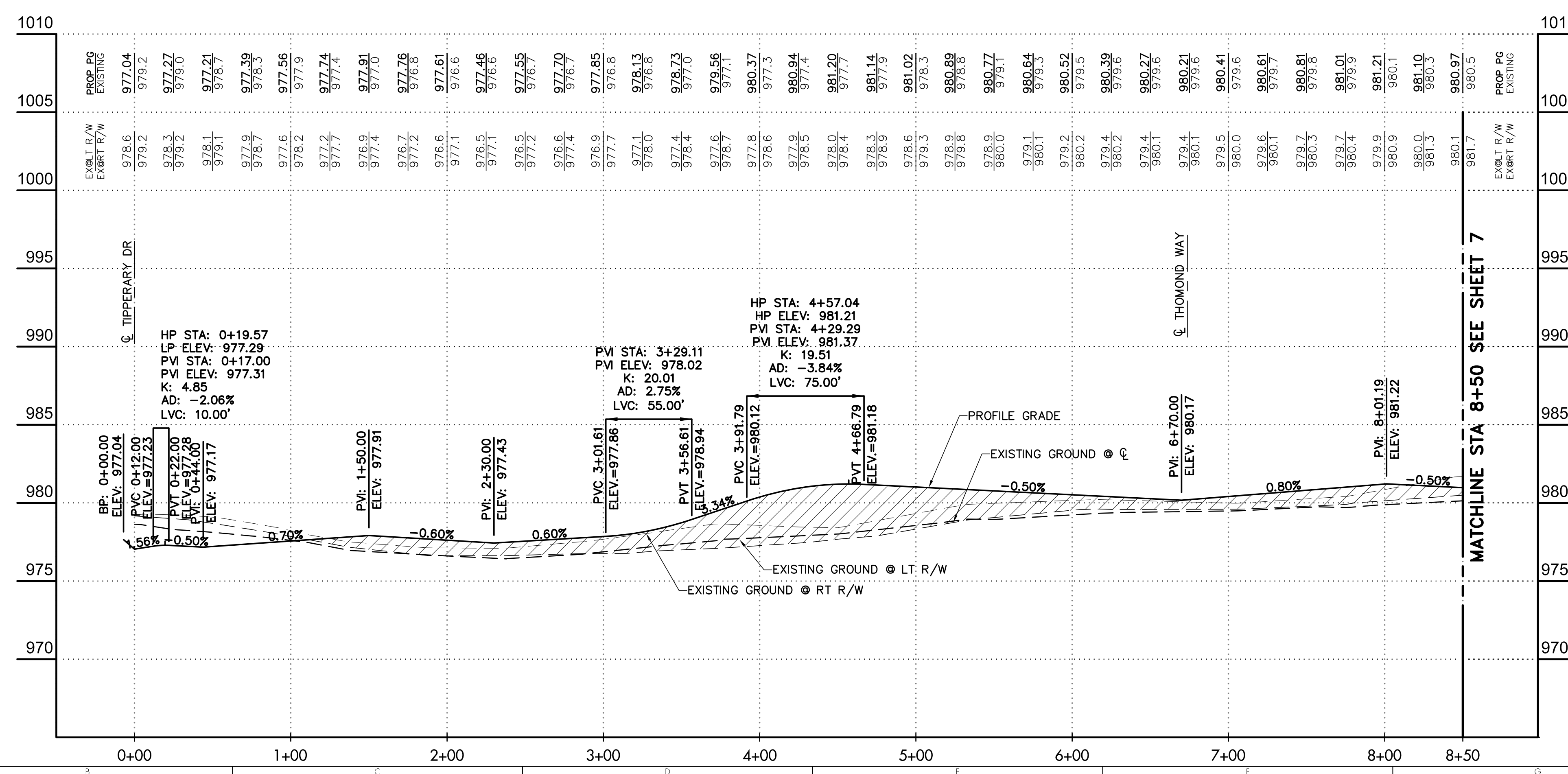
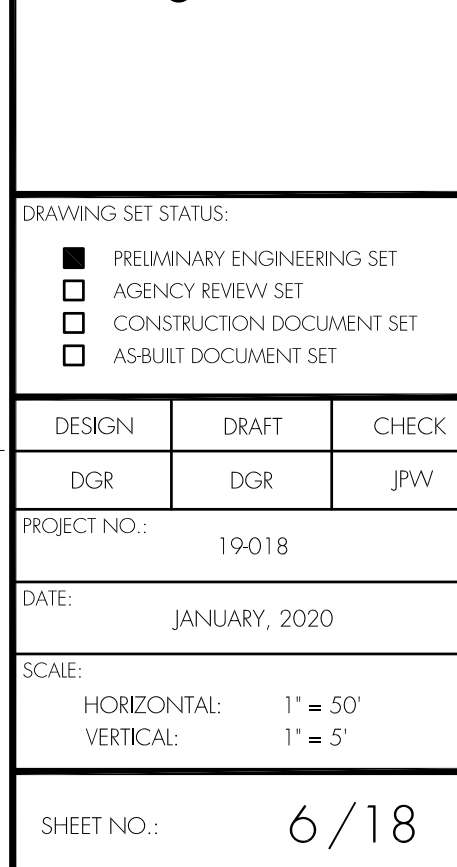
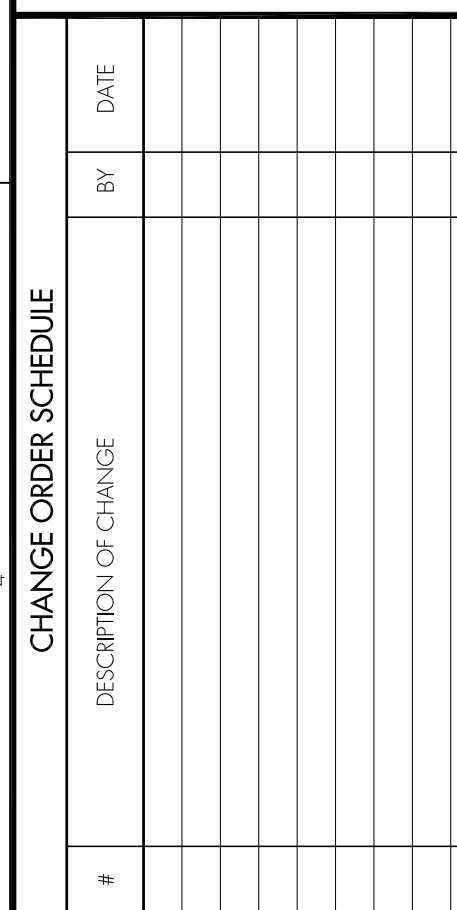
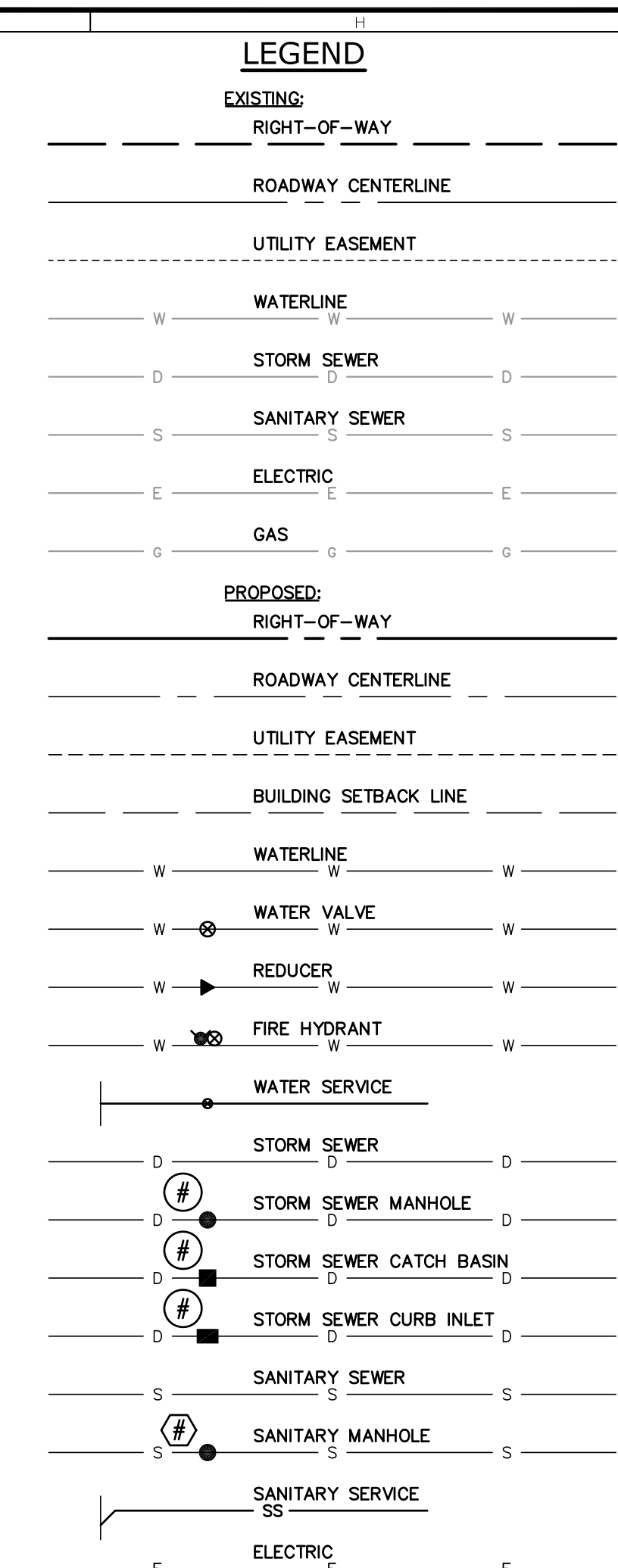
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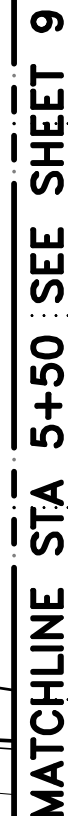
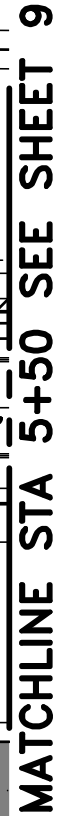
☐ CONSTRUCTION

☐ AS-BUILT DOCUMENT

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DGR	DGR	JPW
PROJECT NO.: 19018		
DATE: JANUARY, 2020		
SCALE:		
HORIZONTAL:		1" = 100'
VERTICAL:		N/A

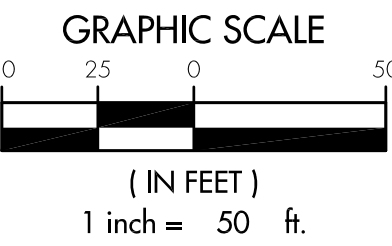
SHEET NO.: 5/18






NOTES:
 ** COMPACTED GRANULAR BACKFILL PER ITEM
 703.11. ALL OTHER BACKFILL TO BE
 COMPACTED BACKFILL WITH NATIVE MATERIAL.
 ALL UTILITY CROSSINGS SHALL BE BACKFILLED
 WITH COMPACTED GRANULAR BACKFILL

ONE LENGTH OF WATERLINE PIPE SHALL BE
 INSTALLED CENTERED ON ALL CROSSINGS WITH
 STORM, SANITARY AND INLETS WITHIN CLOSE
 PROXIMITY



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JEROME TOWNSHIP, UNION COUNTY, OHIO

COURTYARDS ON HYLAND RUN

JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD, SECTION 13

PRELIMINARY STREET PLAN & PROFILE
TIPPERARY DRIVE

DRAWING SET STATUS:

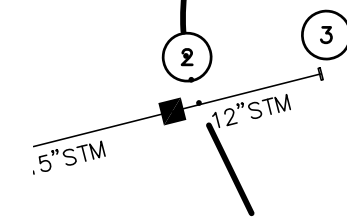
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☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

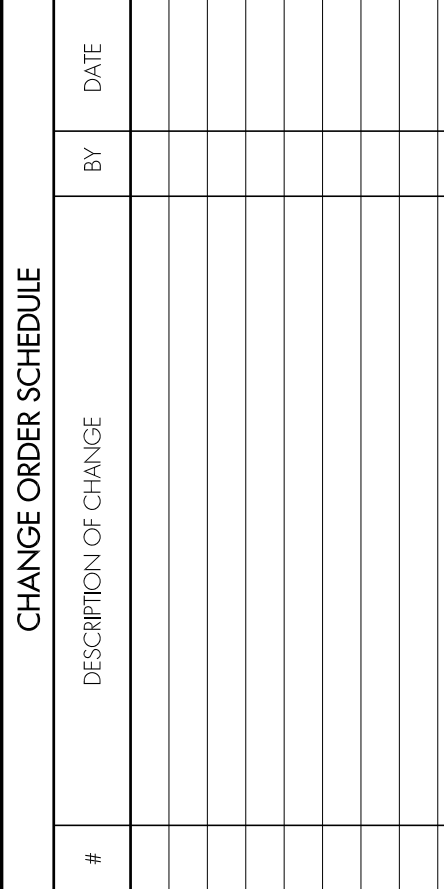
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DESIGN	DRAFT	CHECK
DGR	DGR	JFW
PROJECT NO.: 19018		
DATE: JANUARY, 2020		
SCALE:		
HORIZONTAL:		1" = 50'
VERTICAL:		1" = 5'
SHEET NO.:		8/18



NOTES:
 ** COMPACTED GRANULAR BACKFILL PER ITEM 703.11. ALL OTHER BACKFILL TO BE COMPACTED BACKFILL WITH NATIVE MATERIAL. ALL UTILITY CROSSINGS SHALL BE BACKFILLED WITH COMPACTED GRANULAR BACKFILL.

ONE LENGTH OF WATERLINE PIPE SHALL BE INSTALLED CENTERED ON ALL CROSSINGS WITH STORM, SANITARY AND INLETS WITHIN CLOSE PROXIMITY.



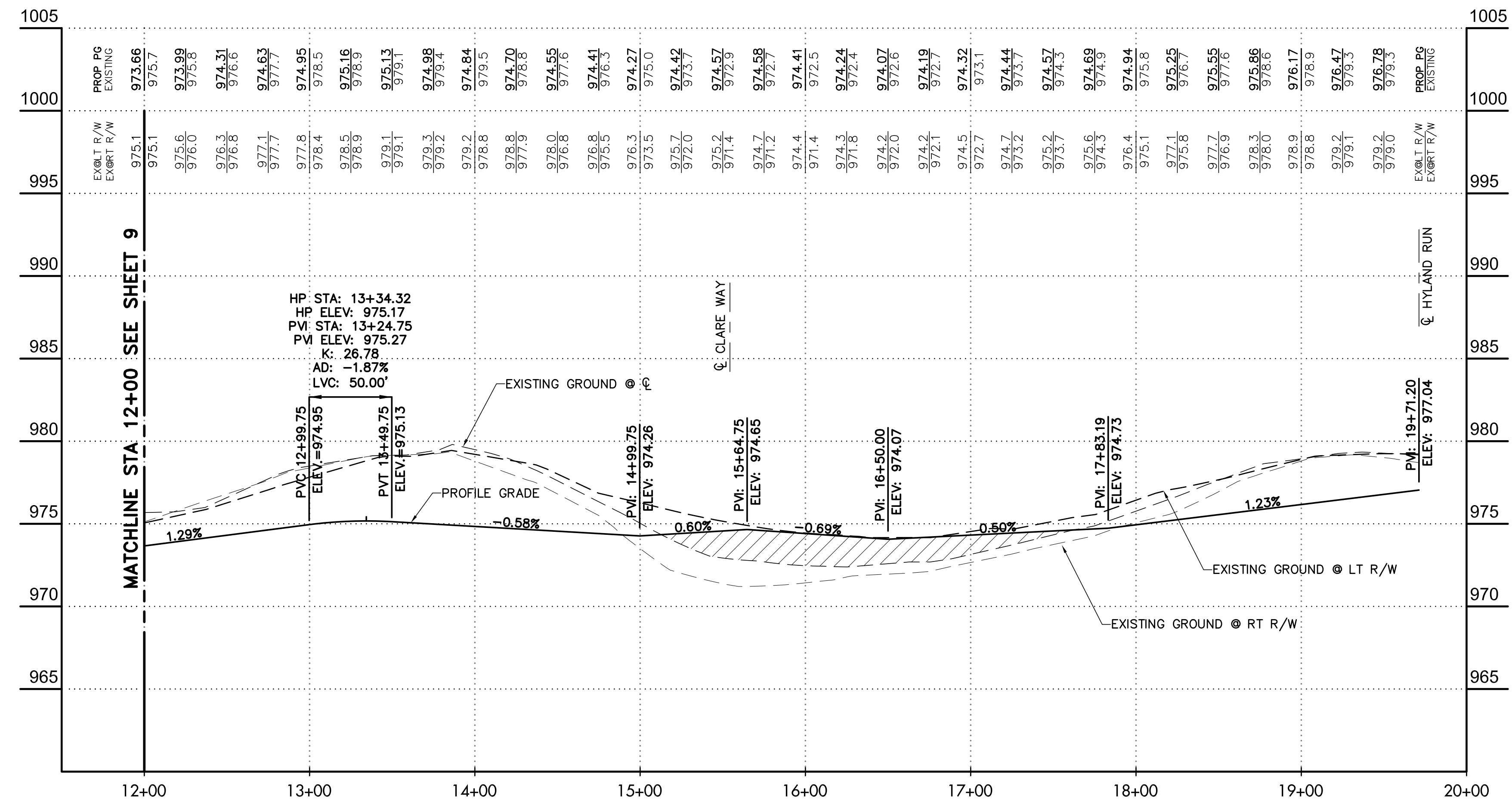
JEROME TOWNSHIP, UNION COUNTY, OHIO

COURTYARDS ON HYLAND RUN

JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD, SECTION 13

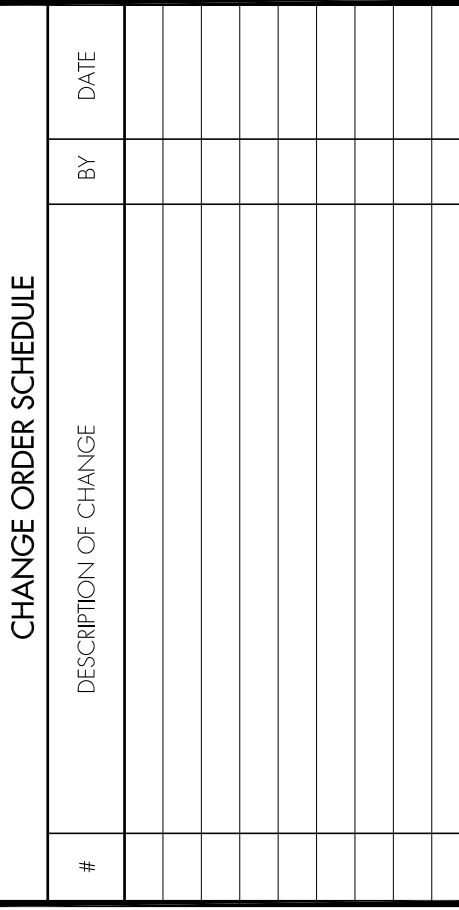
PRELIMINARY STREET PLAN & PROFILE
TIPPERARY DRIVE


DRAWING SET STATUS:		
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DESIGN	DRAFT	CHECK
DGR	DGR	JFW
PROJECT NO.: 19018		
DATE: JANUARY, 2020		
SCALE:		
HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'		
SHEET NO.: 9/18		



NOTES:
 ** COMPACTED GRANULAR BACKFILL PER ITEM 703.11. ALL OTHER BACKFILL TO BE COMPACTED BACKFILL WITH NATIVE MATERIAL. ALL UTILITY CROSSINGS SHALL BE BACKFILLED WITH COMPACTED GRANULAR BACKFILL

ONE LENGTH OF WATERLINE PIPE SHALL BE INSTALLED CENTERED ON ALL CROSSINGS WITH STORM, SANITARY AND INLETS WITHIN CLOSE PROXIMITY



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JEROME TOWNSHIP, UNION COUNTY, OHIO

COURTYARDS ON HYLAND RUN

JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD, SECTION 13

PRELIMINARY STREET PLAN & PROFILE
TIPPERARY DRIVE

DRAWING SET STATUS:		
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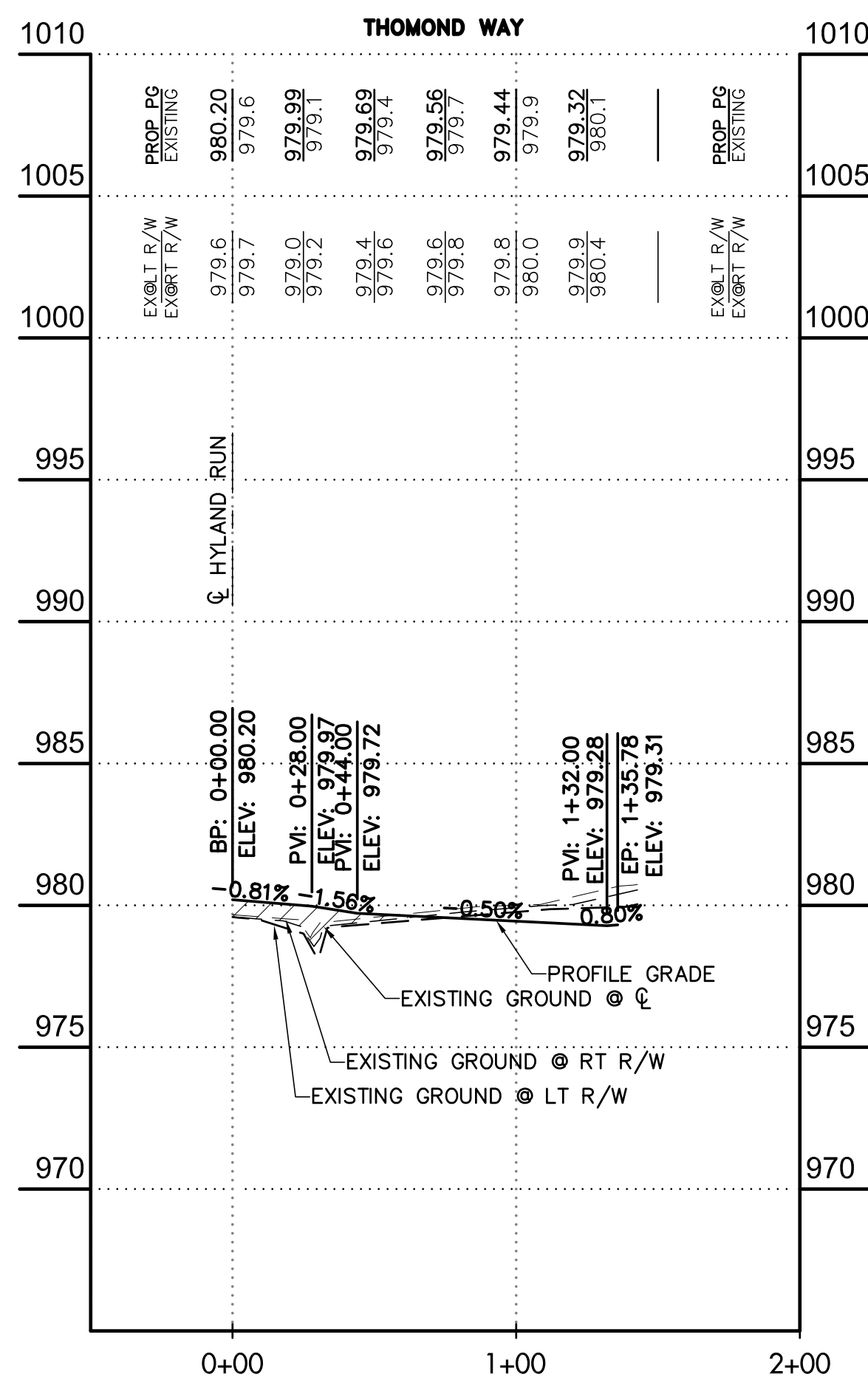
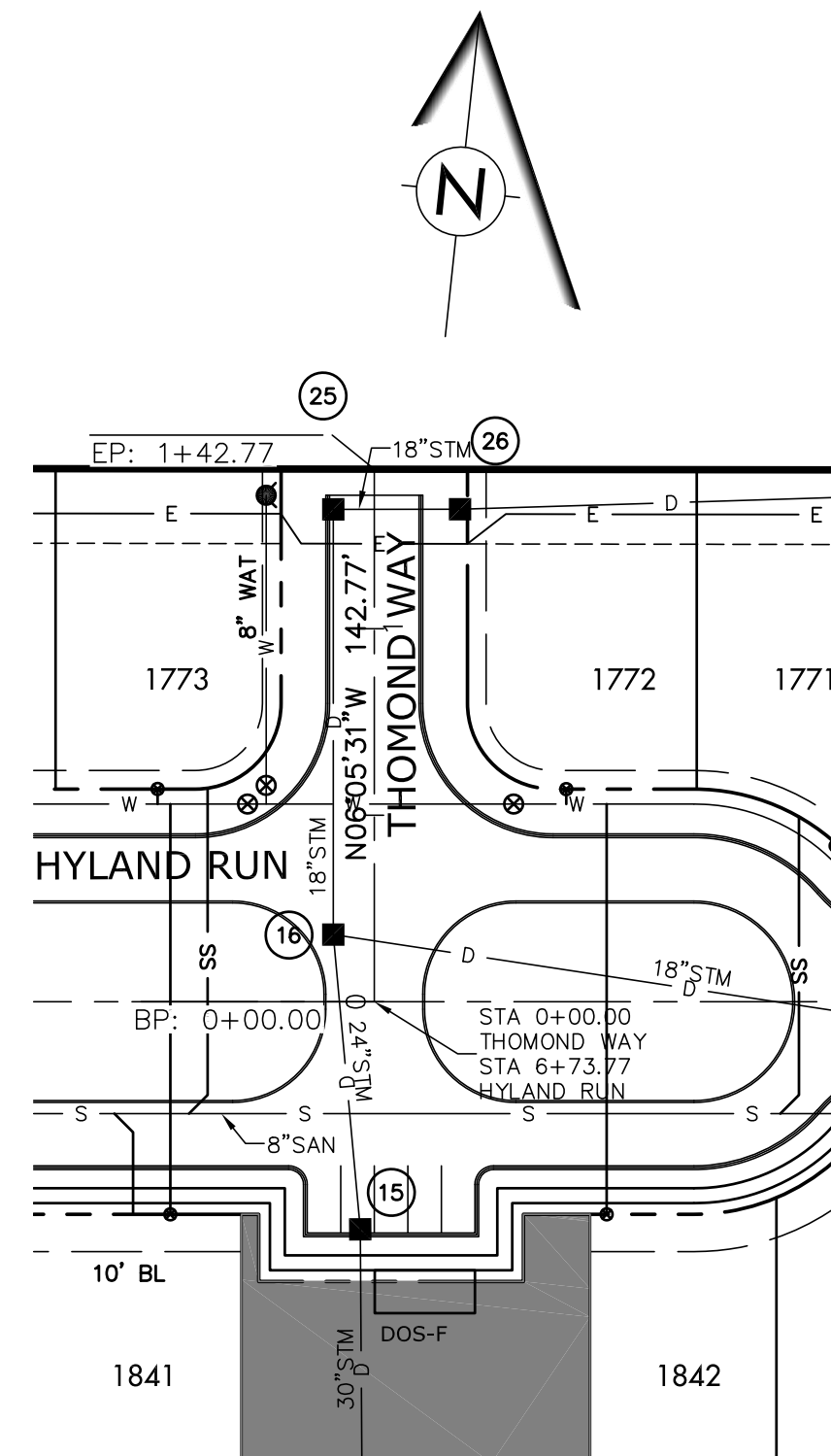
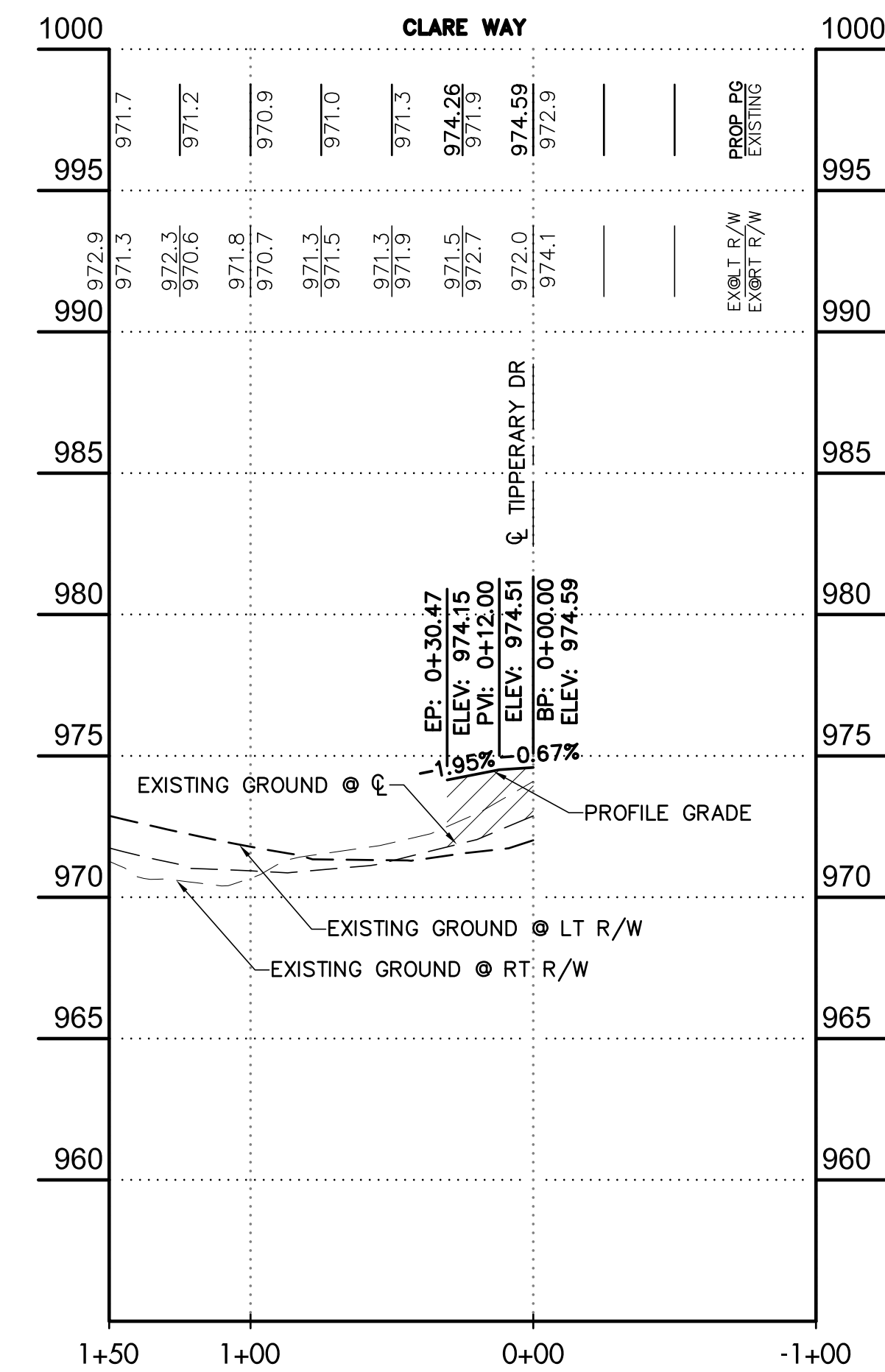
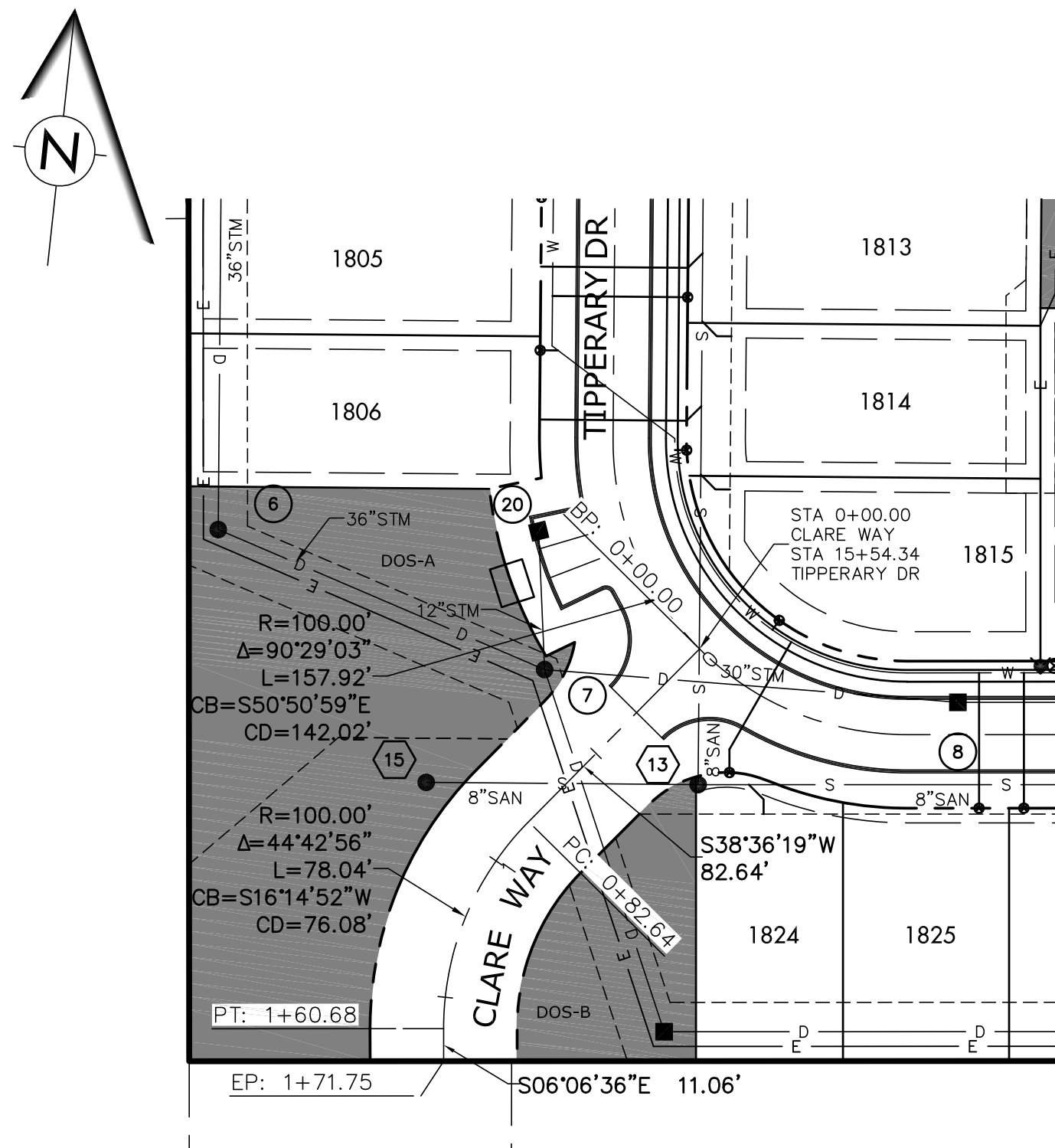
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PROJECT NO.:	19018
DATE:	JANUARY, 2020

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

SHEET NO.:	10/18
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T:\19\19Q18\DWG\08Preliminary 2nd sub\19Q18P18PRELIM\2-PR2.dwg by dlfine on 01/22/2020 @ 03:15:13 pm -- © Terrain Evolution, Inc.



LEGEND

EXISTING:

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

PROPOSED:

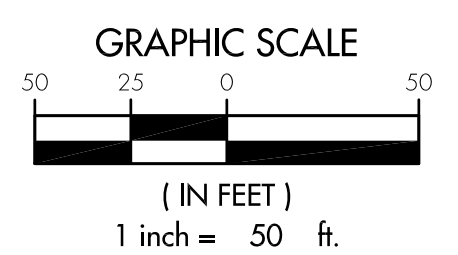
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ELECTRIC
-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

NOTES:

- ** COMPACTED GRANULAR BACKFILL PER ITEM 703.11. ALL OTHER BACKFILL TO BE COMPACTED BACKFILL WITH NATIVE MATERIAL. ALL UTILITY CROSSINGS SHALL BE BACKFILLED WITH COMPACTED GRANULAR BACKFILL.
- ONE LENGTH OF WATERLINE PIPE SHALL BE INSTALLED CENTERED ON ALL CROSSINGS WITH STORM, SANITARY AND INLETS WITHIN CLOSE PROXIMITY.

SYMBOLS:

- ODOT 203 FILL
- COMPACTED GRANULAR BACKFILL
- DEDICATED OPEN SPACE
- OPEN SPACE RESERVE



CHANGE ORDER SCHEDULE		DESCRIPTION OF CHANGE									
DATE	BY										
#											

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JEROME TOWNSHIP, UNION COUNTY, OHIO

COURTYARDS ON HYLAND RUN

JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD, SECTION 13

PRELIMINARY STREET PLAN & PROFILE
CLARE WAY & THOMOND WAY

DRAWING SET STATUS:

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

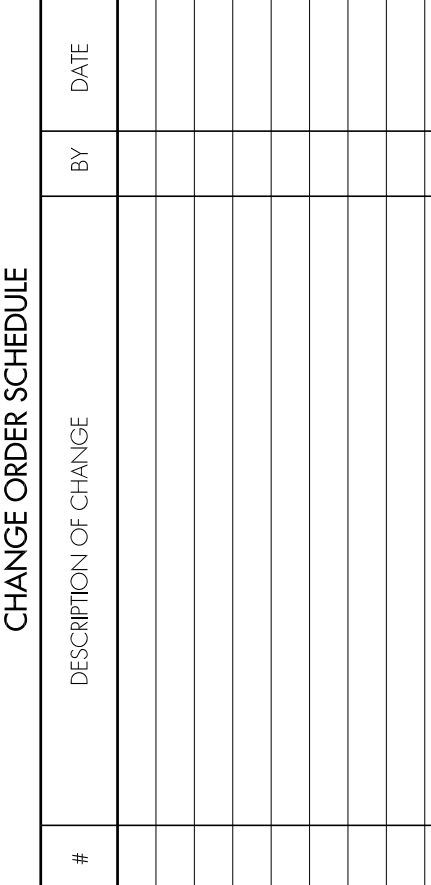
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PROJECT NO.: 19-018

DATE: JANUARY, 2020

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

SHEET NO.: 11/18



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FEROME TOWNSHIP, UNION COUNTY OHIO

COURTYARDS ON HYLAND RUN

JEROME VILLAGE

COMPOSITE GRADING PLAN

DRAWING SET STATUS

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

DESIGN	DRAFT	CHE
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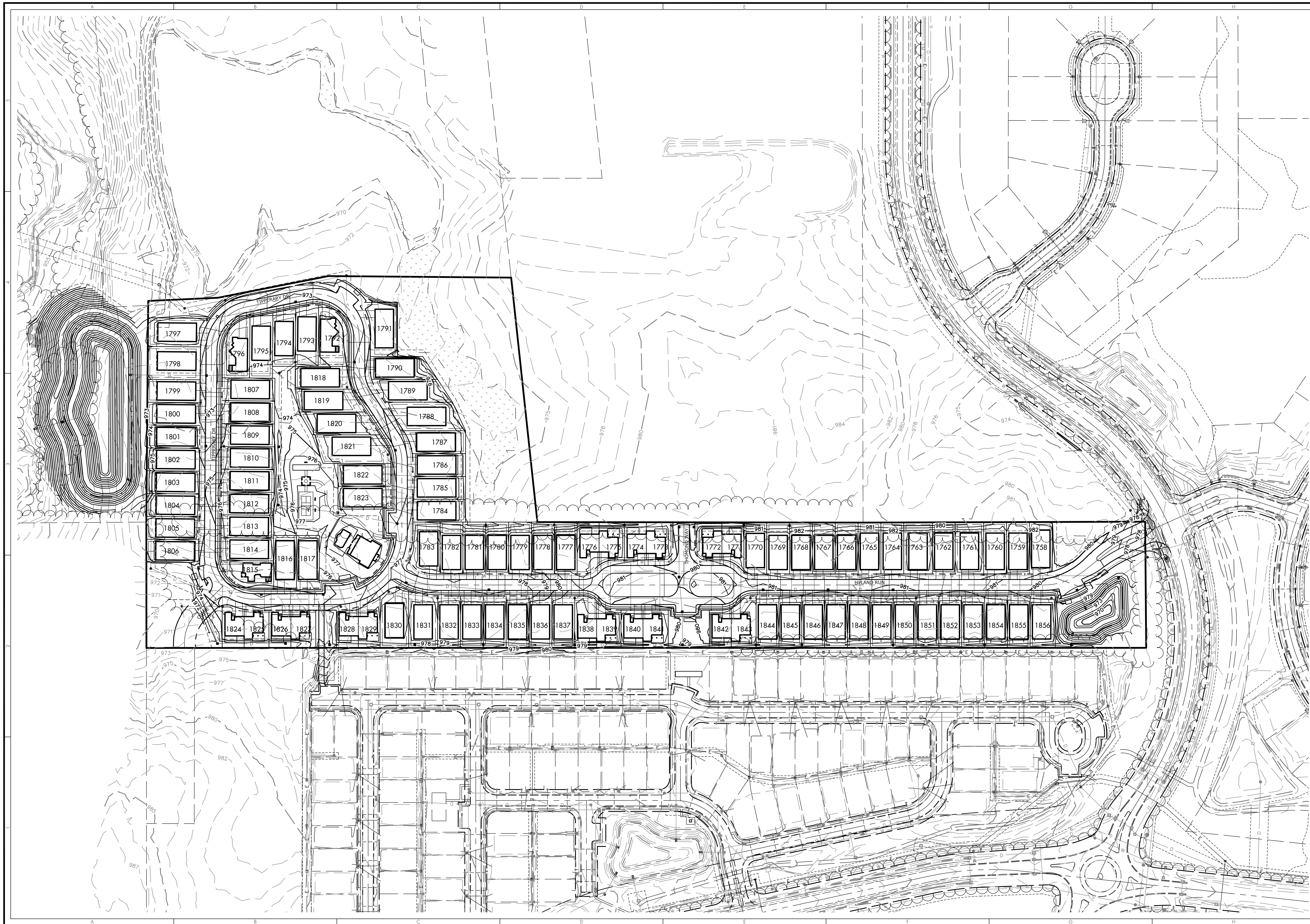
PROJECT NO.:	19-018
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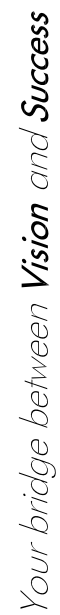
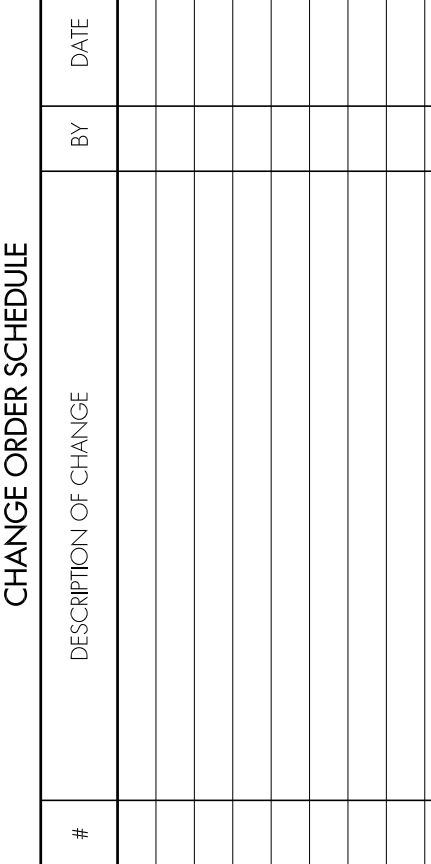
DATE: JANUARY, 2020

SCALE:

HORIZONTAL:	1" =
VERTICAL:	N/A

SHEET NO.: 13/18





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

COURTYARDS ON HYLAND RUN

JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD, SECTION 13

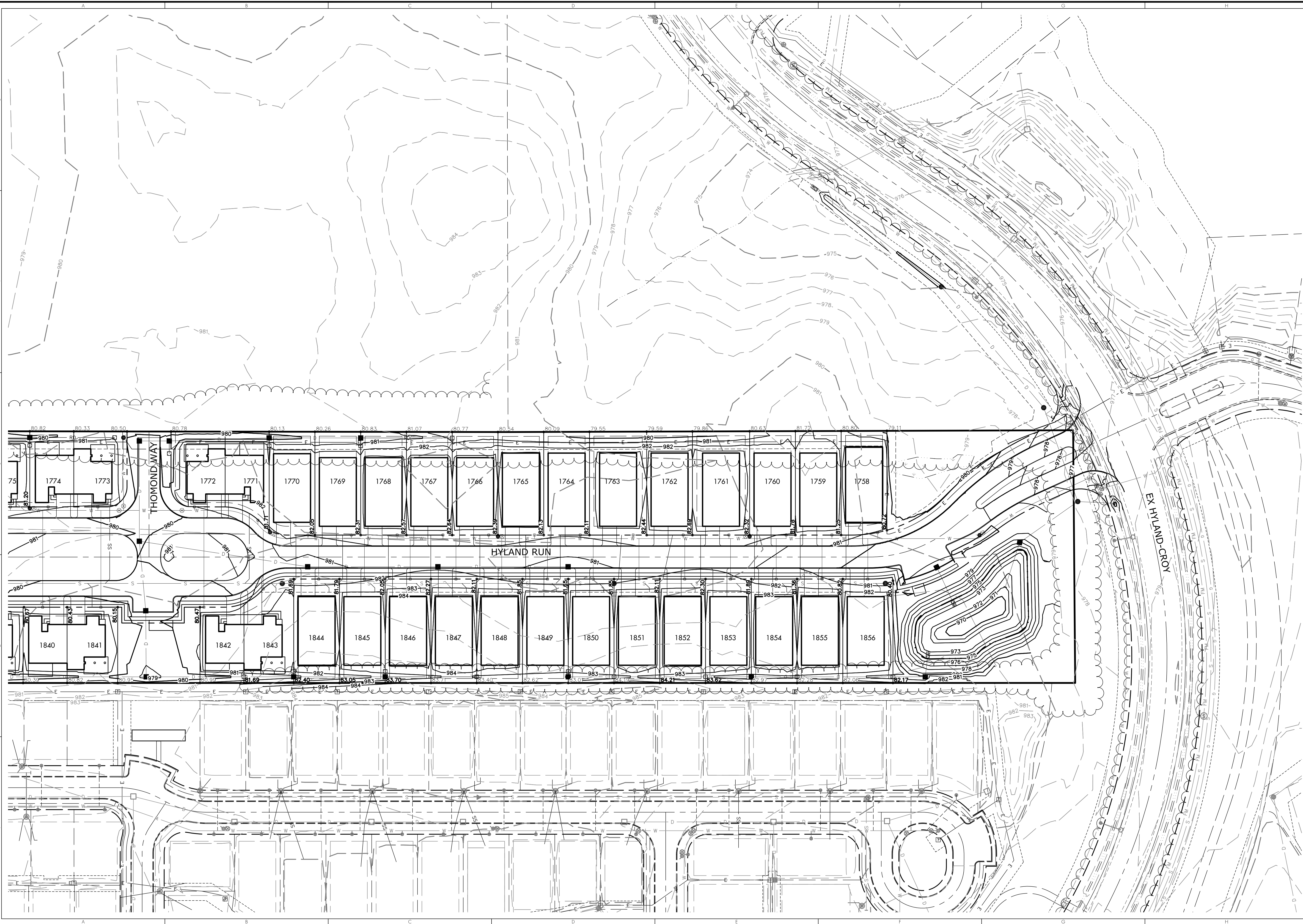
DETAILED GRADING PLAN

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PROJECT NO.: 19-018		
DATE: JANUARY, 2020		
SCALE:		
HORIZONTAL:		1" = 50'
VERTICAL:		N/A

SHEET NO.: 15/18



August 21, 2019

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

RE: Courtyards on Hyland Run [Glacier Park Neighborhood Section 13 (GPN-13)] Preliminary Plat

Mr. Bodenmiller,

Terrain Evolution, as the agent for Epcon Communities, acknowledges the existence of a small area of Wetzel soils within the development of the Courtyards on Hyland Run (GPN-13). The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soils are along low lying area next to an existing pond. The development will be installing roadway with storm sewer drainage system to provide adequate drainage to the area developed.

Section 416 of the Union County Subdivision Regulations designates areas with the said soil types as requiring improvements to render the area acceptable for the intended use. The subdivider is aware and acknowledges this requirement. The intended use is for single family residential. Providing adequate drainage system to the area shall remedy any poorly drained areas, thus rendering the area acceptable for the use. A storm sewer system is being designed to convey all surface runoff to stormwater management basins. Any and all subsurface tiles encountered during the construction of the development shall be connected to said storm sewer as to promote an adequate drainage system.

Please feel free to contact me if you have any questions a (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
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

February 7, 2020

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

Re: Jerome Village, The Courtyards on Hyland Run (AKA GPN-13) – Amended Preliminary Plat

Brad,

We have completed our review for the above preliminary plat, received by our office on January 27, 2020. We have no further comment, with the exception of the remaining outstanding comments from our October 3, 2019 comment letter from the initial preliminary plat submittal. Those outstanding comments are listed below.

1. The right of way, streets and majority of infrastructure within this development will be privately owned and maintained. As this is unique compared to the other development pods within Jerome Village, we recommend establishing an infrastructure ownership table to clarify the responsibilities of all right of way, roads, utilities, stormwater infrastructure, etc.
2. Provide information regarding any master trails and/or Jerome Village/HOA maintained fencing or landscaping in the construction drawings.
3. All stormwater infrastructure and will be reviewed in more detail during the final construction drawing review process.
4. 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.
5. Provide a stormwater management report for review.
6. Provide detailed construction drawings to private utility providers.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. 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, P.E.
Assistant County Engineer
Union County Engineer

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Wednesday, February 5, 2020 4:28 PM
To: Brad Bodenmiller
Cc: Chad Green
Subject: LUC Comments

Brad,

Here's our comments for this month's LUC meeting:

Jerome Village Preliminary Plat

- The City of Marysville does not have any comments regarding this preliminary plat extension.

The Courtyards on Hyland Run (GPN-13)

- The City of Marysville does not have any comments regarding this amended preliminary plat.

Thomas Duff Plat

- Per the approved Engineering Plans for this development, the Developer shall provide a thirty (30) foot utility easement along the southern property line. This easement shall be dedicated to the City of Marysville (with rights to Union Rural Electric).
- **Brad - The City would like to review this language prior to next week's meeting...**

Warner Industrial Corporate Center

- The final public water design will be completed during the Final Engineering process. This includes: hydrant location (including hydrants strictly for flushing purposes), valve placement, vertical design, etc.
- The final public wastewater design will be completed during the Final Engineering process. This includes: public vs. private location, connection to the public sewer, vertical design, etc.
- The proposed easement along Warner Road shall be a "utility easement" that permits both maintenance of the adjacent sanitary sewer and waterline within it.
- A twenty (20) foot utility easement shall be provided along Industrial Parkway.

Please review and let me know if you have any further questions.

Thanks,
Jeremy

--

Jeremy Hoyt, P.E.

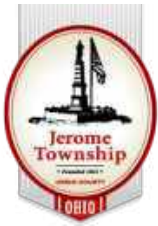
City Engineer / Deputy Public Service Director

City of Marysville, Ohio

209 South Main Street
Marysville, Ohio 43040
[\(937\)645-7358](tel:(937)645-7358) (office)
[\(937\)645-7351](tel:(937)645-7351) (fax)

jhoyt@marysvilleohio.org





9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

February 6, 2020

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

Re.: Glacier Park Neighborhood Section 13 – Amended Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Preliminary Plat known as Glacier Park Neighborhood Section 13 (GPN-13) – Amended Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) Development Plan PD 18-128 FDP-01 was approved by the Board of Trustees to allow development at the site. This proposed Amended Preliminary Plat modifies the lot layout slightly from that approved Development Plan. A Development Plan Modification will be required prior submission of a Final Plat to the LUC Regional Planning Commission in order for the Township to provide a comment letter stating the approved Development Plan is in compliance with a Final Plat based on this Amended Preliminary Plat and to issue Zoning Certificates for individual lots.

As per usually practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee, and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio



Logan-Union-Champaign regional planning commission

Staff Report – Thomas Duff

Applicant:	<p>42 Columbus, LP 2105 Commerce Street, Suite 342 Dallas, TX 75201 amorgan@42realestate.com</p> <p>EMH&T, Inc. 5500 New Albany Road Columbus, OH 43054 tcunningham@emht.com</p>
Request:	Approval of Thomas Duff – Final Plat.
Location:	The property fronts Industrial Parkway and is between Mitchell-Dewitt Road (north) and State Route 161 (south). It is located in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 100.754 acres of land and proposes 1 lot for a truck transportation center.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 1.742 acres of right-of-way○ 99.012 acres in lots○ 0.0 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville water○ City of Marysville sanitary sewer <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was originally approved in May 2018. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 02-06-20. The Engineer's Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond or surety is required, but none has been received/approved yet.1. Recommend revising the title of the plat to more closely match the construction documents or reference to the development—e.g. "FedEx Ground Facility Final Plat".
------------------------	---



Logan-Union-Champaign regional planning commission

Staff Report – Thomas Duff

2. Sheet 1: In the description of the channel easement, remove the words “above ground”.
 3. Indicate the property 30’ utility easement that has been shown on construction documents running along the south property line, the entire depth of the site.
 4. Indicate the offsite drainage easement and reference on the Starkey property north of this site. The entire easement doesn’t have to be shown, but its presence and a reference to it should be indicated.
 5. Please address technical markups provided by the County’s map manager.
- The Engineer’s Office recommended denial due to the outstanding surety and other comments. Should those items be resolved prior the LUC meetings, the Engineer’s Office reserved the right to change its recommendation.

• Union County Soil & Water Conservation District

- No comments received as of 02-05-20.

• Union County Health Department

- No comments received as of 02-05-20. Standard comments from the Health Department are below:
 1. “All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS).”
 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”
 3. “If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a



Logan-Union-Champaign regional planning commission

Staff Report – Thomas Duff

private water system (PWS) and sewage treatment system (STS).”

- **City of Marysville**

- The City submitted comments in an email dated 02-05-20.
 1. Per the approved Engineering Plans for this development, the Developer shall provide a thirty (30) foot utility easement along the southern property line. This easement shall be dedicated to the City of Marysville (with rights to Union Rural Electric). The City would like to review this language prior to the LUC meetings.

- **Jerome Township**

- Jerome Township submitted comments in a letter dated 02-06-20. A Zoning Certificate was issued for a truck terminal development at the site. The Township reported, “The improvements proposed on the plat map appear consistent with that approved development...”

- **ODOT District 6**

- No comments received as of 02-05-20.

- **Union Rural Electric**

- No comments received as of 02-05-20.

- **LUC Regional Planning Commission**

1. Sheet 1: Add name and address of the subdivider (§323, 2.).
2. Sheet 1: Please review dedication statement. This should match the statement required by §801.
3. Sheet 1: Please review easement descriptions. “All plats shall contain a restriction that no permanent structure or plantings, etc. shall be permitted in the easement areas” (§323, 7.).
4. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).



Logan-Union-Champaign regional planning commission

Staff Report – Thomas Duff

Staff Recommendations:	Staff recommends <i>DENIAL</i> of Thomas Duff – Final Plat. Although the minor technical items in this staff report could be incorporated into the Final Plat Mylar for the 02-13-20 LUC meetings, confirmation of approval of the outstanding bond or other surety (324, 2.; §326; §330) is required before staff is comfortable recommending otherwise.
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Application for Final Plat Approval

Date: _____

Name of Subdivision: Thomas Duff Plat

Section/Phase: N/A Block N/A

Location: 8285 Industrial Parkway Plain City, Ohio 43064

Township: Jerome Military Survey: 7058

Complete Parcel(s) Identification Number (PIN): 15-002-6005-1000/15-002-6005-0000

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

Name of Applicant: 42 Columbus, LP

Address: 2105 Commerce street, Suite 342

City: Dallas State: TX Zip: 75201

Phone: 214.739.4209 Fax: _____ Email: amorgan@42realestate.com

Name of Owner of property to be subdivided: Samuel Duff Trustee-Sam Duff/W&D Thomas Family LLC-Bill Thomas

Address: 9095 Muirkirk Drive/5494 Cara Court

City: Dublin/Dublin State: OH/OH Zip: 43017-9620/43016-8700

Phone: 614.206.2119/614.578-2547 Fax: _____ Email: sam@timberwoodlandscape.net

Name of Applicant's Surveyor or Engineer: EMH&T, Inc.

Address: 5500 New Albany Road

City: Columbus State: OH Zip: 43054

Phone: 614.775.4350 Fax: _____ Email: tcunningham@emht.com

Proposed Acreage to be Subdivided: 100.754-acres

Current Zoning Classification: COM

Proposed Zoning Changes: N/A

Proposed Land Use: 529, 157 sq. ft. Truck Transportation Center

Development Characteristics

Acreage w/in Approved Preliminary Plat: 100.664 Acres

Acreage w/in Section and/or Block: 100.664 Acres

Number of **APPROVED** lots from Preliminary Plat 1

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Number of Lots **PROPOSED** w/in this Section: 1

Number of **APPROVED** units from Preliminary Plat: N/A

Number of Units **PROPOSED** w/in this Section: N/A

Typical Lot Width: N/A Feet Typical Lot Area: N/A

Single Family Units: N/A Sq. ft Multi-Family Units: N/A

Acreage to be devoted to recreation, parks or open space: 0

Recreation facilities to be provided: 0

Approved method of Supplying Water Service: Existing 12-inch City of Marysville Watermain

Approved method of Sanitary Waste Disposal: Existing 18-inch City of Marysville Sanitary Sewer

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

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

Bond approved by County Commissioners?

For Official Use

Date filed: Filing Fee:

Date of Meeting of Planning Commission:

Action by Planning Commission:

If rejected, reason(s) for:

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Final Plat Review Checklist

#	Required Item Description	Have	Need
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"; drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.	X	
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.	X	
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat	X	
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.	X	
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.	X	
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.	X	
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.	X	
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.	X	
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.	X	
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.	X	
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.	X	
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.	X	
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.	N/A	
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).	X	
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.	X	



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

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.	X	
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.	X	
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.	X	
18	Written certification from the Board of County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable.	N/A	
19	Certification by a registered surveyor to the effect that the plat represents a survey completed by the surveyor and that the monuments shown thereon exist as located in all dimensional details are correct.	X	
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.	X	
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.	X	
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.	X	

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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

THOMAS DUFF PLAT

1
2

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military Survey Number 7058, containing 100.754 acres of land, more or less, said 100.754 acres being comprised of all of those tracts of land conveyed to **42 COLUMBUS, LP** by deeds of record in Instrument Numbers 201906260004733 and 201906260004734, Recorder's Office, Union County, Ohio.

Know all men by these presents that **42 COLUMBUS, LP**, A Texas limited partnership, by **42 A, LLC**, its General Partner, by **SCOTT ROHRMAN**, Manager, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "**THOMAS DUFF PLAT**", a subdivision containing Lot 1, does hereby accept this plat of same and dedicates to public use, as such, all of Industrial Parkway shown hereon and not heretofore dedicated.

The owner hereby grants and reserves easements in, over and under those areas designated on this plat as "Utility Easement" or "Channel Easement" for the construction, operation, maintenance and replacement, as necessary, of utility lines providing utility service in and to the Development to all present and future utility providers providing utility service to the Development. Each of the Utility Easements permit the construction, operation, maintenance and replacement, as necessary, of all public and quasi-public utilities above, beneath and on the surface of the ground, and where necessary, for the construction, operation, maintenance and replacement, as necessary, of service connections to all adjacent lots and lands and for storm water drainage. No buildings or permanent structures shall be constructed over any of the Utility Easements. The rights and grant of the Utility Easements shall include the right, without liability therefor, to the respective utility provider, to remove trees, lawns and landscaping that encroach into the Utility Easement which may interfere with the construction, operation, maintenance and replacement, as necessary of the utility facilities operated by the respective utility provider. The utility providers are hereby granted the limited right of access across other areas of the platted land in order to exercise their easement rights granted hereby, so long as the respective utility providers exercise commercially reasonable practices, and repair any damage to the platted land outside the Utility Easements. Within those areas designated Channel Easement on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Channel Easement areas as delineated on this plat unless approved by the Union County Engineers Department.

The owner hereby grants and reserves an easement for sidewalks within those areas designated on the plat as "Sidewalk Easement". The sidewalks within the Sidewalk Easement shall be for the benefit of the fee simple owners, successor owners and their agents and invitees.

In Witness Whereof, **SCOTT ROHRMAN**, Manager of **42 A, LLC**, General Partner of **42 COLUMBUS, LP** has hereunto set his hand this _____ day of _____, 20____.

Signed and Acknowledged
In the presence of: **42 COLUMBUS, LP**
BY: **42 A, LLC**

By _____
SCOTT ROHRMAN, Manager

STATE OF OHIO
COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared **SCOTT ROHRMAN**, Manager of **42 A, LLC**, General Partner of **42 COLUMBUS, LP** who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said **42 COLUMBUS, LP**, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 20____.

My commission expires _____
Notary Public, State of Ohio

Reviewed this ____ day of _____, 2020
Chairman, Jerome Township Trustees

Approved this ____ day of _____, 2020
Union County Engineer

Approved this ____ day of _____, 2020
Union County Health Department

Approved this ____ day of _____, 2020
Logan-Union-Champaign
Regional Planning Commission

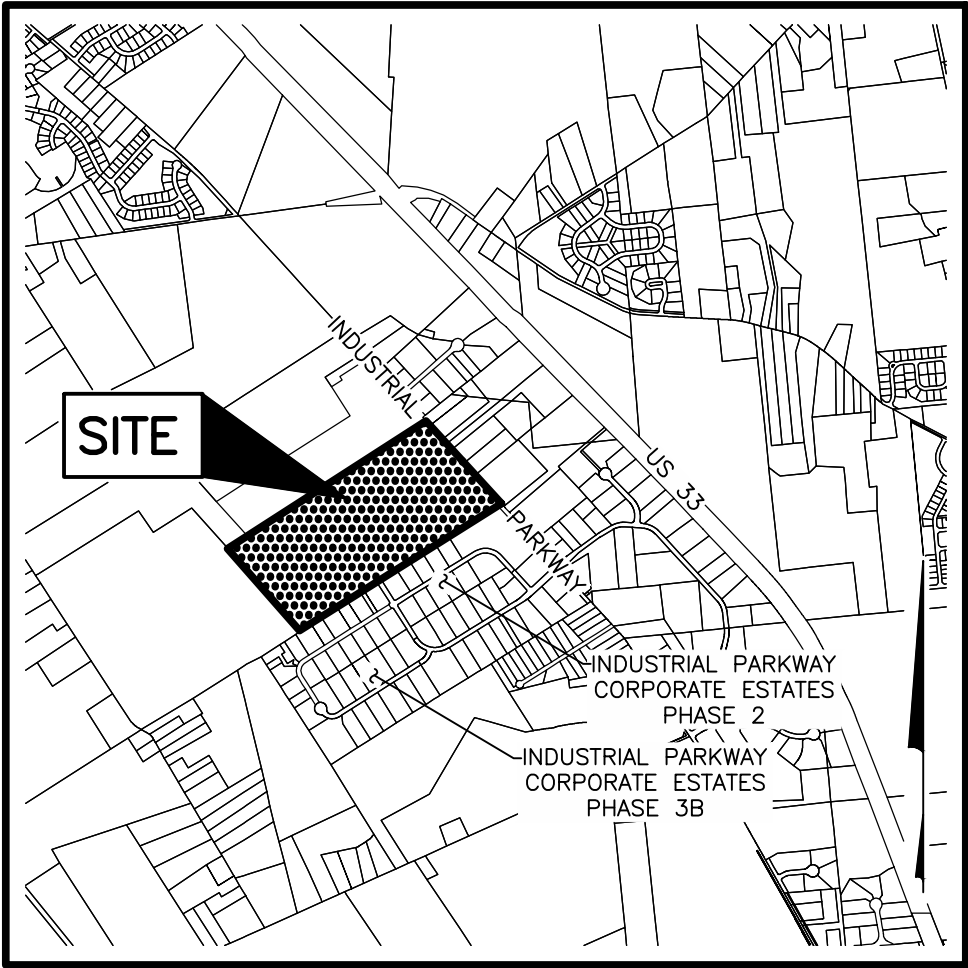
Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this _____ day of _____, 2020 for the County of Union, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and 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.

Approved this ____ day of _____, 2020
Union County Commissioners

Transferred this ____ day of _____, 2020
Andrea L. Weaver
Auditor, Union County, Ohio

Filed for record this ____ day of _____, 2020 at _____ M. _____
Theresa Markham
Recorder, Union County, Ohio

Record this ____ day of _____, 2020 in _____
Plat Book _____ Pages _____



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. A bearing of South 42° 21' 59" East assigned to the centerline of Industrial Parkway is designated the basis of bearing for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Union County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. Said Permanent Markers were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first.

SURVEYED & PLATTED
BY



The accompanying plat represents a subdivision of land in the Virginia Military Survey Number 7058, Union County, Jerome Township, Ohio. The tract has an area of 1.742 acres in streets and 99.012 acres in lots, making a total of 100.754 Acres.

All measurements are in feet and decimals of a foot. Monuments have been placed as indicated. All measurements on curves are chord and arc distances.

I hereby certify that the accompanying plat is a correct representation of Thomas Duff Plat as surveyed in August, 2016.

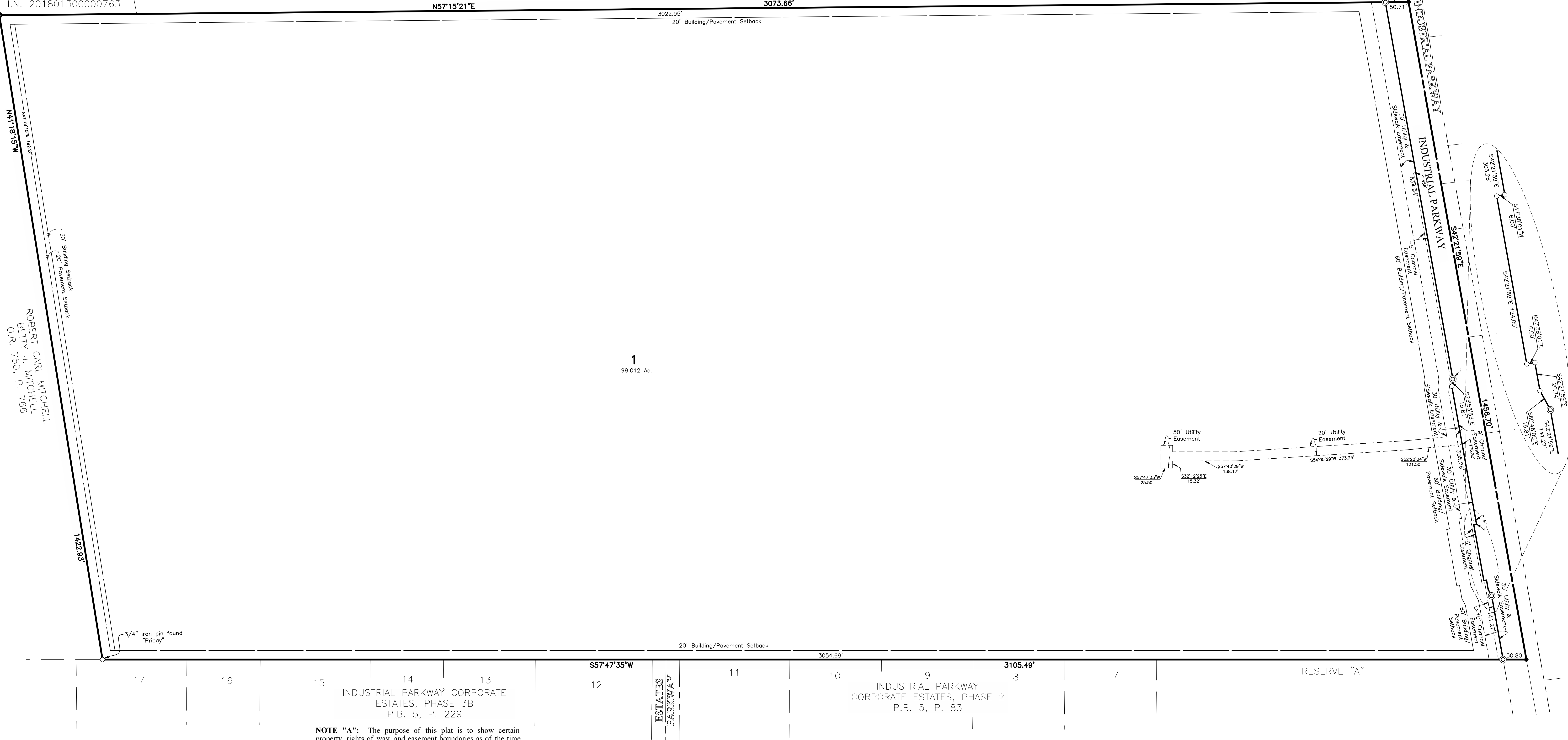
- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)
- = Stone found

By _____ Date _____
Professional Surveyor No. 7865

THOMAS DUFF PLAT

STARKEY FAMILY
ENTERPRISES LIMITED
O.R. 158, P. 262

ROBERT CARL MITCHELL
AND BETTY J. MITCHELL
I.N. 201801300000763



UNION COUNTY STANDARD DEED RESTRICTIONS (as applicable)

- There shall be no discharge into any streams or storm water outlets of any waste materials in violation of applicable local, state or federal regulations.
- Maintenance of drainage swales shall be the responsibility of the Owners' Association. If any owner damages a swale, that owner shall be responsible for the repair. Repairs shall be made immediately. Existing drain tiles within the subdivision shall be retained in good working order or shall be re-routed so that drainage entering the tiles will continue to flow freely.
- No construction may begin or building started without the individual lot owner obtaining zoning, building, water well, sewage disposal and driveway permits. Zoning permits are obtained from the township zoning inspector. Building permits and driveway permits are obtained from the Union County Building Regulation Department. Sewage disposal and water well permits are obtained from the Union County Board of Health.
- Downspout drains shall not be connected directly to the roadway underdrains.
- 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.
- Grading of the storm water detention area shall not be changed.
- All construction shall meet the requirements of the township, Union County and other applicable code authorities.

NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B" - ACREAGE BREAKDOWN:
Total acreage: 100.754 Ac.
Acreage in rights-of-way 1.742 Ac.
Acreage in lot: 99.012 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Thomas Duff Plat is comprised of the following Union County Parcel Numbers:

Parcel Number	Map Number	
150-0260050.000	136-00-00-07.6000	3,090 Ac.
150-0260051.000	136-00-00-07.6001	97.664 Ac

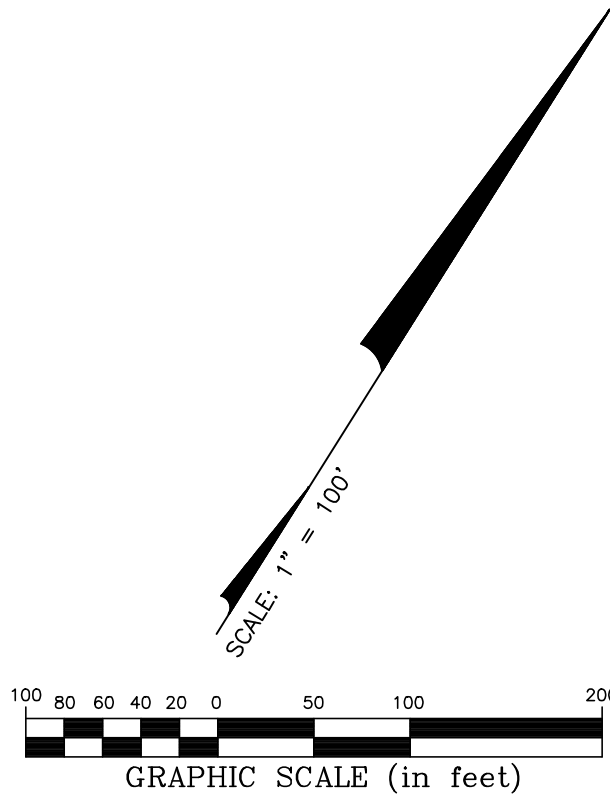
NOTE "D": All of the land hereby being platted as Thomas Duff Plat is within Zone X, areas determined to be outside of the 0.2% chance floodplain as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for the County of Union, Ohio (Unincorporated Areas), Community-Panel Number 39159C0390D with effective date of December 16, 2008.

NOTE "E": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Thomas Duff Plat or any part thereof can be acquired by a competent examination of the then current public records, including those in the Union County Recorder's Office.

Deed Restrictions of record in Instrument Number

Line Type Legend

- Existing Property Line
- Existing R/W Line
- Existing R/W Centerline
- Existing Easement Line
- Proposed Subdivision Boundary Line
- Proposed Lot Line
- Proposed R/W Line
- Proposed R/W Centerline
- Proposed Easement Line



INDUSTRIAL PARKWAY
DITCH IMPROVEMENTS
JEROME TOWNSHIP, OH 43064
UNION COUNTY

SHEET INDEX

- 1 - TITLE SHEET
2 - GENERAL NOTES
3 - DITCH PLAN AND PROFILE
4 - DITCH PLAN AND PROFILE
5 - STORM PROFILES

STANDARD DRAWINGS

ODOT	UNION COUNTY
CR-1.1	11
HW-2.1	

BENCHMARKS (NAVD 1988)

BASIS OF BEARINGS
THE VERTICAL DATUM IS BASED ON THE ELEVATIONS ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT, AT MONUMENT H-1, BEING 941.545 FEET IN ELEVATION AND AT MONUMENT N36RESET, BEING 915.158 FEET IN ELEVATION. THE SAID ELEVATIONS WERE TRANSFERRED FROM SAID FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENTS USING STATIC GPS PROCEDURES AND THE GEOID12B MODEL TO THE SITE. THE SAID MONUMENTS BEING SOURCE BENCH MARKS WITH ELEVATIONS THAT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

SOURCE BM 1(H-1)
ALUMINUM PLUG IN THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF COSGRAY ROAD CULVERT "WAS" 39-4.98 OVER SOUTH FORK INDIAN RUN SCIOTO WATERSHED, 0.30 MILES SOUTH OF DUBLIN-PLAIN CITY ROAD, 20 FEET WEST OF THE CENTERLINE OF COSGRAY ROAD.

ELEVATION = 941.55

N36RESET
ALUMINUM DISK SET IN THE NORTH END OF THE WEST WINGWALL OF BRAND ROAD BRIDGE "WAS" 44-0.53 OVER NORTH FORK INDIAN RUN, 328 FEET WEST OF INTERSECTION OF AVERY ROAD, 21.8 FEET NORTH OF THE CENTERLINE OF BRAND ROAD

ELEVATION = 915.16

BM #1
RAILROAD SPIKE IN THE EAST SIDE OF A WOODEN UTILITY POLE LOCATED ON THE WEST SIDE OF INDUSTRIAL PARKWAY, OPPOSITE THE ENTRANCE DRIVE #8220 INDUSTRIAL PARKWAY.

ELEVATION = 943.98

BM #2
CHISELED "X" ON THE EAST FLANGE BOLT OF A FIRE HYDRANT LOCATED ON THE WEST SIDE OF INDUSTRIAL PARKWAY, 170 FEET SOUTH OF THE ENTRANCE DRIVE TO #8341 INDUSTRIAL PARKWAY.

ELEVATION = 945.16

BM #3
CHISELED "X" ON THE EAST FLANGE BOLT OF A FIRE HYDRANT LOCATED ON THE WEST SIDE OF INDUSTRIAL PARKWAY, BEING THE FIRST HYDRANT NORTH OF THE ENTRANCE DRIVE TO #8341 INDUSTRIAL PARKWAY.

ELEVATION = 945.48

BM #4
CHISELED "X" ON THE WEST FLANGE BOLT OF A FIRE HYDRANT LOCATED ON THE EAST SIDE OF ESTATES PARKWAY, BEING THE FIRST HYDRANT NORTH OF THE INTERSECTION OF RAUSCH DRIVE AND ESTATES PARKWAY.

ELEVATION = 945.71

BM #5
CHISELED "X" ON THE WEST FLANGE BOLT OF A FIRE HYDRANT LOCATED ON THE EAST SIDE OF ESTATES PARKWAY, BEING THE SECOND HYDRANT SOUTH OF THE INTERSECTION OF RAUSCH DRIVE AND ESTATES PARKWAY.

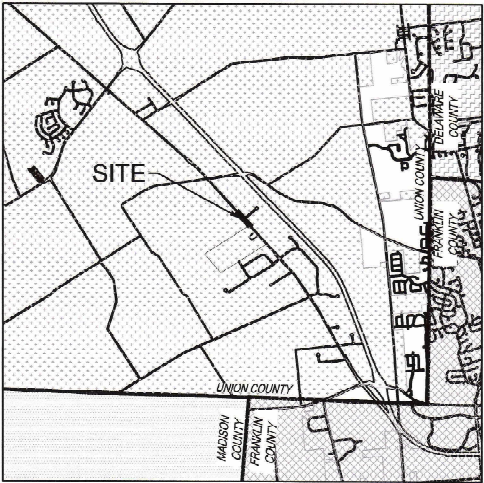
ELEVATION = 945.26

SURVEY NOTES

THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD, PRIOR PLATS OF SURVEY, AND OBSERVED EVIDENCE LOCATED BY AN ACTUAL FIELD SURVEY BY EMMT ON DECEMBER 29, 2016

LEGEND

	JEROME TOWNSHIP (UNION COUNTY)
	MADISON COUNTY
	FRANKLIN COUNTY
	DELAWARE COUNTY



LOCATION MAP
1" = 5,000'

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE DREDGING OF AN EXISTING DITCH AS WELL AS PROPOSED STORM SEWER ALONG THE RIGHT-OF-WAY.

UNION COUNTY APPROVAL

THE UNION COUNTY ENGINEER'S ENGINEERING, CONSTRUCTION AND SURVEYING STANDARDS (1997), THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CURRENT EDITION, INCLUDING STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED SHALL GOVERN THIS IMPROVEMENT.

THE UNION COUNTY ENGINEER'S SIGNATURE ON THIS PLAN SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENTS WITH RESPECT TO IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, STORM WATER MANAGEMENT, EROSION AND SEDIMENT CONTROL. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS

APPROVED UNION COUNTY ENGINEER

DATE 12-10-19

ENGINEER

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE UNION COUNTY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS MANUAL HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICE AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE UNION COUNTY ENGINEER.

PREPARED BY:



CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE
www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.882.4311



BRENDAN M. FLEMING, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 81971

DATE 10/31/19

DEVELOPER
42 REAL ESTATE, LLC
2105 COMMERCE STREET, SUITE 342
DALLAS, TEXAS 75201
PHONE: (214) 739-4209
CONTACT: DON DOBBS
EMAIL: DDOBBS@2REALSTATE.COM

ENGINEER
THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE B
WESTERVILLE, OHIO 43082
PHONE: (614) 882-4311
CONTACT: BRENDAN M. FLEMING, PE
EMAIL: BRENDAN.FLEMING@KLEINGERS.COM

DESIGN BUILDER
MOLTUS BUILDING GROUP
3200 JAMES SAVAGE, SUITE 4
MIDLAND, MICHIGAN 48642
PHONE: (989) 486-9330
CONTACT: JUSTIN LIPSCOMB
EMAIL: JUSTIN@MOLTUSBUILD.COM

DATE: 9/19/2019
CDG JOB NO.: 1705-181
DRAWN: AWO
CHECKED: BMF

42 COLUMBUS LP,
A TEXAS LIMITED
PARTNERSHIP
2105 COMMERCE ST
SUITE 342
DALLAS, TEXAS 75201
TEL.: 214.739.4200
FAX: 214.739.4202

**m MOLTUS
BUILDING GROUP**

3200 JAMES SAVAGE, SUITE 4
MIDLAND, MICHIGAN 48642

FACILITIES & MATERIAL
HANDLING SYSTEMS
1000 FEDEX DRIVE
TEL.: 412.289.1000

FedEx Ground
AUTOMATED BUILD-TO-SUIT STATION:
FEDEX GROUND - WEST COLUMBUS
8285 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064
**Castles
Design
Group**
A Professional Architectural Corporation
3801 Kirby Drive, Suite 600
Houston, Texas 77098
TEL.: 713.664.7974/FAX: 713.664.9756

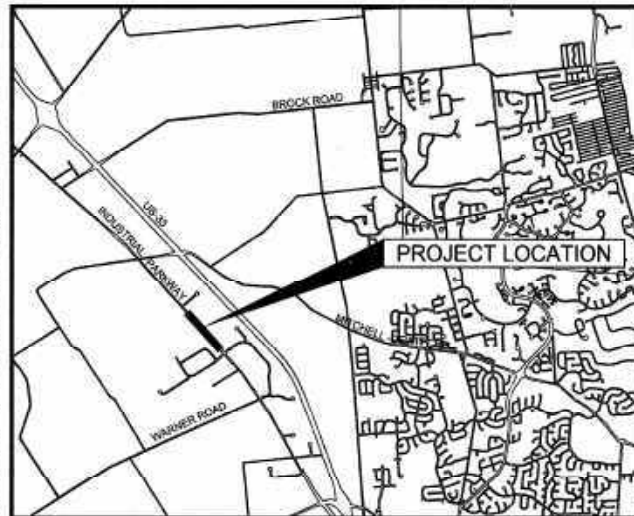
REVISIONS

AS SHOWN

1
TITLE SHEET

INDUSTRIAL PARKWAY ROADWAY IMPROVEMENTS

JEROME TOWNSHIP
UNION COUNTY, OHIO



VICINITY MAP
NOT TO SCALE

- LEGEND**
- LIGHT POLE
 - UTILITY POLE
 - GUY WIRE
 - ELECTRIC MANHOLE
 - TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNAL POLE
 - MAILBOX
 - GUARD POST
 - GAS VALVE
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - WATER MANHOLE
 - TELEPHONE BOX
 - SIGN (1 POST)
 - SIGN (2 POST)
 - TREE
 - BUSH

CONTROL POINT INFORMATION
(SEE SHEET 2 FOR MORE DETAILS)

I. PIN WITH TRAVERSE CAP
N=169981.40'
E=1772099.26'
ELEV=943.98'

I. PIN WITH TRAVERSE CAP (EMHT)
N=170975.93'
E=1771263.68'
ELEV=943.48'

I. PIN WITH TRAVERSE CAP (EMHT)
N=170975.93'
E=1771263.68'
ELEV=943.48'



Know what's below.
Call before you dig.

- X-X- FENCE LINE
- W-W- WATERLINE
- G-G- UNDERGROUND GASLINE
- E-E- OVERHEAD ELECTRIC
- UT-UT- UNDERGROUND TELEPHONE
- SAWCUT
- EXISTING SWALE
- PROPOSED SWALE
- DITCH
- CONSTRUCTION LIMITS

INDEX OF SHEETS

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INTERSECTION DETAILS	29-30
TRAFFIC CONTROL PLAN	31-33
TRAFFIC SIGNAL PLANS	34-39
WATER MAIN PLANS	W1-W4

PROJECT DESCRIPTION

THIS PROJECT INCLUDES CONSTRUCTION OF NEW TURN LANES ALONG INDUSTRIAL PARKWAY NORTH OF ESTATES PARKWAY LOCATED WEST OF US-33. THE PROJECT INVOLVES WIDENING APPROXIMATELY 2,200 LINEAL FEET OF ROADWAY TO PROVIDE ACCESS TO THE NEW FEDEX FACILITY. ASSOCIATED IMPROVEMENTS INCLUDE THE ADDITION AND/OR MODIFICATION OF PAVEMENT MARKINGS, SIGNAGE, STORM SEWER, AND WATER MAIN.

2019 SPECIFICATIONS

THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, INCLUDING CHANGES AND SUPPLEMENTAL SPECIFICATIONS LISTED IN THE PROPOSAL SHALL GOVERN THIS PROJECT.

PROJECT EARTH DISTURBED AREA:	2.08 ACRES
ESTIMATED CONTRACTOR EARTH DISTURBED AREA:	0.00 ACRES
NOTICE OF INTENT EARTH DISTURBED AREA:	4.90 ACRES

SIGNED

UNION COUNTY ENGINEER

12-10-19

DATE

APPROVAL BY THE UNION COUNTY ENGINEER ONLY CONFIRMS CONCURRENCE WITH THE GENERAL PURPOSES AND LOCATION OF IMPROVEMENTS SHOWN THEREIN. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

CITY OF MARYSVILLE, OHIO APPROVAL

The signatures below signify only concurrence with the purpose and general location of the project. All technical details remain the responsibility of the Engineer preparing the plans.

Mayor, City of Marysville, Ohio

DATE

City Manager, City of Marysville, Ohio

DATE

Public Service Director, City of Marysville, Ohio

DATE

City Engineer, City of Marysville, Ohio

DATE

STANDARD CONSTRUCTION DRAWINGS

BP-3.1	7/18/14	TC-12.30	1/19/18	TC-84.20	10/18/13	HL-10.11	7/20/18	800	04/19/2019
BP-4.1	7/19/13	TC-21.20	7/21/17	TC-84.21	10/18/13	HL-10.12	1/20/17	832	10/19/2018
BP-5.1	1/18/19	TC-41.20	10/18/13	TC-85.10	1/18/19	HL-30.11	1/18/19		
BP-7.1	7/20/18	TC-41.30	10/18/13	TC-85.20	7/20/18	HL-30.22	1/17/14		
		TC-42.10	10/18/13			HL-60.11	7/21/17		
DM-1.1	7/21/17	TC-42.20	10/18/13	MT-97.11	1/20/17	HL-60.12	7/15/16		
DM-4.4	1/15/16	TC-62.20	7/20/18	MT-101.90	7/21/17				
		TC-65.10	1/17/14	MT-105.10	7/19/13				
HW-2.1	7/20/18	TC-65.11	7/21/14	MT-120.00	1/19/18				
		TC-71.10	1/19/18						
		TC-81.21	1/18/19						
		TC-83.10	1/19/18						
		TC-83.20	7/21/17						

SUPPLEMENTAL SPECIFICATIONS

ENGINEER'S SEAL:



ENGINEER'S SEAL:

TRAFFIC SIGNAL



PLANS PREPARED BY:



CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE

www.kleingers.com
350 Worthington Rd
Suite B
Westerville, OH 43082
614.682.4311

INDUSTRIAL PARKWAY ROADWAY IMPROVEMENTS

180891.000

1
39

SITE DATA TABLE

PARCEL ID(S):	150026005000
PROPERTY AREA(S):	3.00 AC
	97.66 AC
ZONING:	COM (COMMERCIAL DISTRICT - JEROME TWP/UNION CO.)
PROPOSED GROSS BUILDING AREA(S):	468,776 SF (DISTRIBUTION - WAREHOUSE)
	10,864 SF (DISTRIBUTION - OFFICE)
	4,002 SF (GATEWAY BUILDING)
	7,565 SF (MAINTENANCE BUILDING)
PROPOSED BUILDING HEIGHT(S):	40'-0" (DISTRIBUTION - WAREHOUSE)
	45'-0" (DISTRIBUTION - OFFICE)
	14'-0" (GATEWAY BUILDING)
	22'-0" (MAINTENANCE BUILDING)
PROPOSED LOT COVERAGE:	38.62 AC
REQUIRED PARKING SPACES:	20, PLUS 1 FOR EACH 2 EMPLOYEES, PLUS 1 FOR EACH VEHICLE MAINTAINED ON THE PREMISES
PROPOSED STANDARD PARKING SPACES:	528
PROPOSED ADA ACCESSIBLE SPACES:	15 AUTO
	3 VANS
PROPOSED MOTORCYCLE PARKING SPACES:	9
PROPOSED 28' TRAILER SPACES:	148
PROPOSED LONG TRAILER SPACES:	382
PROPOSED LINEHAUL SPACES:	5
PROPOSED INBOUND SPACES:	26
PROPOSED I/D VAN SPACES:	24
PROPOSED TRACTOR SPACES:	63
PROPOSED DEADLINE SPACES:	10
FLOOD DESIGNATION:	ZONE X (AREA OF MINIMAL FLOODING)
	PANEL 39159C0390D, DATED 12/16/10

SHEET INDEX

TITLE SHEET	C100
GENERAL NOTES	C101
GENERAL DETAILS	C102
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MASS EXCAVATION PLAN	C201 - C206
OVERALL LOCATION PLAN	C300
LOCATION PLAN	C301 - C306
OVERALL UTILITY PLAN	C400
UTILITY PLAN	C401 - C406
SANITARY PROFILE	C407
STORM PROFILE	C408 - C410
OVERALL GRADING PLAN	C600
GRADING PLAN	C601 - C606
SOIL EROSION & SEDIMENT CONTROL NOTES	C600
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OVERALL LANDSCAPE PLAN	L100
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LANDSCAPE NOTES & DETAILS	L200
LANDSCAPE SPECIFICATIONS	L300

STANDARD DRAWINGS

CITY OF MARYSVILLE	ODOT	UNION COUNTY	CITY OF COLUMBUS
SAS-01	SAS-10	WTR-13	CB-1.2
SAS-02	SAS-20	WTR-14	CB-2.2
SAS-03	SAS-24	WTR-16	MH-1.2
SAS-07	SAS-32	WTR-26	HW-1.1
SAS-08	WTR-02	WTR-34	HW-2.1
SAS-17	WTR-03		HW-2.2

BENCHMARKS (NAVD 1988)

BASIS OF BEARINGS

THE VERTICAL DATUM IS BASED ON THE ELEVATIONS ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT, AT THE MONUMENT H-1, BEING 941.545 FEET IN ELEVATION AND AT MONUMENT N8RRESPT, BEING 915.158 FEET IN ELEVATION. THE SAID ELEVATIONS WERE TRANSFERRED FROM SAID FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENTS USING STATIC GPS PROCEDURES AND THE GEOID2010 MODEL TO THE RITE. THE SAID MONUMENTS BEING SOURCE BENCH MARKS WITH ELEVATIONS THAT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.

SOURCE BM 11H-1

ALUMINUM PLUG IN THE SOUTHWEST CORNER OF THE SOUTH HEADWALL OF COSGRAY ROAD CULVERT "WAS" 384.58 OVER SOUTH FORK INDIAN RUN 901070 WATERFISHED, 0.30 MILES SOUTH OF DUBLIN-PLAIN CITY ROAD, 20 FEET WEST OF THE CENTERLINE OF COSGRAY ROAD. ELEVATION = 941.55

N8RRESPT

ALUMINUM DISK SET IN THE NORTH END OF THE WEST WINGWALL OF BRAND ROAD BRIDGE "WAS" 44-0.52 OVER NORTH FORK INDIAN RUN, 328 FEET WEST OF INTERSECTION OF AVORY ROAD, 21.0 FEET NORTH OF THE CENTERLINE OF BRAND ROAD. ELEVATION = 915.16

BM 11

RAILROAD SPIKE IN THE EAST SIDE OF A WOODEN UTILITY POLE LOCATED ON THE WEST SIDE OF INDUSTRIAL PARKWAY, OPPOSITE THE ENTRANCE DRIVE #6220 INDUSTRIAL PARKWAY. ELEVATION = 943.98

BM 12

CHISELED "X" ON THE EAST FLANGE BOLT OF A FIRE HYDRANT LOCATED ON THE WEST SIDE OF INDUSTRIAL PARKWAY, 170 FEET SOUTH OF THE ENTRANCE DRIVE TO #6341 INDUSTRIAL PARKWAY. ELEVATION = 945.16

BM 13

CHISELED "X" ON THE EAST FLANGE BOLT OF A FIRE HYDRANT LOCATED ON THE WEST SIDE OF INDUSTRIAL PARKWAY, BEING THE FIRST HYDRANT NORTH OF THE ENTRANCE DRIVE TO #6341 INDUSTRIAL PARKWAY. ELEVATION = 945.48

BM 14

CHISELED "X" ON THE WEST FLANGE BOLT OF A FIRE HYDRANT LOCATED ON THE EAST SIDE OF ESTATES PARKWAY, BEING THE FIRST HYDRANT NORTH OF THE INTERSECTION OF RAUSCH DRIVE AND ESTATES PARKWAY. ELEVATION = 945.71

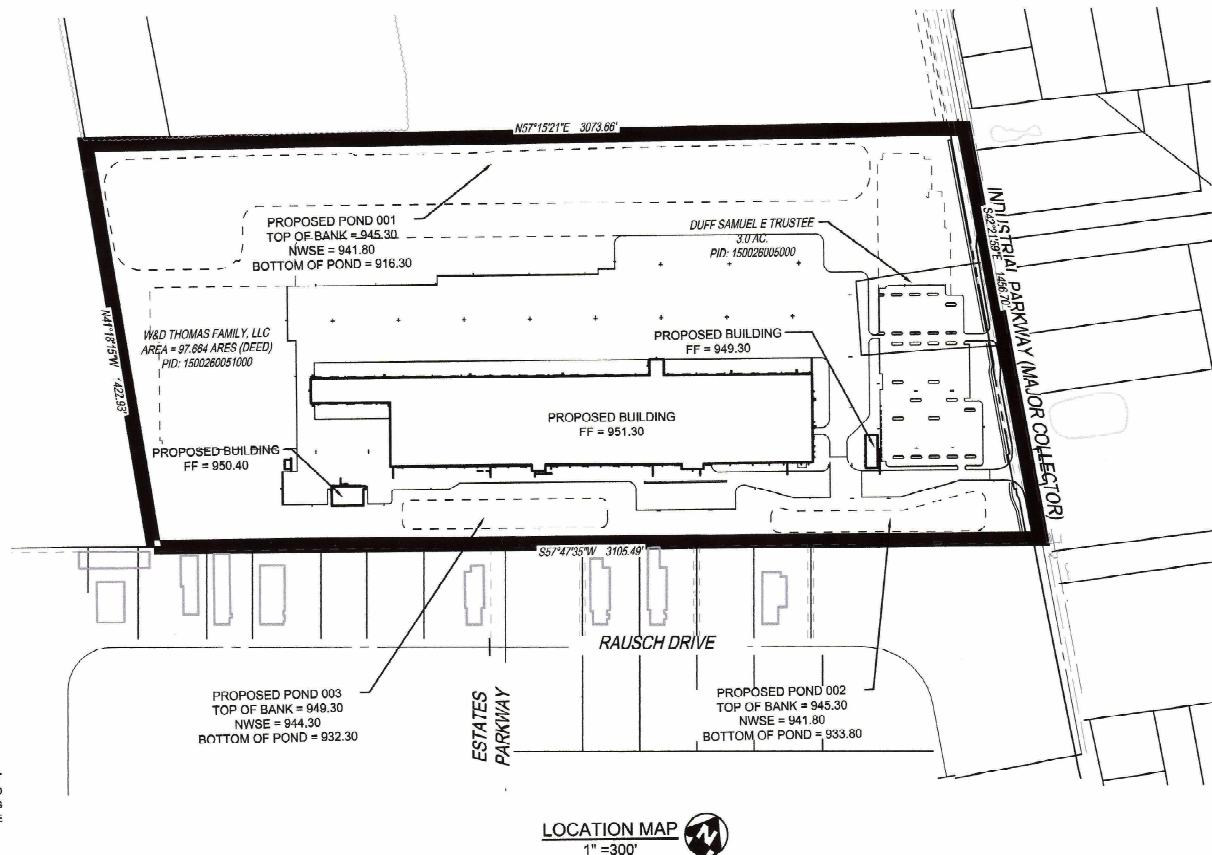
BM 15

CHISELED "X" ON THE WEST FLANGE BOLT OF A FIRE HYDRANT LOCATED ON THE EAST SIDE OF ESTATES PARKWAY, BEING THE SECOND HYDRANT SOUTH OF THE INTERSECTION OF RAUSCH DRIVE AND ESTATES PARKWAY. ELEVATION = 945.28

SURVEY NOTES

THIS SURVEY WAS PREPARED USING DOCUMENTS OF RECORD, PRIOR PLATS OF SURVEY, AND OBSERVED EVIDENCE LOCATED BY AN ACTUAL FIELD SURVEY BY EMIT ON DECEMBER 20, 2016

FEDEX GROUND FACILITY CONSTRUCTION DRAWINGS 8285 INDUSTRIAL PARKWAY PLAIN CITY, OH 43064 UNION COUNTY



LOCATION MAP
1" = 300'

DEVELOPER

42 REAL ESTATE, LLC
2105 COMMERCE STREET, SUITE 342
DALLAS, TEXAS 75201
PHONE: (214) 739-4209
CONTACT: DON DOBBS
EMAIL: UDOBBS@2REALSTATE.COM

ENGINEER

THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE B
WESTERVILLE, OHIO 43082
PHONE: (614) 882-4311
CONTACT: BRENDAN M. FLEMING, PE
EMAIL: BRENDAN.FLEMING@KLEINGERS.COM

DESIGN BUILDER

MOLTUS BUILDING GROUP
3200 JAMES SAVAGE, SUITE 4
MIDLAND, MICHIGAN 48642
PHONE: (888) 486-9330
CONTACT: JUSTIN LIPSCOMB
EMAIL: JUSTIN@MOLTUSBUILD.COM



CIVIL ENGINEERING
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ARCHITECTURE
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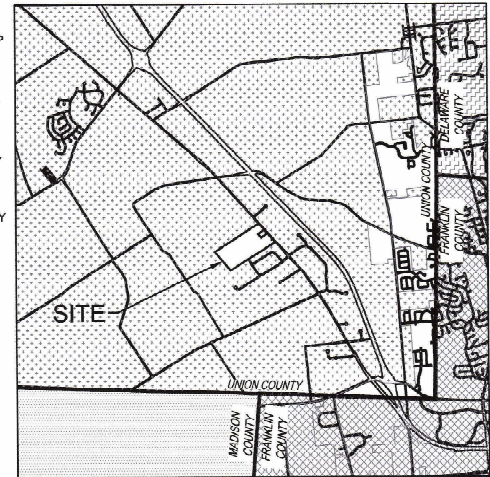


BRENDAN M. FLEMING, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 81971

12/19/19
DATE

LEGEND

[Pattern]	JEROME TOWNSHIP (UNION COUNTY)
[Pattern]	MADISON COUNTY
[Pattern]	FRANKLIN COUNTY
[Pattern]	DELAWARE COUNTY



LOCATION MAP
1" = 5,000'

REFERENCE DOCUMENTS

- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL SOILS REPORT DATED AUGUST 19, 2018 (REVISED OCTOBER 4, 2016), PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC. FOR EARTH DISTURBING AND SITE PREPARATION RECOMMENDATIONS. DEVELOPER SHALL PROVIDE REPORT AS NECESSARY.
- CONTRACTOR SHALL REFER TO THE LIMITED PHASE II ENVIRONMENTAL SITE ASSESSMENT DATED MAY 4, 2017, PREPARED BY EMH&T FOR SOIL REMEDIATION AND REMOVAL RECOMMENDATIONS. DEVELOPER SHALL PROVIDE REPORT AS NECESSARY.
- CONTRACTOR SHALL REFER TO THE FED EX GROUND SITE STANDARD SPECIFICATIONS DATED MAY 8, 2012 (REVISED JANUARY 29, 2016) FOR EARTH DISTURBANCE, GRADING, SOIL TESTING, EXCAVATION, SITE PREPARATION REQUIREMENTS.

UNION COUNTY APPROVAL

THE UNION COUNTY ENGINEER'S ENGINEERING, CONSTRUCTION AND SURVEYING STANDARDS (1997), THE STANDARD SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION (ODOT) CURRENT EDITION, INCLUDING STANDARD DRAWINGS AND SUPPLEMENTAL SPECIFICATIONS LISTED SHALL GOVERN THIS IMPROVEMENT.

THE UNION COUNTY ENGINEER'S SIGNATURE ON THIS PLAN SIGNIFIES ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENTS WITH RESPECT TO IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, STORM WATER MANAGEMENT, EROSION AND SEDIMENT CONTROL. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS

APPROVED [Signature] UNION COUNTY ENGINEER

1/13/20
DATE

ENGINEER

THIS IS TO CERTIFY THAT GOOD ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL OF THE MINIMUM STANDARDS AS DELINEATED IN THE UNION COUNTY DESIGN, CONSTRUCTION AND SURVEYING STANDARDS MANUAL HAVE BEEN MET, INCLUDING THOSE STANDARDS GREATER THAN MINIMUM WHERE, IN MY OPINION, THEY ARE NEEDED TO PROTECT THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICE AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. THESE VARIANCES HAVE BEEN LISTED HEREIN AND HAVE BEEN APPROVED BY THE UNION COUNTY ENGINEER.

PREPARED BY:

DATE: 08.07.2017
CDG JOB NO.: 1705-181
DRAWN: EM
CHECKED: LLC

42 COLUMBUS L.P.,
A TEXAS LIMITED
PARTNERSHIP
2105 COMMERCE ST
SUITE 342
DALLAS, TEXAS 75201
TEL.: 214.739.4200
FAX.: 214.739.4202

m MOLTUS
BUILDING GROUP

3200 JAMES SAVAGE, SUITE 4
MIDLAND, MICHIGAN 48642

FACILITIES & MATERIAL
HANDLING SYSTEMS
1000 FEDEX DRIVE
PLAIN CITY, OH 43064
TEL.: 614.228.1000
FAX.: 614.228.1001
Automated BUILD-TO-SUIT STATION:
FEDEX GROUND - WEST COLUMBUS
8285 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064

Castles
Design
Group
A Professional Architectural Corporation
3601 Kirby Drive, Suite 600
Houston, Texas 77058
TEL.: 713.664.7974/FAX: 713.664.9756

REVISIONS

50% REVIEW	08.12.2017
ISSUE FOR PERMIT	05.09.2018
PER AGENCY REVIEW	09.21.2018
PER AGENCY REVIEW	08.02.2019
PER AGENCY REVIEW	08.19.2019
FOR CONSTRUCTION	08.27.2019
PER AGENCY REVIEW	07.08.2019
BULLETIN #1	07.10.2019
PER AGENCY REVIEW	10.03.2019

AS SHOWN

C100

TITLE SHEET

THOMAS DUFF PLAT

FINAL PLAT

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military Survey Number 7058, containing 100.754 acres of land, more or less, said 100.754 acres being comprised of all of those tracts of land conveyed to 42 COLUMBUS, LP by deeds of record in Instrument Numbers 201906260004733 and 201906260004734, Recorder's Office, Union County, Ohio.

Know all men by these presents that 42 COLUMBUS, LP, A Texas limited partnership, by 42 A, LLC, its General Partner, by SCOTT ROHRMAN, Manager, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THOMAS DUFF PLAT", a subdivision containing Lot 1, does hereby accept this plat of same and dedicates to public use, as such, all of Industrial Parkway shown hereon and not heretofore dedicated.

The owner hereby grants and reserves easements in, over and under those areas designated on this plat as "Utility Easement" or "Channel Easement" for the construction, operation, maintenance and replacement, as necessary, of utility lines providing utility service in and to the Development to all present and future utility providers providing utility service to the Development. Each of the Utility Easements permit the construction, operation, maintenance and replacement, as necessary, of all public and quasi-public utilities above, beneath and on the surface of the ground, and where necessary, for the construction, operation, maintenance and replacement, as necessary, of service connections to all adjacent lots and lands and for storm water drainage. No buildings or permanent structures shall be constructed over any of the Utility Easements. The rights and grant of the Utility Easements shall include the right, without liability therefor, to the respective utility provider, to remove trees, lawns and landscaping that encroach into the Utility Easement which may interfere with the construction, operation, maintenance and replacement, as necessary of the utility facilities operated by the respective utility provider. The utility providers are hereby granted the limited right of access across other areas of the platted land in order to exercise their easement rights granted hereby, so long as the respective utility providers exercise commercially reasonable practices, and repair any damage to the platted land outside the Utility Easements. Within those areas designated Channel Easement on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Channel Easement areas as delineated on this plat unless approved by the Union County Engineers Department.

The owner hereby grants and reserves an easement for sidewalks within those areas designated on the plat as "Sidewalk Easement". The sidewalks within the Sidewalk Easement shall be for the benefit of the fee simple owners, successor owners and their agents and invitees.

In Witness Whereof, SCOTT ROHRMAN, Manager of 42 A, LLC, General Partner of 42 COLUMBUS, LP has hereunto set his hand this day of 20.

Signed and Acknowledged In the presence of: 42 COLUMBUS, LP BY: 42 A, LLC

By SCOTT ROHRMAN, Manager

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared SCOTT ROHRMAN, Manager of 42 A, LLC, General Partner of 42 COLUMBUS, LP who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said 42 COLUMBUS, LP, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of 20.

My commission expires Notary Public, State of Ohio

Reviewed this day of 2020 Chairman, Jerome Township Trustees

Approved this day of 2020 Union County Engineer

Approved this day of 2020 Union County Health Department

Approved this day of 2020 Logan-Union-Champaign Regional Planning Commission

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this day of 2020 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.

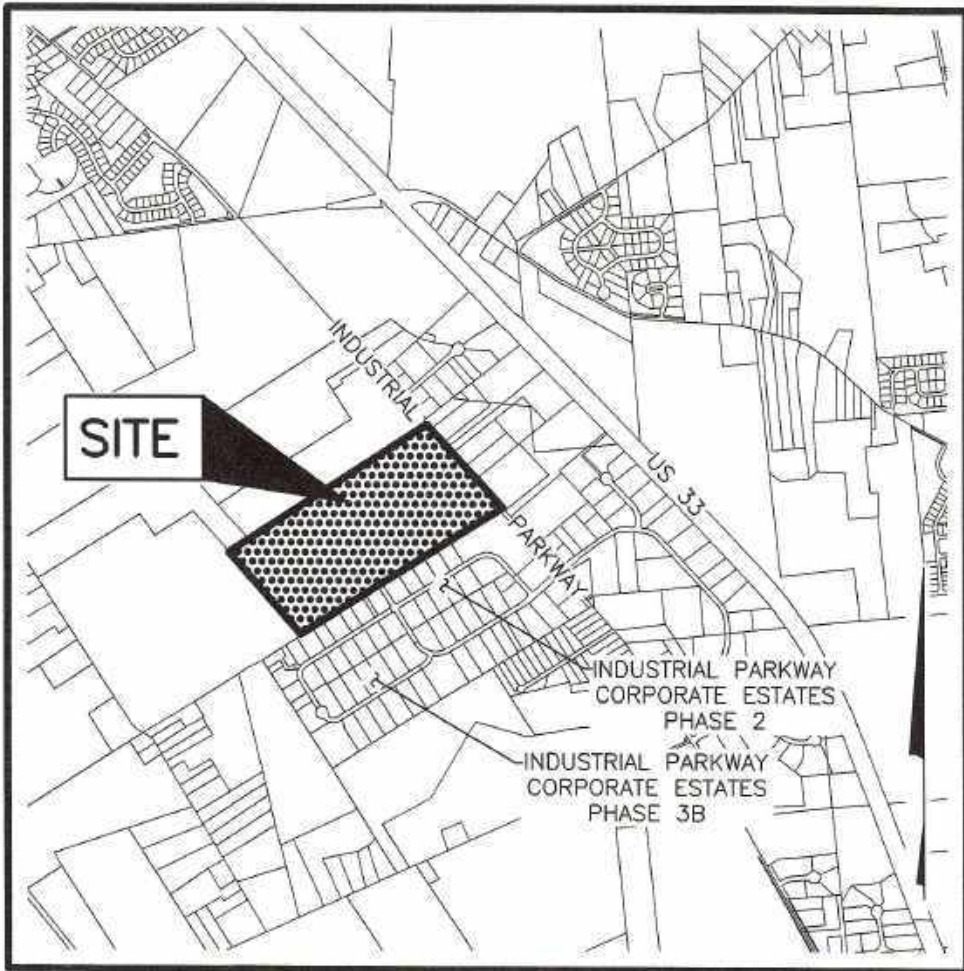
Approved this day of 2020 Union County Commissioners

Transferred this day of 2020 Andrea L. Weaver Auditor, Union County, Ohio

Filed for record this day of 2020 at M. Theresa Markham Recorder, Union County, Ohio

Record this day of 2020 in

Plat Book Pages



LOCATION MAP AND BACKGROUND DRAWING NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. A bearing of South 42° 21' 59" East assigned to the centerline of Industrial Parkway is designated the basis of bearing for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Union County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. Said Permanent Markers were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first.

SURVEYED & PLATTED BY



The accompanying plat represents a subdivision of land in the Virginia Military Survey Number 7058, Union County, Jerome Township, Ohio. The tract has an area of 1.742 acres in streets and 99.012 acres in lots, making a total of 100.754 Acres.

All measurements are in feet and decimals of a foot. Monuments have been placed as indicated. All measurements on curves are chord and arc distances.

I hereby certify that the accompanying plat is a correct representation of Thomas Duff Plat as surveyed in August, 2016.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)
- ⦿ = Stone found

By Professional Surveyor No. 7865 Date

COPY

BOND

Bond No.: PE00091800021

Principal Amount: \$227,685.77

KNOW ALL MEN BY THESE PRESENTS, that we
42 Columbus LP and Moltus Building Group, LLC
as Co-Principals

and
Philadelphia Indemnity Insurance Company
One Bala Plaza East, Suite 100 Bala Cynwyd PA 19004-1408 a PA
Corporation, as Surety, are held and firmly bound unto
City of Marysville, OH
209 South Main Street, Marysville, OH 43040
as Obligees, in the penal sum of
Two Hundred Twenty Seven Thousand Six Hundred Eighty Five Dollars and
77¢ (Dollars) (\$ 227,685.77), lawful money of the
United States of America, for the payment of which well and truly to be made, we bind ourselves,
our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these
presents.

WHEREAS, 42 Columbus LP and Moltus Building Group, LLC has agreed to construct in the following improvements:

FEDEX Ground Facility Construction Drawings 8341 Industrial Parkway, Plain City, OH 43084
dated May 2, 2019 and approved by the City of Marysville

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said
Principal shall construct, or have constructed, the improvements herein described, and shall save the
Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then
this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety,
upon receipt of a resolution of the Obligees indicating that the improvements have not been installed
or completed, will complete the improvements or pay to the Obligees such amount up to the
Principal amount of this bond which will allow the Obligees to complete the improvements.

Upon approval by the Obligees, this instrument may be proportionately reduced as the public
improvements are completed.

Signed, sealed and dated, this 25th day of June, 2019

42 Columbus LP

By [Signature]
Co-Principal as Manager of the GP of 42 Columbus LP
Moltus Building Group, LLC

Philadelphia Indemnity Insurance Company

Surety
By [Signature]
Justice Stickles Attorney-in-Fact

By [Signature]
Co-Principal

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That PHILADELPHIA INDEMNITY INSURANCE COMPANY (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Wanda L. Coleman, Malissa DeVorster, Kristle L. Harris, Tamara J. Mohr, Janice L. Hichler and Lori A. King, C/o de Acchare, LLC d/b/a The Campbell Group its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.00.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

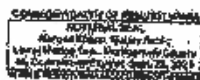
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27TH DAY OF OCTOBER, 2017.

(Seal)



Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the PHILADELPHIA INDEMNITY INSURANCE COMPANY; that the seal affixed to said instrument is the Corporate seal of said Company, that the said Corporate Seal and his signature were duly affixed.



(Notary Seal)

Notary Public:

residing at:

My commission expires:

Morgan Knapp
Bala Cynwyd, PA
September 25, 2021


I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 25 day of June, 20 19



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

DEVELOPER'S AGREEMENT

 This **DEVELOPER'S AGREEMENT** (the "Agreement") made and entered into this day of June, 2019, at Marysville, Ohio is between **42 Columbus, LP** (the "Developer"), a Texas limited partnership, with an office located at 2105 Commerce, Suite 342, Dallas, TX 75201, and **THE CITY OF MARYSVILLE, OHIO** (the "City"), a municipal corporation organized under the laws of the State of Ohio, with an office located at 209 South Main Street, Marysville, Ohio 43040.

WITNESSETH:

WHEREAS, the Developer is to be acquiring 100± acres of land in Jerome Township, Union County, Ohio, located on Industrial Parkway (including and surrounding 8341 Industrial Parkway) (hereinafter referred to as the "Property"); and

WHEREAS, the Developer desires to develop the Property and will require water and wastewater sewer utilities.

WHEREAS, the City has water and wastewater sewer lines at locations in close proximity to the Property and, based on the City's review, has water and wastewater treatment facilities of sufficient capacity to serve the Property.

WHEREAS, the City and the Developer desire to effectuate an agreement providing for the construction and maintenance of the public sanitary sewers, waterlines and related facilities in accordance with the requirements of the City of Marysville, Ohio set forth in the Codified Ordinances of Marysville (the "City Code"), as the same may be amended from time to time, and subject to certain terms and conditions as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and set forth, it is mutually agreed as follows:

Section 1. Construction of the Improvements.

(a) Scope of the Improvements. The Developer shall construct, furnish, and install all of the necessary items listed in this sentence, all of which are private: sanitary sewers, sanitary manholes, sanitary laterals, private waterlines, water services, water valves, and all necessary appurtenances to collect wastewater and distribute water within the Property (collectively, the "Private Improvements") and to connect to (and relocate) the existing public waterline along Industrial Parkway (collectively, the "Public Improvements"). The Public Improvements and the Private Improvements are sometimes collectively called the "Improvements".

(b) Costs of the Improvements. The Developer shall assume all costs associated with the construction of the Public and Private Improvements, including engineering, testing, furnishing all labor, material and equipment, and the cost of inspections. The Developer shall obtain all permits and approvals necessary to construct the Public and Private Improvements as set forth on the herein below defined Approval Plans, and the City of Marysville will not unreasonably withhold permits

to be granted by the City of Marysville. Upon execution of this Agreement, the Developer shall pay to the City the sums indicated in Section 1100.01 of the City Code to cover plan filing and review costs, inspection fees, and all other fees applicable to the construction of the Public and Private Improvements. In addition, the Developer shall pay to the City any additional payments required by Section 1100.01 of the City Code to cover actual inspection costs incurred by the City if such costs exceed the amounts initially paid by the Developer.

(c) Construction. The Developer agrees that the acquisition, construction, installation, improvement, furnishing, and equipping of the Public and Private Improvements will be accomplished in accordance with the detailed construction documents, including without limitation, working drawings and plans and specifications prepared by the Developer titled FEDEX Ground Facility Construction Drawings 8341 Industrial Parkway, Plain City, OH 43064, dated May 2, 2019 and approved by the City of Marysville on 6/25/2019 [date] (the "Approved Plans"), as such Approved Plans may be revised or supplemented from time to time by the Developer. The Developer shall make the construction documents available for review upon request of the City.

For all Public Improvements, construction and materials shall meet the requirements of, and construction shall be conducted in accordance with, (i) the City Code, including the standards set forth in the City Code for sanitary sewer and water supply improvements, (ii) the "City of Marysville Standard Sanitary Sewer Specifications and Drawings," in effect as of June 3, 2019, (iii) the "City of Marysville Water Division Specifications," in effect as of June 3, 2019, and (iv) where applicable, the "Construction and Material Specifications" of the Ohio Department of Transportation in effect as of June 3, 2019. The Developer shall pay for all inspections, material testing, and construction testing which may be required by the City in accordance with the City Code. All construction and all required testing shall be completed before the Developer requests Construction Approval of the Public Improvements by the City.

(d) Commencement of Construction. The City Engineer shall be notified in writing three (3) working days in advance of the commencement of construction of the Public Improvements in accordance with Section 1104.07 of the City Code.

(e) Easements. The Developer shall grant all easements within the Property necessary to complete construction of the Public Improvements and shall convey or assign all off-site easements (excluding any temporary construction easements) necessary to complete the maintenance of the Public Improvements to the City upon the earlier to occur of the final plat or final approval of the Public Improvements by the City and which are currently shown on the plans approved by the City of Marysville. Per the Approved Plans or final plat, a thirty (30) foot wide utility easement shall be provided along the southern property line for a possible, future sanitary trunk sewer extension. The City shall be named the assignee of the easement(s) conveyed to the City by the Developer. The Developer shall not permit structures or obstructions that would interfere with the use and operation of the Improvements to be placed on or within any easement.

(f) Construction Representative. At all times during construction of the Public Improvements, the Developer shall designate and make available to the City during normal business hours and during times when construction is occurring a competent representative who is

knowledgeable and familiar with the design and construction of the Public Improvements. The representative shall be capable of reading plans and specifications and shall have the authority to execute the plans and specifications and any alterations reasonably required by the City. Upon written direction from the City to the Developer, the Developer shall replace the representative if the City reasonably determines that his or her performance is inadequate and a replacement is necessary and the City has provided written notice to the Developer of the same and a reasonable opportunity (not to exceed ten (10) days) to remedy or cure the same.

(g) Hazardous Materials. The Developer, its officers, agents, employees, contractors, subcontractors, guests, and invitees shall not bring in, on, or incorporate into any of the Public Improvements any asbestos or other hazardous or toxic substance in contravention to any federal, State of Ohio, Union County, or City health, safety, or sanitation law, ordinance, regulation, or rule. If it is determined that the Developer has caused or permitted hazardous materials to be brought in, on, or incorporated into any of the Public Improvements in violation of law, then the Developer agrees to fully remediate such condition within thirty (30) days following its receipt of written notice of any such determination by any government authority. In the event such remediation reasonably requires a longer period of time to complete, then such thirty-day period shall be reasonably extended as long as the Developer has commenced such remediation within the initial thirty-day period and pursues such remediation with due diligence.

(h) Compliance with Occupational Health and Safety Act of 1970. Developer shall be responsible for compliance with the Occupational Safety and Health Act of 1970 to the extent applicable.

Section 2. Plan Approval. The Developer shall furnish to the City a statement itemizing the estimated total cost of the Public and Private Improvements to be constructed under this Agreement. Cost estimates shall include construction, engineering and testing, inspection, supervision and other applicable incidental expenses.

Section 3. Construction Approval and Final Approval.

(a) Construction Approval. Upon completion by the Developer of all the Public and Private Improvements constructed under this Agreement, the City Engineer shall either certify satisfactory completion of the Public and Private Improvements and accept the Improvements ("Construction Approval") or shall reject the Public and Private Improvements, in which event the City Engineer shall provide Developer with a detailed written explanation of why such Public and Private Improvements were rejected so as to allow Developer an opportunity to remedy such deficiencies and re-request the City Engineer to certify satisfactory completion of the Public and Private Improvements. Construction Approval shall only be granted pursuant to the requirements of City Code and the conditions set forth in this Agreement.

Prior to Construction Approval, the Developer shall furnish to the City Engineer one set of as-constructed ("As-Built") construction plans on both mylar and paper with a disk containing the revised As-Built drawings in both Portable Document Format (.pdf) and AutoCAD format. All As-Built information shall be shown in red ink and each sheet of the drawings shall be marked

"As-Built" in red ink. All As-Built drawings furnished to the City Engineer by the Developer shall become the property of the City.

Prior to Construction Approval, the Developer shall cause the provision of any security required by any portion of the Ohio Revised Code necessary to cause any existing mechanic's liens on the Public and Private Improvements to be released of record with respect to such Public and Private Improvements and shall cause the lien of any delinquent taxes affecting the Public and Private Improvements to be released.

Within thirty (30) days of Construction Approval, the Developer shall furnish to the City an itemized statement showing the cost of the Improvements and a notarized affidavit stating that all material and labor costs have been paid and confirmation that any existing mechanic's liens have been released or are being contested by Developer in accordance with the Ohio Revised Code. The parties acknowledge and agree that the City shall not owe or have any responsibility for expenses and claims for labor and/or material incident to construction of the Public and Private Improvements.

No sanitary service connections, water taps or other utility service permits will be issued for the Public and Private Improvements until Construction Approval for the Public and Private Improvements. In no way shall this Agreement, or any part thereof, including but not limited to the construction and approvals provided for in this Agreement, or any timing of City's actual providing sanitary sewer / sanitary service connections, water / water taps or other utility services / permits or acceptance of any improvements, be construed to require the Developer, its successors or assigns, its tenants or any tenant of the Property to participate in a cooperative economic development agreement or joint economic development district.

(b) Final Approval. Not earlier than one (1) year following Construction Approval and not later than two (2) years following Construction Approval, the Developer shall dedicate all of the Public Improvements (including any rights-of-way and easements appurtenant thereto) to the City. After receiving the Developer's dedication of the Public Improvements, the City Council of the City shall accept the Improvements by legislative action ("Final Approval") or shall reject the Public Improvements by legislative action, all in accordance with the City Code. The City shall not reject the Public Improvements if the Developer has fully complied with its obligations under this Agreement.

Section 4. City Utilities. Upon Construction Approval of the Public and Private Improvements, the City shall provide water service to the Property as authorized by Section 930.01(n) of the City Code and sanitary sewer service to the Property as authorized by Section 921.02(b) of the City Code.

Section 5. Security for Performance.

(a) Performance Bond. The Developer shall furnish or cause to be furnished, prior to commencement of construction of the Public Improvements, a project guarantee in the form of a surety bond or a bank letter of credit (the "Performance Bond"), which shall name the City as obligee and if a surety bond, it shall be in the form provided by Ohio Revised Code Section 153.57

and attached hereto as Exhibit A. The Developer shall provide or cause to be provided to the City a copy of the Performance Bond prior to commencement of construction of the Public Improvements. The Performance Bond in the form of a surety bond shall be furnished in an amount equal to one hundred and twenty percent (120%) of the estimated total cost of the Public Improvements, and if a bank letter of credit is issued, it will be at 100% of the estimated total cost of the Public Improvements. The Developer may terminate the Performance Bond upon: (i) Construction Approval and (ii) submission and approval of the Maintenance Bond as described below.

(b) Maintenance Bond. Immediately following Construction Approval of the Public Improvements, the Developer shall furnish or cause to be furnished a guarantee of the satisfactory performance, maintenance, and upkeep of the Public Improvements for the one-year period following Construction Approval in the form of a surety bond or a bank letter of credit (the "Maintenance Bond") in accordance with Section 1113.04(b) of the City Code. The Maintenance Bond shall be furnished in an amount equal to twenty-five percent (25%) of the actual cost of the Public Improvements. The Developer may substitute or cause to be substituted a reduced performance bond securing not less than twenty-five percent (25%) of the actual cost of the Public Improvements to satisfy its obligation under this Section 4(b) and Section 1113.04(b) of the City Code to deposit the Maintenance Bond with the City. Any Maintenance Bond shall remain in place until Final Approval of the Public Improvements.

(c) Standards for Sureties. Any Performance Bond and any Maintenance Bond shall be executed by a surety that is licensed to conduct business in the State of Ohio and is named in the current list of "Companies Holding Certificates of Authority as Acceptable Securities on Federal Bonds and as Acceptable Insurance Companies" as published in Circular 570 (amended) by the Audit Staff Bureau of Accounts, U.S. Treasury Department, or as may be otherwise approved in writing by the City. All bonds signed by an agent must be accompanied by a certified copy of the authority to act. If the surety of any Performance Bond or Maintenance Bond furnished by the Developer declares bankruptcy, becomes insolvent or loses its right to do business in the State of Ohio, the Developer shall within five (5) business days after receipt of notice of such bankruptcy, insolvency or incapacity substitute another bond and surety acceptable to the City.

(d) Breach; Enforcement of Sureties. The Developer shall at its own expense (i) repair, replace, correct or re-execute, or cause to be repaired, replaced, corrected or re-executed, any of the Public Improvements that fail to conform with the requirements of the City Code or this Agreement during the construction of the Public Improvements; (ii) repair, replace or correct any portion of the Public Improvements that have proven faulty or have been improperly installed and correct any defects in materials and workmanship of the Public Improvements (without regard to the standard of care exercised in its performance) which appear within a period of one (1) year after Construction Approval; and (iii) repair, replace, correct or restore, or cause repair, replacement, correction or restoration of, any parts of the Public Improvements or any of the fixtures, equipment, or other items placed therein that are injured or damaged as a consequence of any such failure or defect, or as a consequence of corrective action taken pursuant hereto. The obligation set forth under part (iii) shall expire one (1) year following the completion of the corrective work.

The Developer agrees that any material violations of or noncompliance with any of the terms and conditions of this Agreement, after the City has provided the Developer with written notice thereof and a reasonable period to cure any such violation, shall constitute a breach of contract. If the Developer shall not have commenced to cure such breach within fourteen (14) days after receipt of written notice from the City, and thereafter proceed diligently to cure such breach, the City shall have the right in accordance with Section 1104.07 of the City Code to (i) stop all work on the Public Improvements forthwith, (ii) continue any unfinished construction of the Public Improvements or replace any unaccepted construction to a point that any Public Improvements do not, to the satisfaction of the City Engineer, appear to create a health or safety hazard or create maintenance or repair expense for the City because of the then-present state of the Public Improvements, and (iii) act against and hold the surety of the Performance Bond obtained by the Developer responsible for all actual expenses of the City, including engineering, legal, construction, and interest expenses, incurred for the purpose of properly completing the Improvements as required by this Agreement and the City Code.

(e) Indemnification. The Developer shall indemnify and hold harmless the City, and all of its elected officials, officers, employees and agents from all claims, suits, actions and expenses (including reasonable attorney's fees) which arise due to the wrongful or negligent performance or non-performance of the Developer with respect to the design, construction, and installation of the Public Improvements, including any and all proceedings which may originate from or on account of any death, injuries or damages to persons or property received or sustained as a consequence of any actions or omissions of any contractor, subcontractor or agent of the Developer, from any material, including explosives, or any method used in said work or by or on account of any accident caused by negligence or any other act or omission of the Developer or its agents or employees. The Developer acknowledges that this indemnity is required in accordance with Section 1104.07(c) of the City Code. The indemnification obligation described above (titled the "Indemnification Expiration Date") shall expire the later of: (a) one (1) year following Construction Approval; (b) one (1) year following completion of any corrective work required as described above; or (c) acceptance of the dedication of the Public Improvements by the City.

(f) Insurance. During the construction of the Public Improvements, the Developer shall carry comprehensive general liability insurance containing (i) public liability insurance in the amount of \$1,000,000 for bodily injuries including those resulting in death of any one person and on account of any one accident or occurrence, (ii) property damage insurance in an amount of \$1,000,000 from damages on account of any one accident or occurrence, and (iii) valuable papers insurance in an amount sufficient to assure restoration of any plans, drawings, field notes, or other similar data relating to the work covered by this Agreement in the event of their loss or destruction until such time as the plans and field and design data are delivered to the City. Such policies of insurance shall name the City as an additional insured. Such policies of insurance shall be primary and non-contributory to any other insurance of the certificate holder. Such policies of insurance shall each contain a provision that coverage will not be canceled or not renewed until at least thirty (30) days prior written notice has been given to the City. Evidence of such policies of insurance shall be delivered to the City prior to the start of construction of the Public Improvements. The Developer also agrees to carry in its own behalf worker's compensation insurance and employer's liability insurance, if applicable, in amounts sufficient to satisfy the statutory requirements of the State of Ohio.

Section 6. Representations, Warranties, and Covenants. The City and the Developer each represent and warrant that the execution and delivery of this Agreement and the compliance with all of the provisions herein (i) are within its power and authority; (ii) will not conflict with or result in any breach of any of the provisions of, or constitute default under, any agreement, its bylaws, or other instrument to which it is a party or by which it may be bound, or, to its knowledge, any license, judgment, decree, law, statute, order, rule or regulation or any court or governmental agency or body having jurisdiction over it or any of its activities or properties; and (iii) have been duly authorized by all necessary actions on its part. Furthermore, the Developer represents and warrants that (y) the Developer has not been charged with any delinquent real or personal property taxes on the general tax lists of Union County, Ohio, which charge remains outstanding, and (z) that the Developer or its agents or employees are knowledgeable developers who have utilized said knowledge and skill in developing the Property and though conforming to local regulations and ordinances of the City, the Developer is relying solely on its expertise or the expertise of its agents or employees in developing the Property, and the Developer is not relying on any skill or expertise of the City, its agents or employees in preparing the area to be developed in accordance with sound engineering and development practices. All representations and warranties of the City and the Developer in this Agreement shall survive the execution and delivery of this Agreement and shall not expire until the Indemnification Expiration Date.

The Developer covenants and agrees that (i) it will maintain its legal existence so long as it remains liable under this Agreement, and (ii) during the construction of the Public Improvements, it shall pay, prior to delinquency, any taxes, payments in lieu of taxes, and assessments which are due and payable and which are levied, assessed or imposed upon the real property on which the Public Improvements are constructed or the Public Improvements; *provided, however*, Developer shall retain its right to contest any such payments prior to Construction Approval of the Public Improvements, at which time all payments shall be paid and all delinquencies resolved.

Section 7. Miscellaneous.

(a) Notices. All notices, designations, certificates, requests or other communications under this Agreement shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, postage prepaid or sent by national overnight delivery service, addressed to the City at: The City of Marysville, Ohio, 209 South Main Street, Marysville, Ohio 43040, Attention: Mayor and to the Developer at: 42 Columbus, LP, 2105 Commerce St., Suite 342, Dallas, TX 75201. The City and the Developer may, by notice given under this Agreement, designate any further or different addresses to which subsequent notices, designations, certification, requests or other communications shall be sent.

(b) Extent of Covenants; No Personal Liability; Conflicts of Interest. No representation, warranty, covenant, agreement, obligation or stipulation contained in this Agreement shall be deemed to be a representation, warranty, covenant, agreement, obligation or stipulation of any present or future member, officer, agent or employee of the Developer, the City or the legislative authority of the City in other than his or her official capacity, and none of such members, officers, agents, employees, including any official executing this Agreement, shall be subject to any personal liability or accountability by reason of the representations, warranties, covenants,

agreements, obligations or stipulations of the City or the Developer contained in this Agreement. No official or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such official or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interest of any corporation, partnership, or association in which he or she is, directly or indirectly, interested.

(c) Waiver. In the event that any covenant, agreement, or obligation under this Agreement shall be breached by either the City or the Developer and the breach shall have been waived thereafter by the City or the Developer, as the case may be, the waiver shall be limited to the particular breaches so waived and shall not be deemed to waive any other or any subsequent breach under this Agreement.

(d) No Remedy Exclusive. Unless provided expressly otherwise herein, no right, remedy or power conferred upon or reserved to either the City or the Developer under this Agreement is intended to be exclusive of any other available right, remedy or power, but each right, remedy and power shall be cumulative and concurrent and shall be in addition to every other right, remedy and power available under this Agreement or existing at law, in equity or by statute or otherwise now or hereafter.

(e) Amendment. This Agreement may be amended by written instrument duly executed by the City and the Developer, and the Developer acknowledges that an amendment may require legislation by the City Council of the City. This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the Public Improvements.

(f) Binding Effect; Assignment. The City and the Developer will each observe and perform faithfully at all times their respective covenants, agreements and obligations under this Agreement. This Agreement may not be assigned by either party hereto without the written consent of the other party, said consent not to be unreasonably withheld.

(g) Severability. In case any section or provision of this Agreement, or any covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, or any application thereof, is held to be illegal or invalid for any reason, (i) that illegality or invalidity shall not affect the remainder hereof or thereof; any other section or provision hereof, or any other covenant, agreement, obligation or action, or part thereof, made, assumed, entered into or taken, all of which shall be construed and enforced as if the illegal or invalid portion were not contained herein or therein; (ii) the illegality or invalidity of any application hereof or thereof shall not affect any legal and valid application hereof or thereof; and (iii) each section, provision, covenant, agreement, obligation or action, or part thereof, shall be deemed to be effective, operative, made, assumed, entered into or taken in the manner and to the full extent permitted by law.

(h) Governing Law and Jurisdiction. This Agreement shall be deemed to be a contract made under the laws of the State of Ohio and for all purposes shall be governed by and construed in accordance with the laws of the State of Ohio. All claims, counterclaims, disputes, and other matters in question between the City and the Developer arising out of or relating to this Agreement or its breach shall be filed and decided in a court of competent jurisdiction within Union County,

Ohio. The City and the Developer shall proceed with their respective performance of this Agreement during any dispute resolution process, unless otherwise agreed by both parties in writing.


(i) Captions. The captions and headings in this Agreement are for guidance, reference, and convenience of the reader only and shall not define, limit or otherwise affect the scope or intent of any of the terms or provisions of this Agreement.


(j) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original instrument and all of which shall constitute but one and the same instrument. It shall not be necessary in proving this Agreement to produce or account for more than one of those counterparts. Signatures transmitted by facsimile or electronic means shall be deemed to be original signatures.

(k) Effective Date. This Agreement shall be and remain in full force and effect from the date it is executed by each of the City and the Developer.

IN WITNESS WHEREOF, the City and the Developer, each by a duly authorized representative, have caused this Agreement to be executed on this [] day of [], 2019.

Witnesses:

 6/18/19
Signature Date
Printed Name: John Hill

 6/18/19
Signature Date
Printed Name: W. S. Hendricks

42 Columbus, LP

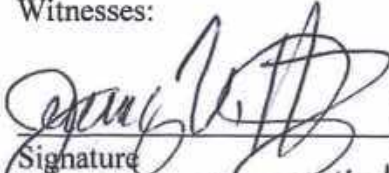
 6/18/19
Developer's Signature Date


SCOTT ROHMAN as
Developer's Name Printed manager

or
the
General Partner
of 42 Columbus, LP

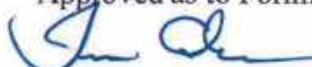
[Signatures Continue on Following Page]

Witnesses:


Signature _____ Date 6/25/2019
Printed Name: Jeremy Hurl


Signature _____ Date 6/25/19
Printed Name: Mike Andriako

Approved as to Form:


Signature _____ Date 6/25/19
Tim Aslaner
Law Director

CITY OF MARYSVILLE, OHIO:


Signature _____ Date 6/25/19
Terry Emery
City Manager

FORM OF PERFORMANCE BOND

Davidson, Amy

From: Bill Narducci <bnarducci@co.union.oh.us>
Sent: Wednesday, January 22, 2020 5:00 PM
To: Cunningham, Todd
Cc: Brad Bodenmiller; Don Dobbs
Subject: RE: FedEx Ground - 42 Real Estate
Attachments: POPCC - 100%_Approved.pdf

Todd,

All plans have been approved by our office, so I hope that takes care of item #1.

In terms of item #2, I have provided the approved estimate for the roadway construction. Our requirement for the amount of the performance bond is 120% of the estimate.

Once that bond is submitted to us, our Prosecutor needs to review and approve it, and it needs to go in front of our Commissioners for approval. This needs to happen prior to the LUC meeting date, and we have run into issues where our offices are receiving these bonds with little time to review and approve. This could jeopardize approval of the plat at the LUC level. Once you have the bond generated, a scan can be sent to me to start this review process while the hardcopy is en route. Please try to get the bond to us as soon as possible. Thanks

Bill Narducci, P.E.
Assistant County Engineer

Union County Engineer
233 West 6th St.
Marysville, Ohio 43040
Direct: 937.645.3165
Office: 937.645.3018
Fax: 937.645.3161
<http://www.co.union.oh.us/engineer>

From: Cunningham, Todd <TCunningham@emht.com>
Sent: Wednesday, January 22, 2020 3:06 PM
To: Bill Narducci <bnarducci@co.union.oh.us>
Cc: Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Don Dobbs DDobbs@42realestate.com
Subject: FedEx Ground - 42 Real Estate

Bill –

As indicated in recent correspondence, we are working with 42 Real Estate to get everything pulled together such that the final plat for the FedEx project can be submitted tomorrow.

I spoke with Brad Bodenmiller this morning and we discussed two unresolved items which fall under the County Engineer's purview relative to the Final Plat submittal:

1. The first was getting a letter from the County Engineer's Office stating all applicable engineering plans have been approved. For reference, attached are the signed title sheets for the :

- a. Industrial Parkway Improvements
- b. Ditch Improvements
- c. Site Improvements
- d. Sanitary Sewer – signed plan note provided, but a copy of the executed bond for the sanitary sewer to the City of Marysville is attached.

I asked Brad if an email from your office concurring these plans are approved is sufficient and he felt that would work.

- 2. Brad had previously communicated with Laura Comek that the plat could be accepted by LUC without the bond being in place, as long as it is taken care of prior to the public hearing. To that end, I provided the example you sent to 42 Real Estate so they could get the ball rolling. Late yesterday, 42 Real Estate asked if the bond had to come from the general contractor or if they could utilize separate bonds from all of the applicable sub-contractors. I was unable to find any County regulations which would answer that question so I am posing it to you to advise regarding whether that approach is acceptable. 42 Real Estate also asked if the actual cost from the contractor could be used to establish the bond amount or if it needed to be based on an engineer's estimate and whether the contractor's cost/engineer's estimate was subject to some sort of % mark-up to establish the bond amount.

Any direction you can provide on the foregoing yet today would be very much appreciated.

Todd Cunningham, PE
Director of Development



EMH&T Engineers, Surveyors, Planners, Scientists
5500 New Albany Road, Columbus, OH 43054
v. 614.775.4350 | c. 614.679.4527 | TCunningham@emht.com
emht.com



**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

February, 6, 2020

Public Service with integrity

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

Re: Thomas Duff Plat
Final Plat Review

Brad,

We have completed our review for the above final plat, received by our office on January 27, 2020. The construction drawings have been approved by our office. On site construction work has commenced on site but has not yet been completed. The offsite roadway improvements have not yet commenced. As such, we will require a performance bond/surety for the outstanding public roadway improvements. To date, we have not received said surety. In addition, we have the following comments on the plat:

1. This is not a requirement of our subdivision regulations, but we would recommend revising the title of the plat to more closely match the construction documents or reference to the development. This will make the plat easier to search in the future. An example could be "FedEx Ground Facility Final Plat".
2. In the description of the channel easement on sheet 1, remove the words "above ground". This will allow for the opportunity to install underground storm lines for future drainage in the event Industrial Parkway is altered.
3. Indicate the proposed 30' utility easement that has been shown on construction documents running along the south property line, the entire depth of the site.
4. Indicate the offsite drainage easement and reference on the Starkey property north of this site. The entire easement doesn't have to be shown, but the its presence and a reference to it should be indicated.
5. In addition to the above, please find technical markups provided by our map manager that need to be addressed.

Because the proper surety has not yet been received, in addition to the above additional comments, we recommend denial of the plat. Should we obtain the surety and approval by the Commissioners, in addition to resolution of the above comments prior to next Thursday's Zoning and Subdivision Committee meeting and Executive Committee meeting, we reserve the right to change our recommendation.

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

A handwritten signature in blue ink that reads "Bill Narducci".

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

Enc: Plat Markups

Cc: Mary Kirk, Union County Engineer's Office (via email)

THOMAS DUFF PLAT

FINAL PLAT

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military Survey Number 7058, containing 100.754 acres of land, more or less, said 100.754 acres being comprised of all of those tracts of land conveyed to 42 COLUMBUS, LP by deeds of record in Instrument Numbers 201906260004733 and 201906260004734, Recorder's Office, Union County, Ohio.

Know all men by these presents that 42 COLUMBUS, LP, A Texas limited partnership, by 42 A, LLC, its General Partner, by SCOTT ROHRMAN, Manager, owner of the land platted herein, duly authorized in the premises, does hereby certify that this plat correctly represents its "THOMAS DUFF PLAT", a subdivision containing Lot 1, does hereby accept this plat of same and dedicates to public use, as such, all of Industrial Parkway shown hereon and not heretofore dedicated.

The owner hereby grants and reserves easements in, over and under those areas designated on this plat as "Utility Easement" or "Channel Easement" for the construction, operation, maintenance and replacement, as necessary, of utility lines providing utility service in and to the Development to all present and future utility providers providing utility service to the Development. Each of the Utility Easements permit the construction, operation, maintenance and replacement, as necessary, of all public and quasi-public utilities above, beneath and on the surface of the ground, and where necessary, for the construction, operation, maintenance and replacement, as necessary, of service connections to all adjacent lots and lands and for storm water drainage. No buildings or permanent structures shall be constructed over any of the Utility Easements. The rights and grant of the Utility Easements shall include the right, without liability therefor, to the respective utility provider, to remove trees, lawns and landscaping that encroach into the Utility Easement which may interfere with the construction, operation, maintenance and replacement, as necessary of the utility facilities operated by the respective utility provider. The utility providers are hereby granted the limited right of access across other areas of the platted land in order to exercise their easement rights granted hereby, so long as the respective utility providers exercise commercially reasonable practices, and repair any damage to the platted land outside the Utility Easements. Within those areas designated Channel Easement on this plat, an additional easement is hereby reserved for the purpose of constructing, operating and maintaining major storm water drainage swales and/or other above ground storm water drainage facilities. No above grade structures, dams or other obstructions to the flow of storm water runoff are permitted within Channel Easement areas as delineated on this plat unless approved by the Union County Engineers Department.

The owner hereby grants and reserves an easement for sidewalks within those areas designated on the plat as "Sidewalk Easement". The sidewalks within the Sidewalk Easement shall be for the benefit of the fee simple owners, successor owners and their agents and invitees.

In Witness Whereof, SCOTT ROHRMAN, Manager of 42 A, LLC, General Partner of 42 COLUMBUS, LP has hereunto set his hand this day of 20.

Signed and Acknowledged In the presence of: 42 COLUMBUS, LP BY: 42 A, LLC

By SCOTT ROHRMAN, Manager

STATE OF OHIO COUNTY OF FRANKLIN ss:

Before me, a Notary Public in and for said State, personally appeared SCOTT ROHRMAN, Manager of 42 A, LLC, General Partner of 42 COLUMBUS, LP who acknowledged the signing of the foregoing instrument to be his voluntary act and deed and the voluntary act and deed of said 42 COLUMBUS, LP, for the uses and purposes expressed herein.

In Witness Thereof, I have hereunto set my hand and affixed my official seal this day of 20.

My commission expires Notary Public, State of Ohio

Reviewed this day of 2020 Chairman, Jerome Township Trustees

Approved this day of 2020 Union County Engineer

Approved this day of 2020 Union County Health Department

Approved this day of 2020 Logan-Union-Champaign Regional Planning Commission

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this day of 2020 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.

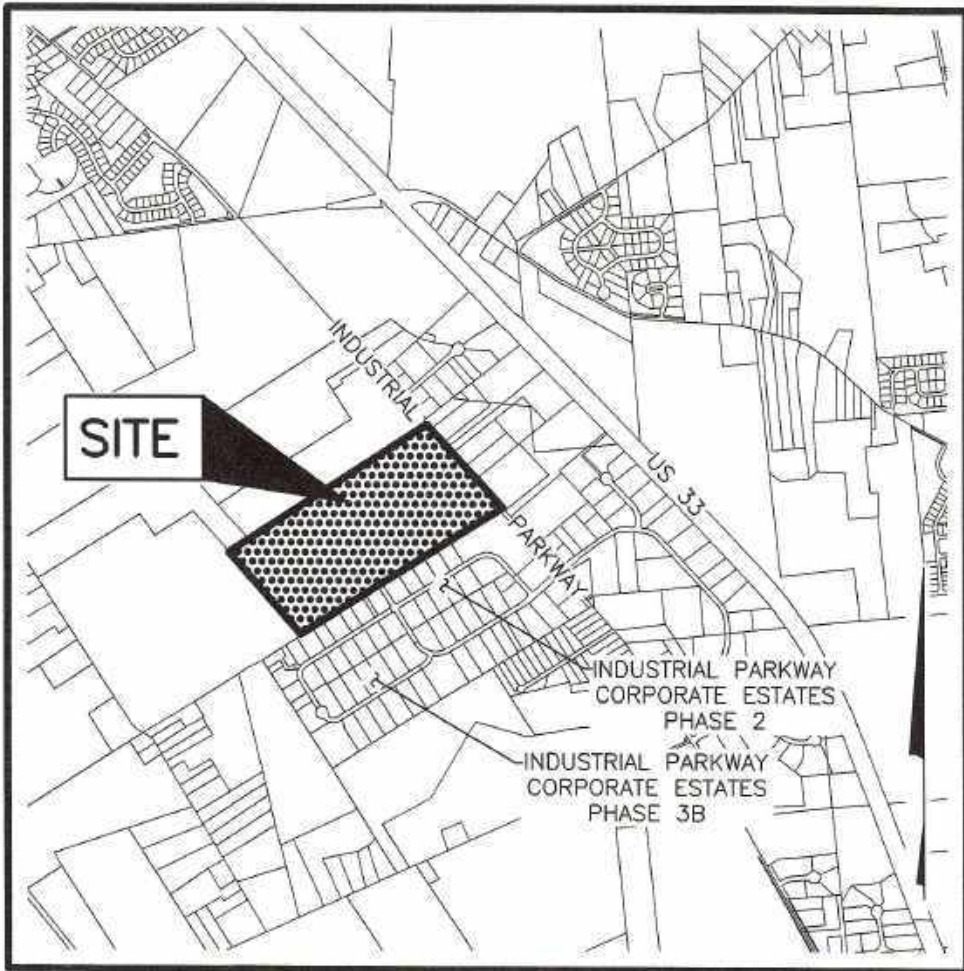
Approved this day of 2020 Union County Commissioners

Transferred this day of 2020 Andrea L. Weaver Auditor, Union County, Ohio

Filed for record this day of 2020 at M. Theresa Markham Recorder, Union County, Ohio

Record this day of 2020 in

Plat Book Pages



LOCATION MAP AND BACKGROUND DRAWING NOT TO SCALE

SURVEY DATA:

BASIS OF BEARINGS: The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. A bearing of South 42° 21' 59" East assigned to the centerline of Industrial Parkway is designated the basis of bearing for this plat.

SOURCE OF DATA: The sources of recorded survey data referenced in the plan and text of this plat are the records of the Recorder's Office, Union County, Ohio.

IRON PINS: Iron pins, where indicated hereon, unless otherwise noted, are to be set and are iron pipes thirteen sixteenths inch inside diameter, thirty inches long with a plastic plug placed in the top end bearing the initials EMHT INC.

PERMANENT MARKERS: Permanent markers, where indicated hereon, are to be one-inch diameter, thirty-inch long, solid iron pins. Pins are to be set to monument the points indicated, and set with the top end flush with the surface of the ground and then capped with an aluminum cap stamped EMHT INC. Once installed, the top of the cap shall be marked (punched) to record the actual location of the point. Said Permanent Markers were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first.

SURVEYED & PLATTED BY



The accompanying plat represents a subdivision of land in the Virginia Military Survey Number 7058, Union County, Jerome Township, Ohio. The tract has an area of 1.742 acres in streets and 99.012 acres in lots, making a total of 100.754 Acres.

All measurements are in feet and decimals of a foot. Monuments have been placed as indicated. All measurements on curves are chord and arc distances.

I hereby certify that the accompanying plat is a correct representation of Thomas Duff Plat as surveyed in August, 2016.

- = Iron Pin (See Survey Data)
- = MAG Nail to be set
- ⊙ = Permanent Marker (See Survey Data)
- ⦿ = Stone found

By Professional Surveyor No. 7865 Date

STARKEY FAMILY
ENTERPRISES LIMITED
O.R. 158, P. 262

Final Part

N57°15'21"E

3022.95'

3073.66

N41°18'15"W

ROBERT CARL MITCHELL
BETTY J. MITCHELL
O.R. 750, P. 766

1
99.013 Ac

1422.93

3/4" Iron pin found
"Friday"

20' Building/Pavement Setback

3054.69

3105 49'

RESERVE "A"

INDUSTRIAL PARKWAY CORPORATE
ESTATES, PHASE 3B
P.B. 5, P. 229 ✓

INDUSTRIAL PARKWAY
CORPORATE ESTATES, PHASE 2
P.B. 5, P. 83

NOTE "A": The purpose of this plat is to show certain property, rights of way, and easement boundaries as of the time of platting. At the request of zoning and planning authorities at the time of platting, this plat shows some of the limitations and requirements of the zoning code in effect on the date of filing this plat for reference only. The limitations and requirements may change from time to time and should be reviewed to determine the then current applicable use and development limitations of the zoning code as adopted by the government authority having jurisdiction. The then applicable zoning code shall control over conflicting limitations and requirements that may be shown as on this plat. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

NOTE "B" - ACREAGE BREAKDOWN:

Total acreage:	100.754 Ac.
Acreage in rights-of-way	1.742 Ac.
Acreage in lot:	99.012 Ac.

NOTE "C" - ACREAGE BREAKDOWN: Thomas Duff Plat is comprised of the following Union County Parcel Numbers:

Parcel Number	Map Number	Acres
150-0260050.000	136-00-00-07-0000	3.090 Ac.
150-0260051.000	136-00-00-07-0001	97.664 Ac.

NOTE "D": All of the land hereby being platted as Thomas Duff Plat is within Zone X, areas determined to be outside of the 0.2% chance floodplain as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for the County of Union, Ohio (Unincorporated Areas), Community-Plan Number 39159C0390D with effective date of December 16, 2008.

NOTE "E": At the time of platting, electric, cable, and telephone service providers have not issued information required so that easement areas, in addition to those shown on this plat as deemed necessary by these providers for the installation and maintenance of all of their main line facilities, could conveniently be shown on this plat. Existing recorded easement information about Thomas Duff Plat or any part thereof can be acquired by a competent examination of the then current public records, including those in the Union County Recorder's Office.

Deed Restrictions of record in Instrument Number

_____ Existing Property Line
 _____ Existing R/W Line
 _____ Existing R/W Centerline
 _____ Existing Easement Line
 _____ Proposed Subdivision Boundary Line
 _____ Proposed Lot Line
 _____ Proposed R/W Line
 _____ Proposed R/W Centerline
 _____ Proposed Easement Line

SCALE: 1" =

A horizontal graphic scale bar with alternating black and white segments. Numerical markings are placed above the bar: 100, 80, 60, 40, 20, 0, 50, 100, 20. The text "GRAPHIC SCALE (in feet)" is centered below the bar.

\\20170736\DWG\04SHEETS\PLAT\20170736-VS-PLAT.DWG plotted by MASTON, JOHN on 1/23/2020 11:01:09 AM lost saved by JMASTON on 1/23/2020 10:51:15 AM



**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

February, 6, 2020

Public Service with integrity

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

Re: Thomas Duff Plat
Final Plat Review

Brad,

We have completed our review for the above final plat, received by our office on January 27, 2020. The construction drawings have been approved by our office. On site construction work has commenced on site but has not yet been completed. The offsite roadway improvements have not yet commenced. As such, we will require a performance bond/surety for the outstanding public roadway improvements. To date, we have not received said surety. In addition, we have the following comments on the plat:

1. This is not a requirement of our subdivision regulations, but we would recommend revising the title of the plat to more closely match the construction documents or reference to the development. This will make the plat easier to search in the future. An example could be "FedEx Ground Facility Final Plat".
2. In the description of the channel easement on sheet 1, remove the words "above ground". This will allow for the opportunity to install underground storm lines for future drainage in the event Industrial Parkway is altered.
3. Indicate the proposed 30' utility easement that has been shown on construction documents running along the south property line, the entire depth of the site.
4. Indicate the offsite drainage easement and reference on the Starkey property north of this site. The entire easement doesn't have to be shown, but the its presence and a reference to it should be indicated.
5. In addition to the above, please find technical markups provided by our map manager that need to be addressed.

Because the proper surety has not yet been received, in addition to the above additional comments, we recommend denial of the plat. Should we obtain the surety and approval by the Commissioners, in addition to resolution of the above comments prior to next Thursday's Zoning and Subdivision Committee meeting and Executive Committee meeting, we reserve the right to change our recommendation.

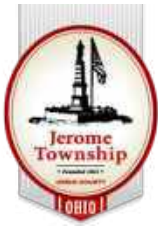
Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

A handwritten signature in blue ink that reads "Bill Narducci".

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

Enc: Plat Markups

Cc: Mary Kirk, Union County Engineer's Office (via email)



9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

February 6, 2020

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

Re.: Thomas Duff Property – Final Plat

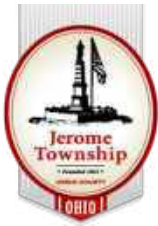
Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Final Plat known as Thomas Duff Property – Final Plat. Zoning Certificate #6950 was issued to approve a truck terminal development at the site. Given that information, and that the improvements proposed on the plat map appear consistent with that approved development, there is no zoning regulation on which I could base additional comments about the proposed Final Plat.

As per usually practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee, and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio



9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

February 6, 2020

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

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Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio



Jerome Township
Union County, Ohio

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



Zoning Certificate Application Form

Office Use Only:
Application #: 6950 Date: 6-5-19
Fee: \$ 75,652.85 Check #: _____

A. Applicant Information:

Applicant Name: 42 Columbus LP Date: 3-16-18
Mailing Address: 2105 Commerce, Suite 342, Dallas Tx 75201
Phone: 214-739-4200 Email: sr@42realestate.com

B. Property Information:

Property Address: 8285 Industrial Parkway, Plain City, OH 43064
Name of Property Owner: W&D Thomas Family, LLC Duff Samuel E Trustee
Parcel ID # (s): 150026005100 150026005000
Property Acreage: 97.66 / 3.0 Subdivision Name / Lot #: Nbhd 1511500 + Nbhd 1559155
97 Ac. 3 Ac.

C. Current Zoning District / Use:

- ☐ AG (Agricultural)
- ☐ RU (Rural Residential)
- ☐ LDR (Low Density Residential)
- ☐ MDR (Medium Density Residential)
- ☐ ORM (Office, Research, Medical)
- ☒ COM (Commerce)
- ☐ LR (Local Retail)
- ☐ RR (Regional Retail)
- ☐ SRE (Special Recreation)
- ☐ OS (Open Space)
- ☐ PD (Planned Development)

Present Use:

- ☒ Vacant / Undeveloped Lot
- ☐ Single Family Residential
- ☒ Commercial
- ☐ Other _____

**Jerome Township
Zoning Department**

Date: 2019-06-05

D. Purpose of Application:

- ☐ Residential - New Construction
- ☐ Residential - Additions
- ☒ Commercial - New Construction
- ☐ Commercial Additions (buildings, parking, etc.)
- ☐ Accessory Building(s) / Garages / Sheds
- ☐ Change of Use / New Tennant
- ☐ Deck / Patio (Circle One)
- ☐ Swimming Pool (Circle One: In ground / Above Ground)
- ☐ Fences
- ☐ Other: _____

Proposed Use: Trucking Transportation

(If a change of use or new tenant in an existing structure is selected)

E. Existing and/or Proposed Building and Lot Conditions:

Lot Size: 100.66 AC (In Square Feet or Acres) Lot Coverage: 39.14% (Total Ground Coverage of Existing / Proposed Structures in Square Feet)

Main Road Frontage (Lot Width): 1,465 LF (In Linear Feet of the Building Setback Line) Lot Depth: 3,105.49 LF South / 3,073.66 LF North

Setback from Property Lines: (List the required setbacks per zoning and the setbacks provided on plan)

Front Yard:	Required 60 LF	Shown on Plan 640 LF
Rear Yard:	Required 30 LF	Shown on Plan 610 LF
Side Yard:	Required 20 LF	Shown on Plan 270 LF South
Side Yard:	Required 20 LF	Shown on Plan 814 LF North

Square Footage of New Construction / Building Addition:

1st Floor: 487,717 SF 2nd Floor: N/A 3rd Floor: N/A Total: 487,717 SF

Dimensions of Proposed Construction: Length 1,478.75 LF Width 310.75 LF
(Provide general dimensions of proposed building, addition, deck / patio, swimming pool, or accessory building)

Number of Stories: 1 Building Height: 32 Parking Required: 20 + 1 space for each 2 Employees & 1 space for each vehicle maintained on the premises Parking Provided 462

Accessory Building Square Feet: 13,302 SF Total Number of Accessory Buildings 3

F. Applicants Affidavit:

The Applicant is hereby advised that, once the application is accepted by the township, the fee is non-refundable. It is understood and agreed by the applicant that this permit, if approved, is subject to the requirements of the Jerome Township Zoning Resolution and all uses of the property must be in compliance with this application and with the Zoning Resolution. The filing of false information, and/or failure to comply with the requirements of the Zoning Resolution, shall constitute sufficient grounds for the revocation of this permit by the township.

Applicant Name (Print): 42 COLUMBIS, LP aka 42 Real Estate, LLC Date: 3/19/18

Applicant Signature: *Samuel Duff* as manager of the GP of 42 Columbus & as manager of 42 Real Estate, LLC

(If different from the Applicant)

Property Owner Name (Print): SAMUEL DUFF Date: 3-19-2018

Property Owner Signature: *[Signature]*

E. Existing and/or Proposed Building and Lot Conditions:

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Applicant Signature: *[Signature]* as manager of the GP of 42 Columbus & as manager of 42 Real Estate, LLC

(If different from the Applicant)

Property Owner Name (Print): W: D Thomas Family, LLC Date: 3-20-2018

Property Owner Signature: *[Signature]* William M. Thomas Manager

✓ *[Signature]* Robert T. Thomas Manager
Robert T. Thomas

G. Filing Instructions / Information Required:

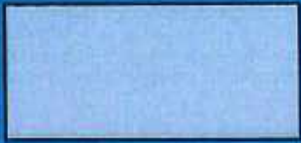
1. For a change of use, or new tenant in an existing structure, when no changes to the site or structure are required, the Applicant shall fill out Sections A, B, C, D, and F and submit the following:
 - a. Two (2) copies of a site plan, or a plot plan from the county auditor, showing the existing site and highlighting the portion or sections of the existing building to be occupied by the new use / tenant.
2. For residential applications (including new homes, additions, accessory structures, decks / patios, pools, and fences) the Applicant shall fill out all sections of the application and submit the following:
 - a. Two (2) copies of a plot plan or site plan drawn to scale showing the following information (If large size drawings are to be submitted for scale the applicant shall also provide Two (2) 11x17 reductions.):
 - i. Existing site conditions including property lines, rights-of-way lines, existing and proposed streets, setbacks, and all easements.
 - ii. Exact location of the proposed construction with general dimensions and their relationship to the required setback lines.
 - iii. Front, side, and rear elevations of the proposed house or structure labeling proposed materials.
 - iv. Location and design of any required security fencing for pool applications.
3. For all Commercial applications requiring new construction, additions, or changes to the site, the Applicant shall fill out all sections of the application and submit the following:
 - a. Two (2) copies of plot plans or site plans drawn to scale showing the following information (If large size drawings are to be submitted for scale the applicant shall also provide Two (2) 11x17 reductions.):
 - i. Existing site conditions including property lines, rights-of-way lines, existing and proposed streets, setbacks, and all easements.
 - ii. Exact location of the proposed construction with general dimensions and their relationship to the required setback lines including parking and circulation areas, loading and service areas, outdoor storage areas, dumpsters and utility equipment, and security fencing.
 - iii. Total number and arrangement of parking spaces meeting the requirements of the Jerome Township Zoning Resolution and the requirements of the Americans with Disabilities Act.
 - iv. A landscape plan showing all required landscaping both existing and proposed, buffering, screening, parking lot landscaping, and proposed location of any signage. Landscaping should be indicated on plan by type of plant, size at installation, proposed quantities, and proposed spacing.

Jerome Township Use Only:

Zoning Office Comments: _____

Action Taken on Application: APPROVED Date of Action: 2019.06.05


 Jerome Township Zoning Officer



SITE WHITE
SW 7070
SHERWIN WILLIAMS



MARCH WIND
SW 7668
SHERWIN WILLIAMS

Jerome Township
Zoning Department

Date: 2019.06.05



EAST ELEVATION

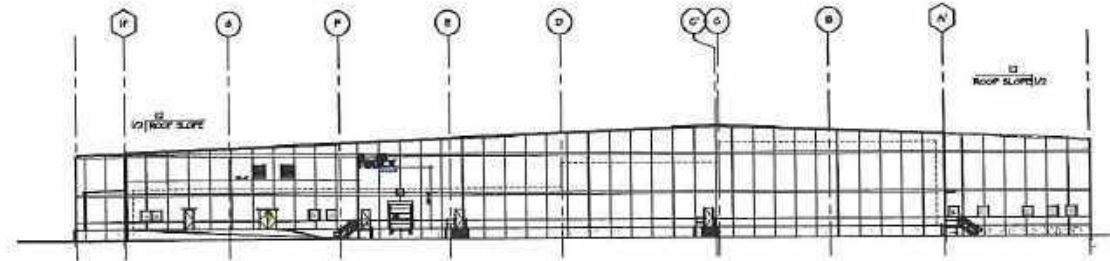


8285 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064

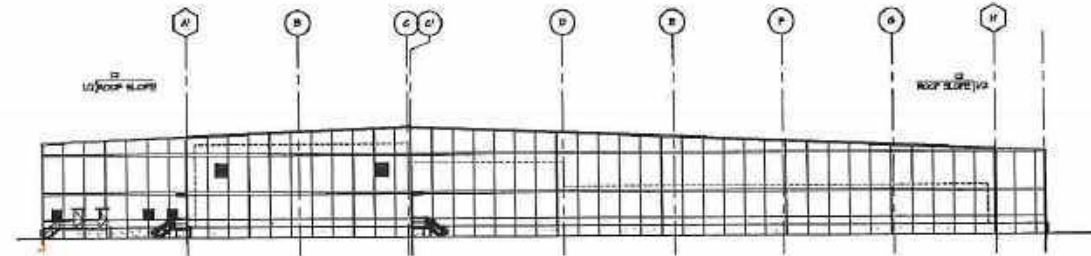


DATE: 06.07.2017
 CDG JOB NO.: 1705-101
 DRAWN: EN
 CHECKED: LLC

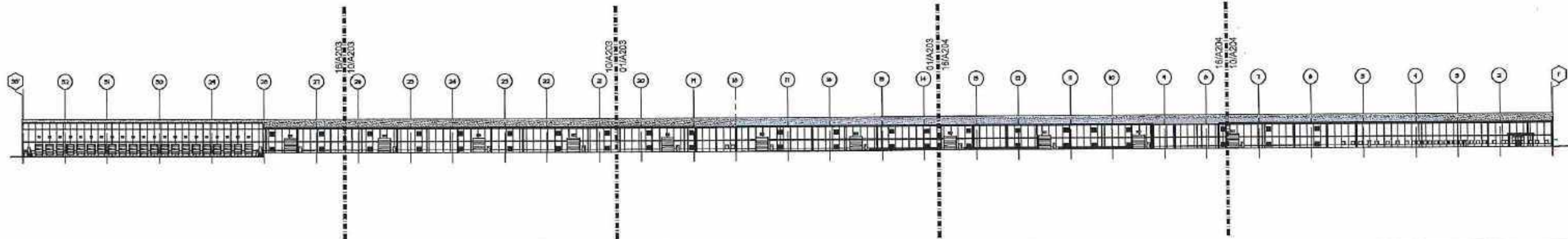
42 COLUMBUS LP,
 A TEXAS LIMITED
 PARTNERSHIP
 2105 COMMERCE ST
 SUITE 342
 DALLAS, TEXAS 75201
 TEL: 214.739.4200
 FAX: 214.739.4202



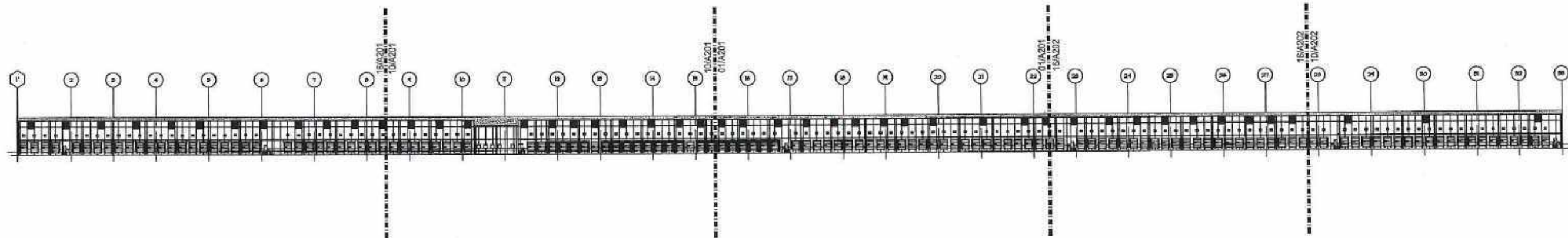
01 EAST EXTERIOR ELEVATION - DISTRIBUTION BUILDING
 SCALE: N.T.S.



10 WEST EXTERIOR ELEVATION - DISTRIBUTION BUILDING
 SCALE: N.T.S.



16 SOUTH EXTERIOR ELEVATION - DISTRIBUTION BUILDING
 SCALE: N.T.S.



20 NORTH EXTERIOR ELEVATION - DISTRIBUTION BUILDING
 SCALE: N.T.S.

FACILITIES & MATERIAL
 HANDLING SYSTEMS
 1588 PERRY DRIVE
 AUSTIN, TEXAS 78704
 TEL: 737.228.1330

FedEx
 Ground
 AUTOMATED BUILD-TO-SUIT STATION:
 FEDEX GROUND - WEST COLUMBUS
 8285 INDUSTRIAL PARKWAY
 PLAIN CITY, OHIO 43064

Castles Design Group
 A Professional Architectural Corporation
 3801 Kirby Drive, Suite 600
 Houston, Texas 77098
 TEL: 713.664.7974/FAX: 713.664.9755

LARRY L. CHRISTIAN
 ARCHITECT
 LARRY L. CHRISTIAN, AIA, N.C.A.R.D.
 Arch. Registration #8-89-08567
 Expiration Date 12/31/2019

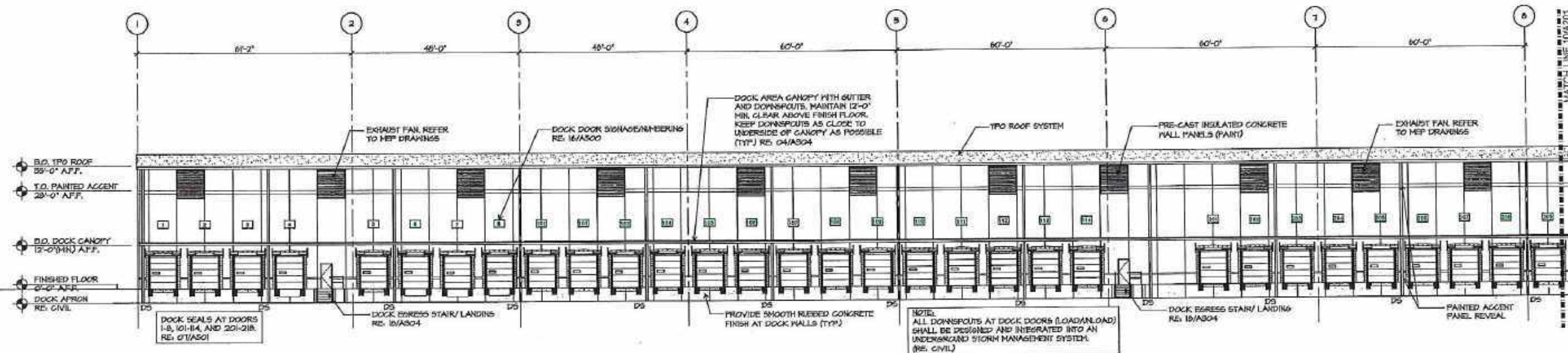
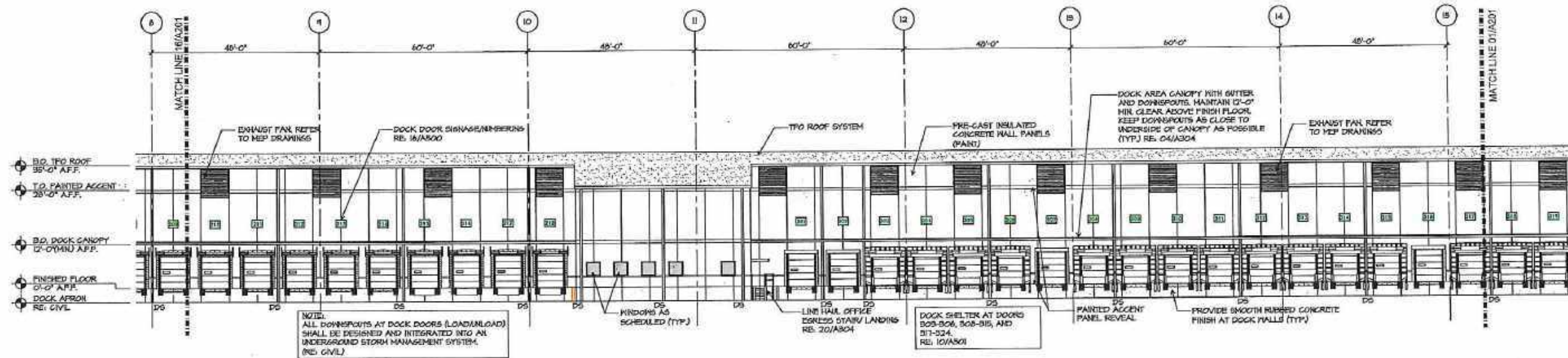
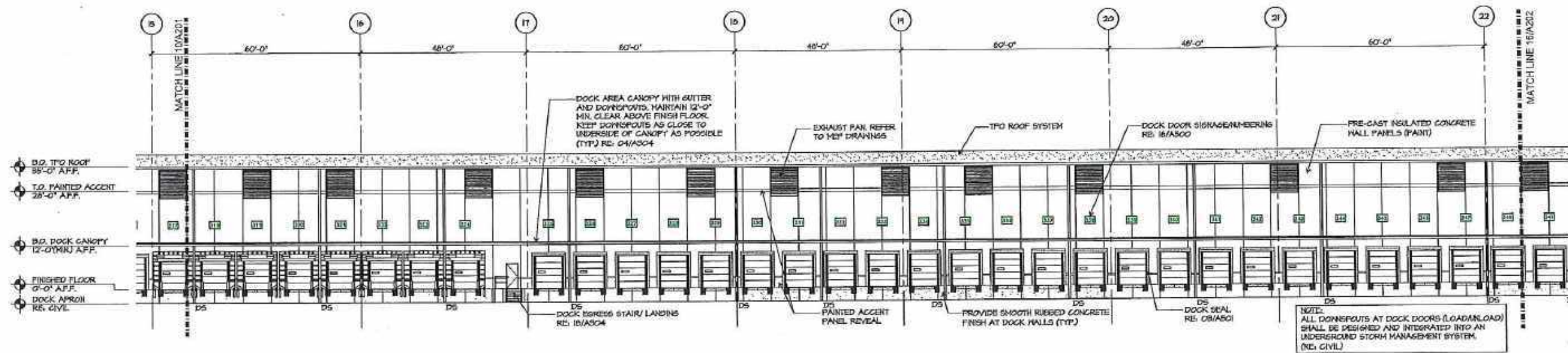
EXPIRES: 12/31/2019
 Larry L. Christian, AIA, N.C.A.R.D.
 Arch. Registration #8-89-08567

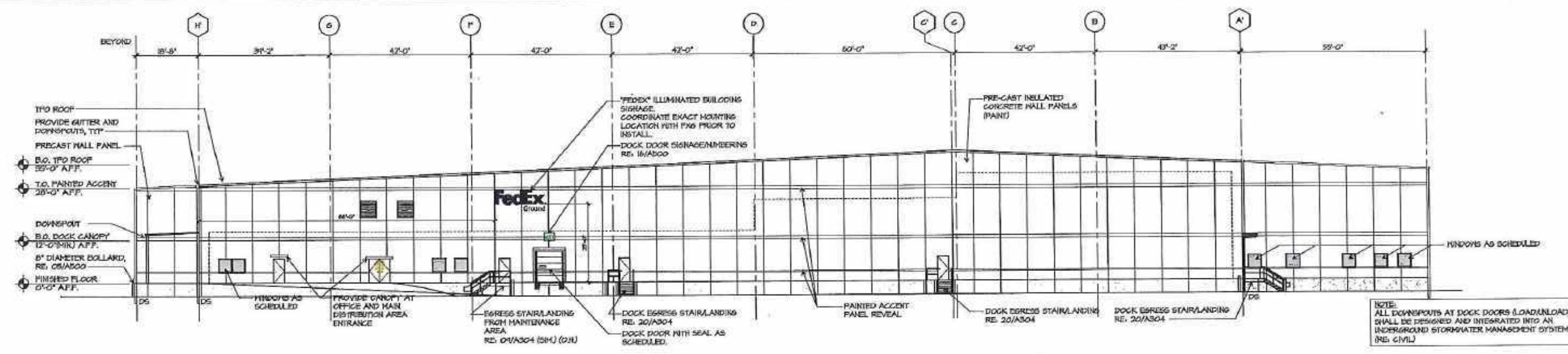
REVISIONS
 60% REVIEW 03.12.2017
 ISSUE FOR PERMIT 01.17.2019
 REVIEW COMMENTS 04.03.2019
 REVIEW COMMENTS 2 04.30.2019

EXTERIOR
 ELEVATIONS

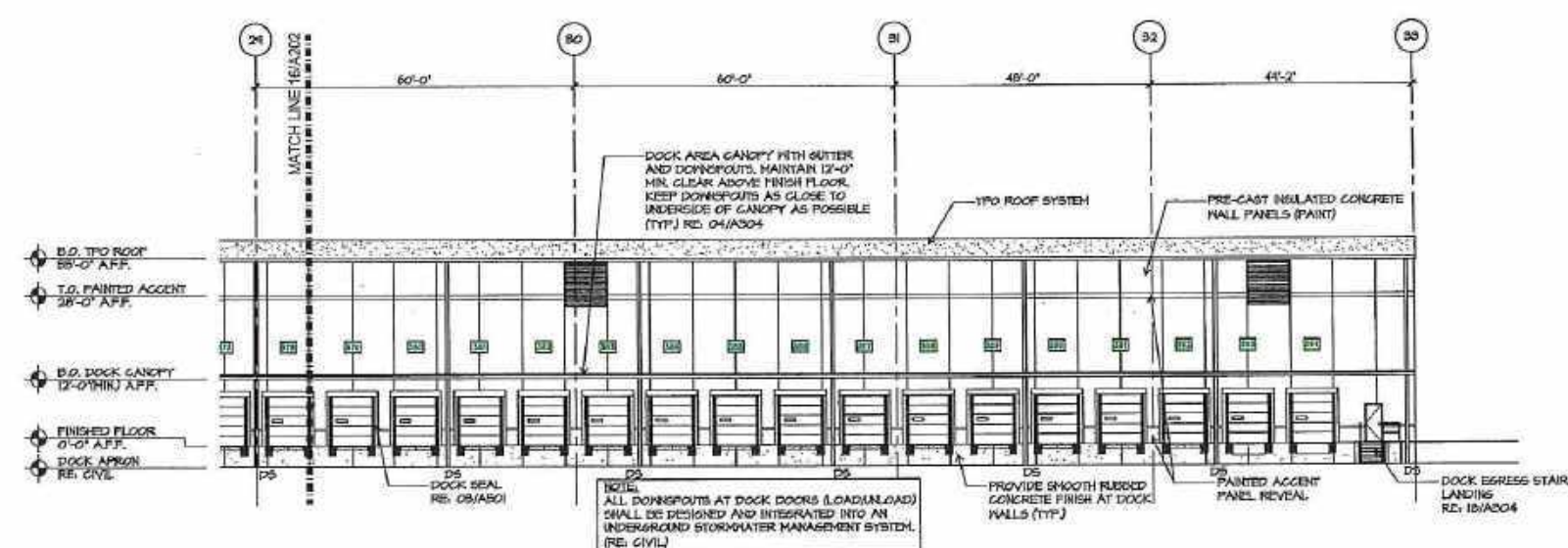
SHEET NUMBER

A200

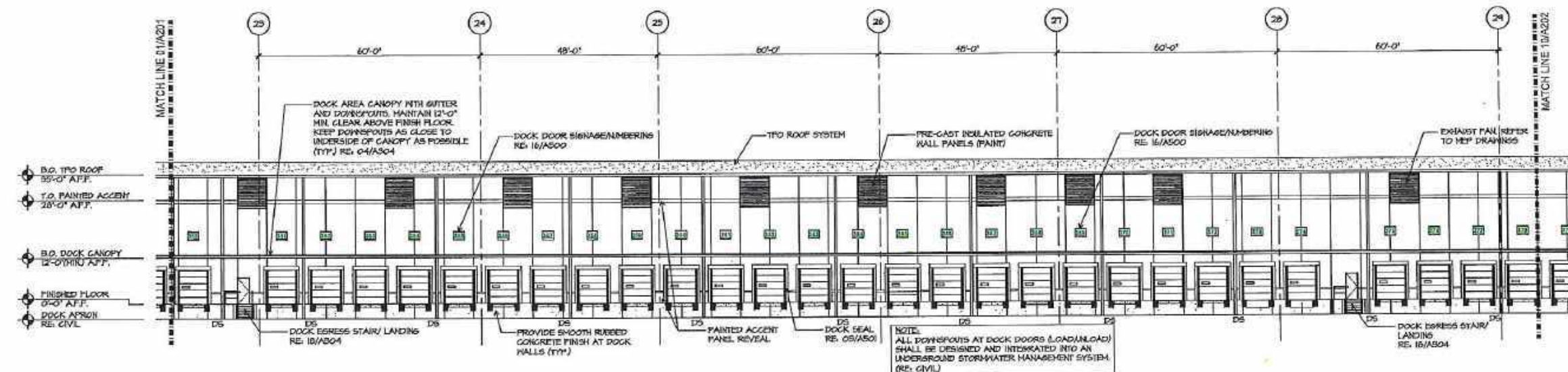




01 EAST EXTERIOR ELEVATION - DISTRIBUTION CENTER
SCALE: 1/16" = 1'-0"



10 PARTIAL NORTH EXTERIOR ELEVATION - DISTRIBUTION CENTER
SCALE: 1/16" = 1'-0"



16 PARTIAL NORTH EXTERIOR ELEVATION - DISTRIBUTION CENTER
SCALE: 1/16" = 1'-0"

DATE: 08.07.2017
CDS JOB NO.: 1705-101
DRAWN: EM
CHECKED: LLC
42 COLUMBUS LP,
A TEXAS LIMITED PARTNERSHIP
2105 COMMERCE ST
SUITE 342
DALLAS, TEXAS 75201
TEL: 214.738.4200
FAX: 214.738.4202

FedEx Ground
AUTOMATED BUILD-TO-SUIT STATION:
FEDEX GROUND - WEST COLUMBUS
8285 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064

Castles Design Group
A Professional Architectural Corporation
3801 Kirby Drive, Suite 600
Houston, Texas 77006
TEL: 713.654.7574 FAX: 713.654.5755

STATE OF OHIO
LARRY L. CHRISTIAN
8967
Professional Seal
Larry L. Christian, License #8867
Expiration Date 12/31/2019

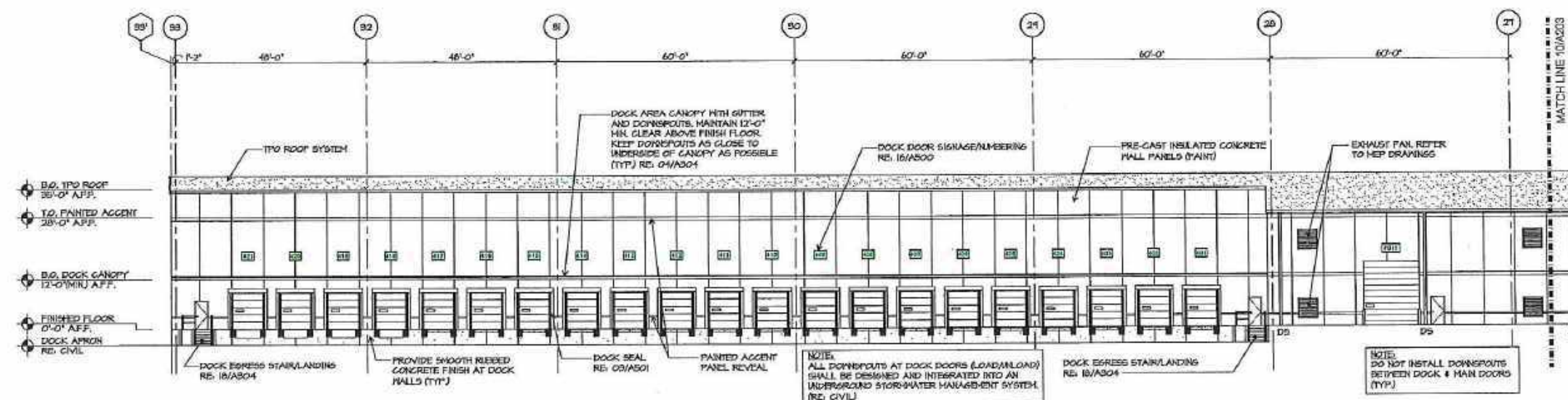
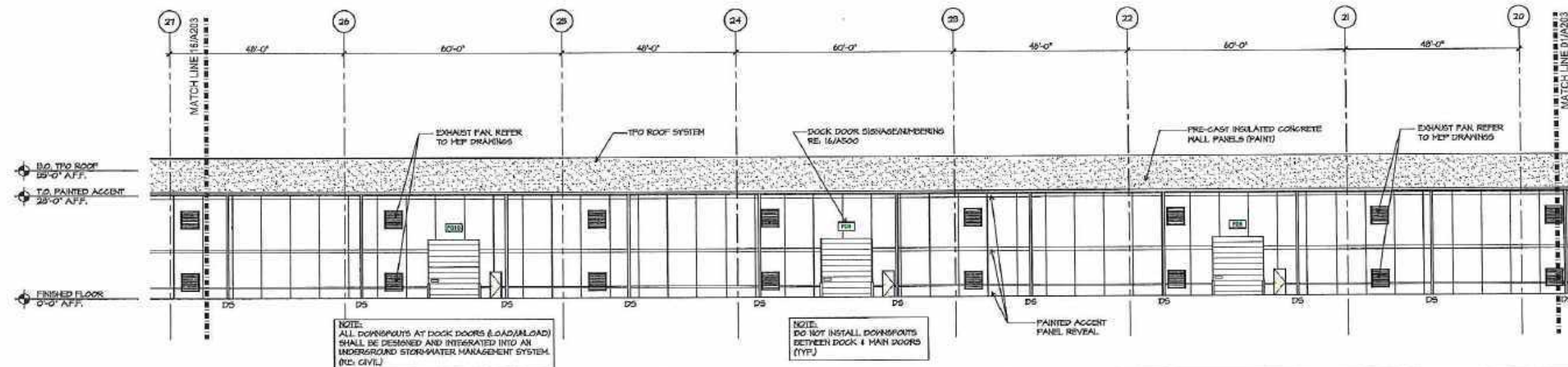
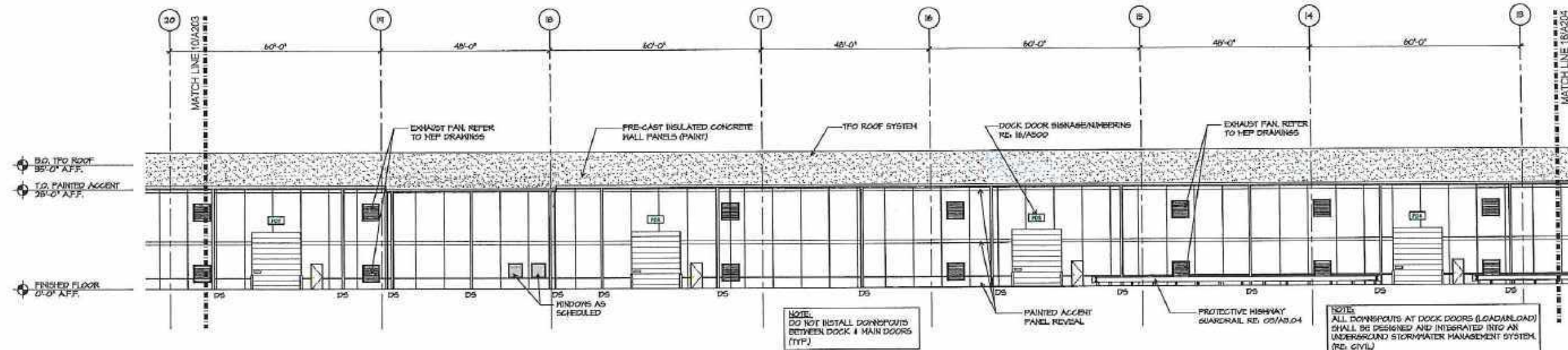
EXPIRES: 12.31.2019
Larry L. Christian, AIA, N.C.A.R.B.
Arch. Registration #A-836867

REVISIONS
50% REVIEW 08.12.2017
ISSUE FOR PERMIT 01.17.2019
REVIEW COMMENTS 04.05.2019
REVIEW COMMENTS 2 04.30.2019

EXTERIOR ELEVATIONS

SHEET NUMBER

A202



DATE: 08.07.2017
CDG JOB NO.: 1799-181
DRAWN: EM
CHECKED: LLC

42 COLUMBUS LP.
A TEXAS LIMITED PARTNERSHIP
2105 COMMERCE ST
SUITE 342
DALLAS, TEXAS 75201
TEL: 214.739.4209
FAX: 214.739.4202

FedEx Ground
AUTOMATED BUILD-TO-SUIT STATION:
FEDEX GROUND - WEST COLUMBUS
8285 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064

Castles Design Group
A Professional Architectural Corporation
3001 Kirby Drive, Suite 600
Houston, Texas 77008
TEL: 713.664.7074/FAX: 713.664.9756

LARRY L. CHRISTIAN
Professional Seal
LARRY L. CHRISTIAN, License #8967
Expiration Date 12/31/2019

EXPIRES: 12.31.2019
Larry L. Christian, AIA, N.C.A.R.B.
Arch. Registration #A-39-08967

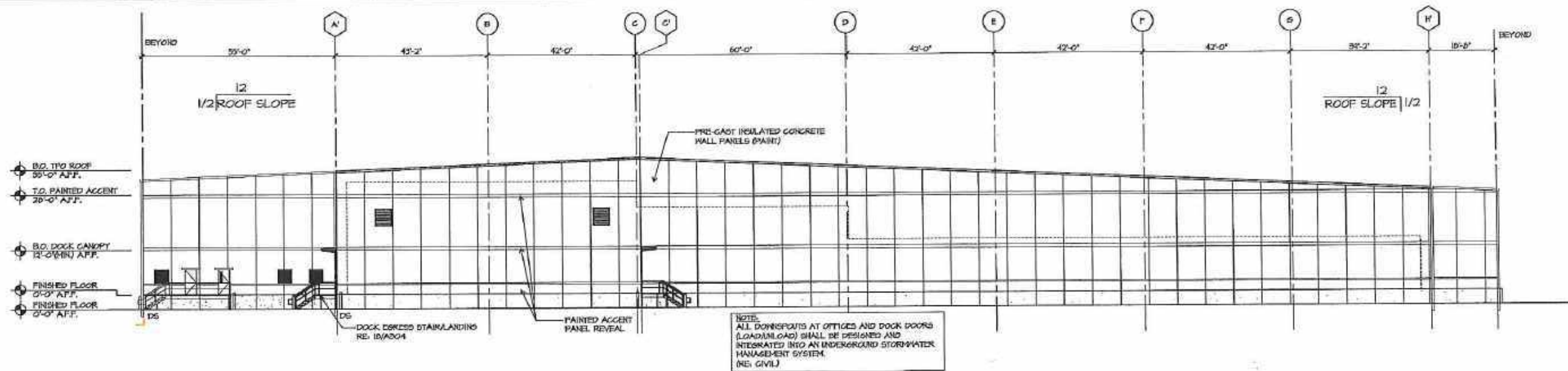
REVISIONS

50% REVIEW	09.12.2017
ISSUE FOR PERMIT	01.17.2019
REVIEW COMMENTS	04.05.2019
REVIEW COMMENTS 2	04.30.2019

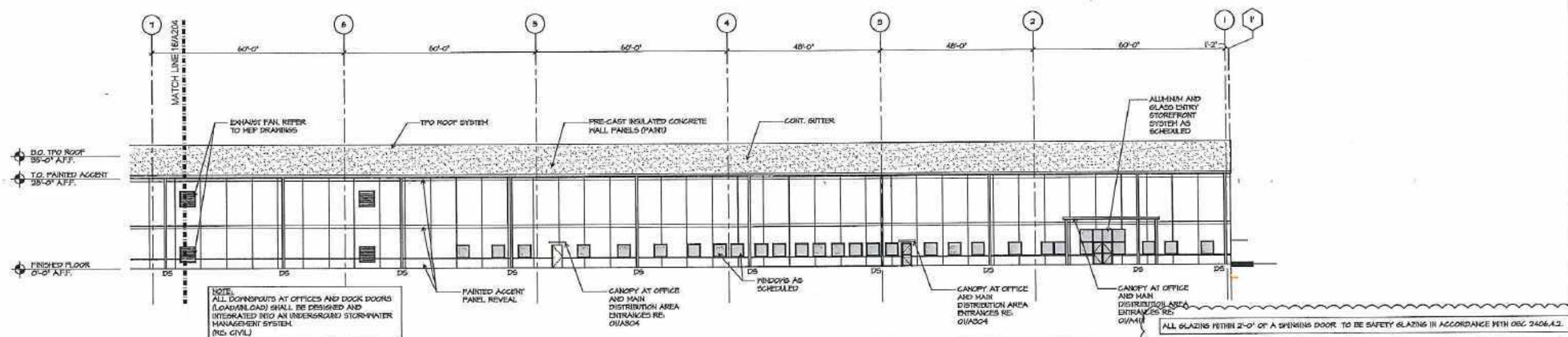
EXTERIOR
ELEVATIONS

SHEET NUMBER

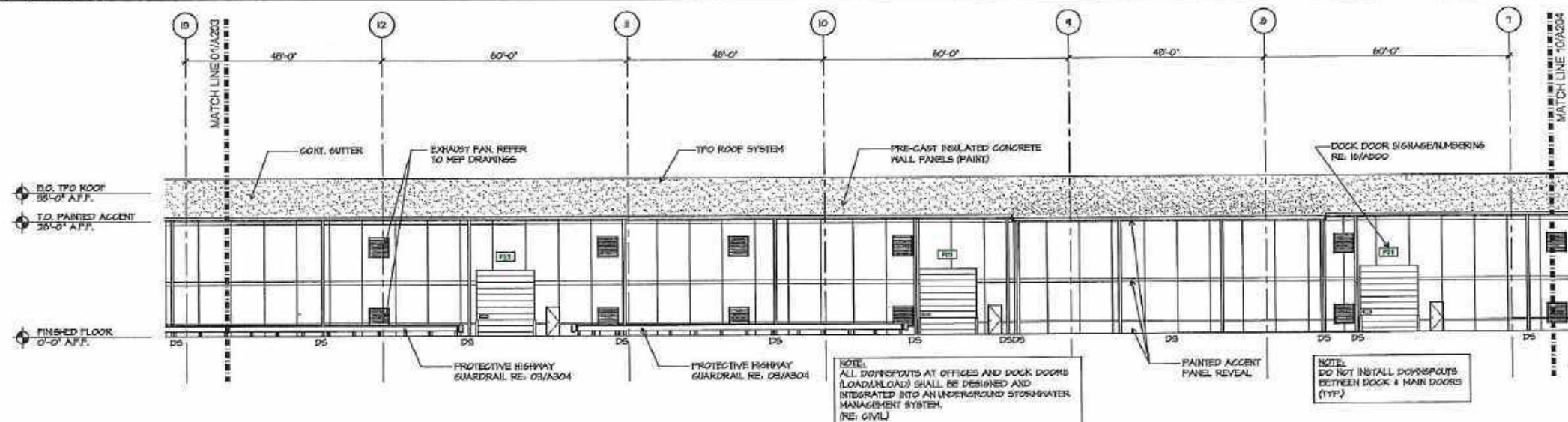
A203



01 WEST EXTERIOR ELEVATION - DISTRIBUTION CENTER
SCALE: 1/16" = 1'-0"



10 PARTIAL SOUTH EXTERIOR ELEVATION - DISTRIBUTION CENTER
SCALE: 1/16" = 1'-0"



16 PARTIAL SOUTH EXTERIOR ELEVATION - DISTRIBUTION CENTER
SCALE: 1/16" = 1'-0"

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LARRY L. CHRISTIAN
ARCHITECT
LARRY L. CHRISTIAN, AIA, N.C.A.I.B.
Arch. Registration #A-60-26967
Expiration Date 12/31/2019

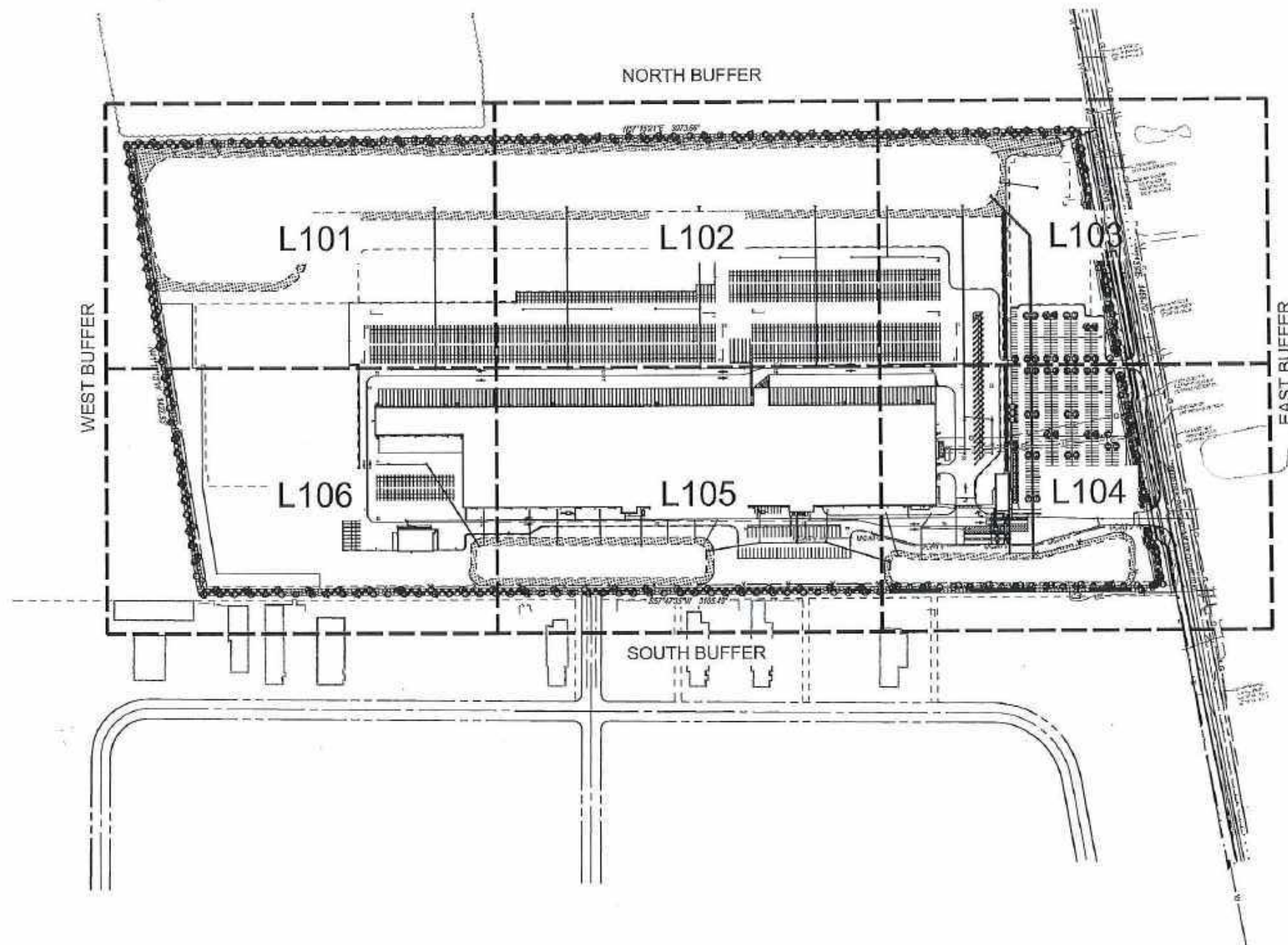
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ISSUE FOR PERMIT 01.17.2019
REVIEW COMMENTS 04.05.2019
REVIEW COMMENTS 04.30.2019

EXTERIOR
ELEVATIONS

SHEET NUMBER

A204



PLANTING NOTES

1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
2. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE. REFER TO DETAIL 1A200
3. SURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
5. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
6. THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
7. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. MULCH ENTIRE PARKING ISLAND, TYP.
9. REFER TO SHEET L200 FOR PLANT SCHEDULE AND PLANTING DETAILS.

LANDSCAPE ZONING REQUIREMENTS (JEROME TOWNSHIP, OH & CONDITIONAL USE/VARIANCE AGREEMENT)

445.06 LOADING, DELIVERY, & SERVICE AREA	REQUIRED	PROPOSED
SCREENING FROM ADJACENT COM DISTRICT USES	NORTH AND SOUTH PROPERTY LINE: EVERGREEN TREES OR SHRUBS 5' HT. IN 3 YEARS + DECIDUOUS TREES 40' O.C.; MIN. 75% OPACITY; SIMILAR TO BUFFER TYPE 'B' EAST PROPERTY LINE: 3' HIGH MOUND + 6' HT. EVERGREEN TREES SPACED TO ACHIEVE 100% SCREENING WITHIN 5 YEARS; SIMILAR TO BUFFER TYPE 'B'	NORTH AND SOUTH PROPERTY LINE: 6'-8' HT. EVERGREEN TREES 12' O.C. + 1 DECIDUOUS TREE PER 40' LF IN GROUPS EAST PROPERTY LINE: MIN. 3' HIGH MOUND + 6'-8' HT. EVERGREEN TREES 12' O.C. + 1 DECIDUOUS TREE PER 40' LF IN GROUPS
620.01 LANDSCAPE BUFFER	REQUIRED	PROPOSED
SCREENING FROM ADJACENT RESIDENTIAL DISTRICT USE	WEST PROPERTY LINE: MIN. 3' HIGH MOUND + 6' HT. EVERGREEN TREES + 1 DECIDUOUS TREE 40' O.C.; 80% OPACITY WITHIN 5 YEARS; SIMILAR TO BUFFER TYPE 'C'	WEST PROPERTY LINE: 6'-8' HT. EVERGREEN TREES 12' O.C. + 1 DECIDUOUS TREE PER 40' LF IN GROUPS
445.07 OFF-STREET PARKING	REQUIRED	PROPOSED
INTERIOR LANDSCAPING	1 TREE PER 10 PARKING SPACES INSTALLED IN LANDSCAPE ISLANDS 544 SPACES = 55 TREES REQUIRED	55 TREES PROPOSED
610.03 PARKING LANDSCAPE ISLANDS	REQUIRED	PROPOSED
LANDSCAPE ISLANDS	1 ISLAND PER 12 PARKING SPACES 544 SPACES = 46 ISLANDS	51 ISLANDS PROPOSED
HEADLIGHT SCREENING	CONTINUOUS EVERGREEN HEDGE, MOUND OR COMBINATION UP TO A MIN. 3'-6' HT. ABOVE SURFACE OF PARKING LOT	3' HIGH MIN. MOUNDING WITH LANDSCAPING PROPOSED
445.09 SIGNAGE	REQUIRED	PROPOSED
MONUMENT SIGNS	MIN. 50 SF OF LANDSCAPING SURROUNDING THE SIGN	



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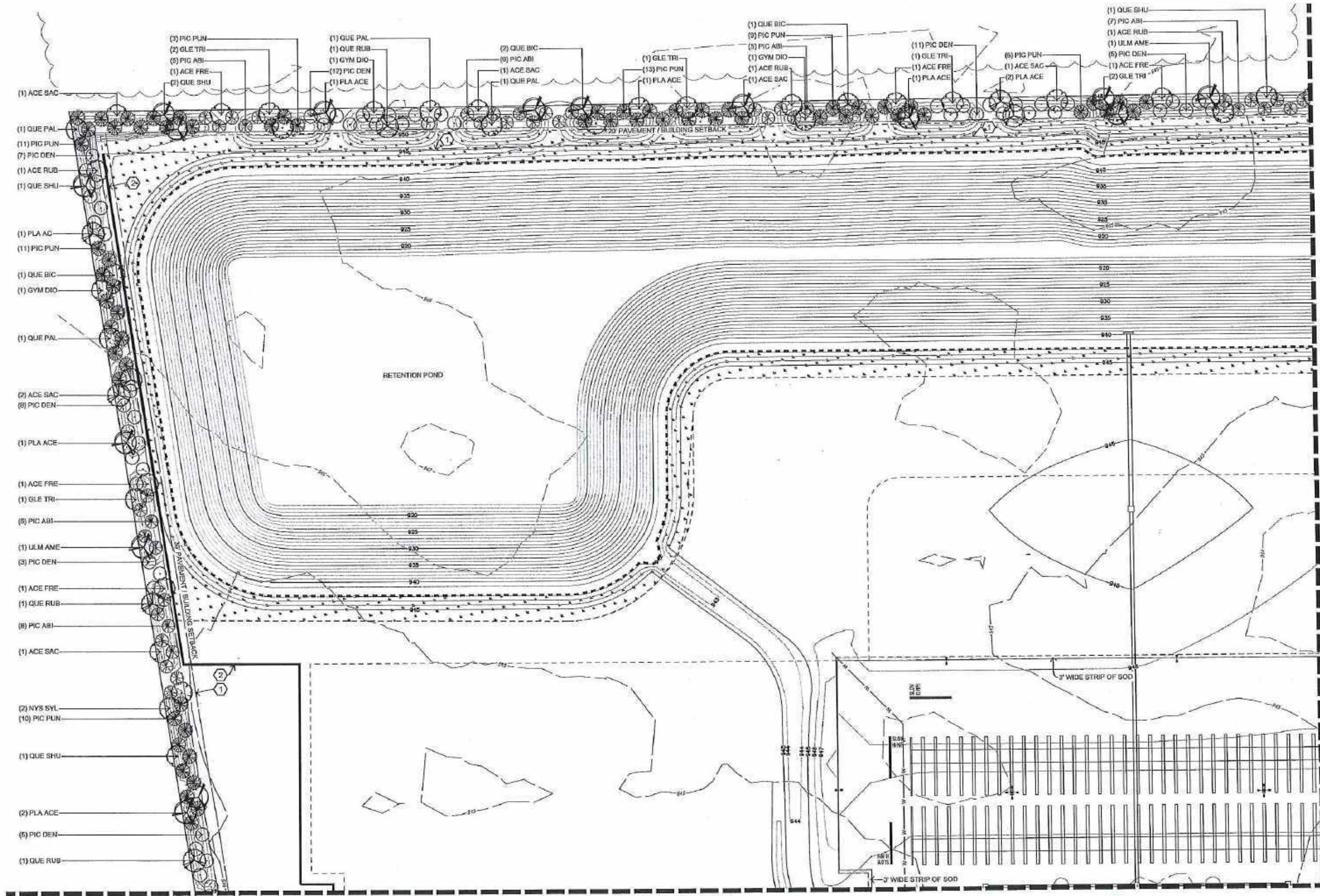


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OVERALL
LANDSCAPE
PLAN



PLANTING NOTES:
1. REFER TO SHEET L200 FOR PLANT SCHEDULE.

CONSTRUCTION NOTES:
(1) 8' DECORATIVE SECURITY FENCE
(2) SOUND BARRIER WALL

LEGEND

- | | | | | | |
|--|-----------------------|--|--------------------|--|------------------------------|
| | DECIDUOUS TREE, TYP. | | SEEDING TURF, TYP. | | 8' DECORATIVE SECURITY FENCE |
| | ORNAMENTAL TREE, TYP. | | SODDED TURF, TYP. | | |
| | EVERGREEN TREE, TYP. | | NO-MOW TURF, TYP. | | |

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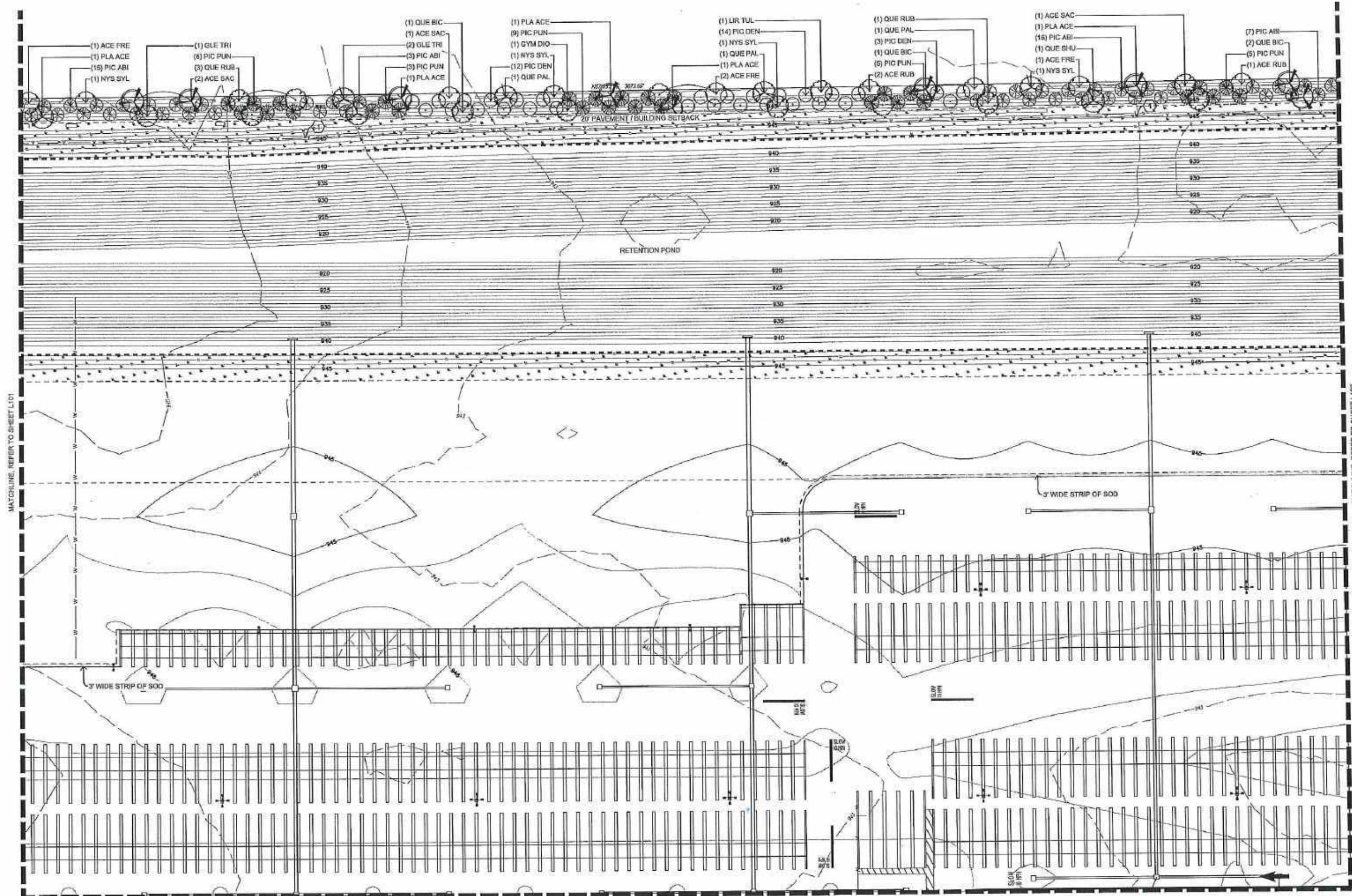
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LANDSCAPE ENLARGEMENT



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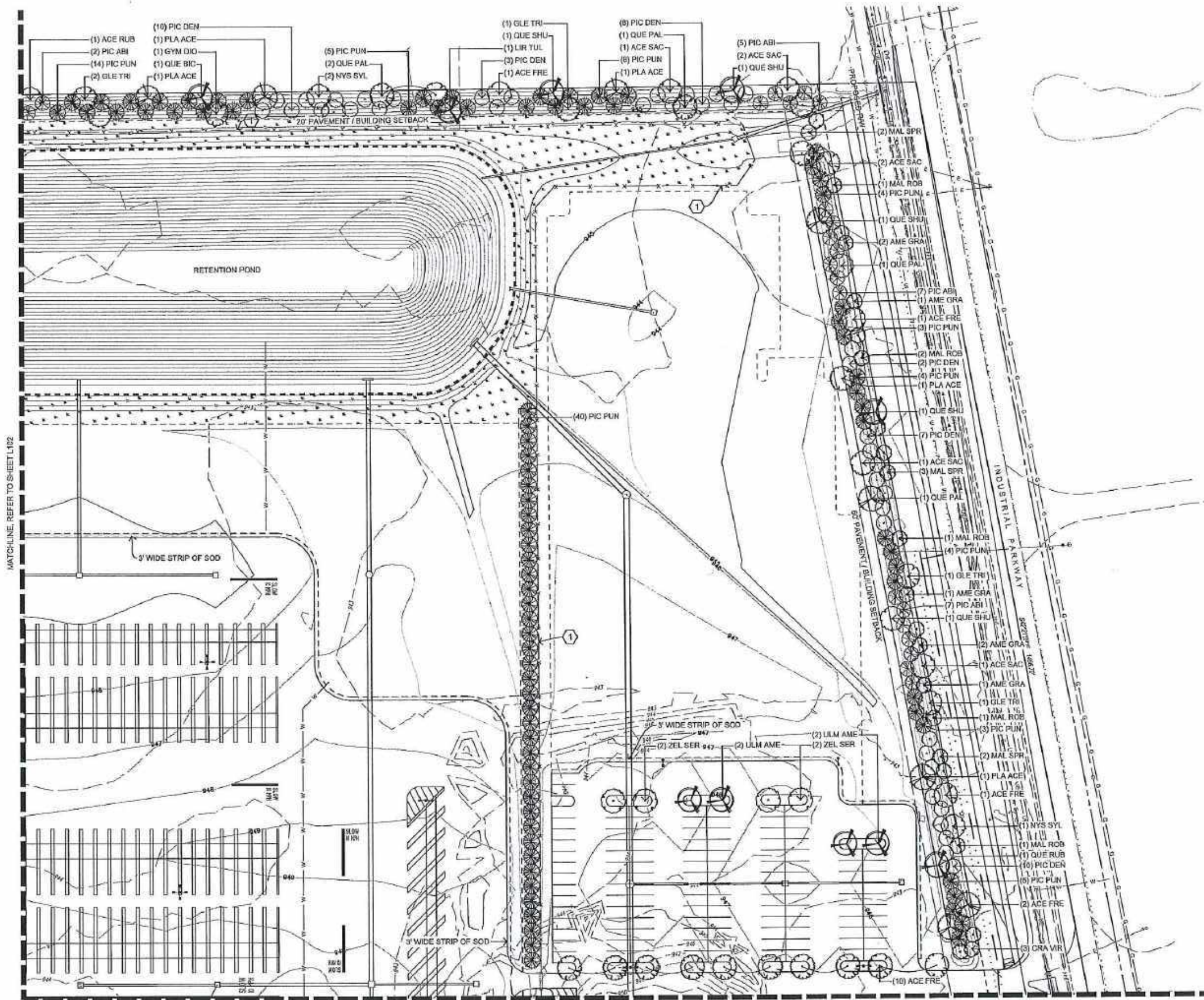
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PLANTING NOTES
 1. REFER TO SHEET L200 FOR PLANT SCHEDULE.

CONSTRUCTION NOTES:
 1. 8' DECORATIVE SECURITY FENCE

LEGEND

	DECIDUOUS TREE, TYP.		SEEDED TURF, TYP.
	ORNAMENTAL TREE, TYP.		SODDED TURF, TYP.
	EVERGREEN TREE, TYP.		NO-MOW TURF, TYP.

— X — X — 8' DECORATIVE SECURITY FENCE

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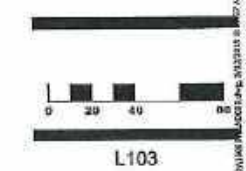
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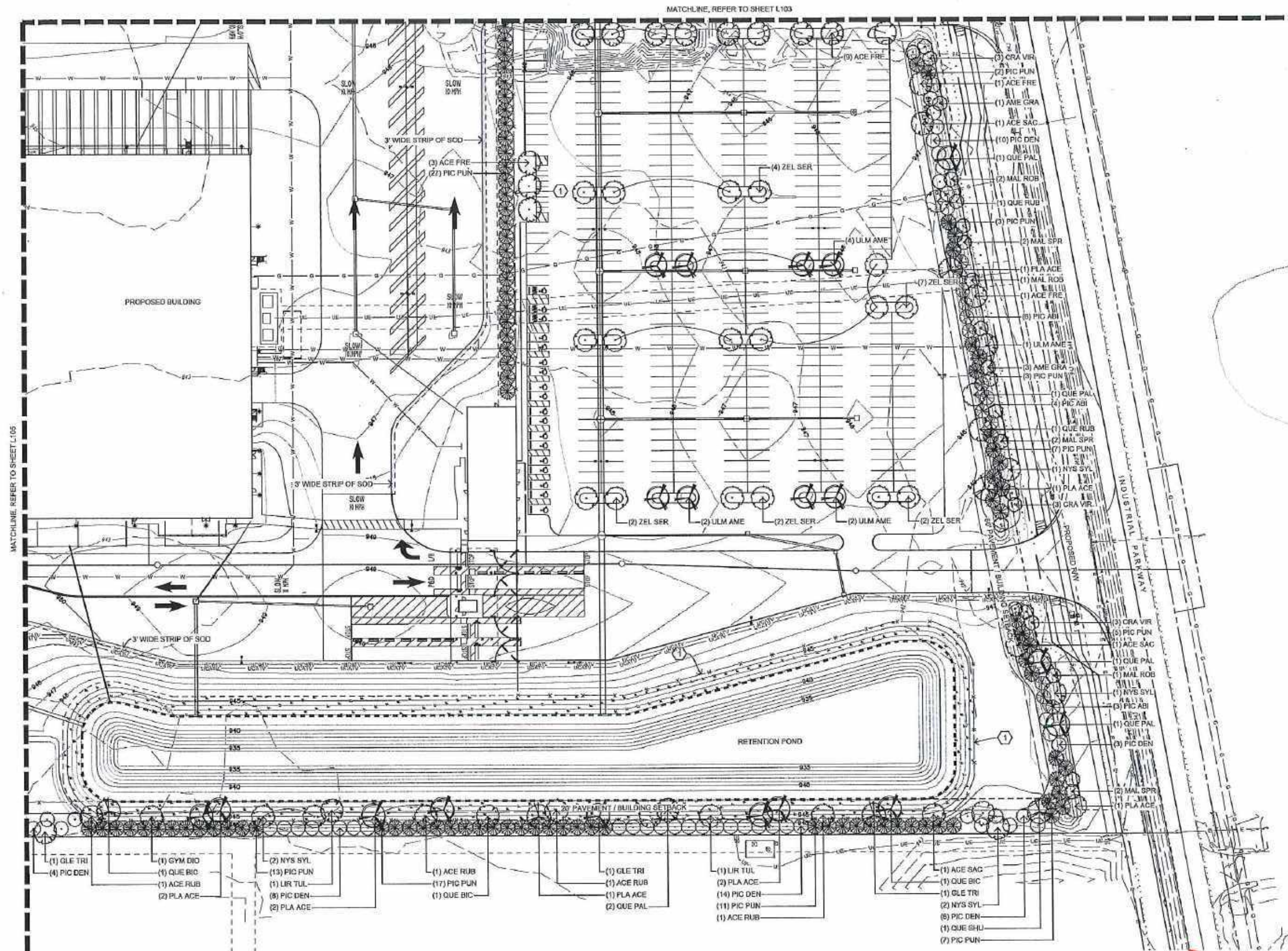
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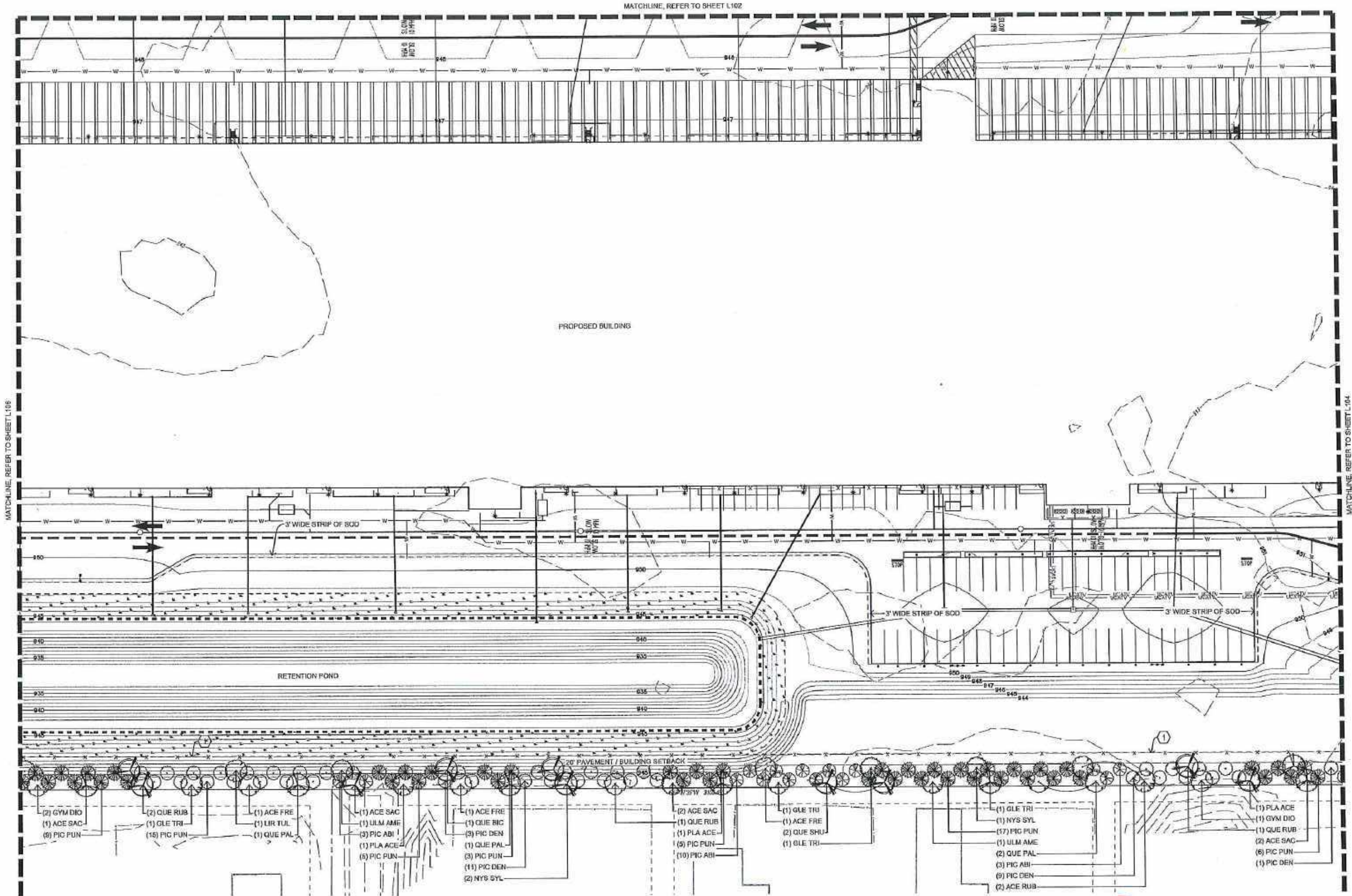


PLANTING NOTES
1. REFER TO SHEET L200 FOR PLANT SCHEDULE.

CONSTRUCTION NOTES:
(1) 8" DECORATIVE SECURITY FENCE

LEGEND

	DECIDUOUS TREE, TYP.		SEEDED TURF, TYP.		8" DECORATIVE SECURITY FENCE
	ORNAMENTAL TREE, TYP.		SODDED TURF, TYP.		
	EVERGREEN TREE, TYP.		NO-MOW TURF, TYP.		



PLANTING NOTES
1. REFER TO SHEET L200 FOR PLANT SCHEDULE

CONSTRUCTION NOTES:
(1) 6' DECORATIVE SECURITY FENCE

- LEGEND
- DECIDUOUS TREE, TYP.
 - ORNAMENTAL TREE, TYP.
 - EVERGREEN TREE, TYP.
 - SEEDED TURF, TYP.
 - SODDED TURF, TYP.
 - NO-MOW TURF, TYP.
 - 8' DECORATIVE SECURITY FENCE



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MATCHLINE, REFER TO SHEET L101

(1) PIC DEN
(1) QUE PAL
(1) NYS SYL

(1) GLE TRI

(7) PIC PUN

(1) GYM DIO

(1) ACE RUB

(10) PIC DEN

(1) PLA ACE

(1) PLA ACE

(1) ACE SAC

(1) LIR TUL

(5) PIC ABI

(8) PIC PUN

(1) QUE RUB

(1) ACE FRE

(1) ULM AME

(7) PIC ABI

(2) NYS SYL

(1) GLE TRI

(5) PIC PUN

(1) QUE SHU

(1) QUE PAL

(1) GYM DIO

(10) PIC DEN

(1) QUE RUB

(1) GYM DIO

(2) ACE SAC

(14) PIC PUN

(1) QUE RUB

(1) ACE FRE

(1) QUE PAL

(1) ACE SAC

(1) NYS SYL

(1) PLA ACE

(1) ACE SAC

(5) PIC ABI

(1) ACE RUB

(1) GLE TRI

(3) PIC PUN

(1) GYM DIO

(2) QUE BIC

(10) PIC DEN

(1) ULM AME

(5) PIC PUN

(1) TUL LIR

(5) PIC PUN

(3) PIC DEN

(1) ACE SAC

(1) GLE TRI

(1) QUE PAL

(1) QUE RUB

(8) PIC PUN

(5) PIC DEN

(3) ACE RUB

(1) QUE RUB

(1) GYM DIO

(9) PIC ABI

(1) NYS SYL

(1) GLE TRI

(1) TUL LIR

(5) PIC PUN

(1) PLA ACE

(3) PIC ABI

PLANTING NOTES
1. REFER TO SHEET L200 FOR PLANT SCHEDULE.

CONSTRUCTION NOTES:
(1) 8' DECORATIVE SECURITY FENCE
(2) SOUND BARRIER WALL

LEGEND

DECIDUOUS TREE, TYP.
ORNAMENTAL TREE, TYP.
EVERGREEN TREE, TYP.

SEEDING TURF, TYP.
SODDED TURF, TYP.
NO-MOW TURF, TYP.

8' DECORATIVE SECURITY FENCE

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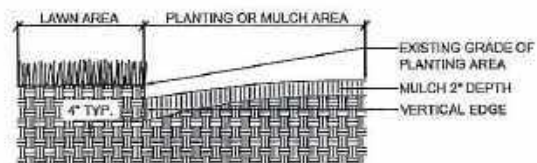
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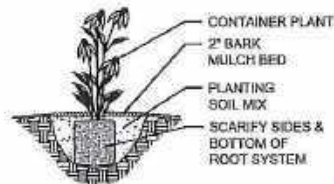
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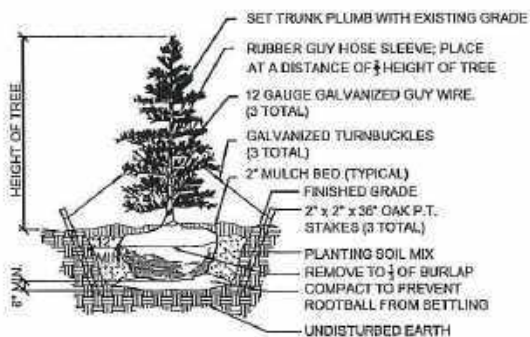
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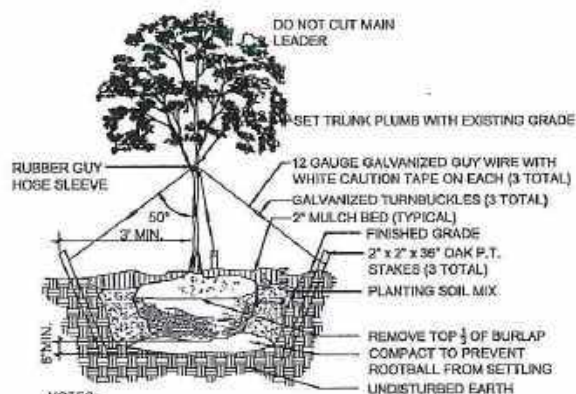
1 PLANTING BED TRENCH DETAIL
N.T.S.



3 PERENNIAL / GROUND COVER PLANTING
N.T.S.

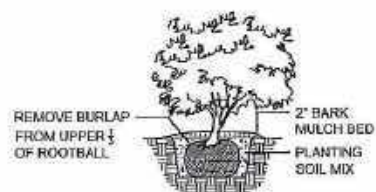


5 EVERGREEN TREE PLANTING
N.T.S.

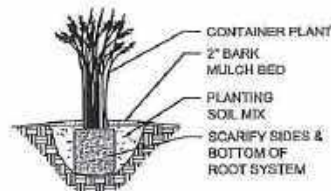


- NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
 2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS. REMOVE GUY WIRES, TURNBUCKLES, HOSE AND STAKES 1 YEAR AFTER PLANTING.
 3. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNERS REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY.
 4. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.

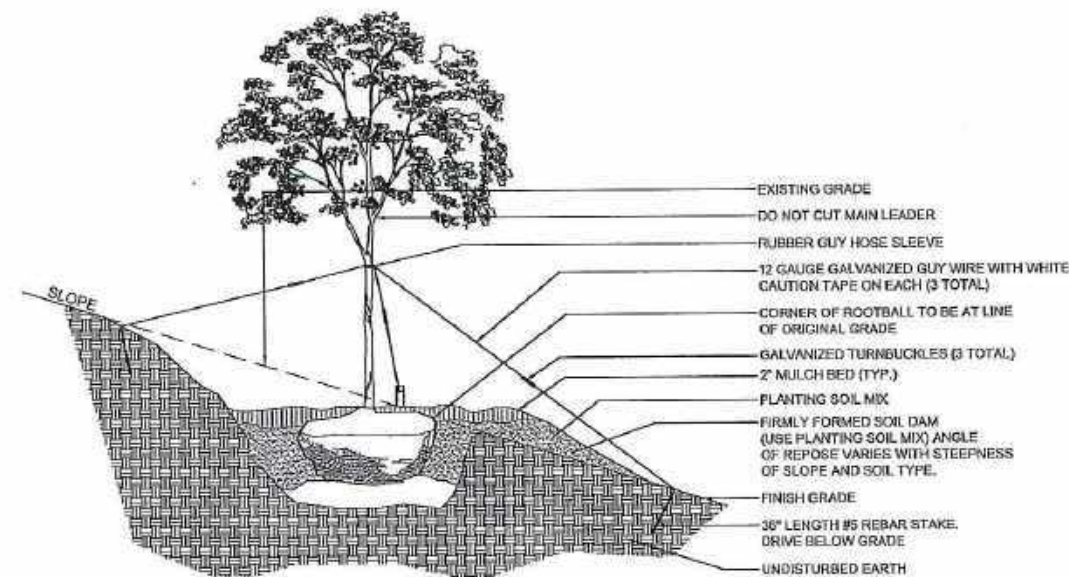
6 DECIDUOUS TREE PLANTING
N.T.S.



2 SHRUB PLANTING
N.T.S.



4 ORNAMENTAL GRASS PLANTING
N.T.S.



- NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
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 4. PIT DIAMETER AND DEPTHS SHALL VARY WITH THE TYPE AND SIZE OF THE PLANT, THE SOIL TYPE, AND OTHER SITE CONDITIONS.
 5. FOR PLANTING INSTRUCTIONS SEE DECIDUOUS TREE PLANTING DETAIL, THIS SHEET.

7 DECIDUOUS TREE PLANTING ON SLOPE
N.T.S.

PLANT INSTALLATION NOTES

1. EVERGREEN BUFFER TREES: STAGGER HEIGHTS (33%) 6', (33%) 7', (33%) 8'.

PLANTING SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
SHADE TREES:					
ACE FRE	ACER X FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	2.5" CAL.	B&B	
ACE RUB	ACER RUBRUM 'FRANKSRED'	SUNSET MAPLE	2.5" CAL.	B&B	
ACE SAC	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL.	B&B	
GLE TRI	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST HONEYLOCUST	2.5" CAL.	B&B	
GYM DIO	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5" CAL.	B&B	
LIR TUL	LIRIODENDRON TULIPIFERA	TULIPTREE	2.5" CAL.	B&B	
NYSS SYL	NYSSA SYLVATICA	BLACK GUM	2.5" CAL.	B&B	
PLA ACE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2.5" CAL.	B&B	
QUE BIC	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL.	B&B	
QUE PAL	QUERCUS PALUSTRIS	PIN OAK	2.5" CAL.	B&B	
QUE RUB	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B	
QUE SHU	QUERCUS SHUMARDII	SHUMARD OAK	2.5" CAL.	B&B	
ULM AME	ULMUS AMERICANA 'NEW HARMONY'	NEW HARMONY ELM	2.5" CAL.	B&B	
ZEL BER	ZELKOVA BERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5" CAL.	B&B	
ORNAMENTAL TREES:					
AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6'-7' HT.	B&B	MULTI-STEM
ORA VIR	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	6'-7' HT.	B&B	MULTI-STEM
MAL SPR	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.	B&B	
MAL ROB	MALUS 'ROBINSON'	ROBINSON CRABAPPLE	2" CAL.	B&B	
EVERGREEN TREES:					
PIC ABI	PICEA ABIES	NORWAY SPRUCE	6'-8' HT. MIN.	B&B	
PIC DEN	PICEA DENSATA	BLACK HILLS SPRUCE	6'-8' HT. MIN.	B&B	
PIC FUN	PICEA FUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6'-8' HT. MIN.	B&B	
TURF: REFER TO SPECIFICATIONS					



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REVISIONS	
50% REVIEW	09.13.2017
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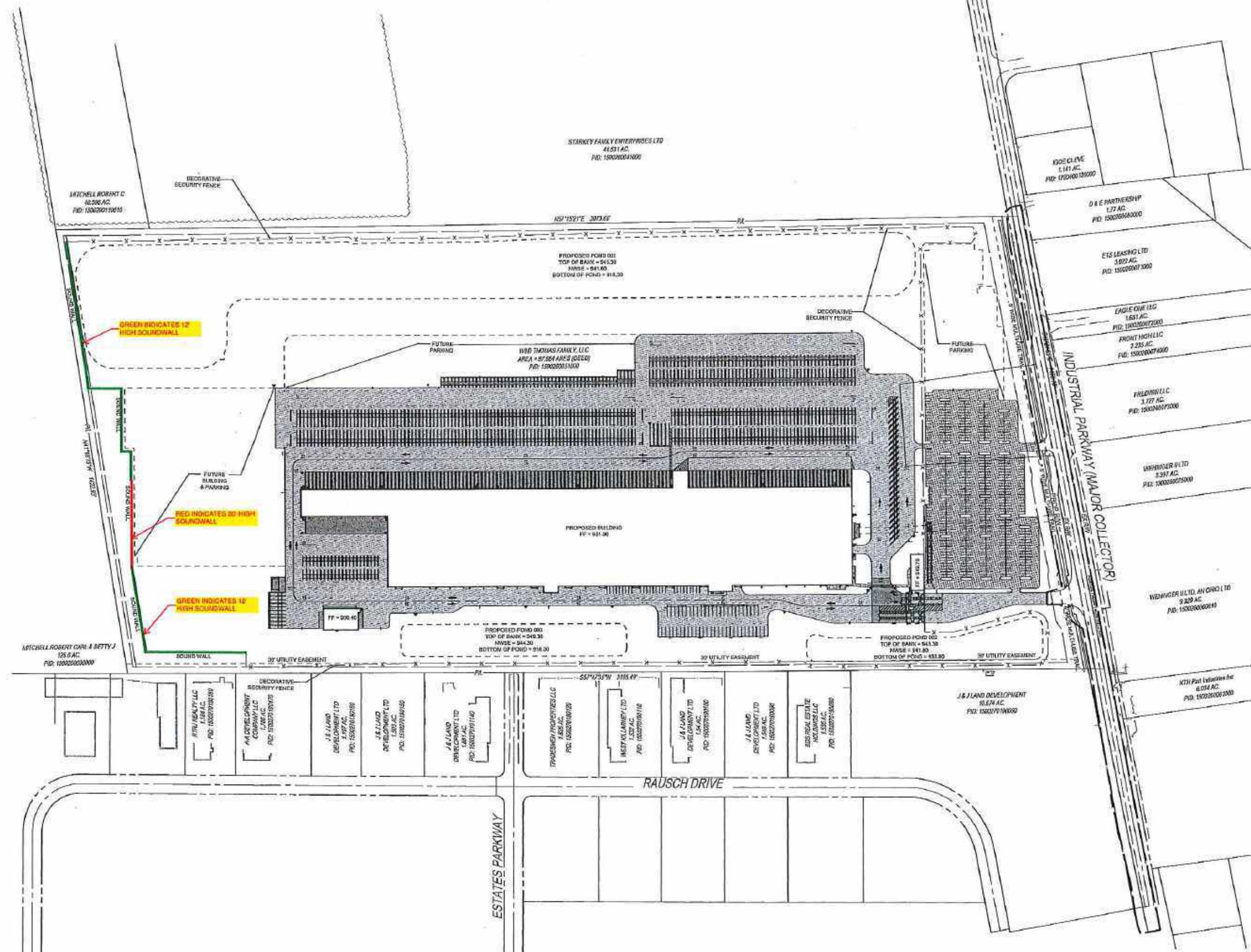
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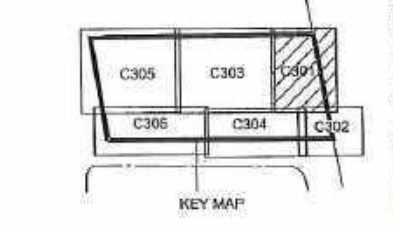
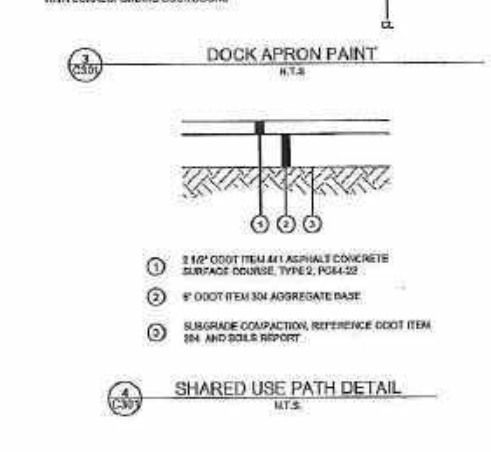
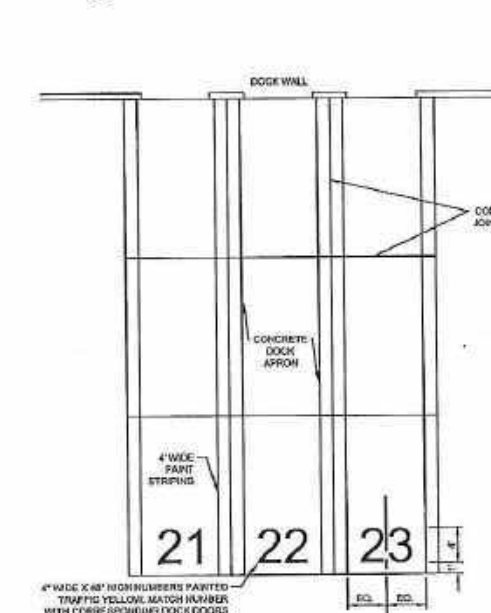
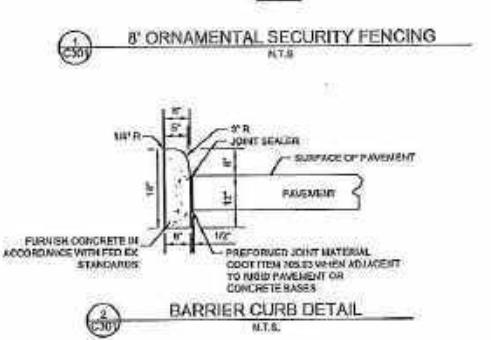
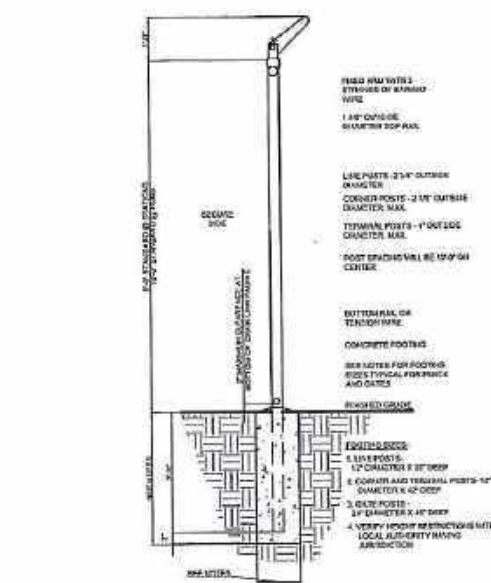
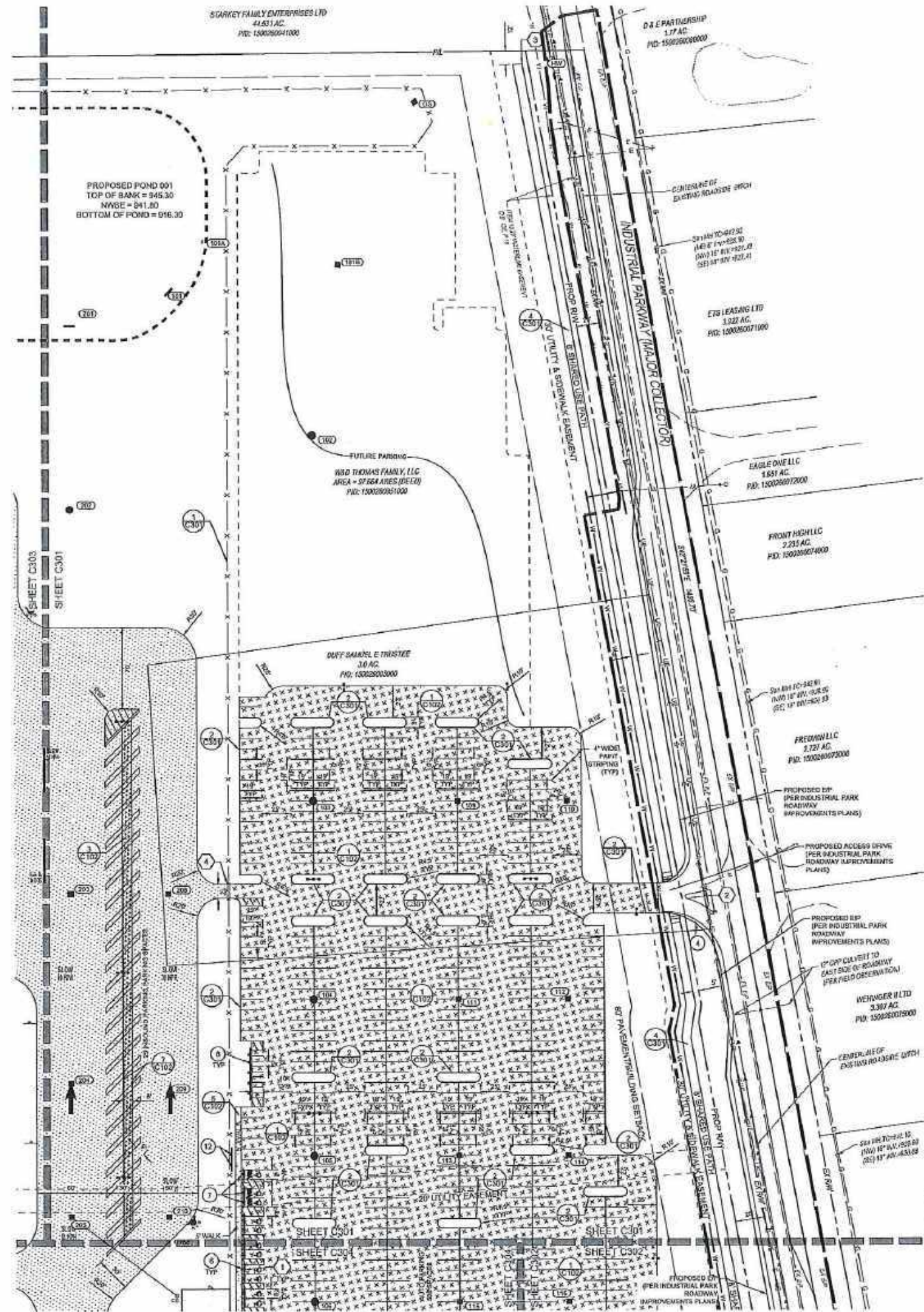


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OVERALL
LOCATION PLAN





- PROPOSED LEGEND**
- HEAVY DUTY ASPHALT PAVEMENT
 - STANDARD DUTY ASPHALT PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT
 - CONCRETE WALK
 - 8\"/>

- TRAFFIC LEGEND**
- NEW YELLOW PAINT 4\"/>

- APPROVED PRODUCTS AND MANUFACTURERS:**
- SHERMAN WILLIAMS, TRAFFIC & ZONE PRODUCTS, SETBACK AREA/DOCK WATERBORNE TRAFFIC SIGNAGE PAINT: TMS27 YELLOW
 - MAINTENANCE, INC., PASS STRIPE PAINT, MANUFACTURERS STANDARD, SFS-Y TRAFFIC YELLOW
- CODED NOTE**
- PROPOSED PARKING BLOCK (REFER TO FED EX SPECIFICATIONS)
 - DRIVEWAY INTERSECTION RIGHT CORNERS SHALL BE SUBMITTED FOR REVIEW TO THE UPRON COUNTY ENGINEER AT THE TIME OF FINAL ROADWAY IMPROVEMENT CONSTRUCTION DRAWINGS
 - TERMINATE PATH SHORT OF PROPERTY LINE
 - 12\"/>

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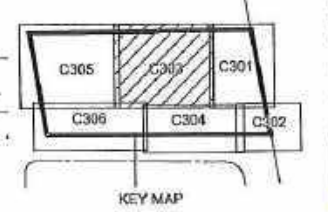
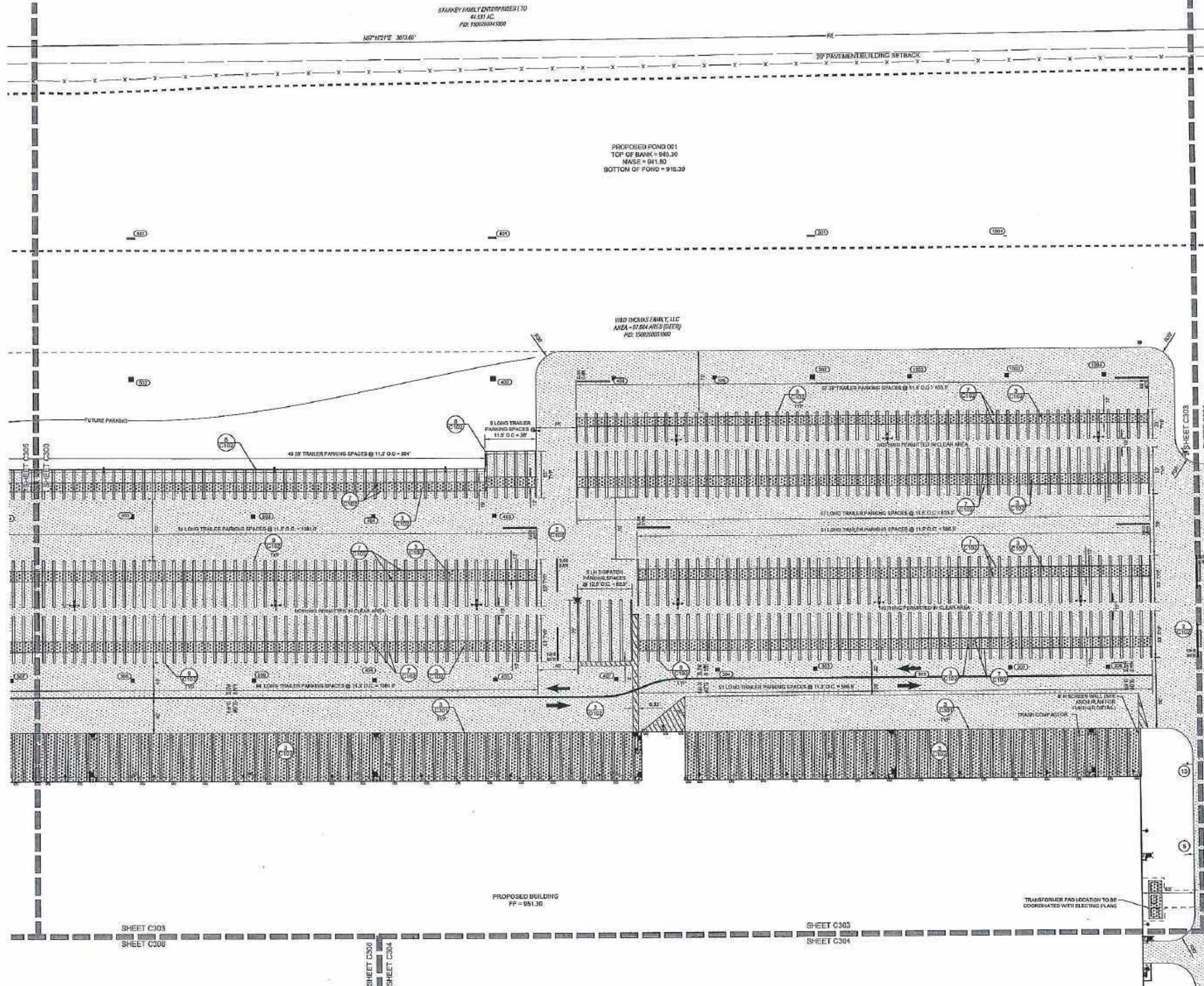
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PROVISIONS

30% REVIEW	09.12.2017
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LOCATION PLAN



- PROPOSED LEGEND**
- HEAVY DUTY ASPHALT PAVEMENT
 - STANDARD DUTY ASPHALT PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT
 - CONCRETE WALK
 - 8" ORNAMENTAL SECURITY FENCING (SEE DETAIL SHEET C301)
 - 8'X4" SIGN SHEET C102 FOR SIGN DETAIL
 - PROPOSED HEADWALL
 - PROPOSED STORM MANHOLE
 - PROPOSED CATCH BASIN
 - PROPOSED SANITARY MANHOLE
 - PROPOSED CLEANOUT
 - PROPOSED FIRE HYDRANT
 - PROPOSED LIGHT POLE LOCATION (FOR REFERENCE ONLY). REFER TO SITE ELECTRIC PLAN FOR FURTHER DETAIL AND PROTECTION METHODS
 - PROPOSED DRY HYDRANT PER USDA 90% CONSERVATION SERVICE STANDARD DRAWING NUMBER: OH-N-702-CND
 - PROPOSED DOWNSPOUT
- TRAFFIC LEGEND**
- "NEW YELLOW PAINT 4" WIDE STRIPING
 - "NEW YELLOW PAINT 4" WIDE DASHED STRIPING
 - "NEW YELLOW PAINT 4" WIDE STRIPING CENTER STRIPE IN DRIVE AISLE
 - "YELLOW PAINT DIRECTIONAL ARROW"
 - "NEW YELLOW PAINT 2" HIGH LETTERS"
- APPROVED PRODUCTS AND MANUFACTURERS:**
- SHERMAN WILLIAMS, TRAFFIC & ZONE PRODUCTS, SETFAST ACRYLIC WATERBORNE TRAFFIC MARKING PAINT, TMD27 YELLOW
 - MARTINDALE, INC., FMS STRIPE PAINT, MANUFACTURER'S STANDARD, 103-Y TRAFFIC YELLOW

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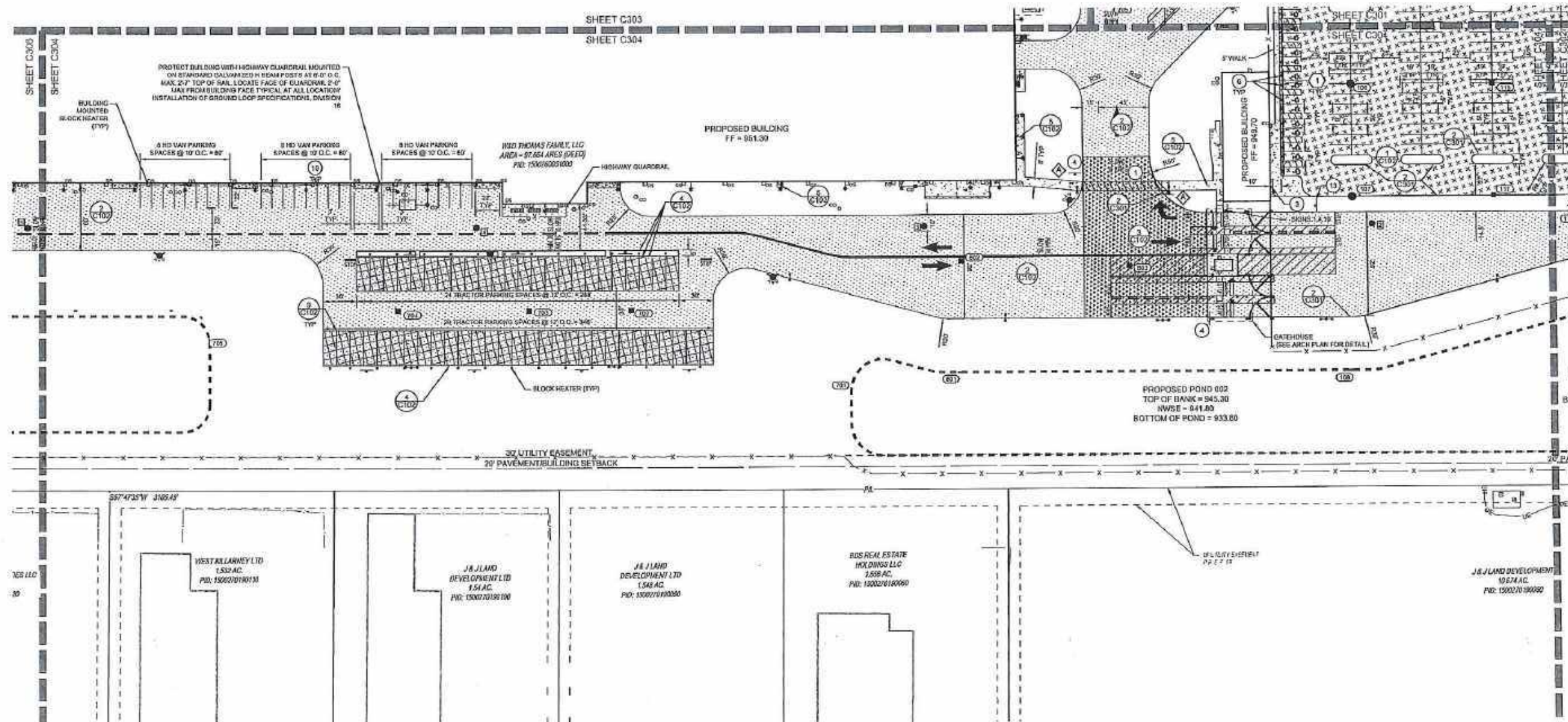
REVISIONS

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LOCATION PLAN



PROPOSED POND 002
TOP OF BANK = 945.30
NWSE = 841.00
BOTTOM OF POND = 933.00

PROPOSED BUILDING
FF = 951.39

PROPOSED POND 002
TOP OF BANK = 945.30
NWSE = 841.00
BOTTOM OF POND = 933.00

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FF = 951.39

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FF = 951.39

PROPOSED POND 002
TOP OF BANK = 945.30
NWSE = 841.00
BOTTOM OF POND = 933.00

PROPOSED BUILDING
FF = 951.39



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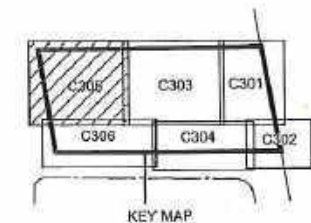
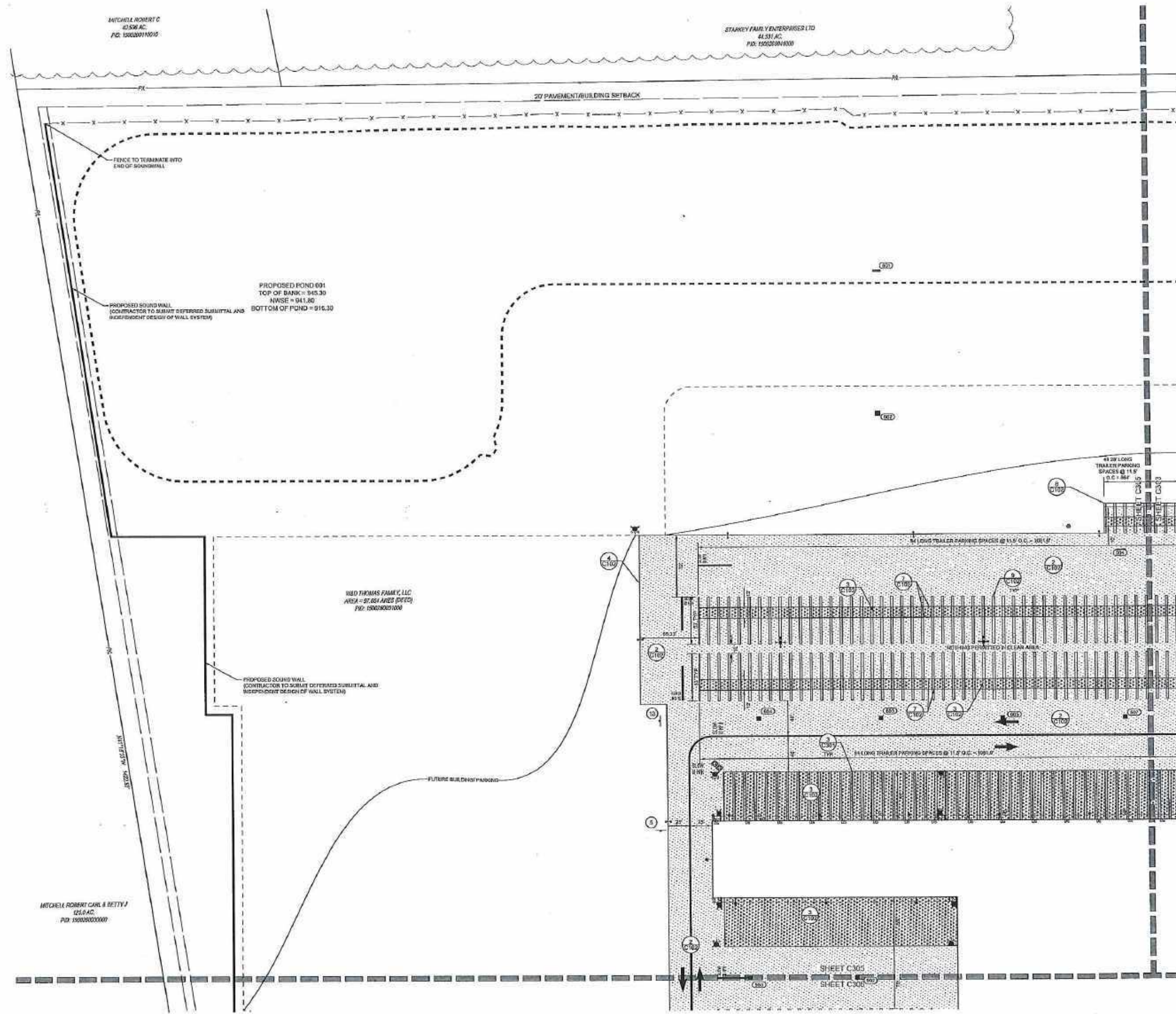
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LOCATION PLAN
C304



PROPOSED LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE WALK
- 8' ORNAMENTAL SECURITY FENCING (SEE DETAIL SHEET C301)
- SIGN (SEE SHEET C302 FOR SIGN DETAIL)
- PROPOSED HEADWALL
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE LOCATION (FOR REFERENCE ONLY. REFER TO SITE ELECTRIC PLANS FOR FURTHER DETAIL AND PROTECTION METHODS)
- PROPOSED DRY HYDRANT (PER USDA SOIL CONSERVATION SERVICE STANDARD DRAWING NUMBER: OH-R-102-CAD)
- PROPOSED DOWNSPOUT

TRAFFIC LEGEND

- NEW YELLOW PAINT 4' WIDE STRIPING
 - NEW YELLOW PAINT 4' WIDE DASHED STRIPING
 - NEW YELLOW PAINT 4' WIDE STRIPING CENTER STRIPE IN DRIVE AISLE
 - YELLOW PAINT DIRECTIONAL ARROW
 - NEW YELLOW PAINT 2' HIGH LETTERS
 - NEW TRAFFIC CAUTION LIGHT: TWO HEAD, DOUBLE FACE, SINGLE LENS FLASHING YELLOW WITH MANUFACTURER'S STANDARD INTERNAL FLASH CONTROL UNIT.
- PAINT MASTERS, INC. P-330-425-405L ITEM # 2751218-FMG RECOMMENDED MOUNTING HEIGHT 15'-0"
- APPROVED PRODUCTS AND MANUFACTURERS:**
- SHERWIN WILLIAMS, TRAFFIC & ZONE PRODUCTS, SETFAST ACRYLIC WATERBORNE TRAFFIC MARKING PAINT, TRAFFIC YELLOW
 - MAINTENANCE, INC., FAS-STRIP PAINT, MANUFACTURER'S STANDARD 3"SS-Y TRAFFIC YELLOW

DATE: 08.07.2017
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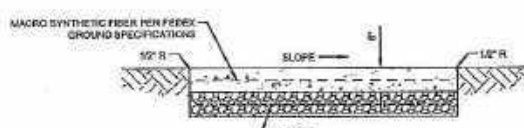
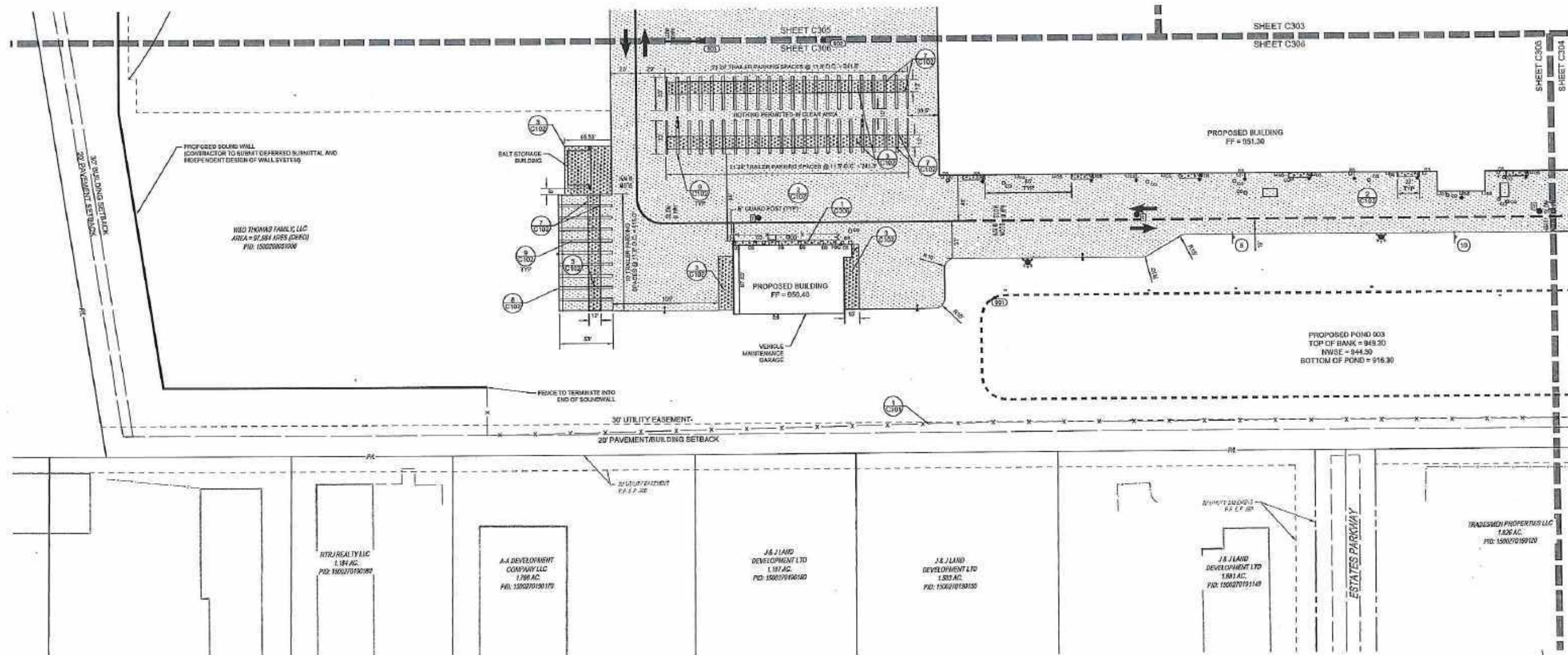
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LOCATION PLAN



- NOTES:
1. FURNISH CONCRETE PER FEDX GROUND STANDARD SPECIFICATIONS
 2. INSTALL EXPANSION JOINTS AT 30' OC MAXIMUM AND WHERE SLAB ADJUTS STRUCTURES
 3. INSTALL CONTROL JOINTS AT 8' OC MAXIMUM. CONTROL JOINTS SHALL BE 3/4\"/>

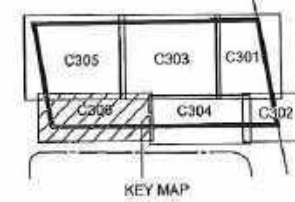
C-306 CONCRETE SLAB ALONG GARAGE DETAIL
N.T.S.

PROPOSED LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE WALK
- 8\"/> ORNAMENTAL SECURITY FENCING (SEE DETAIL SHEET C301)
- SIGN (SEE SHEET C302 FOR SIGN DETAIL)
- PROPOSED HEADWALL
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED SANITARY MANHOLE
- PROPOSED CLEANOUT
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE LOCATION (FOR REFERENCE ONLY). REFER TO SITE ELECTRIC PLANS FOR FURTHER DETAIL AND PROTECTION METHODS
- PROPOSED DOWNSPOUT

TRAFFIC LEGEND

- NEW YELLOW PAINT 4\"/> WIDE STRIPING
 - NEW YELLOW PAINT 4\"/> WIDE DASHED STRIPING
 - NEW YELLOW PAINT 4\"/> WIDE STRIPING CENTER STRIPE IN DRIVE AISLE
 - YELLOW PAINT DIRECTIONAL ARROW
 - NEW YELLOW PAINT 2\"/> HIGH LETTERS
- APPROVED PRODUCTS AND MANUFACTURERS:
1. GILBERT WILLIAMS, TRAFFIC & ZONE PRODUCTS, GETTAFF ACRYLIC WATERBORNE TRAFFIC MARKING PAINT, (TMS27 YELLOW)
 2. MAINTENANCE, INC., PASS-STRIP PAINT, MANUFACTURERS STANDARD, 3555-Y TRAFFIC YELLOW



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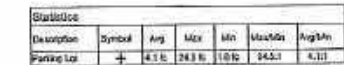
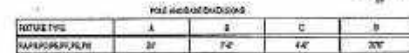
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C306

LOCATION PLAN



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OLWX1 LED LED Wall Luminaire



Specifications

Width	1.125"
Height	4"
Depth	2.5"
Weight	1.6 lbs

Ordering Information

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
OLWX1	OLWX1 LED 20W SOK	OLWX1	OLWX1 LED 20W SOK	OLWX1	OLWX1 LED 20W SOK

Introduction

The OLWX1 is versatile and energy efficient. It is designed to replace up to 20W metal halide while saving over 87% in energy costs. Whether you are mounting it to a recessed junction box, conduit through wall, as an up light, as a down light, or as a flood light - the OLWX1 has all applications covered.

D-Series Size 1 LED Area Luminaire



Specifications

Width	12.5"
Height	3.5"
Depth	2.5"
Weight	2.5 lbs


Ordering Information

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK

Introduction

The modern styling of the D-Series is adding yet another - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series boasts the benefits of the latest in LED technology into a high performance, high efficiency luminaire. The outstanding photometric performance results in a light with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 100W metal halide in pedestrian and area lighting applications with typical energy savings of 85% and expected service life of over 100,000 hours.

D-Series Size 2 LED Area Luminaire



Specifications

Width	12.5"
Height	3.5"
Depth	2.5"
Weight	2.5 lbs

Ordering Information

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK

Introduction

The modern styling of the D-Series is adding yet another - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series boasts the benefits of the latest in LED technology into a high performance, high efficiency luminaire. The outstanding photometric performance results in a light with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 100W metal halide in pedestrian and area lighting applications with typical energy savings of 85% and expected service life of over 100,000 hours.

LIGHTING FIXTURE SCHEDULE									
GENERAL NOTES:									
1. EXISTING, EMERGENCY BALLASTS AND BATTERY PACKS SHALL BE CONNECTED TO UNSWITCHED LOCAL LIGHTING CIRCUIT UNLESS NOTED OTHERWISE.									
2. EXISTING AND OTHER EMERGENCY WALL PACKS IN DISTRIBUTION CENTER SHALL BE CONNECTED TO NEAREST AVAILABLE LIFE SAFETY CIRCUIT UNLESS NOTED OTHERWISE.									
3. EMERGENCY LIGHTING CONNECTED TO GENERATORS LIFE SAFETY PANELS AND ARE SWITCHED SHALL UTILIZE A GENERATOR TRANSFER DEVICE (GSTD) COMPLIANT WHEN CONNECTING LOADS. BASIS OF DESIGN IS IBC, INC. (DISTRIBUTION CENTER ONLY).									
4. FIXTURE SHALL BE MOUNTED TO CANOPY, E.G. SHALL MOUNT IN MIDDLE OF FACE OF CANOPY.									
MARK	DESCRIPTION	MANUFACTURER AND CATALOG NUMBER	VOLTAGE	LAMPS	QTY	TYPE	BT	REMARKS	
J	LED WALL PACK	LITHONIA ADELUXE LED 40W SOK DOR	277	5000K LED	1	0-10V LED DRIVER			
K	LED WALL PACK BUILDING MOUNTED	LITHONIA ADELUXE LED 600 1000 SOK TSM MVOLT	120/277	5000K LED	1	0-10V LED DRIVER			
L	LED WALL PACK BUILDING MOUNTED	LITHONIA ADELUXE LED 600 1000 SOK TSM MVOLT	120/277	5000K LED	1	0-10V LED DRIVER			
M	LED WALL PACK BUILDING MOUNTED	LITHONIA ADELUXE LED 400 1100 SOK TSM MVOLT	120/277	5000K LED	1	0-10V LED DRIVER			
NH	LED WALL PACK BUILDING MOUNTED	LITHONIA ADELUXE LED 400 1000 SOK TSM MVOLT	120/277	5000K LED	1	0-10V LED DRIVER			
N	LED CANOPY LIGHT	LITHONIA ADELUXE LED 600 700 SOK PS-400 SURFACE MOUNTED, TYPE 5 DISTRIBUTION	400	5000K LED	1	0-10V LED DRIVER			
OL	CANOPY LIGHTS	LITHONIA ADELUXE LED 600 1000 SOK PS-400 PS-400	277	1000 LUMENS 4000K	1	0-10V LED DRIVER			
PA	POLE MOUNTED LED TYPE 5 WIDE DISTRIBUTION	LITHONIA ADELUXE LED P8 SOK TSM MVOLT SINGLE POLE, (2) LUMINAIRES 90 DEGREES APART FEATURES MOUNTED 30' ABOVE GRADE	400	LED	1	0-10V LED DRIVER			
PB	POLE MOUNTED LED FORWARD THROW - LEFT AND RIGHT THROW	LITHONIA ADELUXE LED P14 SOK TSM MVOLT P10 LITHONIA ADELUXE LED P14 SOK TSM MVOLT L10 SINGLE POLE, (2) LUMINAIRES 180 DEGREES APART FEATURES MOUNTED 30' ABOVE GRADE	400	LED	1	0-10V LED DRIVER			
PC	POLE MOUNTED LED TYPE 5 WIDE DISTRIBUTION ROTATED LEFT AND RIGHT	LITHONIA ADELUXE LED P14 SOK TSM MVOLT P10 SINGLE POLE, (2) LUMINAIRES 180 DEGREES APART FEATURES MOUNTED 30' ABOVE GRADE	400	LED	1	0-10V LED DRIVER			
PD	POLE MOUNTED LED TYPE 5 WIDE DISTRIBUTION	LITHONIA ADELUXE LED P8 SOK TSM MVOLT SINGLE POLE, (2) LUMINAIRES 90 DEGREES APART FEATURES MOUNTED 30' ABOVE GRADE	400	LED	1	0-10V LED DRIVER			
PE	POLE MOUNTED LED TYPE 3 WIDE DISTRIBUTION	LITHONIA ADELUXE LED P8 SOK TSM MVOLT SINGLE POLE, SINGLE LUMINAIRE FEATURES MOUNTED 30' ABOVE GRADE	400	LED	1	0-10V LED DRIVER			
PF	POLE MOUNTED LED TYPE 3 WIDE DISTRIBUTION	LITHONIA ADELUXE LED P8 SOK TSM MVOLT SINGLE POLE, SINGLE LUMINAIRE FEATURES MOUNTED 30' ABOVE GRADE	400	LED	1	0-10V LED DRIVER			
PG	POLE MOUNTED LED TYPE 3 WIDE DISTRIBUTION	LITHONIA ADELUXE LED P8 SOK TSM MVOLT SINGLE POLE, SINGLE LUMINAIRE FEATURES MOUNTED 30' ABOVE GRADE	400	LED	1	0-10V LED DRIVER			
PH	POLE MOUNTED LED TYPE 5 WIDE DISTRIBUTION	LITHONIA ADELUXE LED P8 SOK TSM MVOLT SINGLE POLE, SINGLE LUMINAIRE FEATURES MOUNTED 30' ABOVE GRADE	400	LED	1	0-10V LED DRIVER			

Ordering Information

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
OLWX1	OLWX1 LED 20W SOK	OLWX1	OLWX1 LED 20W SOK	OLWX1	OLWX1 LED 20W SOK

Accessories

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
OLWX1	OLWX1 LED 20W SOK	OLWX1	OLWX1 LED 20W SOK	OLWX1	OLWX1 LED 20W SOK

Notes

1. See public web site for more details.
2. 277V line voltage is required for 277V LED fixtures.
3. 277V line voltage is required for 277V LED fixtures.

Features & Specifications

Introduction

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Ordering Information

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK

Accessories

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK

Notes

1. See public web site for more details.
2. 277V line voltage is required for 277V LED fixtures.
3. 277V line voltage is required for 277V LED fixtures.

Features & Specifications

Introduction

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Ordering Information

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK

Accessories

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK

Notes


1. See public web site for more details.
2. 277V line voltage is required for 277V LED fixtures.
3. 277V line voltage is required for 277V LED fixtures.

Features & Specifications

Introduction

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D-Series LED Surface Canopy



Specifications

Width	12.5"
Height	3.5"
Depth	2.5"
Weight	2.5 lbs

Ordering Information

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK

Introduction

The D-Series LED Surface Canopy luminaire is ideal for on and off highway or drive-thru, semi-enclosed outdoor sites, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaires counts while still meeting all criteria, lowering overall energy consumption. Its expected service life of over 100,000 hours (50 years of nighttime operation) combined with the available medium ambient temperature offers an extremely low maintenance solution that yields quick payback.

KACM LED Surface Luminaire



Specifications

Width	12.5"
Height	3.5"
Depth	2.5"
Weight	2.5 lbs

Ordering Information

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
KACM	KACM LED 40W SOK	KACM	KACM LED 40W SOK	KACM	KACM LED 40W SOK

Introduction

The KACM Series luminaires offer traditional square footcandle with softened edges for a smooth look that complements many applications. The KACM LED combines the latest in LED technology with the familiar aesthetic of the KACM Series for high, high performance illumination that is ideal for replacing 100-400W metal halide in outdoor canopy lighting applications with typical energy savings of 85% and expected service life of over 100,000 hours.

Ordering Information

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK

Accessories

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK

Notes

1. See public web site for more details.
2. 277V line voltage is required for 277V LED fixtures.
3. 277V line voltage is required for 277V LED fixtures.

Features & Specifications

Introduction

The D-Series LED Surface Canopy luminaire is ideal for on and off highway or drive-thru, semi-enclosed outdoor sites, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaires counts while still meeting all criteria, lowering overall energy consumption. Its expected service life of over 100,000 hours (50 years of nighttime operation) combined with the available medium ambient temperature offers an extremely low maintenance solution that yields quick payback.

Ordering Information

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
KACM	KACM LED 40W SOK	KACM	KACM LED 40W SOK	KACM	KACM LED 40W SOK

Accessories

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
KACM	KACM LED 40W SOK	KACM	KACM LED 40W SOK	KACM	KACM LED 40W SOK

Notes

1. See public web site for more details.
2. 277V line voltage is required for 277V LED fixtures.
3. 277V line voltage is required for 277V LED fixtures.

Features & Specifications

Introduction

The KACM Series luminaires offer traditional square footcandle with softened edges for a smooth look that complements many applications. The KACM LED combines the latest in LED technology with the familiar aesthetic of the KACM Series for high, high performance illumination that is ideal for replacing 100-400W metal halide in outdoor canopy lighting applications with typical energy savings of 85% and expected service life of over 100,000 hours.

Ordering Information

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK

Accessories

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK	D-Series	D-Series LED 40W SOK

Notes

1. See public web site for more details.
2. 277V line voltage is required for 277V LED fixtures.
3. 277V line voltage is required for 277V LED fixtures.

Features & Specifications

Introduction

The D-Series LED Surface Canopy luminaire is ideal for on and off highway or drive-thru, semi-enclosed outdoor sites, and walk-in coolers and freezers. Its five optical choices provide the design flexibility to potentially reduce luminaires counts while still meeting all criteria, lowering overall energy consumption. Its expected service life of over 100,000 hours (50 years of nighttime operation) combined with the available medium ambient temperature offers an extremely low maintenance solution that yields quick payback.

Ordering Information

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
KACM	KACM LED 40W SOK	KACM	KACM LED 40W SOK	KACM	KACM LED 40W SOK

Accessories

Part No.	Part Description	Part No.	Part Description	Part No.	Part Description
KACM	KACM LED 40W SOK	KACM	KACM LED 40W SOK	KACM	KACM LED 40W SOK

Notes

1. See public web site for more details.
2. 277V line voltage is required for 277V LED fixtures.
3. 277V line voltage is required for 277V LED fixtures.

Features & Specifications

Introduction

The KACM Series luminaires offer traditional square footcandle with softened edges for a smooth look that complements many applications. The KACM LED combines the latest in LED technology with the familiar aesthetic of the KACM Series for high, high performance illumination that is ideal for replacing 100-400W metal halide in outdoor canopy lighting applications with typical energy savings of 85% and expected service life of over 100,000 hours.

PARADIGM DESIGN
ARCHITECTS | ENGINEERS

850 1 Mile NW, Suite B
Grand Rapids, MI 49544
(616) 785-5656

Grand Rapids | Phoenix | Traverse City
www.paradigm.com

FedEx
Ground

PROJECT

1903046GR

RELEASE DATE

5-22-19

DATE **DESCRIPTION**

5-22-19 SITE PLAN RECORD

CONTRACTOR

MOLTUS BUILDING GROUP

8265 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064

(939) 480-9330
3200 JAMES SAVAGE, SUITE 4
MILWAUKEE, MICHIGAN 48542

SHEET

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PLAN FIXTURE CUTS

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- Products Finishing Magazine

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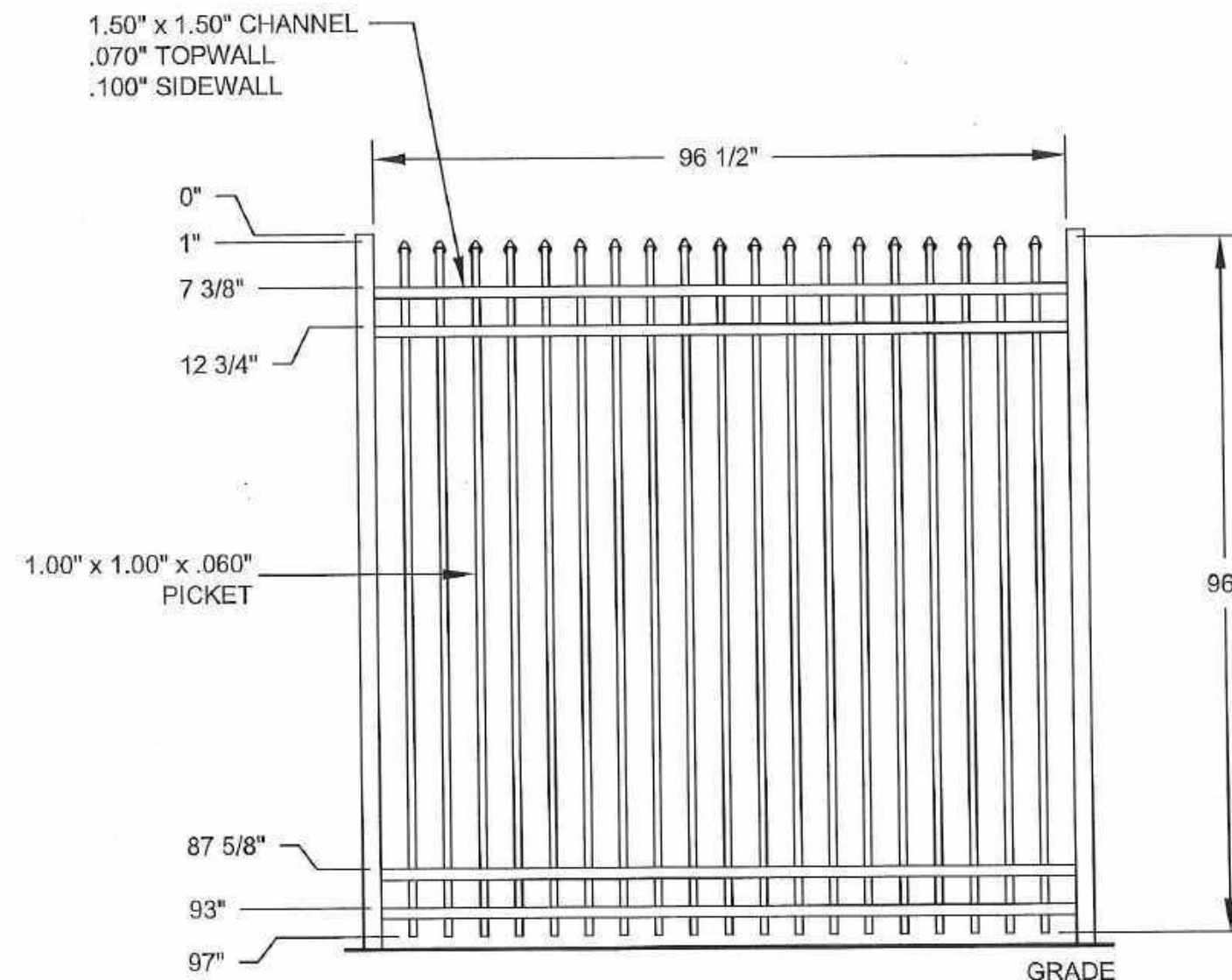
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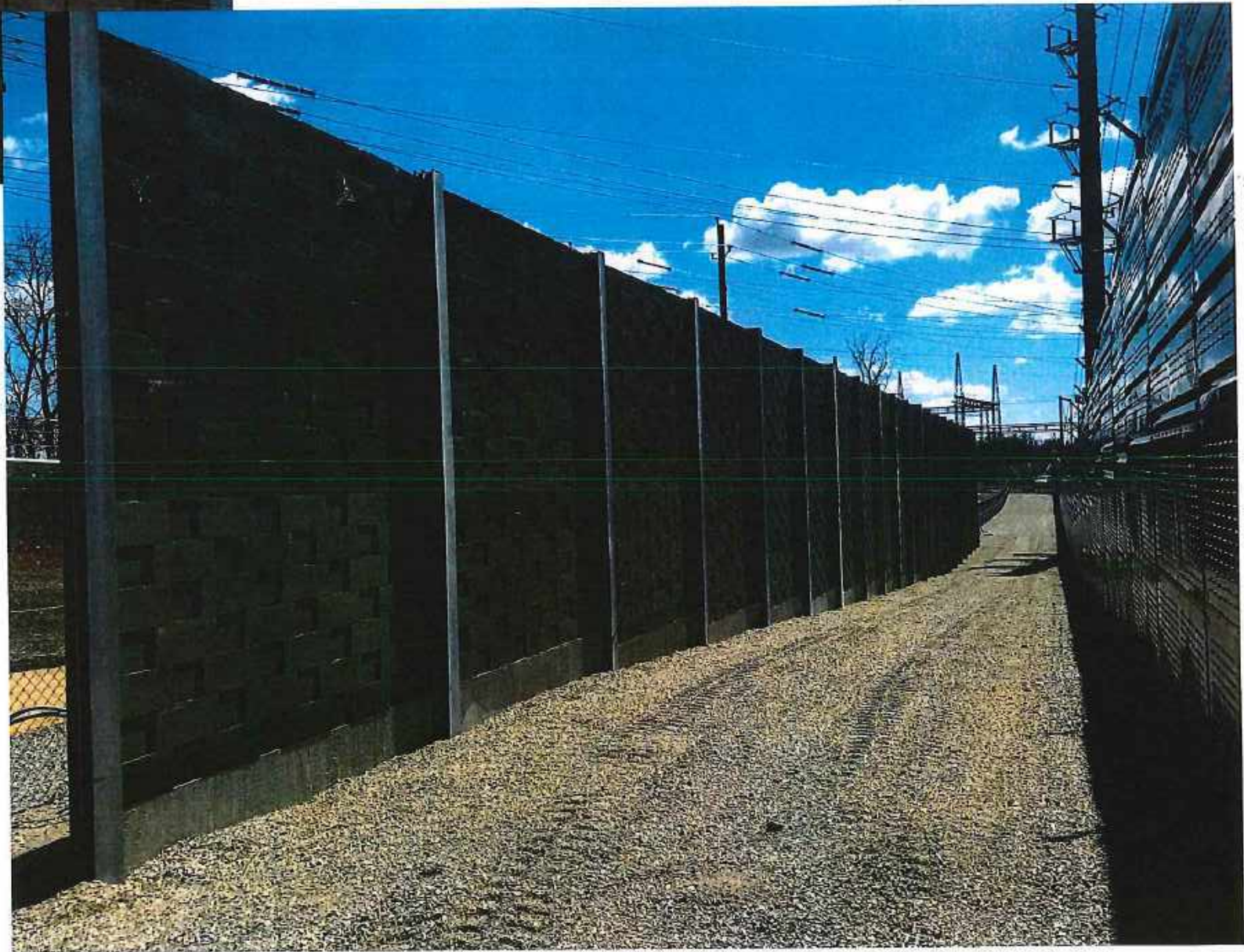
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NOTE: SOUNDWALL MAY BE PROVIDED BY ANOTHER
MANUFACTURER OF SIMILAR STYLE AND COLOR



Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Wednesday, February 5, 2020 4:28 PM
To: Brad Bodenmiller
Cc: Chad Green
Subject: LUC Comments

Brad,

Here's our comments for this month's LUC meeting:

Jerome Village Preliminary Plat

- The City of Marysville does not have any comments regarding this preliminary plat extension.

The Courtyards on Hyland Run (GPN-13)

- The City of Marysville does not have any comments regarding this amended preliminary plat.

Thomas Duff Plat

- Per the approved Engineering Plans for this development, the Developer shall provide a thirty (30) foot utility easement along the southern property line. This easement shall be dedicated to the City of Marysville (with rights to Union Rural Electric).
- **Brad - The City would like to review this language prior to next week's meeting...**

Warner Industrial Corporate Center

- The final public water design will be completed during the Final Engineering process. This includes: hydrant location (including hydrants strictly for flushing purposes), valve placement, vertical design, etc.
- The final public wastewater design will be completed during the Final Engineering process. This includes: public vs. private location, connection to the public sewer, vertical design, etc.
- The proposed easement along Warner Road shall be a "utility easement" that permits both maintenance of the adjacent sanitary sewer and waterline within it.
- A twenty (20) foot utility easement shall be provided along Industrial Parkway.

Please review and let me know if you have any further questions.

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](tel:(937)645-7358) (office)
[\(937\)645-7351](tel:(937)645-7351) (fax)

jhoyt@marysvilleohio.org





Staff Report – Warner Industrial Corporate Center

Applicant:	Winkle Development Partners c/o Chris Winkle 47 Greenfield Drive Milford Center, OH 43045 winkledevptr@gmail.com Guider Surveying 19550 Delaware County Line Road Marysville, OH 43040 guider.surveying@gmail.com
Request:	Approval of the Warner Industrial Corporate Center – Preliminary Plat.
Location:	Located in the northwest corner of the intersection of Industrial Parkway and Warner Road in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 10.106 acres of land and proposes 1 lot for office/warehouse use.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ The development summary table does not include a break-down of the acreage split between right-of-way and lot area○ 10.106 acres in total site area○ 0.0 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville water main○ City of Marysville sanitary sewer <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Union County Engineer's Office submitted comments in a letter dated 02-07-20. The Engineer's Office recommended approval subject to modifications and recommendations addressed in the final Construction Drawings or resolved as indicated. Those comments are listed below and summarized for reference. (Please refer to letter for all comments.) <ol style="list-style-type: none">1. A traffic impact study (TIS) has been submitted for this development and is currently under review. Developer installed improvements and
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Staff Report – Warner Industrial Corporate Center

	<p>contributions to offsite intersections will be memorialized in an Infrastructure Agreement that will be required to be entered into prior to final construction plan approval.</p> <ol style="list-style-type: none">2. Provide sight distance exhibits for both Warner Road access points.3. A common access drive (CAD) Use and Maintenance Agreement will be required prior to final platting.4. All stormwater infrastructure will be reviewed in more detail during the final Construction Drawing review process.5. 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.6. Provide a stormwater management report for review.7. Provide detailed construction drawings to private utility providers. <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ The District submitted a comment in an email dated 02-07-20, that comment is summarized below:<ol style="list-style-type: none">1. There is one concern with the basin back by Kile Ditch: Kile Ditch is a one-sided maintenance ditch; there is no easement on the north side of the ditch. The setbacks are fine, provided there is no fencing, trees, landscaping, or rock. Any obstruction would prevent equipment from accessing the rest of the ditch for maintenance. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ No comments received as of 02-05-20. Standard comments from the Health Department are below:<ol style="list-style-type: none">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
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Staff Report – Warner Industrial Corporate Center

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 an email dated 02-05-20. Some of those comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. The final public water design will be completed during the Final Engineering process.
 2. The final public wastewater design will be completed during the Final Engineering process.
 3. The proposed easement along Warner Road shall be a “utility easement” that permits both maintenance of the adjacent sanitary sewer and waterline within it.
 4. A twenty (20) foot utility easement shall be provided along Industrial Parkway.

• Jerome Township

- The Township submitted comments in a letter dated 02-06-20. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. Given the size of the proposed buildings, a Conditional Use Permit will be required for the development.
 2. The correct zoning district is Commerce District (COM). This is incorrectly noted on the plat.

• ODOT District 6

- No comments received as of 02-05-20.

• Union Rural Electric

- No comments received as of 02-05-20.



Staff Report – Warner Industrial Corporate Center

	<ul style="list-style-type: none">• LUC Regional Planning Commission<ol style="list-style-type: none">1. Is the west property line measured from the roadway centerline (§313, 6.)?2. Easements for water and sewer must be a minimum for 20' and 10' for other utilities—see easement along west property line (§313, 12.; §414).3. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).4. 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 APPROVAL of Warner Industrial Corporate Center – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Application for Preliminary Plat Approval

Date: _____

Name of Subdivision: Warner Industrial Corporate Center
Location: NW corner of Warner Road & Industrial Parkway
Township: Jerome Twp. Military Survey: 7073
Complete Parcel(s) Identification Number (PIN): 15-0028061000

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

Name of Applicant: Winkle Development Partners c/o Chris Winkle
Address: 47 Greenfield Drive
City: Milford Center State: OH Zip: 43045
Phone: 614-507-6316 Fax: _____ Email: winkledevptr@gmail.com

Name of Owner of property to be subdivided: PagFre18, LLC & Judith A. Slocum Trust
Address: 3140 N. 140 Ave
City: Hart State: MI Zip: 49420
Phone: 614-207-3436 Fax: _____ Email: judithslocum@gmail.com

Name of Applicant's Surveyor or Engineer: Guider Surveying
Address: 19550 Delaware County Line Road
City: Marysville State: OH Zip: 43040
Phone: 740-666-8902 Fax: _____ Email: guider.surveying@gmail.com

Proposed Acreage to be Subdivided: 10.106 acres

Current Zoning Classification: Commercial

Proposed Zoning Changes: None

Proposed Land Use: Office/Warehouse

Development Characteristics

Number of proposed lots: 1 Typical lot width (feet): 560'
Number of proposed units: 3 Typical lot area (sq. ft.): 440,210 s.f.
Single Family Units: _____ Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: None

10820 St Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

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



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Recreation facilities to be provided: None

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

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

2. Proposed method of Sanitary Waste Disposal: City of Marysville 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: None
(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.	Buildings	Install	
b.	Parking lots & paving	Install	
c.	Water Main and services	Install	
d.	Sanitary main and services	Install	
e.			

For Official Use

Date filed: Filing Fee:

Date of Meeting of Planning Commission:

Action by Planning Commission:

If rejected, reason(s) for:



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.	N/A	



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

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	
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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.	N/A	
21	Description of proposed zoning changes.	N/A	
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.	N/A	
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	

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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

SITE DATA

SITE ADDRESS:

NORTHWEST CORNER OF WARNER ROAD AND INDUSTRIAL PARKWAY
IN JEROME TWP, UNION COUNTY, OH

PARCEL:

P.I.D. 15-00280061000
MAP NO. 149-00-00-050.001

SITE:

10.106 ACRES (440,210 S.F.)
SPLIT OFF A 26.410 ACRE PARCEL

CURRENT ZONING:

COM - COMMERCIAL DISTRICT

PROPOSED ZONING:

COM - COMMERCIAL DISTRICT - NO CHANGE

EXISTING USE:

VACANT LAND - FARM FIELD

PROPOSED USE:

OFFICE/WAREHOUSE

SETBACKS:

BUILDINGS	PARKING
FRONT: 50'	FRONT: 30'
REAR: 30'	REAR: 20'
SIDE: 20'	SIDE: 10'

LOT COVERAGE:

BUILDING LOT COVERAGE: 27.3%

BUILDING:

PROVIDED BUILDING AREA:
BUILDING #1 = 30,000 SF (7,500 S.F. OFFICE & 22,500 S.F. WAREHOUSE)
BUILDING #2 = 30,000 SF (7,500 S.F. OFFICE & 22,500 S.F. WAREHOUSE)
BUILDING #3 = 60,000 SF (60,000 S.F. OFFICE)
TOTAL = 120,000 SF

PARKING:

CODE:
BUSINESS OFFICE: 1 SPACE PER 300 S.F.
WAREHOUSE: 20 SPACES + 1 SPACE PER EACH 2 EMPLOYEES

REQUIRED:
BUSINESS OFFICE: 75,000 S.F. / 300 = 250 SPACES
WAREHOUSE: 20 + 45,000 S.F. / 500 = 45 SPACES
TOTAL: 315 SPACES

PROVIDED:
301 STANDARD 9' x 19' PARKING SPACES
16 ACCESSIBLE SPACES (REQ. 8 FOR 300-500 SPACES)
317 TOTAL

DRIVE AISLE:
REQUIRED MINIMUM: 25'
PROVIDED: 25' MIN.

PROPOSED CONVENANT & RESTRICTIONS:

NO COVENANTS & RESTRICTIONS ARE PROPOSED

UTILITIES:

SANITARY SEWER SERVICE:
SANITARY SEWER SERVICE FOR THE SITE WILL BE PROVIDED BY THE CITY OF MARYSVILLE. THE PROJECT WILL BE INSTALLING A PUBLIC SANITARY MAIN FROM INDUSTRIAL PARKWAY ALONG THE NORTH SIDE OF WARNER ROAD TO OUR PROPERTY. SERVICES WILL BE COME FROM THIS LINE AS NEEDED.

WATER SERVICE:
WATER SERVICE FOR THE SITE WILL BE PROVIDED BY THE CITY OF MARYSVILLE. THE PROJECT WILL BE INSTALLING A PUBLIC WATER MAIN FROM INDUSTRIAL PARKWAY ALONG THE NORTH SIDE OF WARNER ROAD TO THE WEST PROPERTY. SERVICES WILL BE COME FROM THIS LINE AS NEEDED.

STORMWATER MANAGEMENT:
STORMWATER WILL BE MANAGED BY A WET RETENTION POND AT THE REAR OF THE SITE AND WILL RELEASE INTO KILE DITCH. THE OUTLET CONTROL STRUCTURE WILL BE DESIGNED TO MEET THE UNION COUNTY STORMWATER REGULATIONS USING THE CRITICAL STORM METHOD. STORMWATER WILL BE CONVEYED IN INLET STRUCTURES AND PIPING TO THE POND. THIS CONVEYANCE WILL BE DESIGNED TO MEET THE UNION COUNTY STORM WATER REGULATIONS. ALL STORM ON SITE WILL BE CONSIDER PRIVATELY OWNED.

EROSION CONTROL:
EROSION CONTROL STRUCTURES/DEVICES WILL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF STATE OF OHIO STANDARDS FOR STORMWATER MANAGEMENT, LAND DEVELOPMENT AND URBAN STREAM PROTECTION AND PER THE CURRENT OHIO EPA CONSTRUCTION STORMWATER MANAGEMENT GENERAL PERMIT.

ELECTRIC SERVICE:
ELECTRIC SERVICE FOR THE SITE WILL BE PROVIDED BY THE UNION ROYAL ELECTRIC COOPERATIVE. THE PROJECT WILL GET ITS POWER FROM THE EXISTING OVERHEAD POWER LINES ON THE NORTH SIDE OF WARNER ROAD. SERVICES WILL BE INSTALLED UNDERGROUND FROM A EXISTING POLE TO AN ON SITE TRANSFORMER.

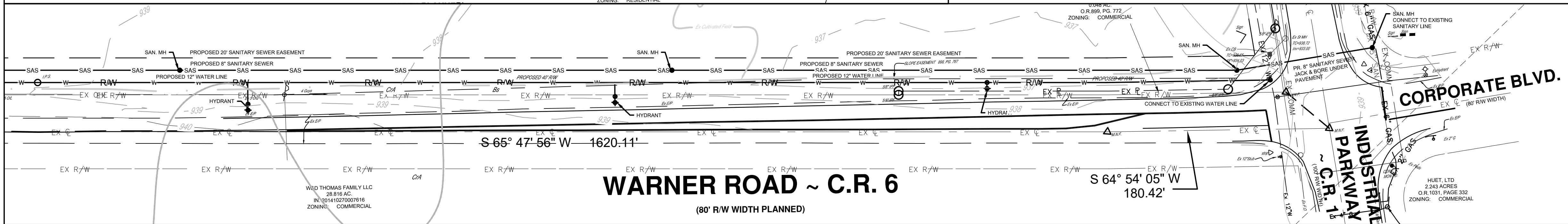
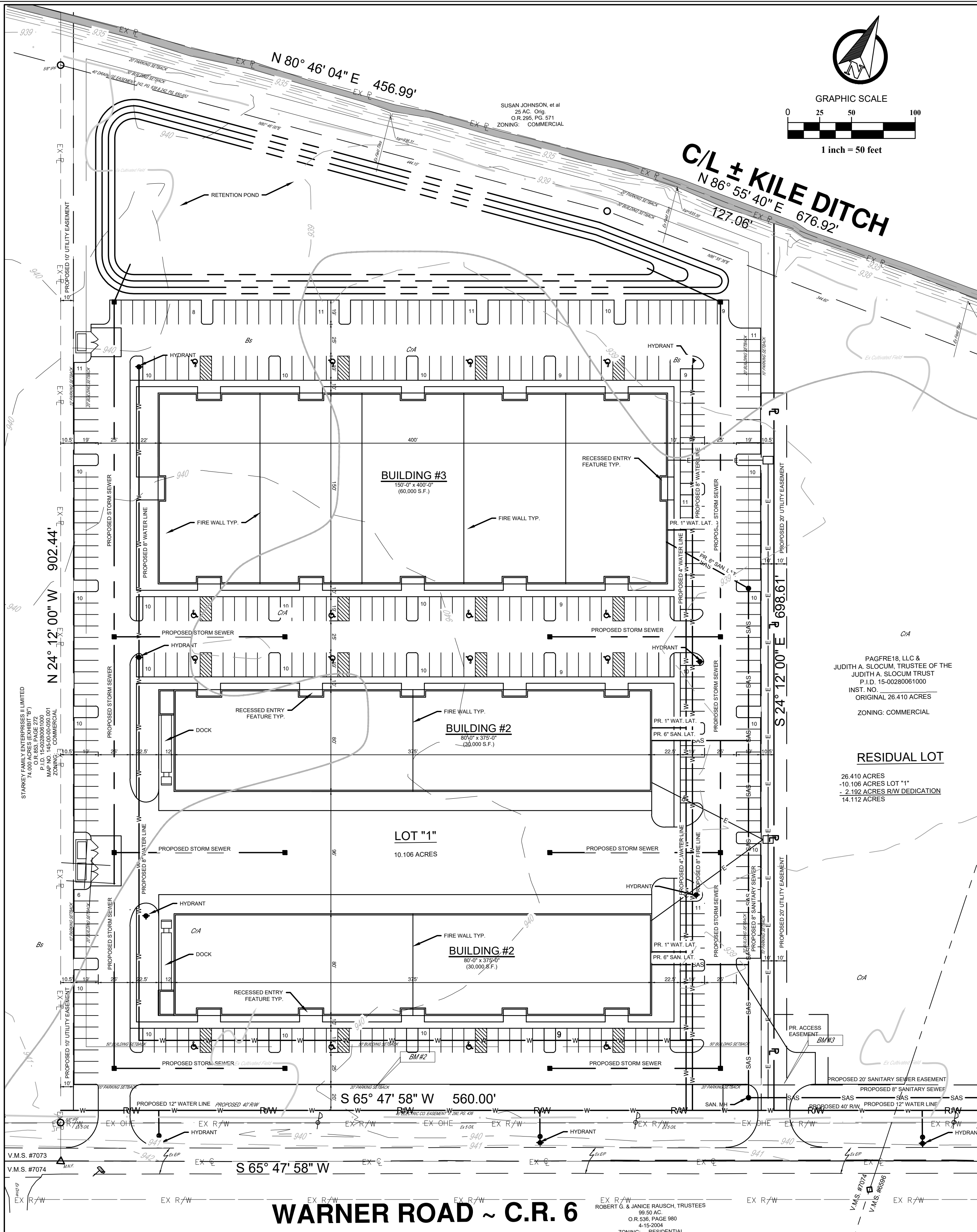
GAS SERVICE:
GAS SERVICE FOR THE PROPERTY IS STILL BE DETERMINED WITH THE PROVIDER ARE THIS TIME.

FLOODPLAIN DATA

BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 39159C0480D WITH AN EFFECTIVE DATE OF DECEMBER 16, 2008 IN UNION COUNTY, OHIO.

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARINGS OF NORTH 65° 47' 58" EAST, AS DETERMINED FOR THE CENTERLINE OF WARNER ROAD, AS BASED ON THE STATE OF OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011 ADJUSTMENT).



PRELIMINARY PLAT FOR WARNER INDUSTRIAL CORPORATE CENTER

STATE OF OHIO, UNION COUNTY, JEROME TOWNSHIP,
VIRGINIA MILITARY SURVEY 7073

DEVELOPMENT CONTACTS

OWNER

PAGWAT20 LLC
3140 N. 140 AVE.
HART, MI 49420
JUDITH A SLOCUM
614-207-3436
JUDITHSLOCUM@GMAIL.COM
**REPRESENTATIVE/PROJECT
MANAGER**
WINKLE DEVELOPMENT PARTNERS
47 GREENFIELD DRIVE
MILFORD CENTER, OH 43045
CHRIS WINKLE
614-507-6316
WINKLEDEVPTTR@GMAIL.COM

DEVELOPER:

THE PAGURA COMPANY
8101 CORPORATE BOULEVARD
PLAIN CITY, OH 43064
STEVE PAGURA
614-207-3436
SPAGURA@THEPAGURACOMPANY.COM

ENGINEER

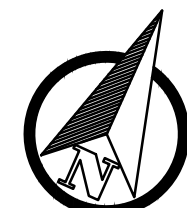
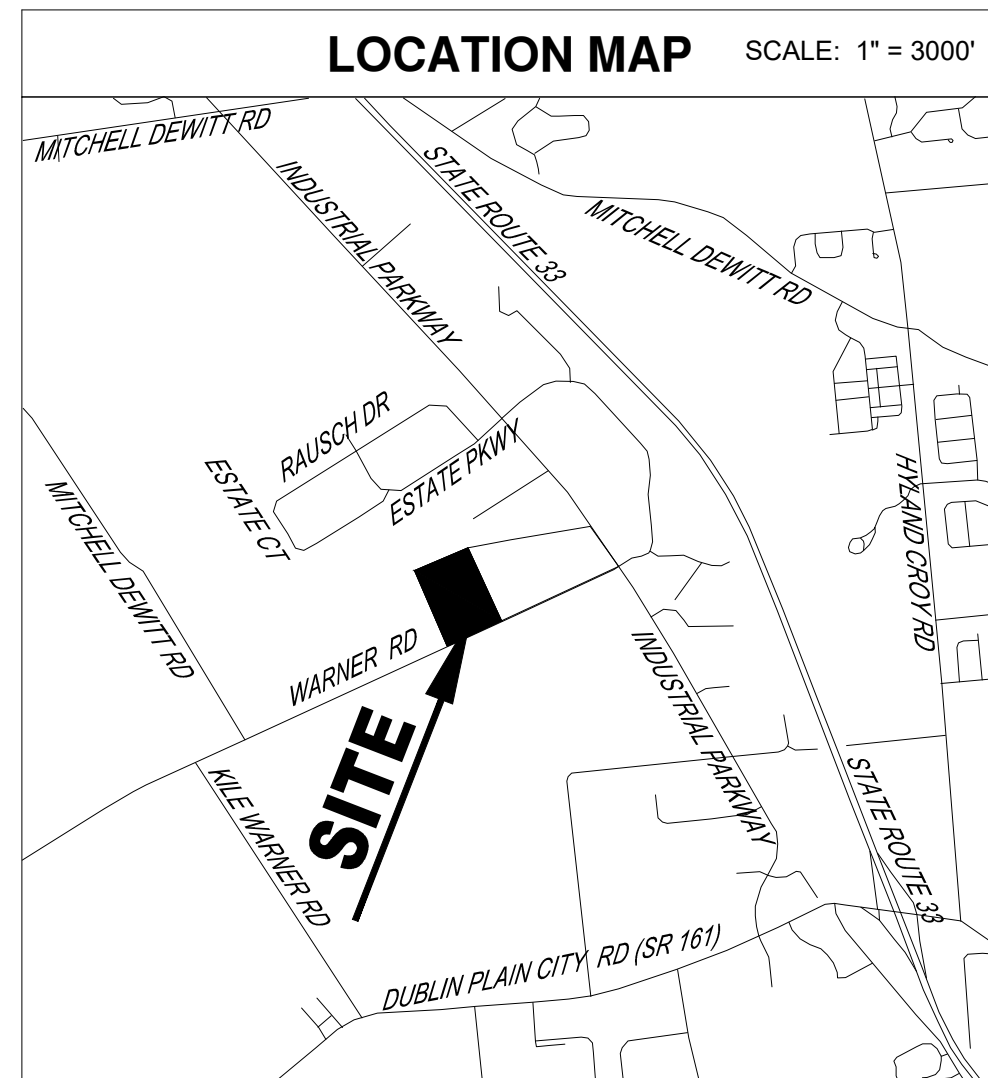
BRACK ENGINEERING, LLC
5659 GREYSTONE LANE
HILLIARD, OH 43026
NATHAN HARRINGTON
614-506-3662
NHARRINGTON@BRACKENG.COM

SURVEYOR

GUIDER SURVEYING
19550 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
TIM GUIDER
740-666-8902
GUIDER.SURVEYING@GMAIL.COM

LOCATION MAP

SCALE: 1" = 3000'



PLANS PREPARED FOR:



8101 CORPORATE BLVD.
PLAIN CITY, OH 43064
PH: 614-207-3436

PROJECT MANAGER:

WDP
Winkle Development Partners, LLC
47 GREENFIELD DRIVE
MILFORD CENTER, OH 43045
E: WINKLEDEVPTTR@GMAIL.COM
P: 614-507-6316

ENGINEER:

brack
engineering

NATHAN HARRINGTON
E: NHARRINGTON@BRACKENG.COM
P: 614-506-3662

SURVEYOR:

GUIDER SURVEYING
19550 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
E: GUIDER.SURVEYING@GMAIL.COM
P: 740-666-8902

PRELIMINARY PLAT

WARNER INDUSTRIAL CORPORATE CENTER

WARNER ROAD & INDUSTRIAL PARKWAY
JEROME TWP., OH

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 01/22/2020
JOB NO.: 19-006-001
DESIGN: CAW
CHECKED: CAW
SHEET NO.

1 / 1



Winkle Development Partners, LLC 47 Geenfield Drive, Milford Center, Oh 43045 P: 614-507-6316 E: winklevpnr@gmail.com

January 22, 2020

Mr. Bradley Bodenmiller
LUC Regional Planning Commission
P.O. Box 219
10820 State Route 347
East Liberty, Ohio 43319
Phone: 937-666-3431
Email: bradbodenmiller@lucplanning.com

RE: Preliminary Plat Application for the Warner Industrial Corporate Center

Dear Mr. Bowdenmiller,

Winkle Development Partners, as the agent for PagWat20, LLC, acknowledges the existence of a small area of Brookston soils within the development of the Warner Industrial Corporate Centers project locate at the southwest corner of Warner Road and Industrial Parkway in Jerome Township. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soils are along low lying area next to existing Kile Ditch.

Section 416 of the Union County Subdivision Regulations designates areas with the said soil types as requiring improvements to render the area acceptable for the intended use. The subdivider is aware and acknowledges this requirement. The intended use is for Office/Warehouse commercial buildings. Providing adequate drainage system and possibly soils stabilizations measures to the area shall remedy any poorly drained areas, thus rendering the area acceptable for the use. A storm sewer system is being designed to convey all surface runoff to stormwater management basins. Any and all subsurface tiles encountered during the construction of the development shall be connected to said storm sewer as to promote an adequate drainage system.

Thank you for the opportunity to submit our application. We look forward to talking to you in the near future at the meeting.

Sincerely,

Chris Winkle

Chris Winkle, President
Winkle Development Partners, LLC



47 Greenfield Drive, Milford Center, OH 43045
Phone: 614-507-6316 Email: winklevptr@gmail.com

Transmittal

To: Bradley Bodenmiller

Address: LUC Regional Planning Commission
P.O. Box 219
10820 State Route 347
East Liberty, Ohio 43319
Phone: 937-666-3431
Email:
bradbodenmiller@lucplanning.com

From: Chris Winkle
47 Greenfield Drive
Milford Center, OH 43045
614-507-6316
winklevptr@gmail.com

Date: January 23, 2020

Re: **Papura Office/Warehouse Flex –
Conditional Use Submittal**

CC:

DELIVERY METHOD:

☐ Fax ☐ Mail ☒ Hand-Deliver ☐ FedEx Overnight

Please find the following for Preliminary Plat application for the proposed Warner Industrial Corporate Center on Warner Rd south of Industrial Parkway. Included are the following:

- (1) copy of the Preliminary Plat Application and Check List
- (14) sets of Preliminary Plat – Full Size
- (1) copy of the legal description
- (1) copy of the Soils Letter
- Fee Check for \$1,555.83 Check #1010
- Electronic copy of the submittal

If you need anything else or have any questions please contact me at 614-507-6316 or via email at winklevptr@gmail.com

Thanks

Chris

WARNER INDUSTRIAL CORPORATE CENTER

10.106 ACRE PROPERTY DESCRIPTION

January 2020

Situated in the State of Ohio, County of Union, Township of Jerome in Virginia Military Survey Number 7073 and being part of 26.458 acre tract described in a deed to PagFre 18, LLC and Judith A. Solcum Trustee of Judith Slocum Trust, of record in Official Record _____, Page _____ (all references in this description are to the records in the Recorder's Office, Union County, Ohio) said 10.106 acres being more particularly described as follows:

Beginning for reference at a 1" iron pin found at the southwesterly corner of a 74.000 acre tract of land, conveyed to Starkey Family Enterprises II Limited, of record in Official Record 853, Page 272, southeasterly corner of a 50.962 acre tract of land, conveyed to Starkey Family Enterprises II Limited, of record in Official Record 853, Page 272, the northerly line of a 50.875 acre tract of land, conveyed to Marian D. Thomas, of record in Official Record 689, Page 631, and being in the centerline of Warner Road (County Road 6); Thence North 65°47'58" East, along the south line of said 74.000 acre tract, and the centerline of said Warner Road, to a Mag Nail found on the southerly line of said 26.458 acre PagFre 18, LLC and Slocum tract, the northerly line of a 99.50 acre tract of land, conveyed to Robert G. Rausch and Janice Rausch, Trustee, of record in Official Record 536, Page 980, and in the centerline of said Warner Road; Thence North 24°12'00" West, along the westerly line of said 26.458 acre PagFre 18, LLC and Slocum tract, passing over an 5/8" iron pin found at 30.00 feet, a distance of 40.00 feet to 5/8" iron pin set at the easterly line of said Warner Road of record in Official Record _____, Page _____ and said point also being at the TRUE POINT OF BEGINNING:

Thence North 24°12'00" West, continuing along the westerly line of said 26.458 acre tract, passing over an 5/8" iron pin found at 861.06 feet, a distance of 902.44 feet to .00 feet to the southwesterly corner of said 26.458 acre tract, the southerly line of a 25 acre tract of land, conveyed to Susan Johnson, of record in Official Record 295, Page 571, and being in the centerline of Kile Ditch;

Thence North 80°46'04" East, along the northerly line of said 26.458 acre tract, the southerly line of said 25 acre tract, and with the meanders of the centerline of said Kile Ditch, a distance of 456.99 feet to a point, said point being referenced by a 5/8" rebar found with cap "Site Engineering Inc 7039" located at South 06°03'51" East, 40.08 feet;

Thence North 86°55'40" East, continuing along the northerly line of said 26.458 acre tract, the southerly line of said 25 acre tract, and with the meanders of the centerline of said Kile Ditch, a distance of 127.06 feet to a point;

Thence South 24°12'00" East, passing over an 5/8" iron pin set at 861.06 feet, a distance of 698.61 feet to 5/8" iron pin set at the easterly line of said Warner Road;

Thence South 65°47'58" West, along the easterly line of said Warner Road, a distance of 42.89 feet to the True Point of Beginning, containing 10.10 acres of land, more or less, being subject to any easements, restrictions or right-of-ways of previous record.

All iron pins set are 5/8-inch solid rebar, 30 inches in length, with a yellow plastic cap stamped "Guider 7752".

For the purpose of this description the bearing of North 65°47'58" East as determined for the centerline of Warner Road, as based on the Ohio State Plane Coordinate System, North Zone, NAD83 (2011 adjustment). Said bearing was established by Static and RTK GPS Observations, calculated using National Geodetic Survey, OPUS-S service performed on December 18 of the year 2019.

This document is based from an actual field survey performed by or under my direct supervision in January, 2020.

Guider Surveying, Inc.

Timothy L. Guider	RS #7752	Date
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**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

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

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

February 7, 2020

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

Re: Warner Industrial Corporate Center – Preliminary Plat

Brad,

We have completed our review for the above preliminary plat, received by our office on January 27, 2020. We recommend it be approved with the below modifications and recommendations. Items listed below should be addressed in the final construction drawings, or resolved as indicated.

1. A traffic impact study (TIS) has been submitted for this development and is currently under review. Developer installed improvements and contributions to offsite intersections will be memorialized in an Infrastructure Agreement that will be required to be entered into prior to final construction plan approval.
2. Provide sight distance exhibits for both access points onto Warner Road.
3. A common access drive (CAD) Use and Maintenance Agreement will be required prior to final platting.
4. All stormwater infrastructure and will be reviewed in more detail during the final construction drawing review process.
5. 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.
6. Provide a stormwater management report for review.
7. Provide detailed construction drawings to private utility providers.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. 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, USWCD (via email)

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Wednesday, February 5, 2020 4:28 PM
To: Brad Bodenmiller
Cc: Chad Green
Subject: LUC Comments

Brad,

Here's our comments for this month's LUC meeting:

Jerome Village Preliminary Plat

- The City of Marysville does not have any comments regarding this preliminary plat extension.

The Courtyards on Hyland Run (GPN-13)

- The City of Marysville does not have any comments regarding this amended preliminary plat.

Thomas Duff Plat

- Per the approved Engineering Plans for this development, the Developer shall provide a thirty (30) foot utility easement along the southern property line. This easement shall be dedicated to the City of Marysville (with rights to Union Rural Electric).
- **Brad - The City would like to review this language prior to next week's meeting...**

Warner Industrial Corporate Center

- The final public water design will be completed during the Final Engineering process. This includes: hydrant location (including hydrants strictly for flushing purposes), valve placement, vertical design, etc.
- The final public wastewater design will be completed during the Final Engineering process. This includes: public vs. private location, connection to the public sewer, vertical design, etc.
- The proposed easement along Warner Road shall be a "utility easement" that permits both maintenance of the adjacent sanitary sewer and waterline within it.
- A twenty (20) foot utility easement shall be provided along Industrial Parkway.

Please review and let me know if you have any further questions.

Thanks,
Jeremy

--

Jeremy Hoyt, P.E.

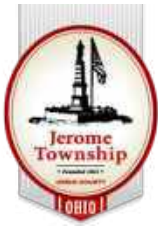
City Engineer / Deputy Public Service Director

City of Marysville, Ohio

209 South Main Street
Marysville, Ohio 43040
[\(937\)645-7358](tel:9376457358) (office)
[\(937\)645-7351](tel:9376457351) (fax)

jhoyt@marysvilleohio.org





9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

February 6, 2020

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

Re.: Warner Industrial Corporate Center – Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Preliminary Plat known as Warner Industrial Corporate Center – Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) Given the size of the proposed buildings, a Conditional Use Permit will be required for the development. I have met extensively with the applicant about this requirement. No Zoning Certificate can be issued until a Conditional Use Permit is reviewed and approved by the Board of Zoning Appeals.
- 2) The correct zoning district, per the Zoning Map, is COM, Commerce District. This is incorrectly noted throughout the plat map.
- 3) The parking area along the west lot line appears to be within the required 10 foot paved surface setback. The development may not meet all of the development standards contained in the Zoning Resolution as to landscaping. These development standards will be reviewed for compliance as part of review of the Conditional Use Permit and Zoning Certificate.
- 4) The Fire Chief may, at his discretion, provide additional comments at the CUP, Final Plat, or building plan review phase. I note that the applicant has met extensively with Fire Chief Stewart.

As per usual practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee, and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio

Brad Bodenmiller

From: Jeremy Burrey <jburrey@co.union.oh.us>
Sent: Friday, February 7, 2020 3:07 PM
To: Brad Bodenmiller
Subject: Warner Industrial Corporate center.

Hello Brad,

I have looked over the plat and have one concern with the basin in the back by kile ditch. I am fine with the setbacks as long as there is no fencing of any kind, Trees, Landscape, Or Rock. Kile is a One sided maintenance ditch. This means I have no easement on the North Side of the ditch. I only have and easement on the South bank of the ditch and any obstruction with the narrow set back would prevent our equipment from accessing the rest of the ditch for Maintenance. So I'm basically saying this will have to remain as grass only in the drainage easement area for Kile ditch.

Jeremy Burrey
Drainage Maintenance Supervisor
18000 St. Rt. 4
Marysville OH 43040
Phone: 937-642-5871 X 2228
jburrey@co.union.oh.us



Staff Report – Dover Township Zoning Amendment

Jurisdiction:	Dover Township Zoning Commission c/o Tom Morgan 16650 Church St Marysville, OH 43040 themorgans@myfam.com (937)243-9671
Request:	Review of Dover Township Zoning Resolution (Resolution) text amendment, initiated by the Board of Trustees. The amendment adds language to the supplementary district regulations to address agritourism.
Location:	Dover Township is in Union County.

Staff Analysis:	<p>ORC enables townships to regulate land use and structures, including buildings, using zoning regulations. One of the exceptions to this is agriculture; townships are very limited in how and what they can regulate when it comes to agriculture. Agritourism has been added to the list of those uses townships have only limited authority to regulate. Townships can only regulate size of a structure, size of parking areas (not drainage), setback building lines, and egress/ingress; these factors must be “necessary to protect public health and safety” (ORC 519.21; ORC 901.80).</p> <p>There are generally three ways townships have approached this—change nothing in the current regulations, require a conditional use, or set standards and require no zoning permits. In the text LUC drafted in conjunction with the Union County Prosecutor’s Office, agritourism requires a conditional use. Dover Township proposes to use the text from LUC and the Prosecutor, requiring a conditional use.</p> <p><u>Section 400 Compliance with Regulations</u> This section is similar to introductory text in many other townships in LUC. Staff recommends updating the text to read, “Except where limited by this Resolution, The the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such</p>
------------------------	--



Staff Report – Dover Township Zoning Amendment

structures are located are exempt from this Resolution and no Zoning Certificate is required.” That is because the Resolution does limit agriculture to the extent allowed by the ORC in the next section (Section 405)—the limitations impact lots not greater than five acres.

Section 5XX Agritourism

This section creates conditions for the Board of Zoning Appeals to review when considering an agritourism conditional use. The conditions to review are generally:

1. Evidence the “farm” meets the farm definition.
2. The relationship of the agritourism activity to the existing agricultural use of the property and surrounding agricultural community. Staff recommends a slight rephrasing of this criteria, “B. The educational, entertainment, historical, cultural and/or recreational relationship of the agritourism operation to the existing agricultural use of the property, **and** the surrounding agricultural community, **and/or the relationship of the agritourism activity to agriculture** in general shall be identified.”
3. A site plan with buildings, setbacks, and any well/septic systems.
4. Off-street parking areas, including traffic demands.
5. Ingress/Egress in compliance with County Access Management Regulations.

Proposed Definitions

The definitions of “Agritourism”, “Agritourism Provider”, “Farm”, and “Agricultural Production” are taken word from word from the ORC.

Proposed Official Schedule of District Regulations

Listing Agritourism as a conditional use is a tool that the Township is using to review each individual operation through the Board of Zoning Appeals and confirm the operation adheres to agritourism criteria.

Prosecutor’s Office

The prosecutor’s office has seen Millcreek Township’s Exemption method as well as the conditional use method drafted by LUC staff for Taylor and Dover Township.



Staff Report – Dover Township Zoning Amendment

	<p>The Prosecutor's office approves of this method, as long as it was listed as a conditional use in ALL districts.</p> <p><u>Final Comments</u></p> <ul style="list-style-type: none">• Agritourism goes hand-in-hand with the agricultural goals and objectives of the Union County Comprehensive Plan. Especially Objective 2 (pp. 43 <i>Plan</i>).• There are no existing supplemental regulations related to agritourism, agriculture, or farms. Staff recommends adding Agritourism to the end of Article V as "<u>Section 570 Agritourism</u>".• Change the outline format from "I, A, 1, i, a, etc..." to "A, 1, a,, etc..." to match the existing format of the <i>Resolution</i>.
Staff Recommendations:	<p>Staff recommends <i>APPROVAL WITH MODIFICATIONS</i>, as noted in the staff report, of the proposed zoning amendment.</p> <p>Those modifications include:</p> <ul style="list-style-type: none">• Consider the supplemental regulations section number 570.• Consider the outline format change as noted• Consider modifying Section 400 as recommended in the staff report.• Consider criteria #2 of Section 5XX as recommended in the staff report.
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: 1/24/2020

Township: Dover, Union County

Amendment Title: Agritourism

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

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

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

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

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

10820 St Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

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

Date of Request.

1/29/2020

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

**RE: Zoning Text Amendment Application, Dover Township, Union County
Agritourism**

Dear LUC Regional Planning Commission Committee Members:

The Dover Township Board of Trustees met on Monday, January 20, 2020. During the meeting, amendments to the Zoning Resolution were initiated by resolution of the Board of Trustees. The amendments propose alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.

The proposal amends Article IV District Regulations, Article V Supplementary District Regulations, and Article XII Definitions. These amendments would add Agritourism as a conditional use in all districts where agriculture may be conducted, include supplementary regulations for agritourism, and add relevant definitions.

Included with this cover letter, you will find a copy of the existing zoning as it appears in the Zoning Resolution. Proposed changes are bolded and struck. Please refer to these attachments for further information.

Public Hearing.

The Dover Township Zoning Commission of Union County, Ohio, will hold a public hearing concerning the proposed amendments at 6:30 PM on FEB 19, 2020, in the Dover Twp Hall.

Point of Contact.

Please consider me Dover Township's point of contact for this matter. My contact information is below:

Tom Morgan

937-243-9671

Email: themorgansemyfam.com

Sincerely,

Tom Morgan

Article V Supplementary District Regulations

Section 5XX Agritourism

In addition to the procedure and requirement for approval of conditional use permits, the Board of Zoning Appeals shall direct the Zoning Inspector to issue a conditional use permit listing the specific conditions specified by the Board for approval if the following conditions have been met:

I. Conditions

- A. Evidence that the farm on which the agritourism operation is proposed is ten (10) acres or more in area shall be provided. If such farm is less than ten (10) acres, evidence shall be provided that such farm is currently enrolled in the Current Agricultural Use Value (CAUV) program or produces an average yearly gross income of at least twenty-five hundred dollars (\$2,500) from agricultural production.
- B. The educational, entertainment, historical, cultural and/or recreational relationship of the agritourism operation to the existing agricultural use of the property and the surrounding agricultural community in general shall be identified.
- C. A site plan of the property illustrating all structures to be used for agritourism activities, setbacks from property lines for all structures and any existing or proposed well and/or on-site wastewater disposal system area(s) on the property shall be submitted.
 1. The size and setback for any structure used primarily for agritourism activities shall be in conformance with the requirements of the applicable zoning district, listed in the Official Schedule of District Regulations.
- D. Off-street parking in accordance with area requirements in Article XI Off-Street Parking and Loading Requirements shall be provided.
 1. Additionally, off-street parking adequate to meet peak time demand shall be provided in a manner that does not cause nuisance or conflict with adjoining properties. Estimates of traffic generation shall be submitted. In no instance shall parking be permitted within yard setback areas or within 20 feet of the road right-of-way.
 2. Nothing in division D.1. confers power to require any parking area to be improved in any manner, including requirements governing drainage, parking area base, parking area paving, or any other improvement.
- E. Demonstrate ingress and egress to the site that meets the then current Union County Access Management Regulations.

Article XI Definitions

AGRITOURISM: An agriculturally related educational, entertainment, historical, cultural, or recreational activity, including you-pick operations or farm markets, conducted on a farm that allows or invites members of the general public to observe, participate in, or enjoy that activity.

AGRITOURISM PROVIDER: A person who owns, operates, provides, or sponsors an agritourism activity or an employee of such a person who engages in or provides agritourism activities whether or not for a fee.

FARM: Land that is composed of tracts, lots, or parcels totaling not less than ten (10) acres devoted to agricultural production or totaling less than ten (10) acres devoted to agricultural production if the land produces an average yearly gross income of at least twenty-five hundred dollars (\$2,500) from agricultural production.

AGRICULTURAL PRODUCTION: Commercial animal or poultry husbandry, aquaculture, algaculture meaning the farming of algae, apiculture, animal husbandry, or poultry husbandry; the production for a commercial purpose of timber, field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, or sod; the growth of timber for a noncommercial purpose if the land on which the timber is grown is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use; or any combination of such husbandry, production, or growth; and includes the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with such husbandry, production, or growth; land devoted to biodiesel production, biomass energy production, electric or heat energy production, or biologically derived methane gas production if the land on which the production facility is located is contiguous to or part of a parcel of land under common ownership that is otherwise devoted exclusively to agricultural use, provide that at least fifty per cent of the feedstock used in the production was derived from parcels of land under common ownership or leasehold. Agricultural production includes conservation practices, provided that the tracts, lots, or parcels of land or portions thereof that are used for conservation practices comprise not more than twenty-five per cent of tracts, lots, or parcels of land that are otherwise devoted exclusively to agricultural use and for which an application is filed under Section 929.02 of the Revised Code.

Official Schedule of District Regulations

Agritourism listed as a conditional use in all Districts.

DRAFT

ARTICLE IV DISTRICT REGULATIONS

SECTION 400 COMPLAINT WITH REGULATIONS: The regulations set by this Resolution within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as herein after provided:

1. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, moved or structurally altered except in conformity with all of the Resolutions herein specified for the district in which it is located. The use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such structures are located are exempt from this Resolution and no Zoning Certificate is required.
2. No building or other structure shall hereafter be erected or altered:
 - (A) To exceed the height or bulk,
 - (B) To occupy a greater percentage of lot area, and
 - (C) To have narrower or smaller rear yards, front yards, side yards, or other open spaces. Herein required; or in any other manner contrary to the provisions of this Resolution.
3. No yard or lot existing at the time of passage of this Resolution shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Resolution shall meet at least the minimum requirements established by this Resolution.

SECTION 405 LOCATION AND REGULATIONS OF AGRICULTURAL USE: In any platted subdivision approved under Section 711.03, 711.09, 711.10 of the Revised Code, or in any area consisting of 15 or more lots approved under Section 711.131 of the Revised Code that are contiguous to one another, or some of which are contiguous to one another and adjacent to one side of a dedicated public road, and the balance of which are contiguous to one another and adjacent to the opposite side of the same dedicated public road:

(A) Agriculture is regulated in the following manner:

On lots of one acre or less, agriculture may be permitted as a Conditional Use.

(B) On lots greater than one acre but not greater than five acres, buildings or structures incident to the use of land for agriculture purposes are regulated as follows:

Setback Building Lines: Same as for principal structure in the same district as to front, sides, and back.

Height: Twenty (20) feet maximum

Size: Maximum of 1000 square feet (outside measurement)

(C) On lots greater than one acre but not greater than five acres, dairying and animal and poultry husbandry are regulated as follows, on at least 35% of the lots in the subdivision are developed with at least one building, structure, or improvement that is subject to real property taxation or that is subject to the tax on manufactured homes under Section 4503.06 of the Revised Code; and after 35% of the lots are so developed, dairying and animal and poultry husbandry shall be considered nonconforming use of land and buildings or structures pursuant to Section 519.19 of the Revised Code.

The aforementioned Resolution confers no power on any Township Zoning Commission, Board of Township Trustees, or Board of Zoning Appeals to regulate agriculture, buildings or structures, in dairying and animal and poultry husbandry on lots greater than five acres.

SECTION 410 SCHEDULE OF DISTRICT REGULATIONS ADOPTED:

District Regulations shall be as set forth in the Official Regulations, hereby adopted by reference and declared to be part of this Resolution, and in Article V of this Resolution, entitled "SUPPLEMENTARY DISTRICT REGULATIONS".

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

TOWNSHIP OF DOVER, UNION COUNTY, OHIO

ZONING DISTRICT: (U-1 Rural District)

PERMITTED USES: Agriculture, Very Low Density Residence, Animal Hospital, Clinic, Kennel, Public Use and Quasi-Public Use, Swimming Pools with approval of the Dover Twp. Zoning Inspector.

CONDITIONAL USES: (Permitted upon issuance of a conditional permit by the Board of Zoning Appeals). Public Service Facility, Service Business, Home Occupations, Low Density Residence, Medium Density Residence, Commercial Recreation, Mineral Extractions, Light and Heavy Manufacturing, Junk Storage and Sales, Dwelling (Housing), Manufactured (Mobile Homes) Individually, and Dwelling (Housing), Manufactured (Mobile Home) Parks, Commercial Storage Business Unit.

PROHIBITED USES: Adult Bookstores; Adult Cabarets; Adult-oriented business.

PLANNED UNIT DEVELOPMENT: (Permitted upon approval by the Zoning Commission and issuance of certification by the Zoning Appeals) Residential, Commercial, Industrial, Public and Quasi-public uses individually or in combination.

LOT, MINIMUM AREA 100% OF: (Square feet per household)
100% buildable lot size with on-site sewage-40,000/150' frontage/width.
With group or central sewage-10,800/80' frontage/width.
No lot shall have an average depth that is more than 3 times its average width.

MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED: (Principal and accessory building) 25 percent.

MINIMUM FLOOR AREA: (Square feet)
1,200 FOR CONVENTIONAL HOUSING; 1,200 for manufactured homes.

MAXIMUM HEIGHT OF PRINCIPAL BUILDING:
Stories: 2 ½
Feet: 35'

MINIMUM YARD DIMENSIONS: (Feet)
Front: 50'
Rear: 40'

One side yard: 5'
Sum of side yards: 10'

ACCESSORY BUILDINGS:

Maximum height: 20' at the peak of the roof
Minimum distance in feet to side lot line: 5'
Minimum distance in feet to rear lot line: 5'

MINIMUM OFF-STREET PARKING SPACE: One unit for each family housing unit.

SIGNS PERMITTED: Yes, under Article VIII.

OTHER PROVISIONS AND REQUIREMENTS: (Supplementary Regulations, Notes, Etc.) Use of land or buildings for agricultural purposes is not affected by this Resolution and no Zoning Certificates shall be required for any such building or structure or use of land.

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

TOWNSHIP OF DOVER, UNION COUNTY, OHIO

ZONING DISTRICT: (R-1 LOW DENSITY RESIDENTIAL DISTRICT)

PERMITTED USES: Single Family Housing, Public and Quasi-public Uses, Home Occupation. Swimming Pools or Portable/Inflatable Pools are permitted with the approval of the Dover Township Zoning Inspector.

CONDITIONAL USES: (Permitted upon issuance of a Conditional Use permit by the Board of Zoning Appeals) Noncommercial Recreation, Service Business, Telecommunication Tower, Commercial Storage Business Unit.

PROHIBITED USES: Adult Bookstores; Adult Cabarets; Adult-oriented business, Billboard Signs.

PLANNED UNIT DEVELOPMENT: (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Zoning Appeals) Residential, Commercial, Public and Quasi-public uses individually or in combination.

RESIDENTIAL SUBDIVISION PLATS:

The following standards shall apply to all new residential subdivision plats having six (6) or more lots within this zoning district. (The words "Plat" and "Subdivision" shall have the same meaning as defined in ORC 711.001.) This regulation is intended to provide park and recreation facilities for the community, provide passive and active recreation opportunities, to preserve open space and sensitive natural areas, and to control the density of population.

1. The developer of any platted residential subdivision within this zoning district shall dedicate a minimum of 10% of the gross acreage of the property to permanent open space to be used by the residents of the development.
 - a. Manmade structures in which water is impounded by constructing a dam or embankment or by excavating a pit ponds are permitted within open space areas, but the area comprising these structures shall not be counted as part of the 10% permanent open space; this includes retention basins but does not include detention basins or bio-swales design for short-term storm water containment.
 - b. Private yards, street right-of-ways, and open parking areas and driveways shall not be counted as part of the 10% permanent open space.

LOT, MINIMUM AREA 100% OF: (Square feet per household)
100% Buildable lot size for single family with on-site sewage-40,000/150' frontage/width.
Single family with group or central sewage-14,520/100' frontage/width
No new multi-family dwellings are permitted.
No lot shall have an average depth that is more than 3 times its average width.

MAXIMUM PERCENTAGE OF LOTS TO BE OCCUPIED: (Principal and Accessory Building) 25 percent.

MINIMUM FLOOR AREA: (Square Feet)
1,450 for all single family houses. No new multi-family dwellings are permitted.

MAXIMUM HEIGHT OF PRINCIPAL BUILDING:
Stories: 2 ½
Feet: 35'

MINIMUM YARD DIMENSIONS: (Feet)
New Lot: Front-35'
Rear-40'
One Side Yard-5'
Sum of Side Yards-10'
Old Lot: Same as nearest adjoining residential structures.

ACCESSORY BUILDINGS:
Maximum Height: 15'at the peak of the roof
Minimum Distance in feet to side lot line: 5'
Minimum Distance in feet to rear lot line: 5'

SIGNS PERMITTED: Yes, under article VIII.

OTHER PROVISIONS AND REQUIREMENTS: (Supplementary Regulations, Notes, Etc.)

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

TOWNSHIP OF DOVER, UNION COUNTY, OHIO

ZONING DISTRICT: (B-2 LOCAL BUSINESS DISTRICT)

PERMITTED USES: Business Convenience-type Retail, Personal Service, Offices, Public and Quasi-public Uses, Service Business, Eating Establishments, Residential. Swimming Pools or Portable/Inflatable Pools are permitted with the approval of the Dover Township Zoning Inspector, Commercial Storage Business Unit, Billboard Signs minimum 50 Sq. Ft.

CONDITIONAL USES: (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals) Public Service Facility, Dwelling (House), Manufactured (Mobile Homes) individually. Internet Sweepstakes Cafes or Gaming Establishments

PROHIBITED USES: Adult Bookstores; Adult Cabarets; Adult-oriented business.

PLANNED UNIT DEVELOPMENT: (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Zoning Appeals) Residential, Commercial, Public and Quasi-public uses individually or in combination.

MINIMUM LOT SIZE: (Square Feet per establishment)

With on-site sewage-40,000 for new established lots

With group or central sewage-none

No lot shall have an average depth that is more than 3 times its average width.

MINIMUM WIDTH FRONTAGE LOT:

With on-site sewage-85'

With central sewage-none

MAXIMUM PERCENTAGE OF LOTS TO BE OCCUPIED: (Principle and Accessory Buildings) 50 percent

MINIMUM FLOOR AREA: (Square Feet)

1,200 for all Single Family Houses

1,200 for Manufactured Homes

MINIMUM YARD SETBACK DIMENSIONS: (Feet)

Front-30'
Rear-30'
One Side Yard-5'
Sum of Side Yards-10'

ACCESSORY BUILDINGS:

Maximum Height: 15' at the peak of the roof
Minimum Distance in feet to side lot line-5'
Minimum Distance in feet to rear lot line-5'

MINIMUM OFF-STREET PARKING SPACE: One space for each 200 square feet of retail or service floor area.

SIGNS PERMITTED: Yes, under article VIII.

OTHER PROVISIONS AND REQUIREMENTS: (Supplementary Regulations, Notes, Etc.) Non-Residential use cannot be conducted closer than 40 feet from any Residential District.

PERMIT:

- A. No building shall be erected, constructed or developed and no building or premises shall be reconstructed, remodeled arranged for use or used for an Internet Sweepstakes Café or Gaming Establishment unless authorized by the issuance of a Conditional Use Permit granted by the Dover Township Board of Zoning Appeals.

RESTRICTIONS:

- A. No more than twelve (12) Computerized or Sweepstakes Gaming Devices per establishment per 100 sq. ft. allowing two (2) parking spaces per machine.
- B. Persons entering an Internet Sweepstakes Café or Gaming Establishment must be twenty-one (21) years of age or older.
- C. No alcoholic beverages are permitted at an Internet Sweepstakes Café or Gaming Establishment.
- D. No Internet Sweepstakes Café or Gaming Establishment shall be permitted in a location which is within a 500 foot radius of a residential or agricultural zoned district. The distance shall be measured by radius from the closest property line of the proposed Internet Sweepstakes Café or Gaming Establishment to the closest property line of the prohibitive use class.

- E. No Internet Sweepstakes Café or Gaming Establishment shall be permitted in a location which is within 500 feet of another Internet Sweepstakes Café or Gaming Establishment. The distance shall be measured by radius from the closest property line of the proposed Internet Sweepstakes Café or Gaming Establishment to the closest property line of the existing Internet Sweepstakes Café or Gaming Establishment.
- F. No Internet Sweepstakes Café or Gaming Establishment shall be permitted in a location which is within 500 feet of a church, public or private school, park or playground, any social services facility, state licensed daycare facility or neighborhood center.

SIGNAGE:

- A. No signs shall be permitted to flash, blink, scroll, or involve any type of animation or movement. All signage must comply with Article VIII (Signs and Advertising) of the Dover Township Zoning Resolutions.

PARKING:

- A. Minimum of one parking space for each fifty (50) square feet of gross floor area.

LIGHTING:

- A. All outside lighting shall be shielded and directed away from adjacent properties.

RETAIL FOOD SALES:

- A. All food and beverage sales shall be in conformance with Union County Health District Regulations. A copy of the approved food permit shall be provided to Dover Township upon application for a conditional use permit. An annual report shall be provided to Dover Township.

SEPTIC CAPACITY:

- A. Any location not serviced by sanitary sewers must undergo an evaluation by the Union County Health District to determine if the septic system is adequate for the proposed facility. A copy of the sanitary evaluation shall be provided to Dover Township when the conditional use permit is applied for.

INSPECTION AND PERMIT REVOCATION:

- A. Dover Township reserves the right to review the facilities of any Internet Sweepstakes Café or Gaming Establishment operating in the Township.

B. Dover Township reserves the right to revoke the Conditional Use Permit of any and all Internet Sweepstakes Café or Gaming Establishment for any of the following reasons:

1. An applicant who gives false or misleading information in their application or in a document or diagram related to the operation of an Internet Sweepstakes Café or gaming Establishment.
2. An applicant or employee has knowingly allowed possession, use, or sale of controlled or illegal substances on the premises.
3. An applicant or employee knowingly operated an Internet Sweepstakes Café or Gaming Establishment during a period of time when the applicant's Conditional Use Permit was suspended.
4. An applicant has been convicted or pleads guilty to an offense or violation of Chapter 2915 of the Ohio Revised Code or any violation of the resolution or of any other ordinance or state law equivalent to any offense contained in Chapter 2915.
5. An applicant or employee has knowingly allowed gambling activities prohibited by section 2915.02 of the Ohio Revised Code to occur in or on the Conditional Use premises. The term gambling shall have the same meaning as it is defined in the Ohio Revised Code section 2907.02.
6. An applicant is delinquent in payment to Union County or Dover Township of any taxes or fees related to an Internet Sweepstakes Café or Gaming Establishment.
7. Any other non-compliance with this Article by the owners, agents, employees, or staff of an Internet Sweepstakes Café or Gaming Establishment operating in Dover Township.

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

TOWNSHIP OF DOVER, UNION COUNTY, OHIO

ZONING DISTRICT: (M-2 HEAVY MANUFACTURING DISTRICT)

PERMITTED USES: Light and Heavy Manufacturing and Related Offices, Wholesale and Warehousing, Printing and Publishing, Transport Terminals, Public and Quasi-public uses, Service Business, Research Facilities.

CONDITIONAL USES: (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals) Extractive Industry, Junk Storage and Sales, Public Facilities, Residential.

PROHIBITED USES: Adult Bookstores; Adult Cabarets; Adult-oriented business.

PLANNED UNIT DEVELOPMENT: (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Zoning Appeals) Residential, Commercial, Public and Quasi-public uses individually or in combination.

MINIMUM LOT SIZE: (Square Feet per establishment)

120,000

Width frontage of lot-175'

No lot shall have an average depth that is more than 3 times its average width.

MAXIMUM PERCENTAGE OF LOTS TO BE OCCUPIED: (Principle and Accessory Buildings) 50 percent

MINIMUM FLOOR AREA: (Square Feet)

None

MAXIMUM HEIGHT OF PRINCIPLE BUILDING: (Feet)

Stories: 2

Feet: 30'

MINIMUM YARD DIMENSIONS: (Feet)

Front-80'

Rear-50'

Side Yard-20'

Sum of Side Yards-50'

ACCESSORY BUILDINGS:

Maximum Height: 25'

Minimum Distance in feet to side lot line: 10'

Minimum Distance in feet to rear lot line: 20'

MINIMUM OFF-STREET PARKING SPACE: One space for each employee on the maximum work shift.

SIGNS PERMITTED: Yes, under article VIII.

OTHER PROVISIONS AND REQUIREMENTS: (Supplementary Regulations, Notes, Etc.) Extractive use cannot be conducted within 500 feet from any Residential District.

ARTICLE V SUPPLEMENTARY DISTRICT REGULATIONS

SECTION 500 PERMITTED CONDITIONAL USES: The Conditional Uses shall conform to all requirements of this Resolution, including additional standards set forth in Sections 501 to 504, inclusive, before being permitted in their respective districts. All Conditional Uses are hereby declared to possess characteristics of such unique and special forms that each specific use shall be considered as an individual case.

SECTION 501 REQUIRED PLAN: A plan for the proposed development of a site for a permitted Conditional Use shall be submitted with an application for a Conditional Use Permit, and such plan shall show the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, and any other pertinent information that may be necessary to determine if the proposed Conditional Use meets the requirements of this Resolution.

SECTION 502 EXPIRATION: A Conditional Use Permit shall be deemed to authorize only one particular Conditional Use and shall expire if the Conditional Use shall cease for more than one year for any reason.

SECTION 503 EXISTING VIOLATIONS: No permit shall be issued for a Conditional Use for a property where there is an existing violation of this Resolution.

SECTION 504 STANDARDS APPLICABLE TO ALL CONDITIONAL USES: The location and size of the use, the nature and intensity of the operations involved, the size of the site in relation to it, and the location of the site with respect to the existing and future streets giving access to it, shall be such that it will be in harmony with the orderly development of the district, and the location, nature of height of buildings, walls, and fences will not discourage the appropriate development and use of adjacent land and buildings or impair its value thereof. In addition, operations in connection with and Conditional Use shall not be more objectionable to nearby properties by reason of noise, fumes, etc., than would be the operation of any permitted use.

SECTION 517 PARKING AND STORAGE OF CERTAIN VEHICLES: The following provisions and requirements shall pertain to the parking and storage of certain vehicles:

1. The parking or storage, within any district, of automotive vehicles without current license plates, for a period of more than thirty (30)

days shall be prohibited unless such vehicle is stored in an enclosed garage or other accessory building.

2. The parking or storage, within any district, of a disabled automotive vehicle for a period of more than thirty (30) days shall be prohibited unless such vehicle is stored in an enclosed garage or other accessory building.
3. The parking or storage within any district, of a junked, dismantled or wrecked automotive vehicle, or parts, which is in public view of any highway for a period of more than thirty (30) days, shall be prohibited.

For purposes of this section, a junked, dismantled or wrecked automotive vehicle shall be one of which is damaged, or no longer serviceable, to the extent that it is inoperable or is unsafe to operate upon the public highways.

This section shall not apply to properly licensed junkyards and motor vehicle salvage facilities that are regulated by appropriate sections of the Ohio Revised Code.

SECTION 520 SPECIAL PROVISIONS FOR RESIDENTIAL USES: The regulations applicable to Residential Uses shall be supplemented by the provisions of Sections 521 to 522, inclusive.

SECTION 521 DETERMINING MINIMUM FLOOR AREA FOR HOUSING UNITS: The minimum floor area per family in housing units shall include only area used for living quarters. Utility rooms, garages, carports, porches, laundry areas and basements are to be excluded.

SECTION 522 CONVERSION OF DWELLINGS TO MORE UNITS: In the U-1 and R-1 Districts a residence may be converted to accommodate an increased number of dwelling units provided:

1. The yard dimensions still meet the yard dimensions required by the Zoning Regulations for new structures in that district.
2. The lot area per family shall equal the lot area requirements for new structures in that district.
3. The number of square feet of living area per family unit is not reduced to less than that which is required for new construction in that district.

SECTION 523 PRIVATE SWIMMING POOLS: A private swimming pool, not including farm ponds, shall be any pool, lake or open tank not located within a completely enclosed building and containing or normally capable of containing

water to a depth at any point greater than one and one-half feet. No such swimming pool, exclusive of portable swimming pools with a diameter less than 12 feet or with an area of less than 100 square feet shall be allowed in any commercial or residential district, except as an Accessory Use and unless it complies with the following conditions and requirements:

1. The pool is intended and is to be used solely for the enjoyment of the occupants of the principal use of the property on which it is located.
2. It may not be located, including any walks or paved areas or accessory structures adjacent thereto, closer than 10 feet to any property line of the property on which it is located.
3. The swimming pool, or the entire property on which it is located, shall be walled or fenced to prevent uncontrolled access by children from adjacent properties. Said fence or wall shall be not less than a minimum of 4 feet in height and maintained in good condition with a gate and lock to comply with the Union County Building Code.

SECTION 525 SETBACK REQUIREMENTS FOR CORNER BUILDINGS: On a corner lot, the main building and its accessory structures shall be required to set back the same distance from all road right-of-way lines as required for the front set back in the district in which such structures are located.

SECTION 530 SPECIAL PROVISIONS FOR COMMERCIAL AND INDUSTRIAL USES: No land or building in any district shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable elements to acceptable limits as established by the performance requirements in Sections 531 to 540, inclusive.

SECTION 531 FIRE HAZARDS: Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire fighting equipment. Such hazards shall be kept removed from adjacent activities to a distance which is compatible with the potential danger involved.

SECTION 532 ELECTRICAL DISTURBANCE: No activity shall emit electrical disturbance which will affect adjoining properties.

SECTION 533 NOISE: Noise, which is objectionable as determined by the Board, shall be muffled or otherwise controlled.

SECTION 536 ODORS: No malodorous gas or matter shall be permitted which is offensive or as to produce a public nuisance or hazard on any adjoining lot or property.

SECTION 537 AIR POLLUTION: No pollution of air by fly-ash, dust, vapors, or other substances shall be permitted which is harmful to health, animals, vegetation or other property, or which can cause excessive soiling.

SECTION 538 GLARE: No direct or reflected glare shall be permitted which is visible from any property outside an Industrial District or from any public highway.

SECTION 539 EROSION: No erosion, by either wind or water, shall be permitted which will carry objectionable substance onto neighboring properties.

SECTION 540 WATER POLLUTION: Pollution of water shall be subject to the requirements and regulations established by the Ohio Environmental Protection Agency.

SECTION 541 MINERAL, CLAY, SAND AND GRAVEL EXTRACTION, STORAGE AND PROCESSING: The Mining, storage and processing of minerals shall be conducted in accordance with the requirements of Sections 542 to 546, inclusive.

SECTION 542 DISTANCE FROM RESIDENTIAL AREAS: Mining, storage or processing shall not be conducted closer than 500 feet from any Residential District, nor closer than 200 feet from any structure for human occupancy in any other district.

SECTION 543 FILING OF LOCATION MAP: The operator shall file with the Zoning Inspector a location map which clearly shows areas to be mined and the location of adjacent properties, roads and natural features.

SECTION 544 INFORMATION OF OPERATION: The operator shall submit information on the anticipated depth of excavations and on depth and probable effect on the existing water table as coordinated with the Ohio Division of Water.

SECTION 545 RESTORATION OF MINED AREA: The operator shall file with the Board of Zoning Appeals a detailed plan for the restoration of the area to be mined which shall include the anticipated future use of the restored land.

SECTION 546 PERFORMANCE BOND: The operator may be required to file with the Board of Township Trustees a bond, payable to the township and conditioned on the faithful performance of all requirements contained in the approved Restoration Plan. The bond shall be released upon written certification of the Zoning Inspector that the restoration is complete and in compliance with Restoration Plan.

SECTION 547 ENFORCEMENT PROVISION: The Zoning Inspector or Board of Zoning Appeals, prior to the issuance of a Zoning Certificate, may require the

submission of statements and plans indicating the manner in which dangerous and objectionable elements involved in processing and in equipment operations are eliminated or reduced to acceptable limits and tolerances.

SECTION 548 MEASUREMENT PROCEDURES: Methods and procedures for the determination of the existence of any dangerous and objectionable elements shall conform to applicable standard measurement procedures published by the American Standards Association, Inc., New York, The Manufacturing Chemists Association, Inc., and the United States Bureau of Mines.

SECTION 550 SUPPLEMENTARY DISTRICT REGULATIONS: Supplementary Regulations apply to several districts or a set of districts and are set forth in Sections 551 to 560, inclusive.

SECTION 551 SIDE AND REAR YARD REQUIREMENTS FOR NON-RESIDENTIAL USE ABUTTING RESIDENTIAL DISTRICTS: Non-residential buildings or uses shall not be located nor constructed closer than 40 feet to any lot line of a Residential District, except that the minimum yard requirement may be reduced to 50 percent of the requirement if acceptable landscaping or screening approved by the Zoning Inspector is provided.

SECTION 552 EXCEPTION TO HEIGHT REGULATIONS: The height limitations contained in the Official Schedule of District Regulations, Section 410, do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and not intended for human occupancy.

SECTION 553 ARCHITECTURAL PROJECTIONS: Open structures such as porches, canopies, balconies, platforms, carports and covered patios, and similar architectural projects shall be considered parts of the building to which attached and shall not project into the required minimum front, side or rear yard.

SECTION 554 VISIBILITY AT INTERSECTIONS IN RESIDENTIAL DISTRICTS: On a corner lot in any Residential District, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and a half and ten feet above the center line grades of the intersecting streets in the area boundaries of the street lines of such corner lots and a line joining points along said street lines 50 feet from the point of intersection.

SECTION 556 ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT: In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this Resolution shall be met for each structure as though it were on an individual lot. Accessory buildings such as a garage may be located in

the rear yard, provided that yard and other requirements of this Resolution are met.

SECTION 557 ADEQUATE DRAINAGE OUTLET AND ACCEPTABLE

SOILS: Every lot shall have an adequate drainage outlet and acceptable soils consistent with the requirements for the proposed use. The Union Soil and Water Conservation District shall determine the drainage outlet adequacy and the soils acceptability.

SECTION 558 JUNK STORAGE AND SALES: Junk Storage and Sales shall be conducted in accordance with the Ohio Revised Code, Chapter 4737, inclusive.

SECTION 559 TEMPORARY BUILDINGS: Temporary buildings, including mobile homes, construction trailers, equipment and materials used in conjunction with construction work may be permitted in any district during the period construction work is in progress, but such temporary facilities shall be removed upon completion of the construction work. Storage of such facilities or equipment beyond the completion date of the project shall require a special permit authorized by the Board of Zoning Appeals.

SECTION 560 OPEN STORAGE AND DISPLAY OF MATERIAL AND

EQUIPMENT: The open storage and display of material and equipment incident to Permitted or Conditional Uses in Commercial and Industrial Districts shall be permitted provided the area used for open storage and display shall be effectively screened from all adjoining properties in any Residential District by means of walls, fences, or planting. Walls or fences shall be a minimum of four feet in height without advertising thereon. In lieu of such wall or fence, a strip of land not less than 10 feet in width, planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than four feet in height at the time of planting may be substituted.

SECTION 561 INCINERATOR: No person shall begin, operate or maintain for commercial business purposes, an incinerator as defined herein.

SECTION 562 FENCES:

(A) Functional fences may be erected as follows:

(1) **Materials:** No barbed wire or electrically charged fence shall be erected in an R-1 District.

(2) **Height:** No functional fence shall be erected to a height exceeding six feet, except that when used to enclose a swimming pool, the maximum height shall be eight feet, and except in M-2 Districts, where the maximum height shall be twelve feet. Barbed wire shall not be included in such computations.

(3) Location: Functional fences may be placed on the side or rear property line, but may not be placed closer to the street than the front of the main building or the front set-back line, whichever is closer to the street, except in U-1 Districts, where they may not be placed closer to the street or road than the street or road right-of-way line.

(B) Decorative fences may be erected as follows:

(1) Materials: Decorative fences may be constructed of any material, except barbed wire, woven wire or chain-link.

SECTION 563 TELECOMMUNICATION TOWERS: Pursuant to the Telecommunications Act of 1996 and the ORC Section 519.211, and the Dover Township Trustees being duly notified of a person's intent to construct a Telecommunication Tower in an area zoned "R-1" District; public utilities or other functionally equivalent providers may site a telecommunications tower as a conditional use provided the following conditions are met:

- a) The applicant must provide proof that the proposal to construct a tower to attach equipment to an existing structure has been approved by all other agencies and governmental entities with jurisdiction (i.e., Federal Communication Commission, Federal Aviation Administration, Ohio Department of Transportation, and Ohio Building Basic Code).
- b) The applicant shall provide proof of notification to contiguous or directly across the street property owners as required by ORC Section 519.211.
- c) The applicant must demonstrate at the time of application that no technically suitable and feasible sites are available in a nonresidential district. There shall be an explanation of why a tower at this proposed site is technically necessary.
- d) Co-location. Applicant shall provide a signed statement indicating that the applicant agrees to allow for the potential co-location of other users on the same tower to the extent possible. All co-located and multiple use telecommunication facilities shall be designed to promote facility and site sharing.
- e) Setbacks from all platted residential uses and residential districts. All new towers shall be setback from the closest subdivision boundary line for all platted residential subdivisions, and for all non-platted residential districts from the closest residence, a distance of 900 feet.

- f) Setbacks from all streets and private and public road right of ways. All new towers shall be setback from all road right of ways public and private, a distance of 900 feet.
- g) Setbacks from all other uses allowable in the zoning district. All new towers shall be setback from any building that is not associated with or accessory to the telecommunications tower facility a distance of 900 feet.
- h) Any and all base station equipment, accessory structures, buildings, etc. used in conjunction with the tower shall be screened with fencing, masonry, shrubbery or other screening materials.
- i) The applicant shall notify the Zoning Inspector within 30 days of ceasing operations at the site and shall remove all structures within 120 days of ceasing operations.
- j) Lighting, Telecommunication towers shall not be artificially lighted unless required by the Federal Aviation Administration or other applicable regulatory authority. If lightning is required, the lighting design that would cause the least disturbance to the surrounding views shall be chosen. All telecommunication facilities shall be unlit except for security lighting, or when authorized personnel are present.
- k) An inspection report prepared by a qualified engineer licensed by the State of Ohio shall be submitted to the Zoning Office every five (5) years which details the structural integrity of all towers and support structures on the property. The results of such inspections shall be provided to the Union County Building Regulations Department and Dover Township Zoning Inspector. Based upon results on an inspection, the Township Trustees may require repair or removal of a communication tower. Any and all necessary repairs to the tower and/or structures shall be removed. The tower owner (applicant) is responsible to cover the cost of all inspections, repair and/or removal.
- l) The un-staffed storage building and/or unit that houses transmitting equipment is considered an accessory use and/or structure. Setbacks for accessory uses/structures will comply with distances in the zoned district of the tower location. These facilities may not include offices, long-term vehicle storage, other outdoor storage, or broadcast studios except for

emergency purposes, or other uses that are needed to send or receive transmissions.

- m) A six (6) foot safety fence with a locked gate surrounding the tower is required. IF high voltage is necessary, signs must be posted every twenty (20) feet along the fence saying "Danger-High Voltage". The operator must also post "No Trespassing" signs.

SECTION 564 PERFORMANCE BOND:

- 1) For each telecommunication tower, the owner or operator shall provide to the Township, a surety bond or a bank letter or credit to assure the Township that the terms and conditions of Section 564 are performed and complied with, including necessary repairs, including repairs to public highways and roads and the costs and expenses of removal in the event of abandonment.
- 2) The Dover Township Board of Trustees may draw upon the performance bond to recover any costs, damages, or expenses incurred by the Township, which arise out of the violations of Section 564 or the abandonment or discontinuance of the use of a tower.

SECTION 565 SUPPLEMENTAL DISTRICT REGULATIONS, COMMON ACCESS DRIVES (General): Common Access Drives provided an alternative to construction of public or private streets for accessing small numbers of lots and reduce the number of driveways along public roads. CAD's may be permitted based upon a case-by-case evaluation of the site and project specific characteristics such as, but not limited to: access management and traffic safety, slopes, drainage, preservation of environmentally sensitive areas, access and maneuvering room for firefighter vehicles, and compliance with local zoning codes. CAD's must be designed by an engineer or surveyor in accordance with these regulations.

The sub divider is responsible for constructing the CAD in accordance to standards and restrictions and any additional or more restrictive standards required by the sub divider's engineer or surveyor, zoning inspection, fire official or County Engineer. (For CAD standards, and requirements, see the Union County Technical Design Standards, Appendix B).

SECTION 566 SMALL WIND FARMS LESS THAN 5MW: Wind Farms of 5MW or more shall be required to submit an application with the Ohio Power Siting Board (OPSB) at the Public Utilities Commission of Ohio (PUCO) and are required to meet OPSB regulations. Any proposed construction, erection, or siting of a small wind farm less than 5MW including the wind turbine generator or anemometer or any parts thereof shall be a Permitted Use in the U-1 Rural

District and M-2 Heavy Manufacturing District and by issuance of a Conditional Use Permit in the R-1 Low Density Residential District and B-2 Local Business District only if the following conditions are met (both as Permitted and Conditional Use):

- A. The maximum height of any turbine shall be 125 ft. For purposes of this Resolution, maximum height shall be considered the total height of the turbine system including the tower, and the maximum vertical height of the turbine's blades. Maximum height therefore shall be calculated by measuring the length of a prop at maximum vertical rotation to the base of the tower.
- B. Setbacks: the following shall apply in regards to setbacks.
 - 1. Any turbine erected on a parcel of land shall be setback 1.1 times the height of the tower, or established "clear fall zone", from all road right-of-way lines, neighboring property lines, structures, as well as any inhabited structures on the parcel intended for the turbine. A turbine will need to be erected and placed in such a manner that if it were to fall, whatever direction the fall occurs would be contained solely on the property where the turbine is located at, and would not strike any structures including the primary dwelling, and any inhabited structures.
- C. Maintenance:
 - 1. Wind turbines must be maintained in good working order. The owner shall within 30 days of permanently ceasing operation of a tower, provide written notice of abandonment to the Zoning Inspector. An unused tower or small wind farm may stand no longer than 12 months following abandonment. All costs associated with the demolition of the tower and associated equipment shall be borne by the owner. A tower is considered abandoned when it ceases transmission for 30 consecutive days. Turbines that become inoperable for more than 12 months must be removed by the owner within thirty (30) days of issuance of zoning violation. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing turbine.
- D. Decibel Levels:
 - 1. All units shall operate not more than 5 decibels above the established ambient decibel levels at property lines. This information shall be included in the engineering report described below in Section II of this document. This

information shall be obtained from the manufacturer of the turbine, and all decibel readings, if necessary, shall be taken from the nearest neighboring property lines. Those turbines not meeting this requirement will be issued a zoning violation and be required to shut down immediately until the required decibel levels are met.

E. Wiring and Electrical Apparatuses:

1. All wires and electrical apparatuses associated with the operation of a wind turbine unit shall be located underground and meet all applicable local, state, and federal codes including the Union County Building Regulations and Residential Building Code of Ohio.

F. Warning Signs:

1. Appropriate warning signs to address voltage shall be posted (where and meeting sign requirements).

G. Building Permits:

1. All Small Wind Farms and parts thereof shall obtain all applicable Building Permits from the Union County Building Regulations where required.

PERMITS

- A. A permit shall be required before construction can commence on an individual wind turbine system.
- B. As part of the permit process, the applicant shall inquire with the Union County Building Regulations as to whether or not additional height restrictions are applicable due to the unit's location in relation to any local airports.
- C. Applicant shall then provide the Township Zoning Inspector with the following items and/or information when applying for a permit:
 1. Location of all public and private airports in relation to the location of the turbine.
 2. An engineering report that shows:
 - a. The total size and height of the unit

- b. The total size and depth of the unit's concrete mounting pad, as well as soil and bedrock data
 - c. A list and or depiction of all safety measures that will be on the unit including anti-climb devices, grounding devices, and lightning protection, braking systems, guy wiring & anchors.
 - d. Data specifying the kilowatt size and generating capacity of the particular unit.
 - e. The maximum decibel level of the particular unit. This information must be obtained from the manufacturer of the turbine unit.
 - f. Ambient noise levels at property lines.
 - g. Hazardous materials containment and disposal plan.
3. A site drawing showing the location of the unit in relation to existing structures on the property, roads and other public right-of-ways, and neighboring properties.

SECTION 567 MEDICAL MARIJUANA ENTITIES

ORC 519.21 and ORC 3796 allow regulation of the location of medical marijuana cultivators, processors, or dispensaries within the unincorporated area of the township. In the interest of protecting the public health, safety, and general welfare, this section prohibits medical marijuana land uses consistent with ORC 519 and ORC 3796.

1. Not an Agricultural Use. Medical marijuana is not considered an "agricultural" use pursuant to ORC 519.21 (D)
2. Zoning Districts. Medical marijuana cultivators, processors, and dispensaries are prohibited within the unincorporated area of the township. No medical marijuana cultivator, processor, or dispensary shall be located in any zoning district. No medical marijuana cultivator, processor, or dispensary shall be permitted as a home occupation. No medical marijuana cultivator, processor, or dispensary shall be located within a mobile building.

ARTICLE XII DEFINITIONS

INTERPRETATION OF TERMS OR WORDS For the purpose of this Resolution, certain terms or words herein shall be interpreted as follows:

1. The word "Person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.
2. The present tense includes the future tense, the singular number includes the plural and the plural number includes the singular.
3. The word "Shall" is a mandatory requirement, the word "May" is a permissive requirement, and the word "Should" is a preferred requirement.
4. The word "Used" or "Occupied" includes the words "intended, designed, or arranged to be uses or occupied."
5. The word "Lot" includes the word "Plot" or "Parcel".

ACCESSORY USE OR STRUCTURE: A use of structure on the same lot width, and of a nature customarily incidental and subordinate to, the principal use or structure. 1,200 square feet for all structures, excluding accessory structures.

ADULT ENTERTAINMENT FACILITIES: A facility having a significant portion of its function as adult entertainment, which includes the following listed categories.

1. Adult bookstore, adult novelty store, or adult video store – A commercial establishment that for any form of consideration, has as a significant or substantial portion of its stock-in-trade in, derives a significant or substantial portion of its revenues from, devotes a significant or substantial portion of its interior business or advertising to, or maintains a substantial section of its sales or display space for the sale or rental of any of the following:

- (a) Hard core material

- (b) Adult novelties, instruments, devices, or paraphernalia that are designed for use or marketed primarily for stimulation of human genital organs or for sadomasochistic use or abuse of self or others.
- 2. Adult cabaret means a nightclub, bar, juice bar, restaurant, bottle club, or similar commercial establishment, whether or not alcoholic beverages are served, that regularly features any of the following:
 - (a) Persons who appear in a state of nudity or semi-nudity;
 - (b) Live performances that are characterized by the exposure of specified anatomical areas or specified sexual activities.
 - (c) Films, motion pictures, video cassettes, slides, or other photographic reproductions, which are distinguished or characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas.
- 3. Adult entertainment – The sale, rental, or exhibition, for any form of consideration, of books, films, video, cassettes, magazines, periodicals, or live performances that are characterized by an emphasis on the exposure or display of specified or anatomical areas or specified sexual activity.
- 4. Adult entertainment establishment or Sexually Oriented business – An adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motion picture theater, adult theater, lingerie modeling studio, nude or seminude model studio, or sexual encounter establishment. An establishment in which a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized therapy, including, but not limited to, massage therapy, as regulated pursuant to section 4731.15 of the Revised Code is not an “adult entertainment establishment”.
- 5. Adult motion picture theater – A commercial establishment where films, motion pictures, video cassettes, slides, or similar photographic reproductions that are distinguished or characterized by their emphasis upon the exhibition or description of specified sexual activities or specified anatomical areas are regularly shown for any form of consideration.
- 6. Adult theater – A theater, concert hall, auditorium, or similar commercial establishment that, for any form of consideration, regularly features persons who appear in a state of nudity or semi-nudity or live performances that are characterized by their emphasis upon the exposure of specified anatomical areas or specified sexual activities.

ADULT-ORIENTED BUSINESS: An establishment having as its primary stock and trade material that is distinguished or characterized by its emphasis on sexually oriented material that is harmful to juveniles or obscene.

AGRICULTURE: "Agriculture" includes farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including but not limited to, the care and raising of livestock, equine, and fur bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber, pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

ALLEY: See Thoroughfare.

ALTERATION, STRUCTURAL: Any change in the supporting members of a building such as bearing walls, columns, beams, or girders.

ANEMOMETER: An instrument that measures the force and direction of the wind.

ANIMAL FEED LOTS: Means a paved animal feeding or holding area or other lot, pen, yard, or other feeding or holding area where grass or other suitable vegetable cover is not maintained.

AUTOMOTIVE REPAIRS: The repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision services, painting and steam cleaning of vehicles.

BASEMENT: A story all or partly underground, but having at least one-half of its height below the average level of the adjoining ground.

BILLBOARD SIGN: A large panel advertisement seen in public places, such as alongside highways or on the sides of buildings used to display various forms of information.

BIOSWALE: A landscape element designed to concentrate or remove silt and pollution from surface runoff water. Bioswales may consist of a swaled drainage course with gently sloped sides, usually less than six percent, which may be filled with vegetation, compost and/or riprap.

BUILDING: Any structure designed or intended for the support, enclosure, shelter, or protection of persons, animal, chattels, or property.

BUILDING, ACCESSORY: A subordinate building detached from, but located on the same lot as the principal building, the use of which is incidental and accessory to that of the main building or use.

BUILDING HEIGHT: The vertical distance measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roof, to the deck line of mansard roofs, and the mean height between eaves and ridge for gable, hip and gambrel roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.

BUILDING LINE: See Setback Line.

BUILDING, MANUFACTURED: A manufactured building has the following features or characteristics: It is (1) massed produced in a factory; or (2) designed and constructed for transportation to a site with or without a chassis for installation and used when connected to required utilities; or (3) either an independent, individual factory erected buildings or module with two or more sides erected at the factory, for combination with other elements to form a building on the site.

BUILDING, PRINCIPAL: A building in which is conducted the main or principal use of the lot on which said building is situated.

BUSINESS, CONVENIENCE-TYPE RETAIL: Retail businesses whose market area is the neighborhood or part of the community, which provides convenience-type goods and personal services for the daily needs of the people within the residential area. Uses include, but need not be limited to, drugstores, beauty salon, barber shops, carry-outs, dry cleaning and laundry facilities, supermarkets, etc.

BUSINESS, DRIVE-IN: Any business, structure or premise which is designed primarily to serve occupants of motor vehicles without the occupants having to leave the vehicle.

BUSINESS, SERVICE: Any profit making activity which renders primarily services to the public or to other commercial or industrial enterprises. Some retail sales may be involved in connection with the service rendered.

BUSINESS, SHOPPING-TYPE RETAIL: A retail or service business which supplies a wide variety of comparison goods or services to consumers in a market area that includes the community or an area greater than a community. Examples of shopping-type businesses are furniture stores, automobile sales and services and clothing shops.

CHANNEL: A natural or artificial watercourse of perceptible extent with bed and banks to confine and conduct continuously or periodically flowing water.

CHASSIS: The steel undercarriage, supporting framework to which a dwelling is permanently attached.

CLEAR FALL ZONE: An area surrounding the wind turbine unit into which the turbine and/or turbine components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing turbine failure that shall remain unobstructed and confined within the property lines of the primary parcel where the turbine is located at, the purpose being that if the turbine should fall or otherwise become damaged, the falling structure will be confined to the primary parcel and will not fall onto dwellings, any inhabited buildings, and will not intrude onto a neighboring property.

CLINIC: A place used for care, diagnosis and treatment of sick, ailing, infirm, or injured persons, and those who are in need of medical and surgical attention, but who are not provided with board or room or kept overnight on the premises.

CLUB: A building or portion thereof or premises owned or operated by a person for a social, literary, political, educational, fraternal, or recreational purpose primarily for the exclusive use of members and their guests.

COMMERCIAL STORAGE BUSINESS UNIT: Any structure built for storage or converted for storage and is rented or leased for personal services.

COMMON ACCESS DRIVE: A Common Access Drive (CAD) is a privately constructed, privately owned and privately maintained driveway within an ingress/egress easement, serving more than one lot (or parcel) but not more than five lots (or parcels), properly installed in accordance with the requirements of the County Engineer and for which the county and township accept NO responsibility for maintenance, either initially or at any time in the future, a common access drive provides an alternative to construction of public or private streets for accessing small numbers of lots and reduces the number of driveways along public roads. (See Section 565)

COMPREHENSIVE DEVELOPMENT PLAN: A plan, or any portion thereof, adopted by the Regional Planning Commission and the board of County Commissioners showing the general location and extent of present and proposed physical facilities including housing, industrial, and community facilities. This plan established the goals, objectives, and policies of the community.

COMPUTERIZED OR SWEEPSTAKES GAMING DEVICE: Means any computer, machine, game or apparatus which, upon the insertion of a coin, token, access number, magnetic card, or similar object or upon payment of anything of value, may be operated by the public generally for use as a contest of skill, entertainment or amusement, whether or not registering a score and which provides the user a chance to win anything of value that is not "*de minimus*" on a per play basis or any cash payout or anything of value that could be redeemed,

directly or indirectly for any cash payout and which is not gambling under state or local laws. Machines designated for use by the State Lottery Commission are not computerized sweepstakes or gaming devices for the purposes of this article. "*De minimus*" as used in this section shall mean less than ten dollars (\$10.00).

CONDITIONAL USE: A use permitted within a district other than a principally permitted use, requiring a Conditional Use Permit and approval of the Board of Zoning Appeals. Conditional uses permitted in each district are listed in the official schedule of District Regulations.

CONDITIONAL USE PERMIT: A permit issued by the Zoning Inspector upon approval by the Board of Zoning Appeals to allow a use other than a principally permitted use to be established within the district.

CONSERVATION: The protection, preservation, management or restoration of wildlife and/or natural resources such as forest, soil, and water.

CORNER LOT: See Lot Types.

COWLING: A streamlined removable metal that covers the turbine's nacelle.

CUL-DE-SAC: See Thoroughfare.

DEAD-END STREET: See Thoroughfare.

DECIBEL: A unit of relative loudness equal to ten times the common logarithm of the ratio of two readings. For sound, the decibel scale runs from zero for the least perceptible sound to 130 for sound that causes pain.

DENSITY: A unit of measurement; the number of dwelling units per acre of land.

1. Gross Density- The number of dwelling units per acre of the total land to be developed.
2. Net Density- The number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

DETENTION POND: A low lying area that is designed to temporarily hold a set amount of water while slowly draining to another location. This type of pond may be used for flood control when large amounts of rain could cause flash flooding.

DWELLING: Any building or structure which is wholly or partly used or intended to be used for living or sleeping quarters by one or more human occupants.

DWELLING (HOUSING), MANUFACTURED: A manufactured building or portion of a building designed for a long-term residential use. This category includes the following:

1. MODULAR UNIT: A factory fabricated transportable building designed to be used by itself or to be incorporated with similar units at a building site into a modular structure. The term is intended to apply to major assemblies and does not include prefabricated panels, trusses, plumbing trees and other prefabricated sub-elements which are to be incorporated into a structure at the site.
2. SECTIONAL UNIT: A dwelling made of two or more modular units transported to the home site, put on a foundation and joined to make a single dwelling.
3. MOBILE HOME: Manufacture housing built on a chassis. A mobile home shall be construed to remain a mobile home, subject to all regulations applying thereto, even when wheels, axles, hitch, or other appurtenances of mobility are removed and regardless of the nature of the foundation provided. A mobile home shall not be construed to be a travel trailer or other form of recreational vehicle.
4. MOBILE HOME, DOUBLEWIDE OR TRIPLEWIDE: A mobile home consisting respectively of two or three sections combined horizontally at the site to form a single dwelling, while still retaining their individual chassis for possible future movement.
5. MOBILE HOME, EXPANDABLE: A mobile home with one or more room sections that fold, collapse, or telescope into the principal unit when being transported and which can be expanded at the site to provide additional living area.
6. STATEMENT OF INTENT FOR DWELLING (HOUSING), MANUFACTURED: Because terms for manufactured housing such as those listed in the above definition entitled DWELLING (HOUSING), MANUFACTURED tend to change over the years the purpose and intent of the definition is to draw a distinction between dwellings that are produced and erected in assembly line style at the factory, from those stick-built dwellings (see definition STICK BUILT) in which a substantial amount of material and construction labor are brought together in final form at the foundation site. The above explanation is the spirit in

which any future interpretation shall be made from this section, no matter what terms for manufactured housing are in vogue at any given time.

DWELLING, INDUSTRIALIZED UNIT: A building unit or assembly of closed construction fabricated in an off-site facility, that is substantially self-sufficient as a unit or as part of a greater structure, and that requires transportation to the site of intended use. "Industrialized Unit" includes units installed on the site as independent units, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity. "Industrialized Unit" does not include a manufactured home as defined herein or a mobile home as defined herein.

DWELLING, MULTI-FAMILY: A dwelling, except manufactured housing, consisting of two or more dwelling units including condominiums with varying arrangements or entrances and party walls.

DWELLING, ROOMING HOUSE (BOARDING HOUSE, LODGING HOUSE, DORMITORY): A dwelling or part thereof, other than a hotel, motel, or restaurant where meals and/or lodging are provided for compensation, for three or more unrelated persons where no cooking or dining facilities are provided in the individual rooms.

DWELLING, SINGLE FAMILY: A dwelling, except manufactured housing, consisting of a single dwelling unit only, separated from other dwelling units by open space.

DWELLING, TWO FAMILY: A dwelling, except manufactured housing, designed exclusively for occupancy by two (2) families living independently of each other, including a duplex, (one dwelling unit above the other) or a semi-detached dwelling, (one dwelling unit beside the other).

DWELLING UNIT: Space, within a dwelling, comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing, and toilet facilities, all used by only one family and its household employees.

EASEMENT: Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

EATING ESTABLISHMENT: A business participating in the preparing and selling of food or food products.

ESSENTIAL SERVICES: The erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, or underground gas, electric, water transmission, or distribution systems, collection, communication, supply or disposal systems or sites, including poles, wires, mains,

drains, sewers, pipes, traffic signal, hydrants, or other similar equipment and accessories in connection therewith which are reasonably necessary for the furnishing of adequate services by such utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

FAMILY: One or more related persons occupying a single dwelling unit.

FENCE, DECORATIVE: A fence or hedge used for decorative purposes only and not used to confine or enclose an area.

FENCE, FUNCTIONAL: A barrier fence or hedge used to confine or enclose an area.

FLOOD PLAIN: That land, including the flood fringe and the flood way subject to inundation by the regional flood.

FLOOD, REGIONAL: Large floods which have previously occurred or which may be expected to occur on a particular stream because of like physical characteristics. The regional flood generally has an average frequency of the one hundred (100) year occurrence interval flood.

FLOODWAY: That portion of the flood plain, excluding the channel, which is reasonably required to convey the regional flood waters. Floods of less frequent recurrence are usually contained completely within the floodway.

FLOODWAY FRINGE: That portion of the flood plain, excluding the floodway, where development may be allowed under certain restrictions.

FLOOR AREA OF A NON-RESIDENTIAL BUILDING (TO BE USED IN CALCULATING PARKING REQUIREMENTS): The floor area of the specified use excluding stairs, washrooms, elevator shafts, maintenance shafts and rooms, storage spaces, display windows, and fitting rooms, and similar areas.

FLOOR AREA OF A RESIDENTIAL BUILDING: The sum of the gross horizontal area of the several floors of a residential building, excluding basement floor areas not devoted to residential use and attached garages, but including the area or roofed porches and roofed terraces. All dimensions shall be measured between interior faces of walls.

FLOOR AREA, USABLE: Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

FOOD PROCESSING: The preparation, storage, or processing of food products. Examples of these activities include bakeries, dairies, canneries, meat processing plants and similar activities.

FORESTRY: The propagation and harvesting of forest trees.

GASOLINE SERVICE STATION: Buildings and premises where gasoline, oil, grease, batteries, tires, and automobile accessories may be supplied and dispensed at retail.

HAZARDOUS WASTES: Those substances which, singly or in combination, pose a significant present or potential threat or hazard to human health or to the environment, and which, singly or in combination, require special handling, processing, or disposal, because they are or may be flammable, explosive, reactive, corrosive, toxic, infectious, carcinogenic, bioconcentrative, or persistent in nature, potentially lethal, or an irritant or strong sensitizer.

HOME OCCUPATION: An occupation conducted in a dwelling unit, provided that: No more than one person other than members of the family residing on the premises shall be engaged in such occupation. The use of the dwelling unit for home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants, and not more than thirty-five (35) percent of floor area of the dwelling unit shall be used in the conduct of the home occupant. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding four square feet in area, non-illuminated and mounted flat against the wall of the principal building. No traffic shall be generated by such occupation in greater volume than would normally be expected in such a residential area and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified in this resolution.

INCINERATOR: A furnace or other device used for burning trash or unwanted items or material.

INTERNET SWEEPSTAKES CAFÉ AND GAMING ESTABLISHMENT: Means any premises upon which any computerized or sweepstakes gaming device is located for the use or entertainment of the public, whether or not such premises has other business purposes of any nature whatsoever. The establishment sells phone cards, gift cards, or other monetary based cards, or internet access time, which can be used to play computer generated games at which there is the possibility of winning a predetermined prize.

JUNK: "Junk" means old scrap copper, brass, rope, rags, trash, waste, batteries, paper, rubber, junked, dismantled, or wrecked automobiles or parts thereof; iron, steel, and other old or scrap ferrous or non-ferrous materials.

JUNK YARD: "Junk Yard" means an establishment on place of business which is maintained or operated, or any other land used, for the purpose of storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard. It shall also include scrap metal processing facilities which are located within one thousand feet of the nearest edge of the right-of-way of a highway or street, and any site, location, or premise on which are kept two or more junk motor vehicles as defined in Section 311.301 of the Ohio Revised Code, whether or not for a commercial purpose.

JUVENILE: An unmarried person under the age of eighteen.

KENNEL: Any lot or premise on which dogs, cats, or other household pets are boarded, bred, or exchanged for monetary compensation.

LOADING, SPACE, OFF-STREET: Space logically and conveniently located for bulk pick-ups and deliveries, scaled to delivery vehicles expected to be used, and accessible to such vehicles when required off-street parking spaces are filled. Required off-street loading space is not to be included as off-street parking space in computation of required off-street parking space. All off-street loading spaces shall be located totally outside of any street or alley right-of way.

LOCATION MAP: See Vicinity Map.

LOT: For the purpose of this Resolution a lot is a parcel of land of sufficient size to meet minimum zoning requirements for use, coverage, and area for one principal building together with its accessory building and which provides such yards and other open spaces as are herein required. Such lot shall have frontage on an improved public street, or on an approved private street, and may consist of:

1. A single lot of record;
2. A portion of a lot of record;
3. A combination of complete lots of record, or complete lots of record and portions of lots of record, or of portions of lots of record.

LOT COVERAGE: The ratio of enclosed ground floor area of all buildings on a lot to the horizontally projected area of the lot, expressed as a percentage.

LOT FRONTAGE: The front of a lot shall be the portion at the street or road. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets or roads shall be considered frontage, and yards shall be provided as indicated under "Yard" in this section. Also, see Lot Measurements, Width.

LOT MEASUREMENTS: A lot shall be measured as follows:

1. Depth. The distance between the mid-points of straight lines connecting the foremost points of the side lot lines in front and rearmost points of the side lot lines in the rear. No lot shall have an average depth which is more than three (3) times its average width.
2. Width. The distance between straight lines connecting front and rear lot lines at each side of the lot, measured at the street or road right-of-way line, except on cul-de-sac streets (roads) where it is measured at the setback line. (Also see Lot Frontage).

LOT, MINIMUM AREA OF: The area of a lot is computed exclusive of any portion of the right-of-way of any public or private street.

LOT OR RECORD: A lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

LOT TYPES: Terminology used in this Resolution with reference to corner lots, interior lots and through lots is as follows:

1. CORNER LOT: A lot located at the intersection of two or more streets. A lot abutting on a curved street of streets shall be considered a corner lot if straight lines are drawn from the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.
2. INTERIOR LOT: A lot with only one frontage on a street.
3. THROUGH LOT: A lot other than a corner lot with frontage on more than one street. Through lots abutting two streets may be referred to as double frontage lots.
4. REVERSED FRONTAGE LOT: A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

LOW DENSITY RESIDENCE: A residence for a single family dwelling units not to exceed three (3) dwelling units per acre.

MAJOR THOROUGHFARE PLAN: The portion of the comprehensive plan adopted by the Board of County Commissioners indicating the general location recommended for arterial, collector, and local thoroughfares within the appropriate jurisdiction.

MANUFACTURING, HEAVY: Manufacturing, processing, assembling, storing, testing, and similar industrial uses which are generally major operations and extensive in character; require large sites, open storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, dust, glare, air pollution, odor, but not beyond the district boundary to any large extent.

MANUFACTURING, LIGHT: Manufacturing or other industrial uses which are usually controlled operations; relatively clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, odor, or dust; operating and storing within enclosed structure; and generating little industrial traffic and no major nuisances.

MATERIAL: Any book, magazine, newspaper, pamphlet, poster, print, picture, figure, image, description, motion picture film, phonographic record, or tape, or other tangible thing capable of arousing interest through sight, sound, or touch.

MEDICAL MARIJUANA RELATED DEFINITIONS:

1. Cultivate. Means to grow, harvest, package, and transport medical marijuana pursuant to ORC 3796.
2. Cultivator. Means an entity that has been issued a certificate of operation by the State of Ohio to grow, harvest, package, and transport medical marijuana as permitted under ORC 3796.
3. Dispensary. Means an entity licensed pursuant to ORC 3796 any rules promulgated thereunder to sell medical marijuana to qualifying patients and caregivers.
4. Dispense. Means the delivery of medical marijuana to a patient or the patient's registered caregiver that is packaged in a suitable container appropriately labeled for subsequent administration to or use by a patient as permitted by Ohio law in accordance with Ohio law.
5. Manufacture. Means the process of converting harvested plant material into marijuana extract by physical or chemical means for use as an ingredient in a medical marijuana product.
6. Marihuana. Has the same meaning as defined in ORC 3719.01, as amended from time to time.
7. Marijuana. Has the same meaning as defined in ORC 3796.01, as amended from time to time.
8. Medical Marijuana. Has the same meaning as defined in ORC 3796.01, as amended from time to time.

9. **Medical Marijuana Entity.** Means a medical marijuana cultivator, processor, dispensary, or testing laboratory licensed by the State of Ohio.
10. **Medical Marijuana Processor.** Means an entity that has been issued a certificate of operation by the State of Ohio to manufacture medical marijuana products.
11. **Testing Laboratory.** Means an independent laboratory located in Ohio that has been issued a certificate of operation by the State of Ohio to have custody and use of controlled substances for scientific and medical purposes and for purposes of instruction, research, or analysis.

MEDIUM DENSITY RESIDENCE: A residence for single family and/or multi-family dwelling units not to exceed six (6) dwelling units per acre.

MEGAWATT (MW): A unit of power, equal to one million watts.

MINING, COMMERCIAL, QUARRIES, SAND, AND GRAVEL PITS: Any mining, quarrying, or processing of limestone, clay, sand, and gravel or other mineral sources. This is also referred to as mineral extraction.

MOBILE HOME PARK: Any site, or tract of land under single ownership, upon which three or more mobile homes used for habitation are parked, either free of charge or for revenue purposes; including any roadway, building, structures, vehicle or enclosure used or intended for use as part of the facilities of such park.

NACELLE: A separate streamlined metal enclosure that covers the essential mechanical components of the turbine.

NON-CONFORMITIES: A building, structure, or use of land existing at the time of enactment of this Resolution and which does not conform to the regulations of the district or zone in which it is situated.

NUDITY: The showing of human male or female genitals, pubic area, or buttocks with less than a fully opaque covering; the female breast with less than a fully opaque covering on any part of the nipple.

NURSERY, NURSING HOME: A home or facility for the care and treatment of babies, children, pensioners, or elderly people.

NURSERY, TREES AND PLANTS: A place where young trees or other plants are raised for transplanting and/or for sale.

OFFICES: Quasi-commercial uses which may often be transitional between retail business and/or manufacturing and residential uses. Office businesses generally accommodate such occupants as administrative, executive, professional,

accounting, clerical, drafting, etc. Institutional offices of a charitable, philanthropic, financial or religious or educational nature are also included in this classification.

OPEN SPACE: An area substantially open to the sky which may be on the same lot with a building. The area may include, along with the natural environmental features, water area, swimming pools and tennis courts, and any other recreational facilities that the zoning commission deems permissive. Street, parking area, structures for habitation, and the like shall not be included.

ORCHARDS: An area of land devoted to the cultivation and sale of fruit trees and the sale of the fruit there from.

PARKING SPACES, OFF-STREET: For the purposes of this Resolution an off-street parking space shall consist of an area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street or alley and maneuvering room, but shall be located totally outside of any street or alley right-of-way.

PERFORMANCE BOND OR SURETY BOND: An agreement by a sub divider or developer with the Board of County Commissioners for the amount of the estimated construction cost guaranteeing the completion of physical improvements according to plans and specifications within the time prescribed by the sub divider's agreement.

PERSONAL SERVICES: Any enterprise conducted for the gain which primarily offers services to the general public such as shoe repair, water repair, barber shops, florists, beauty parlors, and similar activities.

PLANNED UNIT DEVELOPMENT: Planned unit development regulations shall apply to property only at the election of the property owner and shall include standards to be used by the township in determining whether to approve or disapprove any proposed development within a planned unit development. The planned unit development shall further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development. Within a planned unit development, the township zoning regulations, where applicable, may vary in order to accommodate unified development and to promote the public health, safety, morals, and other purposes as specified.

PLAT: Has the same meaning as ORC 711.001 as amended. "Plat" means a map of a tract or parcel of land.

PRIMARY STRUCTURE: For each property, the structure that one or more persons occupy the majority of time on that property for either business or

personal reasons. Primary structures include structures such as residences, commercial buildings, hospitals, and day care facilities. Primary structures exclude structures such as hunting sheds, storage sheds, pool houses, unattached garages, and barns.

PRINTING AND PUBLISHING: Any business which is engaged in the printing and/or publishing of newspapers, magazines, brochures, business cards, and similar activities either for profit or non-profit.

PROFESSIONAL ENGINEER: A qualified individual who is licensed as a Professional Engineer in the State of Ohio.

PUBLIC SERVICE FACILITY: The erection, construction, alteration, operation, or maintenance of buildings, power plants, or substations, water treatment plants or pumping stations, sewage disposal or pumping plants and other similar public service structures by a public utility, by a railroad, whether publicly or privately owned, or by a governmental agency, including the furnishing of electrical, gas rail transport, communication, public or private water and sewage service and sanitary landfills.

PUBLIC USES: Public parks, schools, administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

PUBLIC WAY: An alley, bridge, channel, ditch, easement, expressway, freeway, highway, land, sidewalk, street walk, bicycle path; or other ways in which the general public or a public entity have a right, or which are dedicated, whether improved or not.

QUASI-PUBLIC USE: Churches and other facilities of an educational, religious, charitable, philanthropic, or non-profit nature.

RECREATIONAL, COMMERCIAL: Any business which is operated as a recreational enterprise, either publicly or privately owned, for profit. Examples include, but not limited to: golf courses, bowling alleys, swimming pools, tourist attractions, etc.

RECREATIONAL, NON-COMMERCIAL: Any business which is operated as a recreational enterprise, either publicly or privately owned, for non-profit. Examples include, but are not limited to: fishing areas, parks, archery ranges, ball parks, etc.

RECREATIONAL VEHICLE: A vehicular portable structure that is designed and constructed to be used as a temporary dwelling for travel, recreational, and vacation uses and is classed as follows:

- (1) "Travel Trailer" means a non-self-propelled recreational vehicle that does not exceed an overall length of thirty-five feet, exclusive of bumper and tongue or coupling, and contains less than three hundred twenty square feet of space when erected on site. "Travel trailer" includes a tent-type foldout camping trailer as defined in section 4517.01 of the Revised Code.
- (2) "Motor home" means a self-propelled recreational vehicle that is constructed with permanently installed facilities for cold storage, cooking and consuming of food, and for sleeping.
- (3) "Truck camper" means a non-self-propelled recreational vehicle that does not have wheels for road use and is designed to be placed upon and attached to a motor vehicle. "Truck camper" does not include truck covers that consist of walls and a roof, but do not have floors and facilities enabling them to be used as a dwelling.
- (4) "Fifth wheel trailer" means a vehicle that is of such size and weight as to be movable without a special highway permit, that has a gross trailer area of four hundred square feet or less, that is constructed with a raised forward section that allows a bi-level floor plan, and that is designed to be towed by a vehicle equipped with a fifth-wheel hitch ordinarily installed in the bed of a truck.
- (5) "Park trailer" means a vehicle that is commonly known as a park model recreational vehicle, meets the American National Standard Institute standard A119.5 (1998) for park trailers, is built on a single chassis, has a gross trailer area of four hundred square feet or less when set up, is designed for seasonal or temporary living quarters, and may be connected to utilities necessary for the operation of installed features and appliances.

RECREATIONAL VEHICLE PARK: A parcel of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

RECREATIONAL VEHICLE SITE: A plot of land within a recreational vehicle park intended for the accommodation of a recreational vehicle, tent, or other individual camping unit on a temporary basis.

RESEARCH, DEVELOPMENT AND TESTING: Establishments, structures, facilities and areas devoted to research, product development and scientific testing whether in connection with the development of new products, the discovery of causes of product failure or malfunction, and specifically including without limitation the conduct of research, development and testing concerning: automotive, vehicular and other forms of transportation; engines; power products

and equipment; production equipment; any and all other processes related to any of the foregoing; and improved highway facilities for vehicular traffic.

RETENTION POND: A storage site designed to hold a specific amount of water in storage indefinitely and permanently obstructed from flowing downstream.

RIGHT-OF-WAY: A strip of land taken or dedicated for use as a public way. In addition to the roadway, it normally incorporated the curbs, lawn strip, sidewalk, lighting, and drainage facilities, and may include special features required by the topography or treatment such as grade separation, landscaped areas, viaducts, and bridges.

SALVAGE MOTOR VEHICLE: Any motor vehicle which is in a wrecked, dismantled, or worn out condition, or unfit for operation as a motor vehicle.

SANITARY LANDFILL: A land disposal site employing a method of disposing of solid wastes on land in a manner intended to minimize environmental hazards by spreading the solid wastes in thin layers, compacting the solid wastes to the smallest practical volume, and applying and compacting cover material daily.

SEAT: For purposes of determining the number of off-street parking spaces for certain uses, the number of seats is the number of seating units installed or indicated, or each twenty-four (24) lineal inches of benches, pews, or spaces for loose chairs.

SERVICE STATION: Any building, structure, or land used for the dispensing and sale at retail of any automobile fuels, oils, or accessories, including lubrication of automobiles and replacement or installation of minor parts and accessories but not including major repair work.

SETBACK LINE: A line established by the Zoning Resolution generally parallel with and measured from the lot line, defining the limits of a yard in which no building, other than accessory buildings, or structure may be located above ground, except as may be provided in said code.

SEWERS, CENTRAL OR GROUP: An approved sewage disposal system which provides a collection network and disposal system and central sewage treatment facility for a single development, community, or region.

SEWERS, ON-SITE: A septic tank or similar installation on an individual lot which utilizes an aerobic bacteriological process or equally satisfactory process for the elimination of sewage and provides for the proper and safe disposal of the effluent, subject to the approval of health and sanitation officials having jurisdiction.

SIDEWALK: That portion of the road right-of-way outside the roadway, which is improved for the use of pedestrian traffic.

SIGN: Any device designated to inform or attract the attention of persons not on the premises on which the sign is located.

1. SIGN, OFF-PREMISES: Any sign unrelated to a business or profession conducted or to a commodity or service sold or offered upon the premises where such sign is not located.
2. SIGN, ON-PREMISES: Any sign related to a business or profession conducted, or a commodity or service sold or offered upon the premises where such sign is located.
3. SIGN, ILLUMINATED: Any sign illuminated by electricity, gas, or other artificial light including reflecting or phosphorescent light.
4. SIGN, LIGHTING DEVICE: Any light, string of lights, or group of lights located or arranged so as to cast illumination on a sign.
5. SIGN, GROUND: A display sign supported by uprights or braces in or upon the ground surface.
6. SIGN, MARQUEE: A display sign attached to or hung from a marquee, canopy or other covered structure projecting from and supported by the building and extending beyond the building wall, building line or street lot line.
7. SIGN, POLE: Any sign which is erected on a pole or poles, which is wholly or partially independent of any building for support.
8. SIGN, PROJECTING: A display sign which is attached directly to the building wall and which extends more than fifteen inches from the face of the wall.
9. SIGN, ROOF: A display sign which is erected constructed and maintained above the roof of the building.
10. SIGN, TEMPORARY: A display sign, banner, or other advertising device constructed on cloth, canvas, fabric or other light temporary material, with or without a structural frame, intended for a limited period of display, including decorative displays for holidays or public demonstrations.
11. SIGN, WALL: A display sign which is painted on or attached directly to the building wall and which extends not more than fifteen inches from the face of the wall.

SOLID WASTES: Such unwanted residual solid or semi-solid material as results from industrial, commercial, agricultural, and community operations, excluding earth or material from construction, mining, or demolition operations, and slag and other substances which are not harmful or inimical to public health, and includes, but is not limited to, garbage, combustible and non-combustible material, street dirt, and debris. For purposes of this definition, "material from construction operations" and "material from demolition operations" are those items affixed to the structure being constructed or demolished, such as brick, stone, glass, wallboard, framing and finishing lumber, roofing materials, plumbing, plumbing fixtures, wiring, and insulation material.

STICK-BUILT: A way of describing any structure built from board of lumber and other building materials, in which a substantial amount of the required material and construction labor are brought together in final form at the foundation site.

STORY: That part of a building between the surface of a floor and the ceiling immediately above.

STRUCTURE: Anything constructed or erected, the use of which requires location on the ground, or attachment to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, walls, fences, and billboards.

SUBDIVISION: Has the same meaning as ORC 711.001 as amended. "Subdivision" means either of the following:

1. The division of any parcel of land shown as a unit or as contiguous units on the last preceding general tax list and duplicate of real and public utility property, into two or more parcels, sites, or lots, any one of which is less than five acres for the purpose, whether immediate or future, of transfer of ownership, provided, however, that the following are exempt:
 - a. A division or partition of land into parcels of more than five acres not involving any new streets or easements of access;
 - b. The sale or exchange of parcels between adjoining lot owners, where that sale or exchange does not create additional building sites;
 - c. If the planning authority adopts a rule in accordance with section 711.133 of the Revised Code that exempts from division (B) (1) of this section any parcel of land that is four acres or more, parcels in the size range delineated in that rule.

2. The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures involving the division or allocation of land for the opening, widening, or extension of any public or private street or streets, except private streets serving industrial structures, or involving the division or allocation of land as open spaces for common use by owners, occupants, or leaseholders or as easements for the extension and maintenance of public or private sewer, water, storm drainage, or other similar facilities.

SUPPLY YARDS: A commercial establishment storing and offering for sale building supplies, steel supplies, coal, heavy equipment, feed and grain, and similar goods.

SWIMMING POOLS: A pool, pond, lake, or open tank containing at least 1.5 feet of water at any point and maintained by the owner or manager. Farm ponds are exempt from this definition.

1. PRIVATE: Exclusively used without paying an additional charge for admission by the residents and guests of a single household, a multifamily development, or a community, the members and guests of a club, or the patrons of a motel or hotel; and accessory use.
2. COMMUNITY: Operated with a charge for admission; a primary use.
3. PORTABLE: A pool that can be easily or conventionally transported.
4. INFLATABLE SWIMMING POOL: A pool designed to be filled with air or gas.

THOROUGHFARE, STREET, OR ROAD: The full width between property lines bounding every public way or whatever nature with a part thereof to be used for vehicular traffic and designed as follows:

1. ALLEY: A minor street used primarily for vehicular service access to the back side of properties abutting on another street.
2. ARTERIAL STREET: A general term denoting a highway primarily for through traffic, carrying heavy loads and large volume of traffic, usually, on a continuous route.
3. COLLECTOR STREET: A thoroughfare, whether within a residential, industrial, commercial, or other type of development, which primarily carries traffic from local streets to arterial streets, including the principal entrance and circulation routes within residential sub-divisions.

4. CUL-DE-SAC: A local street of relatively short length with one end open to traffic and the other end terminating in a vehicular turnaround.
5. DEAD-END STREET: A street temporarily having only one (1) outlet for vehicular traffic and intended to be extended or continued in the future.
6. LOCAL STREET: A street primarily for providing access to residential or other abutting property.
7. LOOP STREET: A type of local street, each end of which terminates at an intersection with the same arterial or collector street, and whose principal radius points of the one hundred and eighty (180) degree system of turns are not more than one thousand (1000) feet from said arterial or collector street, nor normally more than six hundred (600) feet from each other.
8. MARGINAL ACCESS STREET: A local or collector street, parallel and adjacent to an arterial or collector street, providing access to abutting properties and protection from arterial or collector streets. This is also called frontage street.

TELECOMMUNICATION TOWER: Any structure with radio frequency transmission or reception equipment attached that is free standing or is to be connected to a building or other structure. A telecommunication tower shall meet all of the following conditions:

- a) It is constructed on or after October 31, 1996;
- b) It is owned or principally used by a public utility engaged in the provision of telecommunication services;
- c) It is a free standing structure or is attached to another building or structure and is higher than the maximum allowable height permitted in the zoning district in which it is located.

THROUGH LOT: See Lot Types.

TOXIC OR HAZARDOUS MATERIAL: Any substance or mixture by physical characteristic such as flammability, corrosivity, toxicity, reactivity, or infectious characteristics as to pose a significant or potential hazard to water supplies or human health if such substances were discharged to land or waters of the community or township.

TRANSIENT LODGINGS: A building in which lodging or boarding and lodging are provided and offered to the public for compensation. As such it is open to the public in contradistinction to a boarding house, rooming house, lodging house, or

dormitory which is herein separately defined. Examples include hotel, motel, and apartment hotel.

TRANSPORT TERMINALS: Any business, structure or premise which primarily receives or distributes goods.

TRANSPORTATION, DIRECTOR OF: The director of the Ohio Department of Transportation.

USE: The specific purpose for which land or a building is designated, arranged, intended, or for which it is or may be occupied or maintained.

VARIANCE: A variance is a modification of the strict terms of the relevant regulations where such modification will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the action of the applicant, a literal enforcement of the regulations would result in unnecessary and undue hardship.

VETERINARY ANIMAL HOSPITAL OR CLINIC: A place used for the care, grooming, diagnosis, and treatment of sick, ailing, infirm, or injured animals, and those who are in need of medical or surgical attention, and may include overnight accommodations on the premises for the treatment, observation and/or recuperation. It may also include boarding that is incidental to the primary activity.

VICINITY MAP: A drawing located on the plat which sets forth by dimensions or other means, the relationship of the proposed subdivision or use to other nearby developments or landmarks and community facilities and services within the general area in order to better locate and orient the area in question.

WALKWAY: A public way, four (4) feet or more in width, for pedestrian use only, whether along the side of a road or not.

WHOLESALE AND WAREHOUSING: Business establishments that generally store and sell commodities in large quantities or by the piece to retailers, jobbers, other wholesale establishments, or manufacturing establishments. These commodities are basically for further resale, for use in the fabrication of a product, or for use by a business service.

WIND FARM – SMALL: Wind turbines and the associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than five megawatts.

WIND POWER TURBINE OWNER: The person or persons who owns the Wind Turbine structure.

WIND POWER TURBINE TOWER: The support structure to which the turbine and rotor are attached.

WIND POWER TURBINE TOWER HEIGHT: The distance from the rotor blade at its highest point to the top surface of the Wind Power Generating Facility (WPGF) foundation.

YARD: A required open space other than a court unoccupied and unobstructed by any structure or portion of a structure from three (3) feet above the general ground level of the graded lot upward; provided accessories, ornaments, and furniture may be permitted in any yard, subject to height limitations and requirement limiting obstruction of visibility.

1. YARD, FRONT: A yard extending between side lot lines across the front of a lot and from the front lot line to the front of the principal building.
2. YARD, REAR: A yard extending between side lot lines across the rear of a lot and from the rear lot line to the rear of the principal building.
3. YARD, SIDE: A yard extending from the principal building to the side lot lines on both sides of the principal building between the lines establishing the front and rear yards.

ZONING CERTIFICATE: A document issued by the Zoning Inspector authorizing the occupancy or use of a building or structure or the actual use of lots or land in accordance with the previously issued zoning permit.

ZONING PERMIT: A document issued by the Zoning Inspector authorizing the use of lots, structures, uses of land and structures, and the characteristics of the uses.



Zoning & Subdivision Committee

Thursday, February 13, 2020

The Zoning and Subdivision Committee met in regular session on Thursday, February 13, 2020 at 12:02 pm at the LUC East Liberty Office.

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

Guests included: Adam Moore, City of Urbana; Justin Wollenberg, Terrain Evolution; Eric Snowden, Jerome Township; Megan Sloat, Jerome Township; Angela DeSanto, The Pagura Co; Chris Winkle, Winkle Development; Steve Pagura, The Pagura Company; Laura MacGregor Comek, Comek Law.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Wes Dodds moved a motion to approve the minutes from the January 9, 2020 meeting as written and Steve McCall seconded. All in favor.

1. Review of Jerome Village Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Andy Yoder moved a motion to accept the staff's recommendation of approval of the Jerome Village Preliminary Plat Extension including all conditions and Tyler Bumbalough seconded. All in favor.
2. Review of The Courtyards on Hyland Run (GPN-13) Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Bill Narducci moved a motion to accept the staff's recommendation of approval of The Courtyards on Hyland Run (GPN-13) Amended Preliminary Plat with all comments in the staff report and Steve McCall seconded. All in favor.
3. Review of Warner Industrial Corporate Center Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Charles Hall moved a motion to accept the staff's recommendation of approval with conditions of the Warner Industrial Corporate Center Preliminary Plat and Wes Dodds seconded. All in favor.
4. Review of Dover Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Steve McCall – Do we foresee this spreading?
 - Aaron Smith – Yes. We attended a workshop at the Ohio Township Association, and it was well attended. It was something that everyone seems to be interested in.
 - Eric Snowden – in the section where it talks about site plan with setbacks--if that mirrors the old rural zoning code--in Jerome Township there's a section in the conditional use that talks about the site plans. Any value in referring to that information, instead of creating something new? Maybe say a site plan provided in that section.
 - Aaron Smith – I'd say it's pretty common in the townships we work with; I think this specifically identifies what's called out in the Ohio Revised Code.
 - Tyler Bumbalough – If other sections call out more than you're required to, then you would need to specify like this. That's the maximum you're allowed to require in the site plan. I was surprised to see that drainage is not able to be enforced up there.
 - Tyler Bumbalough moved a motion to accept the staff's recommendation of approval of the Dover Township Zoning Text Amendment with staff comments and modifications and Andy Yoder seconded. All in favor.
5. Review of Thomas Duff Final Plat (Union County) – Staff Report by Brad Bodenmiller
- Laura Comek – Yes, we're requesting a tabling. We need to work through our bond and letter of credit
 - Steve McCall moved a motion to accept the request to table the Thomas Duff Final Plat and Charles Hall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:30 pm with Steve McCall moving a motion to adjourn and Andy Yoder seconded. All in favor.