



Staff Report – New California Hills XIII

Applicant:	<p>Evergreen Land Company c/o Wade Dunham 6295 Cosgray Road Dublin, OH 43016 wdunham@shepherdexcavating.com</p> <p>Diamond V, LLC c/o Steve Lamphear 8205 Smith Calhoun Road Plain City, OH 43064 steve.l@diamondvllc.com</p>
Request:	Approval of New California Hills XIII – Final Plat.
Location:	Located just off of US Hwy 42 on the east side of New California Drive in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 20.278 acres of land and proposes 38 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 2.358 acres in right-of-way ○ 12.385 acres in single-family residential lots ○ 5.535 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville water service ○ City of Marysville sanitary waste disposal <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The Preliminary Plat was approved in September 2019 and subsequently extended July 2021. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ In an email dated 02-06-23, the Engineer’s Office advised it had no additional comments. Previously, the Engineer’s Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond or surety was required, and the Engineer’s Office confirmed this was approved by the Union County Commissioners.
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• **Union County Soil & Water Conservation District**

- In an email dated 01-27-23, the District advised it had no comments.

• **Union County Health Department**

- In an email dated 01-26-23, the Health Department advised it had no comments. Standard comments from the Health Department are below:
 1. “All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS).”
 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”
 3. “If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS).”

• **City of Marysville**

- The City submitted comments in an email dated 02-01-23. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. Sheet 1: Please remove the dimension listed in the Utility Easements language. (See first sentence.)

• **Jerome Township**

- The Township submitted comments in a letter dated 01-24-23. The Final Plat complies with the approved Development Plan.



Logan-Union-Champaign
regional planning commission

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	<ul style="list-style-type: none">• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 02-01-23.• Union Rural Electric (URE)<ul style="list-style-type: none">○ No comments received as of 02-01-23.• LUC Regional Planning Commission<ol style="list-style-type: none">1. No comments from LUC staff.
<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL of New California Hills XIII – Final Plat with the following condition: The one minor technical item in this staff report be incorporated on the Final Plat Mylar for the 02-09-23 LUC meetings.</p>
<p>Z&S Committee Recommendations:</p>	