Logan-Union-Champaign
regional planning commission

Director: Jenny R. Snapp

Zoning & Subdivision Committee

Thursday, October 10, 2013 12:00 pm

Start Time: _____

- Minutes from last meeting of September 12, 2013
  1st: _____ 2nd: _____

1. Review of Jerome Village GPN-1 Final Plat (Jerome Township, Union County) - Staff Report by Jenny Snapp

2. Review of Jerome Village GPN-2 Final Plat (Jerome Township, Union County) – Staff Report by Jenny Snapp

3. Review of New California Hills 11 & 12 Turn Lane Plat Condition - Jenny Snapp

4. Review of Monroe Township (Logan County) Various Text Zoning Amendments – Staff Report by Wes Dodds

- Adjourn End Time: _____
  1st: _____ 2nd: _____

Members:

Scott Coleman – Logan County Engineer
Greg DeLong – Marysville Planning
Charles Hall – Union County Commissioner
Jeff Stauch – Union County Engineer
Paul Hammersmith – Dublin Engineer
Steve McCall – Champaign County Engineer
Brad Bodenmiller – Urbana Zoning
Robert A. Yoder – North Lewisburg Administrator
Joel Kranenburg- Village of Russells Point
Jenny Snapp – LUC
Wes Dodds – LUC
Heather Martin – LUC

Guests:

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Staff Report – Jerome Village GPN-1

Applicant:	Jerome Village Company, LLC c/o Gary Nuss 375 N. Front Street, Suite 200 Columbus, OH 43215 NussG@Nationwide.com Terrain Evolution, LLC c/o Thom Ries or Justin Wollenberg 720 E. Broad Street, Suite 203 Columbus, OH 43215 TRies@TerrainEvolution.com or JWollenberg@TerrainEvolution.com
Request:	Approval of the Jerome Village GPN – 1 (Glacier Park Neighborhood) Final Plat.
Location:	Located off of Wells Road to the east of Jerome Road in Jerome Township, Union County.

Staff Analysis:	This Final Plat is for the Glacier Park Neighborhood (GPN) 1 of the Jerome Village Development. GPN - 1 will have a total of 12.815 Acres and 14 lots for single family residential development. In addition, GPN – 1 will contain 4.354 Acres of open space reserves. The proposed method of supplying water service is through the City of Marysville Public Water System, and the proposed method of sanitary waste disposal is the City of Marysville Treatment and Eversole Run Sewer District (AIRVAC Collection System).
	
	The GPN - 1 Preliminary Plat was approved on April 11 of 2013.
	
	• **Union County Engineer's Office**
	  ○ See Union County Engineer's Office Review Letter dated October 3, 2013. The Union County Engineer's Office recommends approval of the Jerome Village GPN - 1 Final Plat. The Engineer's Office also confirms in said letter the approval of the performance bond/surety from the Union County Commissioners.
	• **Union County Soil & Water Conservation District**
	  ○ No comments as of October 4, 2013.

	• **Union County Health Department** ○ Per an email dated October 1, the Union County Health Department submitted the following comments: *"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 being serviced by a private water system (PWS) and/or sewage treatment system (STS)."* In addition, *"Any home or business that is currently being serviced by a private STS and ends up being situated within 200 feet of a sanitary sewer easement should be brought to the attention of the Union County Health Department."* Further, *"If at any time during the development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and/or abandonment of PWS or STS."* • **City of Marysville** ○ In an email dated October 2, 2013, the City of Marysville has one comment regarding GPN - 1: *"Due to the waterline easement along Wells Road, the City shall be named as a "utility company"/"grantee" with authority to occupy their infrastructure within the provided utility easements."* • **Jerome Township** ○ Per an email dated October 4, 2013, Jerome Township states that GPN - 1 complies with the Planned Unit Development approved by the Jerome Township Board of Trustees. • **ODOT District 6** ○ As of October 4, 2013, no comments from ODOT District 6. • **Union Rural Electric/URE** ○ No comments as of October 4, 2013. • **LUC Regional Planning Commission** ○ LUC has requested that Jerome Village correct the GPN -1 Plat Cover Sheet Summary to reflect "GPN - 1". This should be corrected on the mylar. ○ The City of Marysville comment should be incorporated into the mylar printing.

Staff Recommendations:	LUC Staff recommends ***approval*** of the Jerome Village GPN – 1 Final Plat with the condition that the minor technical items addressed above be incorporated into the final mylar.

Z&S Committee Recommendations:	

Logan-Union-Champaign
regional planning commission

Director: Jenny R. Snapp

Application for Final Plat Approval

Date: September 19, 2013

Name of Subdivision: Glacier Park Neighborhood
Section/Phase: Section 1 Block
Location: Union County - South of Wells Road North of Hyland-Croy
Township: Jerome Military Survey: VMS 2991
Complete Parcel(s) Identification Number (PIN): 1700120511000

Has a Preliminary Plat been approved for this subdivision?: Yes ☑ No ☐ Date: 4/12/2013

Name of Applicant: Jerome Village Company, LLC - Attn: Gary Nuss
Address: 375 North Front Street, Suite 200
City: Columbus State: OH Zip: 43215
Phone: 614.857.2334 Fax: 614.857.2346 Email: Nussg@Nationwide.com

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

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

Proposed Acreage to be Subdivided: Total GPN-1 = 12.815

Current Zoning Classification: PUD

Proposed Zoning Changes: N/A

Proposed Land Use: Single-Family Residential

Development Characteristics

Acreage w/in Approved Preliminary Plat: 12.815 Acres

Acreage w/in Section and/or Block: 12.815 Acres

Number of **APPROVED** lots from Preliminary Plat 14

Number of Lots **PROPOSED** w/in this Section: 14

Number of **APPROVED** units from Preliminary Plat: 14

Number of Units **PROPOSED** w/in this Section: 14

Typical Lot Width: 90 / 100 Feet Typical Lot Area: 10,000 / 11,500 SF

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

Acreage to be devoted to recreation, parks or open space: 4.356 Acres

Recreation facilities to be provided: _____

Approved method of Supplying Water Service: City of Marysville

Approved method of Sanitary Waste Disposal: Eversole Run Sewer District (AIRVAC collection system)
City of Marysville Treatment

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

Approved 50' rigth-of-way Widths Resolution #306-09 Date 6-11-09

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.* Yes

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

Has estimated construction cost been submitted by the responsible design engineer? _____
Has estimated construction cost been approved by the County Engineer? _____
Bond has been submitted to County Engineer? _____
Bond approved by County Commissioners? _____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

FINAL PLAT REVIEW CHECKLIST			
#	**Required Item Description**	**HAVE**	**NEED**
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"; drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.	✔	
1	Name of the Subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage.	✔	
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat	✔	
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.	✔	
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.	✔	
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.	✔	
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.	✔	
7	All easements and rights-of-ways provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.	✔	
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.	✔	
9	Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.	✔	
10	Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.	✔	
11	The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.	✔	
12	Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.	✔	
13	Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326).	✔	
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.	✔	
15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.	✔	

16	If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has been approved and is in effect.	✔	
17	A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements.		✔
18	Written certification from the Board of County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable. N/A		
19	Certification by a registered surveyor to the effect that the plat represents a survey completed by the surveyor and that the monuments shown thereon exist as located in all dimensional details are correct.	✔	
20	A notarized acknowledgement of all owners and lien holders to the plat and its restrictions including dedication to the public uses of streets, alleys, parks and other spaces shown thereon and granting required easements.	✔	
21	Approval and acceptance clause for the signatures of a representative of the Logan-Union-Champaign County Regional Planning Commission, the County Engineer, the County Health Department, the Board of County Commissioners, the County Auditor, the County Recorder, and a representative of the Township Trustees in which the subdivision is located.	✔	
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.	✔	

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

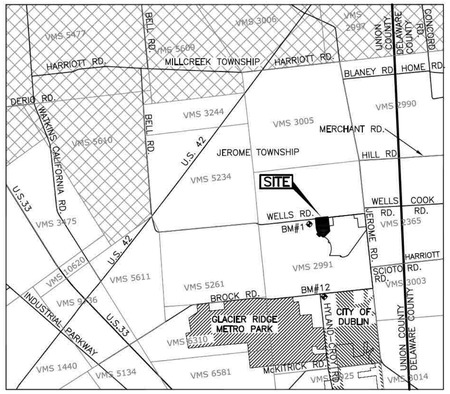
GLACIER PARK NEIGHBORHOOD SECTION 1

BEING PART OF VMS 2991, JEROME TOWNSHIP
UNION COUNTY, OHIO

LUC. R.P.C. FILE # _____

Situated in Survey 2991 of the Virginia Military Survey, Jerome Township, Union County, State of Ohio and being part of that 33.080 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record Volume 947, Page 994.

LOCATION MAP



GRAPHIC SCALE

4000 2000 0 4000

(IN FEET)
1 inch = 4000 ft.

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

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

GPN-2 Area Summary		
Right-of-Way (Wells Road)	0.580	AC
Right-of-Way (50')	1.222	AC
Lots	6.659	AC
Openspace	4.354	AC
Total	12.815	AC

GPN-2 Lot Summary	
	14
90' Frontage	2
100' Frontage	12

GPN-2 Density			
Gross	(Lots/Total Area)	1.09	du/ac
Net	(Lots/Lot Area)	2.10	du/ac

Minimum Lot Size		
90' Frontage (@ BL)	10,000	SF
100' Frontage (@BL)	11,500	SF

Setbacks	90' Frontage		100' Frontage	
Front Yard	25	FT	25	FT
Rear Yard	30	FT	30	FT
Side Yard	8	FT	10	FT

PARCEL BREAKDOWN

Parcel Number	Map/GIS Number	Acreages of Parcel within GPN-1
17-0012051.000	126-00-00-050.002	12.815 AC.

GLACIER PARK NEIGHBORHOOD SECTION 1 IS SUBJECT TO **JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS** AS RECORDED IN **VOLUME 907 PAGES 572**, UNION COUNTY RECORDER'S OFFICE, AS AMENDED, **THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS** AS RECORDED IN **VOLUME 911, PAGE 922**, UNION COUNTY RECORDER'S OFFICE AND T**HE DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR JVCA** RECORDED IN **VOLUME 859 PAGE 275**, UNION COUNTY RECORDER'S OFFICE.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

Residential and Commercial

1. There shall be no discharge in to any streams or storm water outlets of any waste materials in violation of applicable local, state, or federal regulations.
3. Grading of the storm water retention areas shall not be changed.
5. The lot owner and his successors and assigns agree to assume any and all maintenance charges which are established by the Union County Commissioners for this subdivision.

6a. No construction may begin or building started without the individual lot owner obtaining zoning, building, water & sewer tap, and driveway permits. Zoning permits are to be obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department and driveway permits are obtained from the Union County Engineer's Office. Water & sewer tap permits are obtained from the applicable service provider.

7. The lot owner and his successors and assigns agree to assume any and all sanitary sewer and water service charges which are established by the applicable provider.
8. All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

Residential Only

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

Miscellaneous Restrictions/Notes

24. This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first gelling permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings and trimmings from lawns, tree, bushes, plants, etc. or other wastes that you may generate on agricultural land. Dispose of all wastes appropriately. Additionally, there may be existing ditches, surface swales or underground tiles that drain water from adjacent land on to or through your property. You have a legal responsibility to allow the reasonable flow of water on to or through your property from upground properties. You also have a legal responsibility to maintain and repair any ditches, surface swales or underground tile on your property.
25. Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Hawthorne Drive, Honeysuckle Way, Brandywine Drive, Cottonwood Drive, Spruce Court and Emerald Green Court. The owners of the fee simple titles to all of the lots in Glacier Park Neighborhood Section 2 Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
28. Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of plaiting, utility service to this subdivision for electric power is provided by Union Rural Electric, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbia Gas.

Jerome Village Blanket Restrictions

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.
7. No on-street parking within Glacier Park Neighborhood Section 1.
8. Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
9. Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.

Utility Easements

We the undersigned owners of the within platted land, do hereby grant unto Union Rural Electric , Frontier Communications, Time Warner Cable, Columbia Gas, and their successors and assigns (Hereinafter referred to as grantees) A permanent right-of-way and easement ten (10) feet in width under, over, and through all sublots and all lands owned by the grantor shown hereon and parallel with and contiguous to Rock Rose Place and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such underground electric, gas and communication cable, ducts, conduits, pipes, gas pipe lines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas and communication signals for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines outside the above described easement premises or the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

Jerome Village Blanket Notes

Note A: All of Jerome Village is in the flood hazard zone X (areas outside the 500-year flood plain) on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39159C0390D, effective date December 16, 2008.
Note B: Be advised; a subsurface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.
Note C: All storm water drainage including flood routing, open ditches and basins which accept public storm water, will be a part of the Union County ditch maintenance program. Each subarea will file a separate ditch maintenance petition.
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: Removed (not applicable to GPN-1)
Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for all other conditions.
Note H: Vegetated swales, including rain gardens & bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8' and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.
Note I: Removed (not applicable to GPN-1)
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.

Jerome Village Variances

1. Variance from the Union County Subdivision Regulations, Section 406, minimum right-of-way widths to allow a 50' right-of-way width for all local street classifications within Jerome Village. Resolution #306-09. Dated 6-11-09.

SURVEYOR CERTIFICATION:

American Land Surveyors do hereby certify the following:

1. The accompanying plat represents a subdivision of land in VMS 2991, Jerome Township, Union County, Ohio.
2. The tract has an area of 1.222 acres in streets, 6.659 acres in lots, and 4.934 acres in Reserves making a total of 12.815 acres.
3. This plat was prepared based on a field survey performed in September, 2006 by Benchmark Surveying & Mapping Company;
4. All dimensions are shown in feet and decimal parts thereof. dimensions shown along curved lines are chord distances;
5. This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D dated December 16, 2008.
6. Monumentation set at the locations shown hereon consist of a 5/8" Inch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription " Jon B. Adcock, S-8461".
7. The accompanying plat is a correct representation of Glacier Park Neighborhood Section 1 as surveyed.

Signed and sealed this _____ day of _____, 2013.

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

DEVELOPER:
Jerome Village Company, LLC.
375 N. Front Street, Suite 200
Columbus, Ohio 43215
Attention: Gary Nuss

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

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

In witness thereof, the following have set their hand this _____ day of _____, 2013.

Jerome Village Company, LLC:
By: Nationwide Realty Investors, Ltd., its manager

By: _____
James Rost, Vice President

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO
COUNTY OF UNION
Before me, a Notary Public in and for said County, personally appeared Brian J. Ellis, President and Chief Operating Officer of Nationwide Realty Investors, Ltd., as manager of Jerome Village Company, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2013.

Signature: _____. My commission expires: N/A.
Notary Public

Reviewed this _____ day of _____, 2013: _____
Chairman, Jerome Township Trustees

Approved this _____ day of _____, 2013: _____
Union County Engineer

Approved this _____ day of _____, 2013: _____
LUC Regional Planning Commission

Approved this _____ day of _____, 2013: _____
Union County Commissioner

_____ _____
Union County Commissioner Union County Commissioner

Transferred this _____ day of _____, 2013: _____
Union County Auditor

Recorded this _____ day of _____, 2013 at _____ am/pm in

Plat Cabinet _____, Slide _____ _____
Union County Recorder

1/2

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

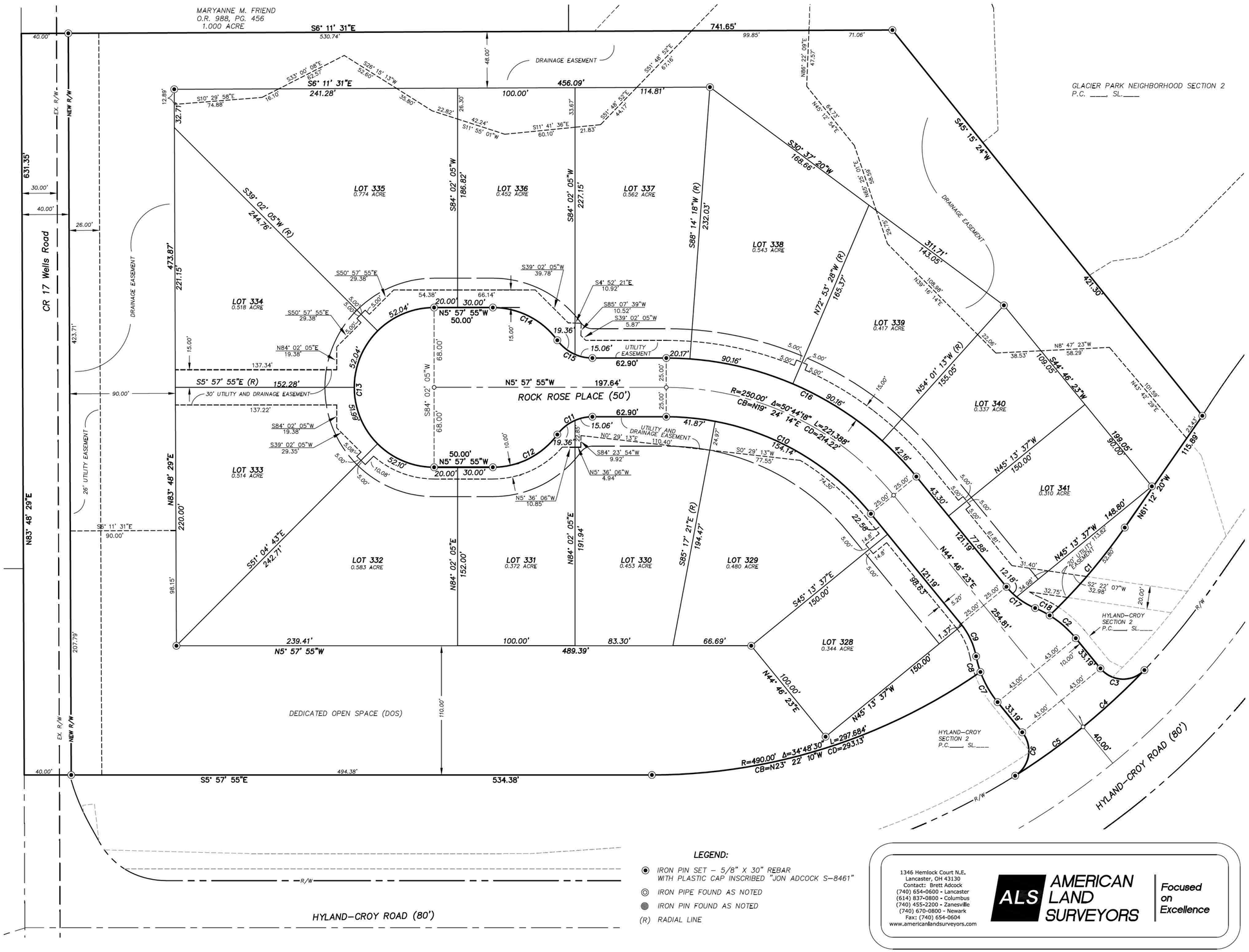
ALS AMERICAN LAND SURVEYORS
Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.: 13-012		
DATE: SEPTEMBER 13, 2013		
SCALE: N/A		

GLACIER PARK NEIGHBORHOOD SECTON 1

VIRGINIA MILITARY SURVEY 2991

JEROME TOWNSHIP, UNION COUNTY, OHIO



Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	490.00	11° 31' 31"	98.56	N55° 26' 35"W	98.40
C2	88.00	19° 18' 47"	29.66	S35° 06' 59"W	29.52
C3	25.00	97° 02' 16"	42.34	S3° 44' 45"E	37.46
C4	580.00	7° 02' 16"	71.24	N48° 44' 45"W	71.20
C5	580.00	7° 02' 16"	71.24	N41° 42' 29"W	71.20
C6	25.00	97° 02' 16"	42.34	S86° 42' 29"E	37.46
C7	88.00	19° 18' 48"	29.66	N54° 25' 46"E	29.52

Curve Table					
Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C8	88.00	9° 02' 40"	13.89	S68° 36' 30"W	13.88
C9	62.00	28° 21' 27"	30.69	N58° 57' 07"E	30.37
C10	225.00	50° 44' 18"	199.25	N19° 24' 14"E	192.80
C11	37.00	53° 48' 33"	34.75	N32° 52' 12"W	33.49
C12	68.00	53° 48' 33"	63.86	S32° 52' 12"E	61.54
C13	68.00	180° 00' 00"	213.63	S84° 02' 05"W	136.00
C14	68.00	53° 48' 33"	63.86	N20° 56' 21"E	61.54
C15	37.00	53° 48' 33"	34.75	S20° 56' 21"W	33.49
C16	275.00	50° 44' 18"	243.53	N19° 24' 14"E	235.65
C17	62.00	28° 21' 29"	30.69	S30° 35' 40"W	30.37
C18	88.00	9° 02' 40"	13.89	N20° 56' 15"E	13.88

LEGEND:

- IRON PIN SET – 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"
- IRON PIPE FOUND AS NOTED
- IRON PIN FOUND AS NOTED
- (R) RADIAL LINE

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

ALS AMERICAN LAND SURVEYORS
Focused on Excellence

2/2

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	13-012	
DATE:	SEPTEMBER 13, 2013	
SCALE:	1"=40'	

Amco Insurance Company
Bond Department
1100 Locust St, Department 2006
Des Moines, IA 50391-2006
866-387-0457

Subdivision Bond

Bond No. Bda 735630

KNOW ALL MEN BY THESE PRESENTS, that we Jerome Village Company LLC One Nationwide Plaza Columbus, OH 43215 as principal, and AMCO INSURANCE COMPANY, as Surety, are held and firmly bound unto the Board of Commissioners of Union County, OH in the penal sum of Six hundred sixteen thousand ninety-eight ($616,098) Dollars lawful money of the United States, to the payment of which well and truly to be made we hereby bind ourselves and our heirs, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, it is proposed to make certain improvements in the plat known as Glacier Park Neighborhood 1 as follows, complete the following improvements Road and Utility Improvements and further stipulates that all such improvements shall be completed within one year.

WHEREAS, the County Engineer has approved said plat and has instructed the Board of Commissioners of Union County, OH to accept the said plat for filing upon the execution and delivery of this bond.

NOW, THEREFORE, the condition of the obligation is such that, if the above bounded Principal shall construct the improvements shown above to the satisfaction of the Union County Engineer's Office within the time specified, in accordance with the present standard specifications of the Board of Commissioners of Union County, OH then this obligation shall be void, otherwise to remain in full force and effect.

Signed, sealed and dated this 20th day of August, 2013.

Jerome Village Company LLC
(Principal)

By: _____

Amco Insurance Company

By: _____
Jeff Cose, Attorney-in-Fact

Bda 68 (11-00)

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation
Farmland Mutual Insurance Company, an Iowa corporation
Nationwide Agribusiness Insurance Company, an Iowa corporation
AMCO Insurance Company, an Iowa corporation
Allied Property and Casualty Insurance Company, an Iowa corporation
Depositors Insurance Company, an Iowa corporation

hereinafter referred to severally as the "Company" and collectively as the "Companies," each does hereby make, constitute and appoint:
Sandra Alitz, Andy Andersen, Megan L. Bartlett, Bill R. Breckenridge, Anita R. Calderon, Laura Cateron, Kerry Christensen, Dana R. Clark, Keith E. Clements, Morgan Collins, Susan K. Corey, Jeff Cose, William A Downing, Janelle Duffy, Janet Dutcher, Paulette M. Dyson, Melissa Evans, Matthew Gilmer, Grant R. Goodenow, Cristopher Hansen, David E. Harbeck, Jesse Huston, Aaron J. Jamison, Robert N Johnston, Diana Kelly, Mike Kuper, Ben Lewis, John Linnenbach, Kristina Meyer, Beth Miller, Jeff Mohr, Elizabeth Moore, Stephen Moore, Becky Nichols, Ryan J. O'Lear, Michael Paez, Amy J. Palmer, Spencer Paris, Andy Roby, Ashlee Schuling, Joshua Severson, Larry D. Slegh, Richelle L. Smith, Jeff Thielen, Patricia M. Vermace, Kim Wells, Carmon R. Wilson

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

FIVE MILLION AND NO/100 DOLLARS ($5,000,000.00)

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 30th day of April, 2013.

Terrance Williams, President and Chief Operating Officer of Nationwide Agribusiness Insurance Company and Farmland Mutual Insurance Company; and **Vice President** of Nationwide Mutual Insurance Company, AMCO Insurance Company, Allied Property and Casualty Insurance Company, and Depositors Insurance Company

ACKNOWLEDGMENT

STATE OF IOWA, COUNTY OF POLK: ss
On this 30th day of April, 2013 before me came the above-named officer for the Companies aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Companies aforesaid, that the seals affixed hereto are the corporate seals of said Companies, and the said corporate seals and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Companies.

Sandy Alitz
Iowa Notarial Seal
Commission number 152785
My Commission Expires March 24, 2014

Notary Public
My Commission Expires
March 24, 2014

CERTIFICATE

I, Robert W Horner III, Secretary of the Companies, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Terrance Williams was on the date of the execution of the foregoing power of attorney the duly elected officer of the Companies, and the corporate seals and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Secretary, and affixed the corporate seals of said Companies this 20th day of August, 2013.

Secretary

This Power of Attorney Expires 03/24/2014

BDJ 1 (04-13)

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*

October 3, 2013

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

Re: Final Plat Review
Jerome Village Subdivision
GPN-1

Jenny,

We have completed our review for the above final plat, sent to our office on September 23, 2013. The construction drawings have been approved by our office. We have also received the performance bond for the public improvements within the area to be platted, which the Commissioners have approved. Therefore, we recommend approval of the final plat.

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

Sincerely,

Bill Narducci

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

Cc: Jeff Stauch, UCE (via email)

Staff Report – Jerome Village GPN-2

Applicant:	Jerome Village Company, LLC c/o Gary Nuss 375 N. Front Street, Suite 200 Columbus, OH 43215 NussG@Nationwide.com Terrain Evolution, LLC c/o Thom Ries or Justin Wollenberg 720 E. Broad Street, Suite 203 Columbus, OH 43215 TRies@TerrainEvolution.com or JWollenberg@TerrainEvolution.com
Request:	Approval of the Jerome Village GPN – 2 (Glacier Park Neighborhood) Final Plat.
Location:	Located off of Wells Road to the east of Jerome Road in Jerome Township, Union County.

Staff Analysis:	This Final Plat is for the Glacier Park Neighborhood (GPN) 2 of the Jerome Village Development. GPN - 2 will have a total of 77.059 Acres and 136 lots for single family residential development. In addition, GPN – 2 will contain 21.404 Acres of open space reserves. The proposed method of supplying water service is through the City of Marysville Public Water System, and the proposed method of sanitary waste disposal is the City of Marysville Treatment and Eversole Run Sewer District (AIRVAC Collection System).
	
	The GPN - 2 Preliminary Plat was approved on February 14 of 2013.
	
	• **Union County Engineer's Office**
	  ○ See Union County Engineer's Office Review Letter dated October 3, 2013. The Union County Engineer's Office recommends approval of the Jerome Village GPN - 2 Final Plat. The Engineer's Office also confirms in said letter the approval of the performance bond/surety from the Union County Commissioners.
	• **Union County Soil & Water Conservation District**
	  ○ No comments as of October 4, 2013.

	• **Union County Health Department** ○ Per an email dated October 1, the Union County Health Department submitted the following comments: *"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 being serviced by a private water system (PWS) and/or sewage treatment system (STS)."* In addition, *"Any home or business that is currently being serviced by a private STS and ends up being situated within 200 feet of a sanitary sewer easement should be brought to the attention of the Union County Health Department."* Further, *"If at any time during the development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and/or abandonment of PWS or STS."* • **City of Marysville** ○ In an email dated October 2, 2013, the City of Marysville has one comment regarding GPN - 2: *"Due to the waterline easement from Cottonwood Drive to Jerome Road and along Wells Road, the City shall be named as a "utility company"/"grantee" with authority to occupy/maintain their infrastructure within the provided utility easements."* • **Jerome Township** ○ Per an email dated October 4, 2013, Jerome Township states that GPN - 2 complies with the Planned Unit Development approved by the Jerome Township Board of Trustees. • **ODOT District 6** ○ As of October 4, 2013, no comments from ODOT District 6. • **Union Rural Electric/URE** ○ No comments as of October 4, 2013. • **LUC Regional Planning Commission** ○ The City of Marysville comment should be incorporated into the mylar printing.

Staff Recommendations:	LUC Staff recommends ***approval*** of the Jerome Village GPN – 2 Final Plat with the condition that the minor technical items addressed above be incorporated into the final mylar.

Z&S Committee Recommendations:	

Logan-Union-Champaign
regional planning commission

Director: Jenny R. Snapp

Application for Final Plat Approval

Date: September 19, 2013

Name of Subdivision: Glacier Park Neighborhood
Section/Phase: Section 1 Block
Location: Union County - South of Wells Road North of Hyland-Croy
Township: Jerome Military Survey: VMS 2991
Complete Parcel(s) Identification Number (PIN): 1700120511000

Has a Preliminary Plat been approved for this subdivision?: Yes ☑ No ☐ Date: 4/12/2013

Name of Applicant: Jerome Village Company, LLC - Attn: Gary Nuss
Address: 375 North Front Street, Suite 200
City: Columbus State: OH Zip: 43215
Phone: 614.857.2334 Fax: 614.857.2346 Email: Nussg@Nationwide.com

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

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

Proposed Acreage to be Subdivided: Total GPN-1 = 12.815

Current Zoning Classification: PUD

Proposed Zoning Changes: N/A

Proposed Land Use: Single-Family Residential

Development Characteristics

Acreage w/in Approved Preliminary Plat: 12.815 Acres

Acreage w/in Section and/or Block: 12.815 Acres

Number of **APPROVED** lots from Preliminary Plat 14

Number of Lots **PROPOSED** w/in this Section: 14

Number of **APPROVED** units from Preliminary Plat: 14

Number of Units **PROPOSED** w/in this Section: 14

Typical Lot Width: 90 / 100 Feet Typical Lot Area: 10,000 / 11,500 SF

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

Acreage to be devoted to recreation, parks or open space: 4.356 Acres

Recreation facilities to be provided: _____

Approved method of Supplying Water Service: City of Marysville

Approved method of Sanitary Waste Disposal: Eversole Run Sewer District (AIRVAC collection system)
City of Marysville Treatment

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

Approved 50' rigth-of-way Widths Resolution #306-09 Date 6-11-09

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.* Yes

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

Has estimated construction cost been submitted by the responsible design engineer? _____
Has estimated construction cost been approved by the County Engineer? _____
Bond has been submitted to County Engineer? _____
Bond approved by County Commissioners? _____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

FINAL PLAT REVIEW CHECKLIST			
#	**Required Item Description**	**HAVE**	**NEED**
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"; drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.	✔	
1	Name of the Subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage.	✔	
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat	✔	
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.	✔	
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.	✔	
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.	✔	
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.	✔	
7	All easements and rights-of-ways provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.	✔	
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.	✔	
9	Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.	✔	
10	Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.	✔	
11	The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.	✔	
12	Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.	✔	
13	Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326).	✔	
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.	✔	
15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.	✔	

16	If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has been approved and is in effect.	✔	
17	A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements.		✔
18	Written certification from the Board of County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable. N/A		
19	Certification by a registered surveyor to the effect that the plat represents a survey completed by the surveyor and that the monuments shown thereon exist as located in all dimensional details are correct.	✔	
20	A notarized acknowledgement of all owners and lien holders to the plat and its restrictions including dedication to the public uses of streets, alleys, parks and other spaces shown thereon and granting required easements.	✔	
21	Approval and acceptance clause for the signatures of a representative of the Logan-Union-Champaign County Regional Planning Commission, the County Engineer, the County Health Department, the Board of County Commissioners, the County Auditor, the County Recorder, and a representative of the Township Trustees in which the subdivision is located.	✔	
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.	✔	

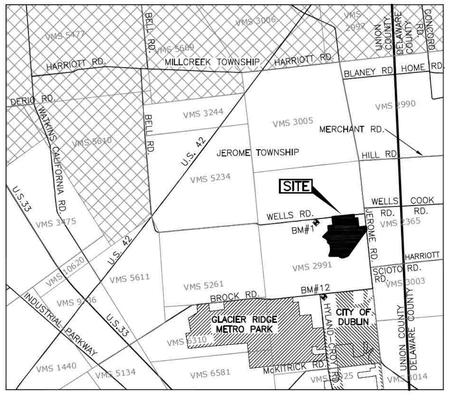
9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

GLACIER PARK NEIGHBORHOOD SECTION 2

BEING PART OF VMS 2991, JEROME TOWNSHIP
UNION COUNTY, OHIO

LUC. R.P.C. FILE # _____

LOCATION MAP



GRAPHIC SCALE

4000 2000 0 4000

(IN FEET)
1 inch = 4000 ft.

Situated in Survey 2991 of the Virginia Military Survey, Jerome Township, Union County, State of Ohio and being part of that 18.199 acre tract of land as described in a deed to to Jerome Village Company, LLC, of record in Official Record Volume 748, Page 207, part of that 33.080 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record Volume 947, Page 994, part of that 33.874 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record Volume 669, Page 653 (Parcel III, Tract IV) and a part of that 48.281 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record Volume 669, Page 653 (Parcel III, Tract II).

SHEET INDEX

Sheet 1 - Title/Signature Sheet
Sheet 2 - GPN-2 Index/Overview
Sheet 3 - GPN-2 Detail Sheet
Sheet 4 - GPN-2 Detail Sheet
Sheet 5 - GPN-2 Detail Sheet
Sheet 6 - GPN-2 Detail Sheet

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

GPN-2 Area Summary		
Right-of-Way	10.745	AC
Lots	44.910	AC
Openspace	21.404	AC
Total	77.059	AC

GPN-2 Lot Summary	136
80' Frontage	89
90' Frontage	44
100' Frontage	3

GPN-2 Density			
Gross	(Lots/Total Area)	1.764	du/ac
Net	(Lots/Lot Area)	3.028	du/ac

Minimum Lot Size		
80' Frontage	10,000	SF
90' Frontage	11,500	SF
100' Frontage	13,000	SF

Setbacks	80' Frontage		90' Frontage		100' Frontage	
Front Yard	25	FT	25	FT	25	FT
Rear Yard	30	FT	30	FT	30	FT
Side Yard	6	FT	8	FT	10	FT

PARCEL BREAKDOWN

Parcel Number	Map/GIS Number	Acreages of Parcel within GPN-2
17-0012051.000	126-00-00-050.002	8.230 AC.
17-0012033.000	126-00-00-064.000	66.564 AC.
17-0012018.001	127-09-02-005.000	2.303 AC.

Jerome Village Blanket Notes

Note A: All of Jerome Village is in the flood hazard zone X (areas outside the 500-year flood plain) on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39159C0390D, effective date December 16, 2008.
Note B: Be advised; a subsurface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.
Note C: All storm water drainage including flood routing, open ditches and basins which accept public storm water, will be a part of the Union County ditch maintenance program. Each subarea will file a separate ditch maintenance petition.
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: Removed (not applicable to GPN-2)
Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for all other conditions.
Note H: Vegetated swales, including rain gardens & bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8' and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.
Note I: Removed (not applicable to GPN-2)
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.

Jerome Village Variances

1. Variance from the Union County Subdivision Regulations, Section 406, minimum right-of-way widths to allow a 50' right-of-way width for all local street classifications within Jerome Village. Resolution #306-09. Dated 6-11-09.

SURVEYOR CERTIFICATION:
American Land Surveyors do hereby certify the following:

1. The accompanying plat represents a subdivision of land in VMS 2991, Jerome Township, Union County, Ohio.
2. The tract has an area of 10.745 acres in streets, 44.910 acres in lots, and 21.404 acres in Reserves making a total of 77.059 acres.
3. This plat was prepared based on a field surveys performed in September & October, 2006 by Benchmark Surveying & Mapping Company and a field survey performed in June, August and September, 2002 by CPS Consulting Group, LLC.;
4. All dimensions are shown in feet and decimal parts thereof. dimensions shown along curved lines are chord distances;
5. This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D dated December 16, 2008.
6. Monumentation set at the locations shown hereon consist of a 5/8" inch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription "Jon B. Adcock, S-8461".
7. The accompanying plat is a correct representation of Glacier Park Neighborhood Section 2 as surveyed.

Signed and sealed this _____ day of _____, 2013.

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

DEVELOPER:
Jerome Village Company, LLC.
375 N. Front Street, Suite 200
Columbus, Ohio 43215
Attention: Gary Nuss

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

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

In witness thereof, the following have set their hand this _____ day of _____, 2013.

Jerome Village Company, LLC:
By: Nationwide Realty Investors, Ltd., its manager

By: _____
James Rost, Vice President

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO
COUNTY OF UNION
Before me, a Notary Public in and for said County, personally appeared Brian J. Ellis, President and Chief Operating Officer of Nationwide Realty Investors, Ltd., as manager of Jerome Village Company, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2013.

Signature: _____. My commission expires: N/A.
Notary Public

Reviewed this _____ day of _____, 2013: _____
Chairman, Jerome Township Trustees

Approved this _____ day of _____, 2013: _____
Union County Engineer

Approved this _____ day of _____, 2013: _____
LUC Regional Planning Commission

Approved this _____ day of _____, 2013: _____
Union County Commissioner

_____ _____
Union County Commissioner Union County Commissioner

Transferred this _____ day of _____, 2013: _____
Union County Auditor

Recorded this _____ day of _____, 2013 at _____ am/pm in

Plat Cabinet _____, Slide _____ _____
Union County Recorder

GLACIER PARK NEIGHBORHOOD SECTION 2 IS SUBJECT TO **JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS** AS RECORDED IN **VOLUME 907 PAGES 572** , UNION COUNTY RECORDER'S OFFICE, AS AMENDED, **THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS** AS RECORDED IN **VOLUME 911, PAGE 922** , UNION COUNTY RECORDER'S OFFICE AND T **HE DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR JVCA** RECORDED IN **VOLUME 859 PAGE 275** , UNION COUNTY RECORDER'S OFFICE.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

Residential and Commercial

1. There shall be no discharge in to any streams or storm water outlets of any waste materials in violation of applicable local, state, or federal regulations.
3. Grading of the storm water retention areas shall not be changed.
5. The lot owner and his successors and assigns agree to assume any and all maintenance charges which are established by the Union County Commissioners for this subdivision.
6a. No construction may begin or building started without the individual lot owner obtaining zoning, building, water & sewer tap, and driveway permits. Zoning permits are to be obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department and driveway permits are obtained from the Union County Engineer's Office. Water & sewer tap permits are obtained from the applicable service provider.
7. The lot owner and his successors and assigns agree to assume any and all sanitary sewer and water service charges which are established by the applicable provider.
8. All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

Residential Only

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

Miscellaneous Restrictions/Notes

24. This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first gelling permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings and trimmings from lawns, tree, bushes, plants, etc. or other wastes that you may generate on agricultural land. Dispose of all wastes appropriately. Additionally, there may be existing ditches, surface swales or underground tiles that drain water from adjacent land on to or through your property. You have a legal responsibility to allow the reasonable flow of water on to or through your property from upground properties. You also have a legal responsibility to maintain and repair any ditches, surface swales or underground tile on your property.
25. Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Hawthorne Drive, Honeysuckle Way, Brandywine Drive, Cottonwood Drive, Spruce Court and Emerald Green Court. The owners of the fee simple titles to all of the lots in Glacier Park Neighborhood Section 2 Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
28. Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of plaiting, utility service to this subdivision for electric power is provided by Union Rural Electric, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbia Gas.

Jerome Village Blanket Restrictions

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.
7. No on-street parking within Glacier Park Neighborhood Section 2.
8. Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
9. Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.

Utility Easements

We the undersigned owners of the within platted land, do hereby grant unto Union Rural Electric , Frontier Communications, Time Warner Cable, Columbia Gas, and their successors and assigns (Hereinafter referred to as grantees) A permanent right-of-way and easement ten (10) feet in width under, over, and through all sublots and all lands owned by the grantor shown hereon and parallel with and contiguous to Hawthorne Drive, Honeysuckle Way, Brandywine Drive, Cottonwood Drive, Spruce Court and Emerald Green Court and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such underground electric, gas and communication cable, ducts, conduits, pipes, gas pipe lines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas and communication signals for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines outside the above described easement premises or the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

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

ALS AMERICAN LAND SURVEYORS
Focused on Excellence

1/6

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	13-012	
DATE:	SEPTEMBER 13, 2013	
SCALE:	N/A	

GLACIER PARK NEIGHBORHOOD SECTION 2

VIRGINIA MILITARY SURVEY 2991

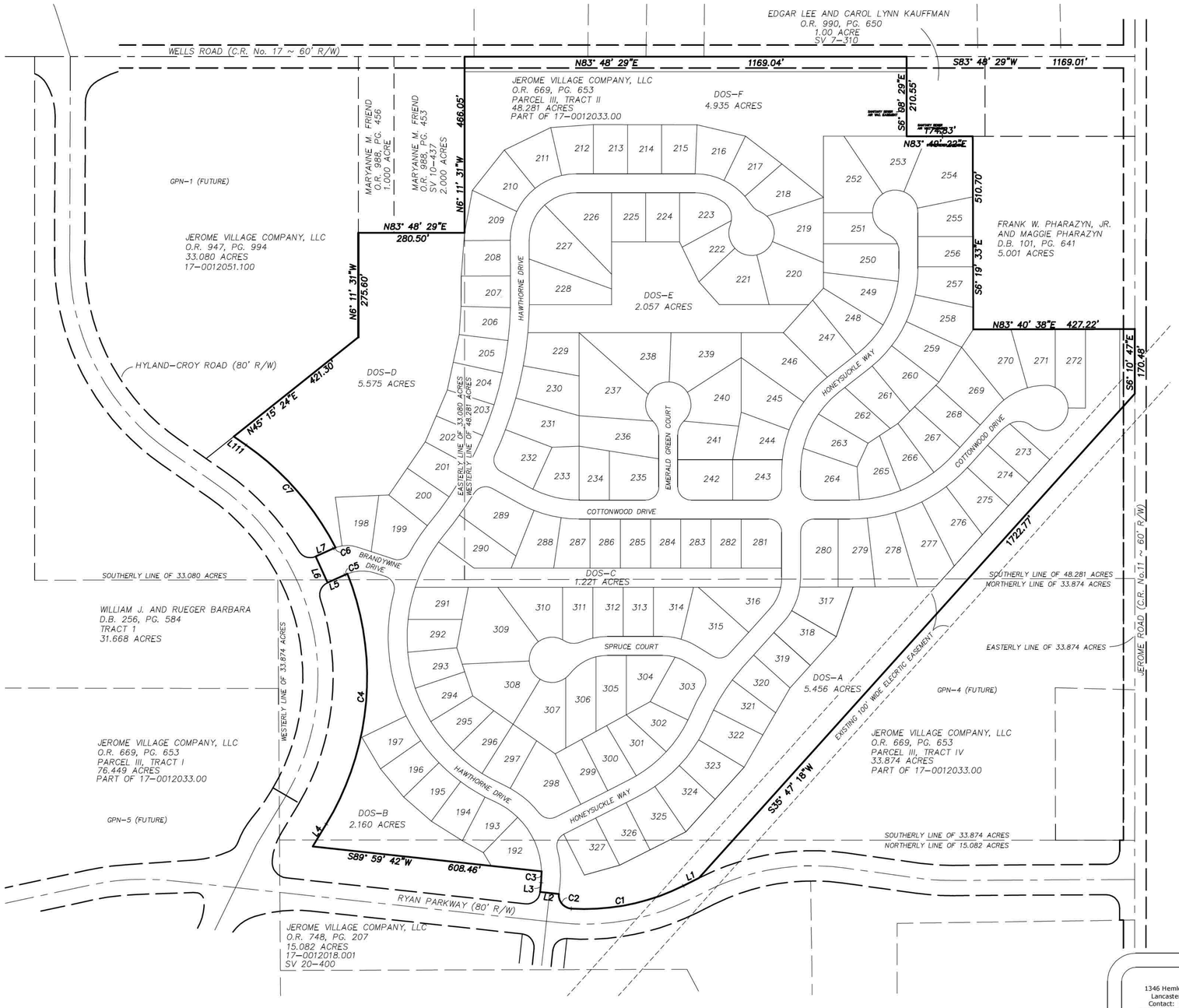
JEROME TOWNSHIP, UNION COUNTY, OHIO

OVERVIEW OF LOTS

GRAPHIC SCALE

150 75 0 150

(IN FEET)
1 inch = 150 ft.



LINE TABLE		
Line #	Bearing	Distance
L1	S57° 13' 52"W	46.35
L2	S89° 59' 42"W	50.00
L3	N0° 00' 18"W	24.45
L4	N24° 55' 27"E	69.31
L5	S59° 26' 09"W	50.65
L6	N30° 33' 51"W	76.00
L7	N59° 26' 09"E	51.36
L111	N61° 12' 20"W	39.60

Curve Table					
Curve #	Raduis	Delta	Length	Chord Direction	Chord Length
C1	580.00	30°11'41"	305.66	S72° 19' 42"W	302.14
C2	35.00	92°34'09"	56.55	N46° 17' 23"W	50.59
C3	210.00	8°12'48"	30.10	N4° 06' 42"W	30.08
C4	750.00	52°33'59"	688.09	N1° 21' 33"W	664.21
C5	112.00	3°40'58"	7.23	S61° 17' 05"W	7.23
C6	88.00	4°15'33"	6.54	N61° 33' 55"E	6.54
C7	750.00	27°45'21"	363.32	N47° 19' 40"W	359.79

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

ALS AMERICAN LAND SURVEYORS
Focused on Excellence

2/6

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	13-012	
DATE:	SEPTEMBER 13, 2013	
SCALE:	1"=150'	

GLACIER PARK NEIGHBORHOOD SECTON 2

VIRGINIA MILITARY SURVEY 2991

JEROME TOWNSHIP, UNION COUNTY, OHIO

TYPICAL DETAIL OF 5' X 10' EASEMENT

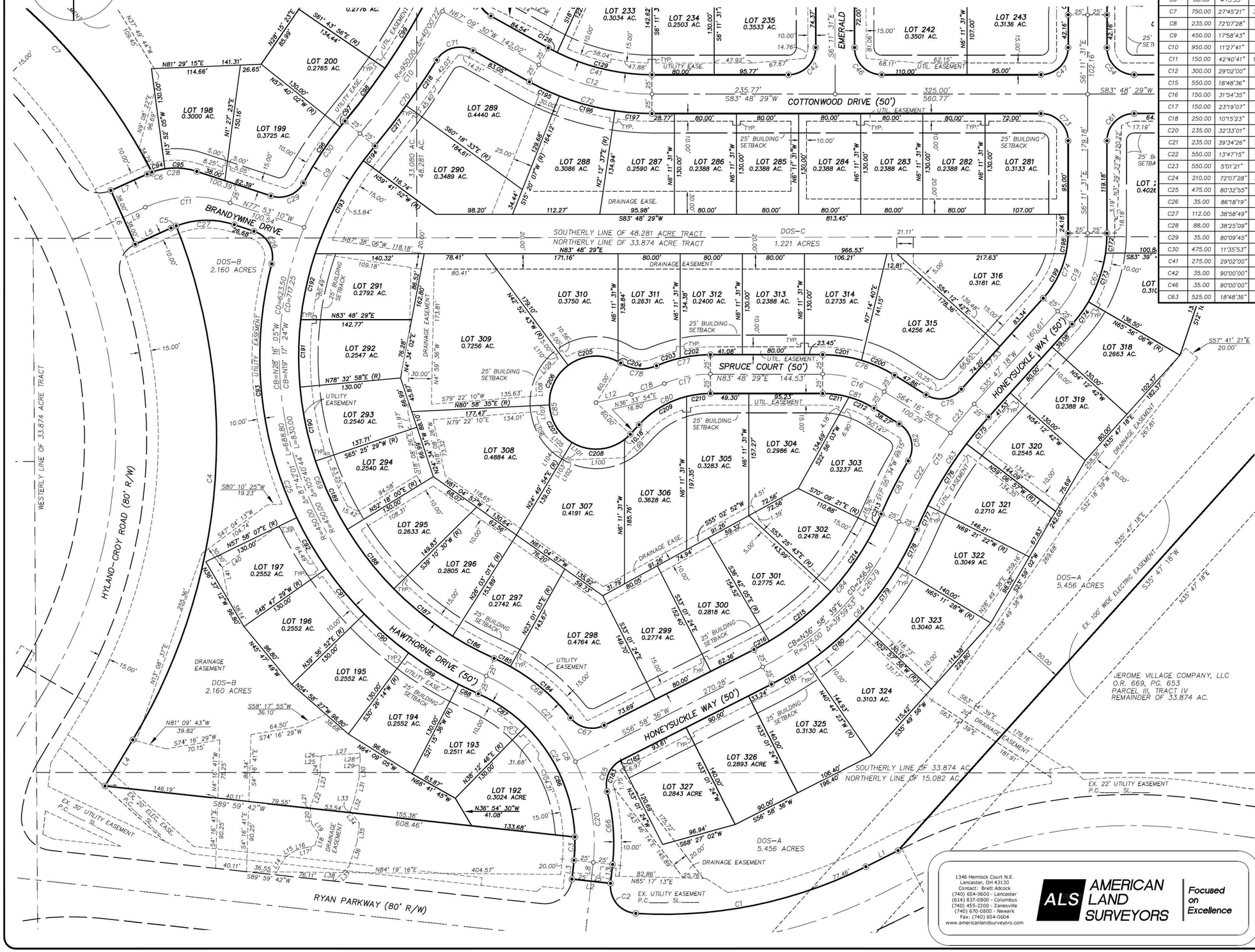
LEGEND:

- IRON PIN SET – 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"
- IRON PIPE FOUND AS NOTED
- IRON PIN FOUND AS NOTED
- (R) RADIAL LINE

GRAPHIC SCALE

60 30 0 60

(IN FEET)
1 inch = 60 ft.



Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	580.00	30°11'41"	305.66	S72° 19' 42"W	302.14
C2	35.00	92°34'09"	56.55	N46° 17' 23"W	50.59
C3	210.00	8°12'48"	30.10	N4° 06' 42"W	30.08
C4	750.00	52°33'59"	688.09	N1° 21' 33"W	664.21
C5	112.00	3°40'58"	7.23	S61° 17' 05"W	7.23
C6	88.00	4°15'33"	6.54	N61° 33' 55"E	6.54
C7	750.00	27°45'21"	363.32	N47° 19' 40"W	359.79
C8	235.00	72°07'28"	295.82	N36° 04' 02"W	276.67
C9	450.00	17°58'43"	141.20	S24° 33' 37"W	140.62
C10	950.00	11°27'41"	190.03	N27° 49' 08"E	189.72
C11	150.00	42°40'41"	111.73	N80° 46' 29"E	109.17
C12	300.00	29°02'00"	152.02	S81° 40' 31"E	150.40
C15	550.00	18°48'36"	180.56	S26° 23' 01"W	179.75
C16	150.00	31°54'35"	83.54	N80° 14' 13"W	82.46
C17	150.00	23°19'07"	61.05	S72° 08' 56"W	60.63
C18	250.00	10°15'23"	44.75	N65° 37' 04"E	44.69
C20	235.00	32°33'01"	133.51	N16° 16' 49"W	131.72
C21	235.00	39°34'26"	162.31	N52° 20' 33"W	159.11
C22	550.00	13°47'15"	132.35	S23° 52' 20"W	132.03
C23	550.00	5°01'21"	48.21	S33° 16' 38"W	48.20
C24	210.00	72°07'28"	264.35	N36° 04' 02"W	247.24
C25	475.00	80°32'55"	667.77	S31° 51' 19"E	614.12
C26	35.00	86°18'19"	52.72	N34° 44' 01"W	47.88
C27	112.00	38°58'49"	76.20	S82° 37' 25"W	74.74
C28	88.00	38°25'09"	59.01	S82° 54' 16"W	57.91
C29	35.00	80°09'45"	48.97	N62° 01' 57"E	45.07
C30	475.00	11°35'53"	96.15	S27° 45' 01"W	95.99
C41	275.00	29°02'00"	139.35	S81° 40' 31"E	137.86
C42	35.00	90°00'00"	54.98	N38° 48' 29"E	49.50
C46	35.00	90°00'00"	54.98	S51° 11' 31"E	49.50
C63	525.00	18°48'36"	172.35	S26° 23' 01"W	171.58

Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C64	400.00	39°59'53"	279.24	N36° 58' 39"E	273.60
C65	35.00	77°53'01"	46.18	S18° 02' 05"W	44.00
C66	260.00	20°54'07"	94.85	N10° 27' 22"W	94.33
C67	35.00	78°38'43"	48.04	S83° 42' 03"E	44.36
C68	260.00	27°45'05"	125.93	N58° 15' 14"W	124.70
C69	425.00	105°40'44"	783.89	S19° 17' 24"E	677.40
C70	975.00	8°00'42"	136.34	N29° 32' 37"E	136.22
C71	35.00	87°18'14"	53.33	S69° 11' 23"W	48.32
C72	325.00	29°02'00"	164.69	S81° 40' 31"E	162.93
C73	35.00	90°00'00"	54.98	S51° 11' 31"E	49.50
C74	125.00	41°58'49"	91.59	S41° 47' 54"W	89.55
C75	35.00	82°05'27"	50.15	N74° 40' 21"E	45.97
C76	175.00	31°54'35"	97.46	N80° 14' 13"W	96.21
C77	175.00	23°19'07"	71.22	S72° 08' 56"W	70.73
C78	50.00	55°14'45"	48.21	N88° 06' 45"E	46.36
C80	125.00	47°14'35"	103.07	S60° 11' 12"W	100.17
C81	125.00	31°54'35"	69.62	N80° 14' 13"W	68.72
C82	35.00	88°54'36"	54.31	N19° 49' 38"W	49.02
C83	575.00	7°38'57"	76.77	S20° 48' 11"W	76.71
C84	350.00	39°59'53"	244.33	N36° 58' 39"E	239.40
C85	60.00	259°10'13"	271.40	S13° 50' 59"E	92.48
C86	210.00	43°34'08"	159.69	N30° 00' 10"W	155.87
C87	210.00	20°20'32"	74.56	N61° 57' 30"W	74.17
C88	475.00	3°23'22"	28.10	S70° 26' 05"E	28.10
C89	475.00	9°10'38"	76.08	S64° 09' 05"E	76.00
C90	475.00	9°10'38"	76.08	S54° 58' 27"E	76.00
C91	475.00	9°10'38"	76.08	S45° 47' 49"E	76.00
C92	475.00	9°10'38"	76.08	S36° 37' 12"E	76.00
C93	475.00	40°27'02"	335.35	S11° 48' 22"E	328.43
C94	88.00	11°7'12"	17.33	S69° 20' 17"W	17.31
C95	88.00	27°07'57"	41.67	S88° 32' 51"W	41.28
C96	475.00	10°22'53"	86.07	S27° 08' 31"W	85.95
C97	475.00	1°13'00"	10.09	S32° 56' 28"W	10.09
C98	925.00	5°16'54"	85.27	N30° 54' 31"E	85.24
C99	925.00	6°04'10"	97.99	N25° 13' 59"E	97.94
C128	275.00	2°42'21"	12.99	S68° 30' 41"E	12.99
C129	275.00	26°19'39"	126.36	S83° 01' 41"E	125.25
C175	525.00	4°54'15"	44.94	S33° 20' 11"W	44.92
C176	525.00	10°14'25"	93.83	S25° 45' 50"W	93.71
C177	525.00	3°39'55"	33.58	S18° 48' 40"W	33.58
C178	400.00	7°49'49"	54.67	N20° 53' 37"E	54.62
C179	400.00	12°13'33"	85.35	N30° 55' 18"E	85.19
C180	400.00	12°13'33"	85.35	N43° 08' 51"E	85.19
C181	400.00	7°42'58"	53.87	N53° 07' 06"E	53.83
C182	35.00	2°16'59"	1.39	S55° 50' 06"W	1.39
C183	35.00	75°36'02"	46.18	S16° 53' 35"W	42.90
C184	260.00	22°36'16"	102.58	N55° 40' 49"W	101.91
C185	260.00	5°08'49"	23.36	N69° 33' 22"W	23.35
C186	425.00	8°10'47"	60.67	S68° 02' 23"E	60.62
C187	425.00	13°07'29"	97.36	S57° 23' 15"E	97.14
C188	425.00	13°07'29"	97.36	S44° 15' 45"E	97.14
C189	425.00	13°07'29"	97.36	S31° 08' 16"E	97.14
C190	425.00	13°07'29"	97.36	S18° 00' 46"E	97.14
C191	425.00	11°43'48"	87.01	S5° 35' 07"E	86.86
C192	425.00	11°45'04"	87.17	S6° 09' 19"W	87.01
C193	425.00	18°16'18"	135.53	S21° 10' 00"W	134.96
C194	425.00	3°14'50"	24.09	S31° 55' 33"W	24.08
C195	325.00	7°30'23"	42.58	S70° 54' 42"E	42.55
C196	325.00	13°07'29"	74.45	S81° 13' 38"E	74.29
C197	325.00	8°24'08"	47.66	N88° 00' 33"E	47.62
C200	175.00	15°19'19"	46.80	N71° 56' 35"W	46.66
C201	175.00	16°35'16"	50.66	N87° 53' 53"W	50.49
C202	175.00	12°51'02"	39.25	S77° 22' 58"W	39.17
C203	175.00	10°28'04"	31.97	S65° 43' 25"W	31.93
C204	60.00	3°46'05"	3.95	N66° 08' 55"W	3.95
C205	60.00	64°50'45"	67.91	S79° 32' 40"W	64.34
C206	60.00	56°08'42"	58.79	S19° 02' 56"W	56.47
C207	60.00	56°08'42"	58.79	S37° 05' 45"E	56.47
C208	60.00	68°32'18"	71.77	N80° 33' 45"E	67.57
C209	125.00	33°01'34"	72.05	S53° 04' 42"W	71.06
C210	125.00	14°13'01"	31.02	S76° 41' 59"W	30.94
C211	125.00	15°45'27"	34.38	N88° 18' 47"W	34.27
C212	125.00	16°09'08"	35.24	N72° 21' 29"W	35.12
C213	350.00	2°51'56"	17.50	N18° 24' 41"E	17.50
C214	350.00	16°43'38"	102.18	N28° 12' 28"E	101.82
C215	350.00	16°43'38"	102.18	N44° 56' 06"E	101.82
C216	350.00	3°40'41"	22.47	N55° 08' 15"E	22.46
C217	975.00	3°51'31"	65.66	N31° 37' 12"E	65.65
C218	975.00	4°09'11"	70.67	N27° 36' 51"E	70.66

LINE TABLE		
Line #	Bearing	Distance
L1	S57° 13' 52"W	46.35
L2	S89° 59' 42"W	50.00
L3	N0° 00' 18"W	24.45
L4	N24° 55' 27"E	69.31
L5	S59° 26' 09"W	50.65
L6	N30° 33' 51"W	76.00
L7	N59° 26' 09"E	51.36
L8	N0° 00' 18"W	24.45
L9	N59° 26' 09"E	31.47'
L12	N70° 44' 46"E	46.61
L13	N0° 00' 18"W	24.45
L14	S25° 32' 33"W	27.80
L15	S51° 33' 44"W	14.30
L16	S68° 51' 39"W	15.19
L17	S70° 47' 26"W	10.63
L18	S11° 54' 23"W	15.89
L19	S42° 13' 37"E	16.07
L20	S10° 45' 51"E	19.83
L21	S10° 45' 51"E	1.17
L22	S13° 46' 28"W	26.16
L23	S5° 58' 38"W	19.46
L24	S7° 22' 22"E	10.03
L25	S1° 57' 12"W	9.72
L26	S10° 08' 37"E	3.07
L27	S79° 51' 23"W	50.00
L28	S10° 08' 37"E	8.37
L29	S1° 57' 12"W	10.94
L30	S7° 22' 22"E	11.80
L31	S5° 58' 38"W	28.72
L32	S13° 46' 28"W	16.20
L33	S42° 13' 37"E	3.00
L34	S42° 13' 37"E	17.10
L35	S1° 29' 19"W	24.44
L36	S11° 54' 23"W	32.30
L37	S38° 16' 03"W	26.46
L38	S70° 47' 26"W	1.59
L39	S80° 10' 25"W	21.99
L40	S47° 04' 13"W	85.42
L41	S17° 19' 28"E	43.93
L99	N36° 33' 54"E	44.14
L100	N81° 33' 54"E	68.28
L101	S53° 26' 06"E	5.90
L102	N24° 50' 52"E	3.86
L103	S65° 09' 08"E	10.00
L104	S24° 50' 52"W	5.93
L105	S53° 26' 06"E	30.02
L106	S30° 56' 06"E	23.98
L107	S8° 26' 06"E	9.04
L108	S8° 26' 06"E	17.07
L109	S36° 33' 54"W	42.57
L110	S42° 52' 43"E	5.85

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

ALS AMERICAN LAND SURVEYORS
Focused on Excellence

3/6

FIELD	DRAFT	CHECK
JBA	JBA	JBA

JOB NO.: 13-012

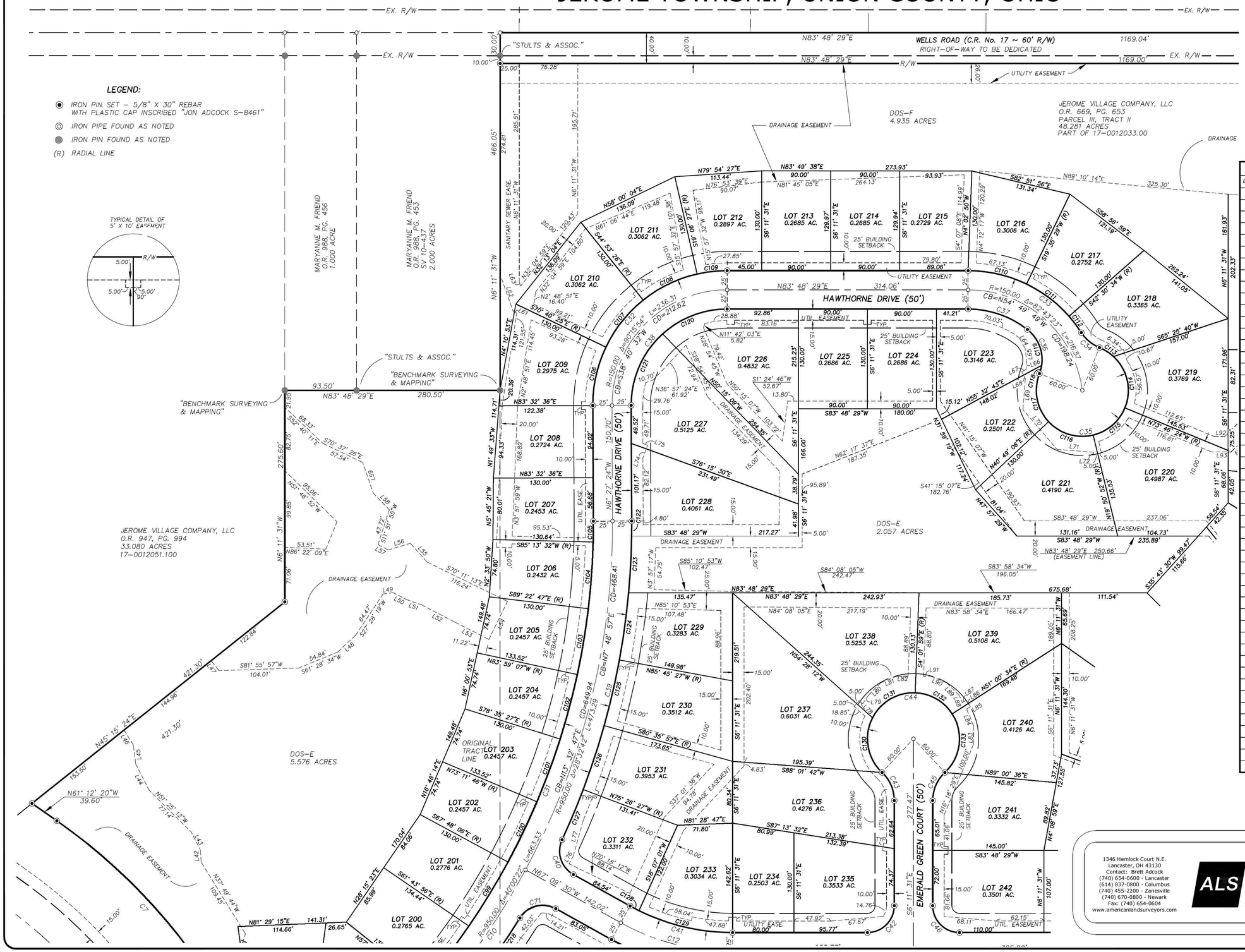
DATE: SEPTEMBER 13, 2013

SCALE: 1"=60'

GLACIER PARK NEIGHBORHOOD SECTON 2

VIRGINIA MILITARY SURVEY 2991

JEROME TOWNSHIP, UNION COUNTY, OHIO



LINE TABLE		
Line #	Bearing	Distance
L42	N10° 51' 18"W	16.25
L43	N33° 00' 36"W	25.74
L44	N33° 21' 42"W	38.81
L45	N13° 24' 22"W	25.00
L46	N37° 49' 10"W	22.94
L47	N44° 44' 36"W	16.66
L48	S40° 26' 22"W	32.04
L49	S76° 33' 27"W	13.38
L50	N69° 06' 40"W	20.50
L51	N77° 07' 26"W	19.47
L52	N68° 41' 14"W	48.16
L53	N69° 15' 50"W	50.74
L54	S19° 48' 47"W	55.21
L55	S47° 57' 51"E	33.03
L56	N67° 16' 47"E	30.13
L57	S68° 39' 17"E	15.09
L58	S50° 05' 34"E	29.95
L59	S25° 21' 24"E	42.47
L61	S70° 40' 25"E	5.28
L62	S25° 40' 25"E	51.12
L63	N25° 40' 25"W	5.03
L64	S35° 33' 10"E	15.98
L65	S13° 03' 10"E	17.03
L66	S1° 48' 10"E	10.63
L67	S56° 07' 21"W	6.30
L68	S33° 52' 39"E	10.05
L69	S1° 48' 10"E	40.66
L70	S46° 48' 10"E	68.28
L71	N88° 11' 50"E	47.49
L72	S19° 50' 52"E	3.30
L74	N13° 44' 30"E	17.70
L75	N76° 15' 30"W	6.51
L76	N22° 50' 30"E	11.01
L77	N9° 20' 31"E	48.20
L78	N54° 28' 12"W	6.22
L79	S27° 33' 29"W	13.86
L80	S38° 48' 29"W	22.38
L81	S61° 18' 29"W	23.18
L82	S83° 48' 29"W	14.32
L83	N6° 11' 31"W	23.98
L84	N28° 41' 31"W	23.53
L85	N51° 00' 34"E	5.74
L86	N38° 59' 26"W	10.00
L87	S51° 00' 34"W	5.96
L88	N28° 41' 31"W	10.25
L89	N51° 11' 31"W	23.18
L90	N73° 41' 31"W	23.18
L91	S83° 48' 29"W	8.85
L92	S83° 48' 29"W	13.88
L93	N83° 48' 29"E	26.12

Curve Table					
Curve #	Raduis	Delta	Length	Chord Direction	Chord Length
C7	750.00	27°45'21"	363.32	N47° 19' 40"W	359.79
C31	925.00	40°00'22"	645.87	N13° 32' 47"E	632.83
C32	175.00	90°15'54"	275.70	S38° 40' 32"W	248.06
C33	175.00	57°25'19"	175.39	N67° 28' 51"W	168.14
C34	50.00	35°38'48"	31.11	S56° 35' 36"E	30.61
C35	60.00	269°32'32"	282.26	N60° 21' 16"E	85.19
C36	50.00	73°10'42"	63.86	S21° 27' 49"E	59.61
C37	125.00	38°08'20"	83.21	N77° 07' 20"W	81.68
C38	125.00	90°15'54"	196.93	S38° 40' 32"W	177.18
C39	975.00	25°10'57"	428.53	N6° 08' 04"E	425.09
C40	35.00	85°53'03"	52.46	S24° 12' 59"E	47.69
C41	275.00	29°02'00"	139.35	S81° 40' 31"E	137.86
C42	35.00	90°00'00"	54.98	N38° 48' 29"E	49.50
C43	50.00	47°00'52"	41.03	N29° 41' 55"W	39.89
C44	60.00	274°01'42"	286.96	S83° 48' 29"W	81.82
C45	50.00	47°00'51"	41.03	S17° 18' 55"W	39.89
C46	35.00	90°00'00"	54.98	S51° 11' 31"E	49.50
C71	35.00	87°18'14"	53.33	S69° 11' 23"W	48.32
C99	925.00	6°04'10"	97.99	N25° 13' 59"E	97.94
C100	925.00	5°23'40"	87.09	N19° 30' 04"E	87.06
C101	925.00	5°23'40"	87.09	N14° 06' 24"E	87.06
C102	925.00	5°23'40"	87.09	N8° 42' 43"E	87.06
C103	925.00	5°23'40"	87.09	N3° 19' 03"E	87.06
C104	925.00	5°23'40"	87.09	N2° 04' 37"W	87.06
C105	925.00	1°40'57"	27.16	N5° 36' 56"W	27.16
C106	175.00	25°46'59"	78.75	S6° 26' 05"W	78.09
C107	175.00	25°46'59"	78.75	S32° 13' 04"W	78.09
C108	175.00	25°46'59"	78.75	S58° 00' 04"W	78.09
C109	175.00	12°54'56"	39.45	S77° 21' 01"W	39.37
C110	175.00	25°46'59"	78.75	N83° 18' 01"W	78.09
C111	175.00	22°55'06"	70.00	N58° 56' 59"W	69.53
C112	175.00	8°43'14"	26.64	N43° 07' 49"W	26.61
C113	60.00	21°09'55"	22.16	N63° 50' 03"W	22.04
C114	60.00	69°28'41"	72.76	N18° 30' 45"W	68.38
C115	60.00	53°55'32"	56.47	N43° 11' 22"E	54.41
C116	60.00	60°39'58"	63.53	S79° 30' 53"E	60.60
C117	60.00	64°18'26"	67.34	S17° 01' 41"E	63.86
C118	50.00	12°40'34"	11.06	N8° 47' 15"E	11.04
C119	50.00	60°30'08"	52.80	N27° 48' 06"W	50.38
C120	125.00	42°14'16"	92.15	S62° 41' 22"W	90.08
C121	125.00	48°01'38"	104.78	S17° 33' 25"W	101.74
C122	975.00	1°09'34"	19.73	N5° 52' 38"W	19.73
C123	975.00	4°21'26"	74.15	N3° 07' 08"W	74.13
C124	975.00	5°10'58"	88.19	N1° 39' 04"E	88.16
C125	975.00	5°09'30"	87.78	N6° 49' 18"E	87.75
C126	975.00	5°09'30"	87.78	N11° 58' 48"E	87.75
C127	975.00	4°10'00"	70.90	N16° 38' 33"E	70.89
C128	275.00	2°42'21"	12.99	S68° 30' 41"E	12.99
C129	275.00	26°19'39"	126.36	S83° 01' 41"E	125.25
C130	60.00	74°09'54"	77.67	S16° 07' 24"E	72.36
C131	60.00	65°00'28"	68.08	S53° 27' 47"W	64.48
C132	60.00	55°02'33"	57.64	N66° 30' 42"W	55.45
C133	60.00	79°48'46"	83.58	N0° 54' 57"E	76.98

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

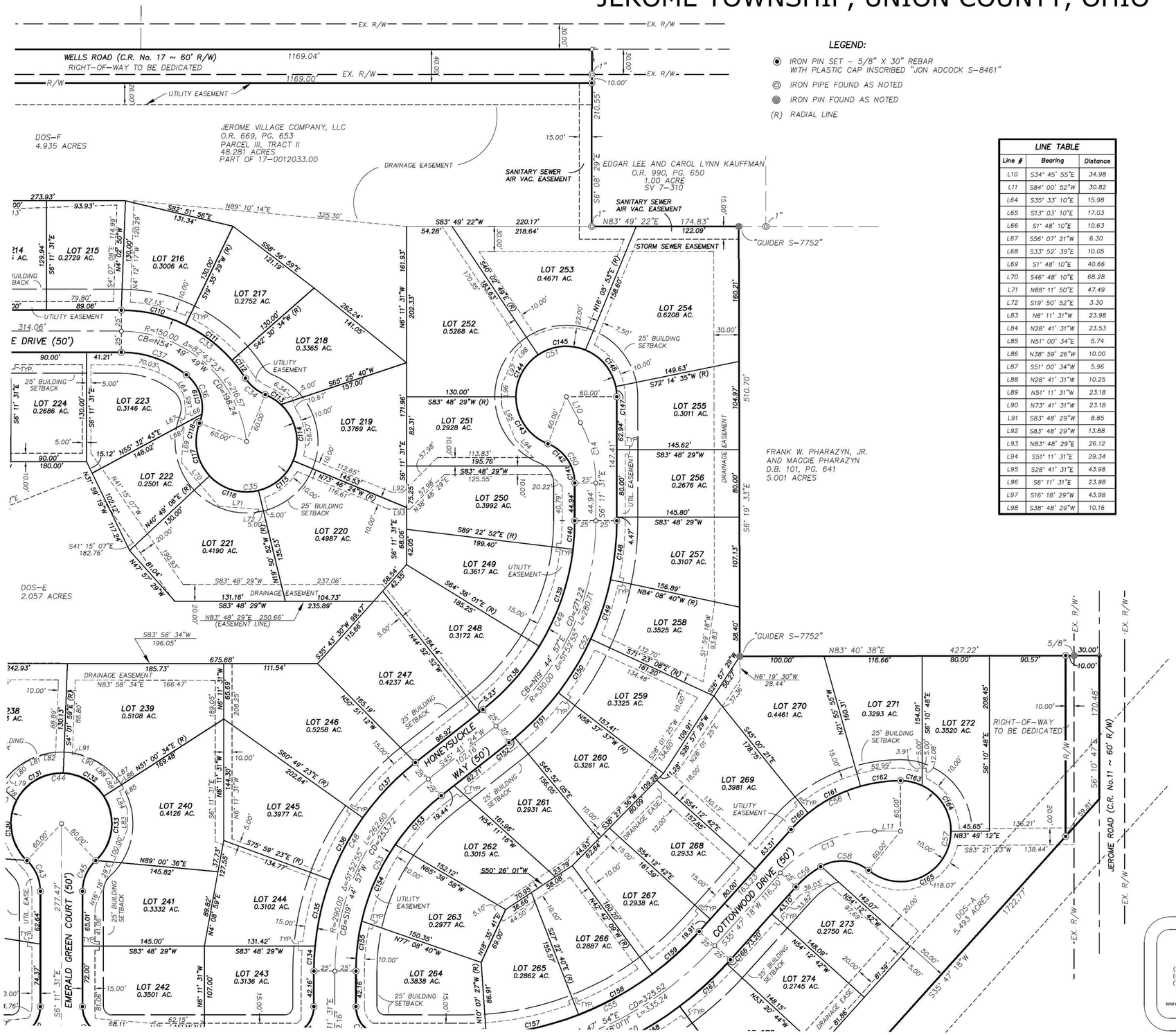
ALS AMERICAN LAND SURVEYORS
Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.: 13-012		
DATE: SEPTEMBER 13, 2013		
SCALE: 1"=60'		

GLACIER PARK NEIGHBORHOOD SECTON 2

VIRGINIA MILITARY SURVEY 2991

JEROME TOWNSHIP, UNION COUNTY, OHIO



LEGEND:

- IRON PIN SET – 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"
- IRON PIPE FOUND AS NOTED
- IRON PIN FOUND AS NOTED
- (R) RADIAL LINE

LINE TABLE		
Line #	Bearing	Distance
L10	S34° 45' 55"E	34.98
L11	S84° 00' 52"W	30.82
L64	S35° 33' 10"E	15.98
L65	S13° 03' 10"E	17.03
L66	S1° 48' 10"E	10.63
L67	S56° 07' 21"W	6.30
L68	S33° 52' 39"E	10.05
L69	S1° 48' 10"E	40.66
L70	S46° 48' 10"E	68.28
L71	N88° 11' 50"E	47.49
L72	S19° 50' 52"E	3.30
L83	N6° 11' 31"W	23.98
L84	N28° 41' 31"W	23.53
L85	N51° 00' 34"E	5.74
L86	N38° 59' 26"W	10.00
L87	S51° 00' 34"W	5.96
L88	N28° 41' 31"W	10.25
L89	N51° 11' 31"W	23.18
L90	N73° 41' 31"W	23.18
L91	S83° 48' 29"W	8.85
L92	S83° 48' 29"W	13.88
L93	N83° 48' 29"E	26.12
L94	S51° 11' 31"E	29.34
L95	S28° 41' 31"E	43.98
L96	S6° 11' 31"E	23.98
L97	S16° 18' 29"W	43.98
L98	S38° 48' 29"W	10.16

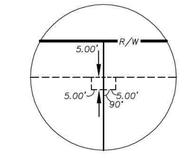
Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C13	150.00	48°13'34"	126.26	S59° 54' 05"W	122.56
C14	150.00	28°34'24"	74.80	N20° 28' 43"W	74.03
C33	175.00	57°25'19"	175.39	N67° 28' 51"W	168.14
C34	50.00	35°38'48"	31.11	S56° 35' 36"E	30.61
C35	60.00	269°32'32"	282.26	N60° 21' 16"E	85.19
C36	50.00	73°10'42"	63.86	S21° 27' 49"E	59.61
C37	125.00	38°08'20"	83.21	N77° 07' 20"W	81.68
C45	50.00	47°00'51"	41.03	S17° 18' 55"W	39.89
C48	315.00	51°52'55"	285.24	S19° 44' 57"W	275.59
C49	285.00	51°52'55"	258.07	N19° 44' 57"E	249.34
C50	50.00	68°40'35"	59.93	N40° 31' 48"W	56.41
C51	60.00	248°40'35"	260.41	S49° 28' 12"W	99.09
C52	335.00	51°52'55"	303.35	N19° 44' 57"E	293.09
C53	265.00	51°52'55"	239.96	S19° 44' 57"W	231.85
C56	175.00	48°00'14"	146.62	S59° 47' 23"W	142.37
C57	60.00	219°10'41"	229.52	N13° 22' 51"E	113.05
C58	50.00	69°41'55"	60.05	S88° 07' 13"W	57.14
C59	125.00	17°28'57"	38.14	S44° 31' 47"W	37.99
C110	175.00	25°46'59"	78.75	N83° 18' 01"W	78.09
C111	175.00	22°55'06"	70.00	N58° 56' 59"W	69.53
C112	175.00	8°43'14"	26.64	N43° 07' 49"W	26.61
C113	60.00	21°09'55"	22.16	N63° 50' 03"W	22.04
C114	60.00	69°28'41"	72.76	N18° 30' 45"W	68.38
C115	60.00	53°55'32"	56.47	N43° 11' 22"E	54.41
C116	60.00	60°39'58"	63.53	S79° 30' 53"E	60.60
C117	60.00	64°18'26"	67.34	S17° 01' 41"E	63.86
C118	50.00	12°40'34"	11.06	N8° 47' 15"E	11.04
C119	50.00	60°30'08"	52.80	N27° 48' 06"W	50.38
C132	60.00	55°02'33"	57.64	N66° 30' 42"W	55.45
C133	60.00	79°48'46"	83.58	N0° 54' 57"E	76.98
C134	315.00	5°26'11"	29.89	S3° 28' 25"E	29.88
C135	315.00	14°45'57"	81.18	S6° 37' 39"W	80.95
C136	315.00	15°10'00"	83.38	S21° 35' 37"W	83.14
C137	315.00	16°30'48"	90.79	S37° 26' 01"W	90.47
C138	285.00	20°19'26"	101.09	N35° 31' 41"E	100.57
C139	285.00	24°44'50"	123.10	N12° 59' 33"E	122.14
C140	285.00	6°48'39"	33.88	N2° 47' 11"W	33.86
C141	50.00	23°46'37"	20.75	N18° 04' 49"W	20.60
C142	50.00	44°53'57"	39.18	N52° 25' 07"W	38.19
C143	60.00	68°40'35"	71.92	S40° 31' 48"E	67.69
C144	60.00	56°08'42"	58.79	S21° 52' 50"W	56.47
C145	60.00	56°08'42"	58.79	S78° 01' 32"W	56.47
C146	60.00	56°08'42"	58.79	N45° 49' 46"W	56.47
C147	60.00	11°33'54"	12.11	N11° 58' 28"W	12.09
C148	335.00	12°02'51"	70.44	N0° 10' 05"W	70.31
C149	335.00	12°45'31"	74.60	N12° 14' 06"E	74.44
C150	335.00	12°45'31"	74.60	N24° 59' 38"E	74.44
C151	335.00	12°45'31"	74.60	N37° 45' 09"E	74.44
C152	335.00	1°33'29"	9.11	N44° 54' 40"E	9.11
C153	265.00	17°19'01"	80.09	S37° 01' 54"W	79.79
C154	265.00	21°35'21"	99.85	S17° 34' 43"W	99.26
C155	265.00	12°58'32"	60.01	S0° 17' 46"W	59.89
C159	375.00	11°30'33"	75.33	N41° 32' 35"E	75.20
C160	175.00	9°11'45"	28.09	S40° 23' 08"W	28.06
C161	175.00	23°04'32"	70.48	S56° 31' 16"W	70.00
C162	175.00	15°43'58"	48.05	S75° 55' 31"W	47.90
C163	60.00	25°21'26"	26.55	N83° 31' 47"W	26.34
C164	60.00	64°41'40"	67.75	N38° 30' 14"W	64.21
C165	60.00	129°07'34"	135.22	N58° 24' 24"E	108.37
C166	425.00	0°51'58"	6.42	N36° 13' 17"E	6.42

GRAPHIC SCALE

60 30 0 60

(IN FEET)
1 inch = 60 ft.

TYPICAL DETAIL OF 5' X 10' EASEMENT



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

ALS AMERICAN LAND SURVEYORS
Focused on Excellence

5/6

FIELD	DRAFT	CHECK
JBA	JBA	JBA

JOB NO.: 13-012

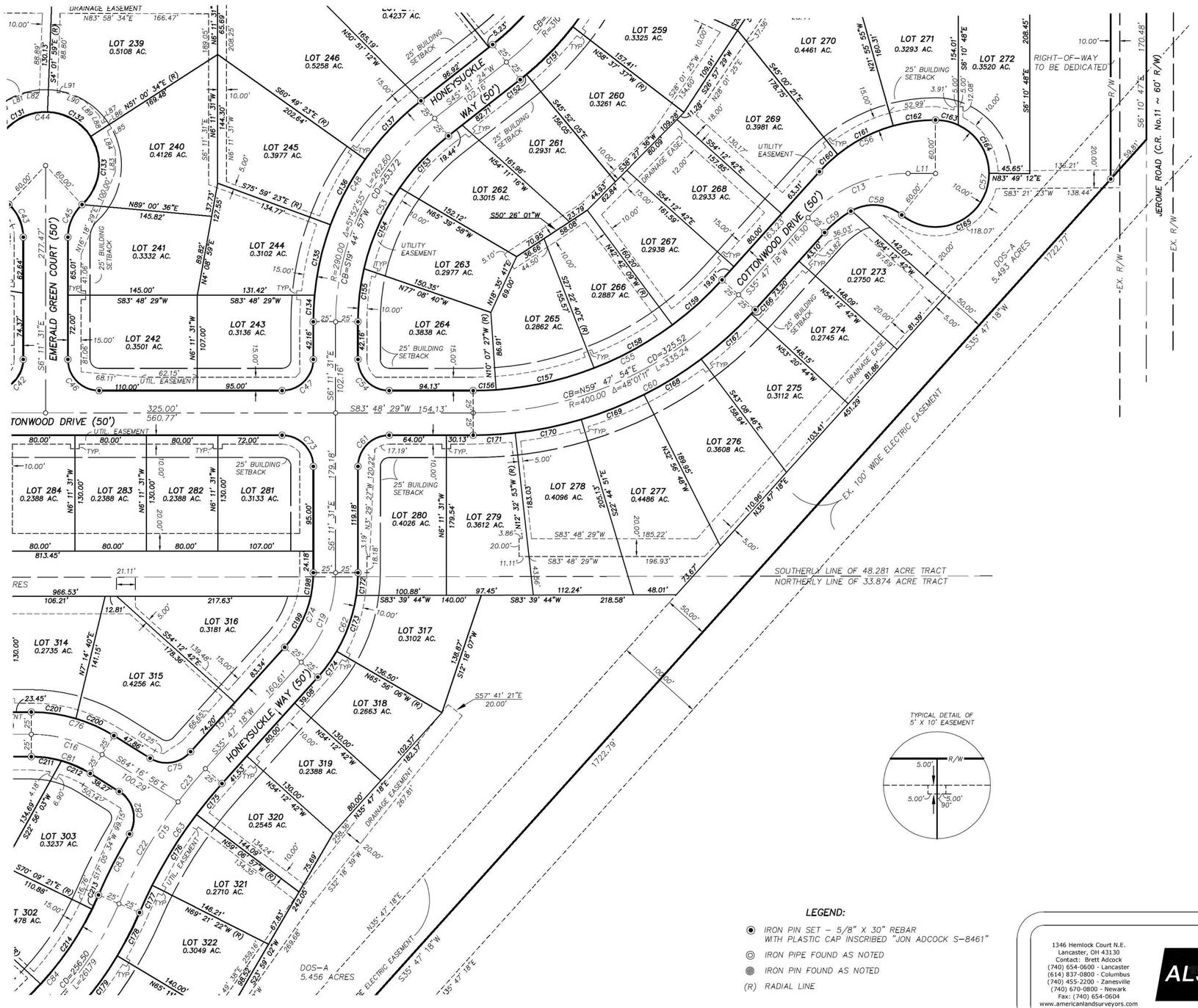
DATE: SEPTEMBER 13, 2013

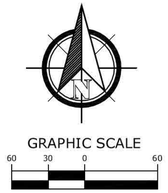
SCALE: 1"=60'

GLACIER PARK NEIGHBORHOOD SECTON 2

VIRGINIA MILITARY SURVEY 2991

JEROME TOWNSHIP, UNION COUNTY, OHIO





Curve Table					
Curve #	Raduis	Delta	Length	Chord Direction	Chord Length
C13	150.00	48°13'34"	126.26	S59° 54' 05"W	122.56
C15	550.00	18°48'36"	180.56	S26° 23' 01"W	179.75
C16	150.00	31°54'35"	83.54	N80° 14' 13"W	82.46
C19	150.00	41°58'49"	109.90	N14° 47' 54"E	107.46
C22	550.00	13°47'15"	132.35	S23° 52' 20"W	132.03
C23	550.00	5°01'21"	48.21	S33° 16' 38"W	48.20
C42	35.00	90°00'00"	54.98	N38° 48' 29"E	49.50
C43	50.00	47°00'52"	41.03	N29° 41' 55"W	39.89
C44	60.00	274°01'42"	286.96	S83° 48' 29"W	81.82
C45	50.00	47°00'51"	41.03	S17° 18' 55"W	39.89
C46	35.00	90°00'00"	54.98	S51° 11' 31"E	49.50
C47	35.00	89°59'59"	54.98	N38° 48' 30"E	49.50
C48	315.00	51°52'55"	285.24	S19° 44' 57"W	275.59
C53	265.00	51°52'55"	239.96	S19° 44' 57"W	231.85
C54	35.00	90°00'00"	54.98	S51° 11' 31"E	49.50
C55	375.00	48°01'11"	314.29	N59° 47' 54"E	305.17
C56	175.00	48°00'14"	146.62	S59° 47' 23"W	142.37
C57	60.00	219°10'41"	229.52	N13° 22' 51"E	113.05
C58	50.00	69°41'55"	60.05	S88° 07' 13"W	57.14
C59	125.00	17°28'57"	38.14	S44° 31' 47"W	37.99
C60	425.00	48°01'11"	356.19	N59° 47' 54"E	345.86
C61	35.00	90°00'00"	54.98	S38° 48' 29"W	49.50
C62	175.00	41°58'49"	128.22	N14° 47' 54"E	125.37
C63	525.00	18°48'36"	172.35	S26° 23' 01"W	171.58
C73	35.00	90°00'00"	54.98	N51° 11' 31"W	49.50
C74	125.00	41°58'49"	91.59	N14° 47' 54"E	89.55
C75	35.00	82°05'27"	50.15	N74° 40' 21"E	45.97
C76	175.00	31°54'35"	97.46	N80° 14' 13"W	96.21
C81	125.00	31°54'35"	69.62	N80° 14' 13"W	68.72
C82	35.00	88°54'36"	54.31	N19° 49' 38"W	49.02
C83	575.00	7°38'57"	76.77	S20° 48' 11"W	76.71
C131	60.00	65°00'28"	68.08	S53° 27' 47"W	64.48
C132	60.00	55°02'33"	57.64	N66° 30' 42"W	55.45
C133	60.00	79°48'46"	83.58	N0° 54' 57"E	76.98
C134	315.00	5°26'11"	29.89	S3° 28' 25"E	29.88
C135	315.00	14°45'57"	81.18	S6° 37' 39"W	80.95
C136	315.00	15°10'00"	83.38	S21° 35' 37"W	83.14
C137	315.00	16°30'48"	90.79	S37° 26' 01"W	90.47
C151	335.00	12°45'31"	74.60	N37° 45' 09"E	74.44
C152	335.00	1°33'29"	9.11	N44° 54' 40"E	9.11
C153	265.00	17°19'01"	80.09	S37° 01' 54"W	79.79
C154	265.00	21°35'21"	99.85	S17° 34' 43"W	99.26
C155	265.00	12°58'32"	60.01	S0° 17' 46"W	59.89
C156	375.00	3°55'56"	25.74	N81° 50' 31"E	25.73
C157	375.00	17°15'14"	112.93	N71° 14' 56"E	112.50
C158	375.00	15°19'28"	100.30	N54° 57' 35"E	100.00
C159	375.00	11°30'33"	75.33	N41° 32' 35"E	75.20
C160	175.00	9°11'45"	28.09	S40° 23' 08"W	28.06
C161	175.00	23°04'32"	70.48	S56° 31' 16"W	70.00
C162	175.00	15°43'58"	48.05	S75° 55' 31"W	47.90
C163	60.00	25°21'26"	26.55	N83° 31' 47"W	26.34
C164	60.00	64°41'40"	67.75	N38° 30' 14"W	64.21
C165	60.00	129°07'34"	135.22	N58° 24' 24"E	108.37
C166	425.00	0°51'58"	6.42	N36° 13' 17"E	6.42
C167	425.00	10°11'58"	75.66	N41° 45' 15"E	75.56
C168	425.00	10°11'58"	75.66	N51° 57' 13"E	75.56
C169	425.00	10°11'58"	75.66	N62° 09' 10"E	75.56
C170	425.00	10°11'58"	75.66	N72° 21' 08"E	75.56
C171	425.00	6°21'22"	47.15	N80° 37' 48"E	47.12
C172	175.00	8°24'55"	25.70	N1° 59' 03"W	25.68
C173	175.00	21°50'30"	66.71	N13° 08' 39"E	66.31
C174	175.00	11°43'24"	35.81	N29° 55' 36"E	35.74
C175	525.00	4°54'15"	44.94	S33° 20' 11"W	44.92
C176	525.00	10°14'25"	93.83	S25° 45' 50"W	93.71
C177	525.00	3°39'55"	33.58	S18° 48' 40"W	33.58
C178	400.00	7°49'49"	54.67	N20° 53' 37"E	54.62
C179	400.00	12°13'33"	85.35	N30° 55' 18"E	85.19
C198	125.00	12°07'20"	26.45	N0° 07' 51"W	26.40
C199	125.00	29°51'29"	65.14	N20° 51' 34"E	64.41
C200	175.00	15°19'19"	46.80	N71° 56' 35"W	46.66
C201	175.00	16°35'16"	50.66	N87° 53' 53"W	50.49
C211	125.00	15°45'27"	34.38	N88° 18' 47"W	34.27
C212	125.00	16°09'08"	35.24	N72° 21' 29"W	35.12
C213	350.00	2°51'56"	17.50	N18° 24' 41"E	17.50
C214	350.00	16°43'38"	102.18	N28° 12' 28"E	101.82

LINE TABLE		
Line #	Bearing	Distance
L11	S84° 00' 52"W	30.82
L81	S61° 18' 29"W	23.18
L82	S83° 48' 29"W	14.32
L83	N6° 11' 31"W	23.98
L84	N28° 41' 31"W	23.53
L85	N51° 00' 34"E	5.74
L86	N38° 59' 26"W	10.00
L87	S51° 00' 34"W	5.96
L88	N28° 41' 31"W	10.25
L89	N51° 11' 31"W	23.18
L90	N73° 41' 31"W	23.18
L91	S83° 48' 29"W	8.85

LEGEND:

- IRON PIN SET – 5/8" X 30" REBAR WITH PLASTIC CAP INSCRIBED "JON ADCOCK S-8461"
- IRON PIPE FOUND AS NOTED
- IRON PIN FOUND AS NOTED
- (R) RADIAL LINE

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

ALS AMERICAN LAND SURVEYORS
Focused on Excellence

6/6

FIELD	DRAFT	CHECK
JBA	JBA	JBA

JOB NO.: 13-012

DATE: AUGUST 20, 2013

SCALE: 1"=60'

Weston R. Dodds

From: Kathleen Crowley <jerometwpinspect@aol.com>
Sent: Friday, October 4, 2013 10:08 AM
To: wdodds@lucplanning.com
Subject: GPN 1 GPN 2

Wes-
Jerome Village GPN 1 and GPN 2 comply with the Planned Unit Development approved by the Jerome Township Board of Trustees.
Thanks.

Kathleen Crowley
Jerome Township
Development Director
9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480 ext.101

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*

October 3, 2013

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

Re: Final Plat Review
Jerome Village Subdivision
GPN-2

Jenny,

We have completed our review for the above final plat, sent to our office on September 23, 2013. The construction drawings have been approved by our office. The improvements are currently under construction, and we have worked with the design engineer to develop a revised cost estimate for the amount of construction remaining. We have received the performance bond for that amount, which the Commissioners have approved. Therefore, we recommend approval of the final plat.

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

Sincerely,

Bill Narducci

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

Cc: Jeff Stauch, UCE (via email)

EVERGREEN
LAND COMPANY
6295 COSGRAY ROAD • DUBLIN, OHIO 43016 • (614) 889-5510 • FAX (614) 889-6680

September 11, 2013

Jenny Snapp, Director
LUC Regional Planning Commission
9676 East Foundry Street
P.O. Box 219
East Liberty, Ohio 43319

Re: New California Hills XI-XII Preliminary Plat

Dear Jenny:

The preliminary plat for New California Hills XI-XII was conditionally approved June 14, 2012. The conditions, placed by the Union County Engineer, required that we construct a left-turn lane on Route 42 at New California Drive, or deposit with the County an amount that would be used toward construction of the turn lane in the future, prior to the construction of additional phases of the subdivision. These conditions are stated in the June 6, 2012 Union County Engineer review letter for the preliminary plat. We have just received a letter from ODOT stating that construction of the turn lane is not required. Copies of both letters are attached.

The Union County Engineer, Jeff Stauch, suggested we run this though LUC in order to remove the "conditionally approved" status of the preliminary plat. I'm told that Jeff is preparing a letter to address this issue.

We intend to start construction of this project as soon as all approvals are obtained.

Please place this request on the agenda of the October meeting. Please contact me if you have any questions or require further information. Thank you.

Respectfully submitted,

Wade Dunham
Project Manager
wdunham@shepherdexcavating.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

***Public Service** with integrity*

October 9, 2013

Jenny Snapp, Director
LUC Regional Planning Commission
P.O. Box 219, 9676 E. Foundry
East Liberty, Ohio 43319

Re: New California Hills XI & XII (11&12) Turn Lane Plat Condition

Dear Jenny,

Our office has received this month's Zoning & Subdivision Committee Meeting agenda, and is aware that the developer of the above subdivision has requested action to remove the condition to install a left turn lane on US 42 and New California Drive prior to construction of these phases. In early August, ODOT issued a letter to our office (attached) stating that they will not require construction of a northbound turn lane along US 42 and New California Drive at this time. Upon further discussion with their office, clarification was given regarding their stance conveyed in the letter. First, a permit was issued by ODOT in January 2006 for permission to construct a right turn lane at this intersection. We were told by ODOT that because no additional conditions were included in this permit, that there is no enforceable action by their office that can require additional improvements for this access point. Secondly, we were told that the jurisdiction for requiring this improvement lies outside of their authority.

Per previous correspondence from our office, we feel that a left turn lane needs to be considered to mitigate traffic at this intersection. In July 2004, a turn lane analysis was performed at this intersection by a consultant at our request. Traffic counts were taken in the existing condition and projected out to 10 years (2014), including full buildout of this subdivision plus a proposed adjacent subdivision that would access New California Drive from US 42. This study was provided to ODOT at that time. The analysis showed that even without the adjacent subdivision traffic, a left turn lane was warranted per ODOT standards.

In closing, we feel that based on the results of the turn lane analysis, the condition to construct the left turn lane on US 42 to New California Drive prior to final plat approval should remain intact. We also acknowledge that our authority to require these improvements is limited because said improvements lie within state right of way and outside of our jurisdiction. We recommend that the Executive Committee request ODOT to reconsider providing new conditions or clarifications beyond the 2006 permit upon submittal of the final plat.
Sincerely,

Bill Narducci

Bill Narducci, P.E.
Union County Engineer's Office

Enc: ODOT Letter dated August 2, 2013
Cc: Ferzan Ahmed, ODOT District 6
Thom Slack, ODOT District 6

OHIO DEPARTMENT OF TRANSPORTATION

DISTRICT 6 • 400 E. WILLIAM STREET • DELAWARE, OHIO 43015 • (740) 833-8000

JOHN R. KASICH, GOVERNOR • JERRY WRAY, DIRECTOR • FERZAN M. AHMED, P.E., DISTRICT DEPUTY DIRECTOR

August 2, 2013

RECEIVED

AUG 05 2013

UNION COUNTY ENGINEER

Mr. Jeff Stauch
Union County Engineer
233 W. Sixth Street
Marysville, Ohio 43040

RE: New California Hills XI & XII (11 & 12) Preliminary Plat

Mr. Stauch,

The Ohio Department of Transportation District Six has received the New California Hills Preliminary Plat provided by LUC Regional Planning Commission. The Department recognizes that approval rests with the local zoning authority, but wanted to provide information for your use in evaluating this Plat.

To date, the only permit applied for and issued at this location (#0407, in 2005) is for the southbound right turn lane. That permit included no conditions for a future left turn lane.

ODOT has not received any permit applications or traffic studies regarding this site since the 2005 application and did not provide additional comment regarding the latest plat review. At this time, ODOT is not requiring construction of a northbound left turn lane along US-42 at New California Drive.

Please contact me if you have questions or concerns.

Respectfully,

Ferzan M. Ahmed, P.E.
Deputy Director
ODOT District Six

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*

June 6, 2012

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

Re: Preliminary Plat Review
New California Hills – Phases XI-XII

Jenny,

We have completed our review for the above preliminary plat, received by our office on May 25th. As you are aware, this is a plat that has been submitted in the past, along with an extension and has since expired. Please see the previous preliminary plat extension letter from our office dated August 3, 2009, along with supporting correspondence. We recommend conditional approval of the referenced plat, based on the below stipulations:

a. The developer is to construct a left turn lane at the intersection of US 42 and New California Drive prior to the construction of additional phases of the subdivision, or
b. The developer shall contribute funds in an escrow account or other holding to be used toward the construction of the above mentioned turn lane improvements prior to construction of additional phases of the subdivision. The contribution amount shall be updated based on 2012 unit costs as opposed to 2007 costs.

The approval of the construction documents for the remaining phases of this subdivision will not be granted by our office until one of the above conditions is met.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and provide requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narducci

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

Cc: Jeff Stauch, UCE (via email)

Enc: UCE letter to LUC dated 8-3-2009; UCE letter to LUC dated 7-27-07

Staff Report – Monroe Township Various Zoning Text Amendments

Applicant:	Monroe Township Zoning Commission Pickrelltown, Ohio
Request:	Request to review various zoning text amendments to the Monroe Township Zoning Resolution, including: • Change to *Section 350 Penalty for Violation* • Change to *Section 610 Action by Township Trustees* • Addition of *Section 1040 Small Wind Projects less than 5MW* • Addition of *Section 1050 General Conditions for Adult Entertainment Use* • Addition of *Section 1060 Family Care Homes* • Addition of *Section 1061 Group Care Homes* • Addition of *Section 1062 Home for Adjustment* • Addition of *Section 1063 Institution* • Addition of Associated definitions for the sections listed above.

Staff Analysis:	Approximately six (6) weeks ago, The Monroe Township Zoning Commission indicated to LUC Staff that they were interested in going through their existing Zoning Resolution and looking at some potential changes. Since that time, LUC Staff has attended several Zoning Commission meetings to work with the township on any necessary changes. The Township wanted to implement language for Small Wind Projects Less than 5MW. After looking at several examples, the Monroe Township Zoning Commission decided that the version of the language that best suited them was from Liberty Township, Logan County. This language is based on the model text from LUC. The Zoning Commission also asked LUC about any other text amendments that should be considered while the township was going through the amendment process. LUC Staff provided examples of model text for *Adult Entertainment Facilities* and *Residential Care Facilities*. Additionally staff recommended to the township that they update *Section 350 Penalty for Violation* and *Section 610 Action by Township Trustees* to reference and/or be consistent with Ohio Revised Code.

	After reviewing the model text and suggested changes from LUC Staff, the Monroe Township Zoning Commission voted to adopt the LUC model text for Adult Entertainment Facilities and Residential Care Facilities. The Zoning Commission also voted to incorporate the suggested changes to *Section 350 Penalty for Violation and Section 610 Action by Township Trustees*. The Logan County Prosecutor's Office has previously reviewed these proposed text amendments for other townships within Logan County, and indicated no issues with them.

Staff Recommendations:	Staff recommends ***APPROVAL*** of the various zoning text amendments to the Monroe Township Zoning Commission. Staff has worked with the Monroe Township Zoning Commission on these changes and all amendments are either based on LUC model text or made at the recommendation of LUC Staff. The Executive Committee has recommended approval of similar text amendments to numerous townships over the last several years as well.

Z&S Committee Recommendations:	

September 29, 2013

LUC Regional Planning
P.O. Box 219
East Liberty, OH 43319

Dear Weston Dodds:

Please review the attached proposed zoning text amendments that the Monroe Township Zoning Commission has proposed for the Monroe Township Zoning Resolution. We ask that you please review these proposed changes at your October 10th Executive Committee meeting. The Monroe Township Zoning Commission has scheduled a public hearing for these proposed changes for October 21st at 7:00 p.m.

The current proposed changes include the addition of ***Section 1040 Small Wind Projects Less than 5MW, Section 1050 Adult Entertainment Facilities, Section 1060 Family Care Home, Section 1061 Group Care Home, Section 1062 Home for Adjustment, and Section 1062 Institution.*** Definitions associated with the preceding changes will also be added to *Article II Definitions.* In addition the Zoning Commission proposing minor changes to *Section 350 Penalties for Violation and Section 610 Action by Township Trustees.*

The Monroe Township Zoning Commission meant on Monday September 29 2013 and voted unanimously to recommend sending the proposed text amendments to LU C for review.

The vote was as follows:

Please find attached a copy of the proposed amendments. Please call me if you have any questions or concerns. Thank you for your time.

Sincerely,

Don Miller

Don Miller
Chairman, Monroe Township Zoning Commission

Logan-Union-Champaign
regional planning commission

Director: Jenny R. Snapp

Zoning Text Amendment Checklist

Date: 09/29/2013 Township: Monroe

Amendment Title: Various Text Amendments

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	☑	☑
Date of Request (stated in cover letter)	☑	☑
Description of Zoning Text Amendment Change (s)	☑	☑
Date of Public Hearing (stated in cover letter)	☑	☑
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	☑	☑
Attachment of Zoning Text Amendment with changes highlighted or bolded	☑	☑
Copy of current zoning regulation, or section to be modified for comparison	☑	☑
Non-LUC Member Fee, If applicable	N/A	N/A

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

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Monroe Township Proposed Zoning Amendments

October 2013

<u>Section 350 Penalties for Violation.</u> Violation of the provisions of this Resolution or failure to comply with any of its requirements, including violations of conditions and safeguards established in various sections of this Resolution shall constitute a minor misdemeanor. Any person who violates this Resolution or fails to comply with any of its requirements shall upon conviction thereof be fined not more than ~~five hundred ($500) dollars~~ the ***maximum allowable fine for minor misdemeanor offenses under Ohio Revised Code Section 2929.28(A)(b)*** and in addition shall pay all costs and expenses involved in the case. Such sum may be recovered in a court of jurisdiction in the County by the legal representative of the township, in the name of the township and for the use thereof. Each day such violation continues after receipt of a violation notice, shall be considered a separate offense. The owner or tenant of any building, structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person, who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided. Nothing herein contained shall prevent the Board of Township Trustees from taking such other lawful action as is necessary to prevent or remedy any violation.

<u>Section 610 Action by Township Trustees.</u> Within twenty (20) days after the public hearing required by Section 607, the Township Trustees shall either adopt or deny the recommendation of the Zoning Commission, or adopt some modification thereof. In the event the Trustees denies or modifies the recommendation of the Zoning Commission, it must do so by ~~unanimous~~ ***majority*** vote.

<u>Section 1040 Small Wind Projects less than 5MW</u>. Wind Projects 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 project less that 5MW including the wind turbine generator or anemometer or any parts thereof shall be a Permitted Use in the U-1 Rural District, B-2 Local Business District, and a Conditional Use in the R-1 Low Density Residential District 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 1.25 times the height of the tower, and established "clear fall zone", from all road right-of-way lines, overhead utility lines, and neighboring property lines. A turbine shall 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.

C. Maintenance
   1. Wind turbines must be maintained in good working order. The owner shall within 30 days of permanently ceasing operation of a wind turbine, provide written notice of abandonment to the Zoning Inspector. An unused wind turbine or small wind project may stand no longer than 12 months following abandonment. All costs associated with the demolition of the wind turbine and associated equipment shall be borne by the owner. A wind turbine is considered abandoned when it ceases transmission of electricity for 90 consecutive days. Wind turbines that become inoperable for more than 12 months must be removed by the owner within 30 days of issuance of zoning violation. Removal includes removal of all apparatuses, supports, and or other hardware associated with the existing wind turbine.
   2. The owner shall notify the Township Zoning Inspector no later than January 31 of every year that the wind energy system is in good working order. These yearly maintenance forms shall be provided for this purpose by the Township Zoning Inspector when the proper permits are filed for the wind energy system.

D. Decibel Levels
   1. Operation of wind energy systems shall not exceed 70 decibels except during the short-term events of severe wind storms and utility outages. This information shall be included in the engineering report described below in Section II "Zoning Permits" 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 line.

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 Logan County Building Regulations and Residential Building Code of Ohio.

F. Warning Signs:
   1. Appropriate warning signs to address voltage shall be posted as required by the National Electric Code.

G. Building Permits:
   1. All Small Wind Projects and parts thereof shall obtain all applicable Building Permits from the State of Ohio and Logan County Building Regulations where required.

II. Zoning Permits

A. A zoning permit shall be required before construction can commence on an individual wind turbine project.

B. As part of the permit process, the applicant shall inquire with the Logan 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 wind turbine.
   2. An report that shows:
      a. The total size and height of the unit.
      b. The total size and depth of the unit's foundation structure, 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 in kilowatts of the particular unit.
      e. The maximum decibel level of the particular unit. This information shall be obtained from the manufacturer of the turbine unit.
      f. 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, overhead utility lines, and neighboring property lines.
   4. Evidence of established setbacks of 1.25 times the height of the wind turbine and "clear fall zone."
   5. A maintenance schedule as well as a dismantling plan that outlines how the unit will be dismantled shall be required as part of the permit.

<u>Section 1050 General Conditions for Adult Entertainment Use.</u>

Adult Entertainment Facilities are conditionally permitted within the B-2 Local Business District only, and subject to conditions set forth in the Zoning Resolution Section 1050 and paragraphs 1-9 hereafter set forth.

1. No adult entertainment facility shall be established within one thousand (1,000) feet of any areas zoned for residential use.
2. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any school, library, or teaching facility, whether public or private, governmental or commercial which school, library, or teaching facility is attended by persons under eighteen (18) years of age.
3. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of any park or recreational facility attended by persons under eighteen (18) years of age.
4. No adult entertainment facility shall be established within a radius of two thousand (2,000) feet of any other adult entertainment facility.
5. No adult entertainment facility shall be established within a radius of one thousand five hundred (1,500) feet of established church, synagogue, or permanently established place of religious services which is attended by persons under eighteen (18) years of age.

6. No advertisements, displays, or other promotional materials shall be shown or exhibited so as to be visible to the public from pedestrian sidewalks or walkways, or from other areas public or semi-public.
7. All building openings, entries, windows, etc. for adult uses shall be located, covered, or serviced in such a manner as to prevent a view into the interior from any public or semi-public area, sidewalk, or street. For new construction, the building shall be oriented so as to minimize any possibility of viewing the interior from public or semi-public areas.
8. No screens, loudspeakers, or sound equipment shall be used for adult motion picture theatres (enclosed or drive-in) that can be seen or discerned by the public from public or semi-public areas.
9. Off-street parking shall be provided in accordance with the standards for permitted use within B-2 Local Business District.

Section 1060 Family Care Home. Family Care Homes may be permitted as a Conditional Use within an adequately sized unattached residential Dwelling within the Local Business District (B-2) subject to the following criteria:

1. No Family Care Home may be permitted unless the agency supervising such a facility satisfies the Board of Zoning Appeals that the home complies with all state and/or local licensing requirements.
2. The home shall not be located closer than one thousand five hundred (1,500) feet to another Family Care Home, Home for Adjustment, Institution, Boarding House, Lodging House, or Group Care Home. Variances of more than ten percent (10%) of this requirement may not be considered.
3. The home shall be reasonably accessible, by reason of location or transportation provided by the operator, to necessary medical, psychiatric, recreational, or other services required by the residents.
4. Every room occupied for sleeping purposes within the home shall contain a minimum of eighty (80) square feet of habitable Floor Area for each occupant.
5. Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion of traffic generation which would be incompatible with the neighborhood environment.
6. The operator or agency applying for the Conditional Use Permit to operate such a facility shall provide the Board of Zoning Appeals with a plan that documents the following:
    (a) The operator or agency applying for the Conditional Use Permit shall show the need for the home in relation to the specific clientele served by providing the following information:
        1. The clientele served.
        2. Location of other like facilities in Logan County.
        3. Location of essential services for care and daily needs of the clientele served.
    (b) A description of program objectives and the nature of other community-based residential social service facilities operated by such operator or agency.
    (c) A list of the licensing agencies' standards and the sponsoring agency's standards for the operation of the desired facility.
7. The home shall provide adequate Off-Street parking area for each resident supervisor and/or resident who is permitted to own or operate an automobile.

8. The proposed use of the site as a Family Care Home shall be compatible with the present character of the neighborhood, considering noise, traffic, light, exterior Alterations of the Structure, or other potentially offensive characteristics.
9. Suitable space shall be provided for indoor and/or outdoor recreational activities for the clientele served, based upon generally accepted recreational standards or those specified by the licensing authority.
10. No exterior Alterations of the Structure shall be made which depart from the residential character of the Building. All new structures proposed shall be of compatible residential design with the surrounding neighborhood, to the degree possible.
11. All exterior lighting shall comply with state and/or local requirements.
12. The Conditional Use Permit shall be limited to the operator to whom it is originally issued and is not transferable to any subsequent operator.
13. In its review of each proposed facility, the Board of Zoning Appeals shall make specific finding of fact relative to the following criteria. Specifically the Board shall determine that the proposed facility:
    (a) Is in fact a Family Care Home Facility and, if required, is licensed by the appropriate authority to provide such service within the State of Ohio (and the respective jurisdiction).
    (b) Is in fact a needed facility in the location proposed, based upon evidence acceptable to the Board of Zoning Appeals. The BZA shall consider acceptable evidence the information requested in 6(a).
    (c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or officially planned Uses of the general vicinity and that such Use will not change the essential character of the same area. In this regard, it does not contribute to a concentration of such facilities in the respective area.
    (d) Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion or traffic generation which would be incompatible with the neighborhood environment.
    (e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed Use shall be able to provide adequately any such services.
    (f) Will not involve Uses, activities and conditions of operation that will be detrimental to any persons, property, or the general welfare.
    (g) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
    (h) Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
14. The Board of Zoning Appeals may issue a Conditional Use Permit for a period of one (1) year. At the completion of the one (1) year period, the Family Care Home Facility operation shall be reviewed by the Board of Zoning Appeals. The Board of Zoning Appeals may extend the Conditional Use or deny the Conditional Use.

Section 1061 Group Care Homes. Group Care Homes may be permitted as a Conditional Use within an adequately sized unattached residential Dwelling the Local Business District (B-2)subject to the following criteria:

1. No Group Home may be permitted unless the agency supervising such a facility satisfies the Board of Zoning Appeals that the home complies with all state and/or local licensing requirements.
2. The home shall not be located closer than one thousand five hundred (1,500) feet to another Group Care Home, Family Care Home, Home for Adjustment, Institution, Boarding House, Lodging House. Variances of more than ten percent (10%) of this requirement may not be considered.
3. The home shall be reasonably accessible, by reason of location or transportation provided by the operator, to necessary medical, psychiatric, recreational, or other services required by the residents.
4. Every room occupied for sleeping purposes within the home shall contain a minimum of eighty (80) square feet of habitable Floor Area for each occupant.
5. Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion of traffic generation which would be incompatible with the neighborhood environment.
6. The operator or agency applying for the Conditional Use Permit to operate such a facility shall provide the Board of Zoning Appeals with a plan that documents the following:
    (a) The operator or agency applying for the Conditional Use Permit shall show the need for the home in relation to the specific clientele served by providing the following information:
        1. The clientele served.
        2. Location of other like facilities in Logan County.
        3. Location of essential services for care and daily needs of the clientele served.
    (b) A description of program objectives and the nature of other community-based residential social service facilities operated by such operator or agency.
    (c) A list of the licensing agencies' standards and the sponsoring agency's standards for the operation of the desired facility.
7. The home shall provide adequate Off-Street parking area for each resident supervisor and/or resident who is permitted to own or operate an automobile.
8. The proposed use of the site as a group care home shall be compatible with the present character of the neighborhood, considering noise, traffic, light, exterior Alterations of the Structure, or other potentially offensive characteristics.
9. Suitable space shall be provided for indoor and/or outdoor recreational activities for the clientele served, based upon generally accepted recreational standards or those specified by the licensing authority.
10. No exterior Alterations of the Structure shall be made which depart from the residential character of the Building. All new structures proposed shall be of compatible residential design with the surrounding neighborhood, to the degree possible.
11. All exterior lighting shall comply with state and/or local requirements.
12. The Conditional Use Permit shall be limited to the operator to whom it is originally issued and is not transferable to any subsequent operator.
13. In its review of each proposed facility, the Board of Zoning Appeals shall make specific finding of fact relative to the following criteria. Specifically the Board shall determine that the proposed facility:

(a) Is in fact a Group Care Home Facility and, if required, is licensed by the appropriate authority to provide such service within the State of Ohio (and the respective jurisdiction).
(b) Is in fact a needed facility in the location proposed, based upon evidence acceptable to the Board of Zoning Appeals as provided in 6(a).
(c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or officially planned Uses of the general vicinity and that such Use will not change the essential character of the same area. In this regard, it does not contribute to a concentration of such facilities in the respective area.
(d) Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion or traffic generation which would be incompatible with the neighborhood environment.
(e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed Use shall be able to provide adequately any such services.
(f) Will not involve Uses, activities and conditions of operation that will be detrimental to any persons, property, or the general welfare.
(g) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
(h) Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

14. The Board of Zoning Appeals may issue a Conditional Use Permit for a period of one (1) year. At the completion of the one (1) year period, the Group Care Home Facility operation shall be reviewed by the Board of Zoning Appeals. The Board of Zoning Appeals may extend the Conditional Use or deny the Conditional Use.

Section 1062 Home for Adjustment. A Home for Adjustment may be permitted as a Conditional Use within an adequately sized unattached residential Dwelling within the Local Business District (B-2)subject to the following criteria:

1. No Home for Adjustment may be permitted unless the agency supervising such a facility satisfies the Board of Zoning Appeals that the home complies with all state and/or local licensing requirements.
2. The home shall not be located closer than one thousand five hundred (1,500) feet to another Home for Adjustment, Family Care Home, Institution, Boarding House, Lodging House or Group Care Home. Variances of more than ten percent (10%) of this requirement may not be considered.
3. The home shall be reasonably accessible, by reason of location or transportation provided by the operator, to necessary medical, psychiatric, recreational, or other services required by the residents.
4. Every room occupied for sleeping purposes within the home shall contain a minimum of eighty (80) square feet of habitable Floor Area for each occupant.

5. Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion of traffic generation which would be incompatible with the neighborhood environment.
6. The operator or agency applying for the Conditional Use Permit to operate such a facility shall provide the Board of Zoning Appeals with a plan that documents the following:
    (a) The operator or agency applying for the Conditional Use Permit shall show the need for the home in relation to the specific clientele served by providing the following information:
        1. The clientele served.
        2. Location of other like facilities in Logan County.
        3. Location of essential services for care and daily needs of the clientele served.
    (b) A description of program objectives and the nature of other community-based residential social service facilities operated by such operator or agency.
    (c) A list of the licensing agencies' standards and the sponsoring agency's standards for the operation of the desired facility.
7. The home shall provide adequate Off-Street parking area for each resident supervisor and/or resident who is permitted to own or operate an automobile.
8. The proposed use of the site as a Home For Adjustment shall be compatible with the present character of the neighborhood, considering noise, traffic, light, exterior Alterations of the Structure, or other potentially offensive characteristics.
9. Suitable space shall be provided for indoor and/or outdoor recreational activities for the clientele served, based upon generally accepted recreational standards or those specified by the licensing authority.
10. No exterior Alterations of the Structure shall be made which depart from the residential character of the Building. All new structures proposed shall be of compatible residential design with the surrounding neighborhood, to the degree possible.
11. All exterior lighting shall comply with state and/or local requirements.
12. The Conditional Use Permit shall be limited to the operator to whom it is originally issued and is not transferable to any subsequent operator.
13. In its review of each proposed facility, the Board of Zoning Appeals shall make specific finding of fact relative to the following criteria. Specifically the Board shall determine that the proposed facility:
    (a) Is in fact a Home for Adjustment Facility and, if required, is licensed by the appropriate authority to provide such service within the State of Ohio (and the respective jurisdiction).
    (b) Is in fact a needed facility in the location proposed, based upon evidence acceptable to the Board of Zoning Appeals as provided in 6(a).
    (c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or officially planned Uses of the general vicinity and that such Use will not change the essential character of the same area. In this regard, it does not contribute to a concentration of such facilities in the respective area.
    (d) Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion or traffic generation which would be incompatible with the neighborhood environment.
    (e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the

establishment of the proposed Use shall be able to provide adequately any such services.

(f) Will not involve Uses, activities and conditions of operation that will be detrimental to any persons, property, or the general welfare.

(g) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.

(h) Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

14. The Board of Zoning Appeals may issue a Conditional Use Permit for a period of one (1) year. At the completion of the one (1) year period, the Home for Adjustment Facility operation shall be reviewed by the Board of Zoning Appeals. The Board of Zoning Appeals may extend the Conditional Use or deny the Conditional Use.

Section 1063 Institution: An Institution may be permitted as a Conditional Use within an adequately sized unattached residential Dwelling within the Local Business District (B-2) subject to the following criteria:

1. No Institution may be permitted unless the agency supervising such a facility satisfies the Board of Zoning Appeals that the Institution complies with all state and/or local licensing requirements.
2. The Institution shall not be located closer than one thousand five hundred (1,500) feet to another Institution, Family Care Home, Home for Adjustment, Boarding House, Lodging House, or Group Care Home. Variances of more than ten percent (10%) of this requirement may not be considered.
3. The institution shall be reasonably accessible, by reason of location or transportation provided by the operator, to necessary medical, psychiatric, recreational, or other services required by the residents.
4. Every room occupied for sleeping purposes within the institution shall contain a minimum of eighty (80) square feet of habitable Floor Area for each occupant.
5. Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion of traffic generation which would be incompatible with the neighborhood environment.
6. The operator or agency applying for the Conditional Use Permit to operate such a facility shall provide the Board of Zoning Appeals with a plan that documents the following:
    (a) The operator or agency applying for the Conditional Use Permit shall show the need for the home in relation to the specific clientele served by providing the following information:
        1. The clientele served.
        2. Location of other like facilities in Logan County.
        3. Location of essential services for care and daily needs of the clientele served.
    (b) A description of program objectives and the nature of other community-based residential social service facilities operated by such operator or agency.
    (c) A list of the licensing agencies' standards and the sponsoring agency's standards for the operation of the desired facility.
7. The institution shall provide adequate Off-Street parking area for each resident supervisor and/or resident who is permitted to own or operate an automobile.

8. The proposed use of the site as an institution care home shall be compatible with the present character of the neighborhood, considering noise, traffic, light, exterior Alterations of the Structure, or other potentially offensive characteristics.
9. Suitable space shall be provided for indoor and/or outdoor recreational activities for the clientele served, based upon generally accepted recreational standards or those specified by the licensing authority.
10. No exterior Alterations of the Structure shall be made which depart from the residential character of the Building. All new structures proposed shall be of compatible residential design with the surrounding neighborhood, to the degree possible.
11. All exterior lighting shall comply with state and/or local requirements.
12. The Conditional Use Permit shall be limited to the operator to whom it is originally issued and is not transferable to any subsequent operator.
13. In its review of each proposed facility, the Board of Zoning Appeals shall make specific finding of fact relative to the following criteria. Specifically the Board shall determine that the proposed facility:
    (a) Is in fact an Institution and, if required, is licensed by the appropriate authority to provide such service within the State of Ohio (and the respective jurisdiction).
    (b) Is in fact a needed facility in the location proposed, based upon evidence acceptable to the Board of Zoning Appeals as provided in 6(a)
    (c) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or officially planned Uses of the general vicinity and that such Use will not change the essential character of the same area. In this regard, it does not contribute to a concentration of such facilities in the respective area.
    (d) Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion or traffic generation which would be incompatible with the neighborhood environment.
    (e) Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed Use shall be able to provide adequately any such services.
    (f) Will not involve Uses, activities and conditions of operation that will be detrimental to any persons, property, or the general welfare.
    (g) Will have vehicular approaches to the property that shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
    (h) Will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.
14. The Board of Zoning Appeals may issue a Conditional Use Permit for a period of one (1) year. At the completion of the one (1) year period, the Institution Facility operation shall be reviewed by the Board of Zoning Appeals. The Board of Zoning Appeals may extend the Conditional Use or deny the Conditional Use.

Definitions To be Added to Article II "Definitions":

- **Accessory Structures.** Structures such as sheds, storage sheds, pool houses, unattached garages, and barns.
- **Anemometer.** An instrument that measures the force and direction of the wind.
- **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. The purpose of the zone being that if the turbine should fall or otherwise become damaged, the falling structure will be confined to the primary parcel and will not intrude onto a neighboring property.
- **Cowling.** A streamlined removable cover that encloses the turbine's nacelle.
- **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.
- **Nacelle.** Sits atop the tower and contains the essential mechanical components of the turbine to which the rotor is attached.
- **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.
- **Professional Engineer (PE).** A qualified individual who is licensed as a Professional Engineer in the State of Ohio.
- **Megawatt (MW).** A unit of power, equal to one million watts.
- **Small Wind Project.** Any wind project less than 5MW which includes the wind turbine generator and anemometer.
- **Wind Power Turbine Owner.** The person, persons, or entity 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 ground at the Wind Power Generating Facility (WPGF) foundation.
- **Adult Entertainment Facilities.** A facility having a significant portion of its function as adult entertainment which includes the following listed categories:
    - **Adult Bookstore.** An establishment having as a substantial or significant portion of its stock in trade, books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting or relating to "specified sexual activities" or "specified anatomical areas" as defined by Ohio Revised Code 2907.39 or an establishment with a segment or section devoted to the sale or display of such material.

- **Adult Booth.** Any area of a sexually oriented business establishment or tattoo parlor set off from the remainder of such establishment by one or more walls or other dividers or partitions and used to show, play, or otherwise demonstrate any adult materials or to view any live performance that is distinguished or characterized by an emphasis on the exposure, depiction, or description of "specified anatomical areas" or the conduct or simulation of "specified sexual activities."
- **Adult Material.** Any of the following, whether new or used:
  - Books, magazines, periodicals, or other printed matter, or digitally stored materials that are distinguished or characterized by an emphasis on the exposure, depiction, or description of "specified anatomical areas" or the conduct or simulation of "specified sexual activities."
  - Films, motion pictures, video or audio cassettes, slides, computer displays, or other visual representations or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, or description of "specified anatomical areas" or the conduct or simulation of "specified sexual activities."
  - Instruments, novelties, devices, or paraphernalia that are designed for use in connection with "specified sexual activities" or that depict or describe "specified anatomical areas."
- **Adult Mini Motion Picture Theatre.** A facility with a capacity for less than fifty (50) persons, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein.
- **Adult Motion Picture Theatre.** A facility with a capacity of fifty (50) or more persons, used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to "specified sexual activities" or "specified anatomical areas," for observation by patrons therein.
- **Adult Entertainment Business.** Any establishment involved in the sale or services or products characterized by the exposure or presentation of "specified anatomical areas" or physical contact of live males or females, and which is characterized by salacious conduct appealing to prurient interest for the observation or participation in by patrons. Services or products included within the scope of adult entertainment business are photography, dancing, reading, massage, and similar functions which utilize activities as specified above.

- **Family Care Home:** A residential facility which is operated by private citizens or a social service agency to provide room and board, personal care, habilitation services, and supervision in a family setting for not more than eight (8) persons with developmental disabilities. A developmental disability shall be defined as a disability that originated before the attainment of eighteen (18) years of age and can be expected to continue indefinitely, constitutes a substantial handicap to the person's ability to function normally in society, and is attributable to mental retardation, cerebral palsy, epilepsy, autism or any other condition found to be closely related to mental retardation because such condition results in similar impairment of general intellectual functioning or adaptive behavior or requires similar treatment and services. All family care homes shall possess a license from the appropriate state or local agencies having authority under law to license the operation.

- **Foster Home:** A private residence providing resident services and protective supervision for the care and/or rehabilitation of not more than eight (8) children, adolescents, or adults within a home environment, all under the regulation of the appropriate social service agency having authority under law to license the operation.
- **Group Care Home:** A residential facility which is operated by private citizens or a social service agency to provide room and board, personal care, rehabilitation services, and supervision in a family setting for more than eight (8) but not more than (16) persons with developmental disabilities. A developmental disability shall be defined as a disability that originated before the attainment of eighteen (18) years of age and can be expected to continue indefinitely, constitutes a substantial handicap to the person's ability to function normally in society, and is attributable to mental retardation, cerebral palsy, epilepsy, autism or any other condition found to be closely related to mental retardation because such condition results in similar impairment of general intellectual functioning or adaptive behavior or requires similar treatment and services. All group care homes shall possess a license from the appropriate state or local agencies having authority under law to license the operation.
- **Home for Adjustment:** A residential facility operated by a court, a social service agency, or private citizens which provide therapy, counseling, and a residential environment for eight (8) or fewer adolescents or adults for the following purposes:
    1. To assist them in recuperating from the effects of drugs or alcohol.
    2. To assist them in adjusting to living with handicaps or emotional or mental disorder in lieu of or subsequent to confinement within an institution; or
    3. To provide housing and a supervised living arrangement in lieu of or subsequent to placement within a correctional institution.
- **Institution:** Any residential facility designed or used for more than sixteen (16) persons functioning under the purposes of a family care home or a group care home, or any residential facility designed or used for more than eight (8) persons under the purposes of a home for adjustment.

Logan-Union-Champaign
regional planning commission

Director: Jenny R. Snapp

Zoning & Subdivision Committee

Thursday, October 10, 2013 12:30 pm

The Zoning and Subdivision Committee met in regular session on Thursday, October 10, 2013, at 12:002 pm at the LUC East Liberty Office. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman, Greg DeLong, Wes Dodds, Charles Hall, Paul Hammersmith, Heather Martin, Jenny Snapp, Jeff Stauch, and Andy Yoder. Absent Member was Joel Kranenburg and Steve McCall.

Guests included: Bill Narducci, Union County Engineer's Office, Justin Wollenberg, Terrain Evolution, Inc; Wade Dunham, Evergreen Land Company; Terry Andrews, Evergreen Land Company; Gary Niess, Nationwide Realty; Tim Notestine, City of Bellefontaine; Kathleen Crowley, Jerome Township.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Minutes of the September 12, 2013, meeting were approved as written with Brad Bodenmiller making the first motion to approve, and Greg DeLong making the second motion to approve. All in favor.

1. Review of Jerome Village GPN-1 Final Plat (Jerome Township, Union County) - Staff Report by Jenny Snapp
    - Charles Hall made the first motion to recommend approval of the Jerome Village GPN-1 Final Plat with staff and reviewing agencies comments and Jeff Stauch made the second motion to recommend approval of the Jerome Village GPN-1 Final Plat with staff and reviewing agencies comments. All in favor.

2. Review of Jerome Village GPN-2 Final Plat (Jerome Township, Union County) – Staff Report by Jenny Snapp
    - Brad Bodenmiller made the first motion to recommend approval of the Jerome Village GPN-2 Final Plat with staff and reviewing agencies comments and Andy Yoder made the second motion to recommend approval of the Jerome Village GPN-2 Final Plat with staff and reviewing agencies comments. All in favor.

3. Review of New California Hills 11 & 12 Turn Lane Plat Condition - Jenny Snapp
    - Jeff explained what has transpired with ODOT since Jenny's invite to the Zoning and Sub Meeting. The initial call from Thom Slack was that LUC office and the Engineer's office misinterpreted the letter that had been sent and that the turn lane is a zoning issue with LUC, not something ODOT could take action on. Jeff told him that it was ODOT's right-away

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

and that ODOT has jurisdiction that we feel they have a say in what happens there. With the addition of these phases traffic will increase and the traffic studies completed warranted a left hand turn lane be installed. We would like ODOT to provide a clarification on their letter or state more clearly.

- Bill – Maybe not from this letter but from the phone call it didn't sound like they were agreeable to require the turn lane, they felt it was out of their jurisdiction. We feel it should be their final call.
- Scott – Didn't ODOT say they did not review the traffic study?
  - Bill – They stated they did not receive any additional information on the study.
  - Jenny – I also provided them all the information for all the plats that all reviewing agencies receive.
- Jeff – We did share a copy of the traffic study with ODOT this summer. It's not a clear cut issue, there's a concern with an adjacent house at the turn lane, but there may be a need for additional right away if the turn lane is installed.
- Scott – Based on the traffic and engineering study, it's saying that it's going to be warranted. The down side is that if it's not built, you're going to have a lot of accidents until a study is done saying that you need it, then someone has to build it. The traffic study says it has to be done, that's what should be done.
- Jeff – That's what we feel too.
- Paul – Is the reluctance financial?
  - Wade - No it's not purely financial, we've done a quick study to find out what the improvements would be. The residents of the house would have a ditch in their front yard.
  - Terry - The dilemma is that right away function.
  - Paul – a county can acquire the right away and the developer has to pay the cost.
  - Jeff – we asked if ODOT would be willing to help acquire the right of way.
  - Wade - Could you curb this section which would eliminate the need for the ditch?
- Jeff – part of the question, we don't have an updated estimated or a detailed plan to help make that decision. ODOT doesn't want to talk details. The developer in the past was crafting an agreement to some contribution to this. We don't know that developer's opinion to help pay.
- Kathleen – We will defer to the county engineer for their expert opinion as we don't have an in house engineer.
- Paul – the question for district 6 is when there's enough crash data, will they be taking care of this then? They need to be a participant in facilitating a solution for whatever reason.

- Tim – Is there a history of accidents there?
  - Jeff – I'm not aware of it, we've never done a study there? ODOT does react from a safety viewpoint. Paul's right, if they're going to take a hands off position, they need to take part in being the solution. Bill and I feel that we produced a letter that stated our position, and that has not changed. Maybe with another submittal or request, ODOT will provide an opinion.
  - Terry - With this meeting coming up, I went out and observed because of this and I didn't feel this intersection was that busy. We want to participate in the solution but we want to begin the next section too.
  - Paul – I think to let this condition go and give up on it because ODOT doesn't want to be responsible is unfortunate. We're just shoving this problem off for another day. We have a study that says it's needed.
  - Jeff – If the condition wasn't there, when would the next plat be submitted.
    - Wade – We could submit the plat next week.
    - Bill – The condition is that it has to be completed by final plat submittal. All the conditions have to be met before the final plat can be accepted.
  - Wade – How do we know we're going to get a decision out of ODOT?
  - Brad – I think your answer is the turn lane has to be built.
  - Wade – We can't build it, we have no control over the right away.
  - Paul – This study was done in 2004, this issue is 9 years old, you've had this long to figure it out and now it's a crisis.
  - Wade – Is the escrow completely off the table?
  - Jeff – I don't think so but the question is how much is it going to cost, who's going to chip in the other share and is ODOT interested in chipping in at all, how do you deal with the right-away issue?
  - Jeff Stauch made the motion that the condition for the left turn lane not be removed from the preliminary plat approval and Paul Hammersmith made the motion that the condition for the left turn lane not be removed from the preliminary plat. All in favor.
  - Paul – Was right away cost included in the project cost?
    - Bill and Jeff both reported no.
  - Wade – Did the $133,000 cost come from the Engineer's office?
    - Jenny reported that she believes that figure came from Joanna.

4. Review of Monroe Township (Logan County) Various Text Zoning Amendments – Staff Report by Wes Dodds
    - Brad Bodenmiller made the first motion to recommend approval of the Monroe Township Various Text Zoning Amendments with staff comments and Greg DeLong made the second motion to recommend approval of the Monroe Township Various Text Zoning Amendments with staff comments. All in favor.

The Zoning and Subdivision Committee adjourned at 12:40 pm with Paul Hammersmith making the first motion to adjourn, and Brad Bodenmiller making the second motion to adjourn. All in favor.