



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

*****This meeting will take place by remote access only. Please see page 2 of this agenda for information required to join this virtual meeting.*****

Zoning & Subdivision Committee Thursday, September 10, 2020, 12:15 pm

- Minutes from last meeting of August 13, 2020
- 1. Review of GPN-12 Phase 5 Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 2. Review of Mitchell Highlands Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
- 3. Review of VN-4 Phase 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 4. Review of Warner Industrial Corporate Center Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 5. Review of Rush Township Parcel Amendments – Multiple Areas (Champaign County) – Staff Report by Aaron Smith

Members:

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

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



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Access to anyone wishing to attend this meeting
will be remotely/virtually only using zoom.

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Participant ID : n/a
Password : 662655

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Staff Report – Glacier Park Neighborhood Section 12 Phase 5

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of Glacier Park Neighborhood, Section 12 (GPN-12), Phase 5 – Final Plat.
Location:	Located west of Hyland-Croy Road between Wells Road and Ryan Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 27.273 acres of land and proposes 37 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 2.751 acres in Township right-of-way○ 1.194 acres in County right-of-way○ 10.415 acres in single-family residential lots○ 12.913 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville water○ Jerome Village Community Authority collection and City of Marysville sanitary sewer treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was originally approved in March 2019.○ The Phase 1 Final Plat was approved in December 2019.○ The Phase 2 Final Plat was approved in July 2020. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 09-03-20. The Engineer's Office reported the Construction Drawings are approved, but
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Staff Report – Glacier Park Neighborhood Section 12 Phase 5

construction has not completed. Due to this, a bond or surety is required. A bond was received and approved by the Commissioners. Due to an outstanding comment, the Engineer's Office recommended denial. Should the below comment be address prior to the LUC meetings, the Engineer's Office reserved the right to change its recommendation:

1. Sheet 3: North of lot 1612, there are separate drainage and sanitary easements that are not shown. Please revise.

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

- No comments received as of 09-02-20.

• **Union County Health Department**

- No comments received as of 09-02-20. Standard comments from the Health Department are below:
 1. "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS)."
 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."
 3. "If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS)."

• **City of Marysville**

- The City submitted comments in a letter dated 09-01-20. Those comments are listed below:
 1. The City requests a minimum easement width of 15' along Wells Road.



Staff Report – Glacier Park Neighborhood Section 12 Phase 5

•Jerome Township

- Jerome Township submitted comments in a letter dated 09-04-20. The Township advised the Final Plat complies with the approved Development Plan. The Township also provided comments:
 1. Sheet 1 refers to yard setbacks. Sheet 3 refers to Building Line. Please revise Sheet 3 to Building Setback, rather than Building Line.
 2. Note: The drainage easement within the front yard on Lot 1612 could create challenges with siting a dwelling and other improvements. The Zoning Resolution prohibits certain structures within a drainage easement area.

•ODOT District 6

- No comments received as of 09-02-20.

• Union Rural Electric

- URE submitted comments in a letter dated 09-02-20. **Some** of those comments are listed below and summarized for reference. (Please refer to letters for all comments.)
 1. Sheet 3 & 4: Will the electricity easement be part of the 30' rear lot or 15' front lot?
 2. Sheet 3 & 4: Lots 1605 to 1612 show no utility easement behind the lots.

• LUC Regional Planning Commission

1. Sheet 2 & 3: Check length of the most northern line. Does it measure 564.24' (§323, 3.)?
2. Sheet 3: Are there 4 right-of-way dimensions missing along Shortleaf Drive (§323, 5.)?
3. Sheet 3: Check the north line of both lots 1600 and 1603. Does it measure 85' (§323, 8.)?
4. Sheet 3: From the rear lot of 1604 to lot 1612, it is unclear which easements allow for utilities. Please confirm those intended for "utilities", which includes sewer/water, are a minimum of 20' wide (§414).
5. Sheet 4: There are 3 places where the scale is depicted as 1" = 100' on this sheet. Is the scale actually 1" = 60' (§323, 1.)?
6. Sheet 4: Where is the owner information for the large parcel, where most of the easements are depicted?



Staff Report – Glacier Park Neighborhood Section 12 Phase 5

Staff Recommendations:	Staff recommends <i>DENIAL</i> of the Glacier Park Neighborhood, Section 12 (GPN-12), Phase 5 – Final Plat due to the outstanding comments from reviewing agencies. It is likely those comments can be resolved prior to the 09-10-20 LUC meetings, but resolution of the comments is necessary before staff is comfortable recommending otherwise.
Z&S Committee Recommendations:	In light of the comments having been incorporated on the Plat, Z&S Committee recommends <i>APPROVAL</i> of Glacier Park Neighborhood, Section 12 (GPN-12), Phase 5 – Final Plat.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Application for Final Plat Approval

Date: _____

Name of Subdivision: _____

Section/Phase: _____ Block _____

Location: _____

Township: _____ Military Survey: _____

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

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

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Acreage w/in Approved Preliminary Plat: _____ Acres

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

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

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

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

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

Typical Lot Width: _____ Feet Typical Lot Area: _____

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

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

Recreation facilities to be provided: _____

Approved method of Supplying Water Service: _____

Approved method of Sanitary Waste Disposal: _____

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

Approved 50' righth-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.* _____

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: _____

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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.		N/A
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.		



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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.	N/A	
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.		

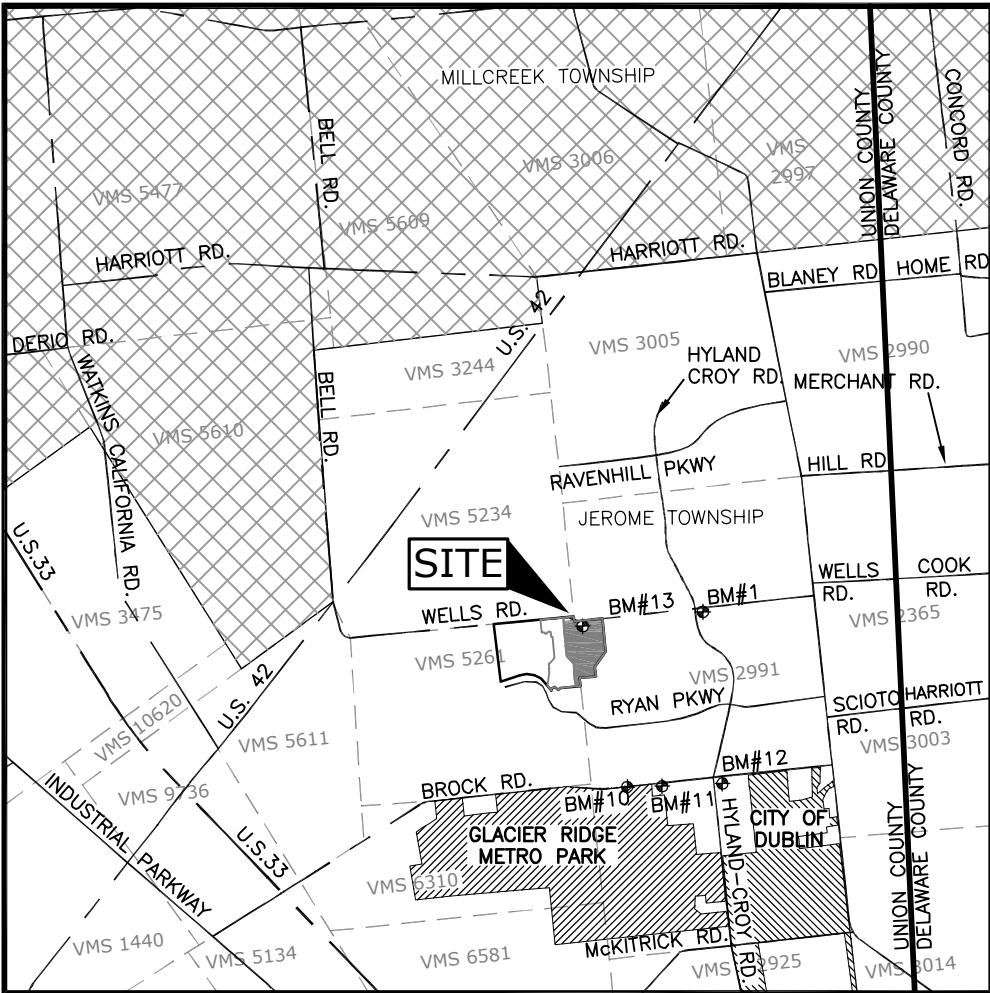
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LOCATION MAP



LOCATION MAP
SCALE: 1" = 4000'

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 5 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 H E 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

- 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.
- Grading of the storm water retention areas shall not be changed.
- 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.
- 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.
- 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.
- All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

Residential Only

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

Miscellaneous Restrictions/Notes

- 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 obtaining 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.
- Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Shortleaf Drive and Mangrove Loop. The owners of the fee simple titles to all of the lots in Glacier Park Neighborhood Section 12 Phase 5 Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
- Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of platting, utility service to this subdivision for electric power is provided by Union Rural Electric, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbia Gas.

Jerome Village Blanket Restrictions

- No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Eversole Parkway, Wells Road, Ryan Parkway, Brock Road.
- 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.
- All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
- 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.
- If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
- No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Eversole, Ewing, Joshua, or Home Road.
- No on-street parking within Glacier Park Neighborhood Section 12 Phase 5.
- 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.
- 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 (U)

We the undersigned owners of the within platted land, do hereby grant unto Jerome Village Community Authority, City of Marysville 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 contiguous to Shortleaf Drive and Mangrove Loop, and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such waterlines, sewer lines, 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. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines outside the above described easement premises or the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

Drainage Easements (D)

We the undersigned owners of the platted land, do here by grant unto Union County and their successors and assigns (hereinafter referred to as grantees), a permanent easement within areas designated "Drainage Easement", "Utility Easement" and "Drainage and Utility Easement" to construct, operate, maintain, repair, reconstruct or relocate drainage facilities such as storm sewers, drainage swales or courses and other facilities as deemed necessary or convenient by the grantees for drainage required for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns or any other structure within said easement premises which may interfere with the installation and maintenance of drainage facilities.

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 5

BEING PART OF VMS 5261 AND 2991, JEROME TOWNSHIP

UNION COUNTY, OHIO

LUC. R.P.C. FILE # _____

Situated in Survey 5261 and 2991 of the Virginia Military Survey, Jerome Township, Union County, State of Ohio and being 27.273 acres of land in total, being part of that 118.853 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Instrument 201904050002313, Recorder's Office, Union County, Ohio.

SHEET INDEX

- Sheet 1 - Title/Signature Sheet
- Sheet 2 - GPN 12-5 Index/Overview
- Sheet 3 - GPN 12-5 Detail Sheet
- Sheet 4 - GPN 12-5 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 12-5 Area Summary

Right-of-Way (Township)	2.751	AC
Right-of-Way (County)	1.194	AC
Lots	10.415	AC
Openspace	12.913	AC
Total	27.273	AC

GPN 12-5 Lot Summary

80' Frontage	37
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GPN 12-1 Density

Gross (Lots/Total Area)	1.357	du/ac
Net (Lots/Lot Area)	3.553	du/ac

Minimum Lot Size

80' Frontage	10,000	SF
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Setbacks 80' Frontage

Front Yard	20'	FT
Rear Yard	30'	FT
Side Yard	6'	FT

PARCEL BREAKDOWN

Parcel Number	Map/GIS Number	Acreages of Parcel within GPN 12-5
17-0011012.0000	126-00-00-040.000	27.273

Jerome Township Note:

The purpose of this plat is to show certain property, rights of way, and easement boundaries at the time of platting. At the request of the the of the zoning authority at the time of platting, this plat shows some of the limitations and requirements of the zoning regulations in effect at the date of the filing of the plat. Such limitations and requirements are shown for informational purposes only, and should be verified with the zoning authority prior to the construction of any private improvements on the lot. This note shall not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

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. Only areas outside of the right-of-way will be a part of the County Ditch Maintenance Program.
- Note D: All dead, diseased, noxious or decayed trees or vegetation, 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 12-5)
- 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 12-5)
- 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

- 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:

- The accompanying plat represents a subdivision of land in VMS 5261 and associated easements in VMS 2991, Jerome Township, Union County, Ohio.
- The tract has an area of 3.945 acres in streets, 10.415 acres in lots, and 12.913 acres in Reserves making a total of 27.273 acres.
- This plat was prepared based on a field survey performed in November, 2018 by by American Land Surveyors, LLC.;
- All dimensions are shown in feet and decimal parts thereof. dimensions shown along curved lines are chord distances;
- This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D dated December 16, 2008
- Monumentation set at the locations shown hereon consist of a 5/8 inch steel reinforcing rod, 30 inches in length with an orange plastic cap inscribed " Jon Adcock, S-8461". Right-of-Way and centerline monumentation shall be placed at all points of curvature, tangency and points of intersection and shall be set prior to lot sales.
 - Additional monuments shall be set at all lot corners and changes in direction, as well as all points of curvature and tangency prior to the lot being sold. Lot monumentation may have a cap and inscription that varies from the above.
- The accompanying plat is a correct representation of Glacier Park Neighborhood Section 12-5 as surveyed.

Signed and sealed this _____ day of _____, 2020.

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.
Lancaster, Ohio 43130
Attention: Jon (Brett) Adcock, P.S.

Know all men by these presents that Jerome Village Company, 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 _____, 20____.

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 James Rost, Vice President and 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 _____, 20____.

Signature: _____ My commission expires: _____
Notary Public

Reviewed this _____ day of _____, 20____: _____
Chairman, Jerome Township Trustees

Approved this _____ day of _____, 20____: _____
Union County Engineer

Approved this _____ day of _____, 20____: _____
County Health Department

Approved this _____ day of _____, 20____: _____
LUC Regional Planning Commission

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this _____ day of _____, 20____ for the County of Union, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and accepted as such by Union County. In addition, street improvements within said dedicated rights-of-way shall not be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by Union County.+

Approved this _____ day of _____, 20____: _____
Union County Commissioner

Union County Commissioner _____ Union County Commissioner

Transferred this _____ day of _____, 20____: _____
Union County Auditor

Filed for record this _____ day of _____, 20____, at _____ am/pm.

Recorded this _____ day of _____, 20____ at _____ am/pm in

Plat Book _____, Page _____
Union County Recorder

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
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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	20-001	
DATE:	AUGUST 15, 2020	
SCALE:	N/A	

LEGEND:

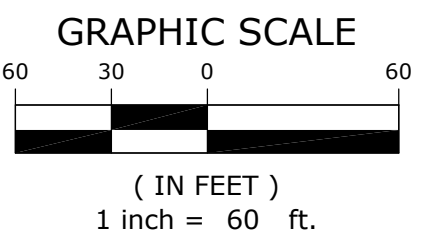
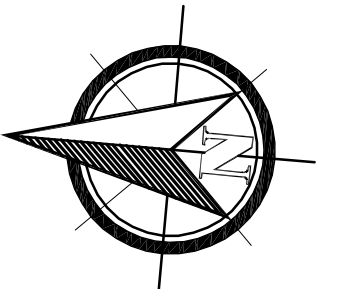
- IRON PIN SET - 5/8" X 30" REBAR WITH A PLASTIC CAP INSCRIBED "JON ADCOCK S-8461."
- ⊙ IRON PIPE FOUND (AS NOTED)
- IRON PIN FOUND (AS NOTED)
- ▲ STONE FOUND
- MAG NAIL SET

DOS = DEDICATED OPENSOURCE AS DEFINED IN JEROME VILLAGE GPN 12 ZONING

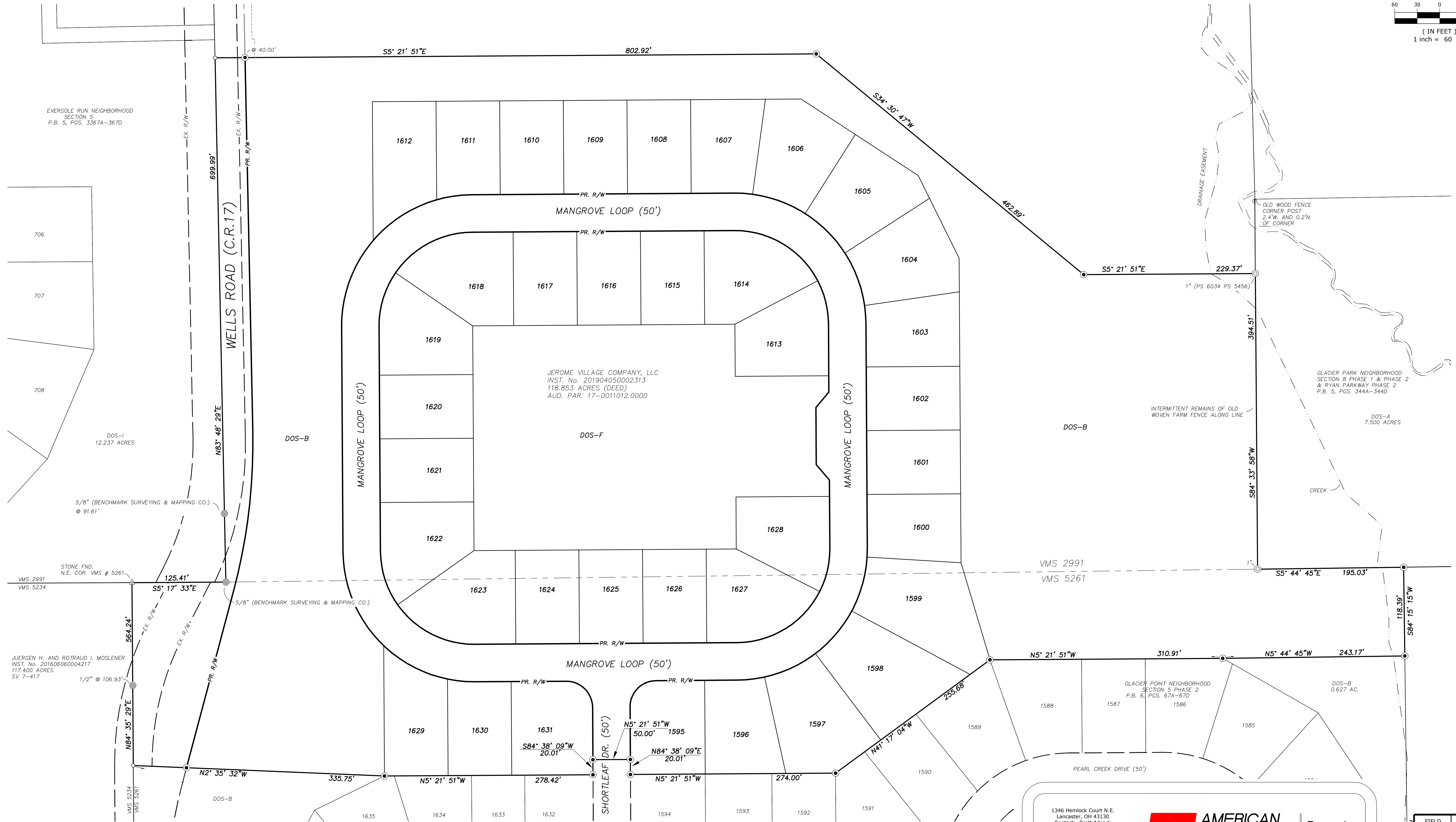
GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 5

VIRGINIA MILITARY SURVEY No. 5261 AND 2991

JEROME TOWNSHIP, UNION COUNTY, OHIO



EVERSOLE RUN NEIGHBORHOOD
SECTION 5
P.B. 5, PGS. 3367A-367D

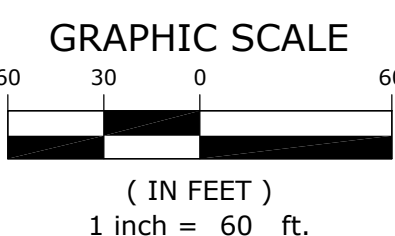


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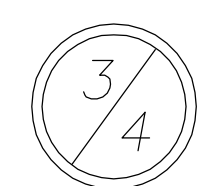
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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	20-001	
DATE:	AUGUST 15, 2020	
SCALE:	1"=60'	



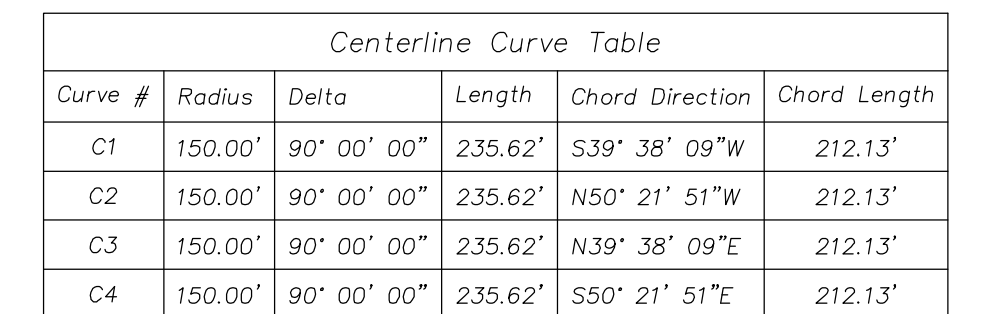
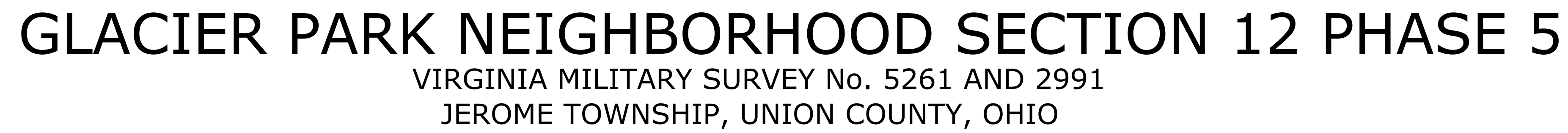
JEROME TOWNSHIP, UNION COUNTY, OHIO

(R) RADIAL LINE
D DRAINAGE
U UTILITY
D & U DRAINAGE & UTILITY



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FIELD	DRAFT	CHE
JBA	JBA	JBA
JOB NO.: 20-001		
DATE: AUGUST 15, 2020		
SCALE: 1"=60'		



Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C5	175.00'	90° 00' 00"	274.89'	S39° 38' 09"W	247.49'
C6	125.00'	90° 00' 00"	196.35'	S39° 38' 09"W	176.78'
C7	175.00'	90° 00' 00"	274.89'	N50° 21' 51"W	247.49'
C8	125.00'	90° 00' 00"	196.35'	N50° 21' 51"W	176.78'
C9	175.00'	90° 00' 00"	274.89'	N39° 38' 09"E	247.49'
C10	125.00'	90° 00' 00"	196.35'	N39° 38' 09"E	176.78'
C11	125.00'	90° 00' 00"	196.35'	S50° 21' 51"E	176.78'
C12	175.00'	90° 00' 00"	274.89'	S50° 21' 51"E	247.49'

Lots Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C14	175.00'	12° 01' 57"	36.75'	N0° 39' 08"E	36.68'
C15	175.00'	31° 55' 46"	97.52'	S22° 38' 00"W	96.27'
C15	175.00'	46° 02' 17"	140.61'	S61° 37' 01"W	136.86'
C16	175.00'	41° 03' 25"	125.40'	N74° 50' 08"W	122.74'
C17	175.00'	33° 22' 39"	101.95'	N37° 37' 06"W	100.51'
C18	175.00'	15° 33' 56"	47.54'	N13° 08' 49"W	47.40'
C19	175.00'	8° 07' 44"	24.83'	N1° 17' 59"W	24.81'
C20	175.00'	24° 40' 53"	75.38'	N15° 06' 20"E	74.80'
C21	175.00'	24° 40' 53"	75.38'	N39° 47' 12"E	74.80'
C22	175.00'	24° 40' 53"	75.38'	N64° 28' 05"E	74.80'
C23	175.00'	7° 49' 38"	23.91'	N80° 43' 20"E	23.89'
C24	175.00'	3° 52' 15"	11.82'	N86° 34' 17"E	11.82'
C25	175.00'	24° 40' 53"	75.38'	S79° 09' 10"E	74.80'
C26	175.00'	24° 40' 53"	75.38'	S54° 28' 17"E	74.80'
C27	175.00'	24° 40' 53"	75.38'	S29° 47' 25"E	74.80'
C28	175.00'	12° 05' 08"	36.91'	S11° 24' 25"E	36.84'
C29	175.00'	55° 09' 00"	120.32'	N22° 12' 40"E	115.73'
C30	125.00'	34° 51' 00"	76.03'	S67° 12' 40"W	74.86'
C31	125.00'	34° 51' 00"	76.03'	S77° 56' 21"E	74.86'
C32	125.00'	55° 09' 00"	120.32'	S32° 56' 21"E	115.73'
C33	125.00'	62° 40' 56"	136.75'	S25° 58' 38"W	130.03'
C34	125.00'	27° 19' 04"	59.60'	S70° 58' 38"W	59.03'
C35	125.00'	27° 19' 04"	59.60'	N81° 42' 19"W	59.03'
C36	125.00'	62° 40' 56"	136.75'	S36° 42' 19"E	130.03'

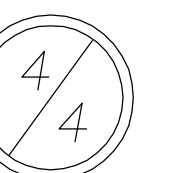
EASEMENT NOTE:

Easements shown hereon outside the platted area are within the tract of land owned by Jerome Village Company, LLC and are hereby reserved for the uses and purposes herein.

LEGEND:

- IRON PIN SET - 5/8" X 30" REBAR WITH A
PLASTIC CAP INSCRIBED "JON ADCOCK S-8461."
- (R) RADIAL LINE

DOS DEDICATED OPENSOURCE AS DEFINED IN JEROME VILLAGE VN-4 ZONING
D DRAINAGE
U UTILITY
D & U DRAINAGE & UTILITY



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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.: 20-001		
DATE: AUGUST 15, 2020		
SCALE: 1"=100'		

August 19, 2020

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

RE: Glacier Park Neighborhood Section 12 (GPN-12 Phase 5) Final Plat

Mr. Bodenmiller,

Terrain Evolution, as the agent for Jerome Village Company, acknowledges the existence of Wetzel soils within the development area of GPN-12. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soils are mostly along low lying area within an open farm field and treeline. This area will be openspace, roadway and lots. Where in developed areas, the development will install storm sewer drainage system to provide adequate drainage to the area developed.

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

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

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager



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

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

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

September 3rd, 2020

Public Service with integrity

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

Re: Glacier Park Neighborhood (GPN-12), Section 12, Phase 5
Final Plat Review

Brad,

We have completed our review for the above final plat, received by our office on August 25th, 2020. The construction drawings have been approved by our office. Construction work has commenced on site but has not been completed. As such, have required a performance bond/surety for the outstanding improvements. That bond has been received and approved by the Board of Union County Commissioners. In addition, we have the following comments on the plat:

1. Sheet 3 – North of lot 1612, there are separate drainage and sanitary easements that are not shown. Please revise.

Due to the above outstanding comment, we recommend denial of the plat. Should the above be resolved prior to next Thursday's Zoning and Subdivision Committee meeting and Executive Committee meeting, we reserve the right to change our recommendation.

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

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



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

Jerome Township Zoning Department

September 4, 2020

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

Re.: Glacier Park Neighborhood Section 12 Phase 5 – Final Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Final Plat known as Glacier Park Neighborhood Section 12 Phase 5 – Final Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) Development Plan PD 18-128 FDP-01 was approved by the Zoning Commission to allow development at the site. The proposed Final Plat complies with that approved Development Plan.
- 2) The plat notes front yard, side yard, and rear yard setbacks on page 1 that are consistent with the approved Development Plan, and could only be changed by approval of a Development Plan Modification or a variance. Zoning Staff notes that the definition of “setback” in the Subdivision Regulations refers to only to a front yard setback as defined in the Zoning Resolution. In addition, the terminology “Front Yard Setback,” “Side Yard Setback,” and “Rear Yard Setback” is used on page 1, while a 20’ building line is labeled on page 3. Please revised the note attached to this line on page 3 to read “Building Setback” rather than “Building Line”, as that term is more consistent with the two sets of definitions provided in both the Zoning Resolution and Subdivision Regulations.
- 3) I note that a drainage easement is being proposed within the front yard on Lot 1612 that could create challenges with siting a dwelling and other improvements. The Township’s Zoning Resolution prohibits certain structures within a drainage easement area.

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

Sincerely,

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

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Tuesday, September 1, 2020 2:38 PM
To: Brad Bodenmiller
Subject: Re: Distribution Letter for GPN-12 Phase 5 - Final Plat

Brad,

The City of Marysville only requests that a minimum easement width of fifteen (15) feet be provided along Wells Road.

Please do not hesitate to contact me with any further questions.

Thanks,
Jeremy

On Tue, Aug 25, 2020 at 8:42 PM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

Good evening,

I attached a copy of the **Distribution Letter** generated for and a **digital copy of the Plat** for Glacier Park Neighborhood, Section 12 (GPN-12), Phase 5 – Final Plat. Please note the meeting dates and call with any questions.

This month, I am **unable to circulate paper copies** of the plat because I am self-quarantining. For record-keeping purposes, I intend to mail a paper copy of the plat once I am able to do so. Unfortunately, it's unlikely to be prior to our meetings.

If you need a paper copy of the plat for your review, please let me know and I will try to make arrangements for one to be sent to you.

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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

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

--

Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

City of Marysville, Ohio

209 South Main Street
Marysville, Ohio 43040

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


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

jhoyt@marysvilleohio.org





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September 2nd, 2020

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

RE: UREC comments for Jerome Village GPN-12 Phase 5 – Final Plat

Brad,

Noted comments per paper drawings received 11/18/19. Drawing set of 4 sheets issued Preliminary Plat for GPN-12 Dated November 18th, 2019:

- 1) Sheet 1 of 4 – Cover Sheet
 - a) Number of Lots: 37
 - b) Lot size: 37 – 80 FT frontage, 10,000 Ft²
 - c) Front Setback: 20 FT
 - d) Side Setback: 6 FT
 - e) Rear Setback: 30 FT
- 2) Sheet 2 of 4
 - a) No comments
- 3) Sheet 3 of 4
 - a) Noted 30 FT rear lot Drainage and Utility Easement, 20 FT Drainage and Utility Easement between Lots 1598 & 1599, 1601 & 1602, 1604 & 1605, and 1610 & 1611 and 15 FT Front lot Utility Easement
 - b) Will the Electricity Easement be part of the 30 FT rear lot or 15 FT front lot?
 - c) Lots 1605 to 1612 show no Utility Easement behind the lots.
 - d) URE has easement requirements of 20 feet for underground primary and secondary facilities. Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on property line require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable)
- 4) Sheet 4 of 4
 - 5) Noted 30 FT rear lot Drainage and Utility Easement, 20 FT Drainage and Utility Easement between Lots 1598 & 1599, 1601 & 1602, 1604 & 1605, and 1610 & 1611 and 15 FT Front lot Utility Easement
 - 6) Will the Electricity Easement be part of the 30 FT rear lot or 15 FT front lot?
 - 7) Lots 1605 to 1612 show no Utility Easement behind the lots.

- a) URE has easement requirements of 20 feet for underground primary and secondary facilities. Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on property line require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable)

General comments: Development must comply with URE's Terms and Conditions for Supplying Electric Service.

Electric easement must be platted and shown on final plat plans.

Do not place easement area over building setbacks, adjacent to is acceptable.

Utility Easement for URE electric facilities will be joint use for phone, cable or other private communication entities (fiber).

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

Still need to work with developer to complete UREC electrical facility layout.

Regards,

Ed Peper
Engineer II
Union Rural Electric Cooperative, Inc.
PO Box 393
15461 US Route 36
Marysville, Ohio 43040
Direct: (937) 645-9246



Logan-Union-Champaign
regional planning commission

Staff Report – Mitchell Highlands

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

Staff Analysis:	<p>This Preliminary Plat Extension is for the Mitchell Highlands Preliminary Plat. This subdivision involves 100.91 acres of land and proposes 164 single-family residential lots. To date, 63 lots have been final platted.</p> <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville public water system○ City of Marysville treatment public sanitary waste disposal <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The original Preliminary Plat was approved in September 2016 and extended in September 2018.○ The Section 1 Final Plat was approved in October 2017.○ The Section 2 Final Plat was approved in October 2017. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 09-03-20, recommending the Preliminary Plat be extended subject to the conditions from its original Preliminary Plat comment letter from 09-01-16.
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Logan-Union-Champaign
regional planning commission

Staff Report – Mitchell Highlands

	<ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No new comments received as of 09-02-20.• Union County Health Department<ul style="list-style-type: none">○ No new comments received as of 09-02-20.• City of Marysville<ul style="list-style-type: none">○ In an email dated 09-01-2020, the City advised it had no comments.• Jerome Township<ul style="list-style-type: none">○ No new comments received as of 09-02-20.• ODOT District 6<ul style="list-style-type: none">○ No new comments received as of 09-02-20.• Union Rural Electric<ul style="list-style-type: none">○ In an email dated 09-03-2020, URE advised it had no comments.• LUC Regional Planning Commission<ol style="list-style-type: none">1. All prior comments/modifications from reviewing agencies and approvals with conditions remain effective (§318).
--	---

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

Z&S Committee Recommendations:	Z&S Committee recommends APPROVAL of the Mitchell Highlands Preliminary Plat Extension with the condition that all comments/modifications from LUC and reviewing agencies, including prior LUC approvals with conditions, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union
---	---



Logan-Union-Champaign
regional planning commission
Staff Report – Mitchell Highlands

	County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
--	--



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

August 13, 2020

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

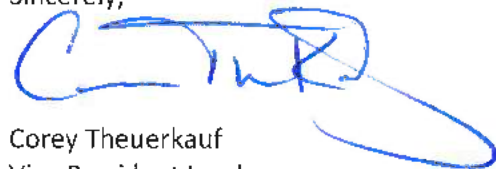
RE: Mitchell Highlands
Preliminary Plat Extension Request

Dear Mr. Bodenmiller,

Mitchell Highlands preliminary plat was approved by the LUC Executive Committee September 8th, 2016 and received an extension on September 13, 2018. Per current regulations, it is our understanding that approval of the Preliminary Plat is valid for a period of two (2) years, at which time request for extension is required.

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

Sincerely,



Corey Theuerkauf
Vice President Land



Logan-Union-Champaign
regional planning commission

Director: Dave Gulden, AICP

Application for Preliminary Plat Approval

Date: August 13 2020

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

Have A.I.J. Sketch Plan review letters been obtained? X (Engineer, SWCD, Board of Health)

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

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

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

Proposed Acreage to be Subdivided: 100.91

Current Zoning Classification: PUD

Proposed Zoning Changes: PUD

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

Development Characteristics

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

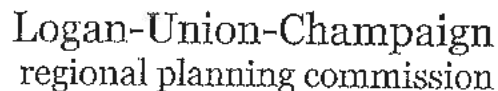
Acreage to be devoted to recreation, parks or open space: 43.71

9676 E. Foundry St, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203

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



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

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

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

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

3. Requests for Variances from Subdivision Regs: _____
(If yes, please explain variances and reason for variances)

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

Date filed: _____ For Official Use
Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Preliminary Plat Review Checklist

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"	X	
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.	X	
3	Location by section, range, and township or Virginia Military Survey (VMS).	X	
4	Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.	X	
5	Date of survey.	X	
6	Scale of the plat, north point, and date.	X	
7	Boundaries of the subdivision and its acreage.	X	
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.	X	
9	Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.	X	
10	Zoning classification of the tract and adjoining properties.	X	
11	Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.	X	
12	Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.	X	
13	Layout, names and widths of proposed streets and easements.	X	
14	Building setback lines with dimensions.	X	
15	Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.	X	
16	Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.	X	
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.	X	

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



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

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

Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.	X	
20	Description of proposed covenants and restrictions.	X	
21	Description of proposed zoning changes.	X	
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.	X	
23	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.	X	
24	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval.	N/A	
25	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval.	N/A	
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.	X	
27	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.	X	
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.	X	

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

A:\2016\162-5541-CADD\Draw\DWG\1625541-CDD-Cover sheet.dwg (COVER SHEET) L:\6\1625541-CDD-Cover sheet.dwg (COVER SHEET) - LP: 8/19/2016 11:56 AM



SCALE IN FEET
0 200 400

PRELIMINARY PLAT MITCHELL HIGHLANDS 2016

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

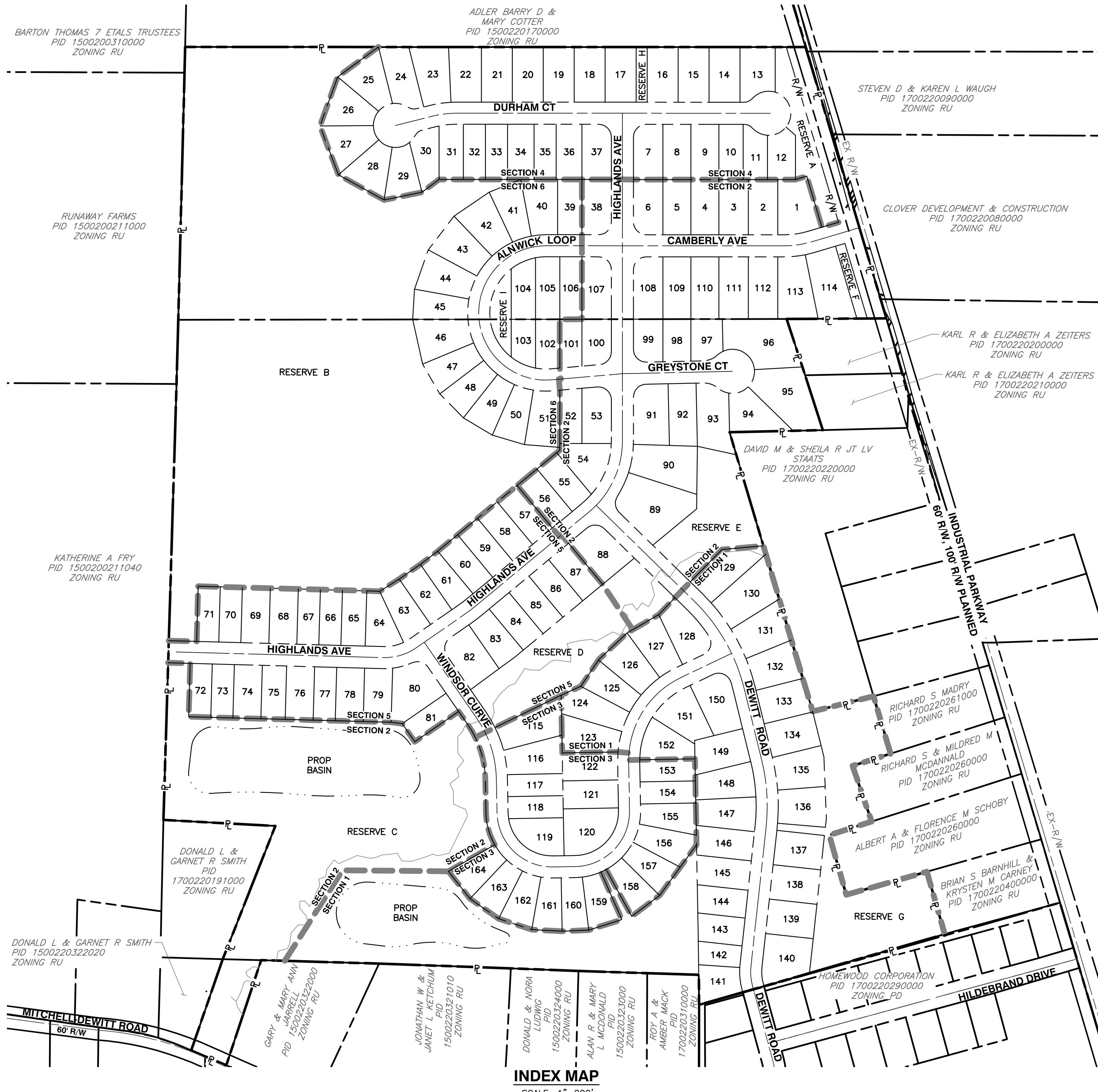
DRAWING INDEX		
DRAWING NO.	DESCRIPTION	SHEET TITLE
1	C000	COVER SHEET
2	C100	EXISTING CONDITIONS
3	C200	SITE PLAN
4	C201	SITE PLAN
5	C300	UTILITY PLAN
6	C301	UTILITY PLAN
7	C400	PRE-DEVELOPED TRIBUTARY AREA
8	C401	POST-DEVELOPED TRIBUTARY AREA
9	C600	STREET PROFILES
10	C601	STREET PROFILES
11	C602	STREET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

GENERAL SUMMARY

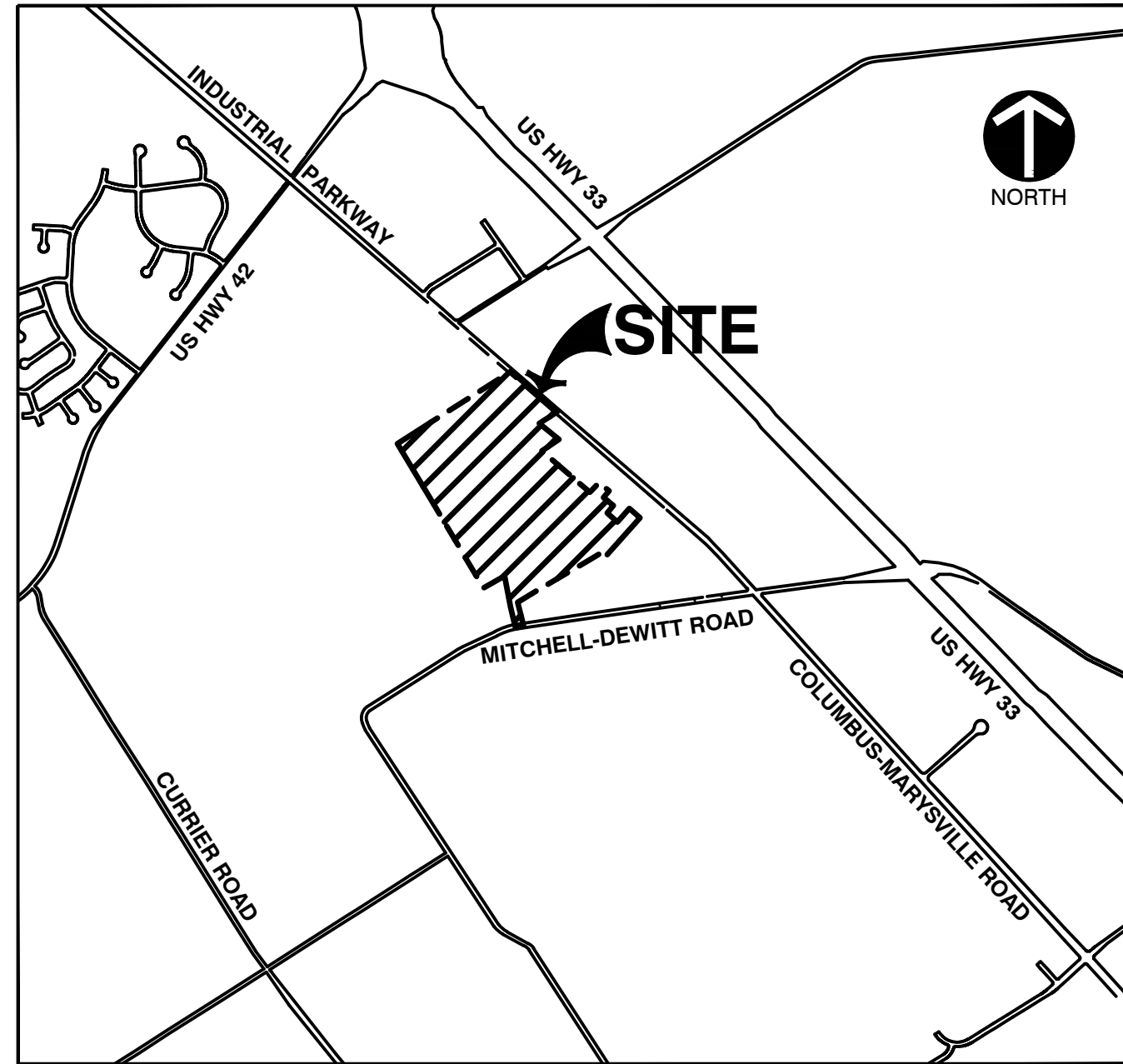
TOTAL ACREAGE	100.91± AC.
RIGHT-OF-WAY INDUSTRIAL PARKWAY (INCLUDES FUTURE)	0.88 AC.
NET ACREAGE	100.03± AC.
NUMBER OF LOTS	164
GROSS DENSITY	1.63 DU/AC.
NET DENSITY	1.64 DU/AC.
OPEN SPACE	43.30 AC. (42.9%)
EXISTING ZONING	PUD
EXISTING USE	RESIDENTIAL, AGRICULTURE AND WOODLANDS
PROPOSED ZONING	PUD
PROPOSED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

REFERENCE

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



INDEX MAP
SCALE: 1"=200'



VICINITY MAP
1"=2000'

NOTES

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

OWNER
DONALD ROSE,
ALBERT SCHOBY,
BRAIN BARNHILL
9251-8259 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064

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

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

PRELIMINARY PLAT
COVER SHEET

DRAWING NO.:

C000

SHEET 1 OF 12

*HAND SIGNATURE ON FILE

REVISION RECORD

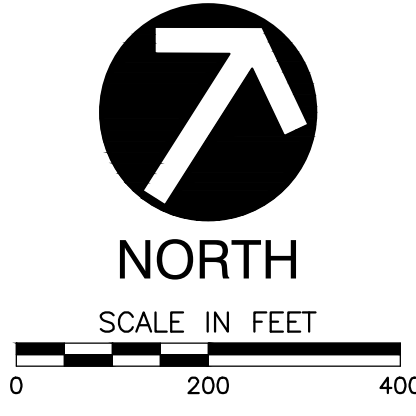
DESCRIPTION

NO. DATE

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

ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

A 12/16/162-5541 CAD/Dwg [DWT]-Preliminary Plat\625541-DWT-Existing Conditions.dwg[EXISTING CONDITIONS] LS18/18/2016 11:58 AM - LPA 8/18/2016 11:58 AM



LEGEND	
	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT OF WAY
	EXISTING PAVEMENT
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING WATERLINE
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING TREE LINE
	EXISTING STREAM
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	SOIL TYPE BOUNDARY
	SOIL TYPE
	EXISTING WETLAND

SITE SOIL DATA
Ble1A1 - BLOUNT SILT LOAM, END MORaine, 0 TO 2 PERCENT SLOPES (D)
Ble1B1 - BLOUNT SILT LOAM, END MORaine, 2 TO 4 PERCENT SLOPES (D)
Big1B1 - BLOUNT SILT LOAM, GROUND MORaine, 2 TO 4 PERCENT SLOPES (D)
Gwd5C2 - GLYNWOOD CLAY LOAM, 6 TO 12 PERCENT SLOPES, ERODED (D)
Gwe1B2 - GLYNWOOD SILT LOAM, END MORaine, 2 TO 6 PERCENT SLOPES, ERODED (D)

REVISION RECORD

NO	DATE	DESCRIPTION

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

PRELIMINARY PLAT
EXISTING CONDITIONS

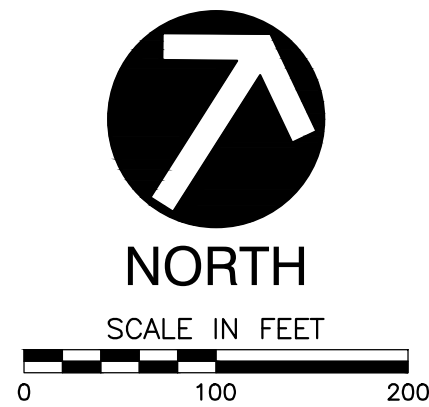
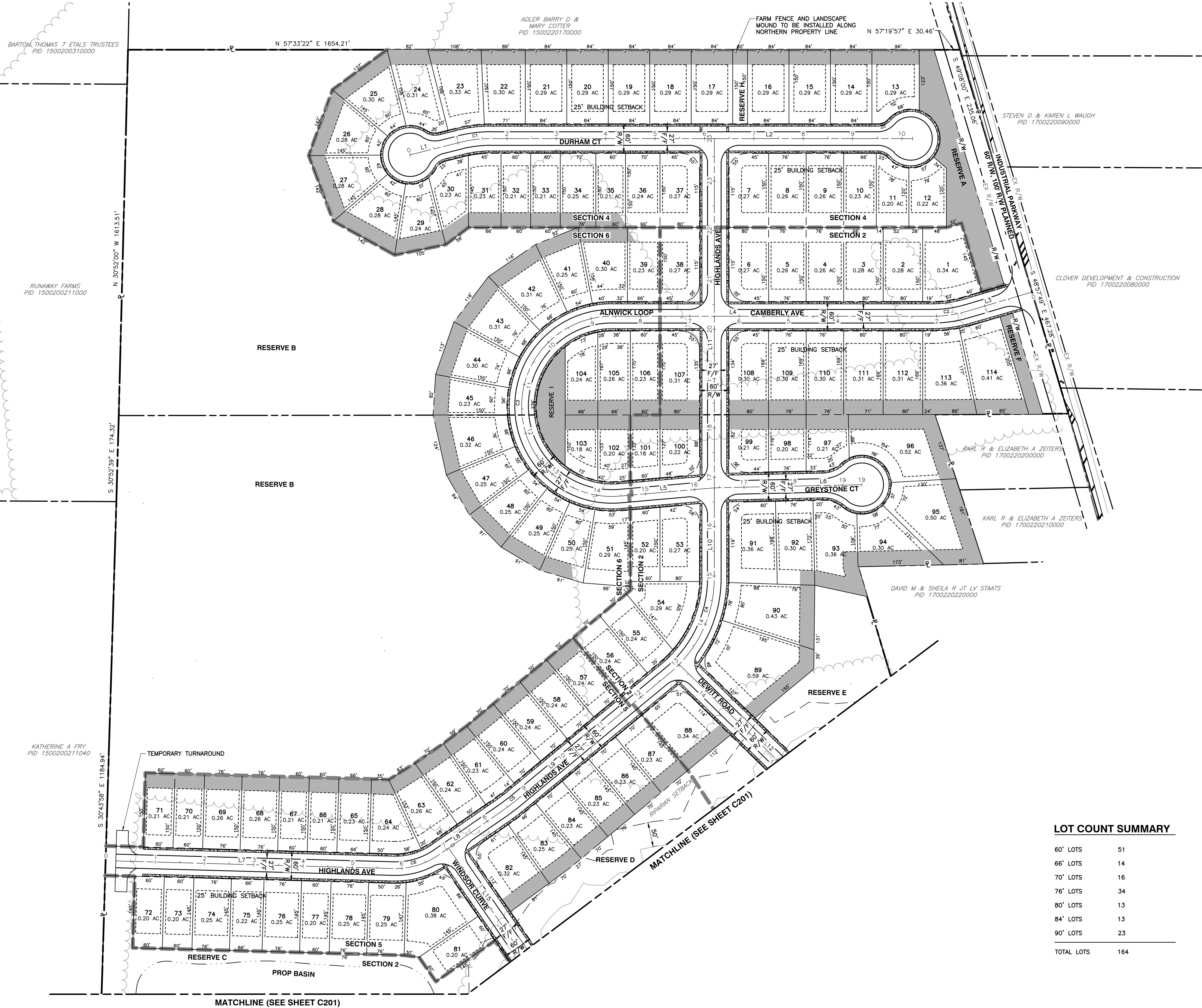
DATE: AUGUST 2016 DRAWN BY: NSS
DWG SCALE: 1"=200' CHECKED BY: MCR
PROJECT NO: 162-554
APPROVED BY: CLL*

ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

DRAWING NO.: C100

*HAND SIGNATURE ON FILE

A:120161162-5541 - CADD(Dwg) C201 - Preliminary Plat 162554-C201 - Site Plan (Preliminary) - LPA 8/18/2016 11:58 AM
C:120161162-5541 - CADD(Dwg) C201 - Preliminary Plat 162554-C201 - Site Plan (Preliminary) - LPA 8/18/2016 11:58 AM
D:120161162-5541 - CADD(Dwg) C201 - Preliminary Plat 162554-C201 - Site Plan (Preliminary) - LPA 8/18/2016 11:58 AM
E:120161162-5541 - CADD(Dwg) C201 - Preliminary Plat 162554-C201 - Site Plan (Preliminary) - LPA 8/18/2016 11:58 AM
F:120161162-5541 - CADD(Dwg) C201 - Preliminary Plat 162554-C201 - Site Plan (Preliminary) - LPA 8/18/2016 11:58 AM
G:120161162-5541 - CADD(Dwg) C201 - Preliminary Plat 162554-C201 - Site Plan (Preliminary) - LPA 8/18/2016 11:58 AM
H:120161162-5541 - CADD(Dwg) C201 - Preliminary Plat 162554-C201 - Site Plan (Preliminary) - LPA 8/18/2016 11:58 AM



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

CENTERLINE CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	250.00'	14°03'42"	61.36'	61.20'	N 50°31'17" E
C2	250.00'	16°30'57"	72.06'	71.81'	N 49°17'39" E
C3	182.50'	185°36'22"	591.21'	364.57'	N 34°38'35" W
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C6	150.00'	36°15'59"	94.95'	93.37'	N 40°59'05" E
C7	300.00'	33°39'57"	176.27'	173.75'	S 50°18'56" E
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C13	150.00'	21°27'30"	56.18'	55.85'	S 36°57'44" E

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

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

REVISION RECORD

NO	DATE	DESCRIPTION

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

PRELIMINARY PLAT
SITE PLAN

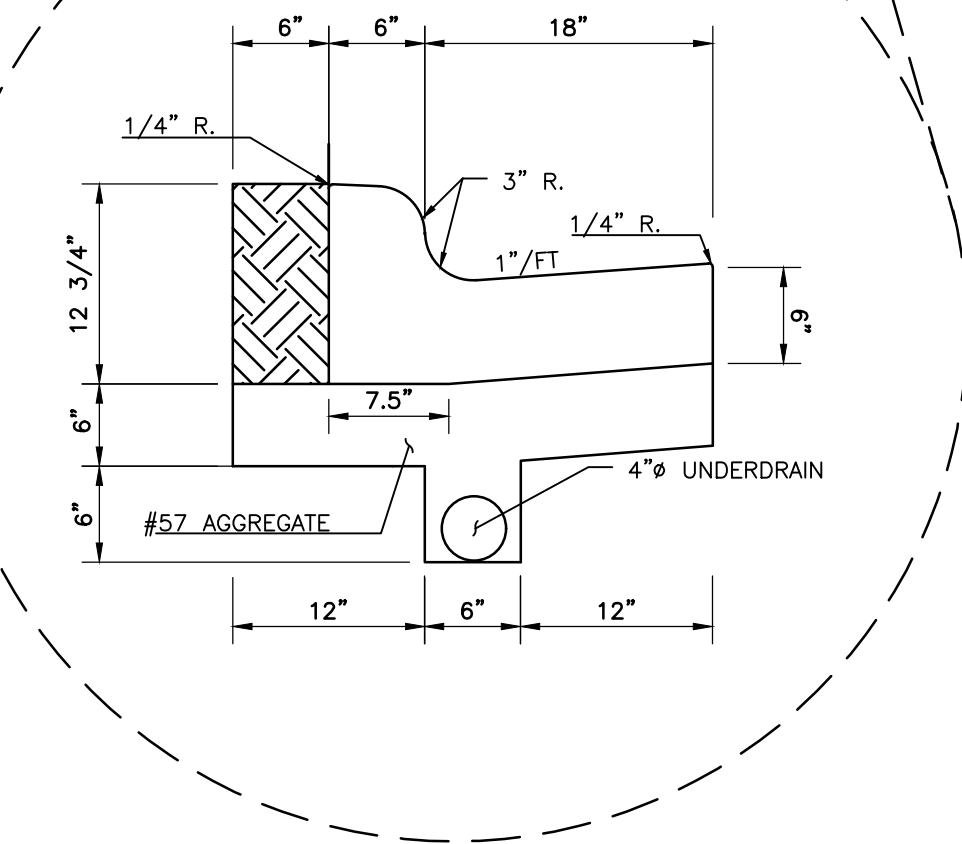
DRAWING NO.: **C200**

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

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

*HAND SIGNATURE ON FILE

SHEET 3 OF 12











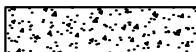


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CAMBERLY AVENUE (ADT = 770, CLASSIFICATION = LOCAL, DESIGN SPEED = 30 MPH) (STA 0+00 TO 6+00.40)
ALNWICK LOOP (ADT = 240, CLASSIFICATION = LOCAL, DESIGN SPEED = 30 MPH) (STA 0+00 TO 8+89.07)
GREYSTONE COURT (ADT = 90, CLASSIFICATION = LOCAL, DESIGN SPEED = 30 MPH) (STA 0+00 TO 1+68.86)
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DEWITT ROAD (ADT = 870, CLASSIFICATION = LOCAL, DESIGN SPEED = 30 MPH) (STA 0+00 TO 14+29.69)

-
- A north arrow pointing towards the top right, enclosed in a circle. Below it is a scale bar labeled "SCALE IN FEET" with markings for 0, 100, and 200 feet.

CENTERLINE TANGENT TABLE		
LINE	BEARING	DISTANCE
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- # LEGEND
- | | |
|---|---|
|  | EXISTING PROPERTY BOUNDARY |
|  | EXISTING PROPERTY LINE |
|  | EXISTING RIGHT OF WAY |
|  | EXISTING TREE LINE |
|  | EXISTING STREAM |
|  | PROPOSED PROPERTY LINE |
|  | PROPOSED CENTER LINE |
|  | PROPOSED RIGHT OF WAY |
|  | PROPOSED SETBACK |
|  | PROPOSED TREE PRESERVATION
OR MOUNDING AND SCREENING |
|  | PROPOSED SIDEWALK |

[illegible]

CEC

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

**ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO**

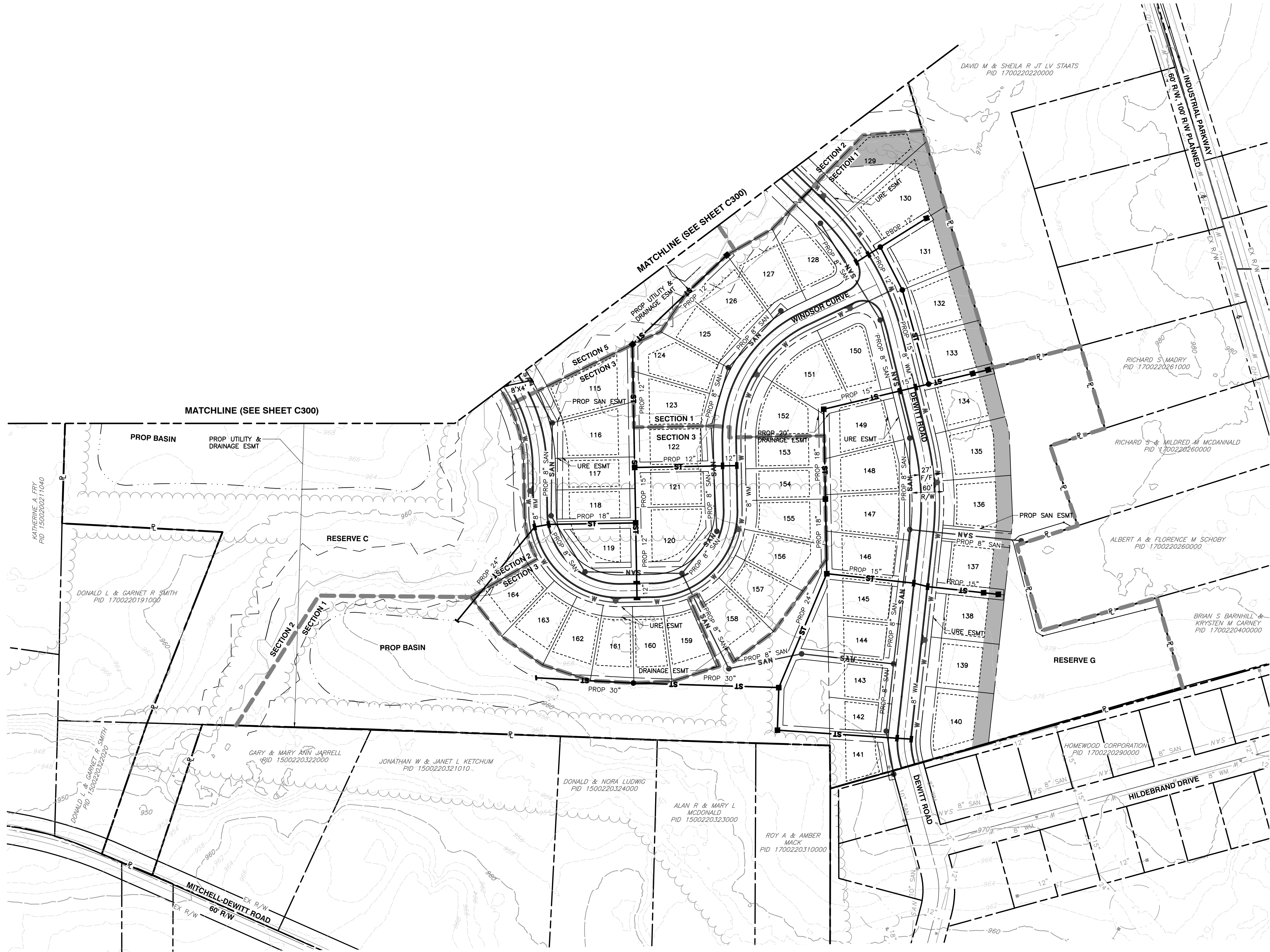
**PRELIMINARY PLAT
SITE PLAN**

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

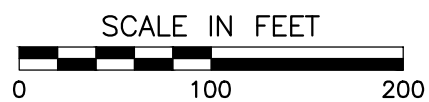
DRAWING NO.:

C201

A 120161182-5541 - CADD [Dwg] (DWG) - Preliminary Plat 162554 - CIV - Sewer & Utility Plan.dwg (L:\01012016 - maw/maw) - LP: 8/19/2016 11:57 AM



NORTH



LEGEND

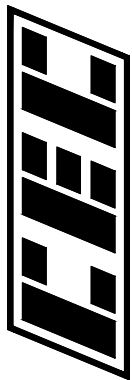
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- EXISTING PROPERTY LINE
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- EXISTING PAVEMENT
- EXISTING TREE LINE
- EXISTING STREAM
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- EXISTING STORM SEWER LINE
- EXISTING WATERLINE
- EXISTING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

NOTE

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

REVISION RECORD

NO	DATE	DESCRIPTION



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

ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

PRELIMINARY PLAT
UTILITY PLAN

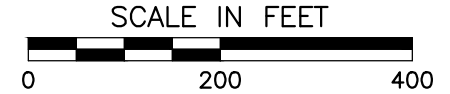
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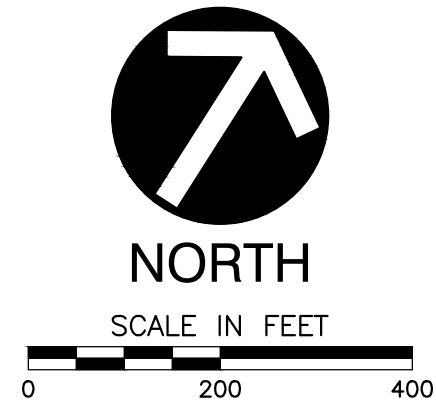
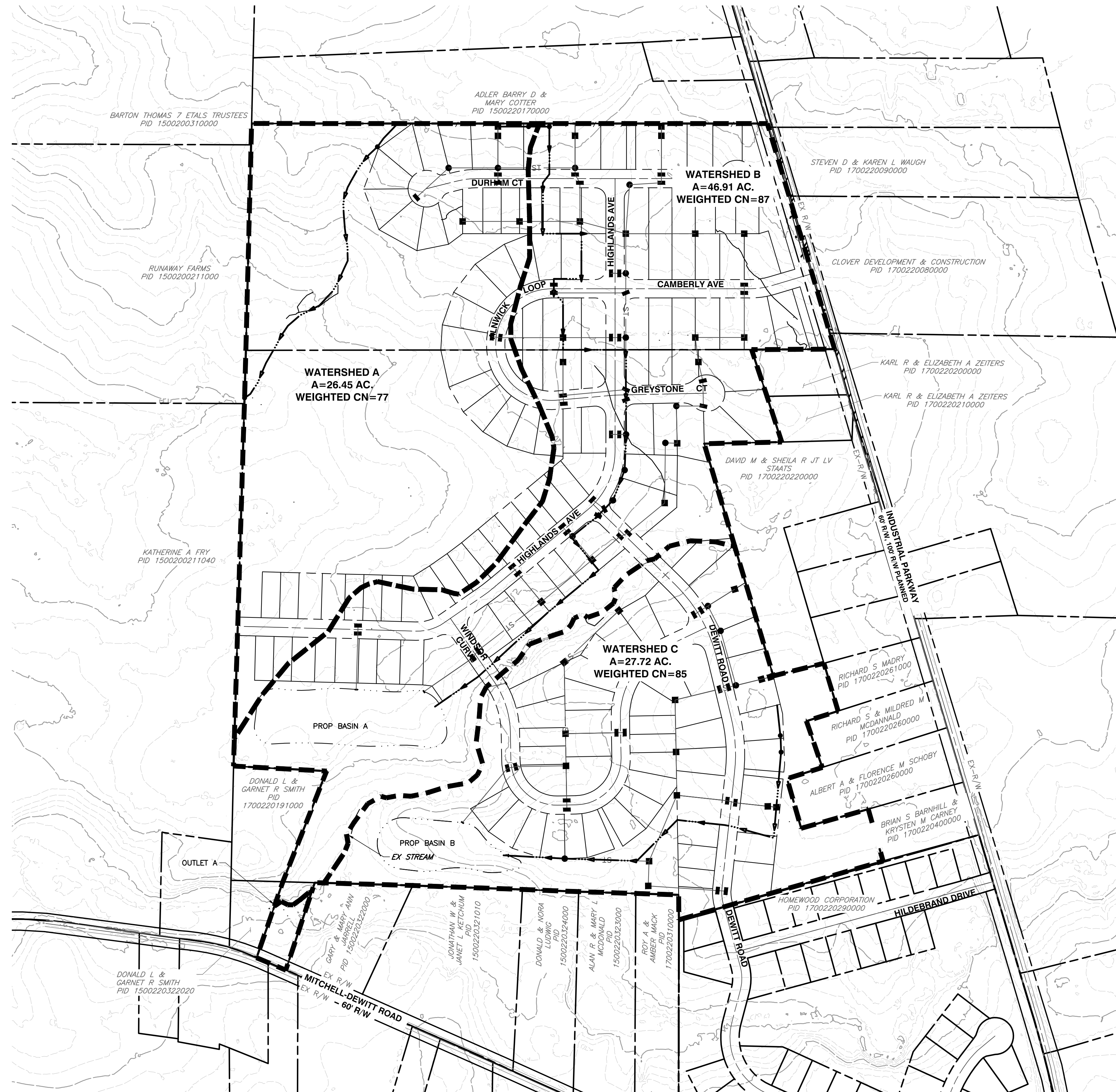
DRAWING NO.:

C301

*HAND SIGNATURE ON FILE

SHEET 6 OF 12





LEGEND

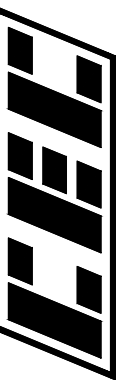
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| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT OF WAY |
| | EXISTING PAVEMENT |
| | EXISTING TREE LINE |
| | EXISTING STREAM |
| | EXISTING INDEX CONTOUR |
| | EXISTING INTERMEDIATE CONTOUR |
| | EXISTING FLOWLINE |
| | FLOW CHANGE INDICATOR |
| |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

SITE SOIL DATA

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

DESCRIPTION

NO	DATE	DESCRIPTION
----	------	-------------



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

**ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO**

**PRELIMINARY PLAT
POST-DEVELOPED TRIBUTARY AREA**

DATE:	AUGUST 2016	DRAWN BY:	NSS
DWG SCALE:	1"=200'	CHECKED BY:	MCR

PROJECT NO:	162-554
APPROVED BY:	CLL*

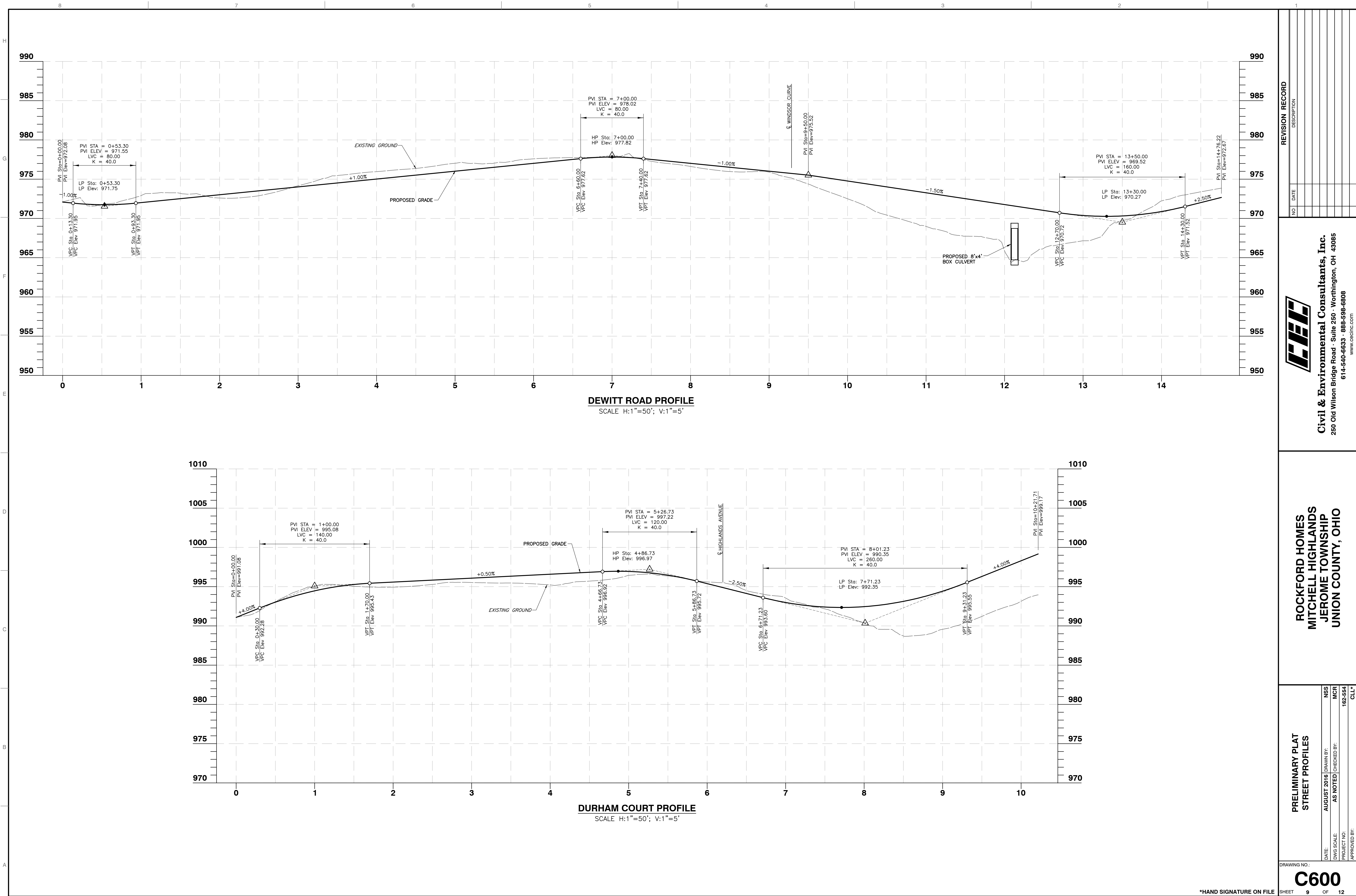
DRAWING NO.:

C401

***HAND SIGNATURE ON FILE**

SHEET 8 OF 12

A:\2016\162-554 - CADD\Draw\DOT - Preliminary\Plat\162554-DOT-Street\Profile and STREET PROFILES\LS(0/18/2016 - notes\mwp) - LS_8/18/2016 11:58 AM



REVISION RECORD

NO	DATE	DESCRIPTION

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

PRELIMINARY PLAT
STREET PROFILES

DATE: AUGUST 2016
DRAWN BY: NSS
MCR
PROJECT NO: 162-554
CHECKED BY: AS NOTED
APPROVED BY: CLT

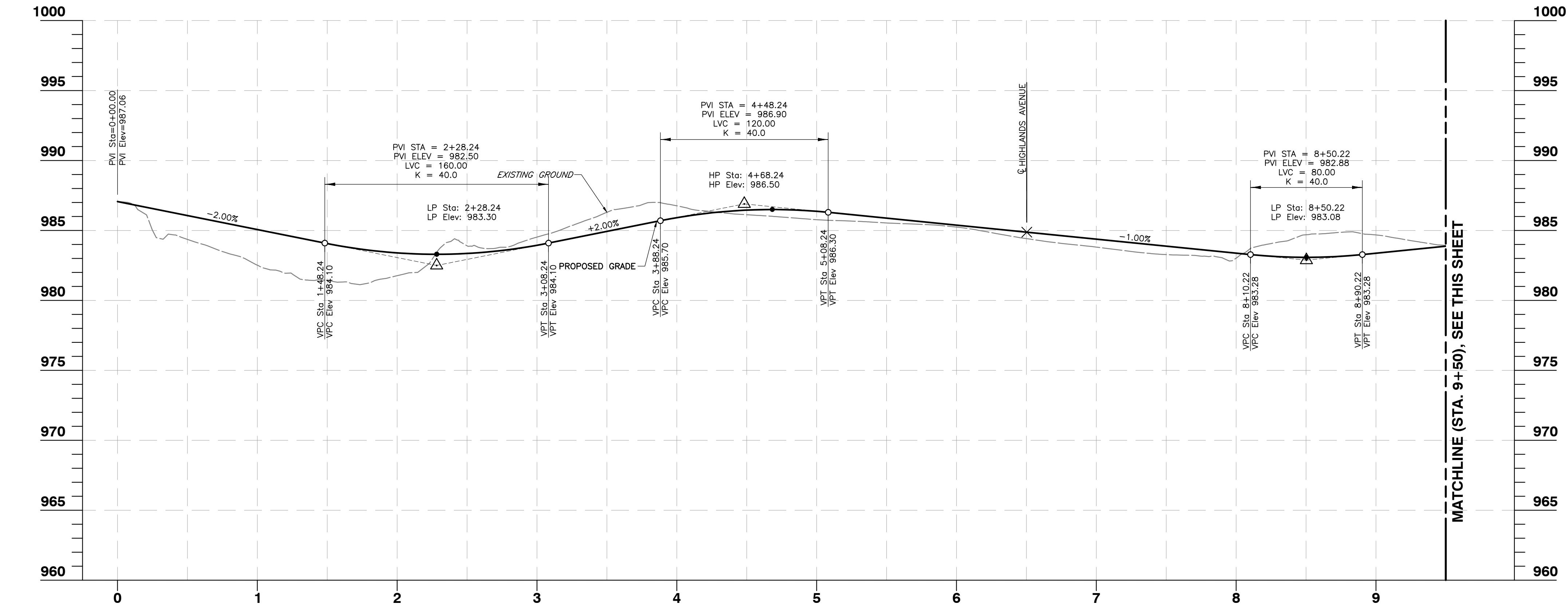
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*HAND SIGNATURE ON FILE

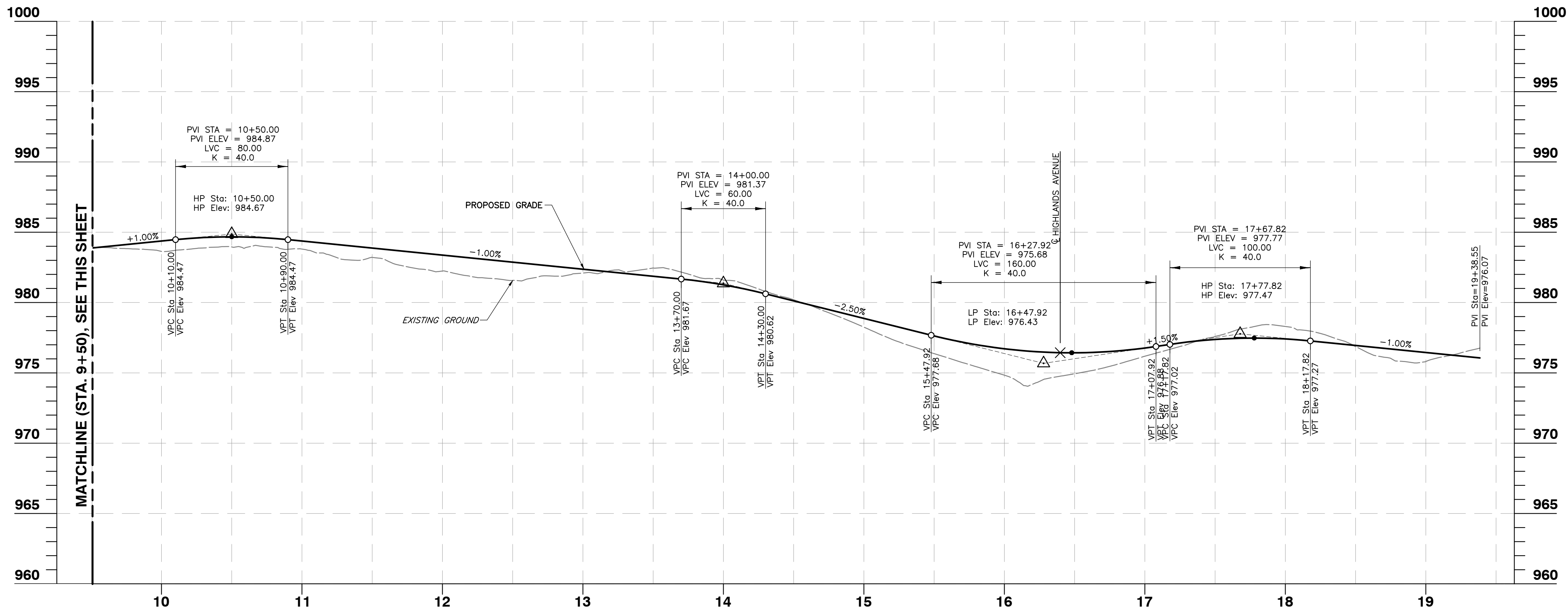
SHEET 9 OF 12

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CAMBERLY AVENUE - ALNWICK LOOP - GREYSTONE LOOP PROFILE

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



CAMBERLY AVENUE - ALNWICK LOOP - GREYSTONE LOOP PROFILE

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

PRELIMINARY PLAT
STREET PROFILES

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

ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO

Civil & Environmental Consultants, Inc.
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REVISION RECORD

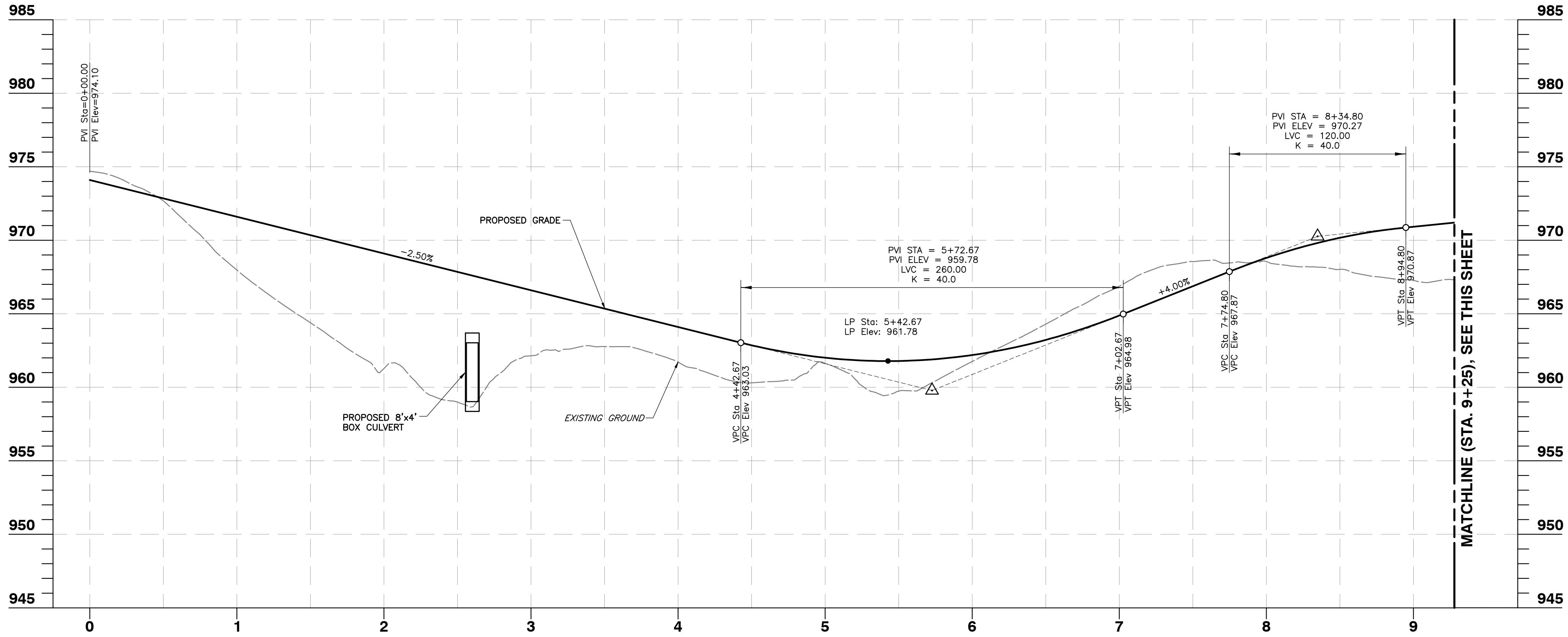
NO	DATE	DESCRIPTION

*HAND SIGNATURE ON FILE

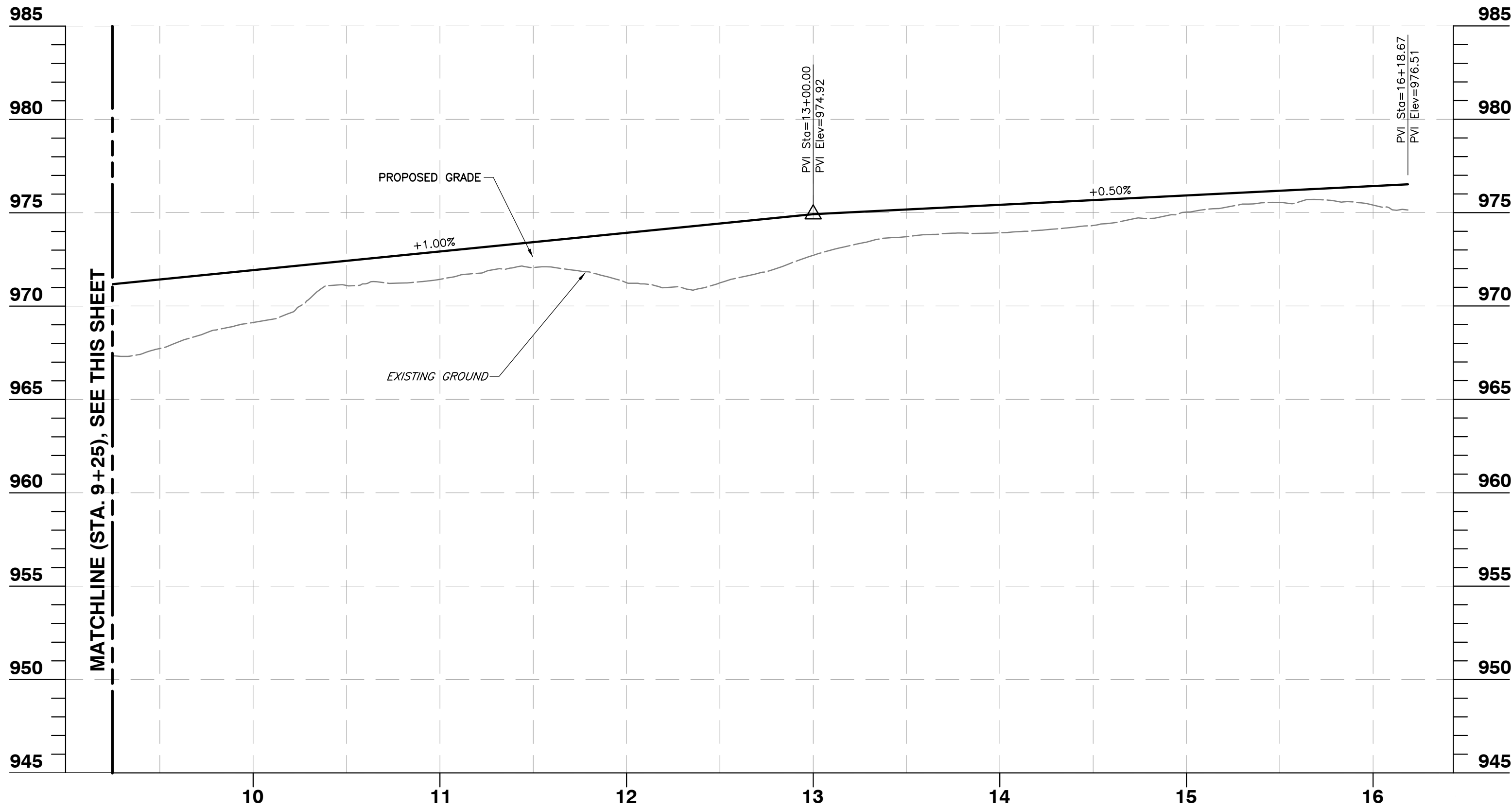
C602

SHEET 11 OF 12

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



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

REVISION RECORD	
NO	DATE



Civil & Environmental Consultants, Inc.
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**ROCKFORD HOMES
MITCHELL HIGHLANDS
JEROME TOWNSHIP
UNION COUNTY, OHIO**

**PRELIMINARY PLAT
STREET PROFILES**

DRAWING NO.: **C603**

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

*HAND SIGNATURE ON FILE

PRELIMINARY ENGINEERING DESIGN NARRATIVE

**MITCHELL HIGHLANDS
JEROME TOWNSHIP, UNION COUNTY, OHIO**

PREPARED FOR:

ROCKFORD HOMES

PREPARED BY:

**CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
WORTHINGTON, OHIO**

CEC PROJECT 162-554

AUGUST 2016



Civil & Environmental Consultants, Inc.

TABLE OF CONTENTS

	Page
1.0 EXISTING CONDITIONS STORM CALCULATIONS	1
2.0 STORMWATER MANAGEMENT.....	1
3.0 OUTLET CAPACITY.....	2
4.0 MAJOR FLOOD ROUTING.....	2
5.0 REAR LOT DRAINAGE	2

APPENDICES

Appendix A – Pre-Developed Flows and Pre-Developed/Post-Developed Tributary Area Maps
Appendix B – Outlet Capacity Calculations

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

1.0 EXISTING CONDITIONS STORM CALCULATIONS

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

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

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

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

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

2.0 STORMWATER MANAGEMENT

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

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

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

3.0 OUTLET CAPACITY

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

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

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

4.0 MAJOR FLOOD ROUTING

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

5.0 REAR LOT DRAINAGE

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

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

162-554 Mitchell Highlands

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Type II 24-hr 1-Year Rainfall=2.35"

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Page 1

Summary for Subcatchment 1S: Watershed A

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

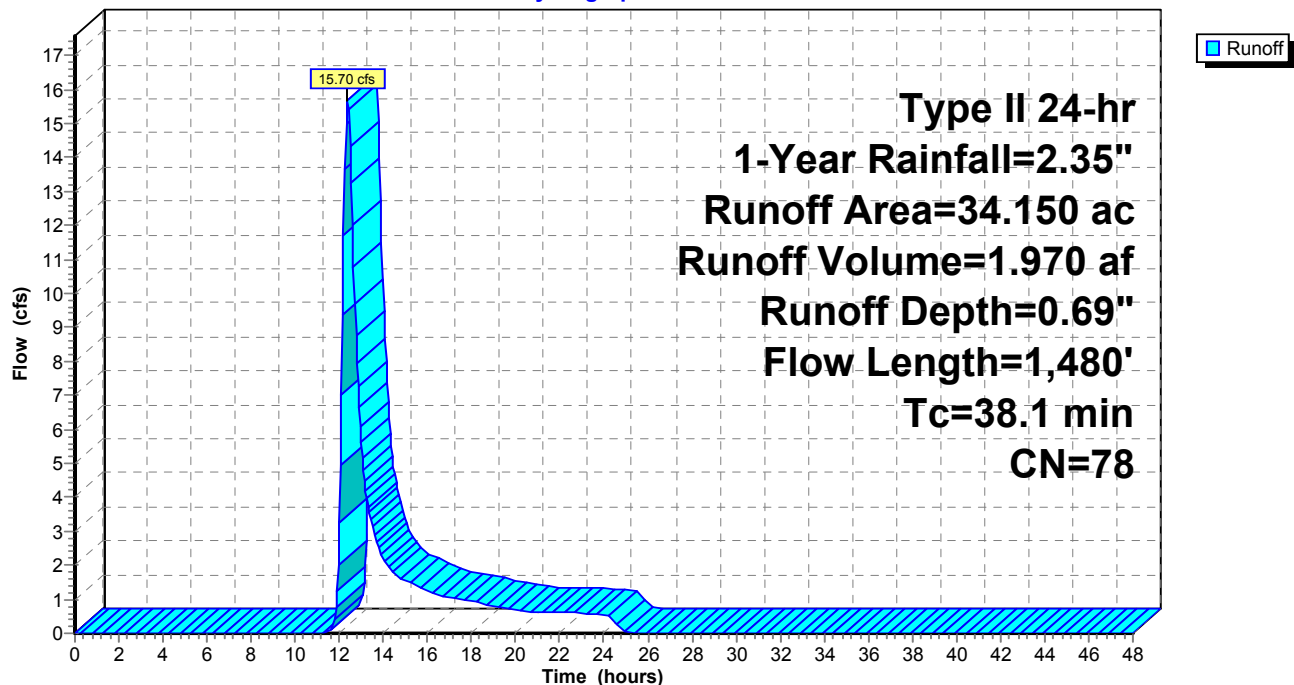
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=2.35"

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

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

Subcatchment 1S: Watershed A

Hydrograph



162-554 Mitchell Highlands

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Type II 24-hr 2-Year Rainfall=2.55"

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Page 2

Summary for Subcatchment 1S: Watershed A

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

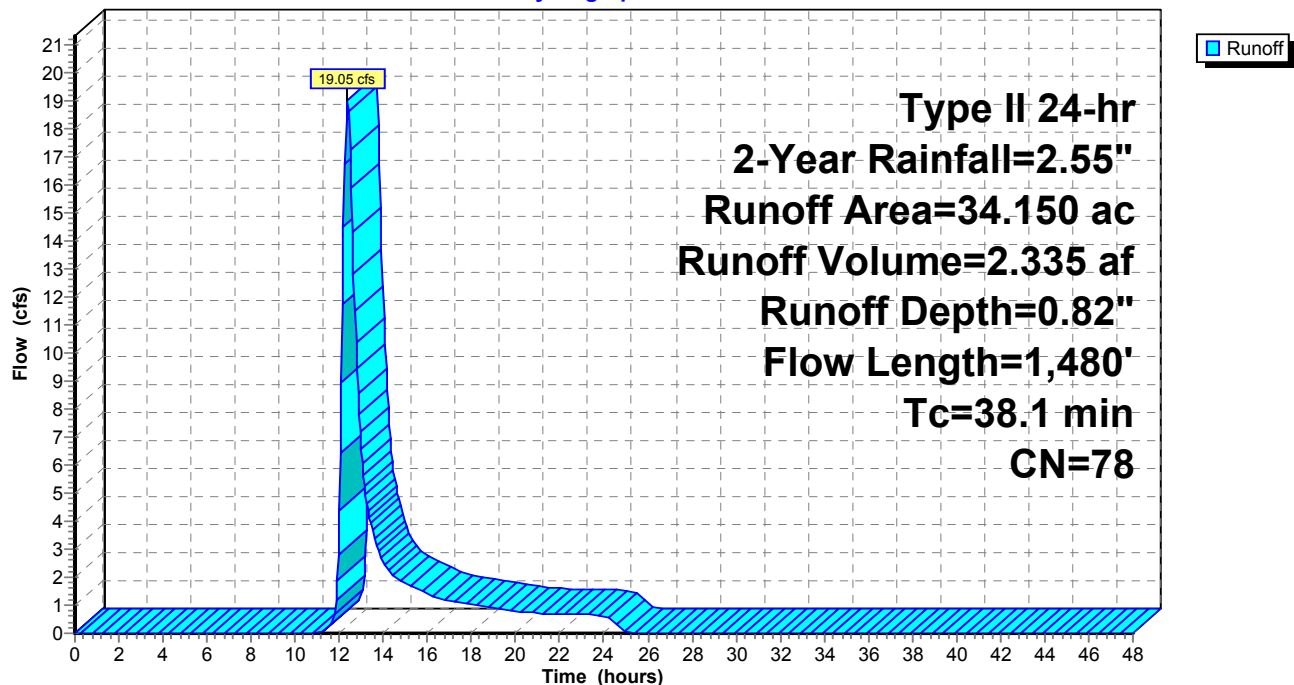
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.55"

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

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

Subcatchment 1S: Watershed A

Hydrograph



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Type II 24-hr 5-Year Rainfall=3.30"

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Page 3

Summary for Subcatchment 1S: Watershed A

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

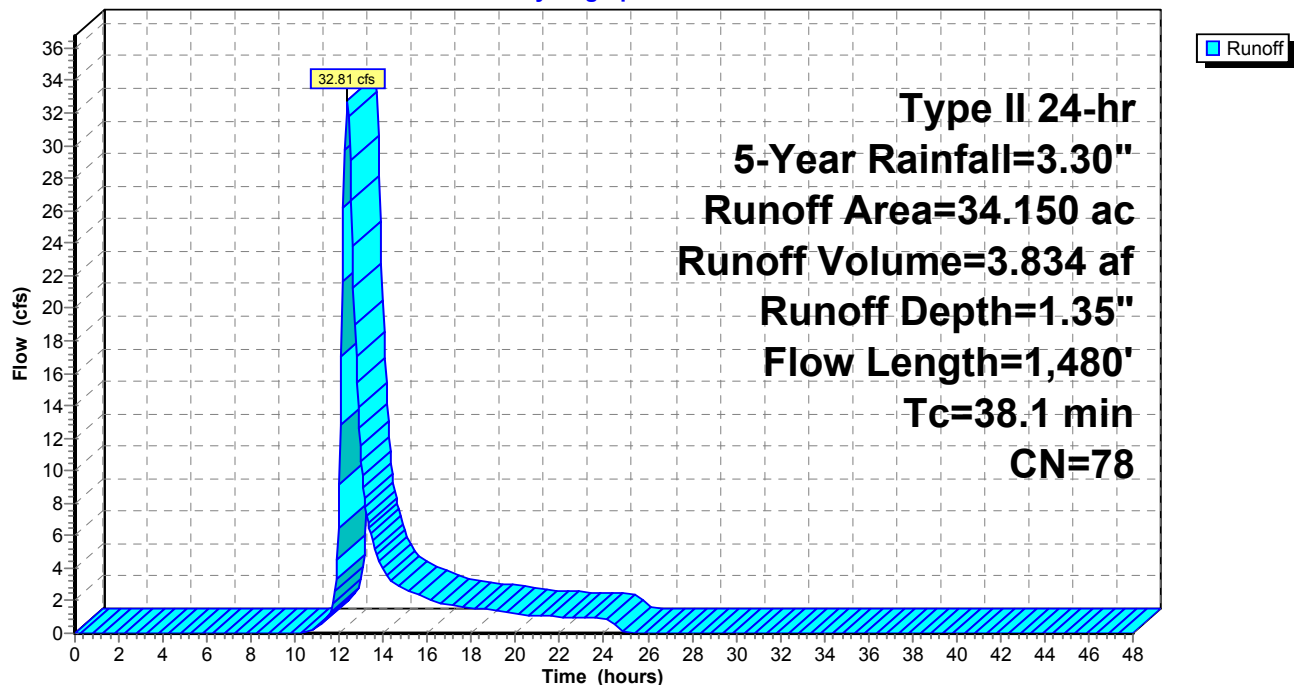
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5-Year Rainfall=3.30"

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

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

Subcatchment 1S: Watershed A

Hydrograph



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Type II 24-hr 10-Year Rainfall=3.80"

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Page 4

Summary for Subcatchment 1S: Watershed A

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

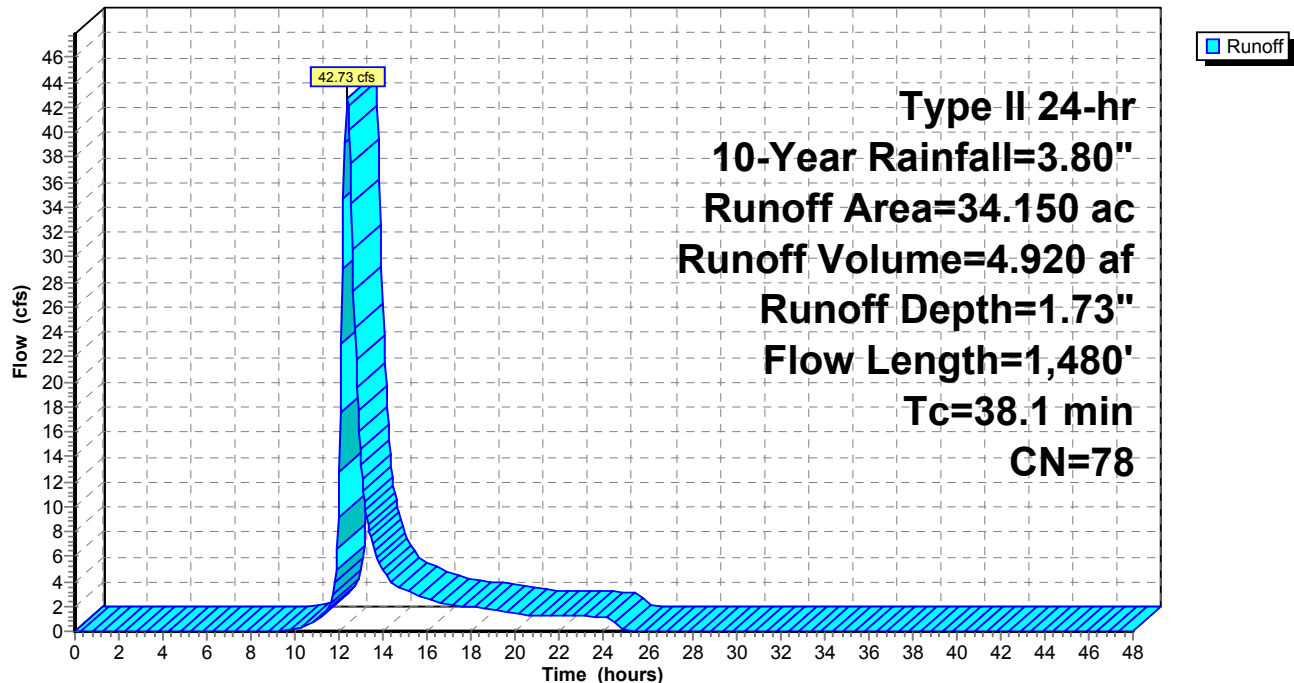
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.80"

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

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

Subcatchment 1S: Watershed A

Hydrograph



162-554 Mitchell Highlands

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Type II 24-hr 25-Year Rainfall=4.30"

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Page 5

Summary for Subcatchment 1S: Watershed A

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

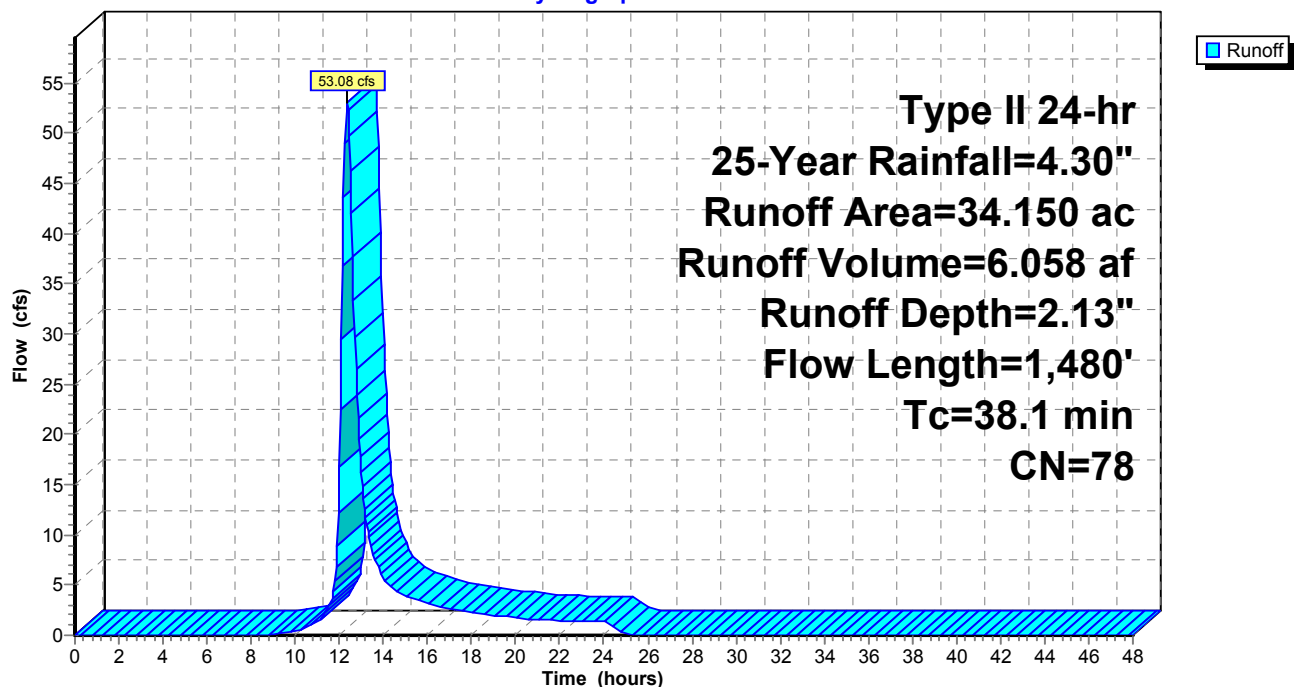
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=4.30"

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

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

Subcatchment 1S: Watershed A

Hydrograph



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Type II 24-hr 50-Year Rainfall=4.75"

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Page 6

Summary for Subcatchment 1S: Watershed A

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

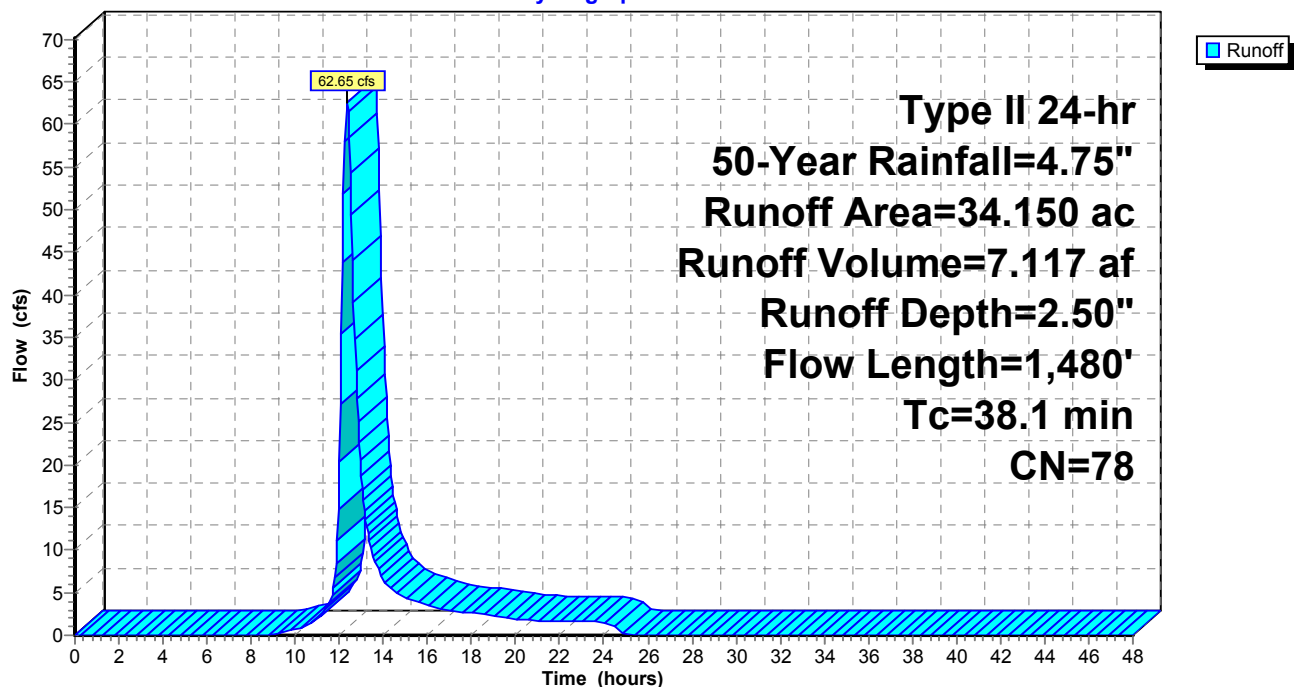
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Type II 24-hr 50-Year Rainfall=4.75"

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

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

Subcatchment 1S: Watershed A

Hydrograph



162-554 Mitchell Highlands

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Type II 24-hr 100-Year Rainfall=5.00"

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Page 7

Summary for Subcatchment 1S: Watershed A

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

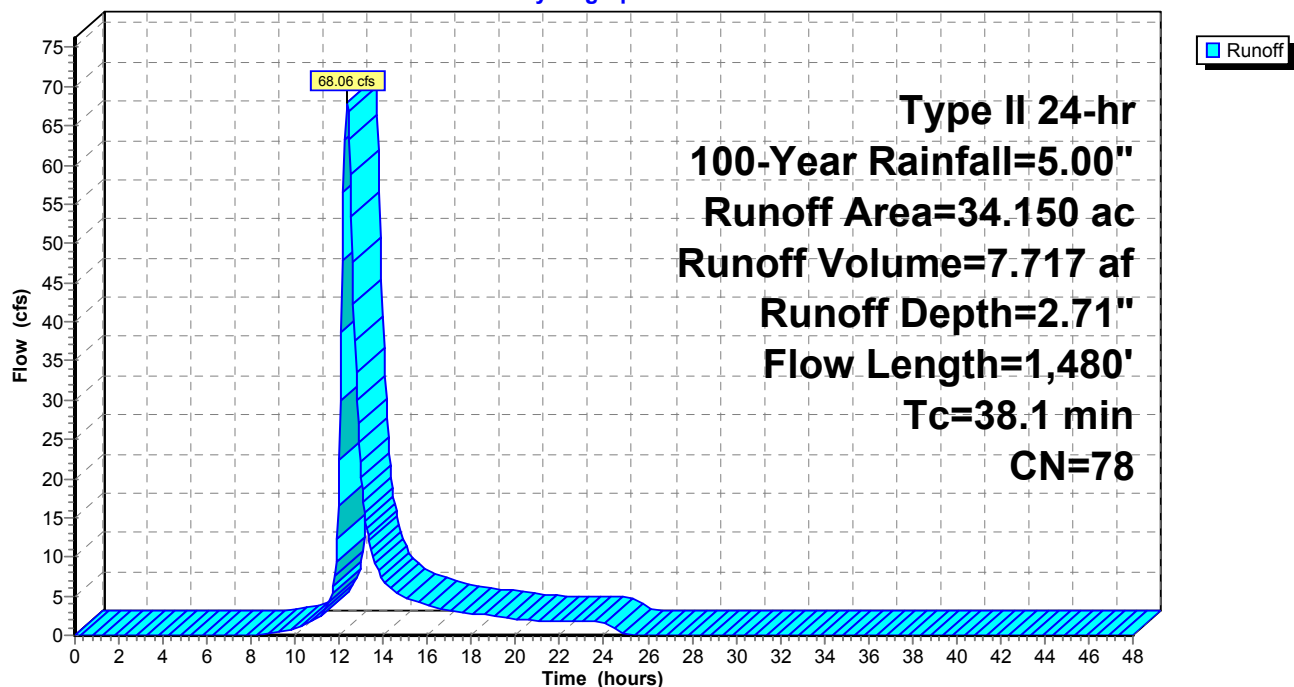
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.00"

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

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

Subcatchment 1S: Watershed A

Hydrograph



162-554 Mitchell Highlands

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Type II 24-hr 1-Year Rainfall=2.35"

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Page 1

Summary for Subcatchment 10S: Watershed B1

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

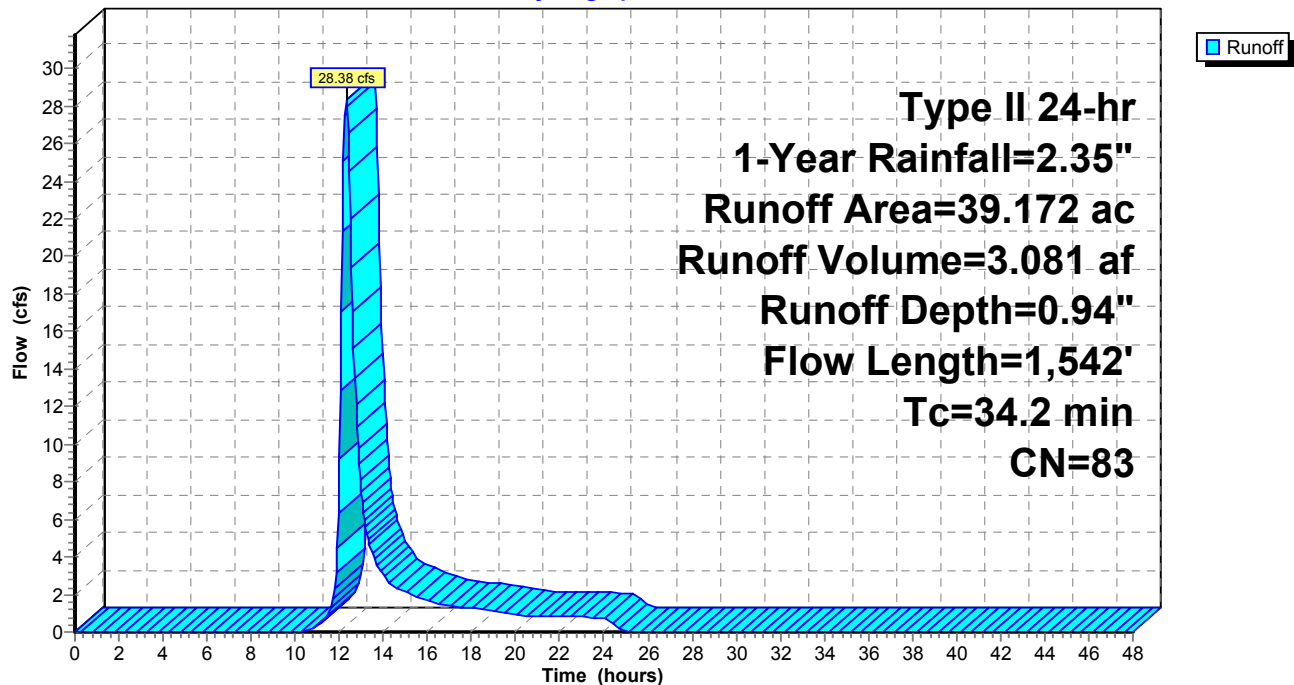
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=2.35"

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

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

Subcatchment 10S: Watershed B1

Hydrograph



162-554 Mitchell Highlands

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Type II 24-hr 2-Year Rainfall=2.55"

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Page 2

Summary for Subcatchment 10S: Watershed B1

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

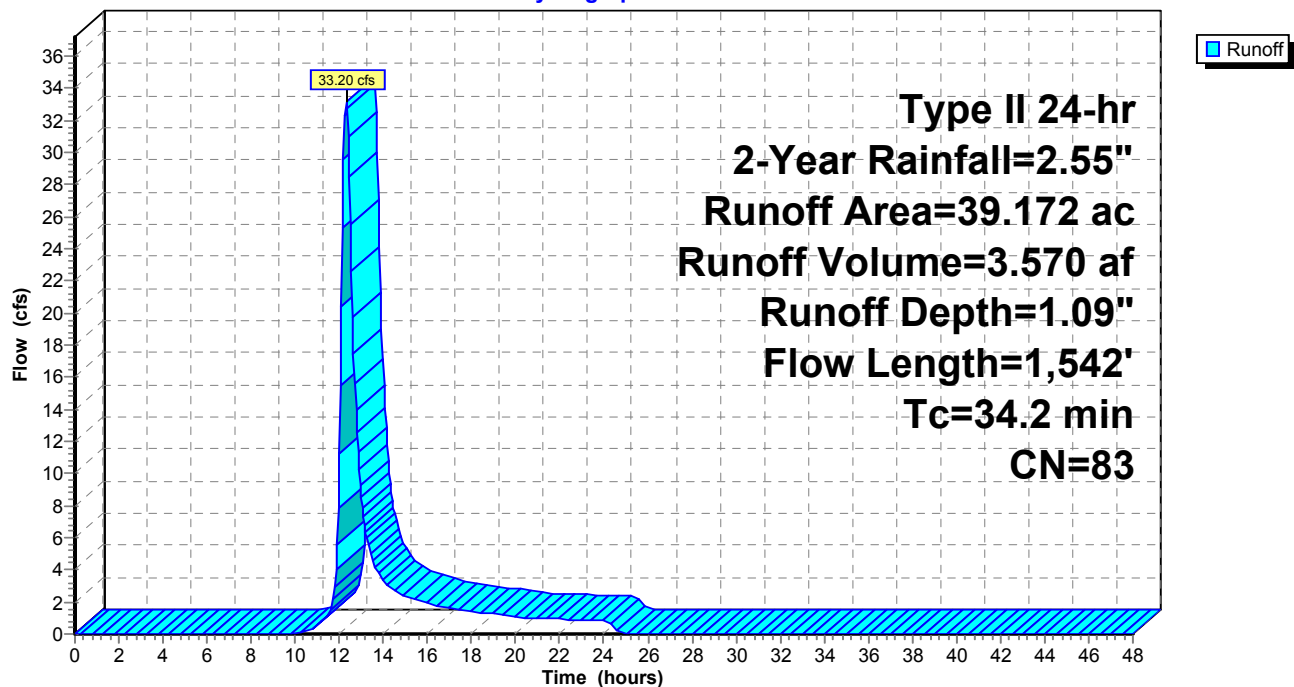
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.55"

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

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

Subcatchment 10S: Watershed B1

Hydrograph



162-554 Mitchell Highlands

Prepared by Microsoft

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Type II 24-hr 5-Year Rainfall=3.30"

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Page 3

Summary for Subcatchment 10S: Watershed B1

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

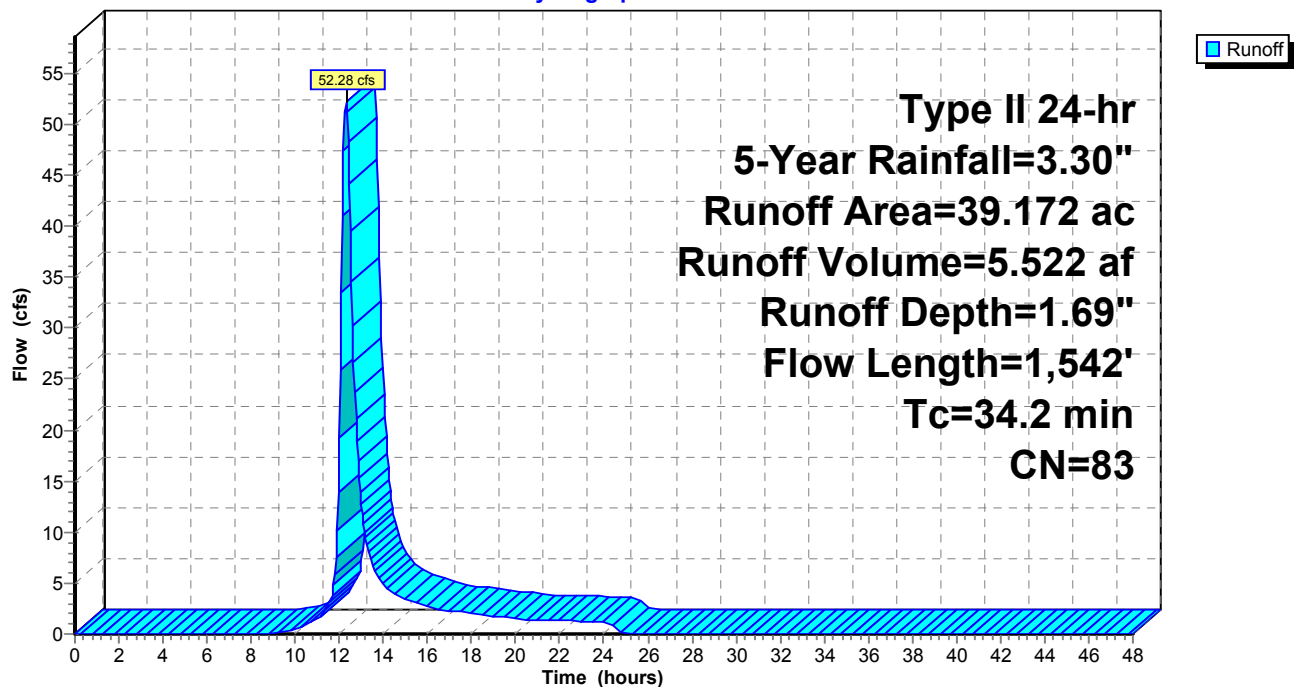
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5-Year Rainfall=3.30"

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

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

Subcatchment 10S: Watershed B1

Hydrograph



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Type II 24-hr 10-Year Rainfall=3.80"

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Page 4

Summary for Subcatchment 10S: Watershed B1

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

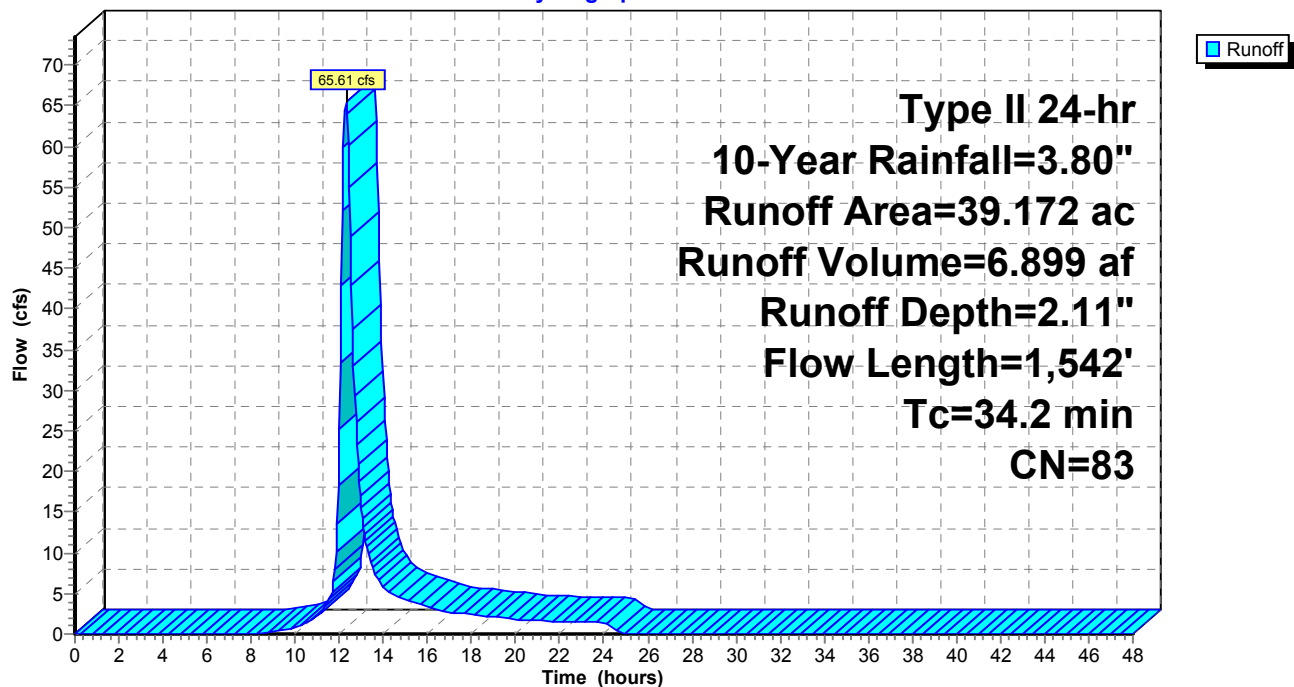
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.80"

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

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

Subcatchment 10S: Watershed B1

Hydrograph



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Type II 24-hr 25-Year Rainfall=4.30"

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Page 5

Summary for Subcatchment 10S: Watershed B1

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

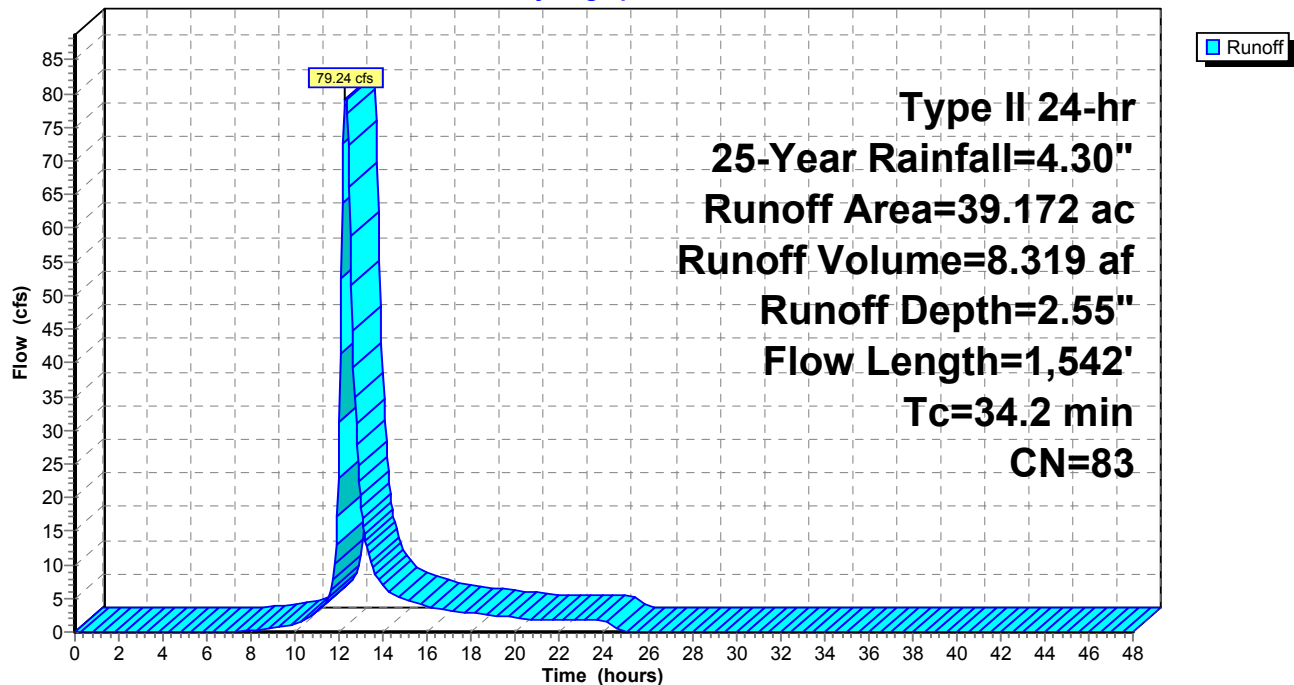
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=4.30"

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

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

Subcatchment 10S: Watershed B1

Hydrograph



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Type II 24-hr 50-Year Rainfall=4.75"

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Page 6

Summary for Subcatchment 10S: Watershed B1

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

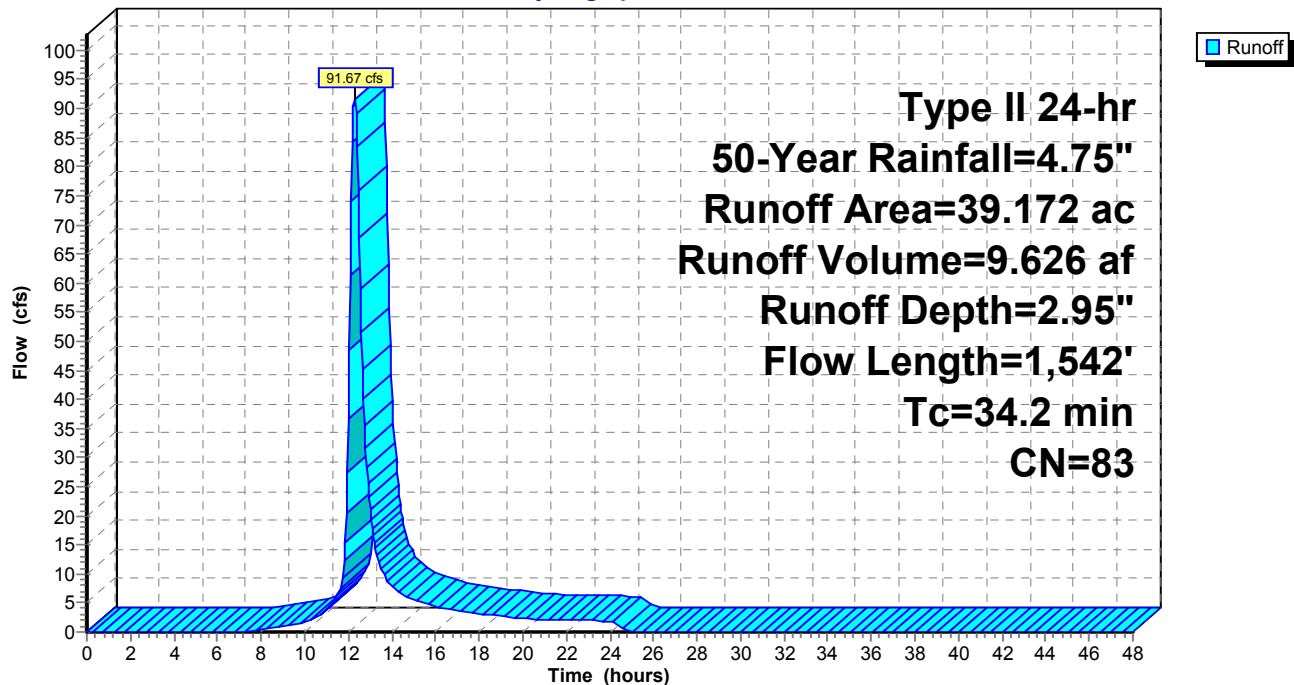
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50-Year Rainfall=4.75"

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

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

Subcatchment 10S: Watershed B1

Hydrograph



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Type II 24-hr 100-Year Rainfall=5.00"

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Page 7

Summary for Subcatchment 10S: Watershed B1

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

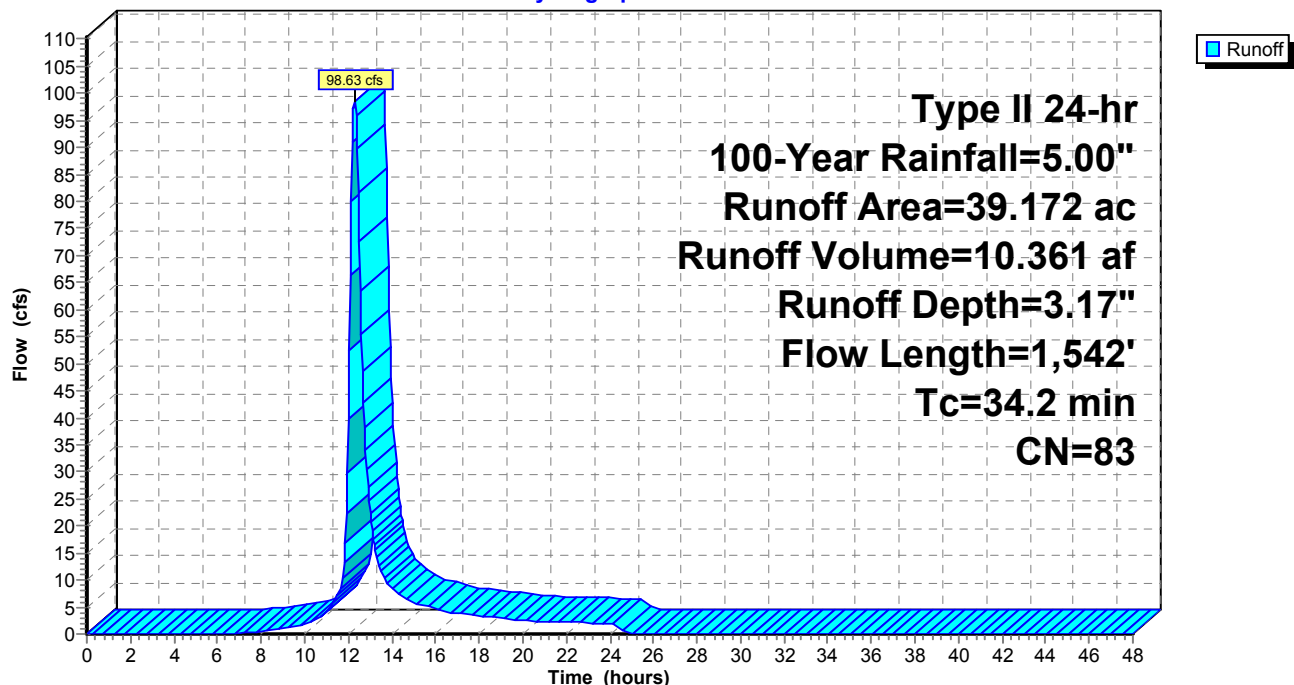
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.00"

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

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

Subcatchment 10S: Watershed B1

Hydrograph



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Type II 24-hr 1-Year Rainfall=2.35"

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Page 1

Summary for Subcatchment 9S: Watershed B2

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

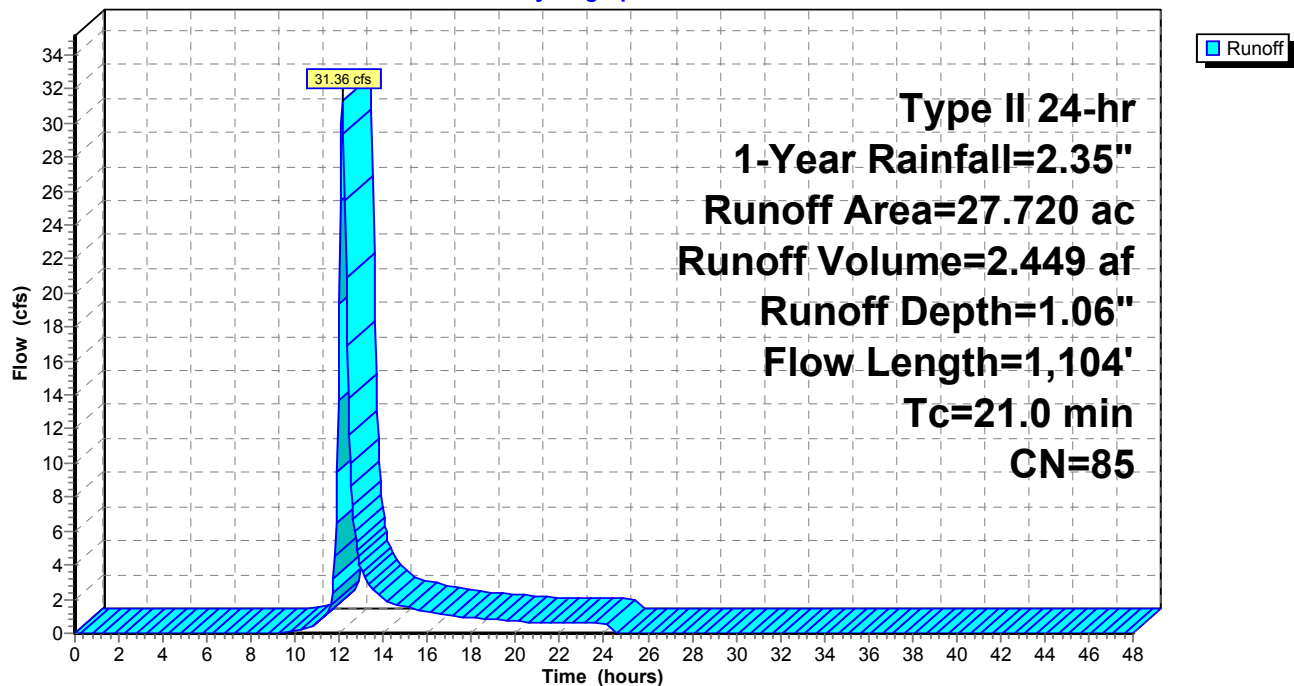
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1-Year Rainfall=2.35"

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

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

Subcatchment 9S: Watershed B2

Hydrograph



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Type II 24-hr 2-Year Rainfall=2.55"

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Page 2

Summary for Subcatchment 9S: Watershed B2

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

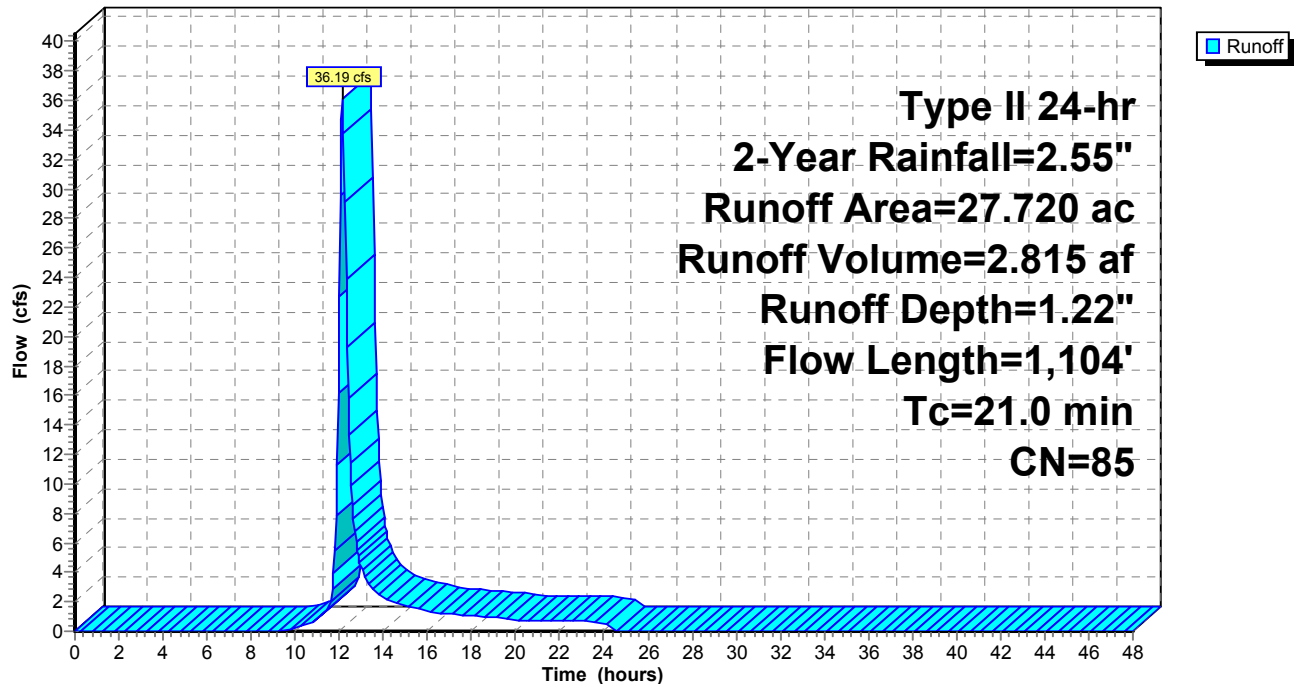
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-Year Rainfall=2.55"

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

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

Subcatchment 9S: Watershed B2

Hydrograph



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Type II 24-hr 5-Year Rainfall=3.30"

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Page 3

Summary for Subcatchment 9S: Watershed B2

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

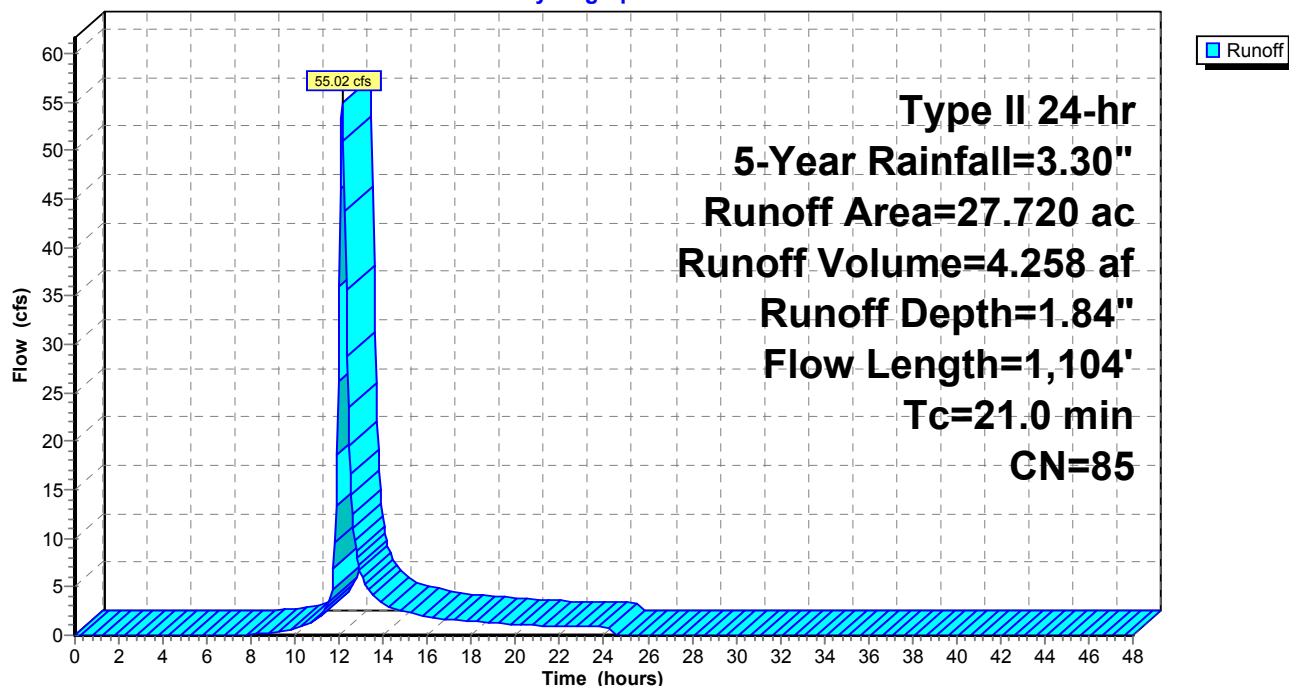
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 5-Year Rainfall=3.30"

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

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

Subcatchment 9S: Watershed B2

Hydrograph



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Type II 24-hr 10-Year Rainfall=3.80"

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Page 4

Summary for Subcatchment 9S: Watershed B2

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

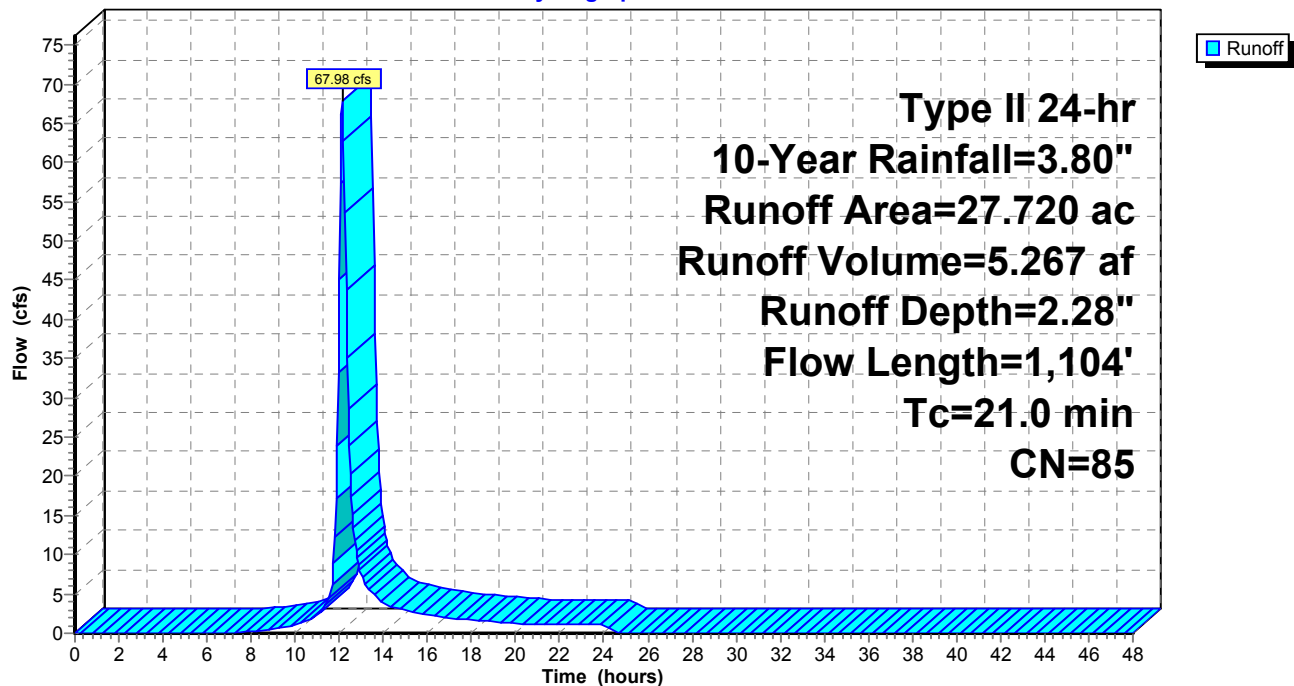
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-Year Rainfall=3.80"

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

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

Subcatchment 9S: Watershed B2

Hydrograph



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Type II 24-hr 25-Year Rainfall=4.30"

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Page 5

Summary for Subcatchment 9S: Watershed B2

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

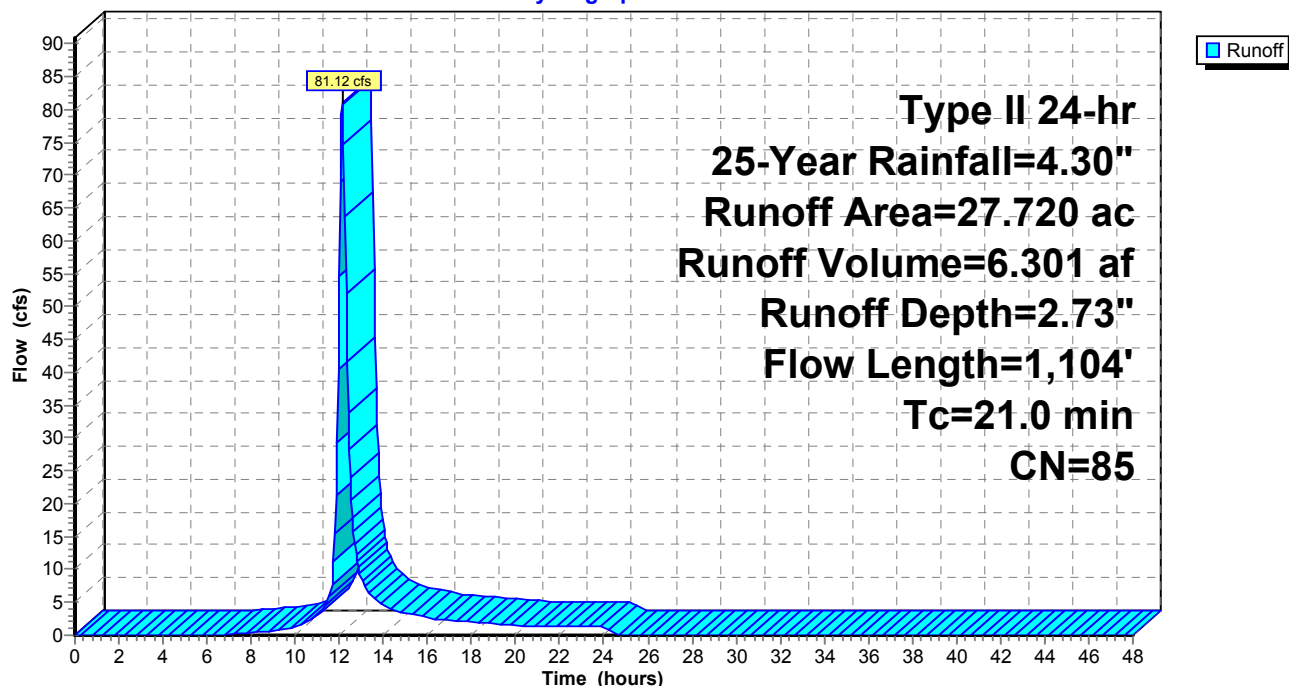
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25-Year Rainfall=4.30"

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

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

Subcatchment 9S: Watershed B2

Hydrograph



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Type II 24-hr 50-Year Rainfall=4.75"

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Page 6

Summary for Subcatchment 9S: Watershed B2

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

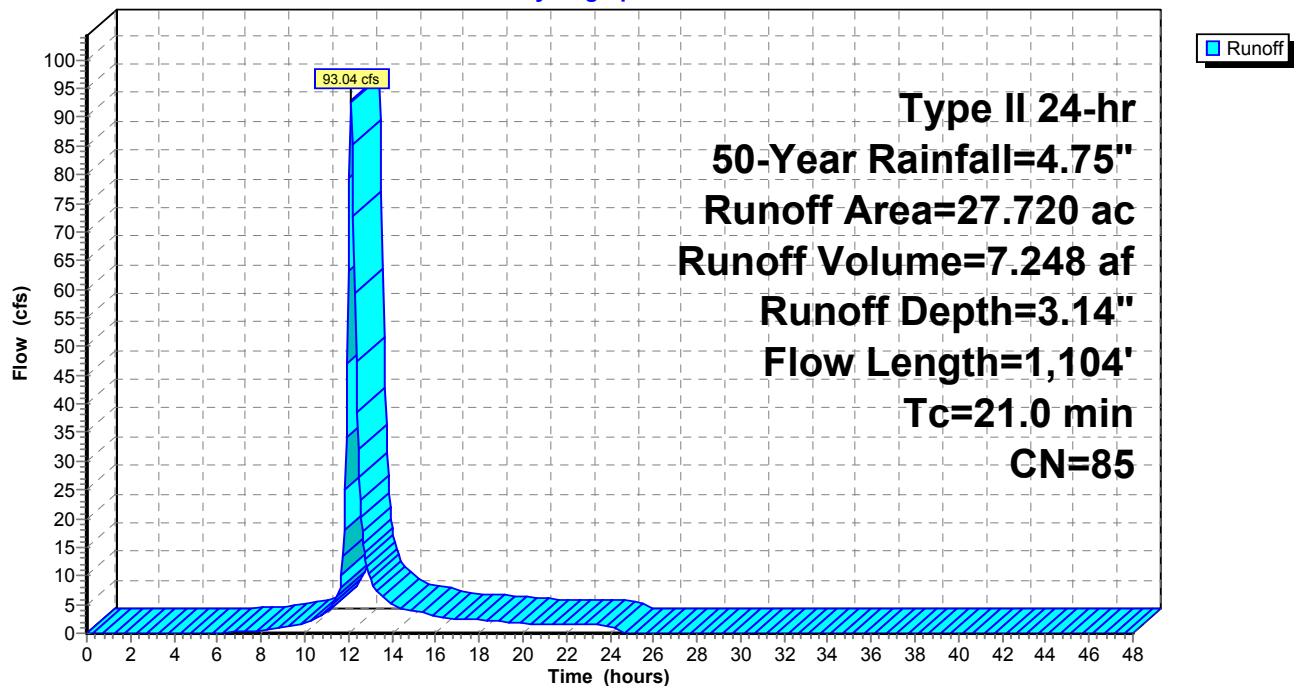
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 50-Year Rainfall=4.75"

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

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

Subcatchment 9S: Watershed B2

Hydrograph



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Type II 24-hr 100-Year Rainfall=5.00"

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Page 7

Summary for Subcatchment 9S: Watershed B2

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

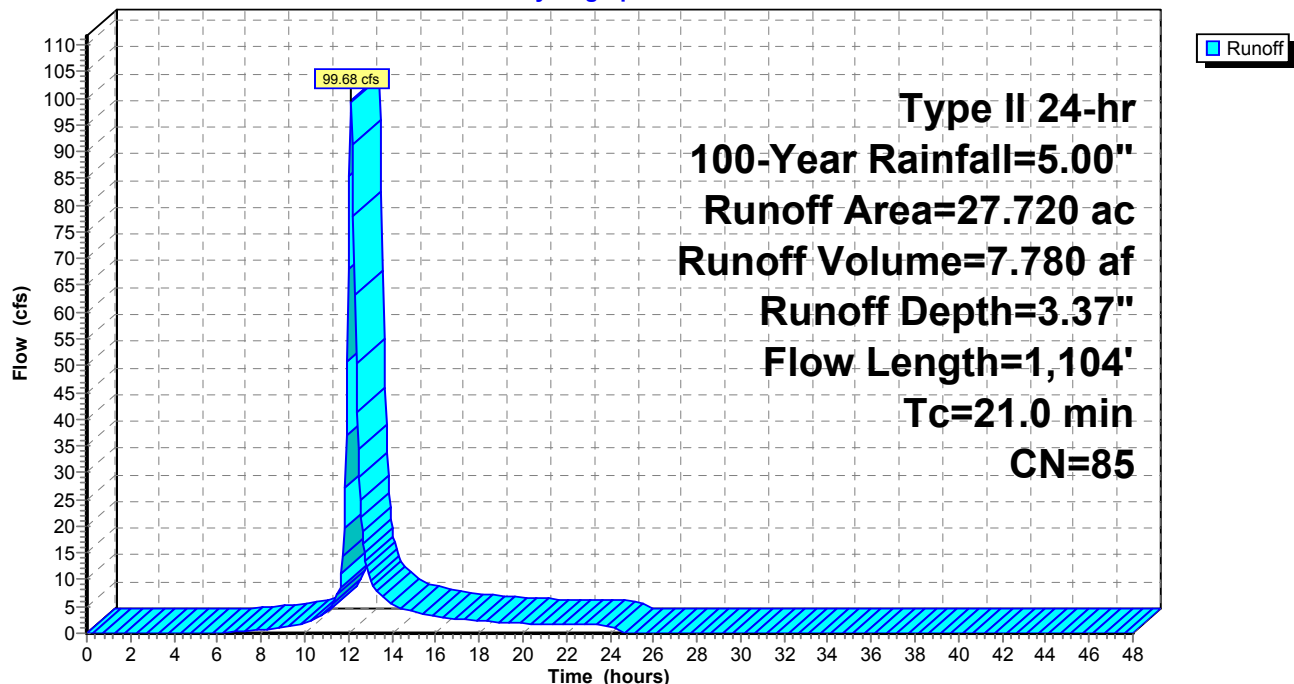
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-Year Rainfall=5.00"

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

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

Subcatchment 9S: Watershed B2

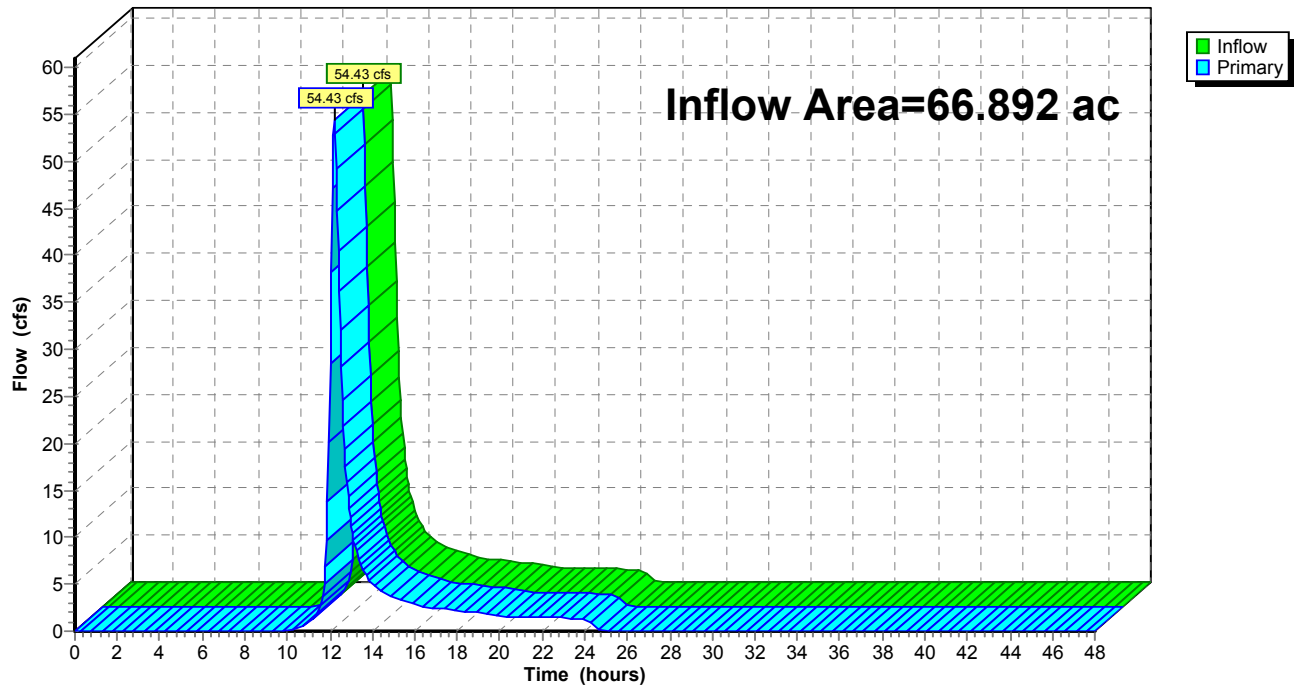
Hydrograph



Summary for Link 11L: Watershed B Ultimate Release

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

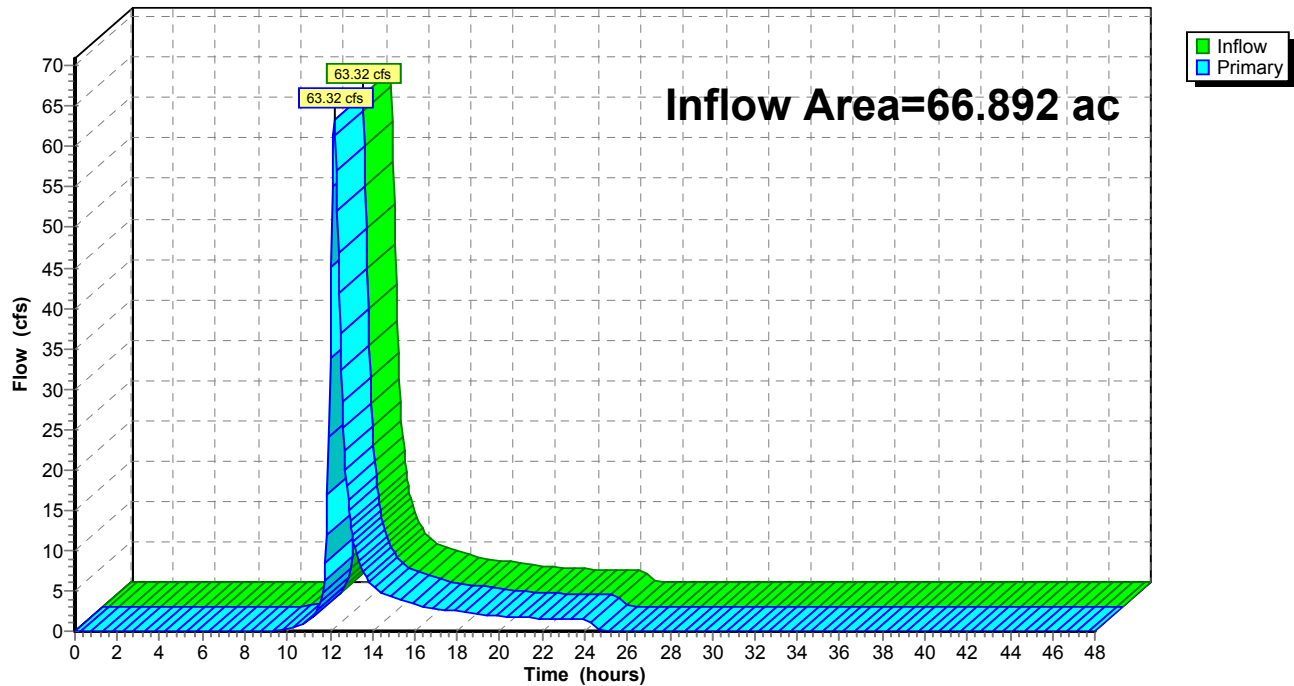
Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: Watershed B Ultimate Release**Hydrograph**

Summary for Link 11L: Watershed B Ultimate Release

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

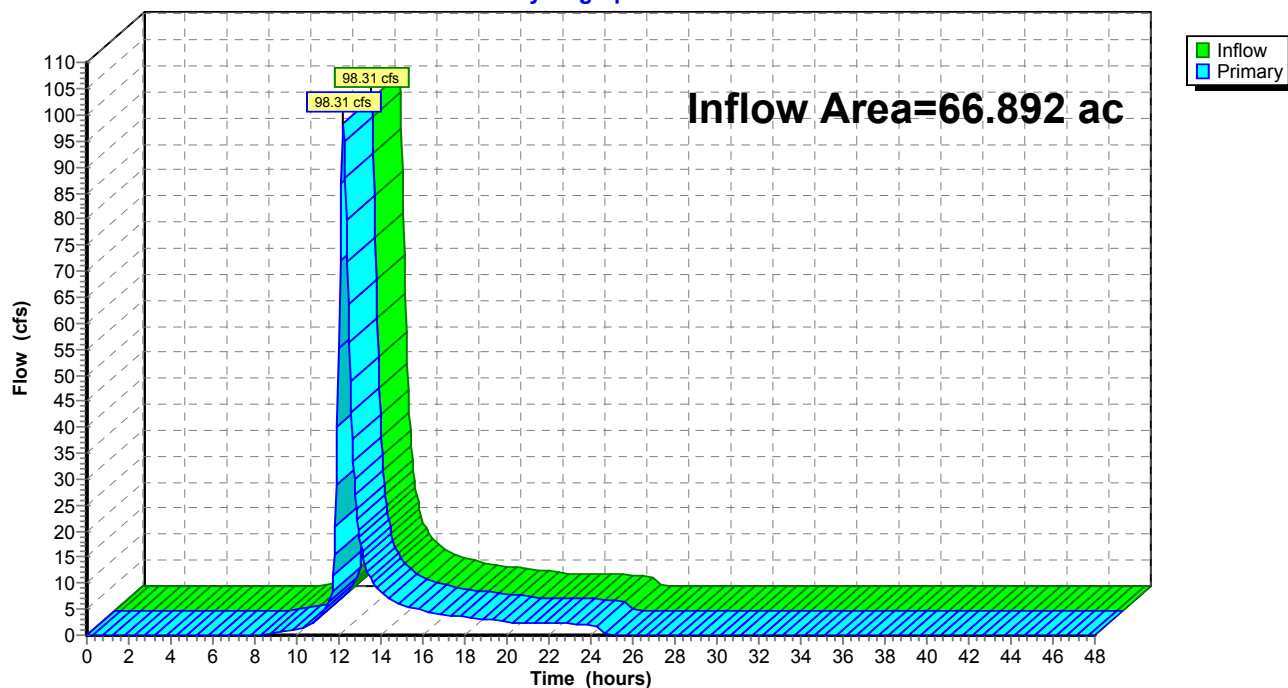
Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: Watershed B Ultimate Release**Hydrograph**

Summary for Link 11L: Watershed B Ultimate Release

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

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

Link 11L: Watershed B Ultimate Release**Hydrograph**

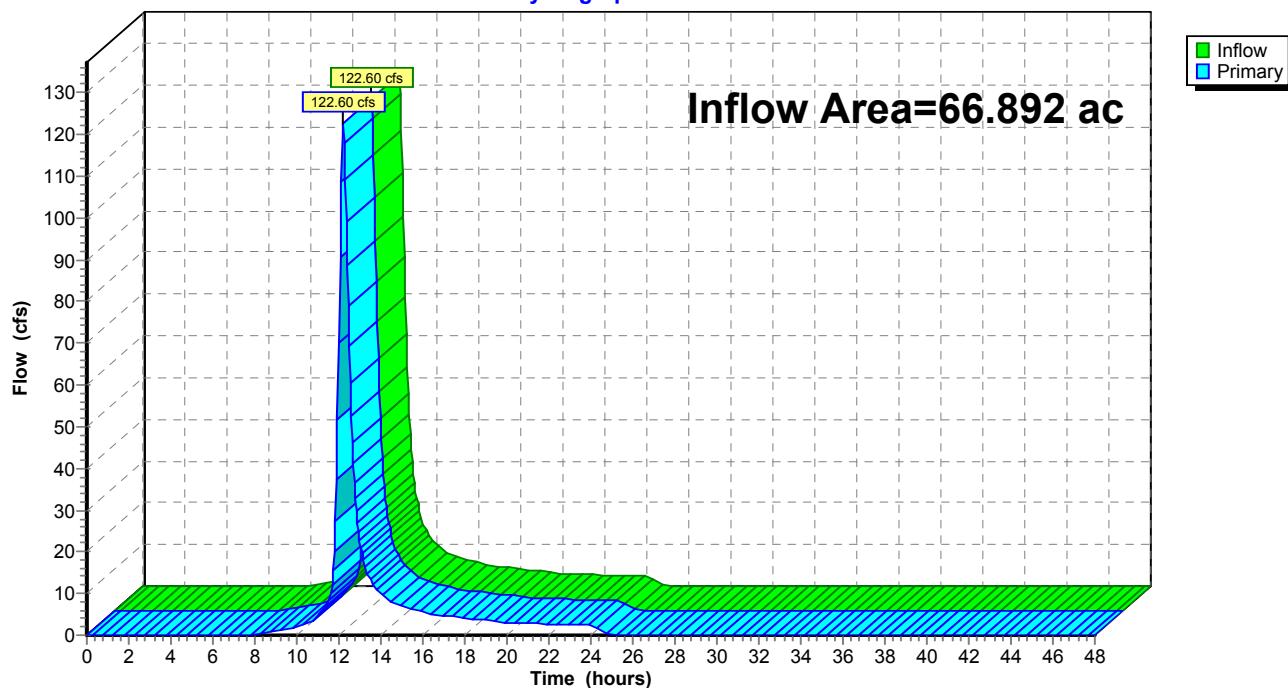
Summary for Link 11L: Watershed B Ultimate Release

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

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

Link 11L: Watershed B Ultimate Release

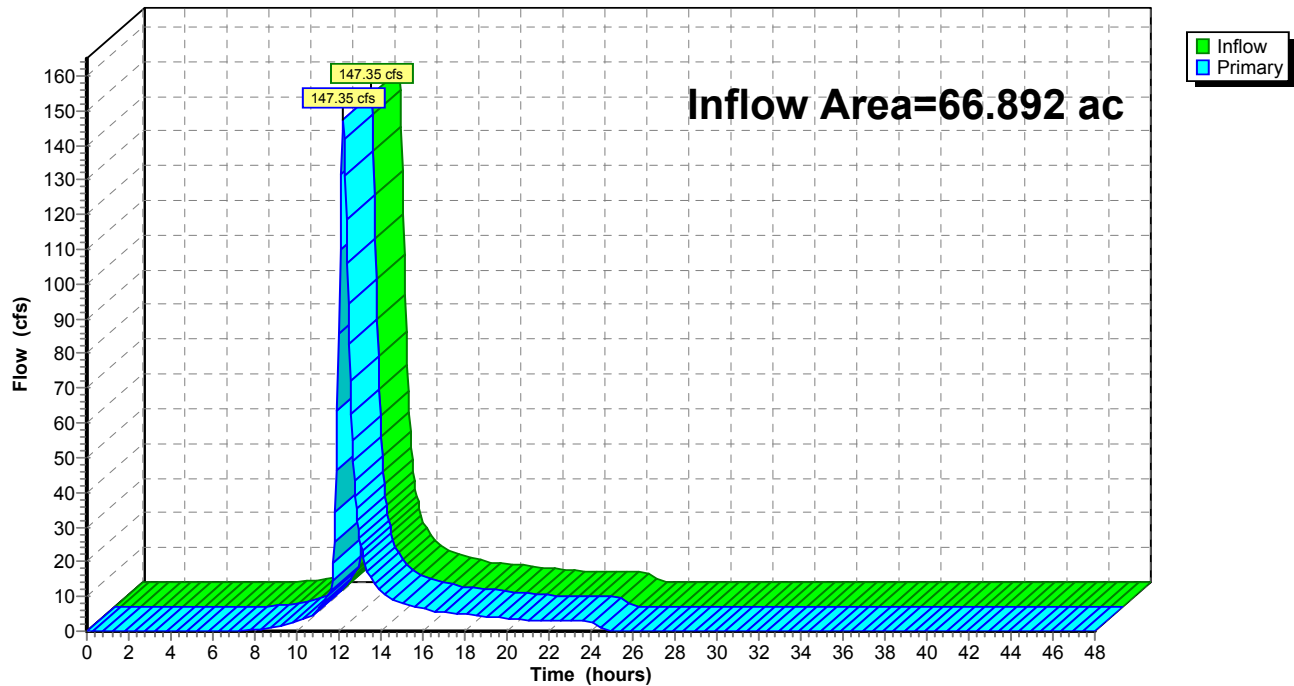
Hydrograph



Summary for Link 11L: Watershed B Ultimate Release

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

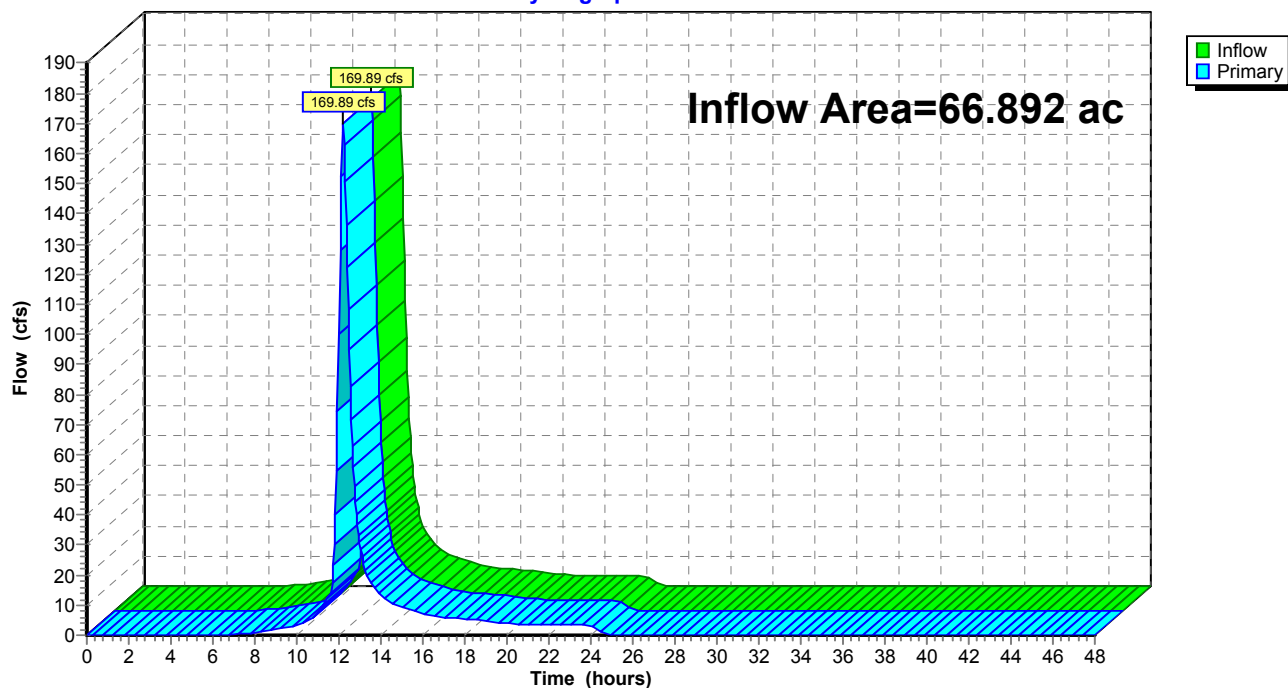
Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: Watershed B Ultimate Release**Hydrograph**

Summary for Link 11L: Watershed B Ultimate Release

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

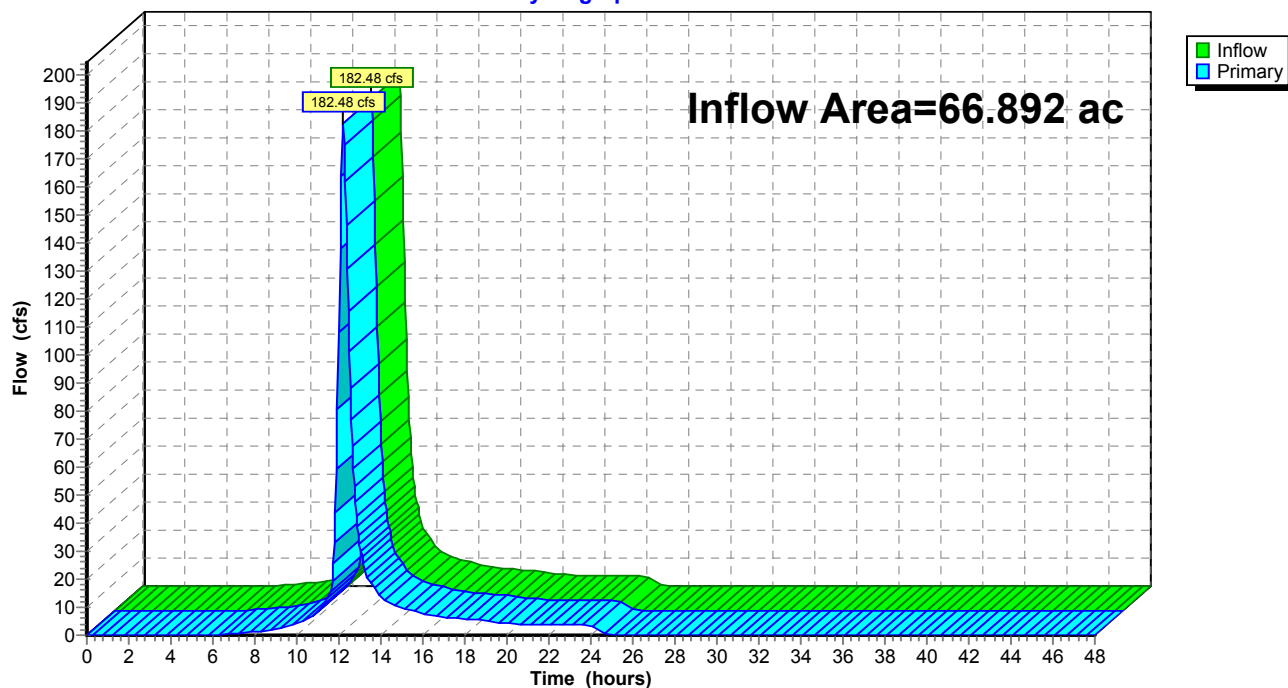
Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.05 hrs

Link 11L: Watershed B Ultimate Release**Hydrograph**

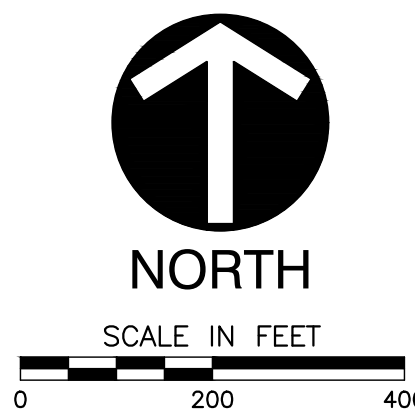
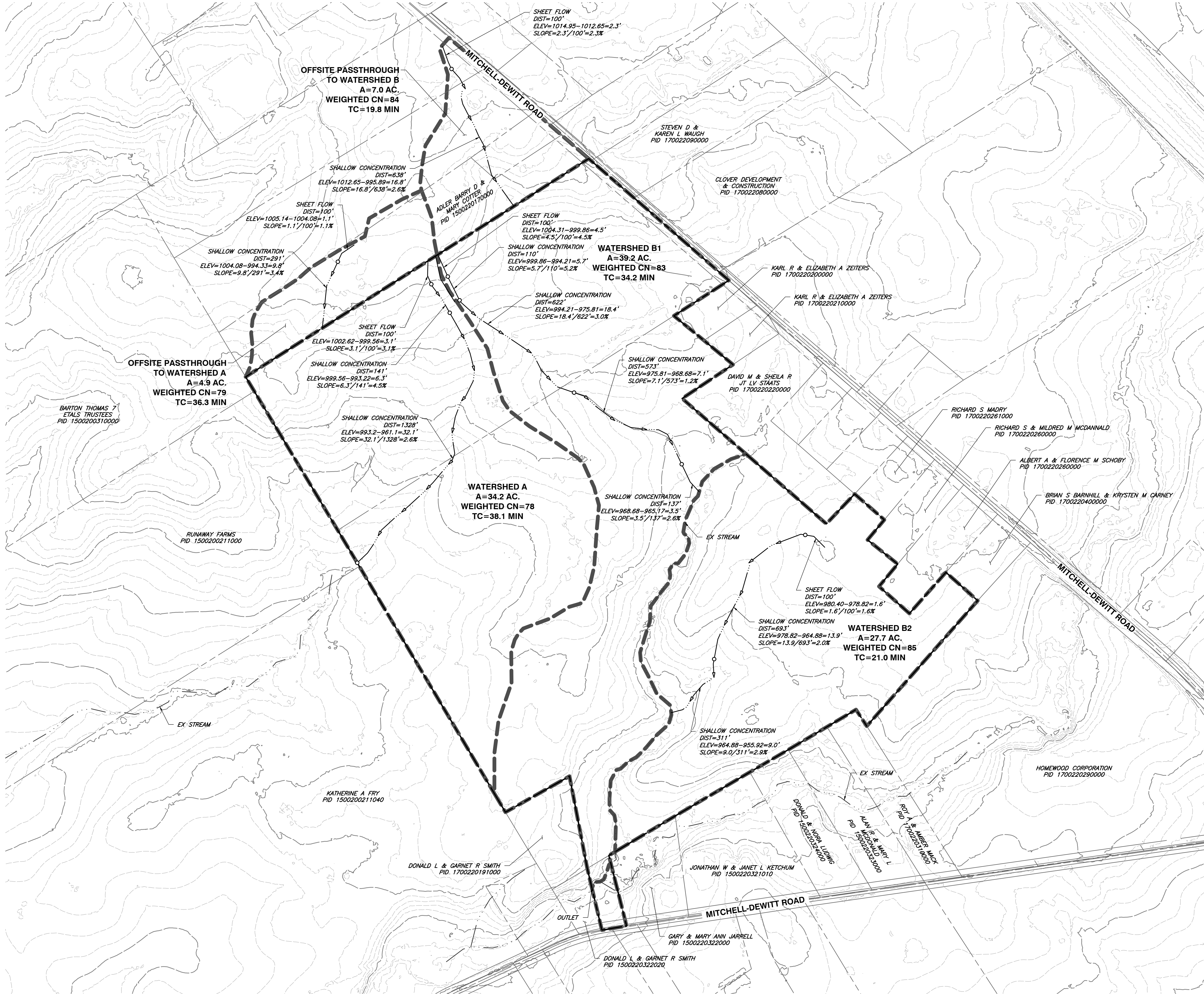
Summary for Link 11L: Watershed B Ultimate Release

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

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

Link 11L: Watershed B Ultimate Release**Hydrograph**

A:\2016\162-5541 - CADD\Draw\DWG\162-5541-0102-Pre-Developed Tributary Map.dwg(LAYOUT) / L:\6/11/2016 - 9:28 AM - W:\argus\ - LP 6/11/2016 9:28 AM



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

REFERENCE

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

REVISION RECORD		DESCRIPTION	
		NO	DATE
Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085 614-540-6633 · 888-598-6808 www.cecinc.com			
PRE-DEVELOPED TRIBUTARY MAP		DRAWING NO.: SWM1	
		SHEET 1 OF 2	
DATE: AUGUST 2016		DRAWN BY: WDF	
DWG SCALE:		MCR	
PROJECT NO:		162-554	
APPROVED BY:		DRAFT	

APPENDIX B

OUTLET CAPACITY CALCULATIONS



Civil & Environmental Consultants, Inc.

PROJECT Mitchell Highlands

PROJECT NO. 162-554

PAGE 1 OF 1

PREPARED BY WDF

DATE 7/11/2016

CHECKED BY

DATE

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

$$R = \frac{A}{P_w} = \frac{77.9}{84.2} = 0.93$$

Channel

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

$$= 280.2 \text{ ft}^3/\text{s}$$

Bankfull

$$= \left(\frac{1.49}{0.045} \right) (28.2 \text{ ft}^2) (0.86 \text{ ft})^{2/3} \sqrt{0.013}$$

$$R = \frac{A}{P_w} = \frac{28.2}{32.7} = 0.86$$

$$= 96.3 \text{ ft}^3/\text{s}$$

check for
100 yr elev
in channel

$$= \left(\frac{1.49}{0.045} \right) (55.2 \text{ ft}^2) (0.84 \text{ ft})^{2/3} \sqrt{0.013}$$

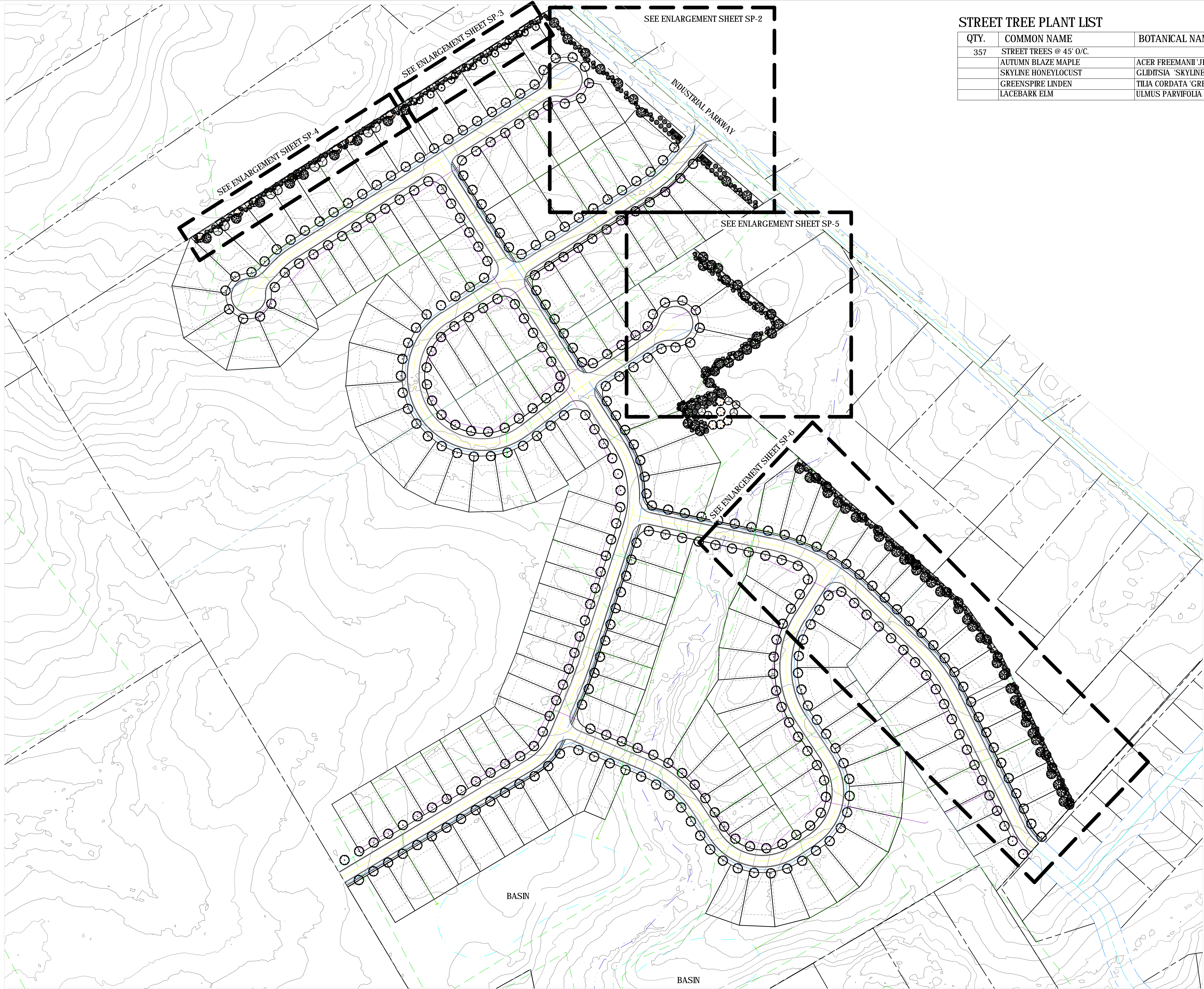
$$= 185.5 \text{ ft}^3/\text{s}$$

$$R = \frac{A}{P_w} = \frac{55.2}{65.9} = 0.84$$

$$2.5' : 161.7 \text{ cfs}$$

$$2.7' : 211.7 \text{ cfs}$$

$$2.6' : 185.5$$

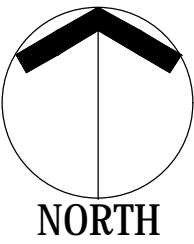


STREET TREE PLANT LIST

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

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

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



SITE LANDSCAPE PLAN

SCALE: 1" = 120'-0"



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PROJECT:
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JEROME TOWNSHIP
UNION COUNTY, OH

REVISIONS:

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

DATE: 06.06.16

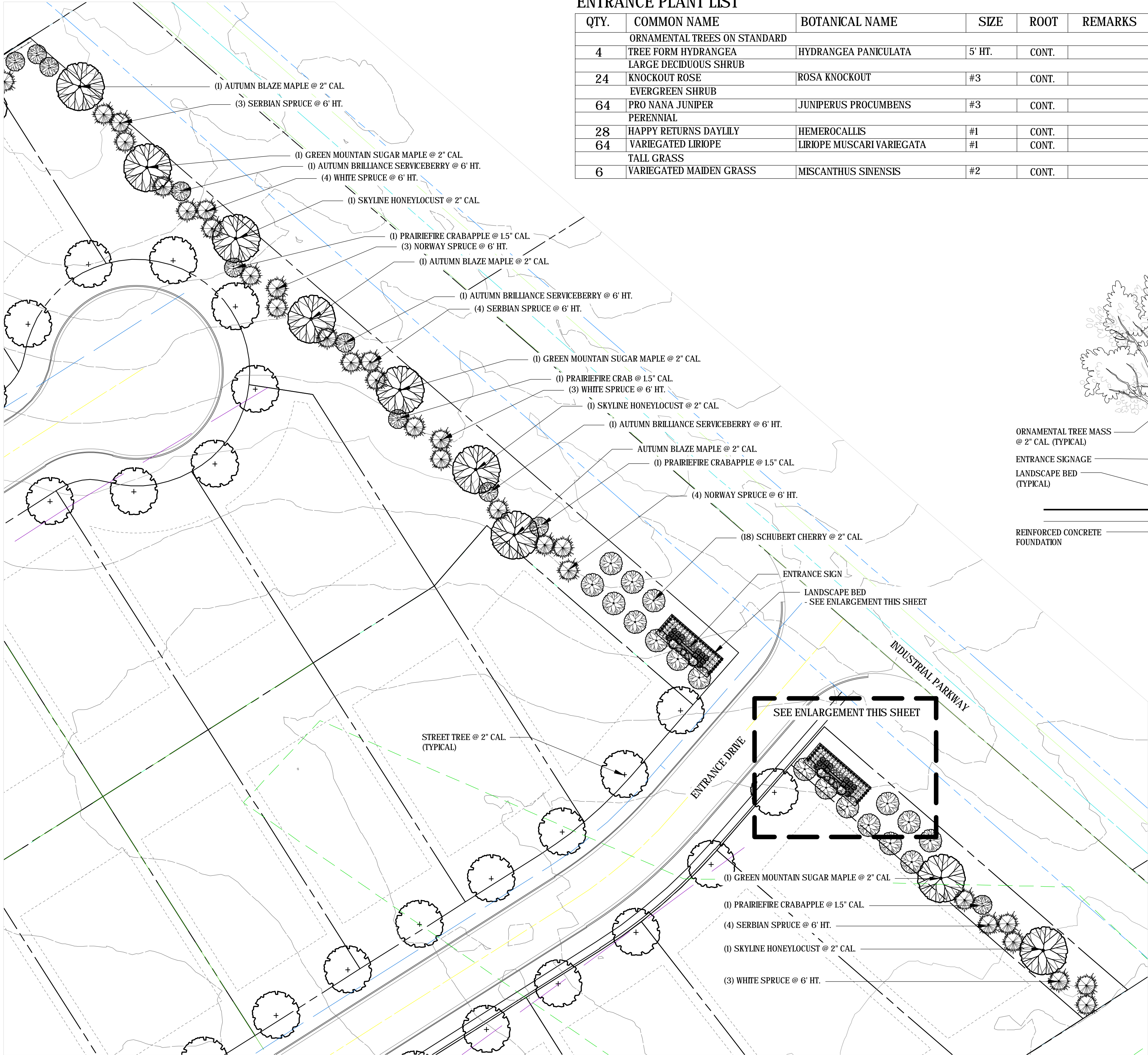
DRAWN BY:

CHECKED BY: B. THORNTON

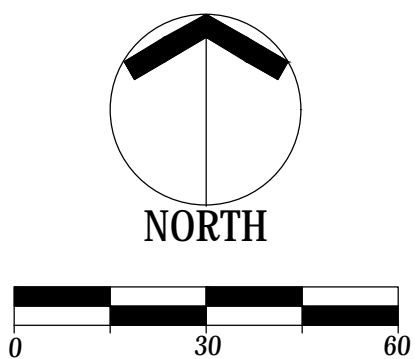
PROJECT NUMBER:

SHEET:

SP-1



BUFFER 'B' PLANTING PLAN
SCALE: 1" = 30'-0"



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

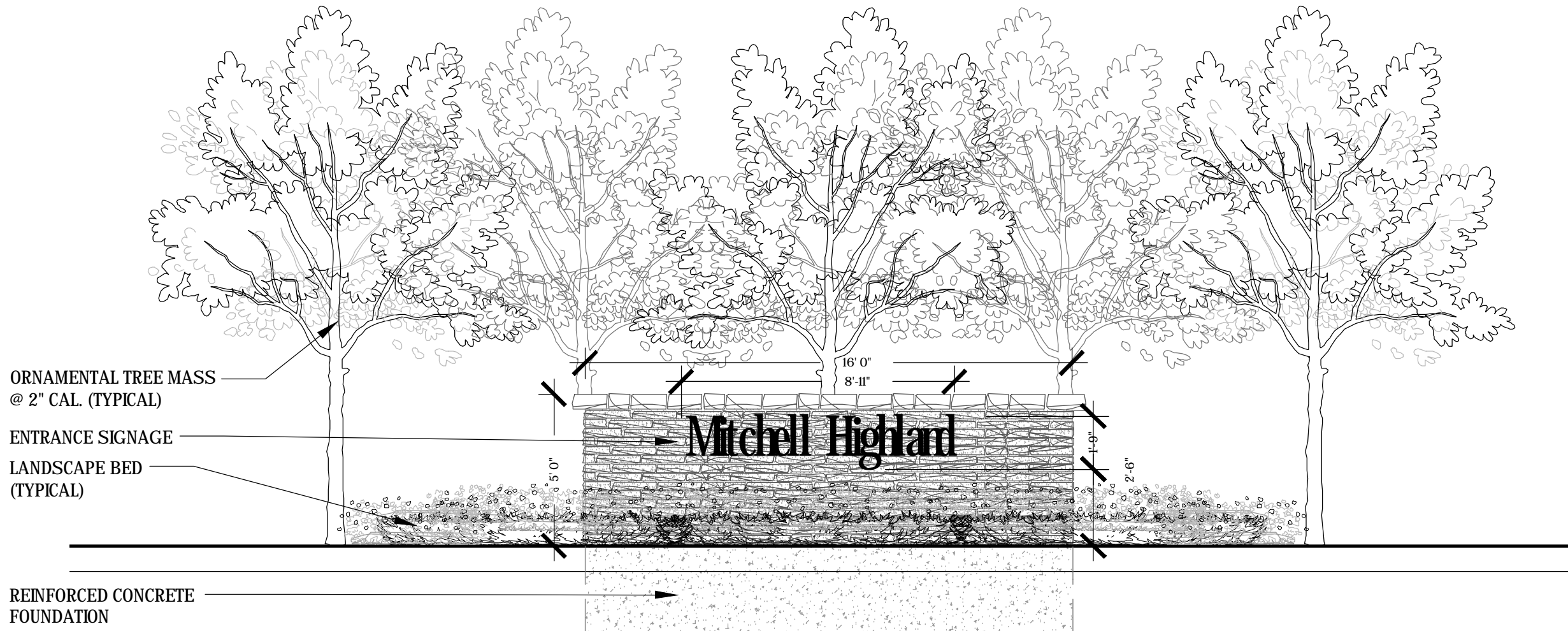
NOTE:
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IS FOR CONCEPTUAL PURPOSES ONLY.
FINAL DESIGN DETAILS MAY VARY.

ENTRANCE PLANT LIST

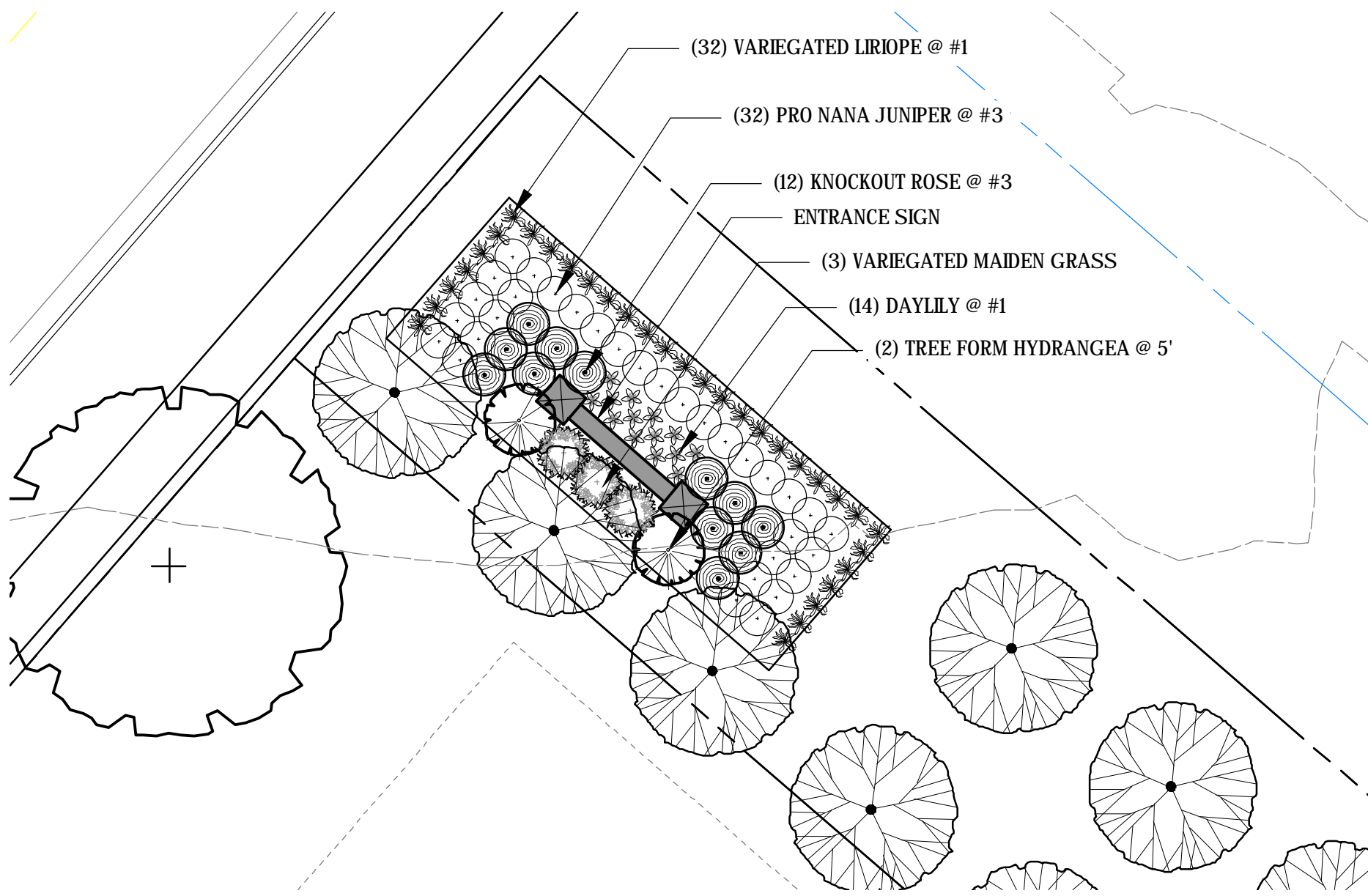
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ORNAMENTAL TREES ON STANDARD					
4	TREE FORM HYDRANGEA LARGE DECIDUOUS SHRUB	HYDRANGEA PANICULATA	5' HT.	CONT.	
24	KNOCKOUT ROSE EVERGREEN SHRUB	ROSA KNOCKOUT	#3	CONT.	
64	PRO NANA JUNIPER PERENNIAL	JUNIPERUS PROCUMBENS	#3	CONT.	
28	HAPPY RETURNS DAYLILY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

BUFFER 'B' PLANT LIST

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



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



TYP. ENTRANCE PLANTING
SCALE: 1" = 10'-0" (TYPICAL OF 2)



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

NOTE:
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**MITCHELL HIGHLAND
JEROME TOWNSHIP
UNION COUNTY, OH**

VISIONS:

16	B. Thornton
3.16	B. Thornton
2.16	B. Thornton
4.16	B. Thornton
16	B. Thornton

TE: 06.06.16

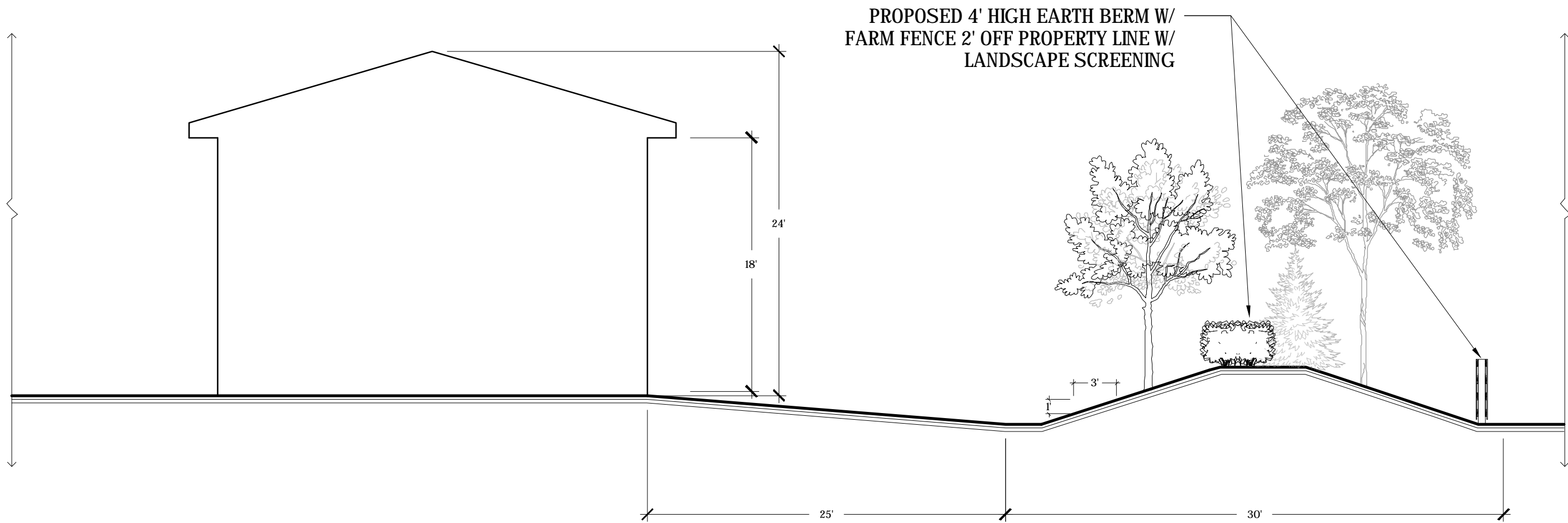
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CHECKED BY: B. THORNTON

SUBJECT NUMBER:

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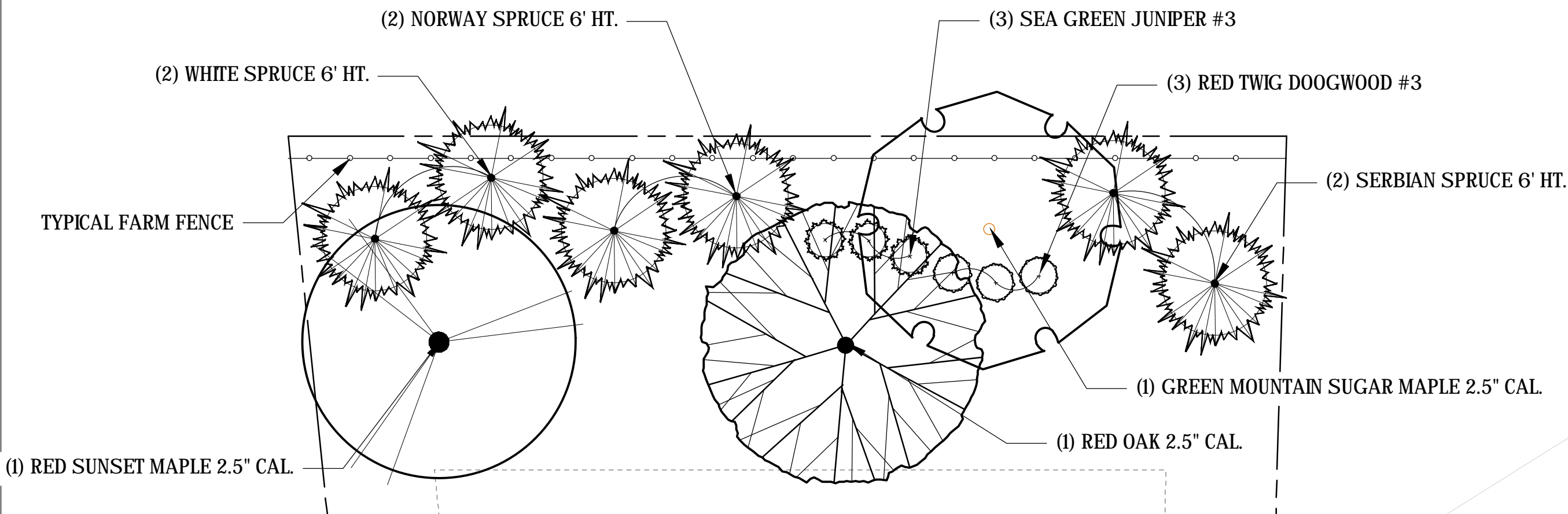
P-3



DETAIL A: MOUND CROSS SECTION SP-4
SCALE: 1" = N.T.S.

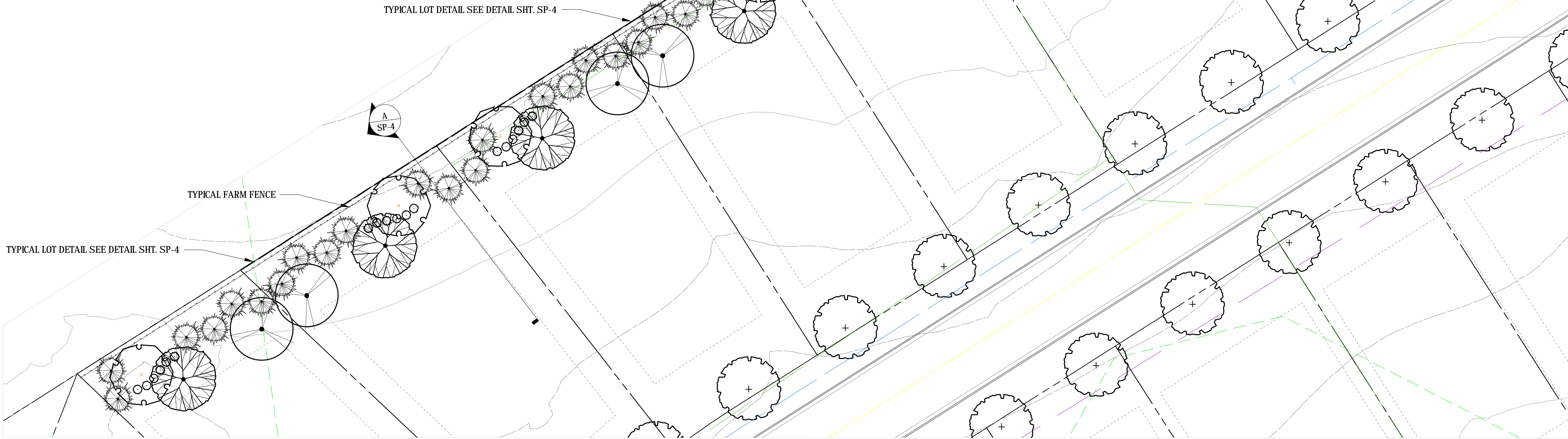
BUFFER 'A' SITE TREE PLANT LIST

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



TYPICAL LOT PLANTING PLAN
SCALE: 1" = 10'-0"

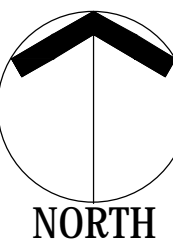
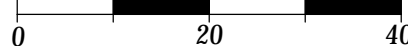
*NOTE: PROPOSED 4' HIGH EARTH BERM. SEE CIVIL ENGINEER PLAN SHEET C700 FOR LOCATION



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

NOTE:
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FINAL DESIGN DETAILS MAY VARY.

BUFFER 'A' PLANTING PLAN
SCALE: 1" = 20'-0"



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PROJECT:
MITCHELL HIGHLAND
JEROME TOWNSHIP
UNION COUNTY, OH

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

DATE: 06.06.16

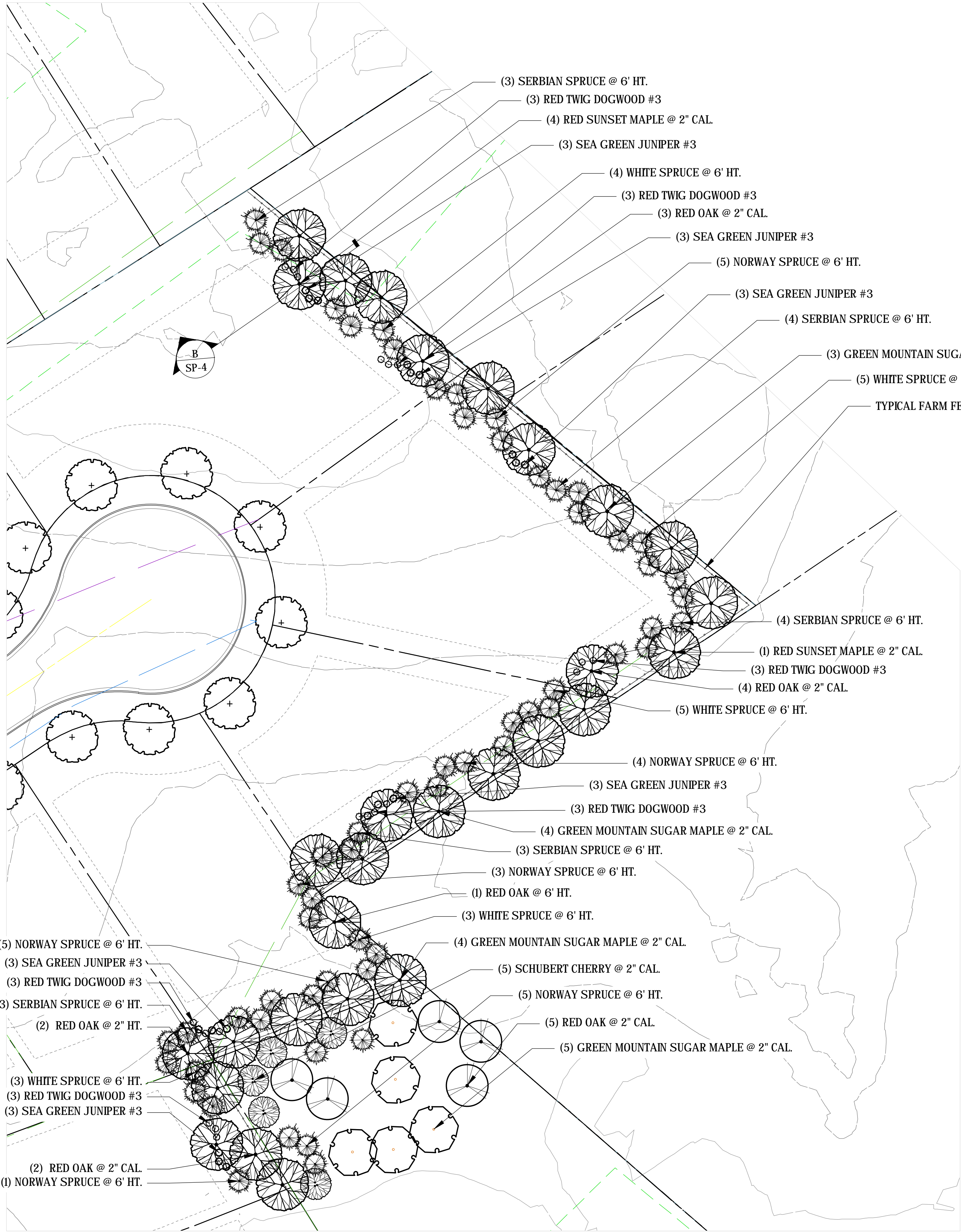
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PROJECT NUMBER:

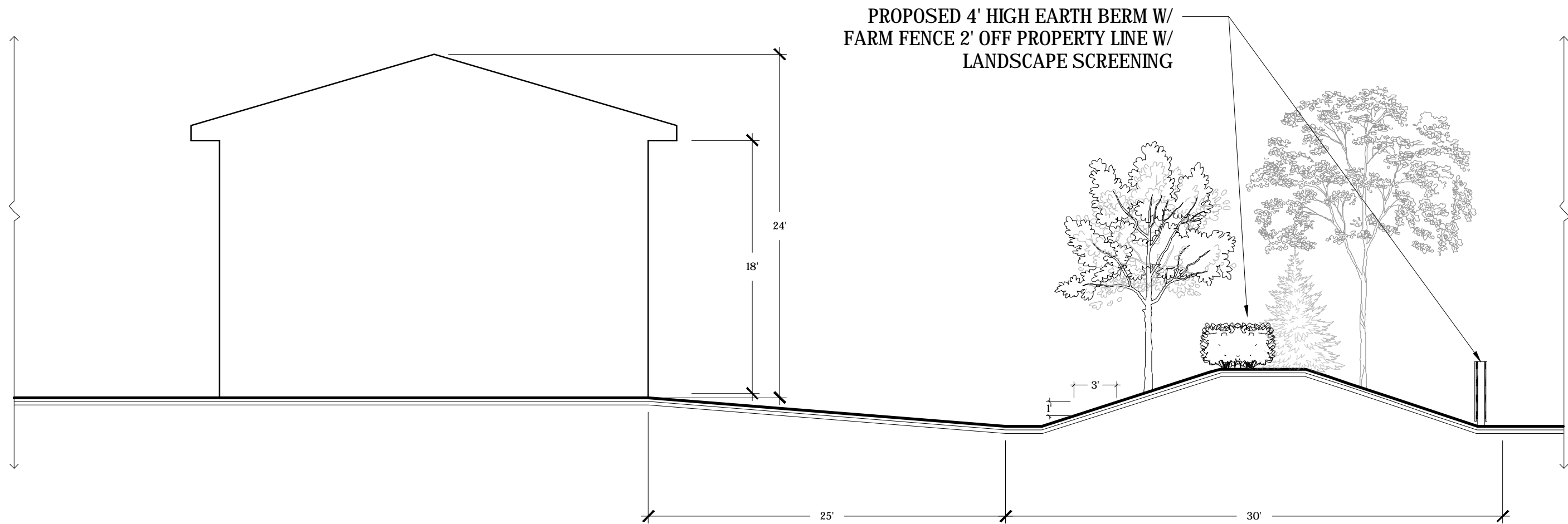
SHEET:

SP-4



BUFFER 'C' SITE TREE PLANT LIST

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

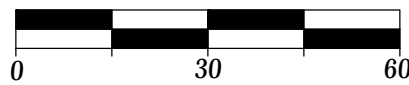
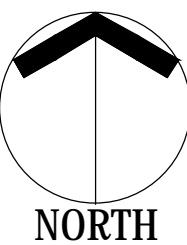


DETAIL B: MOUND CROSS SECTION SP-5

SCALE: 1" = N.T.S

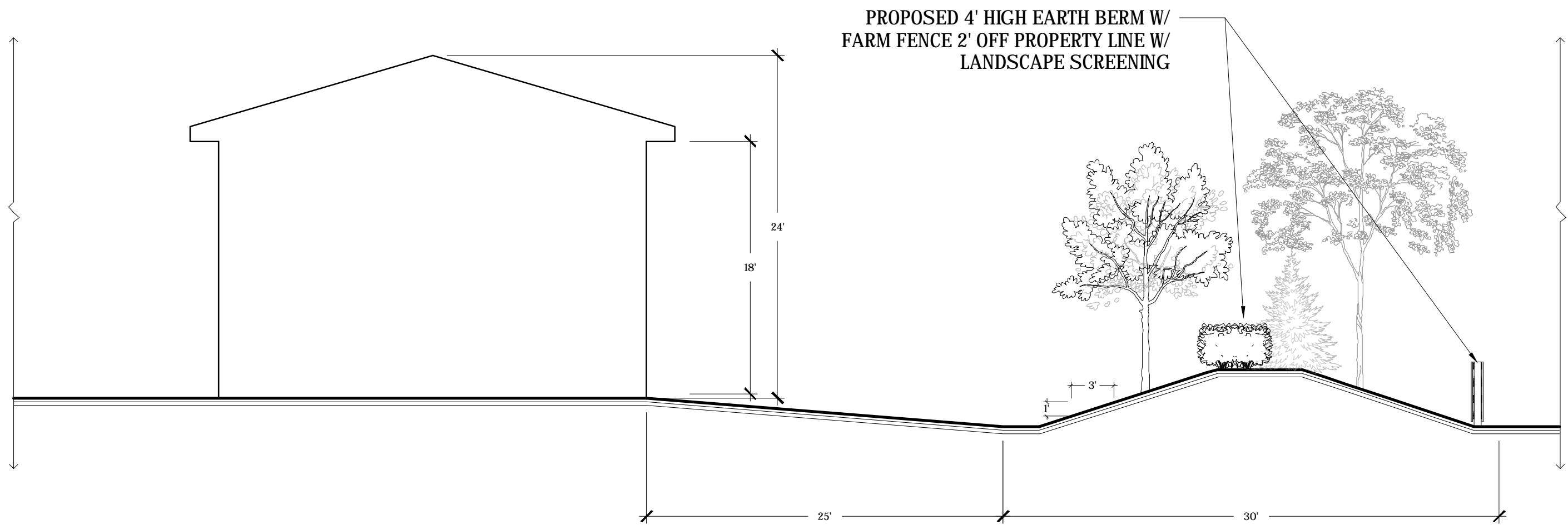
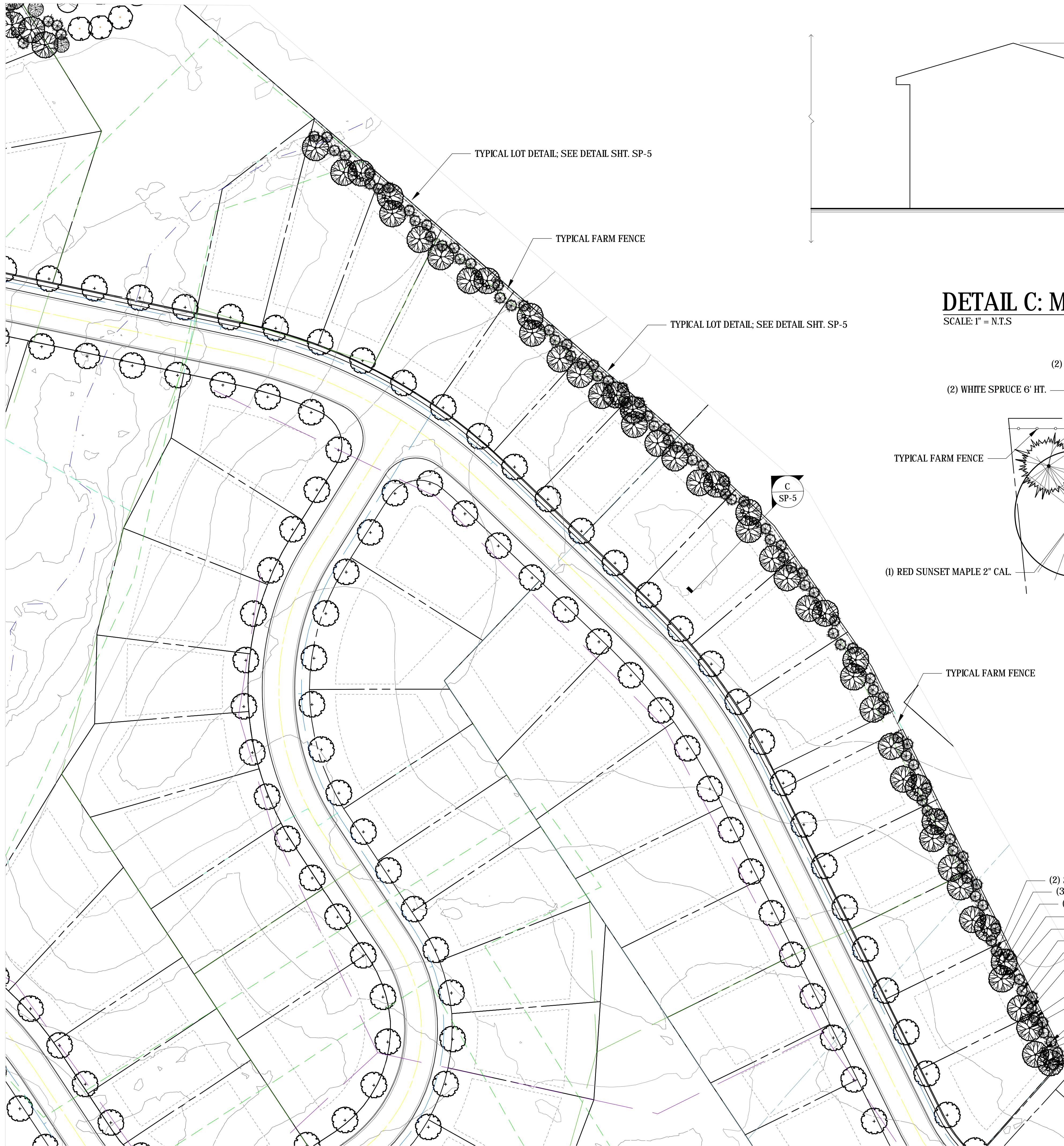
NOTE:
SEE SHEET SD-1 FOR PLANTING
GENERAL NOTES & PLANTING DETAILS.

NOTE:
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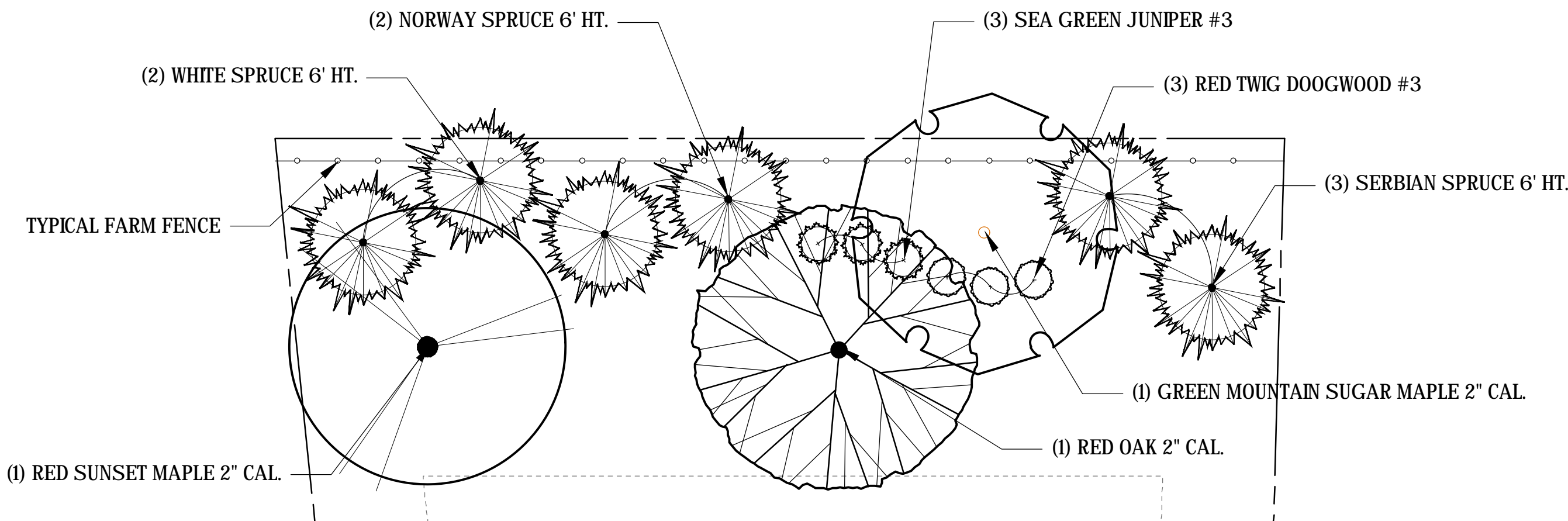


BUFFER 'C' PLANTING PLAN

SCALE: 1" = 30'-0"



DETAIL C: MOUND CROSS SECTION SP-5
SCALE: 1" = N.T.S.



TYPICAL LOT PLANTING PLAN
SCALE: 1" = 10'-0"

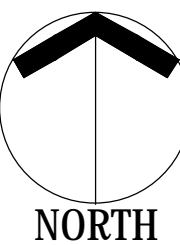
BUFFER 'D' SITE TREE PLANT LIST

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

- (2) SERBIAN SPRUCE @ 6' HT.
(3) RED TWIG DOGWOOD #3
(1) GREEN MOUNTAIN SUGAR MAPLE @ 2" CAL.
(1) RED OAK @ 2" CAL.
(3) SEA GREEN JUNIPER #3
(2) NORWAY SPRUCE @ 6' HT.
(1) RED SUNSET MAPLE @ 2" CAL.
(2) WHITE SPRUCE @ 6 HT.
(2) WHITE SPRUCE @ 6 HT.
(1) RED SUNSET MAPLE @ 2" CAL.
(2) NORWAY SPRUCE @ 6' HT.
(3) SEA GREEN JUNIPER #3
(1) RED OAK @ 2" CAL.
(3) RED TWIG DOGWOOD #3
(1) GREEN MOUNTAIN SUGAR MAPLE @ 2" CAL.
(2) SERBIAN SPRUCE @ 6' HT.

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

NOTE:
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IS FOR CONCEPTUAL PURPOSES ONLY.
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BUFFER 'D' PLANTING PLAN
SCALE: 1" = 50'-0"

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PROJECT:
MITCHELL HIGHLAND
JEROME TOWNSHIP
UNION COUNTY, OH

REVISIONS:

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

DATE: 06.06.16

DRAWN BY:

CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:

SP-6

GENERAL PLANTING NOTES

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

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

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

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

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

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

7. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN LAWN AREAS.

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

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

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

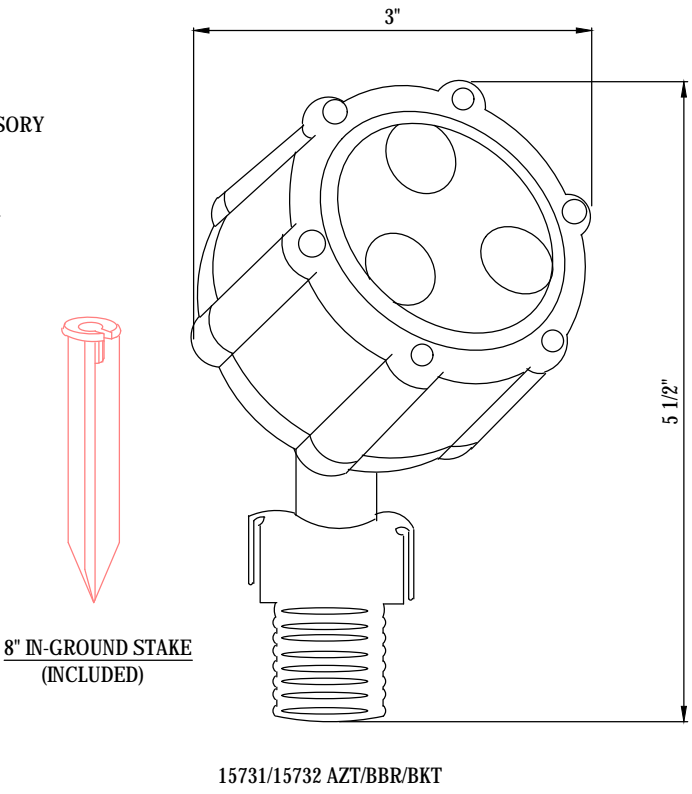
11. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER, SYSTEM (IF APPLICABLE).

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

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☐ TEXTURED ARCHITECTURAL BRONZE(AZT)
☐ TEXTURED BLACK(BKT)
☐ BRONZED BRASS(BBR)
- ☒ SELECT DESIRED OPTIONAL MOUNTING ACCESSORY
☒ 15801 - SURFACE MOUNTING FLANGE
☐ 15807 - SURFACE MOUNTING BRACKET
- ☒ SELECT DESIRED OPTIONAL COWL ACCESSORY
☐ 15702 AZTP: SHORT COWL FOR USE WITH 12.4W SIZE. FINISHES TO MATCH ACCENT FIXTURES.
☒ 15702 BKT: SHORT COWL FOR USE WITH 12.4W SIZE. FINISHES TO MATCH ACCENT FIXTURES.
☐ 15702 BBR: SHORT COWL FOR USE WITH 12.4W SIZE. FINISHES TO MATCH ACCENT FIXTURES.
☐ 15704 AZTP: LONG COWL FOR USE WITH 12.4W SIZE FINISHES TO MATCH ACCENT FIXTURES.
☐ 15704 BKT: LONG COWL FOR USE WITH 12.4W SIZE FINISHES TO MATCH ACCENT FIXTURES.
☐ 15704 BBR: LONG COWL FOR USE WITH 12.4W SIZE FINISHES TO MATCH ACCENT FIXTURES.



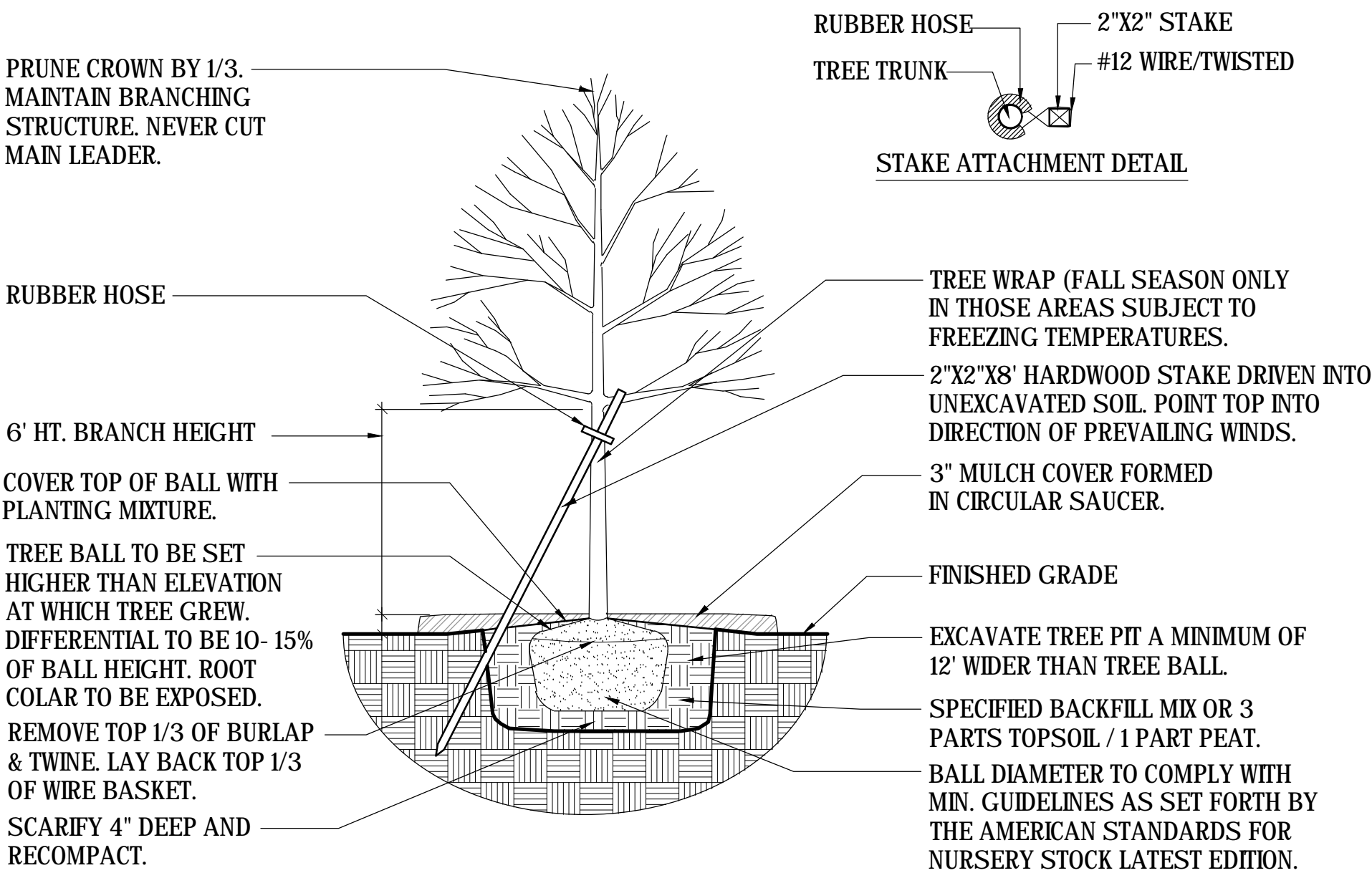
SPECIFICATIONS
HOUSING: DIE CAST ALUMINUM OR DIE CAST BRASS WITH CLEAR TEMPERED GLASS LENS AND POLYCARBONATE MOUNTING STEM AND LOCKNUT.
WIRING: 24" OF USABLE #18-2, SPT-1-W LEADS. CABLE CONNECTOR SUPPLIED WITH FIXTURE.
LIGHT SOURCE: ILLUMINATION PROVIDED BY INTEGRATED LED CHIPS.
MOUNTING ACCESSORIES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

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

LED ACCENT LIGHTS
MODEL NO. 15731/15732

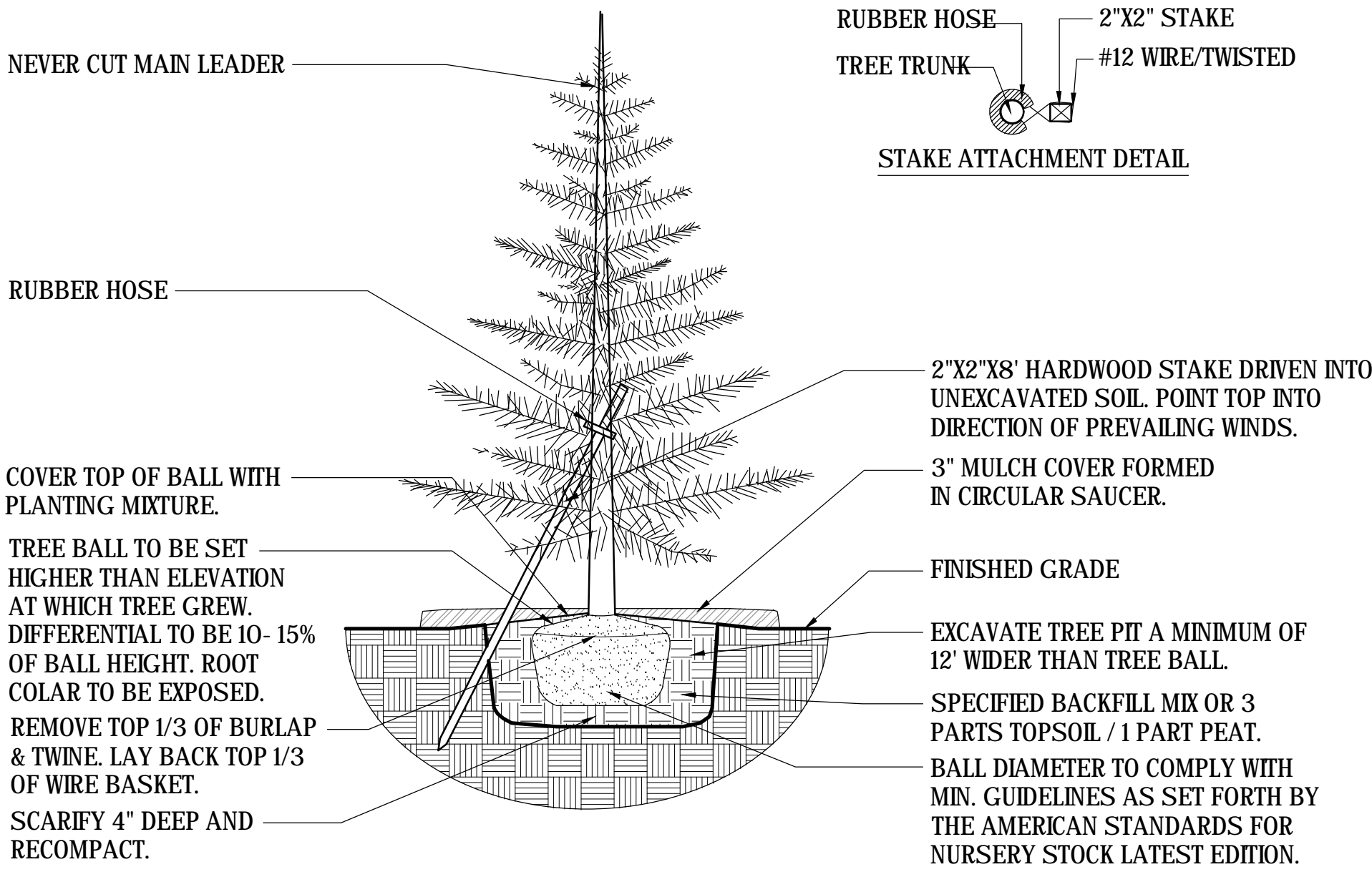
TYPICAL LIGHT FIXTURE

SCALE: NONE



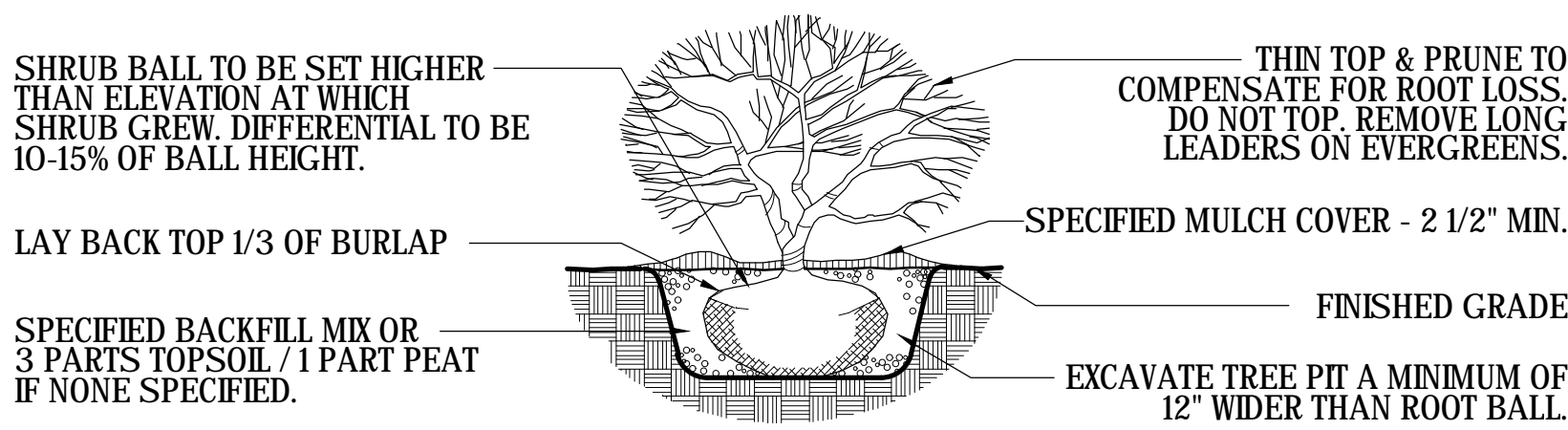
DETAIL: DECIDUOUS TREE STAKING

N.T.S. TREES UPTO 3" CALIPER



DETAIL: EVERGREEN TREE STAKING

N.T.S. TREES UP TO 8' HEIGHT



DETAIL: SHRUB PLANTING

N.T.S.

SITE DETAILS

SCALE: NONE



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PROJECT: MITCHELL HIGHLAND
JEROME TOWNSHIP
UNION COUNTY, OH

REVISIONS:

1.8.16 B. Thornton
2.13.16 B. Thornton

DATE: 06.06.16

DRAWN BY:

CHECKED BY: B. THORNTON

PROJECT NUMBER:

SHEET:

SD-1



EXHIBIT G-1

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Your Touchstone Energy Cooperative



October 20th, 2015

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

RE: Electric Service for Rose Tract

Dear Corey,

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

Please let me know if you require any additional information.

Best Regards,

Kevin

Kevin Gregory
Key Accounts Executive
Union Rural Electric Cooperative

Columbia Gas
of Ohio
A NiSource Company

290 W Nationwide Blvd
Columbus, OH 43215

October 20, 2015

Re: Rockford Homes – Rose Tract

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

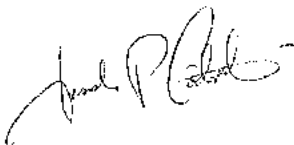
- 1) Rose Tract – Industrial Parkway and Mitchell-Dewitt Rd

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

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

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

Sincerely,



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

EXHIBIT G-3



750 CANYON DR, STE 500
COPPELL, TX 75019

OCTOBER 22, 2015

Corey Theuerkauf

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

Re: ROCKFORD HOMES MITCHELL-DEWITT AND INDUSTRIAL PKWY

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

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

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

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

Sincerely,

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

EXHIBIT G-4



2780 Liberty Rd.
Delaware Ohio 43015

October 23, 2015

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

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

Dear Corey :

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

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

Sincerely,

Robert Chandler
Robert Chandler
Network Engineer – Frontier Communications

EXHIBIT G-5



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

October 22, 2015

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

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

Dear Michael,

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

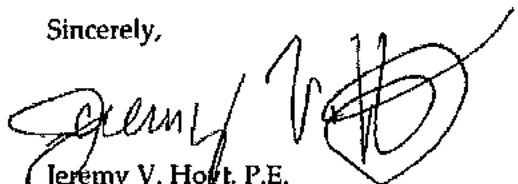
Also, our water and wastewater treatment facilities have adequate capacity to provide utility service to this development.

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

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

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

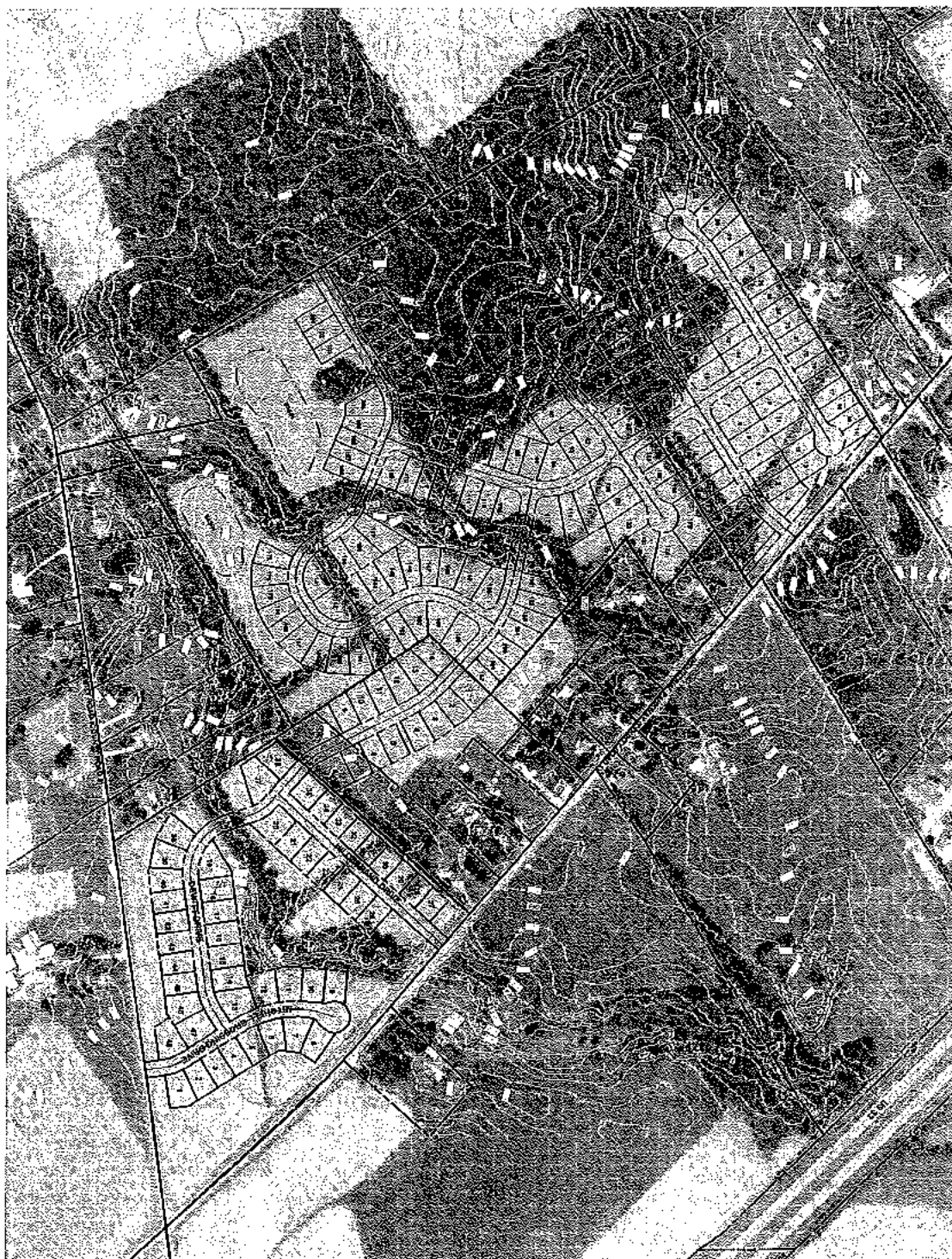
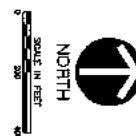
Sincerely,




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

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

SITE DATA	
TOTAL ACQUIRED	63.24 ACRES
NUMBER OF LOTS	172
DEED BOOK/PG	148 00/407
DEED DATE	2001 APR
DEED BY/TO	49.0%



<div> <div>SHEET NO.</div> <div>1</div> <div>OF</div> <div>3</div> </div>	<div>SITE LAYOUT PLAN</div>		<div> <div>ROCKFORD HOMES</div> <div>ROSE TRACT</div> <div>JEROME TOWNSHIP</div> <div>UNION COUNTY</div> </div>	<div>  <div> <div>Civil & Environmental Consultants, Inc.</div> <div>210 Old Wilson Bridge Road • Suite 210 • Worthington, OH 43085</div> <div>614-640-6533 • 888-698-6908</div> <div>www.cecinc.com</div> </div> </div>	<div> <div>REVISION RECORD</div> <table> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table> </div>	NO.	DATE	DESCRIPTION												
	NO.	DATE	DESCRIPTION																	
DATE	OCTOBER 2012	DRAWN BY	BJM																	
DWG SCALE	1"=200'	CHECKED BY	BJM																	
PROJECT NO.	148-911																			
APPROVED BY		DRAFT																		

JEROME TOWNSHIP



DIVISION OF FIRE

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

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

October 21, 2015

RE: Serviceability -Mitchell Highlands

Mr. Theuerkauf,

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

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

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

In the Interest of Public Safety,

A handwritten signature in cursive script, appearing to read "Scott A. Skeldon".

Scott A Skeldon
Fire Chief



201712190010467

Pages:11 F:\$100.00

2:19 PM

Teresa Marjama

17070007356

Union County Recorder DOCD/DECL

(1)

**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
(MITCHELL HIGHLANDS)**

THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS is made on the 28th day of November, 2017, by Rockford Homes Inc. at 999 Polaris Parkway, Columbus, Ohio 43240, hereinafter referred to as the "Declarant". Declarant is the owner of all that certain real property located in Union County, Ohio, more particularly described on Exhibits A-1 and A-2 attached hereto (the "Properties," which property, together with all real property submitted to this Declaration from time to time pursuant to Article 9 hereafter, is collectively referred to as the "MITCHELL HIGHLANDS Area") and hereby makes this Declaration of Covenants, Conditions, Restrictions and Easements (the "Declaration") for the Mitchell Crossing Area for the purposes hereinafter set forth.

In pursuance of a general plan for the protection, benefit and mutual advantage of all the real property referred to herein as the MITCHELL HIGHLANDS Area which the Declarant has subdivided or proposes to subdivide, and of the persons who are now or may hereafter become owners, lessees, and sublessees of any of the MITCHELL HIGHLANDS Area, Declarant hereby declares that the Properties and any properties subsequently Annexed hereto in accordance with the provisions of this Declaration, shall be held, sold, conveyed, encumbered, leased, occupied and improved subject to the following covenants, conditions, restrictions, easements, provisions, which shall run with the Properties and any such subsequently Annexed properties and shall be binding upon, and inure to the benefit of, all parties now or hereafter having any right, title or interest in such property or any part thereof, and their heirs, personal and legal representatives, successors and assigns.

ARTICLE 1. DEFINITIONS

The following terms when used in these Restrictions shall have the meaning set forth after each of them.

1.01. **GENERAL RESTRICTIONS, ARCHITECTURAL RESTRICTIONS AND CONSTRUCTION STANDARDS.** The Restrictions and Standards contained in Articles 2, 3 and 4 hereof.

1.02. **DECLARANT.** Rockford Homes Inc., and its successors, legal representatives and assigns.

1.03. **LOTS.** The lots shown on the Final Plat of MITCHELL HIGHLANDS, or any amended or subsequent plat filed by Declarant for MITCHELL HIGHLANDS.

1.04. **OWNER.** A person owning a fee simple interest in property.

1.05. **OWNERS' ASSOCIATION.** Mitchell Highlands Homeowners Association, Inc., an Ohio corporation not for profit (the "Owners' Association").

1.06. **PERSON.** An individual, firm, corporation or any other entity or form of business association, which may own real property in the State of Ohio.

1.07. **PROPERTY.** Real property located within MITCHELL HIGHLANDS.

1.08. **RESTRICTIONS.** The reservations, restrictions, conditions, easements, charges, assessments, agreements, covenants, obligations, rights, uses and provisions of this instrument and pertaining to the real property hereby conveyed or any part thereof.

1.09. **MITCHELL HIGHLANDS.** Those lots hereinabove described in the MITCHELL HIGHLANDS subdivision, together with such other real property as the Declarant may hereafter subject to these restrictions by written instrument filed in the Office of the Recorder of Union County, Ohio.

ARTICLE 2. GENERAL RESTRICTIONS

2.01 All property the Declarant subjects to these restrictions shall be used exclusively for residential purposes. No structures or buildings shall be erected, altered, placed or permitted to remain on any part of any lot or reserves on the property other than single family dwellings and private garages, being a minimum of two cars in size, not to exceed two and one half (2½) stories in heights not greater than thirty-five (35) feet in height serving

such dwellings on the front elevation. No more than one single-family dwelling and the attached private garage serving such dwelling shall be placed on any Lot. This provision shall not prevent the construction of such other structures, such as, but not limited to, pool, pool house/cabana, pump house for pool, hot tub/spa, pergolas, trellises, green houses, garden storage sheds, gazebos, patios, docks, rear yard fencing, children play structures, play houses and sports equipment etc.; however, prior to construction of such structure, plans and specifications must be submitted to the Architectural Review Committee (ARC), as described in Article 3, for approval, the ARC may deny approval for construction, if in its opinion the Lot and the other structures including the single-family dwelling on such Lot will not, for reason of size, topography or aesthetics, accommodate such additional structures. Such structures, when approved, must not be built prior to the construction of the single-family dwelling.

2.02 No animals, livestock or poultry of any kind shall be mixed, bred or kept in or on any lot other than household pets may be kept on any part of the Property provided they are not kept, bred or maintained for any commercial purpose. No kennels or enclosures for animals shall be erected or maintained on any lot. No pets which frequently, by noise or otherwise, disturb the peaceful occupancy of adjoining Lots may be kept. Pets shall not be permitted to run "free". Pets shall be kept within the dwelling or an approved fenced area on the property.

2.03 No truck over one ton, trailer, boat, camper, recreational or commercial vehicle shall be parked or stored on any lot unless it is in a garage out of view from the street and abutting properties; provided however, that nothing herein shall prohibit the occasional nonrecurring temporary parking of such truck, trailer, boat, camper, recreational vehicle or commercial vehicle on the premises for a period not to exceed twenty-four (24) hours in any period of ten (10) days. No automobile or motor driven vehicle shall be left upon any lot for a period longer than seven (7) days in a condition wherein it cannot be operated upon a public highway. After such period the vehicle shall be considered a nuisance and detrimental to the welfare of the above described real estate and shall be removed therefrom.

2.04 No fences or walls may be constructed on any part of the Property unless prior written approval is obtained from the ARC in the manner described in Article 3.

2.05 All structures shall be completed on the exterior, including the removal of all debris and miscellaneous construction equipment, within one (1) year from the start of construction. The structure will not be considered complete unless all exterior wood surfaces have been finished with no less than two (2) coats of paint, stain, or varnish or one (1) coat of stain for wood shingle siding and unless all landscaping to be done on the lot is completed and all driveways to be constructed have been paved with either asphalt, patterned concrete, brick or other paving substance approved by the ARC. The Owner's Association may use its rights contained in Article 8 to cause compliance with this section.

2.06 After completion of any initial structure(s) constructed on the property, no remodeling or alteration of the exterior of the structure, including but not limited to the construction of decks, patios and/or driveways, or the change of siding materials or color, can be made without prior written approval by the ARC.

2.07 No changes in any stream or lake may be made and no stream or lake may be dammed or altered unless approved in the same manner provided for in Article 3. Each Owner shall respect the riparian rights of other Owners in matters pertaining to streams, lakes and surface drainage.

2.08 No tank for the storage of fuel may be placed or maintained on any part of the Property. Television, radio or disk antennas, whether rooftop or ground mounted, shall be prohibited on the exterior of any house or lot. An exception will be made for dishes 24" or less in diameter, and is not visible from the street.

2.09 No refuse pile or other unsightly or objectionable material or thing shall be allowed or maintained on any part of the property.

2.10 Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently; except construction trailers. No temporary building, trailer, garage, storage building, or structure shall be placed upon any lot for storage purposes without the express written consent of the ARC.

2.11 All Owners, including the Owners of unoccupied Lots, shall at all times keep and maintain the part of the Property which they own in orderly manner, shall cause weeds and other growth to be kept neatly cut, and shall prevent the accumulation of rubbish and debris on the part of the Property which they own. Each Owner shall also maintain any landscaping installed on such owner's lot(s).

2.12 No business, trade, office, or business building of any kind or nature whatsoever shall be constructed upon any Lot or Lots; except activities associated with sales and construction of homes. This shall not preclude the use of one room in any premises for the purpose of conducting business. Such business shall not include the use of non-resident employees and shall not generate unreasonable traffic to that residence. In addition, no noxious, offensive or unreasonable disturbing activity shall be carried on any lot or any part of the Subdivision.

2.13 Signs. No sign of any kind shall be displayed or maintained on any lot, except one (1) sign of not more than six (6) square feet advertising the property for sale or rent and promotional signs used by builders or Declarant during the construction and sales period.

2.14 All telephone service or other utilities shall be constructed by underground lines; however, appurtenances to such service, such as transformers, junction boxes, splice boxes, amplifiers, and other similar devices, may be placed above ground if such devices are normally placed above ground by such utility in installing underground service. In the event of any questions or dispute, said issue shall be submitted to Declarant and the decision of the Declarant as to what may be placed above ground shall be final. This requirement does not preclude the installation of temporary overhead lines during the time of initial construction of houses.

2.15 Sight Distance at Intersections. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and no line connecting them at points twenty-five (25) feet from the intersection of the street line or, in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway pavement. Trees shall be permitted to remain within such distance of such intersections provided the foliage line is maintained at sufficient heights to prevent obstruction of such sight lines.

2.16 The walls, fencing, subdivision identification signs, earth mounds, electrical facilities, irrigation systems and landscaping placed on any of the lots in the subdivision by Declarant or at Declarant's direction shall not be removed and/or changed and shall be maintained in good condition by the Owners of the respective lots.

2.17 A permanent construction and maintenance easement has been granted the Declarant and Declarant's successors, assigns and designees as shown on the subdivision Final Plat for Mitchell Crossing, the easement being described as all road rights-of-ways, drainage and utility easements. The purpose of the easement shall be for the repair of existing improvements and the connection to and extension of such improvements to permit the orderly development of adjoining land presently owned or to be acquired by the Declarant.

2.18 No clothing or any household fabrics shall be hung in the open on any lot and no outside clothes lines or other drying or airing facilities shall be permitted on any lot.

ARTICLE 3. ARCHITECTURAL REVIEW COMMITTEE AND ARCHITECTURAL RESTRICTIONS

3.01. There shall be an Architectural Review Committee (ARC) composed of three (3) members who shall be appointed initially by the Declarant for the approval of the first structure(s) of each Lot, and thereafter by the Board of Trustees of the Owners' Association (Board). The members of the Architectural Review Committee need not be Board Members, Owners, or occupants and may be, but are not required to be, outside professionals. In the event the Board fails to appoint members to the ARC the Board shall constitute the ARC until such time as the appropriate appointments are made. Each member of the ARC shall serve at the pleasure of the Board. Any action taken by a majority of the members of the ARC, whether at a meeting, or (if in writing signed by such majority) without a meeting, such action shall constitute the official action of the ARC and shall be binding on the Association and any Owner or occupant of the Lot in question. The ARC shall act in connection with granting any approvals contemplated in this Declaration and/or reviewing plans and/or specifications as set forth herein.

3.02. The ARC shall approve plans and specifications (whether schematic, preliminary or detailed), submitted to it with respect to any Lot if it finds that such items: (a) comply with the requirements of this Declaration; and (b) conform to any Design Standards as established herein, or as further modified by the Board. Upon final approval, a copy of the plans and specifications shall be deposited for permanent record with the ARC. After the receipt of final approval by the Applicant, the ARC shall not revoke its approval. Approval by the ARC of plans and specifications with respect to any lot shall not impair the ARC's right subsequently to approve a requested amendment of such plans and specifications in accordance with the provisions of this Article.

3.03. The ARC shall have solely the duties and responsibilities given to it by these Restrictions. ARC shall not in any way be responsible for interior design, structural or engineering questions. In connection with any exterior improvement, the ARC shall be concerned solely with aesthetic questions such as the relationship of proposed design to other improvements made or proposed to be made on the Property and to the general environment of the Mitchell Highlands. The Owner of a lot shall be solely responsible for obtaining any required approvals or permits from any governmental authorities. In the event any standards or restrictions established by any governmental authorities shall exceed these Restrictions, then the standard of the governmental authorities shall prevail.

3.04. Prior to the construction of any improvements or storage of any materials on the Property, the Owner of any Lot shall be required to submit two (2) sets of complete building plans, two (2) site plans and two (2) signed specifications forms for the building to the ARC, setting forth the general arrangement of the interior and exterior of the building, including the color and texture of the building materials and the type and character of all windows, doors, exterior light fixtures and uplighting elements such as decorative walls, chimneys, driveways and walkways and detailing the structure on the Lot including setbacks, driveway locations, garage openings, orientation of the structure to the topography and conformance with the drainage grading plan. No building shall be located on any lot nearer to the front lot line or nearer to a side street than the minimum building setback lines shown on the recorded subdivision Final Plat and no building shall be located in green areas or reserves as shown on the recorded Final Plat. For the purpose of this restriction steps shall not be considered as a part of the building provided that this shall not be construed to permit any portion of the building on any lot to encroach upon another lot or reserve area. In the case of any screening required by these Restrictions, plans shall include detail showing such screening.

Landscaping plans shall be submitted and approved before the commencement of landscaping improvements but may be submitted to Declarant separate from the other improvement plans. ARC shall have twenty (20) days in which to review plans submitted. On or before the conclusion of such twenty (20) days, Declarant shall do one or more of the following: (i) approve the plans; (ii) request additional plans, clarifications or explanations; (iii) approve such plans provided that specified modifications are made; or (iv) disapprove such plans, in which event the reasons for such disapproval shall be stated in writing. In the event the ARC requests additional information, plans or explanations, the running of the twenty (20) day period shall be tolled from the date of such request until such additional information, plans or explanations are furnished to Declarant. In the event the ARC does not take any of the actions specified above within the twenty (20) day period specified, then the Owner submitting such materials for review shall notify Declarant in writing, who shall, within ten (10) days after the receipt of such notice, cause such review to be completed in the manner specified above. In the event such review is not completed within such additional ten (10) days, such plans and specifications shall be deemed approved as submitted.

3.05. In the event a Dwelling unit, structure, or improvement situated upon any Lot shall have been constructed, remodeled, altered, reconstructed, repaired and/or restored other than in accordance with the approved plans and specifications, the Board shall declare the owner of such lot in default of the provisions of this Article, and the Board may take such action that is permitted in Article 8, or otherwise in law and/or in equity to enforce the provisions of this Declaration and the decision of the ARC. The Board may, however, upon a determination that such default does not substantially conflict with the policies and provisions of the Design Standards, waive such default. So as to assist the Board in making determinations regarding any violations or potential violations, the Board and the ARC, through their authorized officers, employees, and agents shall have the right to enter upon any lot at all reasonable times for the purposes of ascertaining such lot or the construction, remodeling, alteration, repair, reconstruction, and/or restoration of any Dwelling Unit, structure or improvement on such Lot is in compliance with the provisions of this Article.

3.06. The ARC may impose reasonable fees for the processing of plans and specifications. Such fees may cover the cost of such processing, including inspection costs and professional fees. The fee shall be payable at the time of submission of the item for approval, and shall be paid to the ARC, who shall then provide such funds directly to the Board.

3.07. In the event the ARC disapproves plans and specifications submitted to it, the Applicant submitting the disapproved plans and specifications may, within ten (10) days after the date the ARC renders its decision of disapproval, appeal such decision to the Board. The Board, by a majority vote, may overturn the ARC's decision to disapprove the appealing parties' plans and specifications if the Board determines the ARC's determinations of disapproval was arbitrary or unreasonable. The Board's decision on any appeal shall be final, and shall be rendered within thirty (30) calendar days after the date the appeal is filed.

3.08. Upon written request from any Owner, the ARC shall furnish a written statement in form suitable for filing for record as to whether the Architectural Restrictions have been complied with in regard to any Lot.

3.09. The acceptance of a deed to a Lot hereunder and the filing of the same for record hereafter shall constitute acknowledgment by such Lot Owner (i) that in examination of plans and specifications submitted, ARC will take into consideration plans and specifications already approved, or in process of being reviewed for approval, of proposed improvements on adjacent lots and the effect of said proposed improvements on the Lot with reference to its effect upon the neighboring properties and the overall development of the Subdivision and (ii) that the ARC may require submission of samples of construction materials to be used in the construction of the residence as a condition of approval of the plans and specifications. The filing for record of a deed to a Lot as aforesaid shall also constitute acknowledgment by such Lot Owner that the ARC shall not be responsible or liable to said Owner or to any Owner of Lots in the Subdivision by reason of the exercise of its judgment in approving or disapproving plans submitted, nor shall ARC be liable for any expense incurred by any Lot Owner in the preparation, submission, and, if necessary, resubmission of the proposed plans and specifications. The decision by the ARC to approve plans and specifications or to approve any plans and specifications with specified modifications shall be final and conclusive.

3.10. Except for the necessity of installation of sewer lines or other utilities, where trees exist in the rear of lots, there shall be areas designated as "tree preservation zones" and/or "no disturb zones" on the final plat. These areas as depicted on the recorded plat vary in size. No tree shall be removed from these areas or the areas otherwise disturbed unless they are hazard, dead, diseased or dying trees. No accessory structure shall be located in these identified areas. The Township Zoning Inspector shall have specific authority to enforce this provision as a matter of zoning compliance under this text and under the Township Zoning Resolution and as shall be granted a private right of enforcement within the Deed Restrictions for the community.

3.11. All improvements shall be constructed substantially in accordance with the approved plans, specifications and drawings.

3.12. Prohibited accessory uses and/or structures: (i) Burns/garden sheds larger than one-hundred (100) square feet (ii) Wind turbines or similar wind-powered energy generating equipment (iii) Above grade swimming pools six inches or more above grade with a surface area of thirty-six (36) square feet or more, (this does not include hot tubs/spas) (iv) Outside television or radio aerial or antenna, or other aerial or antenna, including satellite receiving dishes, for reception or transmission, shall be maintained on the property, to the extent permissible under applicable statutes and regulations, including those administered by the Federal Communications Commission,

except that this restriction shall not apply to satellite dishes with a diameter less than one (1) meter, erected or installed to minimize visibility from the street which the dwelling fronts

3.13. In ground pools shall be flush with the grade; shall be limited to the rear yard; all pool equipment shall be located behind the principle structure not visible from the right-of-way; pool decking (either brick pavers, stone or concrete) shall not be closer than ten (10) feet from any side property line; landscape screening (mixture of evergreen and deciduous bushes, shrubs and trees shall) be utilized to screen views from all adjacent properties and on the outside of the required fencing).

3.14. Pool houses/cabanas/pool pump house: shall be integrated architecturally into the overall design of the principle structure and shall utilize design cues that will complement the principle structure. Pool houses shall not encroach into any restricted side or rear yard setback.

3.15. Hot tubs/spas shall be located behind the principle structure and shall not be within twenty (20) feet from any side property line. The above ground hot tub/spa shall be screened from view with evergreen trees and not visible from any neighboring property or right-of-way.

3.16. Pergolas shall be located in the rear yard only; shall not encroach into the side or rear yard setback; shall be integrated into the overall design of the landscape; shall be wood and/or metal with or without drapes.

3.17. Trellises shall be located in the rear yard only; shall not encroach into the side or rear yard setback; shall be integrated into the overall design of the landscape; shall be wood and/or metal.

3.18. Green House shall be located in the rear yard only; shall not be closer than twenty (20) feet from any side property line; maximum pad area of ten (10) feet by ten (10) feet; shall be metal or wood frame enclosed with glass; shall be landscaped with deciduous and evergreen material so as not to be seen from the right-of-way.

3.19. Garden storage sheds or detached storage sheds shall mimic the exterior materials of the principle structure (same material, same color and roof shingle); shall not be within twenty (20) feet of any side property line; shall not be visible from the right-of-way; maximum size shall be limited to ten (10) feet by ten (10) feet pad (this shall include all overhangs and projections) and if backing to an adjacent lot the shed shall have landscaping to soften the view.

3.20. Gazebos shall be located in the rear yard not closer than twenty (20) feet of any side property line; shall be wood, metal or wood frame clad in vinyl; appropriately landscaped with evergreen and deciduous shrubs, bushes and upright material.

3.21. Patios shall be located in the rear yard; shall not encroach into any restricted setbacks.

3.22. Decks shall be located in the rear yard; shall not wrap around the side of principle structure; shall not encroach into any restricted setbacks. Elevated decks shall not be utilized for storage unless full board on board skirting is installed; lattice is not permissible for storage screening.

3.23. Property line fencing is limited to treated or cedar wood; four (4) foot wall (as measured from grade to top of post); styles permitted are three (3) rail split and three (3) rail smooth equestrian with optional black wire or vinyl mesh mounted on the inside of the fence. Location of the fence is limited to the rear yard and shall not encroach into tree preservation zones and/or no disturb zones, major flood routes, County easements, building line setbacks or pass the rear plane of the principle structure.

3.24. Pool fencing shall be limited to aluminum or wrought iron fencing and shall be located directly adjacent (within five (5) feet) of the pool decking and shall not be utilized as a property enclosure. Pool fencing shall meet all local standards.

3.25. Children play structures and play equipment are limited to the following: wooden play structures with muted colors for canopies, slides and swing seats; trampolines (anchored), sport bounce back equipment, basketball netting, lacrosse goals and soccer goals are limited to the rear yards. Basketball hoop either temporary or permanent can be located in front of the principle structure but shall not be located in the street. Rear yard basketball courts shall not have lighting, shall be screened with evergreen landscaping and shall not be closer than twenty feet from any side property line.

3.26. A Zoning Certificate from individual homeowners subject to compliance with the Township Zoning Resolution and Zoning Clearance procedures are required for the following items: pools, pool houses/cabanas, pump house for pool, green house, garden storage sheds, patios, decks and property line fencing. In order to apply for a Zoning Certificate at the Township, individual homeowner applicants shall first gain ARC approval. All other items not listed above will require ARC approval.

ARTICLE 4. CONSTRUCTION STANDARDS

4.01. One-story dwellings shall have a minimum square footage of 2,000 square feet. Dwellings of more than one story shall have a minimum of 2,400 square feet.

4.02. Exterior construction materials shall be brick, stone, manufactured stone veneer, stucco, EIFS with drainage, wood or wood fiber planks such as Hardie Plank or such other product or products as approved by the ARC as being consistent with the standards of this section. However, the use of aluminum or vinyl siding other than for soffit or fascia shall be specifically prohibited. Roofing shall be a minimum of 25-year dimensional asphalt shingles. Other roofing materials will be allowed only with written approval of ARC.

4.03. As part of the initial construction of each dwelling each owner shall construct a concrete driveway apron.

4.04. As part of the initial landscaping, each dwelling owner, other than Declarant, shall provide street trees at a spacing not to exceed 50 feet on center between trees across the entire frontage of the street right-of-way(s). Each lot shall be provided with at least two trees along all public right-of-way(s). The trees shall be of a variety specified by Declarant and have a minimum of a 2 inch caliper. The placement of the street trees will be approved by the ARC.

4.05. No construction, grading or other improvements shall be made to any Lot if such improvement would interfere with or otherwise alter the general grading and drainage plan of the property or any existing swales, floodways or other drainage configurations.

4.06. In the event an Owner or any contractor or subcontractor of an Owner damages any utility property, public property, or property of another Owner located within an easement shown on the recorded Final Plat, the Owner who caused (or whose agent caused) the damage shall be liable for the cost of repair. Owner shall indemnify Declarant and the Owners' Association against any such claim for damages.

4.07. No Owner or contractor or subcontractor of any Owner may cause the removal of any trees owned by another Owner or dump, bury, spread or otherwise dispose of any earth or debris of any nature on the Property of any other Owner.

4.08. Except for the necessity of installation of sewer lines or other utilities, where trees exist in the rear of lots, there shall be areas designated as "tree preservation zones" and/or "no disturb zones" on the final plat. These areas as depicted on the recorded plat vary in size. No tree shall be removed from these areas or the areas otherwise disturbed unless they are hazardous, dead, diseased or dying trees. No accessory structure shall be located in these identified areas. The Township Zoning Inspector shall have specific authority to enforce this provision as a matter of zoning compliance under the project zoning text and under the Township Zoning Resolution and as shall be granted a private right of enforcement within the Deed Restrictions for the community.

4.09. The ARC will prescribe a type of mailbox, a standard signage to be used on mailboxes and a standard for signage to be used by Realtors, builders, architects and other persons offering homes for sale. No type of mailbox and no type of signage other than the prescribed types shall be used or placed upon the Property.

ARTICLE 5. PLAT

5.01. The utility easements shown on the recorded Final Plat of the MITCHELL HIGHLANDS subdivision, shall be for the purpose of extending underground utility service of all kinds, including water, storm drainage, sanitary sewer, electric, telephone, gas and cable television, and shall be for the benefit of the Property, the Owners, the Declarant and the utilities and governmental agencies extending such service.

5.02. No Lot may be split into any smaller unit of any size. The reserves within the community shall not be split into small parcels or shall be developed in the future.

ARTICLE 6. OWNERS' ASSOCIATION

6.01. As set forth in Section 1.05 above, the Declarant has heretofore caused to be formed an Ohio not for profit corporation, the name of which is MITCHELL HIGHLANDS Owners' Association (the "Owners' Association"). Membership in the Owners' Association for the owner of each lot is mandatory. All lot owners shall be voting members in the Owners' Association. Each member shall have one (1) vote for each Lot owned by such Owner; provided, however, that in the event more than one Person shall be the Owner of any Lot by reason of tenancy in common, survivorship tenancy or otherwise, a majority of the Persons owning such Lot shall cast the single vote for that Lot.

6.02. The Owners of the Lots in said Subdivision hereby agree for themselves and their respective heirs, successors and assigns that facilities now or hereafter constructed or created shall be held by the Owners' Association for the benefit of the owners of all Lots of the Subdivision. It shall be the responsibility of the Owners' Association to maintain the entrances, additional reserves and landscape buffers as identified on the final plat. The Owners' Association to the subdivision shall own and maintain the reserves and surrounding area in an attractive and aesthetically appealing condition. Such responsibility shall include, but not be limited to, caring for and

maintaining, in an attractive manner, the landscaping in the area, seeding and mowing along the right-of-way and entrance way, lighting and other architectural and landscaping embellishments.

6.03. The Owners' Association shall keep and maintain insurance on commonly owned facilities in such amount as the Owners' Association may deem reasonable.

6.04. The Owners' Association reserves the right to enact at any time and from time to time reasonable rules and regulations for the use of the commonly owned facilities. Each Owner agrees to abide and comply with any such rules and regulations.

6.05. The Owners' Association shall accept deed(s) transferring the reserves, green space, parks and/or open space not included in platted lots for single-family residences.

6.06. Upon conveyance of 90% of the lots within MITCHELL HIGHLANDS (including additions of adjacent or will become adjacent to properties to be included within the total number of lots of MITCHELL HIGHLANDS by the Declarant) and after approval of all the initial building plans of all Lots by the ARC, the approvals required thereafter of the Declarant shall automatically vest in the Owners' Association.

6.07. Declarant shall release all responsibilities of maintenance of MITCHELL HIGHLANDS to MITCHELL HIGHLANDS Owners' Association no later than upon transfer to third parties 90% of the lots platted as MITCHELL HIGHLANDS.

6.08. The Association shall be governed by its Board of Trustees, who shall be appointed or elected by the members of the Association in accordance with the voting rights and the other rights and proceedings set forth in the Bylaws. All provisions of the Bylaws of the Association are incorporated into this Declaration by reference.

ARTICLE 7. ASSESSMENTS

7.01. ESTABLISHMENT OF ASSESSMENTS. For the purpose of providing funds for maintenance, repairs and improvements of the entrance way, open spaces, the right-of-way, and other expenses and costs incurred by the Owners' Association, the trustees of the Owners' Association shall, prior to Jan. 1 of each year, determine an estimated budget for the following calendar year, or in the case of the first year, if only a part of a calendar year, the remainder of that calendar year and establish an equal annual assessment as to each Lot. These assessments shall be payable in advance, annually, or in such periodic installments and with such due dates as the trustees from time to time determine regardless of the size, shape, or location of the said Lot and irrespective of whether the Lot has been improved with a residence.

7.02. ESTABLISHMENT OF LIEN. If any Lot Owner shall fail to pay any installment within ten (10) days after due, the Owners' Association shall be entitled to a valid lien for that installment or the unpaid portion of that year's assessment, if the trustees so elect, together with late fees, other costs, and the interest thereon as established by the Trustee of the Association, which lien shall be effective from the date that the Owners' Association certifies the lien to the Union County, Ohio Recorder. Additionally, each such assessment, together with late charges, other costs, and the interest thereon, shall also be the joint and several personal obligation of the Lot Owner who owned the Lot at the time when the assessment fell due. The obligation for delinquent assessments, interest, late charges and costs shall not be the personal obligation of that Owner's successors in title unless expressly assumed by the successors, provided, however, that the right of the Owners' Association to a lien against that Lot, or to foreclose any lien thereon for these delinquent assessments, interest, late charges and costs, shall not be impaired or abridged by reason of the transfer of ownership of a Lot, but shall continue unaffected thereby. The lien shall be deemed subject and subordinate to any first mortgage lien filed prior to the certification of the Owners' Association's lien to the Union County, Ohio Recorder, or prior to the date that the Owners' Association obtains a certificate of judgment against a defaulting Owner and causes said judgment to become a lien, whichever is the first to occur.

7.03. SPECIAL ASSESSMENT LIEN. Each Lot Owner shall comply, or cause compliance, with all covenants, requirements, and obligations contained herein, and with all rules and regulations promulgated by the Owners' Association. Upon the failure of a Lot Owner to comply with such covenants, requirements, and obligations, the Owners' Association, in addition to any other enforcement rights it may have hereunder, may, upon action by the Board, take whatever action the Board deems appropriate to cause compliance, including, but without limitation, repair, maintenance, and reconstruction activities, and the removal of improvements or any other action required to cause compliance with the covenants, requirements and obligations contained herein. All costs incurred by the Owners' Association in causing such compliance, together with the interest at such lawful rate as the trustees may from time to time establish, shall be immediately due and payable from the Lot Owner to the Owners' Association; and the Owners' Association shall be entitled to a valid lien as security for the payment of such costs incurred and the interest thereon, which lien shall be filed in the Office of the Union County, Ohio Recorder. Any such lien shall be deemed subject and subordinate to any first mortgage lien filed prior to the certification of the Owners' Association lien to the Union County, Ohio Recorder, or prior to the date that the Owners' Association obtains a certificate of judgment lien against such Lot Owner, whichever is the first to occur.

ARTICLE 8. DURATION; ENFORCEMENT

8.01. Each Owner, by acceptance of a deed or other instrument of conveyance, accepts the same subject to these Restrictions; and the rights and obligations created by these Restrictions shall run with the land until January 1, 2050, after which time said covenants shall automatically renew for successive periods of ten (10) years, unless earlier terminated by a majority vote of the then Owners of the Lots at a meeting scheduled and conducted for that purpose. The violation of any provision of these Restrictions shall give to each of (i) the Declarant, (ii) the Owners' Association and (iii) any group of three or more Owners acting together the right to enjoin, by appropriate legal proceeding, the continuance of any such violation.

8.02. No restrictions imposed hereby shall be abrogated or waived by any failure to enforce the provisions thereof, regardless of how many violations or breaches may occur.

8.03. The invalidity of any one of these Restrictions, in whole or in part, by judgment, court order or any other manner, shall not impair or affect in any manner the validity, enforceability or effect of the rest of the Restrictions herein contained.

8.04. Any non-substantial changes in the Restrictions herein contained may be waived by the Declarant prior to the time a majority of the Lots have been conveyed to Owners other than the Declarant. Thereafter, the Declarant herein may waive any non-substantial changes in the Restrictions only with the written consent of the Owners' Association or with the written consent of a majority of the Owners other than the Declarant. After Declarant has sold 90% of the Lots, any Restrictions may be waived only by the Owners' Association or by the Owners of a majority of the Lots.

8.05. Curing Default; Lien. If any Default occurs with respect to any Lot under the provisions of this Declaration, the Board shall give written notice to the Owner, with a copy of the notice to any Occupant in Default and a copy to any first mortgagee of the Lot who has requested copies of default notices, setting forth in reasonable detail the nature of the Default and the specific action(s) required to remedy the Default, except that no notice of Default shall be required before the Board takes any of the actions set forth in Article 7 for nonpayment of Assessments. If the Owner or Occupant shall fail to take the specific action(s) within 30 days after the mailing of the notice, the Board may, but shall not be required to, exercise any or all of its rights in this Declaration or otherwise available at law or in equity. The Board may exercise without notice any of its rights with respect to any Default, if it determines that an emergency exists requiring immediate action. In addition to any other remedies set forth in this Declaration or any remedies at law or equity, the Association may assess a charge of up to Fifty Dollars (\$50.00) for each day an Owner is in default.

8.06. Notwithstanding the foregoing, prior to imposing a charge for damages, charges provided for in this Declaration, or an enforcement assessment, the Board shall give the Owner a written notice and opportunity to cure pursuant to Section 5312.11 of the Ohio Revised Code including a description of the property damage or violation, the amount of the proposed charge or assessment; a statement that the Owner has the right to a hearing before the Board to contest the proposed charge or assessment; a statement setting forth the procedures to request a hearing; and a reasonable date by which the Owner must cure a continuing violation to avoid the proposed charge or assessment, if such an opportunity to cure is applicable. To request a hearing, the Owner shall deliver a written notice to the Board not later than the tenth (10th) day after receiving the notice described in this paragraph. If the Owner fails to make a timely request for a hearing, the right to a hearing is waived, and the Board may immediately impose a charge for damages, charges provided for in this Declaration, or an enforcement assessment. If an Owner requests a hearing, at least seven (7) days prior to the hearing the Board shall provide the Owner with a written notice that includes the date, time and location of the hearing. The Board shall not levy a charge or assessment before holding any hearing requested pursuant to this Section. Within thirty (30) days following a hearing at which the Board imposes a charge or assessment, the Association shall deliver a written notice of the charge or assessment to the Owner. Any written notice that this Section requires shall be delivered to the Owner or any Occupant of the dwelling unit by personal delivery, by certified mail, return receipt requested, or by regular mail.

8.07. Costs incurred by the Association in exercising any of its rights with respect to any Lot, together with court costs, reasonable attorneys' fees, other costs of enforcement, and other charges permitted by Ohio Revised Code Section 5312.11, shall be a binding personal obligation of the Owner and shall be payable on demand. If the Owner fails to pay costs within thirty (30) days after demand, the Association may file a notice of lien in the same manner and which shall have the same priority as the liens for Assessments provided in Article 7.

8.08. Remedies. Nothing contained in this Section shall be deemed to affect or limit the rights of the Association, any Owner or Occupant, or their legal representatives, heirs, devisees, successors or assigns, by appropriate judicial proceedings, to enforce the provisions of this Declaration or recover damages for any Default. It is declared that irreparable harm will result to beneficiaries of this Declaration by reason of a Default, and, therefore, each beneficiary shall be entitled to relief by way of injunction or specific performance to enforce the provisions of this Declaration as well as any other relief available at law or in equity.

8.09. No Waiver. The failure of the Association, any Owner or Occupant, or their legal representatives, heirs, devisees, successors or assigns, in any one or more instances, to exercise any right or privilege conferred in this Declaration, shall not constitute or be construed as the waiver of such right or privilege, including the right to cure any Default, but the same shall continue and remain in full force and effect as if no forbearance had occurred.

8.10. Rules and Regulations. The Board may adopt and enforce, and from time to time amend, reasonable rules and regulations (the "Rules and Regulations") regarding the administration, interpretation, and enforcement of this Declaration and the Bylaws. Each Rule and Regulation shall be consistent with and designed to further the purposes outlined in this Declaration. The Rules and Regulations may include, if the Board so elects, establishment of monetary fines for violations of this Declaration, the Bylaws or the Rules and Regulations, in such amounts as the Board may deem appropriate.

ARTICLE 9. EXPANSION

Declarant reserves the right, but shall not be obligated, to expand the MITCHELL HIGHLANDS Area to include other adjacent properties. Declarant shall have the right to transfer to any other person the right to expand, which is hereby reserved by an instrument duly recorded. Such expansion may be accomplished by recording a Supplemental Declaration in the records of the Recorder of Union County, Ohio, describing the real property to be Annexed and submitting it to the covenants, conditions, restrictions, easements and provisions of this Declaration. No Supplemental Declaration shall require the consent of the Owners. Any such expansion shall be effective upon the filing for record of such Supplemental Declaration except as provided therein. The expansion may be accomplished in stages by successive Supplemental Declarations or in one Supplemental Declaration. Any such Supplemental Declaration may add, delete, or modify provisions of this Declaration as it applies to the property being Annexed, provided, however, that this Declaration may not be modified with respect to property already subject to this Declaration except as provided herein for amendment.

ARTICLE 10. NOTICE

Any notices required or permitted to be served on Declarant shall be given by sending such notice by certified mail, return receipt requested, postage prepaid, addressed to Declarant at the following address:

Rockford Homes Inc.
999 Polaris Parkway, Suite 200
Columbus, Ohio 43240

Any notices required or permitted to be given to any Owner shall be given in the same manner, at the address shown for the mailing of tax bills to the Owner of each Lot at the Treasurer's Office, Union County, Ohio. Declarant has executed this Declaration as of the day first above written.

ROCKFORD HOMES, INC.,
an Ohio Corporation

By: *Donald R. Wick*
Donald R. Wick, President

State of Ohio
County of Delaware, ss:

The foregoing Deed of Restrictions was acknowledged before me this 28th day of November, 2017, by Donald R. Wick, President of Rockford Homes, Inc. an Ohio corporation.

Kimberly J. Walcheck
KIMBERLY J. WALCHECK
NOTARY PUBLIC
STATE OF OHIO
My Commission
Expires December 15, 2017

This instrument was prepared by Rockford Homes, Inc., 999 Polaris Parkway, Suite 200, Columbus, Ohio 43240

EXHIBIT A-1

Situated in the County of Union, State of Ohio and in the Township of Jerome and bounded and described as follows:

Being Lots Numbered One Hundred Twenty-Three (123) through One Hundred Fifty-Two (152), inclusive, of MITCHELL HIGHLANDS Section 1, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 6, Pages 23A, 23B & 23C, Slide 12, in the Office of the Recorder, Union County, Ohio.

Virginia Military Survey 3134

Prior Instrument References: 201608240006790, 201608310007043 & 201609290007931, Recorder's Office, Union County, Ohio

Lot No.	Property Address	Tax Parcel No.	Map No.
123	9430 Windsor Curve	17-0022019.0110	135-00-00-357.000
124	9420 Windsor Curve	17-0022019.0100	135-00-00-356.000
125	9410 Windsor Curve	17-0022019.0090	135-00-00-355.000
126	9400 Windsor Curve	17-0022019.0080	135-00-00-354.000
127	9390 Windsor Curve	17-0022019.0070	135-00-00-353.000
128	9380 Windsor Curve / 9431 Dewitt Rd	17-0022019.0060	135-00-00-352.000
129	9436 Dewitt Rd	17-0022019.0050	135-00-00-314.000
130	9428 Dewitt Rd	17-0022019.0040	135-00-00-313.000
131	9424 Dewitt Rd	17-0022019.0030	135-00-00-312.000
132	9416 Dewitt Rd	17-0022019.0020	135-00-00-311.000
133	9412 Dewitt Rd	17-0022019.0010	135-00-00-310.000
134	9404 Dewitt Rd	17-0022026.0060	135-00-00-309.000
135	9398 Dewitt Rd	17-0022026.0050	135-00-00-308.000
136	9392 Dewitt Rd	17-0022026.0040	135-00-00-306.000
137	9382 Dewitt Rd	17-0022026.0030	135-00-00-305.000
138	9372 Dewitt Rd	17-0022026.0020	135-00-00-304.000
139	9364 Dewitt Rd	17-0022040.0040	135-00-00-304.000
140	9350 Dewitt Rd	17-0022040.0030	135-00-00-303.000
141	9340 Dewitt Rd	17-0022040.0060	135-00-00-303.000
142	9355 Dewitt Rd	17-0022040.0050	135-00-00-368.000
143	9363 Dewitt Rd	17-0022026.0130	135-00-00-367.000
144	9360 Dewitt Rd	17-0022026.0120	135-00-00-366.000
145	9377 Dewitt Rd	17-0022026.0110	135-00-00-365.000
146	9387 Dewitt Rd	17-0022026.0090	135-00-00-364.000
147	9391 Dewitt Rd	17-0022026.0080	135-00-00-363.000
148	9399 Dewitt Rd	17-0022026.0070	135-00-00-362.000
149	9405 Dewitt Rd	17-0022019.0140	135-00-00-360.000
150	9411 Dewitt Rd / 9383 Windsor Curve	17-0022019.0130	135-00-00-359.000
151	9397 Windsor Curve	17-0022019.0120	135-00-00-358.000
152	Windsor Curve	17-0022019.0120	135-00-00-358.000

EXHIBIT A-2

Situated in the County of Union, State of Ohio and in the Township of Jerome and bounded and described as follows:

Being Lots Numbered One (1) through Six (6), inclusive, Thirty-Eight (38), Fifty-Two (52) through Fifty-Six (56), inclusive, Eighty-Eight (88) through One Hundred One (101), and One Hundred Seven (107) through One Hundred Fourteen (114), inclusive, all of MITCHELL HIGHTLANDS Section 2, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 6, Pages 24A, 24B & 24C, Slide 12, Recorder's Office, Union County, Ohio.

Virginia Military Survey 5134

Prior Instrument References: 201608240006790 Recorder's Office, Union County, Ohio

Lot No.	Property Address	Tax Parcel No.	Map No.
1	9514 Canterbury Ave	15-0022018.0090	135-00-00-335.000
2	9522 Canterbury Ave	15-0022018.0100	135-00-00-336.000
3	9528 Canterbury Ave	15-0022018.0110	135-00-00-337.000
4	9536 Canterbury Ave	15-0022018.0120	135-00-00-338.000
5	9542 Canterbury Ave	15-0022018.0130	135-00-00-339.000
6	9550 Canterbury Ave	15-0022018.0140	135-00-00-340.000
38	9552 Altwick Loop / 9553 Highlands Ave	15-0022018.0150	135-00-00-341.000
52	9423 Altwick Loop	17-0022019.0300	135-00-00-345.000
53	9415 Altwick Loop / 9521 Highlands Ave	17-0022019.0310	135-00-00-346.000
54	9505 Highlands Ave	17-0022019.0320	135-00-00-347.000
55	9497 Highlands Ave	17-0022019.0330	135-00-00-348.000
56	9491 Highlands Ave	17-0022019.0340	135-00-00-349.000
88	9441 Dewitt Rd / 9490 Highlands Ave	17-0022019.0350	135-00-00-350.000
89	9440 Dewitt Rd / 9500 Highlands Ave	17-0022019.0170	135-00-00-316.000
90	9510 Highlands Ave	17-0022019.0180	135-00-00-317.000
91	9520 Highlands Ave / 9401 Greystone Ct	17-0022019.0190	135-00-00-318.000
92	9395 Greystone Ct	17-0022019.0200	135-00-00-319.000
93	9385 Greystone Ct	17-0022019.0210	135-00-00-320.000
94	9381 Greystone Ct	17-0022019.0220	135-00-00-321.000
95	9375 Greystone Ct	17-0022019.0230	135-00-00-322.000
96	9374 Greystone Ct	17-0022019.0240	135-00-00-323.000
97	9386 Greystone Ct	17-0022019.0250	135-00-00-324.000
98	9394 Greystone Ct	17-0022019.0260	135-00-00-325.000
99	9402 Greystone Ct / 9530 Highlands Ave	17-0022019.0270	135-00-00-326.000
100	9414 Altwick Loop / 9531 Highlands Ave	17-0022019.0280	135-00-00-342.000
101	9422 Altwick Loop	17-0022019.0290	135-00-00-344.000
107	9557 Altwick Loop / 9541 Highlands Ave	15-0022018.0160	135-00-00-342.000
108	9549 Canterbury Ave / 9540 Highlands Ave	15-0022018.0010	135-00-00-327.000
109	9543 Canterbury Ave	15-0022018.0020	135-00-00-328.000
110	9537 Canterbury Ave	15-0022018.0030	135-00-00-329.000
111	9529 Canterbury Ave	15-0022018.0040	135-00-00-330.000
112	9523 Canterbury Ave	15-0022018.0050	135-00-00-331.000
113	9517 Canterbury Ave	15-0022018.0060	135-00-00-332.000
114	9511 Canterbury Ave	15-0022018.0070	135-00-00-333.000



**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

September 3rd, 2020

Public Service with integrity

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

Re: Mitchell Highlands
Preliminary Plat Extension

Brad,

We have completed our review for the above preliminary plat extension, received by our office on August 25, 2020. We recommend the preliminary plat be extended, subject to the conditions from our original preliminary plat comment letter dated September 1, 2016 and enclosed.

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

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

Bill Narducci

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

Enc: Preliminary Plat Review Letter dated September 1st, 2016
Preliminary Plat Review Letter dated September 6th, 2018



**County Engineer
Environmental Engineer
Building Department**

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

Marysville Operations Facility

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

Richwood Outpost

190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

September 1, 2016

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

Re: Preliminary Plat Review
Mitchell Highlands Subdivision

Bradley,

We have completed our review for the above preliminary plat, received August 22, 2016. We recommend it be approved with modifications. Items listed below should be addressed in the final construction drawings.

1. All log jams, dead, diseased (including all Ash) and dying trees shall be removed from streams that will become part of the Union County Ditch Maintenance Program. This work shall be completed as early as permitting allows and prior to home construction within the development for ease of access.
2. Our office will require dedication of 30' minimum of right of way on Mitchell-Dewitt Road, along the frontage of the development. Current right of way along is 25' from the centerline.
3. The submitted traffic impact study is under review.
4. We are currently working with the City of Marysville and Union County Health Department in providing access to the proposed sewer system to the existing residences along Industrial Parkway. The plat shows proposed laterals to some of those properties. Some means of access to the sewer system for the remainder of those properties will be required.
5. All drainage easements will be reviewed in more detail during the review of the construction drawings.
6. The landscaping plan provided will be reviewed in more detail during the review of the construction drawings.
7. Detail all flood routing swales, including 100 year water surface elevation, ensuring at least 1' of freeboard between the 100 year water surface and the limits of the drainage easement.
8. The stormwater management report will be reviewed by our office during the review of the construction drawings.
9. A Ditch Petition will need to be prepared and executed between developer and County prior to approval of the construction drawings.
10. Provide detailed construction drawings to private utility providers.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3122.

Sincerely,



Bill Narducci, PE
Engineering Manager
Union County Engineer

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



**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

September 6, 2018

Public Service with integrity

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

Re: Mitchell Highlands
Preliminary Plat Extension

Brad,

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

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

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

Bill Narducci

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

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

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Tuesday, September 1, 2020 2:38 PM
To: Brad Bodenmiller
Subject: Re: Distribution Letter for Mitchell Highlands - Preliminary Plat Extension

Brad,

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

Please do not hesitate to contact me with any further questions.

Thanks,
Jeremy

On Tue, Aug 25, 2020 at 8:42 PM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

Good evening,

I attached a copy of the **Distribution Letter** generated for and a **digital copy of the Plat** for Mitchell Highlands – Preliminary Plat Extension. Please note the meeting dates and call with any questions.

This month, I am unable to circulate paper copies of the plat because I am self-quarantining. For record-keeping purposes, I intend to mail a paper copy of the plat once I am able to do so. Unfortunately, it's unlikely to be prior to our meetings.

If you need a paper copy of the plat for your review, please let me know and I will try to make arrangements for one to be sent to you.

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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

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

--

Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

City of Marysville, Ohio

209 South Main Street

Marysville, Ohio 43040

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

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

jhoyt@marysvilleohio.org



Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Tuesday, September 1, 2020 2:38 PM
To: Brad Bodenmiller
Subject: Re: Distribution Letter for Mitchell Highlands - Preliminary Plat Extension

Brad,

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

Please do not hesitate to contact me with any further questions.

Thanks,
Jeremy

On Tue, Aug 25, 2020 at 8:42 PM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

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jhoyt@marysvilleohio.org



Brad Bodenmiller

From: Beau Michael <bmichael@ure.com>
Sent: Thursday, September 3, 2020 9:39 AM
To: Brad Bodenmiller; Ed Peper
Subject: Re: LUC letter GPN-12-phase 5 Final Plat

Brad,

Thank you, URE has no comments for the extension for Mitchell Highlands.

Beau Michael

Director, Development and Energy Services

Union Rural Electric Cooperative, Inc.

15461 US Highway 36 Marysville Ohio 43040

Desk: (937)645-9251 Cell: (937)537-0370

bmichael@ure.com

www.ure.com

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Thursday, September 3, 2020 9:33 AM
To: Beau Michael <bmichael@ure.com>; Ed Peper <epeper@ure.com>
Subject: RE: LUC letter GPN-12-phase 5 Final Plat

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Beau,

I don't need comments or anything acknowledging the extension, unless you have new comments. I think it would be a unusual to submit comments on a Preliminary Plat Extension. (I have gotten comments from time to time from other agencies, but not regularly.)

Bradley Bodenmiller

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From: Beau Michael <bmichael@ure.com>
Sent: Thursday, September 3, 2020 9:29 AM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Ed Peper <epeper@ure.com>
Subject: RE: LUC letter GPN-12-phase 5 Final Plat

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Are comments needed for Mitchell Highlands? I believe it is just an extension.

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Beau Michael

Director, Development and Energy Services

Union Rural Electric Cooperative, Inc.

15461 US Highway 36E Marysville, Ohio 43040

D: (937)645-9251 C: (937)537-0370

bmichael@ure.com

www.ure.com

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Sent: Thursday, September 3, 2020 9:25 AM

To: Ed Peper <epeper@ure.com>

Cc: Matt Zarnosky <mzarnosky@ure.com>; Beau Michael <bmichael@ure.com>

Subject: RE: LUC letter GPN-12-phase 5 Final Plat

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From: Ed Peper <epeper@ure.com>

Sent: Thursday, September 3, 2020 8:17 AM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Cc: Matt Zarnosky <mzarnosky@ure.com>; Beau Michael <bmichael@ure.com>

Subject: RE: LUC letter GPN-12-phase 5 Final Plat

Hello Brad,

I meant to get this sent out yesterday but was having some issues with my Microsoft Outlook and emails weren't being saved or sent.

However, attached are my comments for the Final plat for GPN-12 Phase 5.

Thanks,

Ed Peper

Engineer II

Union Rural Electric Cooperative, Inc.

15461 US Highway 36 | Marysville, Ohio 43040

Office: (937)645-9240

epeper@ure.com

www.ure.com

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Ed Peper

Engineer II

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Office: (937)645-9240

epeper@ure.com

www.ure.com



Staff Report – Village Neighborhood Section 4 Phase 3

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of Village Neighborhood, Section 4 (VN-4), Phase 3 – Final Plat.
Location:	Located west of Jerome Road, north of Hill Road, and south of Harriott Road in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 1.266 acres of land and proposes 1 single-family residential lot.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 0.239 acres in single-family residential lots○ 1.027 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville water○ Jerome Village Community Authority collection and City of Marysville sanitary sewer treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was originally approved in December 2015. It was extended in December 2017 and December 2019.○ The Phase 1 Final Plat was approved in September 2016.○ The Phase 2 Final Plat was approved in October 2019.○ The Phase 3 Final Plat was approved in September 2020. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 09-03-20. The Engineer's Office reported the
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Staff Report – Village Neighborhood Section 4 Phase 3

	<p>Construction Drawings are approved, but construction has not completed. Due to this, a bond was required and approved by the Commissioners as part of VN-4, Phase 1. The Engineer's Office recommended approval of the Final Plat.</p> <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No comments received as of 09-02-20.• Union County Health Department<ul style="list-style-type: none">○ No comments received as of 09-02-20. Standard comments from the Health Department are below:<ol style="list-style-type: none">1. "All efforts should be made to provide a point of connection (via easements and/or 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<ul style="list-style-type: none">○ Per an email dated 09-01-20, the City wrote it had no further comments.• Jerome Township<ul style="list-style-type: none">○ Jerome Township submitted comments in a letter dated 09-04-20. The Township advised the Final Plat complies with the approved Development Plan. The Township also provided comments:<ol style="list-style-type: none">1. Sheet 1: A section line appears between "Rear Yard" and "Side Yard" setback information lines in
--	--



Staff Report – Village Neighborhood Section 4 Phase 3

	<p>the table. This would normally appear between the “Setbacks” line and the “Front Yard” line.</p> <ol style="list-style-type: none">Sheet 1 refers to yard setbacks. Please revise Sheet 2 to Building Setback, rather than Building Line. <ul style="list-style-type: none">• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 09-02-20.• Ohio Edison<ul style="list-style-type: none">○ No comments received as of 09-02-20.• LUC Regional Planning Commission<ol style="list-style-type: none">Sheet 1: Under Miscellaneous Restrictions/Notes, please review #25. The note refers to ERN-6, Phase 3. This is VN-4, Phase 3.Sheet 1: Per the Preliminary Plat approval, add a note to Sheet 1 defining “DOS” (§320).Sheet 1: Prior VN-4 final plats listed two variances.Sheet 1: Under the Surveyor’s Certification, please review and update #7. The note refers to VN-4, Phase 1. This is VN-4, Phase 3 (§323, 13.).
--	---

Staff Recommendations:	Staff recommends APPROVAL of the Village Neighborhood, Section 4 (VN-4), Phase 3 – Final Plat with the condition that all minor technical items addressed above be incorporated into the Final Mylar.
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Z&S Committee Recommendations:	In light of the comments having been incorporated on the Plat, Z&S Committee recommends APPROVAL of Village Neighborhood, Section 4 (VN-4), Phase 3 – Final Plat.
---	--



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Application for Final Plat Approval

Date: _____

Name of Subdivision: _____

Section/Phase: _____ Block _____

Location: _____

Township: _____ Military Survey: _____

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

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

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Acreage w/in Approved Preliminary Plat: _____ Acres

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

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

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

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Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

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

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

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

Typical Lot Width: _____ Feet Typical Lot Area: _____

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

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

Recreation facilities to be provided: _____

Approved method of Supplying Water Service: _____

Approved method of Sanitary Waste Disposal: _____

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

Approved 50' righth-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.* _____

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: _____

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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.		N/A
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.		



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.		
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.		
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.		

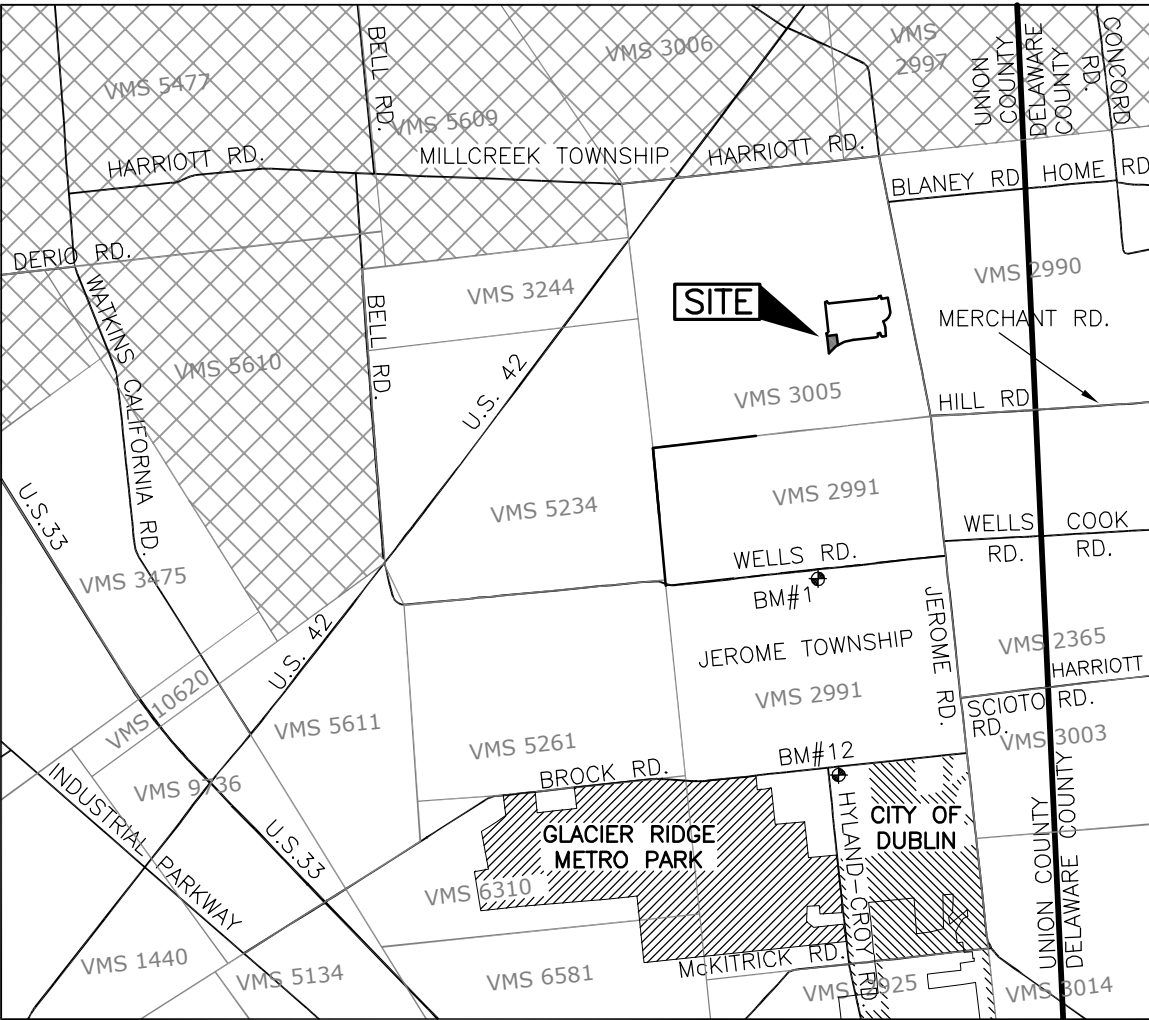
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LOCATION MAP



VILLAGE NEIGHBORHOOD SECTION 4 PHASE 3 IS SUBJECT TO JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS AS RECORDED IN VOLUME 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 THE 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

- 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.
- N/A
- Grading of the storm water retention areas shall not be changed.
- N/A
- 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.
- N/A
- 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.
- 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.
- All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

Residential Only

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

Miscellaneous Restrictions/Notes

- 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 getting 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.
- Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Gardenia and Begonia Drives. The owners of the fee simple titles to all of the lots in Eversole Run Neighborhood Section 6 Phase 3 Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
- Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of platting, utility service to this subdivision for electric power is provided by Ohio Edison, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbia Gas.

Jerome Village Blanket Restrictions

- No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Ravenhill Parkway, Wells Road, Ryan Parkway, Brock Road.
- 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.
- All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
- 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.
- If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
- No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Ravenhill, Ewing, Joshua, or Home Road.
- No on-street parking within Village Neighborhood Section 4 Phase 1
- 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 Ravenhill Parkway. Connections shall be directly adjacent to the open space along Ravenhill Parkway or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
- 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 (U)

We the undersigned owners of the within platted land, do hereby grant unto the Eversole Run Sewer District, City of Marysville, Ohio Edison, 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 Fig Grove Way, Chickasaw Way, Gardenia Drive, Begonia Drive and Orchard Hill Drive and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such waterlines, sewer lines, 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. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines outside the above described easement premises or the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

Drainage Easements (D)

We the undersigned owners of the platted land, do here by grant unto Union County and their successors and assigns (hereinafter referred to as grantees), a permanent easement within areas designated "Drainage Easement" "Utility Easement" and "Drainage and Utility Easement" to construct, operate, maintain, repair, reconstruct or relocate drainage facilities such as storm sewers, drainage swales or courses and other facilities as deemed necessary or convenient by the grantees for drainage required for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns or any other structure within said easement premises which may interfere with the installation and maintenance of drainage facilities.

VILLAGE NEIGHBORHOOD SECTION 4 PHASE 3

BEING PART OF VMS 3005, JEROME TOWNSHIP

UNION COUNTY, OHIO

Situated in State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 3005 and being 1.266 acres of land located in the remainder of that 194.363 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 672, Page 527, Recorder's Office, Union County, Ohio.

SHEET INDEX

Sheet 1 - Title/Signature Sheet
Sheet 2 - VN 4-3 Index/Overview and Detail Sheet

BASIS OF BEARINGS

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

VN 4-3 Area Summary	
Lots	0.239 AC
Openspace	1.027 AC
Total	1.266 AC

VN 4-3 Lot Summary	
80' Frontage	1

VN 4-3 Density	
Gross (Lots/Total Area)	0.790 du/ac
Net (Lots/Lot Area)	4.184 du/ac

Minimum Lot Size	
80' Frontage	10,400 SF

Setbacks	80' Frontage
Front Yard	25 FT
Rear Yard	30 FT
Side Yard	6 FT

PARCEL BREAKDOWN

Parcel Number	Map/GIS Number	Acreages of Parcel within VN 4-3
17-0010015.0010	116-00-00-059.000	1.266 AC.

Jerome Township Note:

The purpose of this plat is to show certain property, rights of way, and easement boundaries at the time of platting. At the request of the of the zoning authority at the time of platting, this plat shows some of the limitations and requirements of the zoning regulations in effect at the date of the filing of the plat. Such limitations and requirements are shown for informational purposes only, and should be verified with the zoning authority prior to the construction of any private improvements on the lot. This note shall not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

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 39159C0395D, 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. Only areas outside of the right-of-way will be a part of the County Ditch Maintenance Program.
- Note D: All dead, diseased, noxious or decayed trees or vegetation, 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 VN 4-3)
- 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 VN 4-3)
- 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

- 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:

- The accompanying plat represents a subdivision of land in VMS 3005, Jerome Township, Union County, Ohio.
- The tract has an area of 0.000 acres in streets, 0.239 acre in lots, and 1.027 acres in Reserves making a total of 1.266 acres.
- This plat was prepared based on a field survey performed in March, 2016 by American Land Surveyors, LLC.;
- All dimensions are shown in feet and decimal parts thereof. dimensions shown along curved lines are chord distances;
- This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0395D dated December 16, 2008
- 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 Adcock, S-8461".
- The accompanying plat is a correct representation of Village Neighborhood Section 4 Phase 1 as surveyed.

Signed and sealed this ____ day of _____, 2020.

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.
Lancaster, Ohio 43130
Attention: Jon (Brett) Adcock, P.S.

LUC. R.P.C. FILE # _____

Know all men by these presents that Jerome Village Company, 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 _____, 2020.

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 James Rost, Vice President and 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 _____, 2020.

Signature: _____ My commission expires: _____
Notary Public

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

Approved this ____ day of _____, 2020: _____
Union County Engineer

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

Approved this ____ day of _____, 2020: _____
LUC Regional Planning Commission

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this ____ day of _____, 20____ for the County of Union, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and accepted as such by Union County. In addition, street improvements within said dedicated rights-of-way shall not be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by Union County.+

Approved this ____ day of _____, 2020: _____
Union County Commissioner

Union County Commissioner Union County Commissioner

Transferred this ____ day of _____, 2020: _____
Union County Auditor

Filed for record this ____ day of _____, 2020, at ____ am/pm.

Recorded this ____ day of _____, 2020 at ____ am/pm in

Plat Book _____, Page _____
Union County Recorder

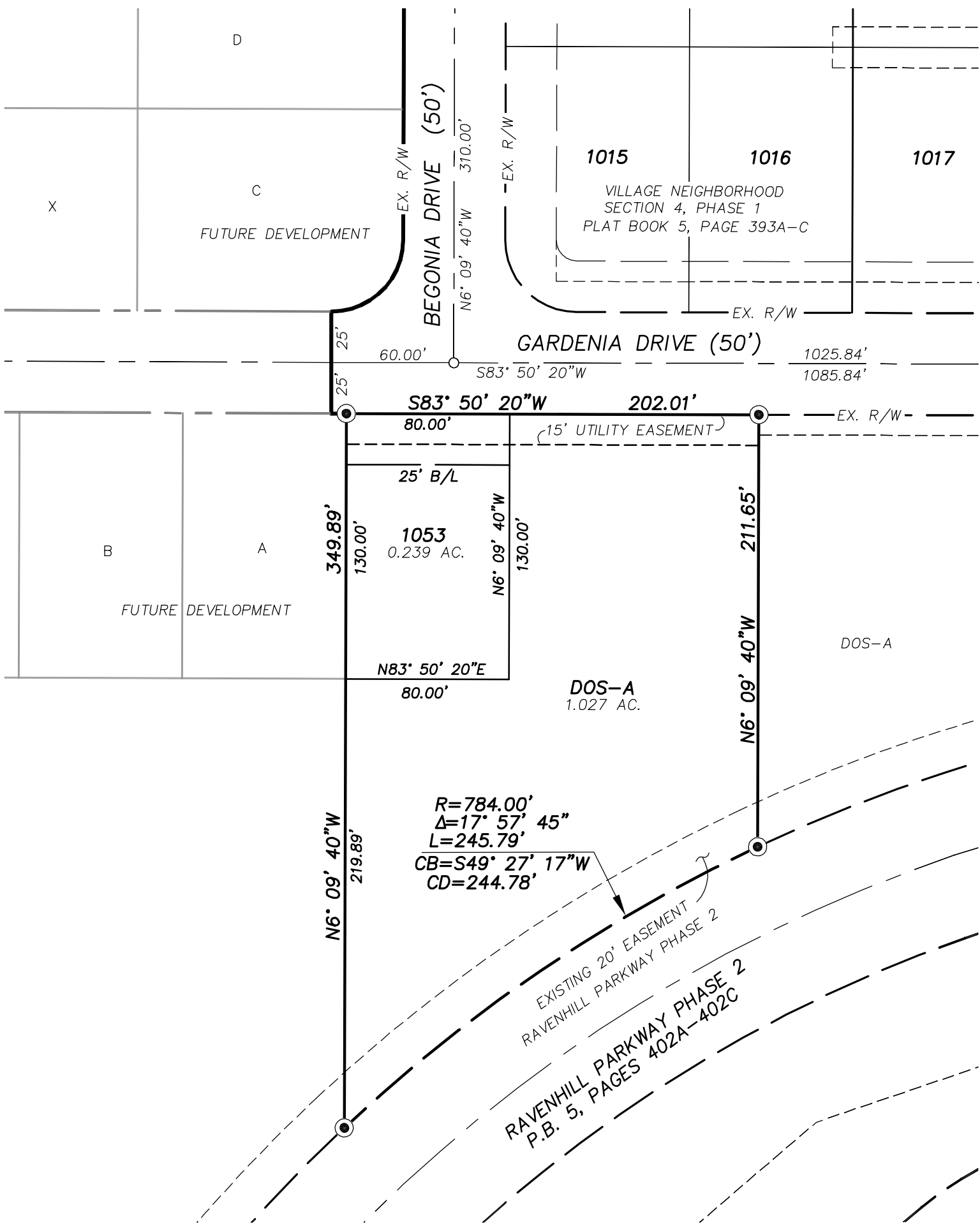
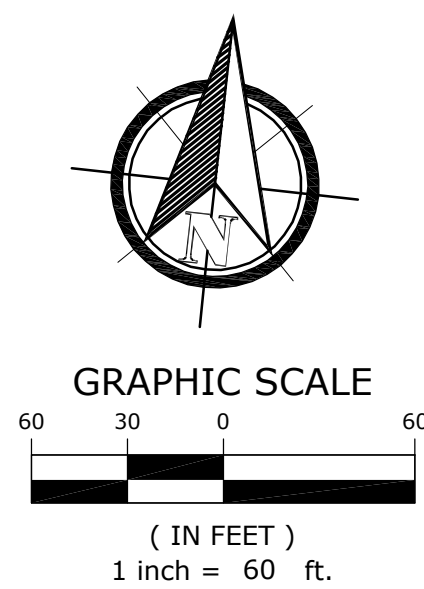
1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

ALS AMERICAN LAND SURVEYORS

Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	20-001	
DATE:	AUGUST 19, 2020	
SCALE:	N/A	

VILLAGE NEIGHBORHOOD SECTION 4 PHASE 3
VIRGINIA MILITARY SURVEY No.3005
JEROME TOWNSHIP, UNION COUNTY, OHIO



LEGEND:
● IRON PIN SET – 5/8" X 30" REBAR WITH A PLASTIC CAP INSCRIBED "JON ADCOCK S-8461."

2/2

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.: 20-001		
DATE: AUGUST 19, 2020		
SCALE: 1"=60'		



**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

September 3rd, 2020

Public Service with integrity

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

Re: Village Neighborhood Section 4, Phase 3
Final Plat Review

Brad,

We have completed our review for the above final plat, received by our office on August 25th, 2020. The construction drawings have been approved by our office. Construction work has commenced on site but has not been completed. As such, have required a performance bond/surety for the outstanding public improvements bonded as part of the Village Neighborhood, Section 4 Phase 1 plat. That bond has been received and approved by the Board of Union County Commissioners prior to the platting of that phase. As such, we recommend approval of the final plat.

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

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



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

Jerome Township Zoning Department

September 4, 2020

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

Re.: Village Neighborhood Section 4 Phase 3 – Final Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Final Plat known as Village Neighborhood 4 Phase 3 – Final Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) Development Plan PD 15-121 FDP-02 was approved by the Zoning Commission to allow development at the site. The proposed Final Plat complies with that approved Development Plan.
- 2) The plat notes front yard, side yard, and rear yard setbacks on page 1 that are consistent with the approved Development Plan, and could only be changed by approval of a Development Plan Modification or a variance. Staff notes that a section line appears between the “Rear Yard” and “Side Yard” setback information lines in the table on page one. This would normally appear between the “Setbacks” line and the “Front Yard” line.
- 3) Zoning Staff notes that the definition of “setback” in the Subdivision Regulations refers to only to a front yard setback as defined in the Zoning Resolution. In addition, the terminology “Front Yard Setback, “Side Yard Setback, and “Rear Yard Setback” is used on page 1, while a 25’ building line is labeled on page 2. Please revise the note attached to this line on page 2 to read “Building Setback” rather than “Building Line”, as that term is more consistent with the two sets of definitions provided in both the Zoning Resolution and Subdivision Regulations.

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

Sincerely,

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

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Tuesday, September 1, 2020 2:38 PM
To: Brad Bodenmiller
Subject: Re: Distribution Letter for VN-4 Phase 3 - Final Plat

Brad,

The City of Marysville does not have any comments regarding this final plat submittal.

Please do not hesitate to contact me with any further questions.

Thanks,
Jeremy

On Tue, Aug 25, 2020 at 8:42 PM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

Good evening,

I attached a copy of the **Distribution Letter** generated for and a **digital copy of the Plat** for Village Neighborhood, Section 4 (VN-4), Phase 3. Please note the meeting dates and call with any questions.

This month, I am unable to circulate paper copies of the plat because I am self-quarantining. For record-keeping purposes, I intend to mail a paper copy of the plat once I am able to do so. Unfortunately, it's unlikely to be prior to our meetings.

If you need a paper copy of the plat for your review, please let me know and I will try to make arrangements for one to be sent to you.

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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

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

--

Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

City of Marysville, Ohio

209 South Main Street

Marysville, Ohio 43040

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

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

jhoyt@marysvilleohio.org





Staff Report – Warner Industrial Corporate Center

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

Staff Analysis:	<p>This Final Plat involves 10.620 acres of land and proposes 1 lot for office/warehouse flex space.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 0.514 acres of right-of-way○ 10.106 acres in lots○ 0.0 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville water○ City of Marysville sanitary <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was originally approved in February 2020. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 09-03-20. The Engineer's Office reported the Construction Drawings are approved. The improvements constructed with the project will be private, with the exception of the waterline and sanitary line; no performance bond is required by the Engineer's Office. Due to outstanding comments, the Engineer's Office recommended denial. Should the below comments be addressed prior to the LUC
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Staff Report – Warner Industrial Corporate Center

meetings, the Engineer's Office reserved the right to change its recommendation:

1. Sheet 2: Clarify on all the right of way dedication annotation that the dedication of right of way is to the centerline of Warner Road and Industrial Parkway.
2. Sheet 2: Provide clarification regarding the right acreage breakdown for lot #1 and the residual lot. It is unclear if the right of way dedication shown for the residual lot is the total right of way dedication or just the right of way dedication adjacent to the residual lot.

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

- No comments received as of 09-02-20.

• **Union County Health Department**

- No comments received as of 09-02-20. Standard comments from the Health Department are below:
 1. "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS)."
 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."
 3. "If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS)."

• **City of Marysville**

- The City submitted comments in an email dated 09-01-20. Those comments are listed below:



Staff Report – Warner Industrial Corporate Center

	<ol style="list-style-type: none">1. To match Warner Road, a thirty (30) foot “Water and Sewer Easement” shall also be provided along Industrial Parkway.2. The detailed “blow up” at the intersection of Warner Road and Industrial Parkway erroneously shows only a 20’ Sanitary Sewer Easement instead of the 30’ Water and Sewer Easement. <ul style="list-style-type: none">• Jerome Township<ul style="list-style-type: none">○ Jerome Township submitted comments in a letter dated 09-04-20. The Township advised a Conditional Use Permit was approved for this site. Prior to commencement of work on the site, an approved zoning certificate will be required. The Township also provided comments:<ol style="list-style-type: none">1. Sheet 2: Depict and label the front yard setback as “building setback”. In its letter, the Township provided the building setbacks for the district.2. Sheet 1: Provide a note clarifying the purpose/intent of the building setback displayed. In its letter, the Township provided a sample note.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 09-02-20.• Union Rural Electric<ul style="list-style-type: none">○ No comments received as of 09-02-20.• LUC Regional Planning Commission<ol style="list-style-type: none">1. Sheet 1: Under the Surveyor’s Certification, please verify with the County Engineer’s Office and surveyor:<ol style="list-style-type: none">1) The correct acreage breakdown figures; and, 2) The total acreage. It seems odd to include the Residual Lot in these figures (§323, 1; Article 8).2. Sheet 1: Under the Slocum notary stamp, there are two “In witness thereof” statements. Please remove the extra line, “In witness thereof, the following have set their hand this ____ day of _____, 2020.”3. Sheet 2: Please add building setback lines (§323, 5.).
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Staff Recommendations:	Staff recommends <i>DENIAL</i> of the Warner Industrial Corporate Center – Final Plat due to the outstanding comments from reviewing agencies. It is likely those minor,
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Logan-Union-Champaign regional planning commission

Staff Report – Warner Industrial Corporate Center

	technical comments can be resolved prior to the 09-10-20 LUC meetings, but resolution of the comments is necessary before staff is comfortable recommending otherwise.
Z&S Committee Recommendations:	In light of the comments having been incorporated on the Plat, Z&S Committee recommends <i>APPROVAL</i> of Warner Industrial Corporate Center – Final Plat.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Application for Final Plat Approval

Date: 8/20/2020

Name of Subdivision: Warner Industrial Corporate Center
Section/Phase: _____ Block _____
Location: NW Corner of Warner Road & Industrial Parkway
Township: Jerome Twp. Military Survey: 7073
Complete Parcel(s) Identification Number (PIN): 15-028061000

Has a Preliminary Plat been approved for this subdivision?: Yes ☒ No ☐ Date: 2/18/2020

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

Name of Owner of property to be subdivided: Pagfre18, LLC & Judith A Slocum Trestee
Address: 8100 Corporate Blvd 3140 N. 140 Ave.
City: Plain City State: OH Zip: 43064 Hart, MI 49420
Phone: 614-207-3436 Fax: _____ Email: judithslocum@gmail.com
spagura@theparguracompany.com

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

Proposed Acreage to be Subdivided: 10.106 acres

Current Zoning Classification: Commerce

Proposed Zoning Changes: Commerce

Proposed Land Use: Office/Warehouse Flex Space

Development Characteristics

Acreage w/in Approved Preliminary Plat: 10.620 Acres

Acreage w/in Section and/or Block: 10.620 Acres

Number of **APPROVED** lots from Preliminary Plat 2

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

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

Number of **APPROVED** units from Preliminary Plat: 1

Number of Units **PROPOSED** w/in this Section: 0

Typical Lot Width: 560.00 Feet Typical Lot Area: n/a

Single Family Units: n/a Sq. ft Multi-Family Units: n/a

Acreage to be devoted to recreation, parks or open space: n/a

Recreation facilities to be provided: n/a

Approved method of Supplying Water Service: City of Marysville Water Main

Approved method of Sanitary Waste Disposal: City of Marysville Sanitary Main

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners? NO

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

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

Has estimated construction cost been submitted by the responsible design engineer?	<u>Yes</u>
Has estimated construction cost been approved by the County Engineer?	<u>Yes</u>
Bond has been submitted to County Engineer?	<u>Yes</u>
Bond approved by County Commissioners?	<u>No</u>

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Final Plat Review Checklist

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



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

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

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



47 Greenfield Drive, Milford Center, OH 43045
Phone: 614-507-6316 Email: winklevp@gmail.com

Transmittal

To: Bradley Bodenmiller
Address: LUC Regional Planning Commission
P.O. Box 219
10820 State Route 347
East Liberty, Ohio 43319
Phone: 937-666-3431
Email: bradbodenmiller@lucplanning.com

From: Chris Winkle
47 Greenfield Drive
Milford Center, OH 43045
614-507-6316
winklevp@gmail.com
Date: August 20, 2020

Re: **Papura Office/Warehouse Flex –
Final Plat Submittal**

CC:

DELIVERY METHOD:

☐ Fax ☐ Mail ☒ Hand-Deliver ☐ FedEx Overnight

Please find the following for Preliminary Plat application for the proposed Warner Industrial Corporate Center on Warner Rd south of Industrial Parkway. Included are the following:

- (1) copy of the Final Plat Application and Check List
- (14) sets of Final Plat – Full Size
- Fee Check for \$1,084.10
- (1) copy of the Marysville Approval Letter for Water & Sanitary
- (1) copy of the Jerome Twp BZA Approval Minutes
- Electronic copy of the submittal

If you need anything else or have any questions please contact me at 614-507-6316 or via email at winklevp@gmail.com

Thanks

Chris

FINAL PLAT FOR
WARNER INDUSTRIAL CORPORATE CENTER
STATE OF OHIO, UNION COUNTY, JEROME TOWNSHIP, VIRGINIA MILITARY SURVEY 7073 AND 6596

NOTES

UTILITY EASEMENTS:

WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF MARYSVILLE, COLUMBIA GAS, UNION RURAL ELECTRIC (ELECTRIC), FRONTIER (TELECOMMUNICATIONS), SPECTRUM CABLE (TELECOMMUNICATIONS) AND THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS GRANTEEES) AN EASEMENT IN ALL AREA DESIGNATED PERMANENT PRIVATE "UTILITY EASEMENT" AS SHOWN ON PLAT UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS OWNED BY THE GRANTOR SHOWN HEREON AND CONTIGUOUS TO INDUSTRIAL PARKWAY AND WARNER ROAD AND ALSO UPON LAND AS DEPICTED HEREON TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, OR RELOCATE SUCH WATERLINES, SEWER LINES, 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 GRANTEEES FOR DISTRIBUTION, TRANSPORTING, AND ACROSS SAID EASEMENT PREMISES. NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS. SAID EASEMENTS RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE, WITHOUT LIABILITY, TREES AND LANDSCAPING, INCLUDING LAWNS WITHIN 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 EASEMENT PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

WATER & SANITARY EASEMENT:

WE THE UNDERSIGNED WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO THE CITY OF MARYSVILLE AND THEIR SUCCESSORS AND ASSIGNS (HEREIN AFTER REFERRED TO AS GRANTEEES) AN PERMANENT EASEMENT DESIGNATED "WATER & SANITARY EASEMENT" TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, OR RELOCATE WATER AND SANITARY SERVICE FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEE MAY DETERMINE UPON, WITHIN, AND ACROSS SAID EASEMENT PREMISES. NO PERMANENT STRUCTURES, PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS. SAID EASEMENTS RIGHTS SHALL INCLUDE THE RIGHT TO REMOVE, WITHOUT LIABILITY, TREES AND LANDSCAPING, INCLUDING LAWNS OR ANY OTHER STRUCTURES WITHIN SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF FACILITIES.

OWNERSHIP:

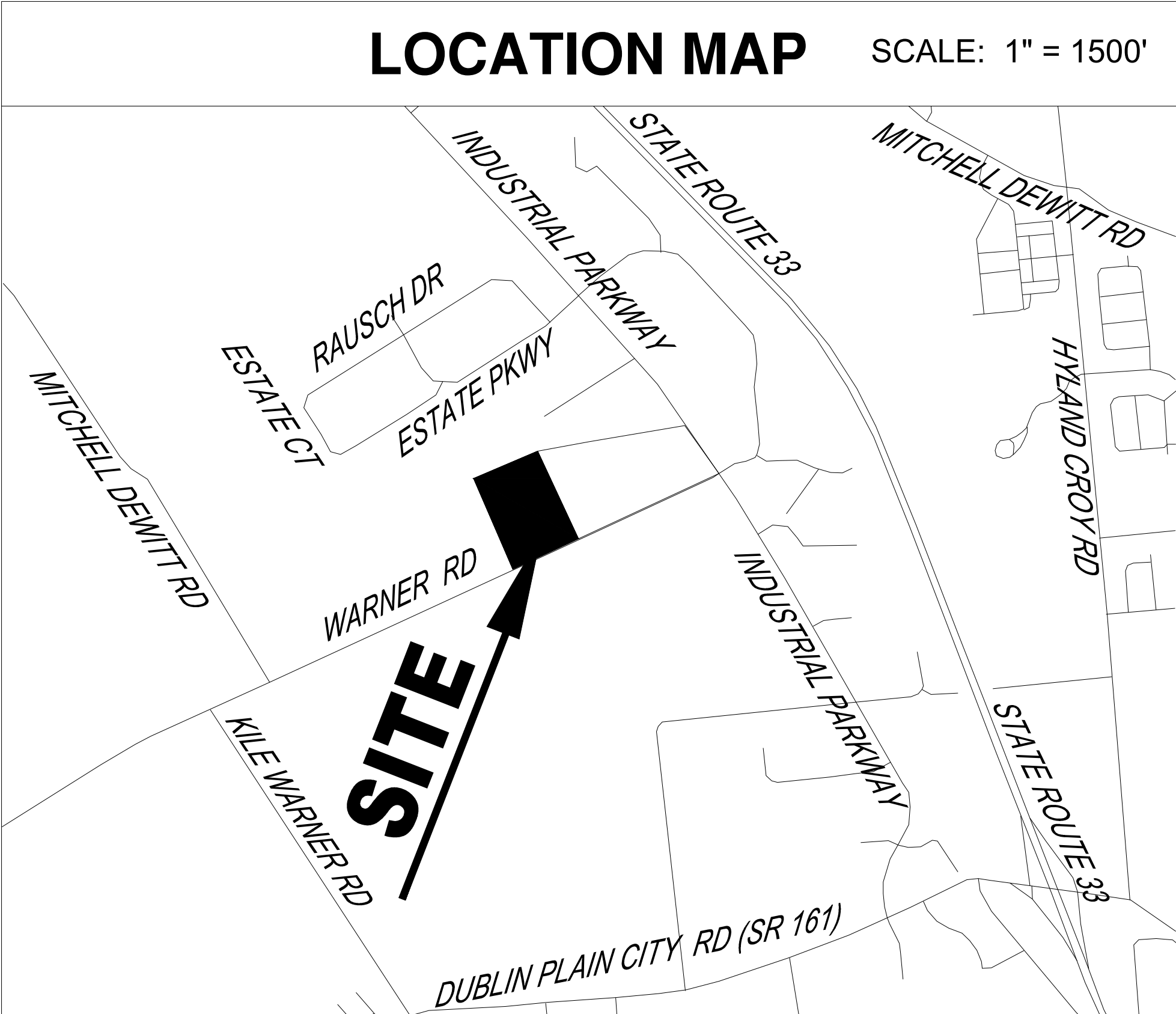
WATERLINES, SANITARY AND STORM SEWER ON THE SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE LAND OWNER. UNION COUNTY, JEROME TOWNSHIP AND CITY OF MARYSVILLE HAVE NO RESPONSIBILITY TO MAINTAIN ANY IMPROVEMENTS CONSTRUCTED WITHIN. GAS LINES, ELECTRIC AND TELECOMMUNICATIONS ARE OWNED AND MAINTAINED BY THEIR RESPECTIVE SERVICE PROVIDERS AND ARE INSTALLED WITHIN EASEMENTS FOR ACCESS AND MAINTENANCE AS DESCRIBED IN "UTILITY EASEMENT".

FLOODPLAIN DATA

THIS PROPERTY IS LOCATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 39159C0480D WITH AN EFFECTIVE DATE OF DECEMBER 16, 2008 IN UNION COUNTY, OHIO.

BASIS OF BEARINGS

THE BASIS OF BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARINGS OF NORTH 65° 47' 58" EAST, AS DETERMINED FOR THE CENTERLINE OF WARNER ROAD, AS BASED ON THE STATE OF OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (2011 ADJUSTMENT).



OWNER
JUDITH A SLOCUM, TRUSTEE 3140 N. 140 AVE. HART, MI 49420 JUDITH A SLOCUM 614-207-3436 JUDITHSLOCUM@GMAIL.COM
OWNER
PATFRE18 LLC 8100 CORPORATE BLVD. PLAIN CITY, OH 43064 STEVEN PAGURA 614-207-3436 SPAGURA@THEPAGURACOMPANY.COM

OWNER CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT PAGFRE18 LLC, AND JUDITH A. SLOCUM, TRUSTEE OF THE JUDITH A SLOCUM TRUST, OWNERS 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 PUBIC USE FOREVER.

IN WITNESS THEREOF, THE FOLLOWING HAVE SET THEIR HAND THIS _____ DAY OF _____, 2020.

JUDTH A. SLOCUM, TRUSTEE OF THE JUDITH A SLOCUM TRUST:

BY: _____
JUDTH A. SLOCUM, TRUSTEE

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 JUDITH A SLOCUM, TRUSTEE OF THE JUDITH A SLOCUM TRUST WHO ACKNOWLEDGED THE SIGNING OF THE FORGOING INSTRUMENT TO BE HER 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 _____, 2020.

IN WITNESS THEREOF, THE FOLLOWING HAVE SET THEIR HAND THIS _____ DAY OF _____, 2020.

SIGNATURE: _____

PRINTED NAME: _____

PAGFRE18, LLC:

BY: _____
STEVE PAGURA, MEMBER

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 STEVEN PAGURA, MEMBER OF PAGFRE18, LLC WHO ACKNOWLEDGED THE SIGNING OF THE FORGOING INSTRUMENT TO BE THEIR 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 _____, 2020.

SIGNATURE: _____

PRINTED NAME: _____

SURVEYOR'S CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 7073 & 6596, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 2.192 ACRES IN STREETS AND 24.218 ACRES IN LOTS MAKING A TOTAL OF 26.410 ACRES. ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE (CHORD OR ARC) DISTANCES. I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF WARNER INDUSTRIAL CORPORATE CENTER PLAT AS SURVEYED JANUARY 20, 2020 BY PROFESSIONAL SURVEYOR # 7752

MONUMENTS SHOWN WERE OR WILL BE PLACED BY THE ESTABLISHED COMPLETION DATE OR PRIOR TO THE SALE OF EACH LOT, WHICH EVER OCCURS FIRST.

TIMOTHY L. GUIDER R.S. #7752 DATE _____

APPROVALS

APPROVED THIS _____ DAY OF _____, 2020.

LOGAN-UNION-CHAMPAIGN COMMISSION _____

REVIEWED THIS _____ DAY OF _____, 2020.

CHAIRMAN, JEROME TOWNSHIP TRUSTEES _____

APPROVED THIS _____ DAY OF _____, 2020.

UNION COUNTY ENGINEER _____

APPROVED THIS _____ DAY OF _____, 2020.

COUNTY HEALTH DEPARTMENT _____

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS _____ DAY OF _____, 2020 FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

APPROVED THIS _____ DAY OF _____, 2020.

UNION COUNTY COMMISSIONER _____

UNION COUNTY COMMISSIONER _____

UNION COUNTY COMMISSIONER _____

TRANSFERRED THIS _____ DAY OF _____, 2020.


UNION COUNTY AUDITOR _____

FILED FOR RECORD THIS _____ DAY OF _____, 2020, AT _____ AM/PM.

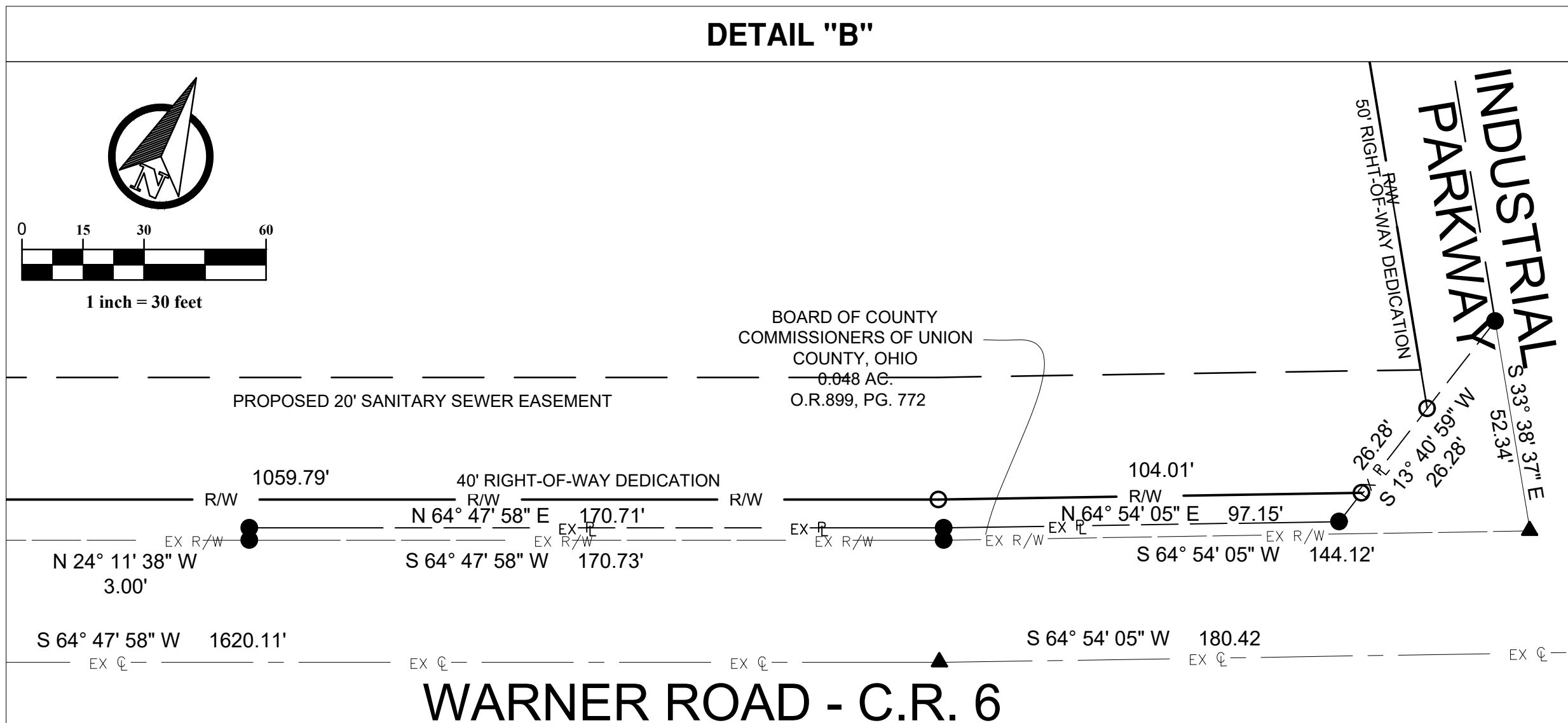
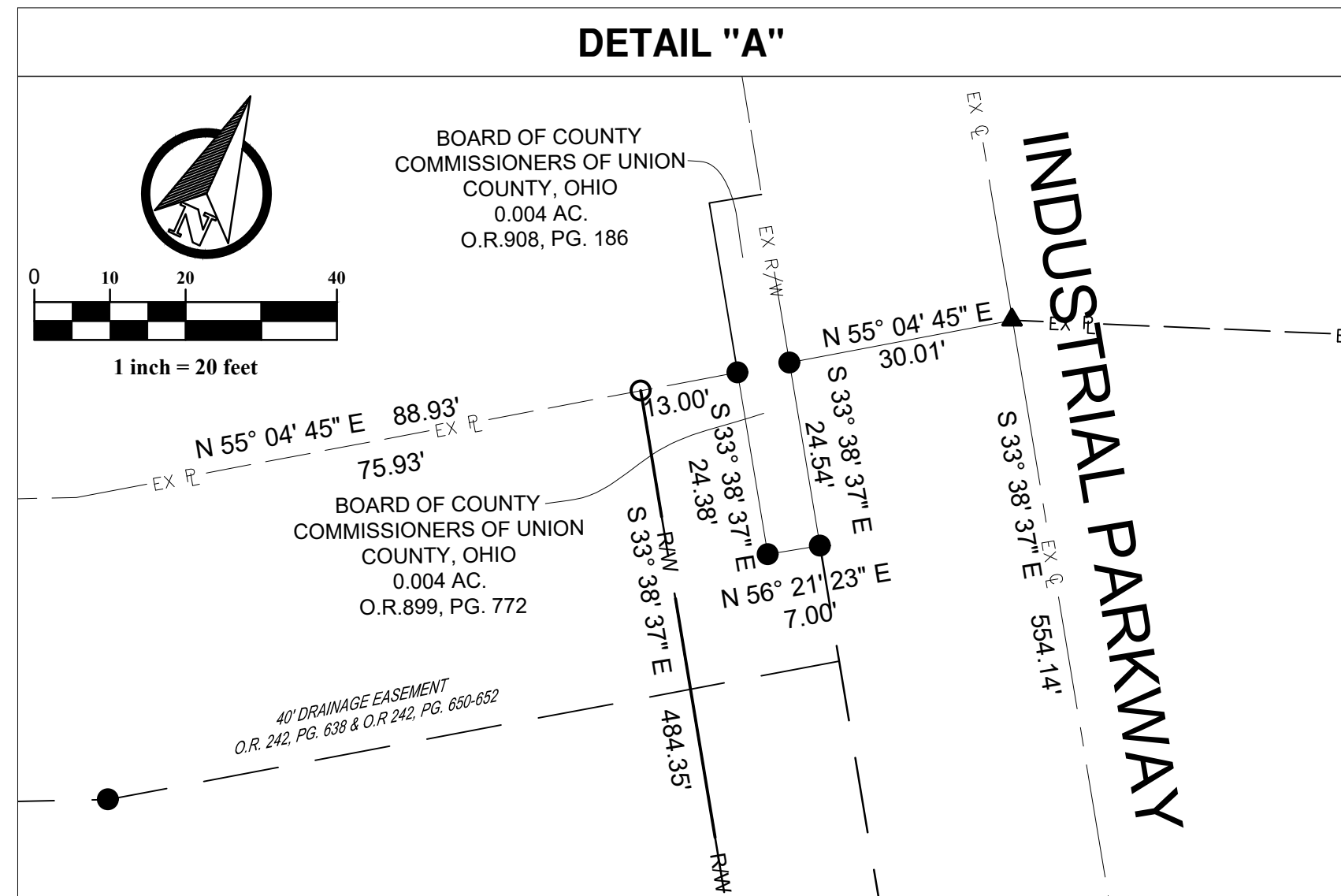
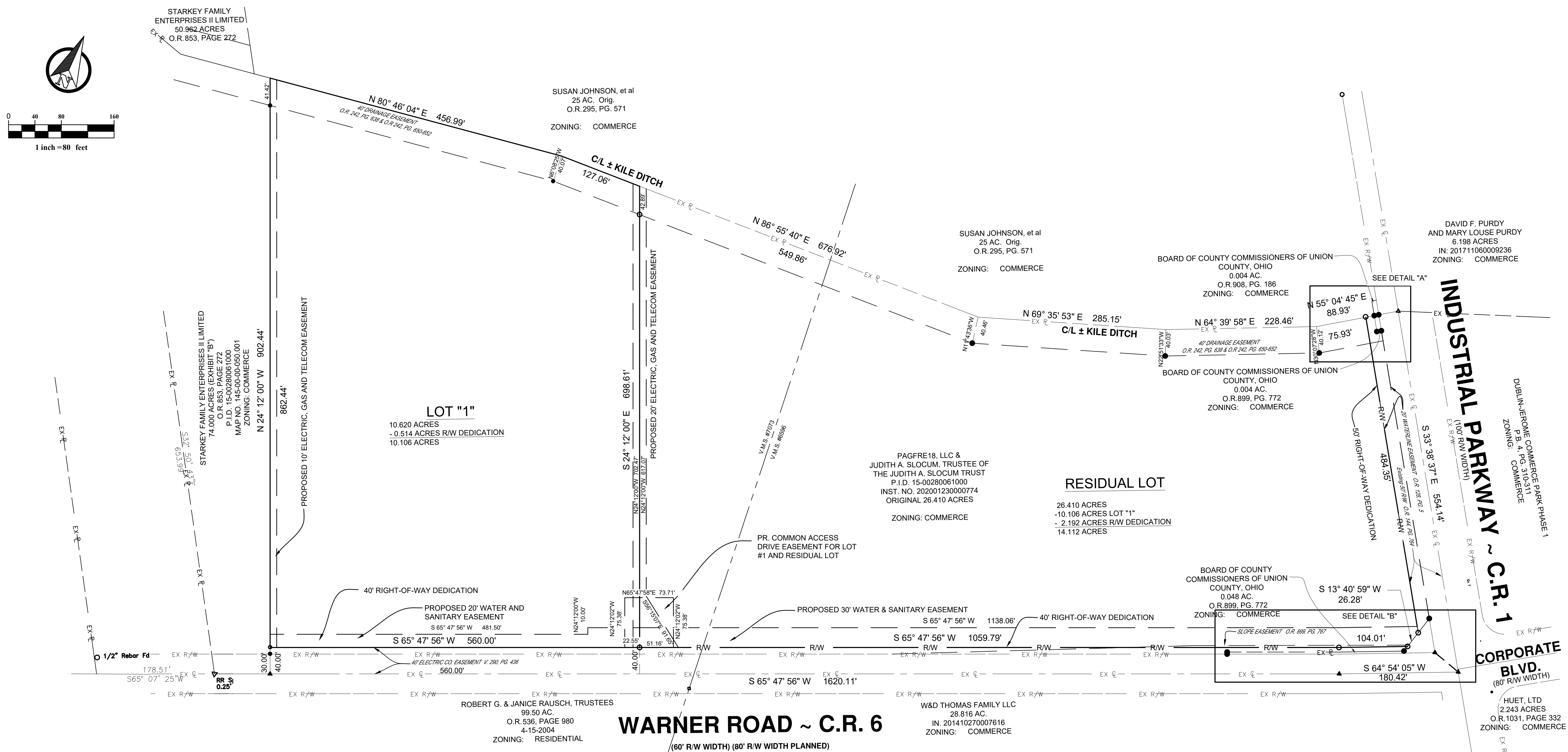
RECORD THIS _____ DAY OF _____, 2020, AT _____ AM/PM.

PLAT BOOK _____, PAGE _____

UNION COUNTY RECORDER _____

 <div>GUIDERSURVEYINGINC. <small>PROFESSIONAL LAND SURVEYING</small></div> <p>19550 DELAWARE COUNTY LINE ROAD MARYSVILLE, OH 43040 E: GUIDER.SURVEYING@GMAIL.COM P 740-666-8902</p>	DATE: 08/19/2020
	JOB NO.: 19-006-001
	DESIGN: CAW
	CHECKED: TG
	SHEET NO. 1 / 2

FINAL PLAT FOR
WARNER INDUSTRIAL CORPORATE CENTER
STATE OF OHIO, UNION COUNTY, JEROME TOWNSHIP, VIRGINIA MILITARY SURVEY 7073 AND 6596



LEGEND	
▲	MAG NAIL FOUND
△	MAG NAIL SET
●	5/8" IRON PIN FD.
○	5/8" X 30" IRON PIN SET WITH CAP MARKED "GUIDER 7752"

GUIDER SURVEYING INC.
19550 DELAWARE COUNTY LINE ROAD
MARYSVILLE, OH 43040
E: GUIDER.SURVEYING@GMAIL.COM
P 740-666-8902

DATE: 08/19/2020
JOB NO.: 19-006-001
DESIGN: CAW
CHECKED: TG
SHEET NO.
2 / 2



**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

September 3rd, 2020

Public Service with integrity

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

Re: Warner Industrial Corporate Center
Final Plat Review

Brad,

We have completed our review for the above final plat, received by our office on August 25th, 2020. The construction drawings have been approved by our office. The improvements constructed with this project will be private, with the exception of the waterline and sanitary line. As such, no performance bond is required by our office. In addition, we have the following comments on the plat:

1. Sheet 2 – Clarify on all of the right of way dedication annotation that the dedication of right of way is to the centerline of Warner Road and Industrial Parkway.
2. Sheet 2 – Provide clarification regarding the right acreage breakdown for lot #1 and the residual lot. It is unclear if the right of way dedication shown for the residual lot is the total right of way dedication or just the right of way dedication adjacent to the residual lot.

Due to the above outstanding comment, we recommend denial of the plat. Should the above be resolved prior to next Thursday's Zoning and Subdivision Committee meeting and Executive Committee meeting, we reserve the right to change our recommendation.

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

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

Jerome Township Board of Zoning Appeals Meeting
March 18, 2020
7:00 p.m.

Vice Chairman Dan Gigliotti called the meeting to order at 7:00 p.m. and roll call was taken:

Mark McMullen – Present
Bill Milesky – Present
Dan Gigliotti – Present

Approval of the Minutes

Dan Gigliotti ask if there were any changes or discussion on the January 15, 2020 and February 19, 2020 minutes and since there were none Dan Gigliotti made a motion to approve these minutes and Mark McMullen seconded the motion and a roll call vote was taken:

Mark McMullen – Yes
Bill Milesky – Yes
Dan Gigliotti – Yes

Motion approved.

New Business

Dan reviewed the agenda and noted that there are 3 applications on the agenda tonight. The first application will be CUP-225 submitted by John Brooks.

Zoning Inspector Eric Snowden suggested going ahead and swearing everyone in now and if there is an applicant outside we will swear them in later. We just want to make sure that every applicant who comes up we have them on the record.

Dan Gigliotti asked everyone who was going to be speaking to stand up and the court reporter swore them in.

Dan called Mr. John Brooks and any representation that he has with him to come up to the table and then turned the meeting over to Zoning Inspector Eric Snowden for his staff report.

Zoning Officer Eric Snowden gave his staff report on CUP-225, which can be found in its entirety in the file. Highlights are as follows:

- Request and review for a new recreational sports center on the west side of Business Way. It is approximately 380 ft. north of Commerce Place.
- The applicant is requesting the board to review and approve a Conditional Use Permit for a recreational sports center. This is in the commerce district.
- They want to relocate the existing volleyball portion and all volleyball activities of their present Integrity Athletics to this new building.
- 41 parking spaces are on site, which is exceeding the requirement.
- No additional landscaping is proposed or required.
- I recommend that the board apply the standards for review of conditional use permits of Section 240.04 of the zoning resolution and determine that the proposed use and applies to those standards upon review of those standards staff recommends approval of this conditional use permit in order to mitigate any additional potential conflicts between the proposed use and neighboring use the staff recommends the following Conditions: No outdoor athletic courts or fields shall be permitted.

Dan Gigliotti asked the board members if they had any questions. Dan called on John Brooks.

John Anthony Brooks of Integrity Athletics explained to the board what they do at their business and they have been a part of the Jerome Township community for 15 plus years and I have been a partner at the business for 10 plus years. We did a land swap with KTH when they wanted to do their big thing so we could accommodate bringing their new business into the community. We are a volleyball club. Over the last 10 years we have helped 146 kids get college scholarships to college for the club and college is expensive and that equates to 12,760,000.00 dollars in value to those parents. I look forward to continuing to serve the township for a long time.

Steve Pagura, the Pagura Company. I just attest to these guys. They run a nice business and have been a good addition to the 100 Corporate Centers. The businesses around us are basically closed in the evenings. They all say that they are really happy that we are here because it helps to cut down on vandalism and crime with people in and out of the area at night.

Vice Chairman Dan Gigliotti asked the board if they had any more questions.

Bill Milesky asked if they are moving from one location to the other? John Brooks said the volleyball operations would move to the other building so we would maintain the gymnastics in the current facility.

John said 4:00 to 8:00 p.m. during the school year but basically 5:00 to 8:00. There is an office person there during the day answering the phone but there is not programming during the day. Weekend hours are Saturday mornings approximately 9:00 a.m. to 1:00 p.m. it would be a rare to do a Sunday. During the summer we are not as busy but typically our hours are during the day in the summer.

Dan Gigliotti asked the board to pull out their Conditional Use Hearing Worksheets. Numbers 1 through 10 were met according to the Ohio Revised Code. Dan Gigliotti moved that we approve CUP 225 with the following condition:

No outdoor athletics fields shall be permitted.

Bill Milesky seconded the motion and a roll call vote was taken:

Mark McMullen – Yes

Bill Milesky – Yes

Dan Gigliotti – Yes

CUP-225 is approved.

Vice Chairman Dan Gigliotti called CUP-226 for a new flex warehouse with an aggregate building area of more than 50,000 square feet. Property owner is Starkey Family Enterprises. The applicant is Winkle Development Partners (Chris).

Chris Winkle and Steve Pagura of the Pagura Company. I am the owner and developer and I would first like to say thank you for all of you people showing up considering everything we are going through and Chris will explain our project in detail.

Vice Chairman Dan Gigliotti asked Mr. Snowden to go through his staff report first and then Mr. Winkle can come back up.

Zoning Inspector Eric Snowden reviewed his staff report with the board and it can be found in its entirety in the file.

- Approximately 10 acres of an over 100 acre site west of Industrial Parkway.
- Proposing a 3 building flex office warehouse complex with a total building area of 120,000 sq. ft.
- The site is zoned commercial but its current use is agriculture.
- The Commerce District is intended to provide locations for businesses such as warehousing, distribution, flex office and light industry. Those uses are intense and they require significant infrastructure and buffering from any adjacent residential uses. Section 445.01 requires that any site with 50,000 sq. ft. or more of proposed building area obtain a conditional use permit from the board. The proposed conditional use permit review and approval is to allow the board to review these uses that are potentially having more of an impact and sites that are a 50,000 sq. ft. or more building area.
- They are providing a 3 building complex and the parking lot surrounds the perimeter of the site.

At this time I recommend the board to apply the standards for review of section 240.04 and determine if the use complies with the standards and I recommend approval as submitted. Staff is confident that parking is adequate as provided.

Vice Chairman Dan Gigliotti asked the board if they had any questions. Dan asked about the current owner of the property and Eric replied that according to the Union County Auditors website it is Starkey Family Enterprise LLC and it is owned by the Starkey Family,

Chris Winkle of Winkle Development Partners, Mr. Pagura actually owns 26 acres. The auditor's website is just not up to date.

Vice Chairman Dan Gigliotti asked Mr. Winkle to describe the business model.

Mr. Winkle said it is a 10 acre parcel with 2 access points off of Warner Road. We are doing a flex office space. Theory of it is just like you see around here in Jerome Township as you drive around is flex office space with manufacturing. That is why we kept up with the parking count. Those first two buildings are going to be the exact same thing. We also do show in the bottom part optional docks so if someone needs a dock they can actually get a semi in there if need be. These 2 buildings are 30,000 sq. ft. each. The back building is 60,000 sq. ft. we did that to maximize where we are at but also to give it more of an office space feel. That is why we put a little more parking back there because we expect to have a little bit more tenants there. Business hours would be regular business hours. Lighting will just be wall packs on the building.

Vice President Dan Gigliotti asked Ken Gordon to come up and speak.

Ken Gordon, 19340 Warner Rd., Plain City, Ohio, 43064. The back acreage of my property backs up to this property, so I am interested in any development that backs up to my property or that is close to where I live. I looked this property up and it is a Jobs Ohio site and is one of Ohio's top sites. It has dual feed redundant electric service, large excess water and sewer capacity. It is a prime location for businesses that bring high quality, high paying jobs to the area. It is called a site Ohio authenticated site now. So, it does demand extra consideration to the types of uses that we want to have located in the area as a community. According to the Jerome Township Comprehensive Plan map, which is way out of date, the area shows that it was to be used as a mixed-use town center and a mixed-use high-density residential area. We know that over time things change, but I recognize the intent of the people who put that comprehensive plan together for having a positive productive contribution to Jerome

Township, but this specific location needs the appropriate uses defined. I would ask this board to table or delay the hearing to another date to give the developer time to find appropriate business uses that can take full advantage of the site Ohio infrastructure. To me it would not be prudent to say yes to the building structures that are not necessarily compatible with the best uses for the property. So I would ask the board to delay their ruling or ask the applicant to come back at another time but I ask them to deliver to you the uses that are outlined on the site Ohio authentication site listing for that area.

Vice Chairman Dan Gigliotti said that when we originally looked at this site we had someone here from Union County and we have not heard anything from them. Is it a Jobs Ohio site or is it moving to some other location.

Eric Snowden said to Mr. Gigliotti's question, it seems that the applicant has had some type of contact with Mr. Phillips who is the executive director of the Union County Chamber of Commerce. I would suggest that you quiz the applicant some more regarding this issue. He is under oath and has to tell the truth. There seems to be multiple competing issues as to what is to be done with this property. I would encourage you to maybe quiz the applicant and then if you are not satisfied with that then you can task me with finding out more information.

Steve Pagura said he cannot make the statement that it has been moved. All I know is that there has been talk that it was moved. And to address Mr. Gordon's concerns, we are going to bring lots of different companies and start-ups. When you build this flex space there will be plenty of companies we bring in with plenty of jobs so I don't know what the concern is over the jobs. There will be a lot of jobs brought in.

Vice Chairman Dan Gigliotti said that he thinks his concern here is, similar to what Bill was saying, Eric Phillips showed up here at this meeting and told us that what you planning to put in did not meet the requirements for the Ohio Jobs Site. He is not here tonight and it seemed that it was important enough six months ago to show up and do this so why didn't he show up tonight or send a letter to Mr. Snowden saying I support your project going in. I don't disagree that it sounds like you are going to put jobs in. In my mind I think because we had the director of economic development come down here in person and say something, I would at least expect him to say I approve of this or send a letter saying that your project meets all of the requirements for the Jobs Ohio Site or the Jobs Ohio site is now moved and this is no longer a Jobs Ohio site.

Steve Pagura said that he guesses we should talk to Mr. Phillips.

Eric Snowden said that if it is the position of the board and they would like the hearing to be continued I want to make sure that you continue to the April 15, 2020 meeting. We could have a case where there will be no meetings because of the corona virus. It would not be inappropriate for the board to table the meeting and ask for a memo from Mr. Phillips. I could call him but I cannot introduce hearsay testimony into the board. I would have to have Mr. Phillips here or introduce a memo at the hearing.

Bill Milesky said he would be in favor of not holding everything up.

Steve Pagura said that he would like for the board to make this a condition as Eric Phillips has told him that he is in full support of this and we will get this in writing. Is that fair?

Bill Milesky said that he is okay with that if we make a condition.

Eric Snowden said to Mr. Gigliotti that if the board wished to go that route, I don't have a strong feeling either way. Again I am a land use planning and zoning guy. I am not an

economic development expert. I know enough to be dangerous and I try to research these things.

Chris Winkle said we are coming to the BZA for a 50,000+ sq. ft. building. We are not coming for a zoning. So you are kind of getting out of what we are here to be approved for.

Eric said that if it was the wish of the board that they want to put that as a condition it would simply state that the conditional use permit shall be approved on condition that the applicant shall provide a letter stating the position of the county economic development office. That would be the condition. From a procedural standpoint that is what you would do.

Bill Milesky asked Ken Gordon if he found anything in his research that this site was revoked as a Jobs Ohio job site.

Ken Gordon said no. On the Jobs Ohio website it is still being promoted as an Ohio authenticated site and the whole property is what is being promoted. I do recognize the intent of the developer because I know that you want to put a positive productive contribution here in Jerome Township as that has been seen by your work before, so, I do appreciate that. It is just that this site when you research into it, it does outline the aerospace and engineering, technology research, advanced manufacturing and smart mobility. Those are things that I really think need to be delineated out there for you all to bring in the jobs that we are looking for. Not necessarily the 60,000 to 80,000 sq. ft. warehouse building that has semi-trucks coming around and around every half hour or hour. So that is what I am recognizing and if you look at the Yasakawa building, that building is a very nice looking building. It is nice work and very fitting where it is at.

Chairman Dan Gigliotti said that in his opinion there would be nothing to stop those kinds of businesses coming in. You could still have an aerospace or research and development come in.

Mr. Pagura stated that we will probably get some high-tech businesses coming in. We have a lot of robotics and high-tech uses. The other thing is, I bought this property and it was not any requirements of Jobs Ohio in the deed restrictions. There is nothing that dictates me. I was not handed something that said you will do this or Jobs Ohio requirements. No one has alerted me that there are any restrictions. It was never even brought up. Nothing was ever mentioned to me before I bought this.

Eric Snowden said he would just say this, put the concept of Jobs Ohio aside. What Mr. Phillips was probably trying to say was this site was not appropriate to the self-storage units. What Mr. Pagura is saying is based on conversations that he has had with them. The site is appropriate in the opinion of the economic development office to the uses that are being proposed here. Regardless of how the Jobs Ohio shovel ready job site is being marketed, of which I am not familiar with but I am not so sure that it is not just a marketing tool. That being said you can do one of two things. You can either approve it with a condition or you can continue it to the 15th of April and we will have Mr. Pagura to get with Mr. Phillips and have him provide a letter to us if that is what is necessary.

Bill Milesky said he is in favor of not holding the project up and making it a condition. These fellows are under sworn testimony and I believe everything they are saying.

Vice Chairman Dan Gigliotti asked if there were any more questions from the board. Dan Gigliotti proceeded to go through the standards for approval. All 10 standards were met. Dan Gigliotti moved that we approve CUP-226 with the following condition:

That the applicant provide a letter of confirmation from Eric Phillips or someone who is the director of Economic Development stating that if this site is a Jobs Ohio site that the current project meets the intended use of this site as part of Jobs Ohio and they approve it or provide a letter stating that this is no longer a Jobs Ohio site and is open to be used for anything under the commerce district under an approved conditional use.

Mark McMullen seconded the motion and a roll vote was taken:

Mark McMullen – Yes
 Bill Milesky – Yes
 Dan Gigliotti – Yes

Eric Snowden asked for a 2-minute recess and Dan Gigliotti approved a five minute recess.

Vice Chairman Dan Gigliotti called the meeting back to order at 8:50 p.m. The board will now review application CUP-227 for review and approval of a veterinarian office and clinic. The applicant is Mr. William J. Pizzino.

Eric Snowden reviewed his staff report which can be found in its entirety in the application file.

Some of the highlights are as follows:

- Application CUP-227 is submitted for review and approval of a veterinary clinic in the old ORM office research medical district in an office building in this district and the building is located on the east side of 42 and approximately 354 ft. south of Rickard Rd.
- Per chapter 440 the purpose of the ORM district is to provide opportunity for higher density corporate offices or lower density professional research and medical uses as identified by the comprehensive plan. The purpose of a conditional use permit is to allow or to review uses that have potential to have significant impacts due to the nature of some uses involving the care of animals. Such uses can have negative impacts on adjacent residential uses.
- The trustees stated that they want no outdoor runs will be permitted and I am recommending the same condition.
- Site design there are no exterior improvements to the site. The existing site consist of 2 office buildings. Each office is on the separate lot. The existing parking lot is located partially on both lots and is subject to a shared maintenance access agreement. Based on the staffs research this was based on the accordance of the preceding CUP office use on the north lot.
- The Landscape plan has been submitted as well and is in compliance with the code.

At this time I would recommend that the board continue by reviewing the standards of review according to 240.04 of the zoning resolution and determine if the proposed use complies with the standards. On the proposed use and those standards the staff recommends approval.

Lastly there was an issue raised at the board of trustees hearing that there was some sort of problem with the plumbing/septic on the site. I can tell you that I spoke with Mr. Cogar at the county environmental health division at the county board of health who stated that permits

were pulled for the septic system and to his knowledge it is in compliance. There was a neighboring property owner who was having a big issue with that and I wanted it to be clear on the record that I spoke to him definitely.

Vice Chairman Dan Gigliotti asked the board if anyone had any questions for Mr. Snowden. Dan asked Mr. Snowden who the neighboring lab is.

Mr. Snowden said the history of this site is it is called Precision Labs.

Vice Chairman Dan called William Pizzino to the podium.

William Pizzino was sworn in by the court reporter.

William Pizzino addressed the building permit and sewage issue that was brought up at the township meeting and again tonight. We have applied for building permits through the union county engineer and I brought a copy of the receipt of that. I spoke with Mr. Cougar of the health department and he had us fill out an affidavit which we did and then he replied back via email that said the affidavit was received and was sufficient to move forward. Alteration permit for the proposed use for the buildings. He was good with that and if you want that I can give these to you.

Mr. Snowden addressed the board and said he will have Mr. Pizzino provide those for the file as he has to apply for a zoning certificate which he can do as soon as tomorrow. Just so everybody realizes how the regulatory system works.

Dan asked if we need to enter those as exhibits and Eric said no. I apologize. If you have done this in the past go ahead and do it. Dan said to Mr. Pizzino to give us one of each and we will enter them in as exhibits. We will enter in the union county information as Exhibit A and we will enter in the affidavit from Mr. Cogar from the union county health department as Exhibit B.

Mr. Pizzino said that we believe this site is a great site for a veterinary clinic. There is going to be one veterinary in there, 3 exam rooms and we totally agree that there will be no outdoor runs or any kind of outdoor activity with animals. The vet clinic work will be done in the building. There are enough parking spaces. The building next door is a lab where samples are brought in so there is not patient traffic. There is a joint parking agreement as stated inside the file and filed with the county. We would like for you to approve this and we think it is a great use.

Vice Chair Dan asked the board if they had any more questions. The board continued with the standards for approval of a conditional use. All 10 standards were met as can be heard in the audio recording.

Vice Chairman Dan Gigliotti moved that we approve application CUP-227 with following condition:

1. That outdoor runs, kennels or similar fenced areas for animal care exercise shall be prohibited.

Bill Milesky seconded the motion and a roll call vote was taken:

Mark McMullen – Yes
 Bill Milesky – Yes
 Dan Gigliotti – Yes

Old Business

Vice Chair Dan Gigliotti asked if there was any old business.

Other Business


Eric Snowden said that we have not received any applications for April and since nothing was continued tonight there will be no meeting in April. If I receive directives from people way above my pay grade stating no public hearings at all, Chief Stewart and I are going to have a discussion tomorrow night with the trustees about whether we leave the office open or what we would do. So I guess what I would say is it is developing moment by moment and as soon as anything comes to me I will be certain to let you know.

Lastly Mr. Gigliotti asked me before the meeting and to let you know we did receive 4 applications from people that desire to be BZA members. We did receive those applications 3 of the 4 are eligible and one is not because he lives in the incorporated part of Plain City that is Jerome Township and the rules say they must live in the unincorporated area of the township. The applications have been turned over to the trustees and they will be performing interviews tomorrow night at the trustees meeting.

Being there was no more business to discuss the meeting was adjourned at 9:25 p.m.

 _____, Chairman

 _____, Clerk

 _____, Date Signed



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

Jerome Township Zoning Department

September 4, 2020

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

Re.: Warner Industrial Corporate Center – Final Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Preliminary Plat known as Warner Industrial Corporate Center – Final Plat. Based on the provisions of the Township Zoning Resolution and the Union County Subdivision regulations that relate to zoning, my comments are as follows:

- 1) Conditional Use Permit #226 was approved by the Board of Zoning Appeals for this site. Prior to the commencement of work on the site, a zoning certificate will be required to be approved by the Zoning Department, indicating compliance with that approved CUP.
- 2) I note that no building setbacks have been indicated on the plat, as required by Section 323(5) of the Union County Subdivision Regulations. Per Article 9 of the Subdivision Regulations, a setback is defined as follows: A line established by a zoning resolution, generally parallel with and measured from the front lot line, defining the limits of a front yard in which no building or structure may be located above ground, except as may be provided in said resolution. This corresponds to the term “front yard setback” as defined in the Jerome Township Zoning Resolution.

The front yard setback should be noted on the plat as “building setback”, and per Section 445.03 of the Zoning Resolution, that setback is 60 feet from the right-of-way line of Industrial Parkway, and 50 feet from the proposed right-of-way line of Warner Road. For the purposes of clarifying the purposes of the indicated building setback, please also include the following note at a location to be determined by LUC Staff or the County Engineer’s Office:

The purpose of this plat is to show certain property, rights of way, and easement boundaries at the time of platting. At the request of the zoning authority at the time of platting, this plat shows some of the limitations and requirements of the zoning regulations in effect at the date of filing of the plat. Such limitations and requirements are shown for informational purposes only, and should be verified with the zoning authority prior to the construction of any private improvements on the lot. This note should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.



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

Jerome Township Zoning Department

- 3) The Fire Chief may, at his discretion, provide additional comments at this phase of review, the contrsuction plan review phase, or building plan review phase. This requirement is separate from the requirement for compliance with the Zoning Resolution.

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

Sincerely,

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

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Tuesday, September 1, 2020 2:41 PM
To: Brad Bodenmiller
Subject: Re: Distribution Letter for Warner Industrial Corporate Center - Final Plat

Brad,

The City of Marysville has the following comments regarding this final plat:

- To match Warner Road, a thirty (30) foot "Water and Sewer Easement" shall also be provided along Industrial Parkway.
- The detailed "blow up" at the intersection of Warner Road and Industrial Parkway erroneously shows only a 20' Sanitary Sewer Easement instead of the 30' Water and Sewer Easement. Please revise accordingly.

Please do not hesitate to contact me with any further questions.

Thanks,
Jeremy

On Tue, Aug 25, 2020 at 8:42 PM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

Good evening,

I attached a copy of the **Distribution Letter** generated for and a **digital copy of the Plat** for Warner Industrial Corporate Center – Final Plat. Please note the meeting dates and call with any questions.

This month, I am unable to circulate paper copies of the plat because I am self-quarantining. For record-keeping purposes, I intend to mail a paper copy of the plat once I am able to do so. Unfortunately, it's unlikely to be prior to our meetings.

If you need a paper copy of the plat for your review, please let me know and I will try to make arrangements for one to be sent to you.

Bradley Bodenmiller

Director | LUC Regional Planning Commission

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

--

Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director
City of Marysville, Ohio

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



Zoning Parcel Amendment Motion Checklist

1. Entertain a motion "to initiate a zoning parcel amendment for the 3 parcels, from their existing zoning district to R-2, as shown on Exhibit 1." **OR** entertain a motion to take no action on Exhibit

1.

a. (Circle One) **PASS** **FAIL***Charlie / Bob*

2. Entertain a motion "to initiate a zoning parcel amendment for the 5 parcels, from their existing zoning district to U-1, as shown on Exhibit 2." **OR** entertain a motion to take no action on Exhibit

2.

a. (Circle One) **PASS** **FAIL***Tim / Bob*

3. Entertain a motion "to initiate a zoning parcel amendment for the 6 parcels, from their existing zoning district to R-2, as shown on Exhibit 3." **OR** entertain a motion to take no action on Exhibit

3.

a. (Circle One) **PASS** **FAIL***Exclude Tim Knoff property
Tim / Charlie*

4. Entertain a motion "to initiate a zoning parcel amendment for the 4 parcels, from their existing zoning district to U-1, as shown on Exhibit 4." **OR** entertain a motion to take no action on Exhibit

4.

a. (Circle One) **PASS** **FAIL***Charlie / Bob*

5. Entertain a motion "to initiate a zoning parcel amendment for the 2 parcels, from their existing zoning district to U-1, as shown on Exhibit 5." **OR** entertain a motion to take no action on Exhibit

5.

a. (Circle One) **PASS** **FAIL***Tim / Charlie**LUC -
R2 area only
rezone to U1*

6. Entertain a motion "to initiate a zoning parcel amendment for the 6 parcels, from their existing zoning district to U-1, as shown on Exhibit 6." **OR** entertain a motion to take no action on Exhibit

6.

a. (Circle One) **PASS** **FAIL***Exclude Skylar Dist property
Bob / Tim*

7. Entertain a motion "to initiate a zoning parcel amendment for the 4 parcels, from their existing zoning district to R-2, and the 2 parcels to U-1, as shown on Exhibit 7." **OR** entertain a motion to take no action on Exhibit 7.

a. (Circle One) **PASS** **FAIL***Charlie / Tim*

8. Entertain a motion "to initiate a zoning parcel amendment for the 6 parcels, from their existing zoning district to U-1, as shown on Exhibit 8." **OR** entertain a motion to take no action on Exhibit

8.

a. (Circle One) **PASS** **FAIL***Charlie / Tim*

PASS = Motion to Initiate

FAIL = Motion to take no action

#9

*currently B2, rezone U1**Tim / Charlie***PASS***H26-08-00-41-00-027-02 Snodder Run 10.883 acres**H26-08-00-41-00-027-01 Judith Bronger, Trustee 15.60 acre**H26-08-00-41-00-027-00 Daniel J. Linehan 52 acre*

Date of Request.

August 31, 2020

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

Exhibit 1

RE: Zoning Parcel Amendment: (See attached for parcel numbers)

Dear LUC Regional Planning Commission Committee Members:

The Rush Township Zoning Commission initiated a zoning parcel amendment on August 31, 2020. The Zoning Commission has noticed that there are uses in existence that do not meet the current zoning district uses. The current zoning district is outdated and should be updated to reflect the existing uses.

Description of Zoning Parcel Amendment.

See attached exhibits. Proposed uses are those in existence at this time.

Public Hearing.

The Rush Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 6:30 PM on 30 (day), Sept (mo) 2020 (date), 2020.

Point of Contact.

Please consider me Rush Township's point of contact for this matter. My contact information is below:

Tim Kemper

513-535-1671

TKemper41@gmail.com

Tim.Kemper@RaymondJames.com

Sincerely,



Tim Kemper

Attachments.

1. Checklist
2. Exhibit
3. Rush Township Zoning Resolution
 - a. Official Schedule of District Regulations
 - b. Establishment of Districts



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 8/31/2020 Township: Rush
Amendment Title: Exhibit 1

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

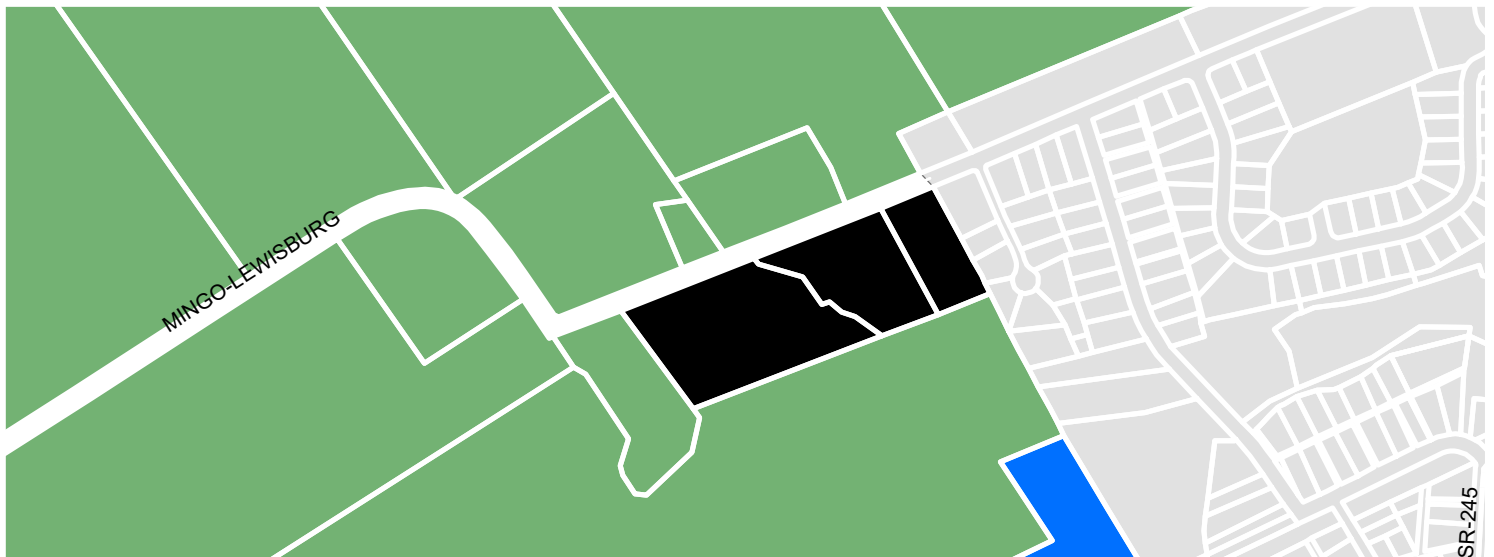
10820 St. Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

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

Rezoning Exhibit 1

3 parcels to R-2

Parcel	Address				Owner		Acres		Land Use	Existing	Proposed
H260800470003202	8611 Mingo Lewisburg Rd	North Lewisburg	OH	43060	Jackson Donald R & Carla M	+/-	6.163	ac.	599 Other	M-1	R-2
H260800470003200	Mingo Lewisburg Rd	North Lewisburg	OH	43060	Reid Thomas V	+/-	3.525	ac.	110 CAUV Vacant	M-1	R-2
H260800470003201	8745 Mingo Lewisburg Rd	North Lewisburg	OH	43060	Reid Thomas V	+/-	2.068	ac.	511 1 Fam Dwlg 0-9 A	M-1	R-2



Legend

	Proposal		R-2		M-1		Villages of North Lewisburg & Woodstock
	U-1		B-2		M-2		

0 760 1,520 Feet



Rush Twp Rezoning

Table Data Source: Champaign Co Auditor, August 2020.

Map Created: May, 2019 (ACS)

Sources: Champaign Co Engineer's Office, Parcels, March 2019.



Date of Request.

August 31, 2020

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

Exhibit 2

RE: Zoning Parcel Amendment: (See attached for parcel numbers)

Dear LUC Regional Planning Commission Committee Members:

The Rush Township Zoning Commission initiated a zoning parcel amendment on August 31, 2020. The Zoning Commission has noticed that there are uses in existence that do not meet the current zoning district uses. The current zoning district is outdated and should be updated to reflect the existing uses.

Description of Zoning Parcel Amendment.

See attached exhibits. Proposed uses are those in existence at this time.

Public Hearing.

The Rush Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 6:30 PM on 30 (day), Sept (mo) 2020 (date), 2020.

Point of Contact.

Please consider me Rush Township's point of contact for this matter. My contact information is below:

Tim Kemper

513-535-1671

Tim. Kemper @ Raymondjames.com

Sincerely,



Tim Kemper

Attachments.

1. Checklist
2. Exhibit
3. Rush Township Zoning Resolution
 - a. Official Schedule of District Regulations
 - b. Establishment of Districts



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 8/31/2020 Township: Rush

Amendment Title: Exhibit 2

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

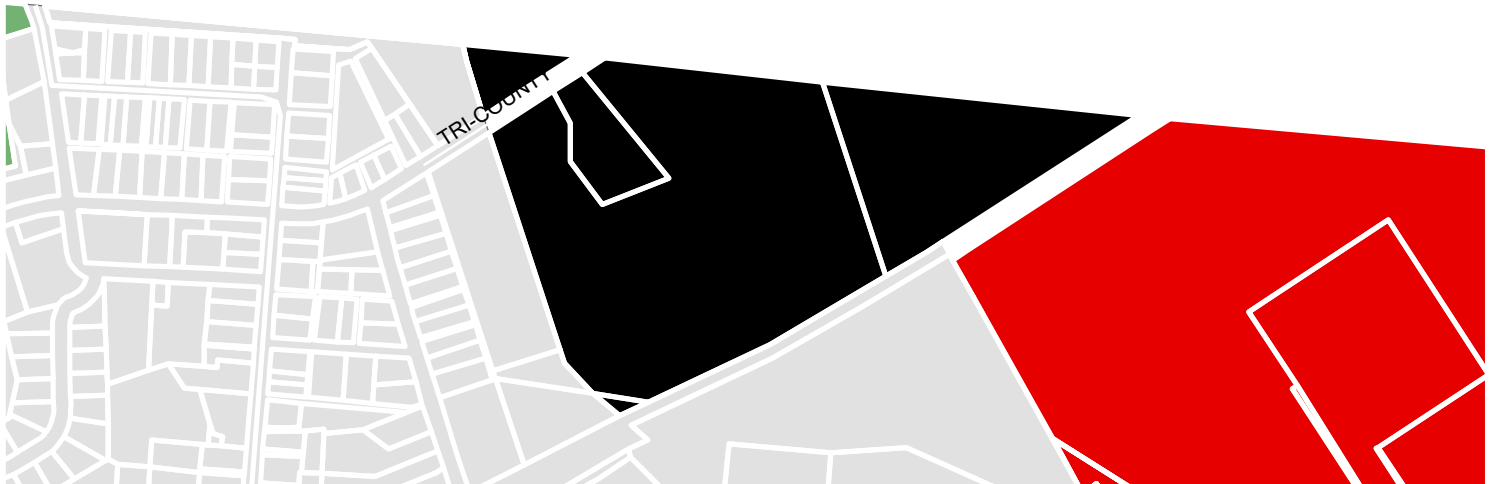
10820 St. Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

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

Rezoning Exhibit 2

5 parcels to U-1

Parcel	Address				Owner		Acres		Land Use	Existing	Proposed
H260800520000400	9413 Tri County Rd	North Lewisburg	OH	43060	Phillips Bradley A	+/-	2.139	ac.	111 CAUV Cash Grain	M-2	U-1
H260800520000300	Tri County Rd	North Lewisburg	OH	43060	Phillips Bradley A	+/-	23.733	ac.	110 CAUV Vacant	M-2	U-1
H260800520000500	0 Tri County Rd	North Lewisburg	OH	43060	Bradley Phillips	+/-	8.853	ac.	110 CAUV Vacant	B-2	U-1
H2608005200004700	East St	North Lewisburg	OH	43060	Village of North Lewisburg	+/-	0.135	ac.	640 Municipality	M-2	U-1
H260800520000100	Mingo Lewisburg Rd	North Lewisburg	OH	43060	Reid James P & Carolyn J	+/-	0.700	ac.	110 CAUV Vacant	M-2	U-1



Legend

 Proposal	 R-2	 M-1	 Villages of North Lewisburg & Woodstock
 U-1	 B-2	 M-2	

0 760 1,520 Feet



Rush Twp Rezoning

Table Data Source: Champaign Co Auditor, August 2020.

Map Created: May, 2019 (ACS)

Sources: Champaign Co Engineer's Office, Parcels, March 2019.



Date of Request.

August 31, 2020

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

Exhibit 3

RE: Zoning Parcel Amendment: (See attached for parcel numbers)

Dear LUC Regional Planning Commission Committee Members:

The Rush Township Zoning Commission initiated a zoning parcel amendment on August 31, 2020. The Zoning Commission has noticed that there are uses in existence that do not meet the current zoning district uses. The current zoning district is outdated and should be updated to reflect the existing uses.

Description of Zoning Parcel Amendment.

See attached exhibits. Proposed uses are those in existence at this time.

Public Hearing.

The Rush Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 6:30 PM on 30 (day), Sept (mo) 2020 (date), 2020.

Point of Contact.

Please consider me Rush Township's point of contact for this matter. My contact information is below:

Tim Kemper

513-535-1671

TKemper41@gmail.com

Tim.Kemper@Baxwoodjones.com

Sincerely,



Tim Kemper

Delete
Timothy Knox
Property from
Proposal

Attachments.

1. Checklist
2. Exhibit
3. Rush Township Zoning Resolution
 - a. Official Schedule of District Regulations
 - b. Establishment of Districts



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 8/31/20 Township: Rush
Amendment Title: Exhibit 3

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

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

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

Rezoning Exhibit 3 6 parcels to R-2

Parcel	Address			Owner	Acres	Land Use	Existing	Proposed
H260800520000900	9786 EST RTE 245	North Lewisburg	OH 43060	Knox Timothy	+/- 7.718	ac. 500 Vacant Lot	B-2	R-2
H260800520000901	9838 EST RTE 245	North Lewisburg	OH 43060	Deskins Rebecca L	+/- 0.155	ac. 511 1 Fam Dwlg 0-9 A	B-2	R-2
H260800520000600	EST RTE 245	North Lewisburg	OH 43060	Deskins Rebecca L	+/- 1.190	ac. 599 Other	B-2	R-2
H260800520000700	EST RTE 245	North Lewisburg	OH 43060	Deskins Rebecca L	+/- 0.108	ac. 501 Vacant 0-9 A	B-2	R-2
H260800520000800	EST RTE 245	North Lewisburg	OH 43060	Deskins Rebecca L	+/- 1.340	ac. 500 Vacant Lot	B-2	R-2
H260800520001302	9871 EST RTE 245	North Lewisburg	OH 43060	Pettit Randy F & Brenda G	+/- 1.004	ac. 511 1 Fam Dwlg 0-9 A	B-2	R-2



Legend

- Proposal
- R-2
- M-1
- Villages of North Lewisburg & Woodstock
- U-1
- B-2
- M-2

0 760 1,520 Feet



Rush Twp Rezoning

Table Data Source: Champaign Co Auditor, August 2020.

Map Created: May 2019 (ACS)

Date of Request.

August 31, 2020

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

Exhibit 4

RE: Zoning Parcel Amendment: (See attached for parcel numbers)

Dear LUC Regional Planning Commission Committee Members:

The Rush Township Zoning Commission initiated a zoning parcel amendment on August 31, 2020. The Zoning Commission has noticed that there are uses in existence that do not meet the current zoning district uses. The current zoning district is outdated and should be updated to reflect the existing uses.

Description of Zoning Parcel Amendment.

See attached exhibits. Proposed uses are those in existence at this time.

Public Hearing.

The Rush Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 6:30 PM on 30 (day), Sept (mo) 2020 (date), 2020.

Point of Contact.

Please consider me Rush Township's point of contact for this matter. My contact information is below:

Tim Kemper

513-535-1671

TKemper41@gmail.com

Tim.Kemper@Baxmoxjames.com

Sincerely,



Tim Kemper

Attachments.

1. Checklist
2. Exhibit
3. Rush Township Zoning Resolution
 - a. Official Schedule of District Regulations
 - b. Establishment of Districts



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 8/31/2020 Township: Rush
Amendment Title: Exhibit 4

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

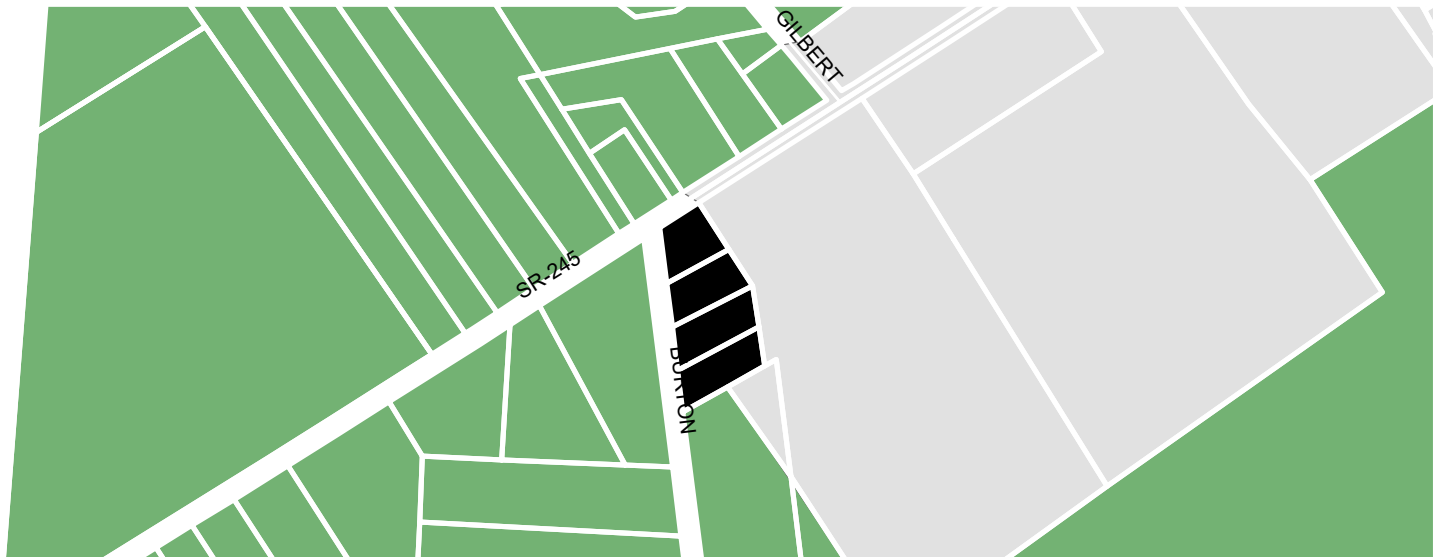
10820 St. Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

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

Rezoning Exhibit 4

4 parcels to U-1

Parcel	Address				Owner		Acres	Land Use	Existing	Proposed
H260800470002305	5445 Burton Rd	North Lewisburg	OH	43060	Gilley Jack G Jr & Mary A	+/-	1.216	511 1 Fam Dwlg 0-9 A	B-2	U-1
H260800470002303	5415 Burton Rd	North Lewisburg	OH	43060	Hamel Jacob & Hout Ashley	+/-	1.025	511 1 Fam Dwlg 0-9 A	B-2	U-1
H260800470002304	5385 Burton Rd	North Lewisburg	OH	43060	Erickson Timothy E	+/-	1.042	511 1 Fam Dwlg 0-9 A	B-2	U-1
H260800470002302	5355 Burton Rd	North Lewisburg	OH	43060	White Corry & Misty	+/-	1.042	511 1 Fam Dwlg 0-9 A	B-2	U-1



Legend

 Proposal	 R-2	 M-1	 Villages of North Lewisburg & Woodstock
 U-1	 B-2	 M-2	

0 760 1,520 Feet



Rush Twp Rezoning

Table Data Source: Champaign Co Auditor, August 2020.

Map Created: May, 2019 (ACS)

Sources: Champaign Co Engineer's Office, Parcels, March 2019.



Date of Request.

August 31, 2020

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

Exhibit 5

RE: Zoning Parcel Amendment: (See attached for parcel numbers)

Dear LUC Regional Planning Commission Committee Members:

The Rush Township Zoning Commission initiated a zoning parcel amendment on August 31, 2020. The Zoning Commission has noticed that there are uses in existence that do not meet the current zoning district uses. The current zoning district is outdated and should be updated to reflect the existing uses.

Description of Zoning Parcel Amendment.

See attached exhibits. Proposed uses are those in existence at this time.

Public Hearing.

The Rush Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 6:30 PM on 30 (day), Sept (mo) 2020 (date), 2020.

Point of Contact.

Please consider me Rush Township's point of contact for this matter. My contact information is below:

Tim Kemper

513 535-1671

TKemper41@gmail.com

Tim.Kemper@RaymondJames.com

Sincerely,



Tim Kemper

Attachments.

1. Checklist
2. Exhibit
3. Rush Township Zoning Resolution
 - a. Official Schedule of District Regulations
 - b. Establishment of Districts



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 8/31/2020 Township: Rush
Amendment Title: Exhibit 5

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

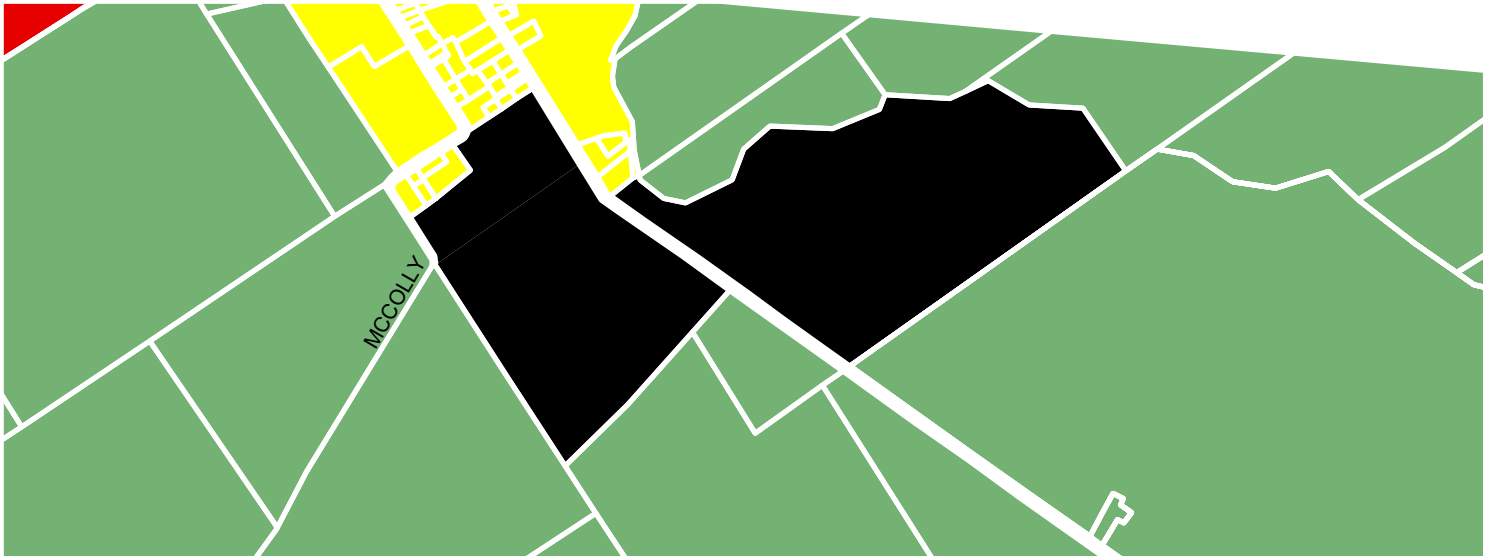
10820 St. Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

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

Rezoning Exhibit 5

2 parcels to U-1

Parcel	Address				Owner		Acres		Land Use	Zoning	Zoning
H260800520002500	0 McColly Rd	North Lewisburg	OH	43060	Phelps Investments LLC	+/-	59.993	ac.	110 CAUV Vacant	U-1/R-2	U-1
H2608004900000800	Middleburg Rd	North Lewisburg	OH	43060	Pleasant Run Farms Inc	+/-	75.600	ac.	110 CAUV Vacant	U-1/R-2	U-1



Legend

	Proposal		R-2		M-1		Villages of North Lewisburg & Woodstock
	U-1		B-2		M-2		

0 1,500 3,000 Feet



Rush Twp Rezoning

Table Data Source: Champaign Co Auditor, August 2020.

Map Created: May, 2019 (ACS)

Sources: Champaign Co Engineer's Office, Parcels, March 2019.



Date of Request.

August 31, 2020

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319

Exhibit #6

RE: Zoning Parcel Amendment: (See attached for parcel numbers)

Dear LUC Regional Planning Commission Committee Members:

The Rush Township Zoning Commission initiated a zoning parcel amendment on August 31, 2020. The Zoning Commission has noticed that there are uses in existence that do not meet the current zoning district uses. The current zoning district is outdated and should be updated to reflect the existing uses.

Description of Zoning Parcel Amendment.

See attached exhibits. Proposed uses are those in existence at this time.

Public Hearing.

The Rush Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 6:30 PM on 30 (day), Sept (mo) 2020 (date), 2020.

Point of Contact.

Please consider me Rush Township's point of contact for this matter. My contact information is below:

Tim Kemper

513-535-1671

TKemper41@gmail.com

Tim.Kemper@RaymondJames.com

Delete
Skyler Gist Property

Sincerely,



Tim Kemper

Attachments.

1. Checklist
2. Exhibit
3. Rush Township Zoning Resolution
 - a. Official Schedule of District Regulations
 - b. Establishment of Districts



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 8/31/20 Township: Rush

Amendment Title: Exhibit 6

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

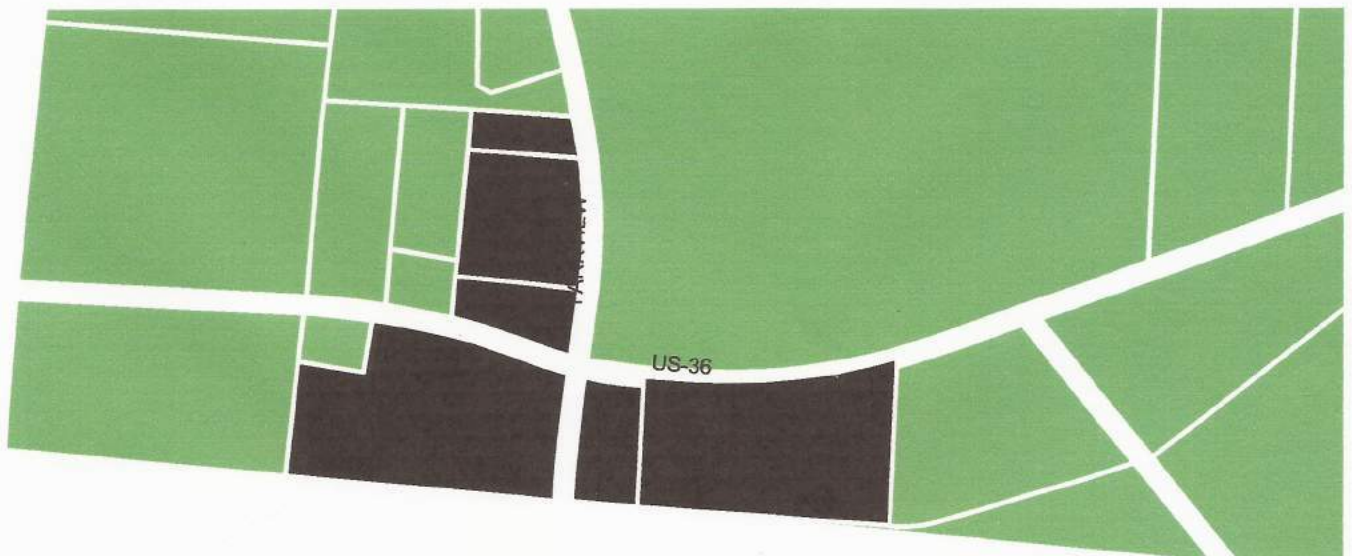
10820 St. Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

• Email:





• Web:

Rezoning Exhibit 6 6 parcels to U-1

Parcel	Address	Woodstock	OH	43084	Owner	Acres	Land Use	Existing	Proposed
H260800480003605	20 N Parkview Rd	Woodstock	OH	43084	Rexroth Cheryl & Dale	+/- 2.058	511 1 Fam Dwlg 0-9 A	B-2	U-1
H260800480004200	61 S Parkview Rd	Mechanicsburg	OH	43044	Cordell John J & Constance D	+/- 2.609	511 1 Fam Dwlg 0-9 A	B-2	U-1
H260800480003602	N Parkview Rd	Woodstock	OH	43084	Charles Benjamin E	+/- 5.074	501 Vacant 0-9 A	B-2	U-1
H260800480003601	N Parkview Rd	Woodstock	OH	43084	Charles Benjamin E	+/- 1.316	501 Vacant 0-9 A	B-2	U-1
H260800480004300	8519 E US Hwy 36	Woodstock	OH	43084	Gist Skyler E	+/- 9.984	511 1 Fam Dwlg 0-9 A	U-1/B-2	U-1
H260800480003500	E US Hwy 36	Mechanicsburg	OH	43044	Julia A Ripley	+/- 11.398	110 CAUV Vacant	U-1/B-2	U-1



Legend

 Proposal	 R-2	 M-1	 Villages of North Lewisburg & Woodstock
 U-1	 B-2	 M-2	

0 760 1,520 Feet



Rush Twp Rezoning

Table Data Source: Champaign Co Auditor, August 2020.
Map Created: May 2019 (ACS)

Date of Request.

August 31, 2020

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319

Exhibit # 7

RE: Zoning Parcel Amendment: (See attached for parcel numbers)

Dear LUC Regional Planning Commission Committee Members:

The Rush Township Zoning Commission initiated a zoning parcel amendment on August 31, 2020. The Zoning Commission has noticed that there are uses in existence that do not meet the current zoning district uses. The current zoning district is outdated and should be updated to reflect the existing uses.

Description of Zoning Parcel Amendment.

See attached exhibits. Proposed uses are those in existence at this time.

Public Hearing.

The Rush Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 6:30 PM on 30 (day), Sept (mo) 2020 (date), 2020.

Point of Contact.

Please consider me Rush Township's point of contact for this matter. My contact information is below:

Tim Kemper

513-535-1671

TKemper41@gmail.com

Tim.Kemper@Baxwoodjones.com

Sincerely,



Tim Kemper

Attachments.

1. Checklist
2. Exhibit
3. Rush Township Zoning Resolution
 - a. Official Schedule of District Regulations
 - b. Establishment of Districts



Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 8-31-20 Township: Rush

Amendment Title: Exhibit # 7

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

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

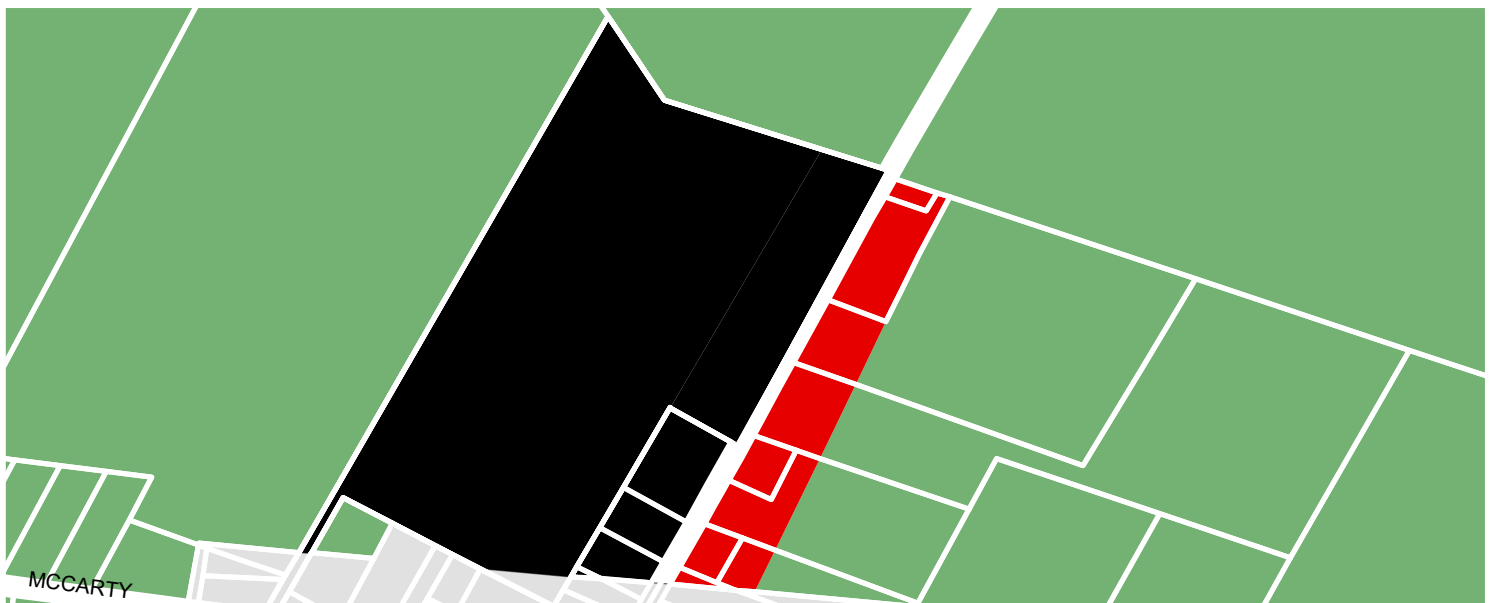
• Email:

• Web:

Rezoning Exhibit 7

4 parcels to R-2
2 parcels to U-1

Parcel	Address	Woodstock	OH	43084	Owner	Acres	Land Use	Existing	Proposed
H260800410004900	N Main St	Woodstock	OH	43084	Wyatt Brandy L	+/- 0.069	ac. 501 Vacant 0-9 A	B-2	R-2
H260800410002200	225 N Main St	Woodstock	OH	43084	Wyatt Brandy L	+/- 0.639	ac. 511 1 Fam Dwlg 0-9 A	B-2	R-2
H260800410002100	2232 N ST RTE 559	Woodstock	OH	43084	Gary Geoffrey Walter & Stephens Samantha	+/- 1.000	ac. 511 1 Fam Dwlg 0-9 A	B-2	R-2
H260800410001501	2266 N ST RTE 559	Woodstock	OH	43084	Shear Lori K & Roy E	+/- 2.000	ac. 511 1 Fam Dwlg 0-9 A	B-2	R-2
H260800410001500	N ST RTE 559	Woodstock	OH	43084	Slemmons Seth T & Korie L Slemmons	+/- 38.803	ac. 110 CAUV Vacant	U-1/B-2	U-1
H260800430002500	N ST RTE 559	Woodstock	OH	43084	Slemmons Seth T & Korie L Slemmons	+/- 2.747	ac. 110 CAUV Vacant	U-1/B-2	U-1



Legend

- Proposal
- R-2
- M-1
- Villages of North Lewisburg & Woodstock
- U-1
- B-2
- M-2

0 760 1,520 Feet



Rush Twp Rezoning

Table Data Source: Champaign Co Auditor, August 2020.

Map Created: May, 2019 (ACS)

Sources: Champaign Co Engineer's Office, Parcels, March 2019.



Date of Request.

August 31, 2020

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319

RE: Zoning Parcel Amendment: (See attached for parcel numbers)

Dear LUC Regional Planning Commission Committee Members:

The Rush Township Zoning Commission initiated a zoning parcel amendment on August 31, 2020. The Zoning Commission has noticed that there are uses in existence that do not meet the current zoning district uses. The current zoning district is outdated and should be updated to reflect the existing uses.

Description of Zoning Parcel Amendment.

See attached exhibits. Proposed uses are those in existence at this time.

Exhibit # 8

Public Hearing.

The Rush Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 6:30 PM on 30 (day), Sept (mo) 2020 (date), 2020.

Point of Contact.

Please consider me Rush Township's point of contact for this matter. My contact information is below:

Tim Kemper

513-535-1671

TKemper41@gmail.com

Tim.Kemper@RaymondJames.com

Sincerely,



Tim Kemper

Attachments.

1. Checklist
2. Exhibit
3. Rush Township Zoning Resolution
 - a. Official Schedule of District Regulations
 - b. Establishment of Districts



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 8/31/20 Township: Rush
Amendment Title: Exhibit # 8

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St. Rt 347, PO Box 219

East Liberty, Ohio 43319

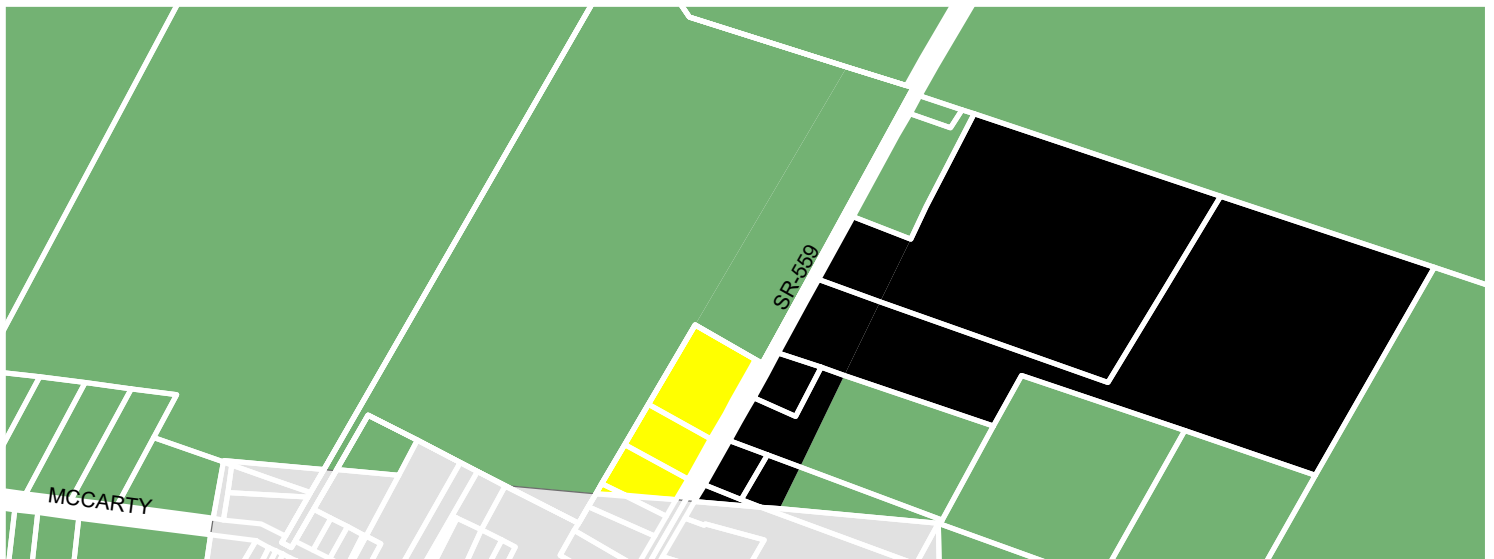
• Phone: 937-666-3431 •

• Email:

• Web:

Rezoning Exhibit 8 6 parcels to U-1

Parcel	Address				Owner		Acres	Land Use	Existing	Proposed
H260800410001200	N ST RTE 559	Woodstock	OH	43084	Boerger Judith Ann Trustee	+/-	10.250	ac. 110 CAUV Vacant	U-1/B-2	U-1
H260800410001400	N ST RTE 559	Woodstock	OH	43084	Boerger Judith Ann Trustee	+/-	26.707	ac. 110 CAUV Vacant	U-1/B-2	U-1
H260800410001900	2285 N ST RTE 559	Woodstock	OH	43084	Williams Randy & Kathy Trustee	+/-	0.610	ac. 511 1 Fam Dwlg 0-9 A	B-2	U-1
H260800410001800	N ST RTE 559	Woodstock	OH	43084	Williams Randy & Kathy Trustee	+/-	5.390	ac. 599 Other	U-1/B-2	U-1
H260800410002000	N ST RTE 559	Woodstock	OH	43084	Woodstock Lions Club Inc	+/-	2.126	ac. 465 Lodge Hall	U-1/B-2	U-1
H260800410001600	N Main St	Woodstock	OH	43084	Dixon Michael E & Peggy L	+/-	0.140	ac. 599 Other	B-2	U-1



Legend

	Proposal		R-2		M-1		Villages of North Lewisburg & Woodstock
	U-1		B-2		M-2		

0 760 1,520 Feet



Rush Twp Rezoning

Table Data Source: Champaign Co Auditor, August 2020.

Map Created: May, 2019 (ACS)

Sources: Champaign Co Engineer's Office, Parcels, March 2019.



Date of Request.

August 31, 2020

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319

Exhibit #9

RE: Zoning Parcel Amendment: (See attached for parcel numbers)

Dear LUC Regional Planning Commission Committee Members:

The Rush Township Zoning Commission initiated a zoning parcel amendment on August 31, 2020. The Zoning Commission has noticed that there are uses in existence that do not meet the current zoning district uses. The current zoning district is outdated and should be updated to reflect the existing uses.

Description of Zoning Parcel Amendment.

See attached exhibits. Proposed uses are those in existence at this time.

Public Hearing.

The Rush Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 6:30 PM on 30 (day), September (mo) 2020 (date), 2020.

Point of Contact.

Please consider me Rush Township's point of contact for this matter. My contact information is below:

Tim Kemper

513-535-1671

TKemper41@gmail.com

Tim.Kemper@RaymondJames.com

Sincerely,



Tim Kemper

Attachments.

1. Checklist
2. Exhibit
3. Rush Township Zoning Resolution
 - a. Official Schedule of District Regulations
 - b. Establishment of Districts



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 8/31/20 Township: Rush
Amendment Title: Exhibit #9

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St. Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email:

• Web:

Exhibit #9

change
B2 - U1

(2)

H 26-08-00-41-00-027-00

Daniel J. Linehart
0.52 ACRES

(3)

H 26-08-00-41-00-027-01

change B2 - U1 Judith Ann Boerger TTEE
15.60 ACRES

RURAL DISTRICT	U-1
MEDIUM DENSITY RESIDENTIAL DISTRICT	R-2
LOCAL BUSINESS DISTRICT	B-2
LIGHT MANUFACTURING DISTRICT	M-1
HEAVY MANUFACTURING DISTRICT	M-2

RUSH TOWNSHIP

"THIS IS TO CERTIFY THAT THIS IS THE
OFFICIAL ZONING MAP REFERRED TO IN
SECTION 300 OF THE ORDINANCE OF
THE TOWNSHIP OF RUSH, OHIO"

Charles B. Lushman
CHAIRMAN, TOWNSHIP TRUSTEES

Robert A. Shambler
CLERK, TOWNSHIP TRUSTEES

July 13, 1971
DATE OF ADOPTION

CHAMPAIGN COUNTY, OHIO
LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION
DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STATE OF OHIO

SCALE IN FEET
0 100 200 300 400 500 600 700 800 900 1000

THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT UNDER THE PROVISIONS OF SECTION 101 OF THE HOUSING ACT OF 1954 AS AMENDED



Zoning & Subdivision Committee

Thursday, September 10, 2020

The Zoning and Subdivision Committee met in regular session on Thursday, September 10, 2020 at 12:16 pm online through Zoom. Meeting information was published on LUC's agenda and posted on LUC's website.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Wes Dodds, Ashley Gaver, Charles Hall, Steve McCall, Heather Martin, Bill Narducci, Tom Scheiderer, Aaron Smith, and Andy Yoder. Absent members were: Tammy Noble, and Jeff Stauch.

Guests included: Megan Sloat, Jerome Township; Justin Wollenberg, Terrain Evolution; Chris Winkle, Warner Industrial Corporate Center; Angelo DeSanto, Warner Industrial Corporate Center; Steve Pagura, Warner Industrial Corporate Center; John Brose, Perry Township; Corey Theuerkauf, Mitchell Highland; Dave Faulkner, Champaign County.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Charles Hall moved a motion to approve the minutes from the August 13, 2020 meeting as written and Tom Scheiderer seconded. All in favor.

1. Review of GPN-12 Phase 5 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller advised reviewing agency comments were incorporated into the Mylar for today's meeting.
 - Bill Narducci moved a motion to recommend approval of the GPN-12 Phase 5 Final Plat and Tyler Bumbalough seconded. All in favor.
2. Review of Mitchell Highlands Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Steve McCall moved a motion to recommend approval of the Mitchell Highlands Preliminary Plat Extension with all staff comments and Tom Scheiderer seconded. All in favor.
3. Review of VN-4 Phase 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller advised reviewing agency comments were incorporated into the Mylar for today's meeting.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Bill Narducci moved a motion to recommend approval of the VN-4 Phase 3 Final Plat and Steve McCall seconded. All in favor.
- 4. Review of Warner Industrial Corporate Center Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller advised reviewing agency comments were incorporated into the Mylar for today's meeting.
 - Bill Narducci moved a motion to recommend approval of the Warner Industrial Corporate Center Final Plat and Tom Scheiderer seconded. All in favor.
- 5. Review of Rush Township Parcel Amendments – Multiple Areas (Champaign County) – Staff Report by Aaron Smith
 - Discussion occurred around the 6 parcels on Exhibit 3. The larger parcel was excluded from the proposed rezoning.
 - Tyler Bumbalough – Is this a good idea to rezone these two parcels without the larger one because it is separating the B-2 districts?
 - Aaron Smith – The large area in the Village north of SR 245 and west of the parcels in the proposal, is zoned residential. Uses include a park and church. The large area south of SR 245 is zoned M-1.
 - Tyler Bumbalough – It seems odd to rezone to residential when you have other uses around it and a large parcel that's M-1 but that's just my opinion.
 - Andy Yoder moved a motion to recommend approval with modifications of the Rush Township Parcel Amendments as recommended by staff and include any comments from the committee and Tyler Bumbalough seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:05 pm with Steve McCall moving a motion to adjourn and Charles Hall seconded. All in favor.

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