Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Zoning & Subdivision Committee

Thursday, December 12, 2019
11:00 am

- Minutes from last meeting of November 14, 2019

1. Review of Jerome Village VN-4 Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller

2. Review of Jerome Village GPN-12 Phase 1 Final Plat (Union County) – Staff Report by Brad Bodenmiller

3. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Aaron Smith

4. Review of Washington Township Zoning Parcel Amendment (Logan 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
Vince Papsidero/Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC
Aaron Smith - LUC

10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Staff Report – Village Neighborhood Section 4

Applicant:	**Jerome Village Company, LLC** c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com **Terrain Evolution, Inc.** c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com
Request:	Approval of the Village Neighborhood, Section 4 – Preliminary Plat Extension for a period of two (2) years.
Location:	Located west of Jerome Road, north of Ravenhill Parkway, and south of Harriott Road in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat Extension is for the Village Neighborhood, Section 4 Preliminary Plat. There are 147 lots and 69.571 acres planned in total. To date, 119 lots have been final platted. Proposed utilities: ○ City of Marysville public water system ○ Method of sanitary waste disposal is the Jerome Village collection system and City of Marysville treatment Preliminary Plat: ○ The original Preliminary Plat was approved in December 2015 and extended in December 2017. ○ The Phase 1 Final Plat was approved in September 2016. ○ The Phase 2 Final Plat was approved in October 2019. • **Union County Engineer's Office** ○ The Engineer's Office submitted comments in a letter dated 12-05-19, recommending the Extension be approved.

	• **Union County Soil & Water Conservation District**
	  ○ No new comments as of 12-04-19.
	• **Union County Health Department**
	  ○ No new comments received as of 12-04-19.
	• **City of Marysville**
	  ○ No new comments received as of 12-04-19.
	• **Jerome Township**
	  ○ No new comments received as of 12-04-19.
	• **ODOT District 6**
	  ○ No new comments received as of 12-04-19.
	• **Ohio Edison**
	  ○ No new comments received as of 12-04-19.
	• **LUC Regional Planning Commission**
	  1. All prior comments/modifications from reviewing agencies and approvals with conditions remain effective (§318).

Staff Recommendations:	LUC staff recommends ***APPROVAL*** of the Village Neighborhood, Section 4 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:	

TerrainEvolution
terrainevolution.com

720 East Broad Street
Suite 203
Columbus, OH 43215

P: 614.385.1090
info@terrainevolution.com

November 21, 2019

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

Re: Jerome Village VN-4
Preliminary Plat Extension Request

Dear Mr. Bodenmiller:

Jerome Village – Village Neighborhood Section 4 (VN-4) Preliminary Plat was approved by the LUC Executive Committee December 10, 2015. An extension was granted December 14th, 2017 for a duration of two (2) years.

Please accept this letter as our formal request for an extension of the Jerome Village VN-4 Preliminary Plat for the maximum duration available. We are submitting this request for the Commission's consideration on December 12th, 2019. Please contact me if we are required to provide additional submittals, i.e. plans, electronic files, etc. to complete the extension approval process.

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

Respectfully Submitted,
Terrain Evolution, Inc.

Justin Wollenberg, PE, CPESC
Project Manager

CC: File
Nationwide Realty Investors

Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Application for Preliminary Plat Approval

Date: 11/21/2019

Name of Subdivision: Village Neighborhood, Section 4

Location: Jerome Township, Union County, Ohio

Township: Jerome Military Survey: 3005

Complete Parcel(s) Identification Number (PIN): 1700100140000, 1700100150010

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

Name of Applicant: Jerome Village Company, LLC - Attn: Gary Nuss

Address: 375 North Front Street, Suite 200

City: Columbus State: OH Zip: 43215

Phone: 614.857.2334 Fax: 614.857.2346 Email: nussg@nationwide.com

Name of Owner of property to be subdivided: same as applicant

Address:

City: State: Zip:

Phone: Fax: Email:

Name of Applicant's Surveyor or Engineer: Terrain Evolution, Inc. - Attn: Justin Wollenberg, PE, Project Manager

Address: 720 East Broad Street, Suite 203

City: Columbus State: OH Zip: 43215

Phone: 614.385.1092 Fax: 614.385.1085 Email: jwollenberg@terrainevolution.com

Proposed Acreage to be Subdivided: 69.571

Current Zoning Classification: PD

Proposed Zoning Changes: N/A

Proposed Land Use: Single Family Residential

Development Characteristics

Number of proposed lots: 147 Typical lot width (feet): 70, 80

Number of proposed units: 147 Typical lot area (sq. ft.): 9100, 10400

Single Family Units: 147 Multi-Family Units: 0

Acreage to be devoted to recreation, parks or open space: 23.376

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Recreation facilities to be provided: No

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

1. Proposed method of Supplying Water Service: City of Marysville water system
2. Proposed method of Sanitary Waste Disposal: Jerome Village Collection & City of Marysville treatment
   (If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)
3. Requests for Variances from Subdivision Regs: See Preliminary Plat cover sheet for variances
   (If yes, please explain variances and reason for variances)

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

	Improvement	Installation	Guarantee
a.	Private Roadway		x
b.	Storm sewer Collection & Mgnt		x
c.	Water Distribution		x
d.	Sanitary Sewer Collection System		x
e.			

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

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Preliminary Plat Review Checklist

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"	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	

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

PRELIMINARY PLAT PLANS FOR

VILLAGE NEIGHBORHOOD SECTION 4

VIRGINIA MILITARY SURVEY (VMS) 3005
JEROME TOWNSHIP, UNION COUNTY, OHIO

BENCH MARKS

SOURCE — FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENT 04–0087. ELEV.=998.117 (NAVD 88)

UNION COUNTY B.M. — 1.2 MILES SOUTH ALONG STATE HIGHWAY 38 FROM THE SOUTH CORPORATION LIMIT OF MARYSVILLE, UNION COUNTY AT THE JUNCTION OF A ROAD LEADING WEST, 33.9' WEST OF THE CENTERLINE OF STATE HIGHWAY 38, 23.8' SOUTH OF THE CENTERLINE OF THE ROAD. 3.0' SOUTH OF A FENCE CORNER POST AND ABOUT 4' LOWER THAN THE HIGHWAY. A UNITED STATES GEOLOGICAL SURVEY STANDARD DISK, STAMPED 1022 AND SET IN THE TOP OF A CONCRETE POST. ELEV.=1019.61 (NAVD 88)

B.M. #1 — PK IN SIDE OF UTILITY POLE, SOUTH SIDE OF WELLS ROAD, 150'± WEST OF GPS CONTROL POINT #50226. ELEV.=971.61 (NAVD 88)

B.M. #101 — IRON PIN SET IN THE GROUND, 32'± EAST OF THE CENTERLINE OF JEROME ROAD, 1650'± SOUTH OF CENTERLINE OF BLANEY ROAD, 2910'± NORTH OF CENTERLINE OF HILL ROAD. N191488.74 E1778432.88
ELEV.=962.96 (NAVD 88)

B.M. #102 — IRON PIN SET IN THE GROUND, 62'± SOUTH OF CENTERLINE OF OLD WELLS ROAD, 90'± EAST OF CENTERLINE OF JEROME ROAD, 233'± NORTH OF CENTERLINE OF WELLS ROAD. N185966.53 E179340.53
ELEV.=960.87 (NAVD 88)

B.M. #103 — IRON PIN SET IN THE GROUND, 39'± EAST OF THE CENTERLINE OF HYLAND–CROY ROAD, 172'± NORTH OF CENTERLINE OF WELLS ROAD, IN FRONT OF RESIDENCE #7700. N185591.18 E1776444.73
ELEV.=971.75 (NAVD 88)

B.M. #104 — IRON PIN SET IN THE GROUND, SOUTHWEST SIDE OF WELLS ROAD REGIONAL PUMP STATION, 39'± NORTH OF CENTERLINE OF WELLS ROAD. N185206.54 E1774136.71
ELEV.=966.32 (NAVD 88)

B.M. #105 — IRON PIN SET IN THE GROUND, 38'± SOUTHEAST OF THE CENTERLINE OF US 42, 4662'± SOUTHWEST OF THE CENTERLINE OF HARRIOT ROAD, 4862'± NORTH OF CENTERLINE OF WELLS ROAD. N189857.73 E177088.70
ELEV.=979.78 (NAVD 88)

B.M. #106 — IRON PIN SET IN THE GROUND, NORTHEAST OF FUTURE RAVENHILL PARKWAY AND HYLAND–CROY ROAD ROUNDABOUT. N189269.84 E1775670.93
ELEV.=967.05 (NAVD 88)

STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM CALCULATION. DEVELOPED AREAS SHALL BE REQUIRED TO RELEASE THE CRITICAL STORM AND ALL LESSER STORMS AT A RATE NO GREATER THAN THE PREDEVELOPED ONE YEAR STORM EVENT. ALL STORMS OF GREATER INTENSITY THAN THAT OF THE CRITICAL STORM SHALL RELEASE AT THEIR RESPECTIVE PREDEVELOPED RATES PER UNION COUNTY REGULATIONS.

THE EXISTING LAND USE CONSISTS OF VACANT LAND THAT HAS BEEN FARMED AS WELL AS LEFT FALLOW. THE TRIBUTARY AREAS FOR THIS STUDY ACCUMULATE AND DISCHARGE TO FRY DITCH AND EVERSOLE RUN LOCATED IN THE MIDDLE OF THE SITE.

PROPOSED POND
PROPOSED DETENTION & RETENTION PONDS WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES. PONDS WILL BE WITHIN AN EASEMENT.

WATER QUALITY
WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED STORMWATER MANAGEMENT BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHC000004.

FLOODPLAIN

THE VN–4 DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500–YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0390D, EFFECTIVE DATE DECEMBER 16 2008.

OPEN SPACE

OPEN SPACE INCLUDING THE DEDICATED OPEN SPACE IN VN–4 IS TO BE OWNED AND MAINTAINED BY JEROME VILLAGE COMMUNITY AUTHORITY. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

VARIANCE

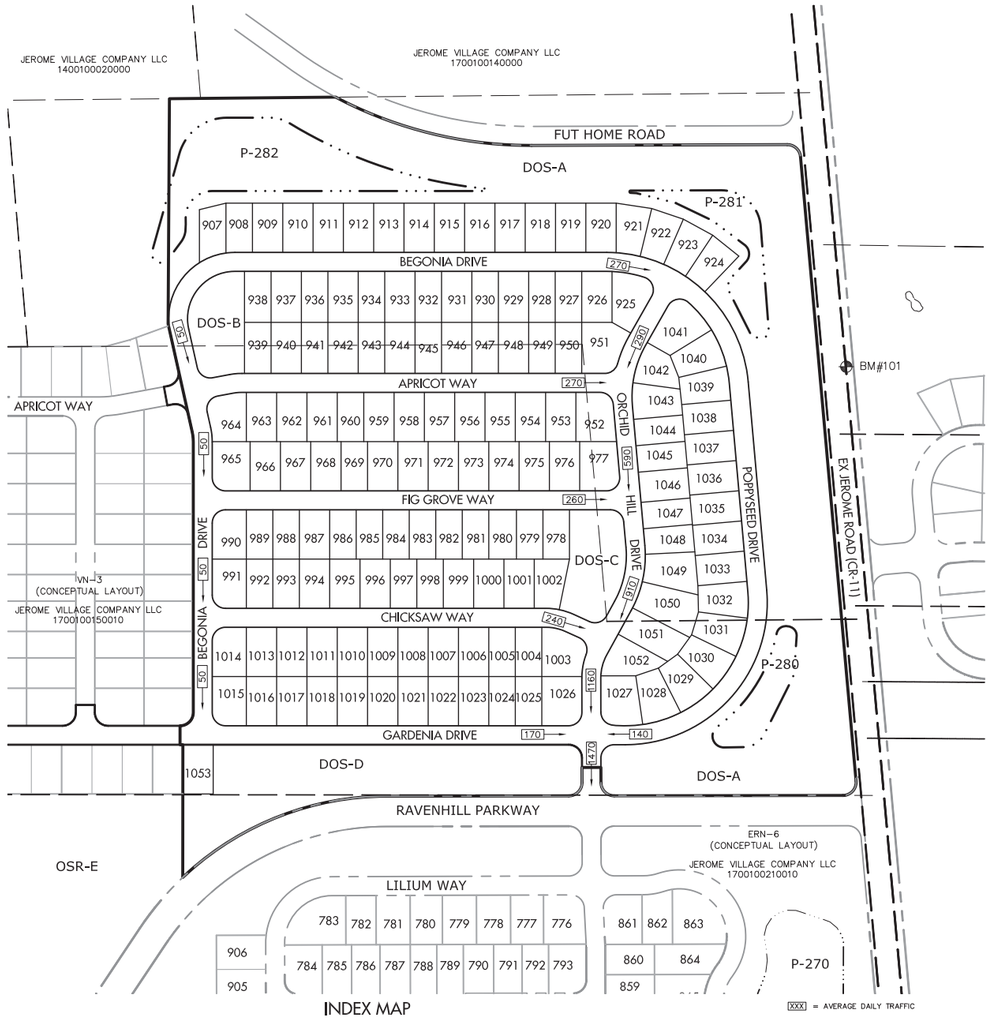
VARIANCE HAS BEEN APPROVED FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT–OF–WAY WIDTHS TO ALLOW A 50' RIGHT–OF–WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN JEROME VILLAGE. RESOLUTION #306–09. DATED 6–11–09.

ZONING

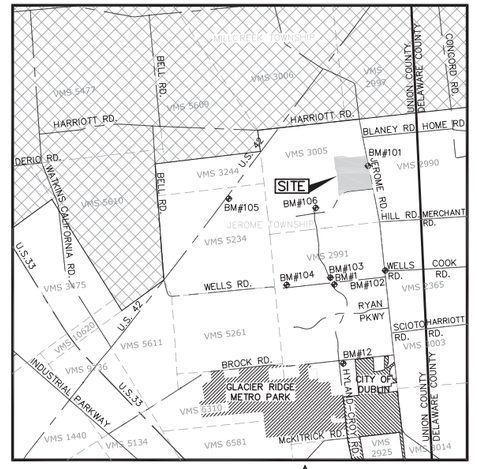
VILLAGE NEIGHBORHOOD, SECTION 4 WAS ZONED PUD AS PART OF THE JEROME VILLAGE DEVELOPMENT APPROVED BY JEROME TOWNSHIP, APRIL 23, 2007. THE ZONING IS PROPOSED TO BE MODIFIED WITH THE ADDITION OF THE HENDERLONG PROPERTY AND THE EVERSOLE RUN NEIGHBORHOOD SECTION 6.

SURVEY DATA		
DESCRIPTION	EXISTING PARCEL ID NUMBER	BOUNDARY SURVEY DATE
WEEKS	1700100140000	11/7/2006
MILLER	1700100150010	3/13/2006

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig



INDEX MAP
SCALE: 1" = 200'



LOCATION MAP
SCALE: 1" = 4000'

STANDARD DRAWINGS

UCEO	ODOT	COM	COC
DWG. NO.7	BP–3.1	WTR–03	2319
	CB–1.1	WTR–04	
	CB–1.2	WTR–06	
	CB–1.3	WTR–09	
	CB–1.4	WTR–18	
	MH–1.1	WTR–19	
	MH–1.2	WTR–20	
		WTR–21	
		WTR–23	
		WTR–25	

SHEET INDEX

1	COVER SHEET
2	TYPICAL SECTION & DETAILS
3	PRELIMINARY PLAT
4	COMPOSITE UTILITY PLAN
5–17	PRELIMINARY STREET PLAN & PROFILE
18	EXISTING CONDITIONS PLAN
19	COMPOSITE GRADING PLAN
20–25	DETAILED GRADING PLAN
26	POST DEVELOPED STORMWATER MANAGEMENT PLAN
27–28	EROSION & SEDIMENT CONTROL PLAN

DEVELOPER/OWNER:
JEROME VILLAGE
JEROME VILLAGE COMPANY, LLC
ATTN: GARY NUSS
375 N. FRONT STREET
COLUMBUS, OH 43215
P: 614–857–2334
F: 614–857–2346

SURVEYOR
AMERICAN LAND SURVEYORS, LLC.
ATTN: JON (BRETT) ADCOCK
1346 HEMLOCK COURT
LANCASTER, OHIO 43130
P: 614–837–0800
F: 740–415–6599

GENERAL DEVELOPMENT SUMMARY

	PROPOSED	ZONED
TOTAL AREA (ACRES)	69.571	69.5
OPEN SPACE	23.376	21.6
RIGHT–OF–WAY (50')	11.118	
LOTS	34.717	
NUMBER OF LOTS	147	199
50' FRONTAGE	–	199
70' FRONTAGE	53	–
80' FRONTAGE	94	–
DENSITY (UNITS/ACRE)		
GROSS (# LOTS/TOTAL AREA)	2.115	2.863
NET (# LOTS/LOT AREA)	4.234	–
MINIMUM LOT SIZE		
70' FRONTAGE	9,100 SF	
80' FRONTAGE	10,400 SF	

SETBACKS	70'	80'
FRONT YARD (FROM R/W)	25'	25'
REAR YARD	30'	30'
SIDE YARD	5'	6'

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE

GRAPHIC SCALE
200 100 0 200
(IN FEET)
1 inch = 200 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

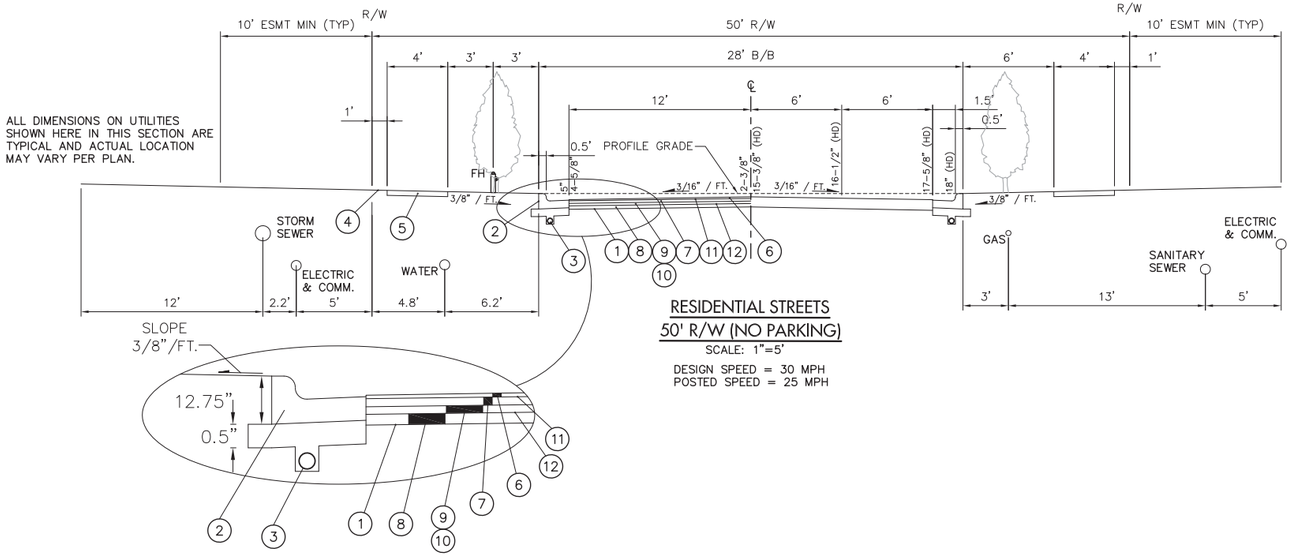
JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
VILLAGE NEIGHBORHOOD SECTION 4
COVER SHEET

DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058
DATE: OCTOBER, 2015
SCALE: HORIZONTAL: 1" = 200' VERTICAL: N/A
SHEET NO.: 1/28

T:\14-058\DWG\Design\Survey\14058 PRELIMINARY PLAT.dwg on 10/15/2015 8:33:33 pm -5 by brett.adcock



ALL DIMENSIONS ON UTILITIES SHOWN HERE IN THIS SECTION ARE TYPICAL AND ACTUAL LOCATION MAY VARY PER PLAN.

RESIDENTIAL STREETS
50' R/W (NO PARKING)

SCALE: 1"=5'

DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

RCC PAVEMENT BUILDUP:
(ALTERNATIVE)

1. ITEM 204, SUBGRADE COMPACTION
2. ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER
3. ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE
4. ITEM 659, SEEDING & MULCHING
5. ITEM 608, 4" CONCRETE SIDEWALK
6. ITEM 448, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22
7. ITEM 448, 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22
8. ITEM 304, 4" AGGREGATE BASE
10. ITEM 301, 6" BITUMINOUS AGGREGATE BASE COURSE
11. ITEM 407, TACK COAT (0.075 GAL/SY)
12. ITEM 408, PRIME COAT (0.50 GAL/SY)

SN = 3.71

1. ITEM 204, SUBGRADE COMPACTION
2. ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER
3. ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE
4. ITEM 659, SEEDING & MULCHING
5. ITEM 608, 4" CONCRETE SIDEWALK
6. ITEM 448, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22
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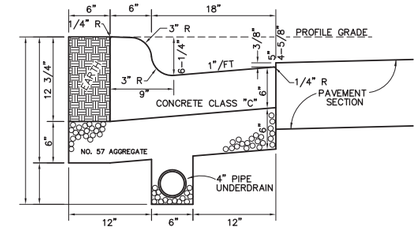
8. ITEM 304, 4" AGGREGATE BASE
9. 6" ROLLER-COMPACTED CONCRETE
11. ITEM 407, TACK COAT (0.075 GAL/SY)
12. ITEM 408, PRIME COAT (0.50 GAL/SY)

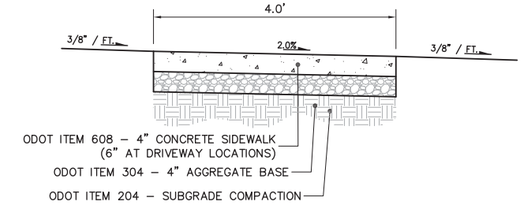
SN = 3.71



NOTE: CLASS "C" CONCRETE, 6 1/2 BAG MIX, 7 TO 9% AIR ENTRAINMENT

STANDARD CONCRETE COMINBED CURB & GUTTER
UNION COUNTY STD. DWG. #7

NOT TO SCALE



NOTES:

- LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL
- HAND-TOOLED, 3/4" DEEP JOINT EVERY 5.0" W/ 4" TOOL (RETRACED)
- EDGES TO BE HAND-TOOLED W/ 4" TOOL (RETRACED)
- EXPANSION JOINT EVERY 5TH BLOCK (25.0')

CONCRETE SIDEWALK

NOT TO SCALE

GRAPHIC SCALE
5 2.5 0 5
(IN FEET)
1 inch = 5 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P. 614.385.1090 | F. 614.385.1085 | E. info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

TYPICAL SECTION & DETAILS

DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

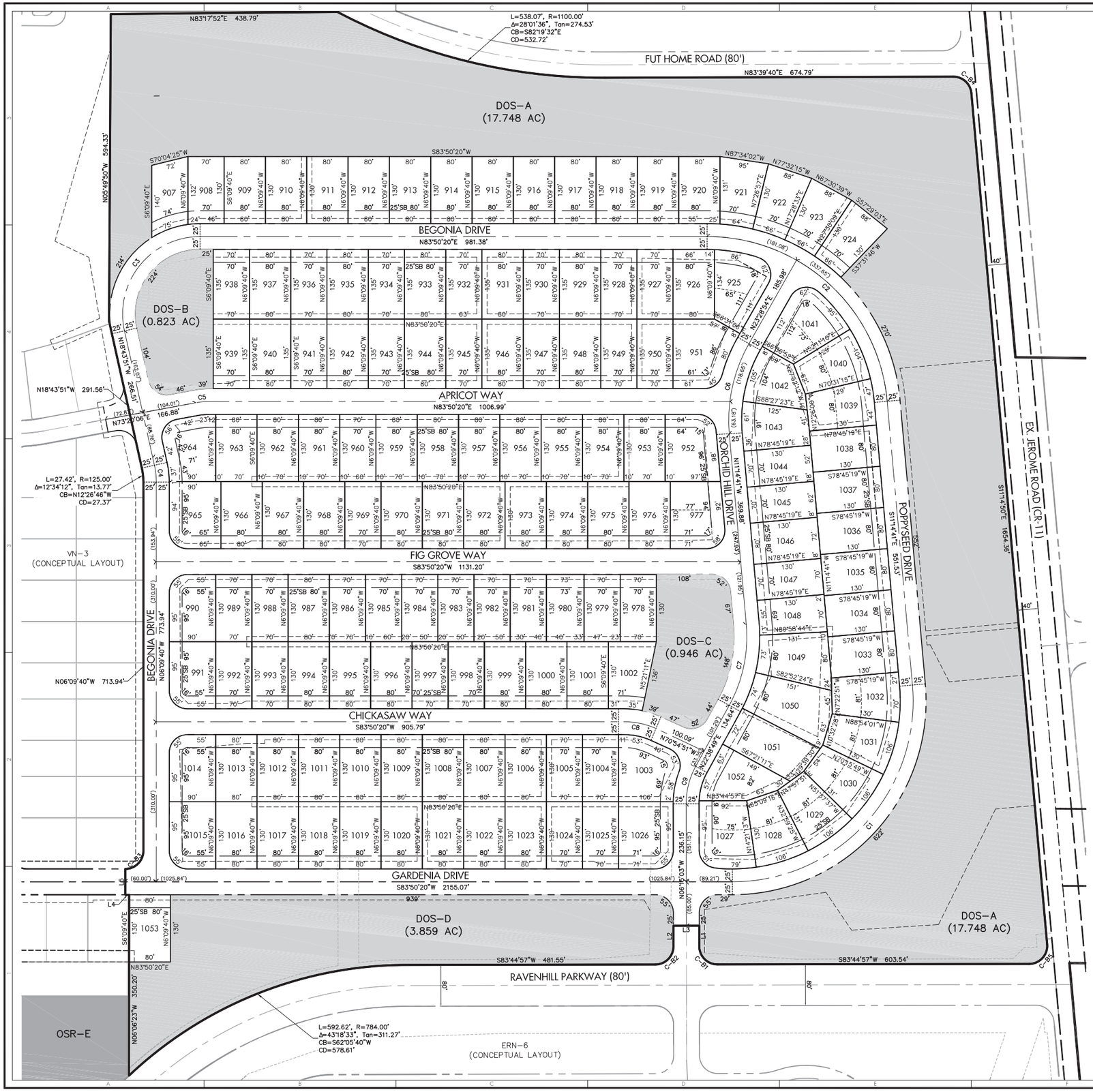
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

SCALE:
HORIZONTAL: 1" = 5'
VERTICAL: N/A

SHEET NO.: 2/28



LEGEND

EXISTING:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- DEDICATED OPEN SPACE
- OPEN SPACE RESERVE

GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

GENERAL DEVELOPMENT SUMMARY

	PROPOSED	ZONED
TOTAL AREA (ACRES)	69.571	69.5
OPEN SPACE	23.376	21.6
RIGHT-OF-WAY (50')	11.118	
LOTS	34.717	
NUMBER OF LOTS	147	199
50' FRONTAGE	–	199
70' FRONTAGE	53	–
80' FRONTAGE	94	–
DENSITY (UNITS/ACRE)		
GROSS (# LOTS/TOTAL AREA)	2.115	2.863
NET (# LOTS/LOT AREA)	4.234	–
MINIMUM LOT SIZE		
70' FRONTAGE	9,100 SF	
80' FRONTAGE	10,400 SF	

SETBACKS	70'	80'
FRONT YARD (FROM R/W)	25'	25'
REAR YARD	30'	30'
SIDE YARD	5'	6'

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE

PROJECT BOUNDARY LINE TABLE		
LINE #	LENGTH	BEARING
L1	40.00'	N6° 15' 03.12"W
L2	40.00'	S6° 15' 03.12"E
L3	50.00'	S83° 44' 56.88"W
L4	7.44'	S83° 50' 20.31"W
L5	50.00'	N6° 09' 39.69"W

PROJECT BOUNDARY CURVE TABLE				
CURVE #	RADIUS	Δ	LENGTH	TANGENT
C-B1	35.00'	90°00'00"	54.98'	35.00'
C-B2	35.00'	90°00'00"	54.98'	35.00'
C-B3	35.00'	90°00'00"	54.98'	35.00'
C-B4	35.00'	85°05'30"	51.98'	32.12'
C-B5	35.00'	94°59'46"	58.03'	38.19'

RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	350.00'	95°05'01"	580.83'	S36° 17' 50"W'	516.44'
C2	350.00'	84°54'59"	518.72'	S53° 42' 10"E'	472.54'
C3	150.00'	102°34'12"	268.53'	N32° 33' 14"E'	234.08'
C4	150.00'	12°34'12"	32.91'	N12° 26' 46"W'	32.84'
C5	150.00'	10°30'14"	27.50'	N78° 35' 13"E'	27.46'
C6	300.00'	34°43'35"	181.83'	N6° 07' 06"E'	179.06'
C7	275.00'	33°53'30"	162.67'	N5° 42' 04"E'	160.31'
C8	150.00'	25°14'49"	66.10'	N83° 32' 15"W'	65.56'
C9	150.00'	28°53'52"	75.65'	N8° 11' 53"E'	74.86'

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P. 614.385.1090 | F. 614.385.1085 | E. info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

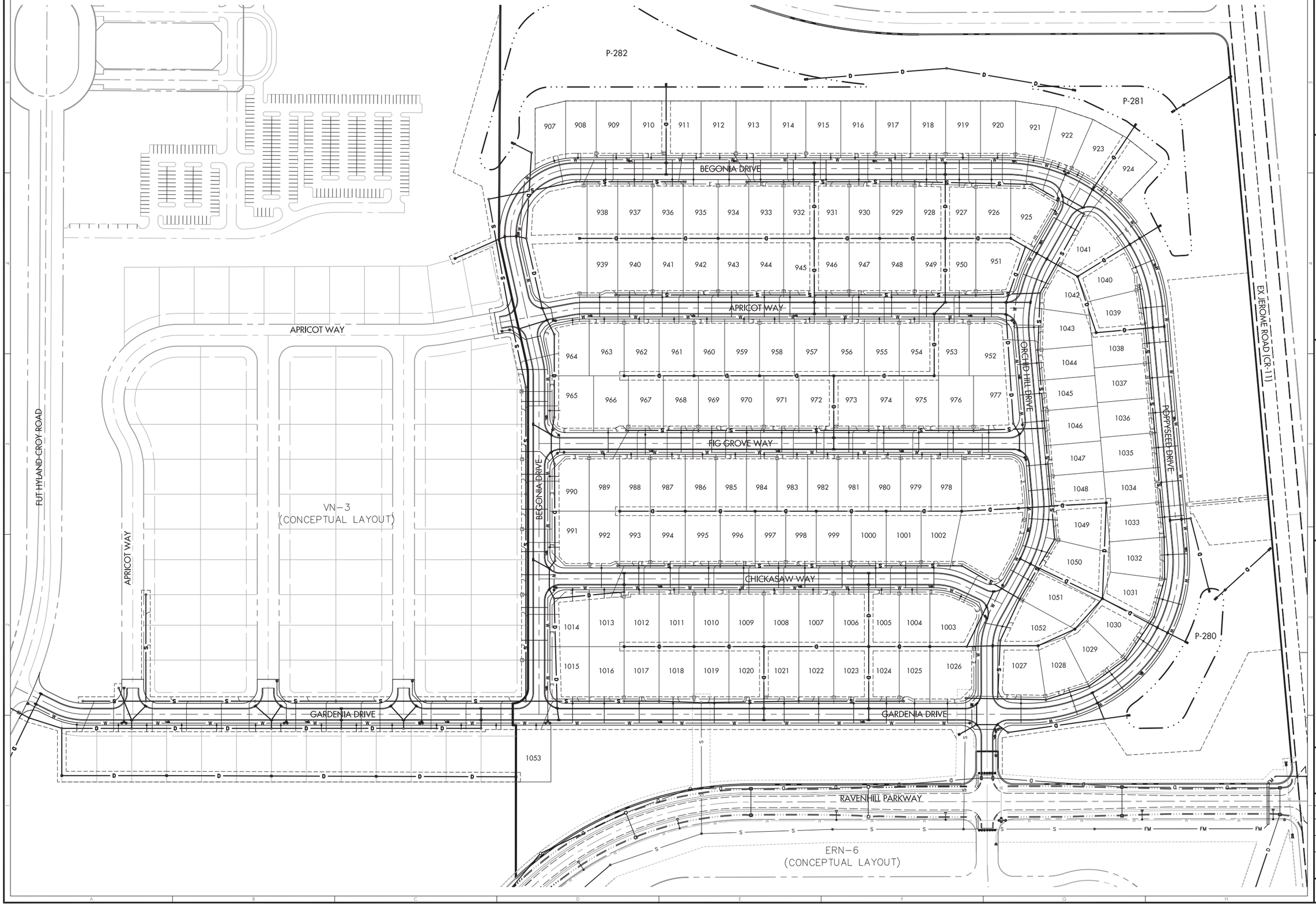
PRELIMINARY PLAT

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058
DATE: OCTOBER, 2015
SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

SHEET NO.: 3/28



GRAPHIC SCALE

100 50 0 100

(IN FEET)

1 inch = 100 ft.

CHANGE ORDER SCHEDULE

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TerrainEvolution

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

SHEET NO.: 4/28

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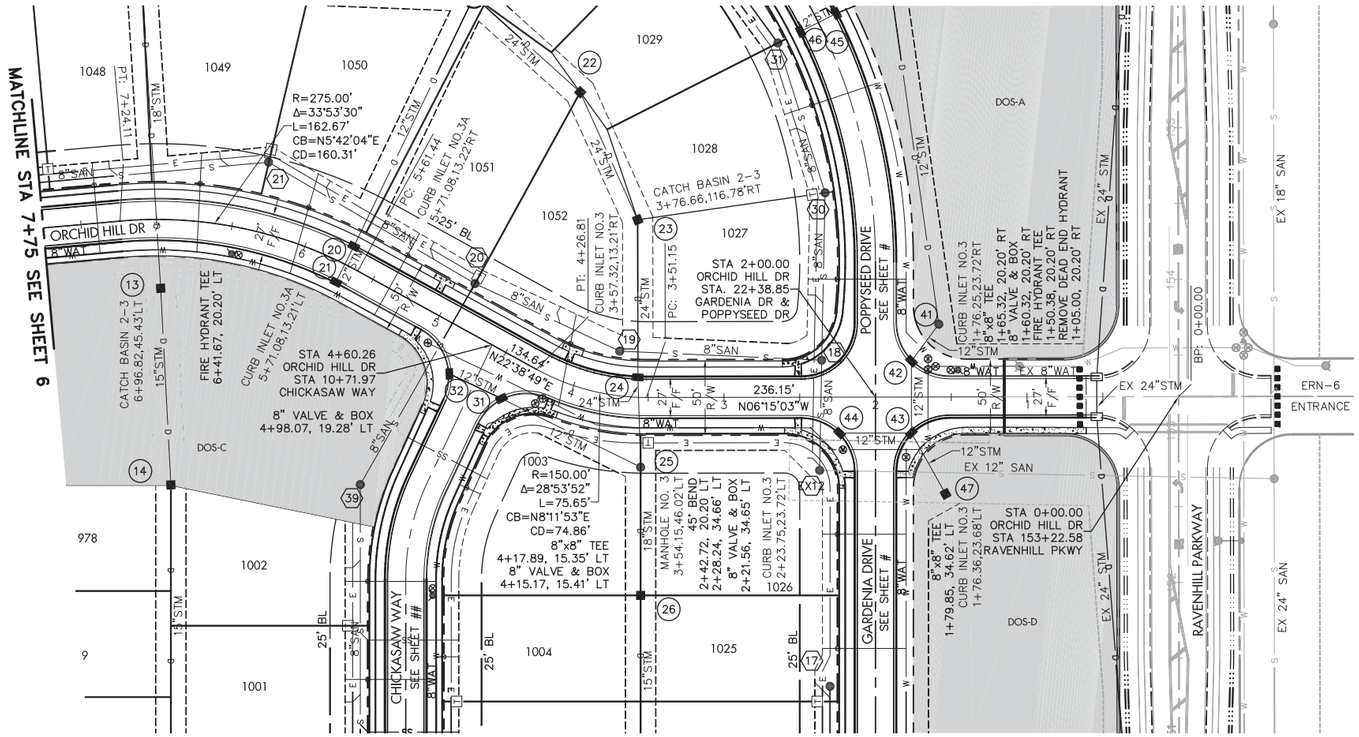

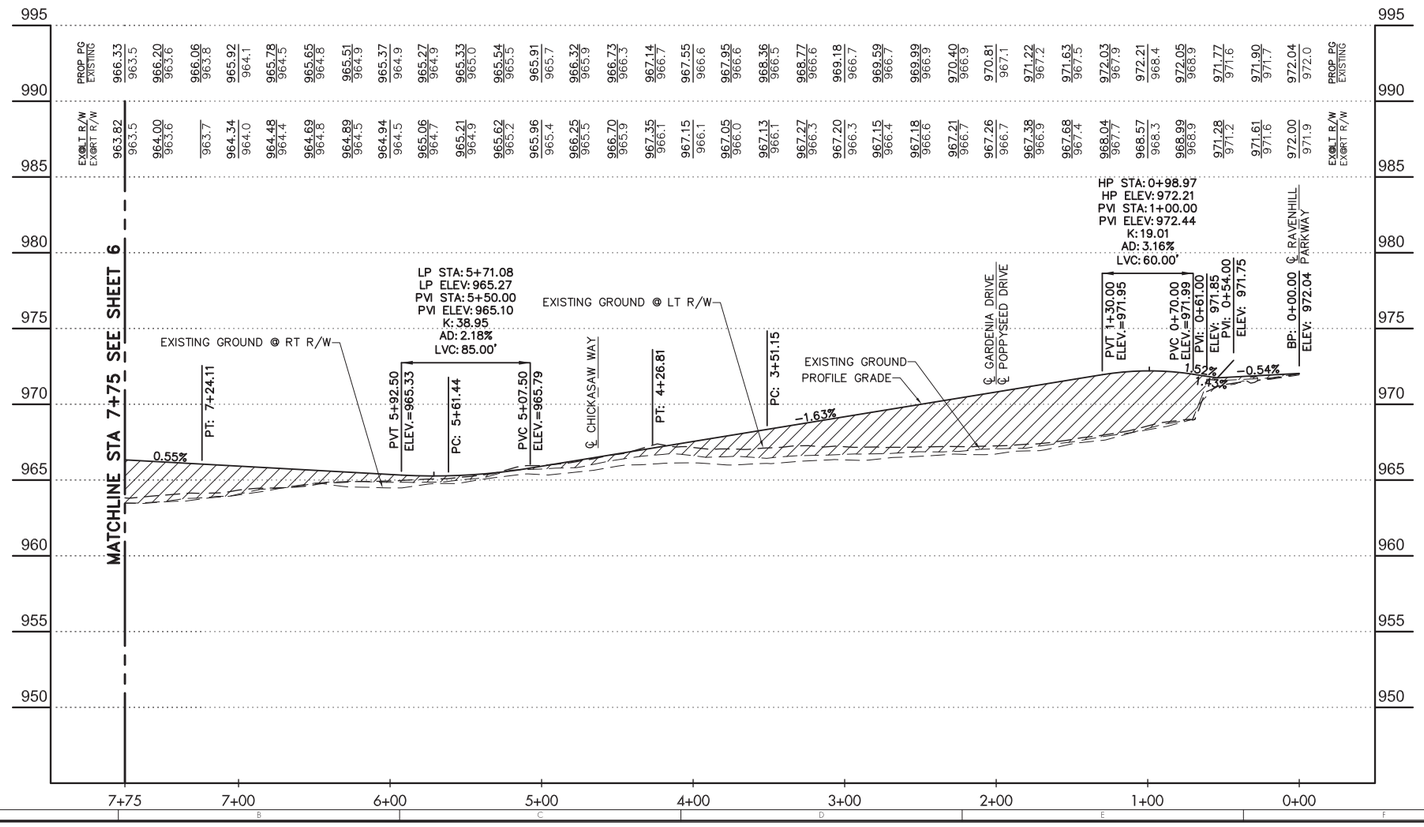

LEGEND

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

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
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- SANITARY SERVICE
- ELECTRIC
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- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- DEDICATED OPEN SPACE
- OPEN SPACE RESERVE
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NOTE:
ELECTRIC SHOWN CONCEPTUALLY FOR CONFLICT RESOLUTION. EXACT PRIMARY/SECONDARY RUNS TO BE DETERMINED, SUBJECT TO CHANGE BY OHIO EDISON

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

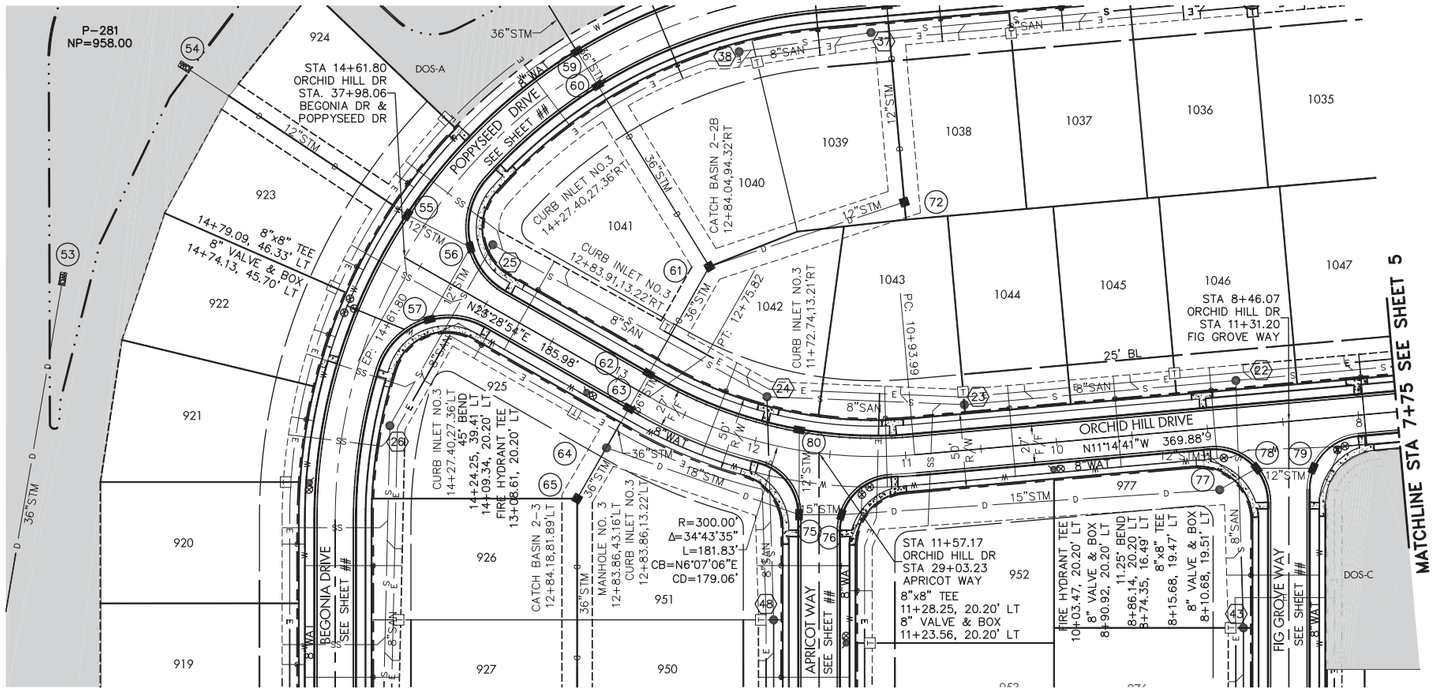
STREET PLAN & PROFILE
ORCHID HILL DRIVE

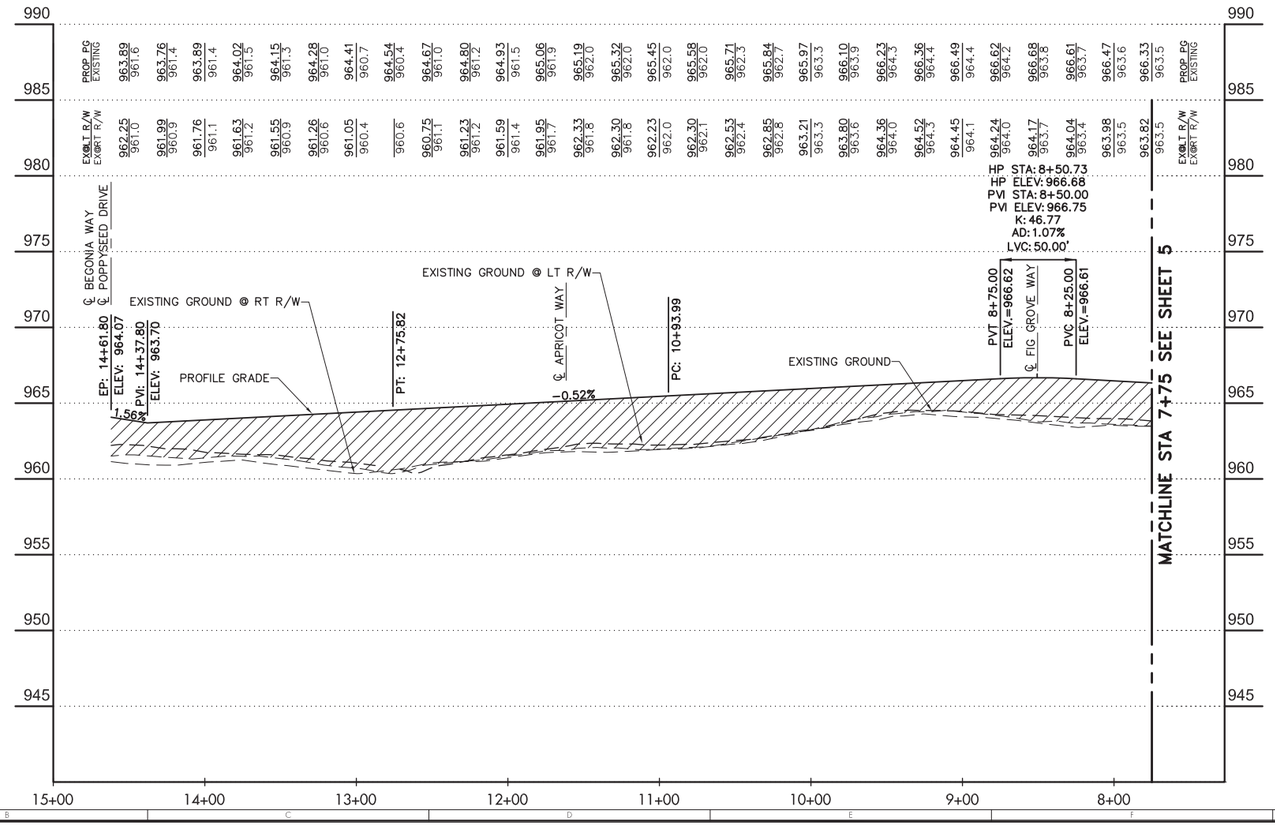
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14058
DATE: OCTOBER, 2015
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 5/28





LEGEND

EXISTING:
- RIGHT-OF-WAY
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PROPOSED:
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NOTE:
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NOTE:
STREET TREES TO BE PROHIBITED ALONG FRONTAGE OF LOT 924 ON BEGONIA DRIVE AND LOT 1044 ALONG FRONTAGE ON POPPYSEED DRIVE

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

STREET PLAN & PROFILE
ORCHID HILL DRIVE

DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

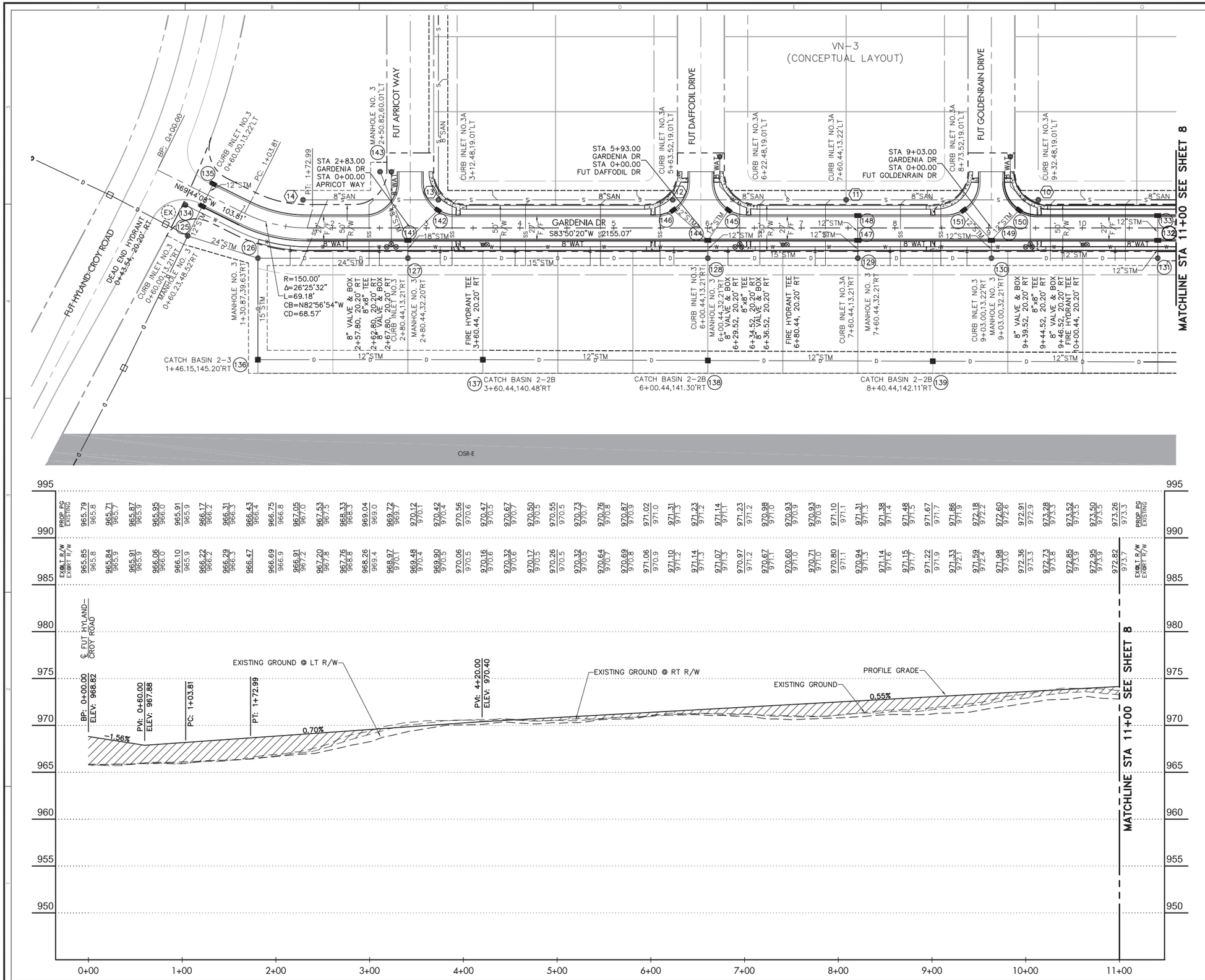
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

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

SHEET NO.: 6/28



LEGEND

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CHANGE ORDER SCHEDULE

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JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

STREET PLAN & PROFILE
GARDENIA DRIVE

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

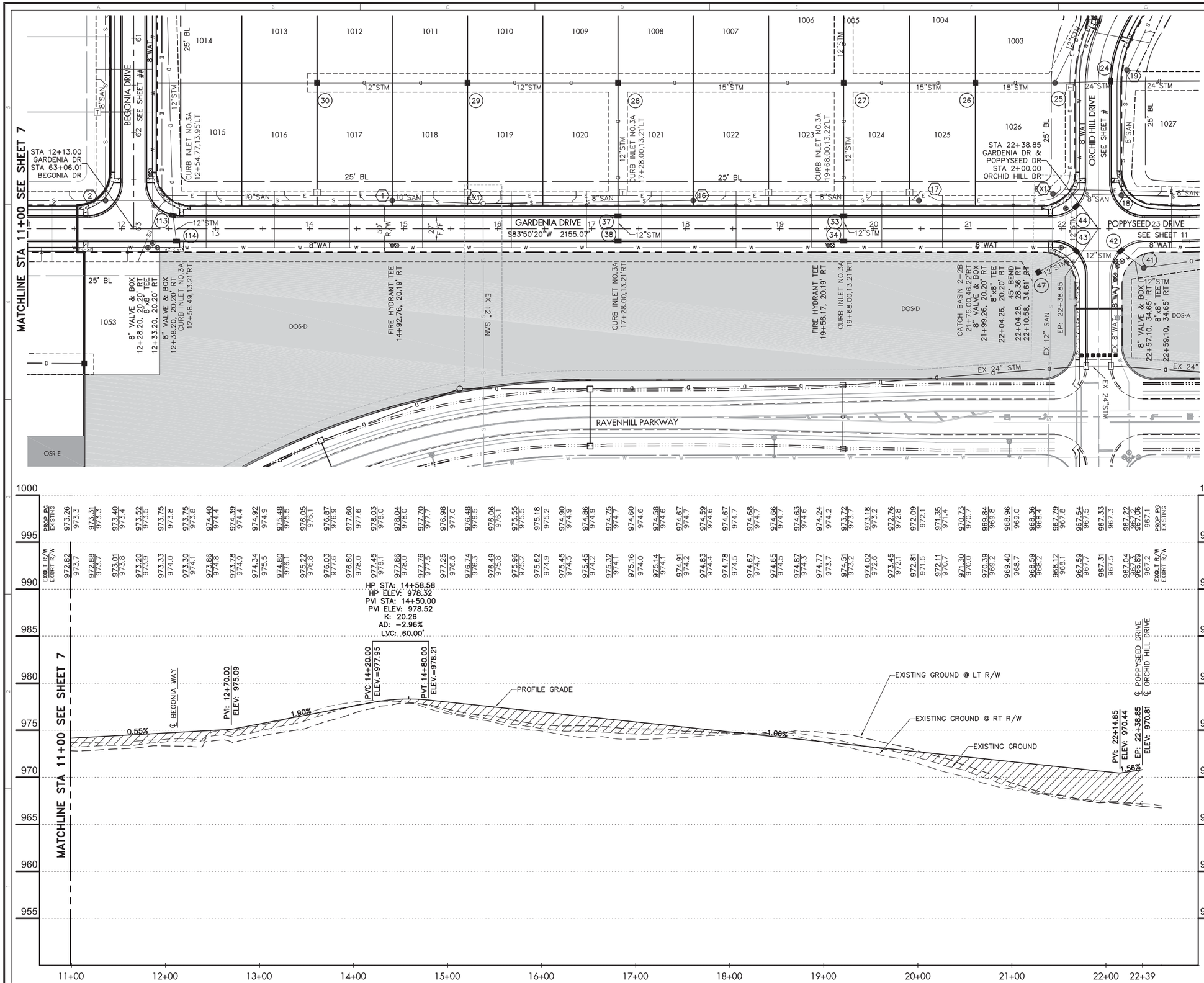
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

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

SHEET NO.: 7/28



LEGEND

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PROPOSED:
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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

STREET PLAN & PROFILE
GARDENIA DRIVE

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

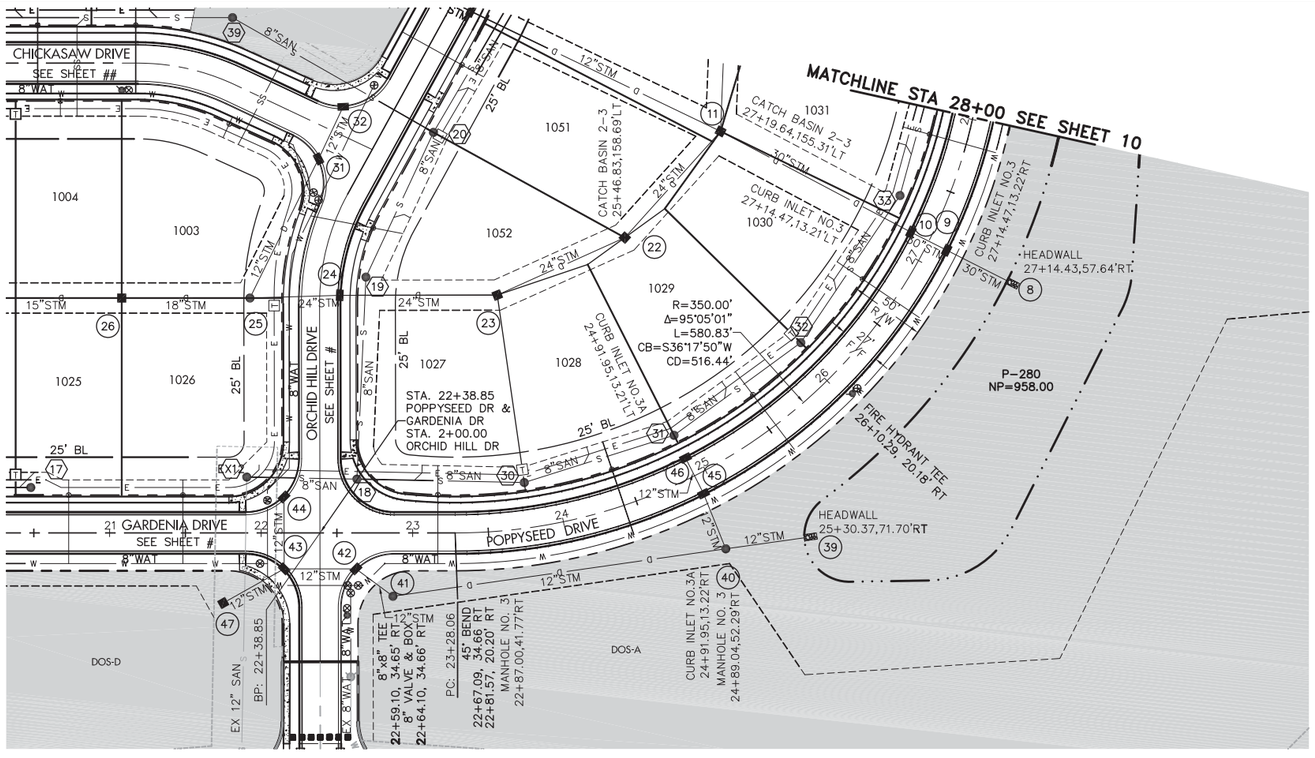
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

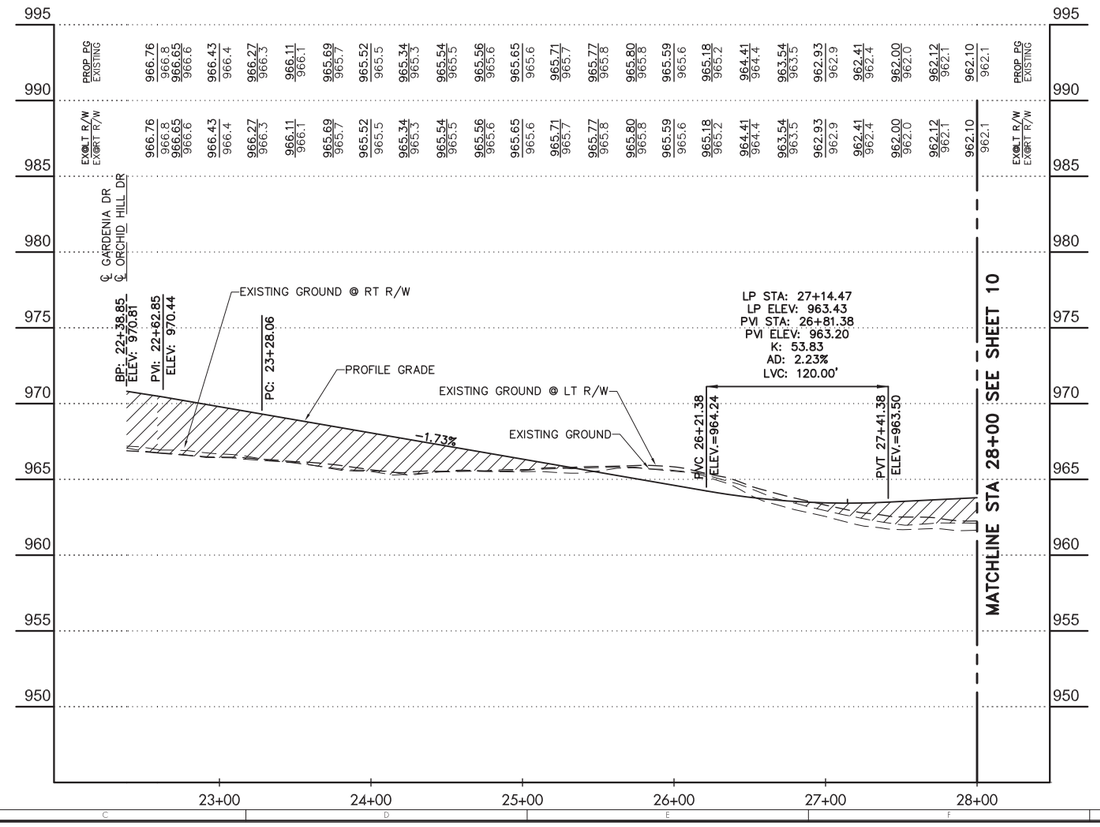
PROJECT NO.: 14-058

DATE: OCTOBER, 2015

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

SHEET NO.: 8 / 28





LEGEND

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PROPOSED:
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NOTE:
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N

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

STREET PLAN & PROFILE
POPPYSEED DRIVE

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

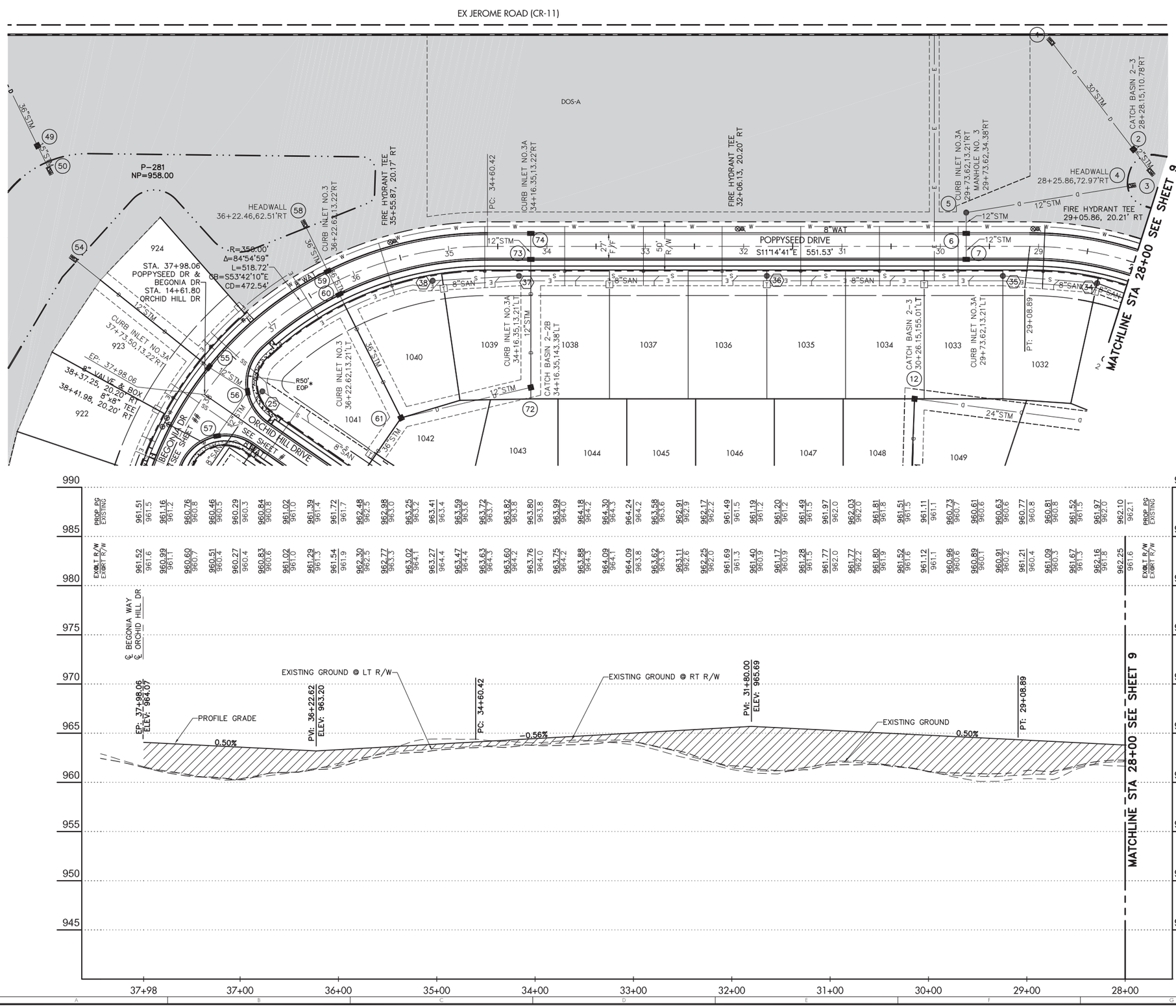
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14058

DATE: OCTOBER, 2015

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

SHEET NO.: 9/28



LEGEND

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NOTE:
STREET TREES TO BE PROHIBITED ALONG FRONTAGE OF LOT 924 ON BEGONIA DRIVE AND LOT 1044 ALONG FRONTAGE ON POPPYSEED DRIVE

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

STREET PLAN & PROFILE
POPPYSEED DRIVE

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
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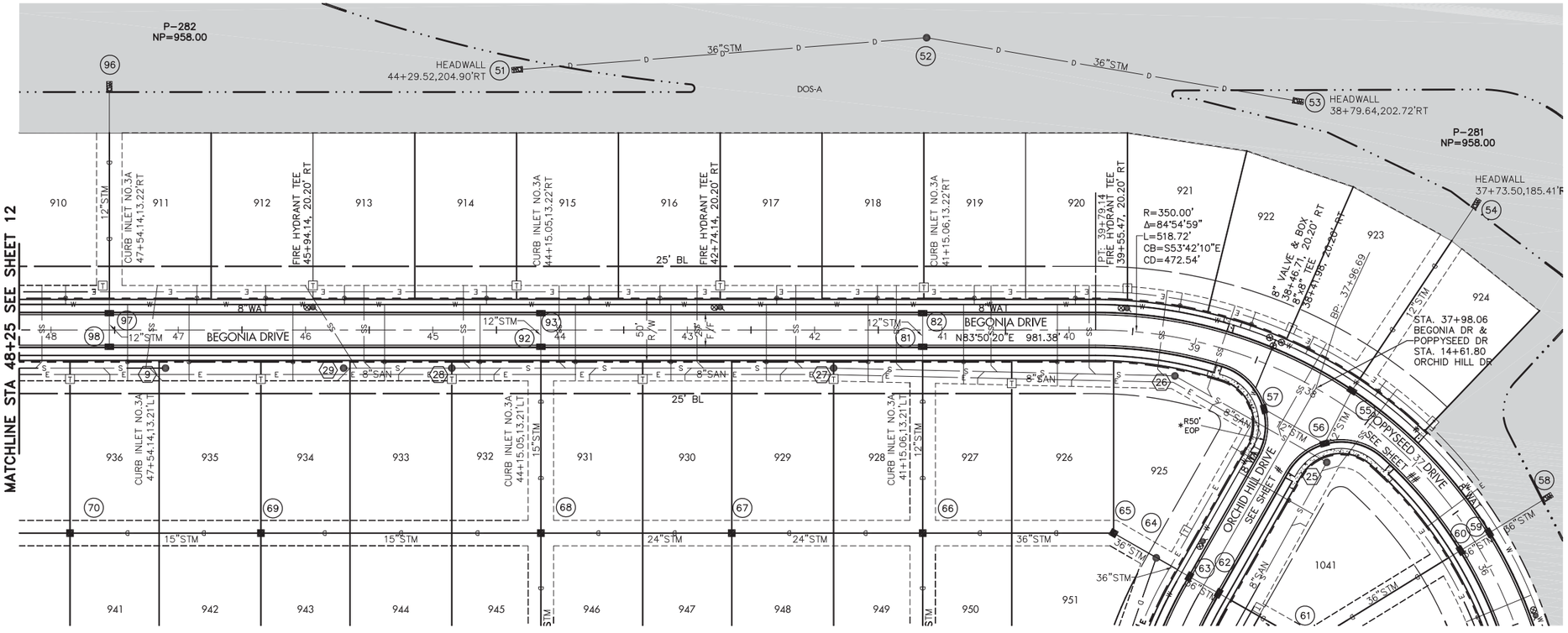
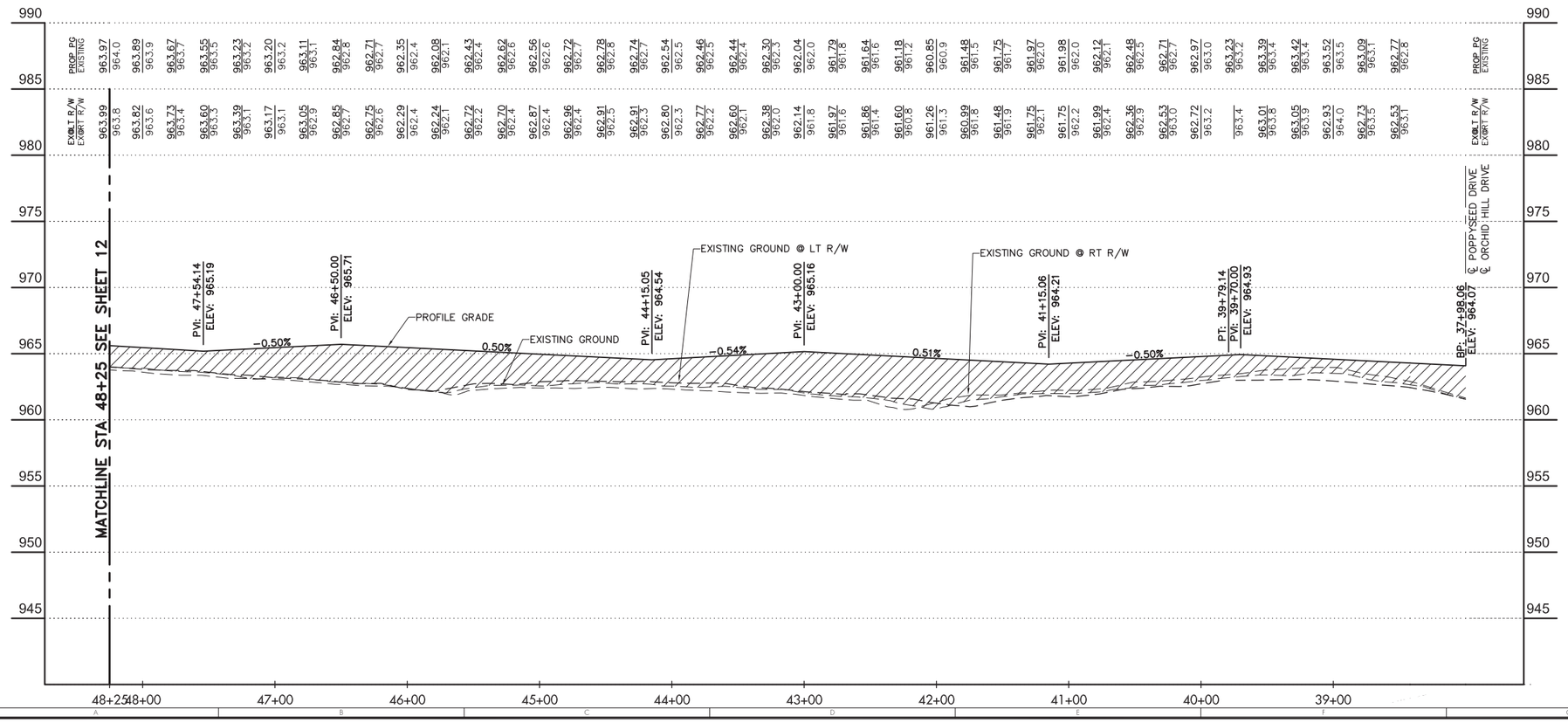
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14058
DATE: OCTOBER, 2015
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 10/28





LEGEND

EXISTING:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
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NOTE:
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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

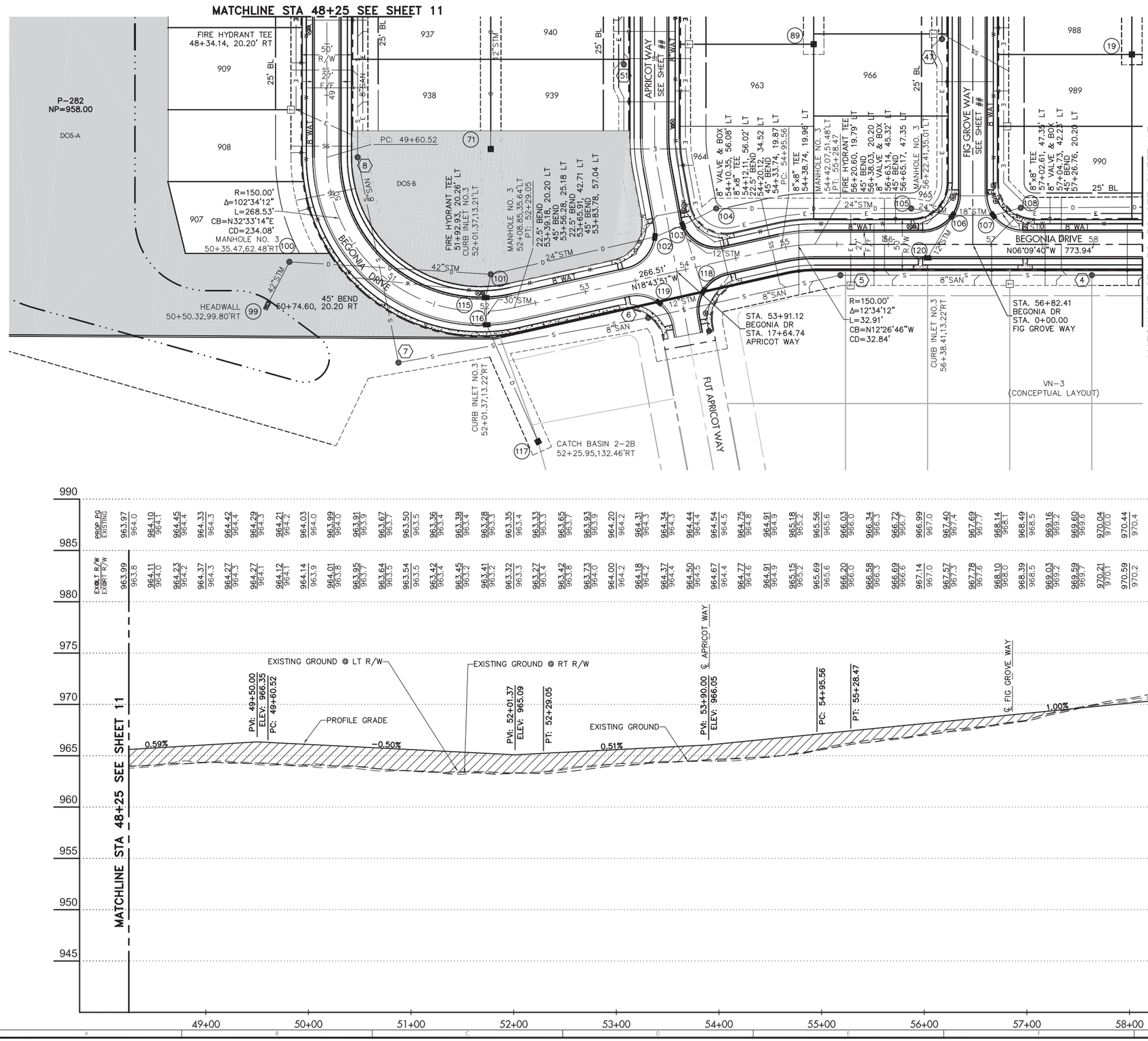
STREET PLAN & PROFILE
BEGONIA DRIVE

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14058
DATE: OCTOBER, 2015
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 11/28



LEGEND

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

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER INLET
- SANITARY MANHOLE
- SANITARY SERVICE
- ELECTRIC
- ELECTRIC BOX
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- DEDICATED OPEN SPACE
- OPEN SPACE RESERVE
- SIDEWALK/BIKE PATH TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS ARE TO BE INSTALLED BY HOME OWNER.

NOTE:
ELECTRIC SHOWN CONCEPTUALLY FOR CONFLICT RESOLUTION. EXACT PRIMARY/SECONDARY RUNS TO BE DETERMINED, SUBJECT TO CHANGE BY OHIO EDISON

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

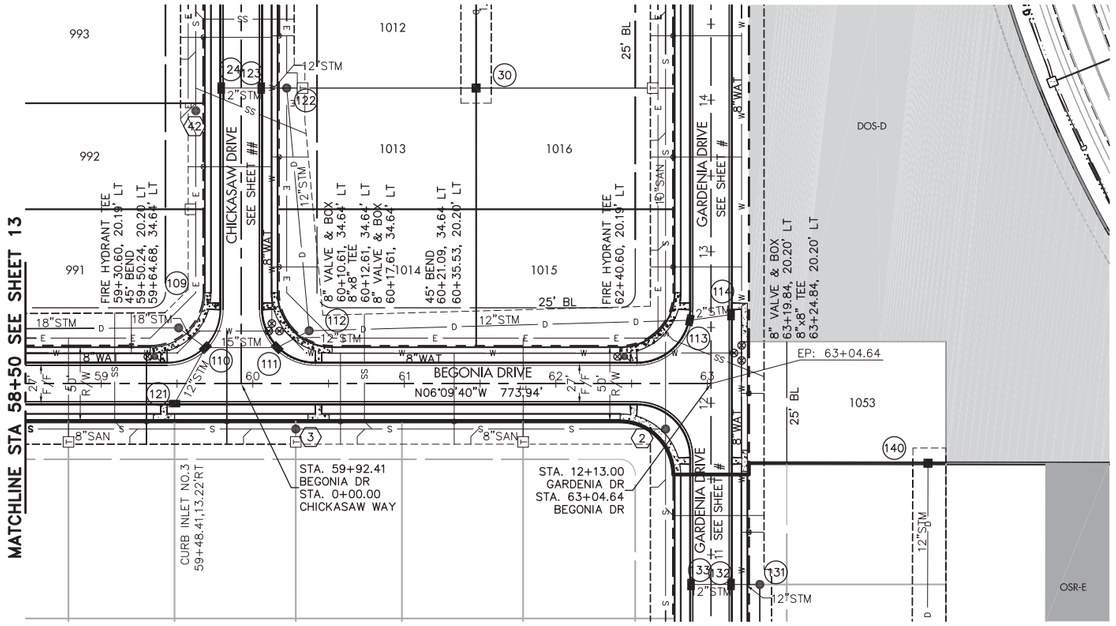
STREET PLAN & PROFILE
BEGONIA DRIVE

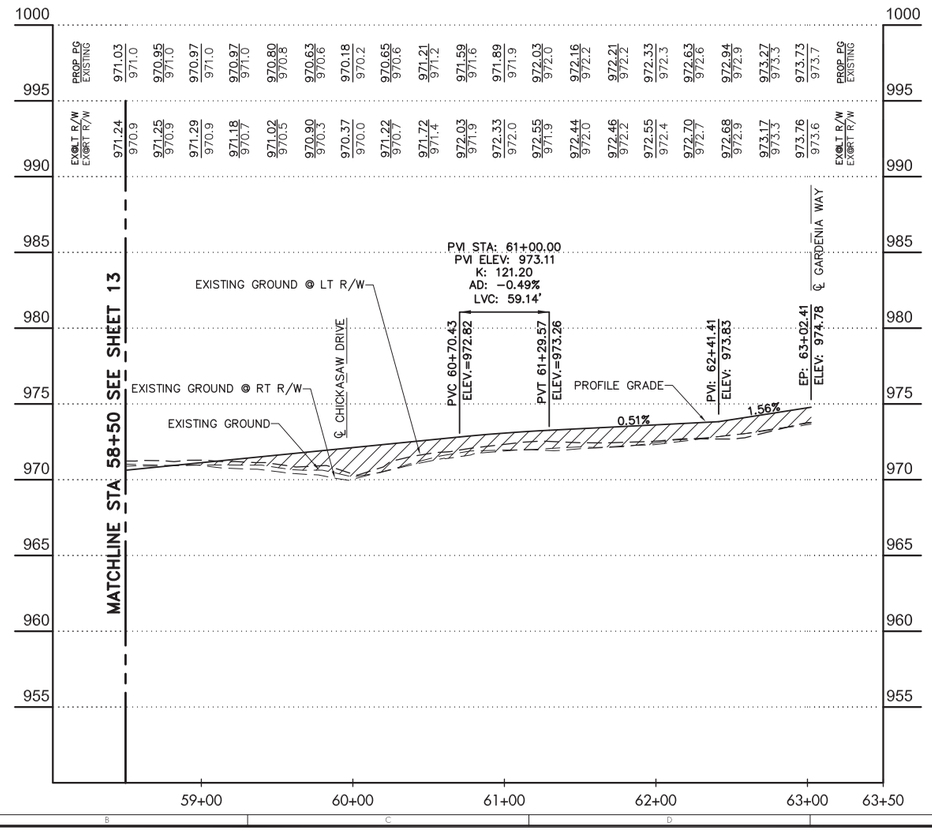
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14058
DATE: OCTOBER, 2015
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 12/28





LEGEND

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

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER INLET
- SANITARY MANHOLE
- SANITARY SERVICE
- ELECTRIC
- ELECTRIC BOX
- ODOT 203 FILL
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NOTE:
ELECTRIC SHOWN CONCEPTUALLY FOR CONFLICT RESOLUTION. EXACT PRIMARY/SECONDARY RUNS TO BE DETERMINED, SUBJECT TO CHANGE BY OHIO EDISON

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

STREET PLAN & PROFILE
BEGONIA DRIVE

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

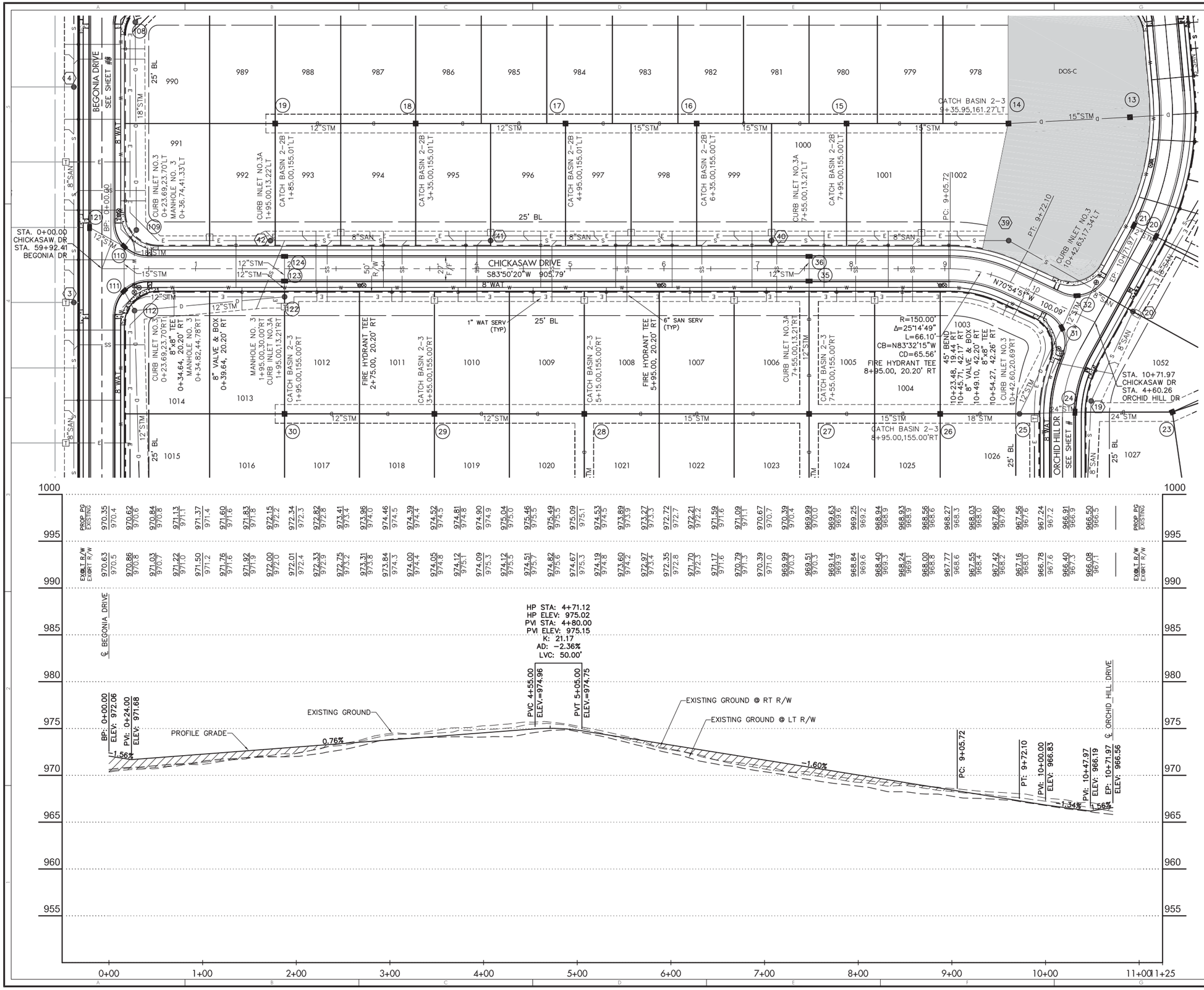
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

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

SHEET NO.: 13/28



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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

STREET PLAN & PROFILE
CHICKASAW DRIVE

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

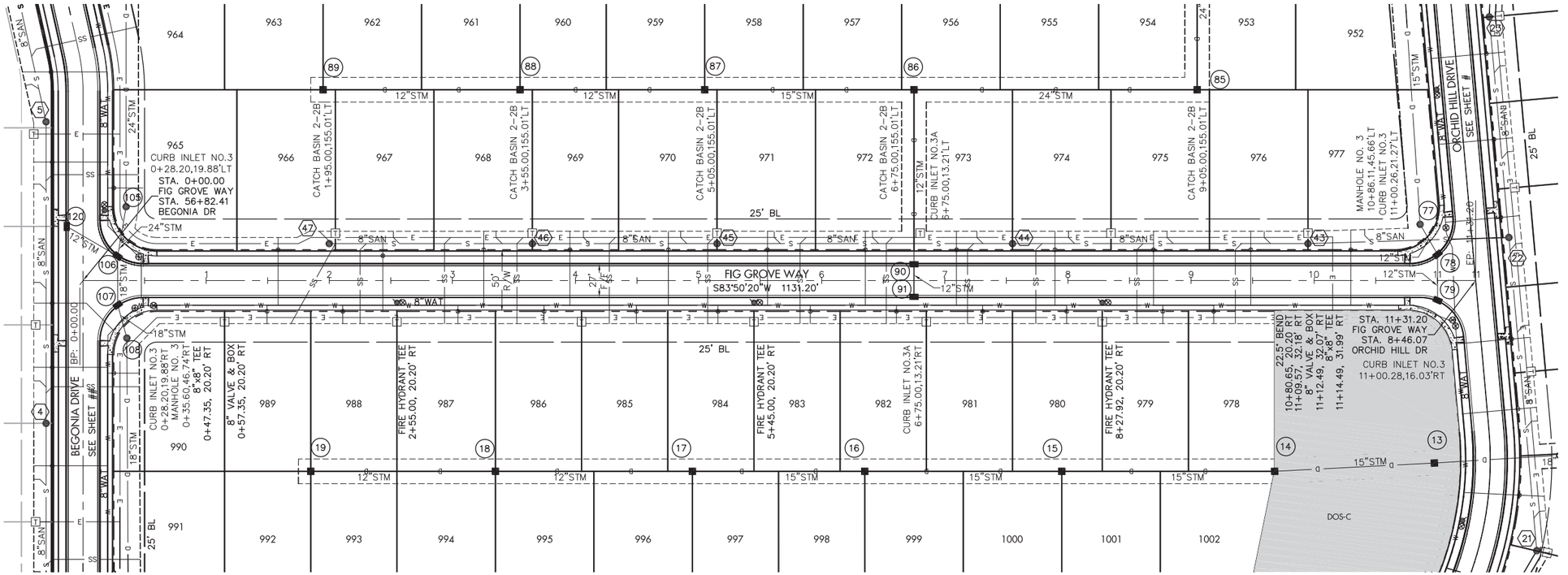
PROJECT NO.: 14058

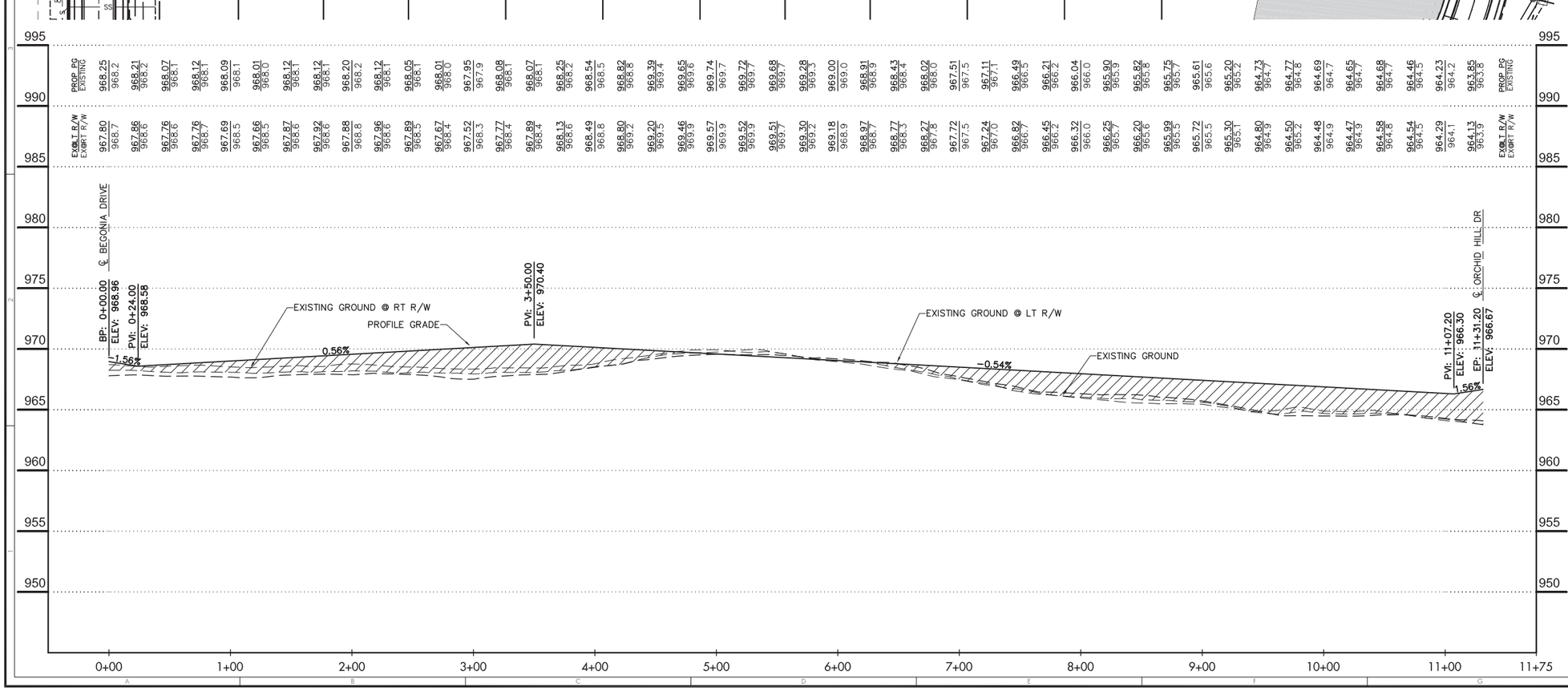
DATE: OCTOBER, 2015

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

SHEET NO.: 14/28

I:\14\14058\DWG\Drawings\Roadway\14058-ST-PROFILES-CHICKASAW.dwg by jpwong on 10/16/2015 9:01:00.15 pm - © Terrain Evolution, Inc.





LEGEND

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

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER INLET
- SANITARY MANHOLE
- SANITARY SERVICE
- ELECTRIC
- ELECTRIC BOX
- ODOT 203 FILL
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NOTE:
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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

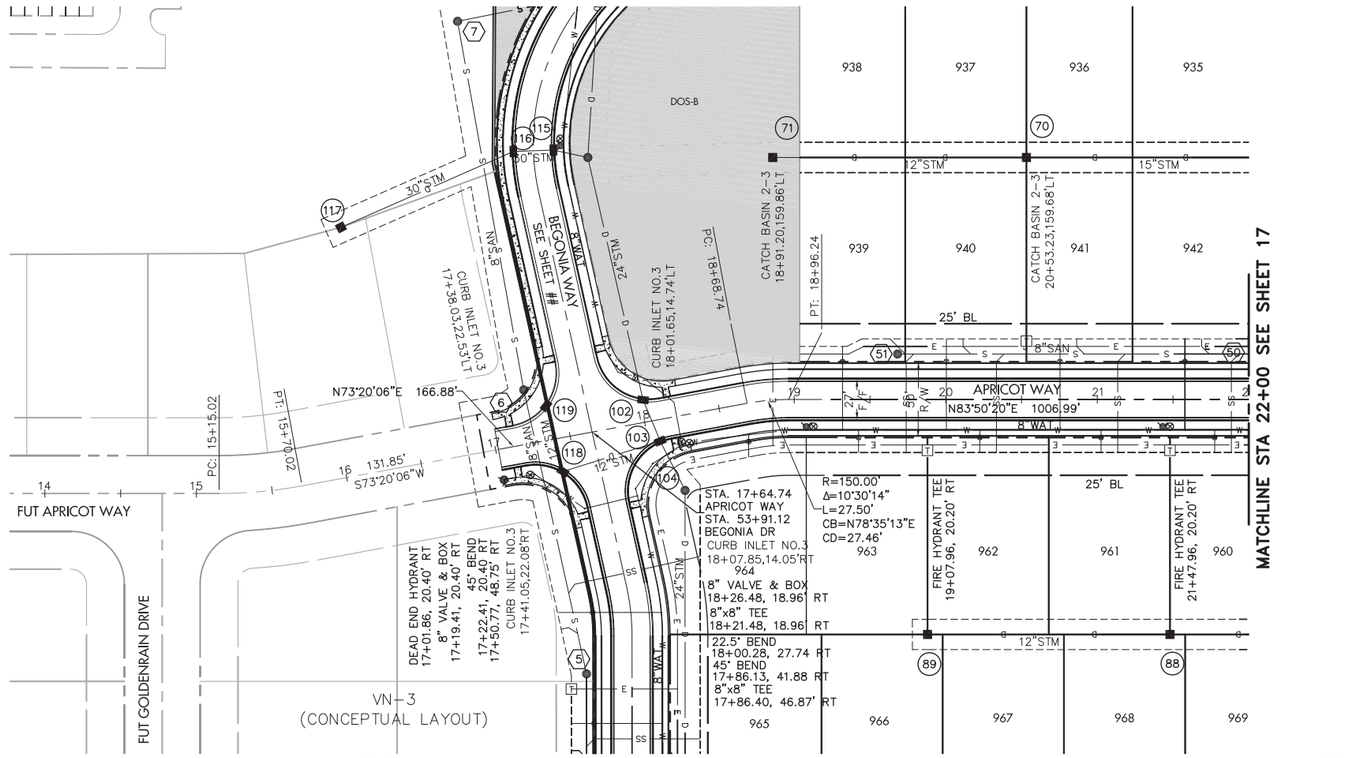
STREET PLAN & PROFILE
FIG GROVE WAY

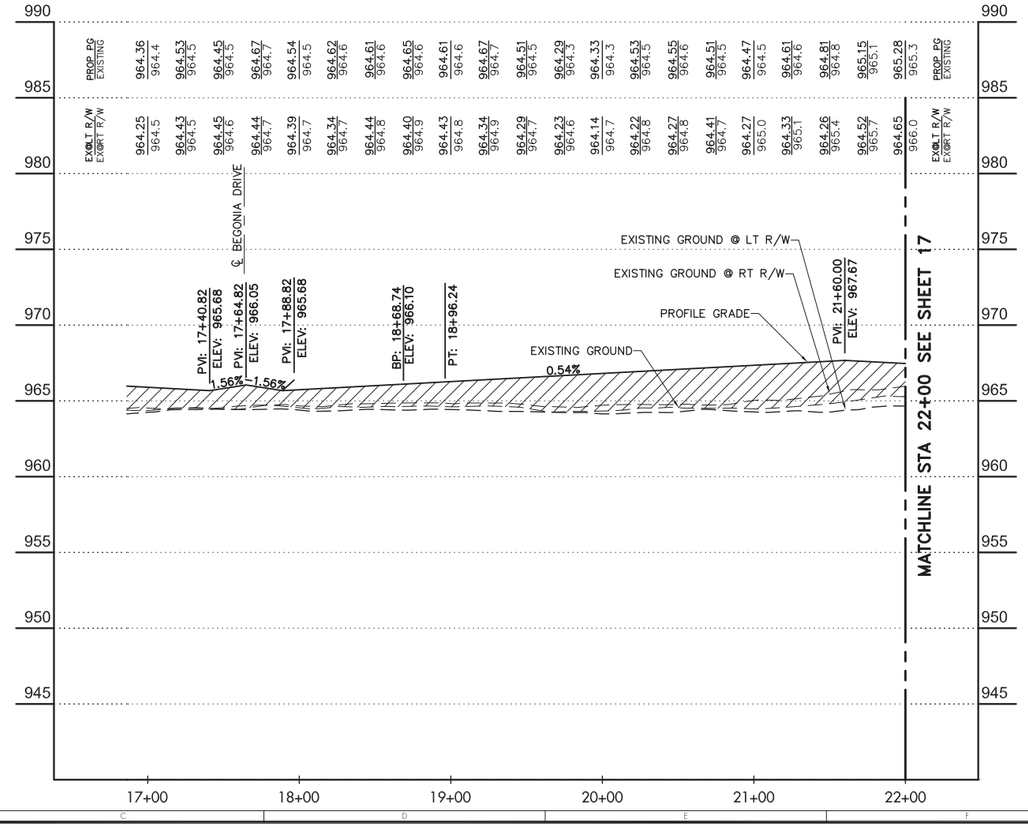
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14058
DATE: OCTOBER, 2015
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 15/28





LEGEND

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

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- WATER VALVE
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- FIRE HYDRANT
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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

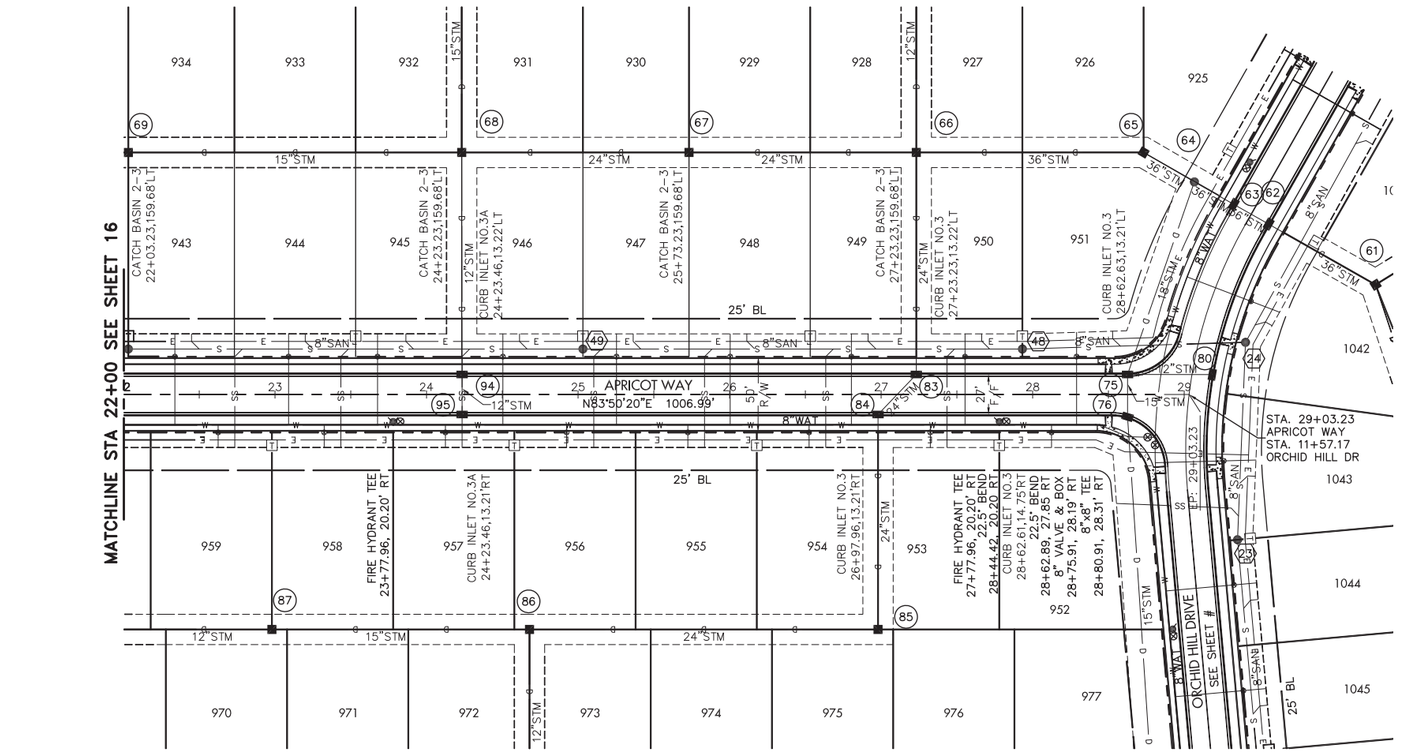
STREET PLAN & PROFILE
APRICOT WAY

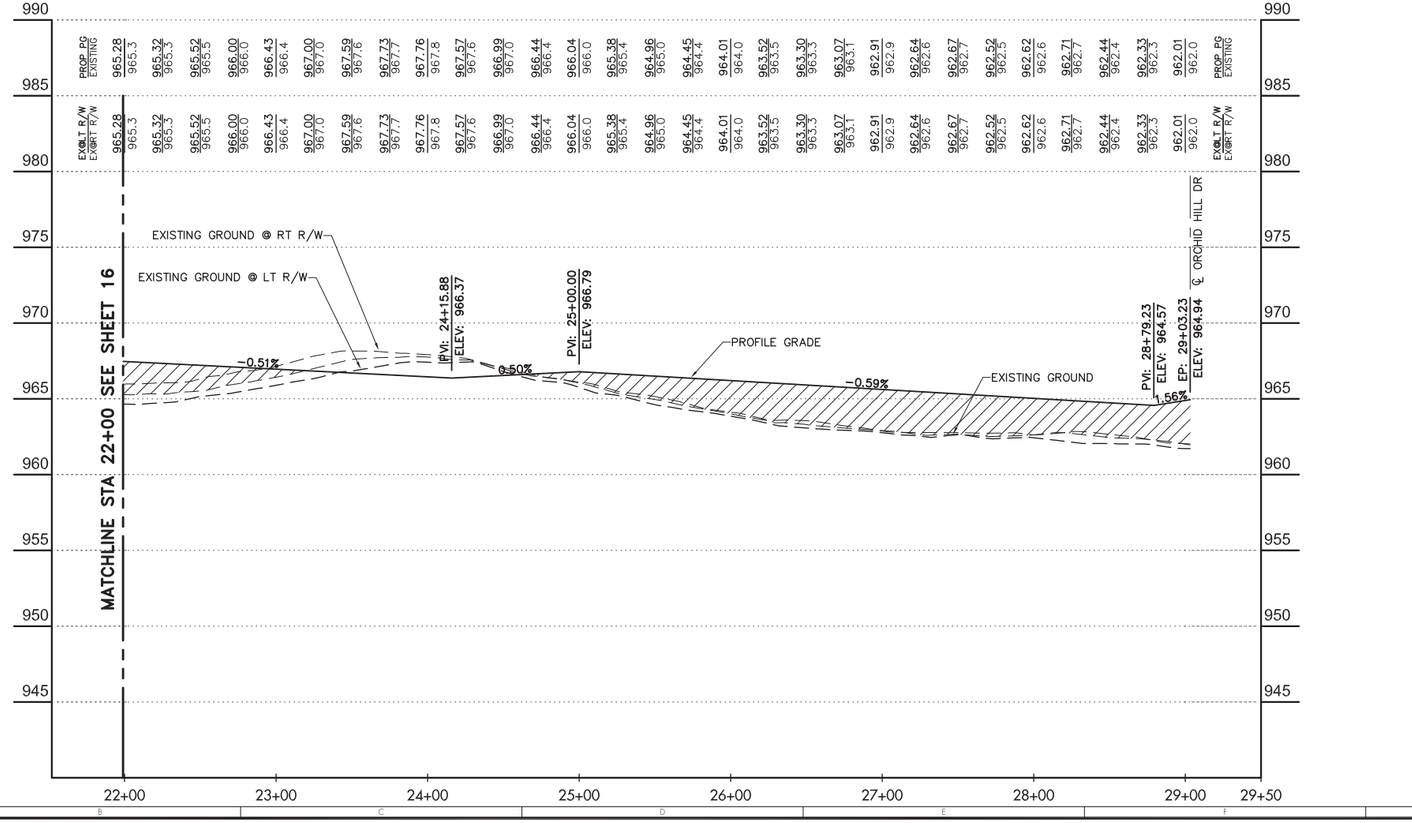
DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14058
DATE: OCTOBER, 2015
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 16/28





LEGEND

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

PROPOSED:
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER INLET
- SANITARY MANHOLE
- SANITARY SERVICE
- ELECTRIC
- ELECTRIC BOX
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- DEDICATED OPEN SPACE
- OPEN SPACE RESERVE
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NOTE:
ELECTRIC SHOWN CONCEPTUALLY FOR CONFLICT RESOLUTION. EXACT PRIMARY/SECONDARY RUNS TO BE DETERMINED, SUBJECT TO CHANGE BY OHIO EDISON

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD SECTION 4

STREET PLAN & PROFILE
APRICOT WAY

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

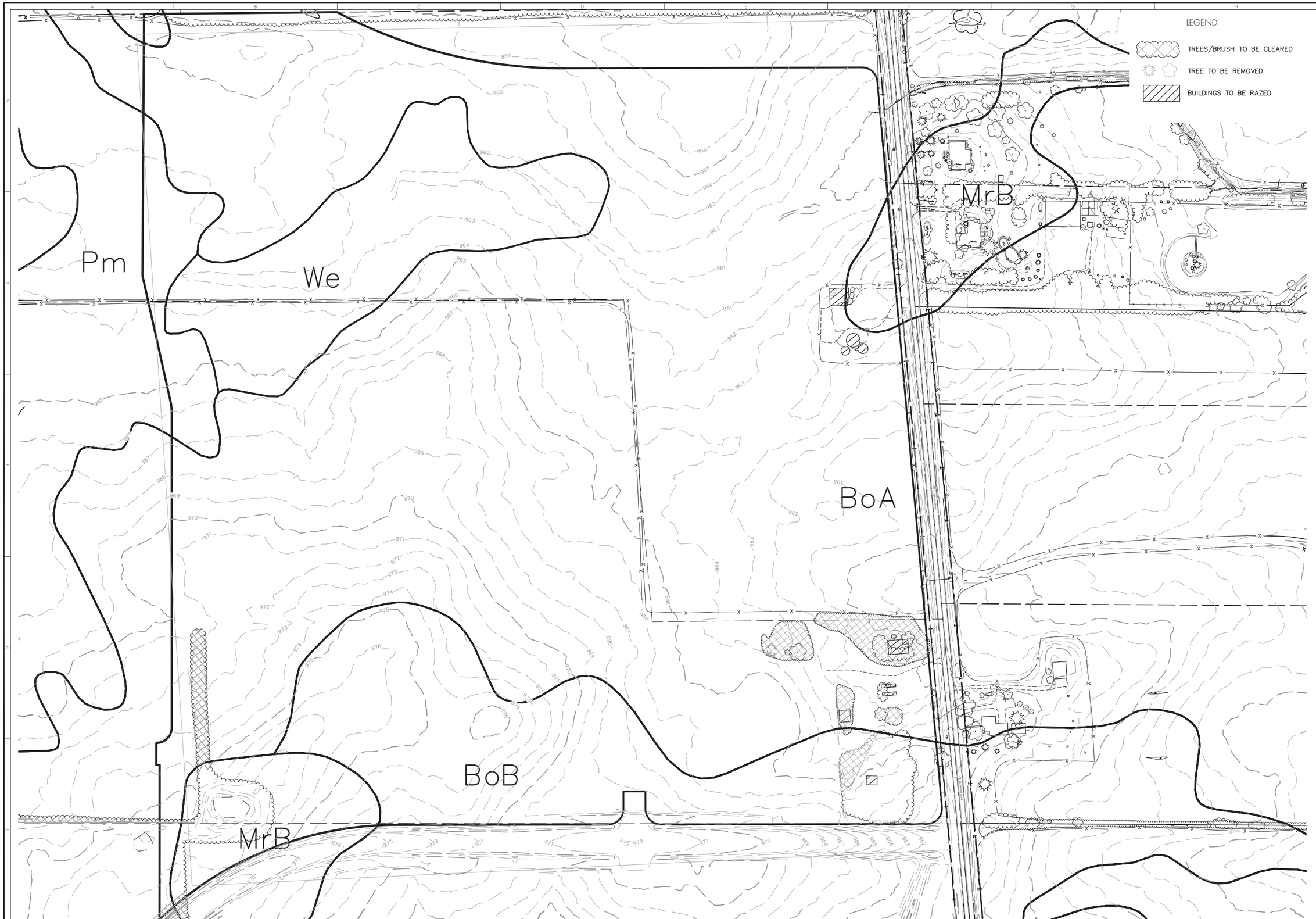
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14058

DATE: OCTOBER, 2015

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

SHEET NO.: 17/28



N

GRAPHIC SCALE

100 50 0 100

(IN FEET)
1 inch = 100 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

EXISTING CONDITIONS

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

SHEET NO.: 18 / 28

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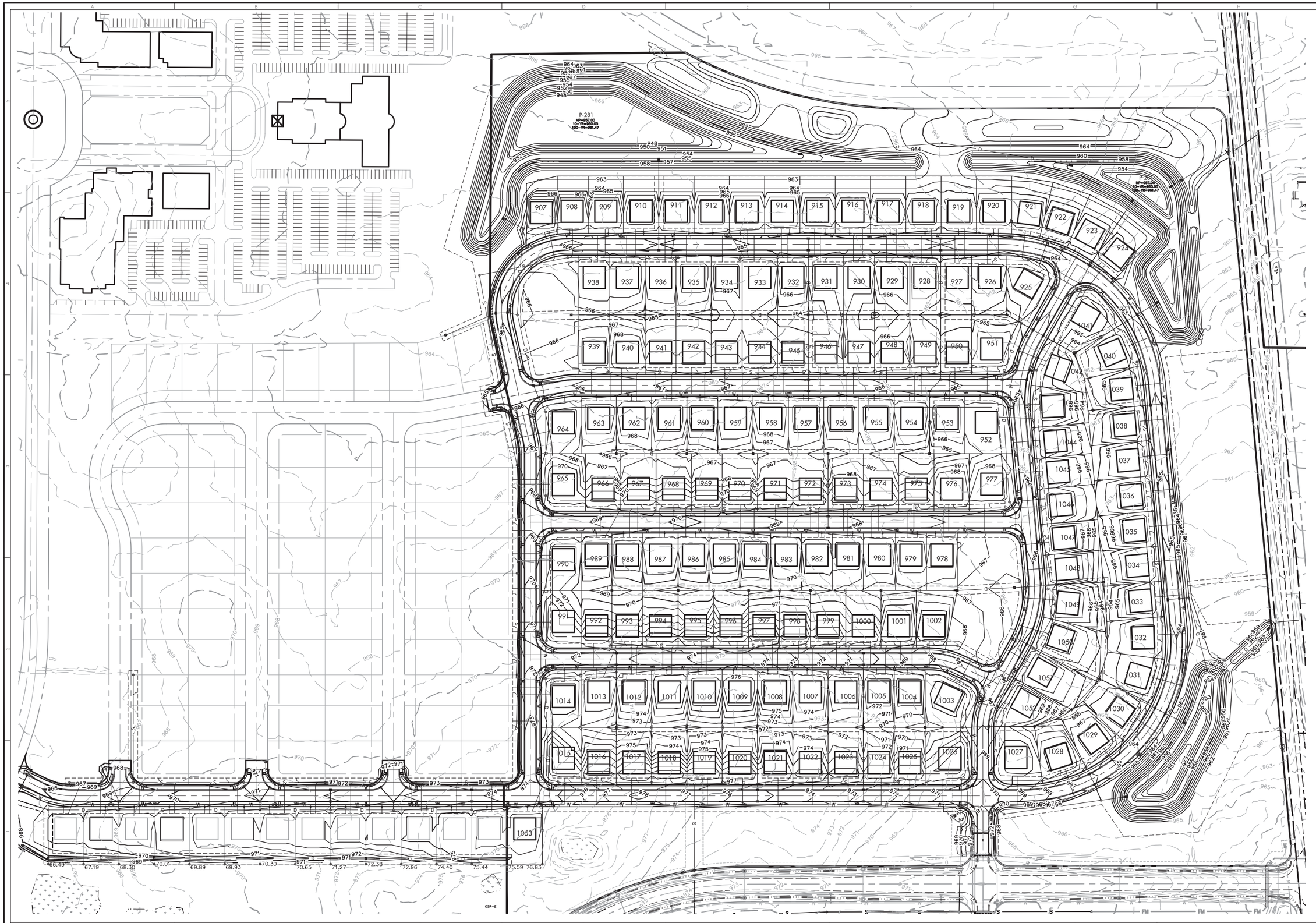

GRAPHIC SCALE

100 50 0 100

(IN FEET)
1 inch = 100 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEVolution

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

COMPOSITE GRADING PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

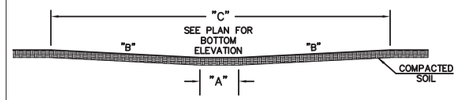
SHEET NO.: 19/28

T:\14\14-058\DWG\10dsetup\Preliminary 150813\14058-GRADE-FINAL.dwg by jwolfenberg on 10/16/2015 @ 01:05:00 pm - © Terrain Evolution, Inc.

LEGEND

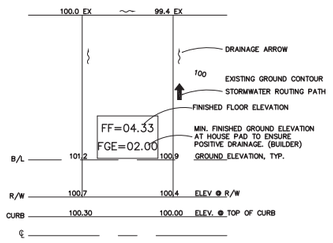
PROPOSED FLOOD ROUTE

100-YR FLOOD ROUTE ELEVATION



TYPICAL FLOOD ROUTE SECTION

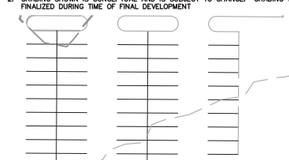
NOT TO SCALE
SEE TABLE FOR DIMENSIONS



TYPICAL LOT DETAIL

NOT TO SCALE

NOTES:
1. THE MINIMUM PAD ELEVATION SHOWN ASSUMES THAT THE BASEMENT ELEVATION WILL BE NO MORE THAN SEVEN FEET BELOW THE PAD
2. GRADING SHOWN IS CONCEPTUAL AND IS SUBJECT TO CHANGE. GRADING WILL BE FINALIZED DURING TIME OF FINAL DEVELOPMENT



P-281
NP=957.00
10-YR=960.05
100-YR=961.47

INV=957.00 (96)

INV=955.00 (51)

TC=64.16 (52)

INV=957.00 (99)

TC=65.53 (100)

TC=63.84 (7)

TC=65.09 (16)

TC=65.09 (115)

TC=65.76 (101)

TC=63.55 (117)

TC=64.89 (6)

TC=65.30 (119)

TC=65.70 (118)

TC=65.54 (102)

TC=65.70 (103)

TC=67.72 (104)

TC=67.79 (97)

TC=65.19 (98)

TC=64.54 (93)

TC=64.54 (92)

BEGONIA DRIVE

TC=64.21 (82)

TC=64.21 (81)

TC=67.21 (8)

TC=66.52 (9)

TC=66.27 (29)

TC=65.84 (28)

TC=65.54 (27)

TC=65.09 (71)

TC=64.53 (70)

TC=64.43 (69)

TC=63.63 (68)

TC=63.73 (67)

TC=63.80 (66)

TC=67.70 (51)

TC=68.41 (50)

TC=67.63 (49)

TC=66.41 (94)

TC=66.41 (95)

TC=65.63 (83)

TC=65.48 (84)

APRICOT WAY

907 FF=71.13 FGE=68.80	908 FF=70.13 FGE=67.80	909 FF=70.13 FGE=67.80	910 FF=69.63 FGE=67.30	911 FF=69.53 FGE=67.20	912 FF=69.53 FGE=67.20	913 FF=69.43 FGE=67.10	914 FF=69.03 FGE=66.70	915 FF=68.83 FGE=66.50	916 FF=68.83 FGE=66.50	917 FF=68.63 FGE=66.30	918 FF=68.63 FGE=66.30	919 FF=68.53 FGE=66.20											
938 FF=70.23 FGE=67.90	937 FF=69.83 FGE=67.50	936 FF=69.33 FGE=67.00	935 FF=69.63 FGE=67.30	934 FF=69.63 FGE=67.30	933 FF=69.23 FGE=66.90	932 FF=68.83 FGE=66.50	931 FF=68.53 FGE=66.20	930 FF=68.93 FGE=66.60	929 FF=69.03 FGE=66.70	928 FF=68.63 FGE=66.30	927 FF=68.13 FGE=65.80												
939 FF=70.63 FGE=68.30	940 FF=71.03 FGE=68.70	941 FF=71.43 FGE=69.10	942 FF=71.43 FGE=69.10	943 FF=70.93 FGE=68.60	944 FF=71.03 FGE=68.70	945 FF=70.63 FGE=68.30	946 FF=70.33 FGE=68.00	947 FF=70.33 FGE=68.00	948 FF=70.33 FGE=68.00	949 FF=69.83 FGE=67.50	950 FF=69.43 FGE=67.10												
964 FF=70.63 FGE=68.30	963 FF=70.73 FGE=68.40	962 FF=71.13 FGE=68.80	961 FF=71.53 FGE=69.20	960 FF=71.53 FGE=69.20	959 FF=71.33 FGE=69.00	958 FF=70.93 FGE=68.60	957 FF=70.53 FGE=68.20	956 FF=70.53 FGE=68.20	955 FF=70.53 FGE=68.20	954 FF=70.03 FGE=67.70	953 FF=69.63 FGE=67.30												

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

GRAPHIC SCALE

50 25 0 50

(IN FEET)
1 inch = 50 ft.

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD SECTION 4

GRADING PLAN

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

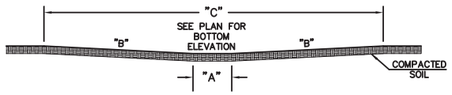
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 20/28

LEGEND

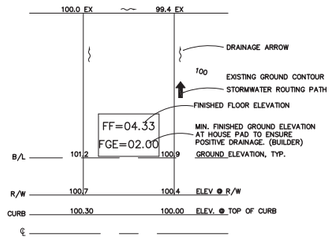
PROPOSED FLOOD ROUTE

100-YR FLOOD ROUTE ELEVATION



TYPICAL FLOOD ROUTE SECTION

NOT TO SCALE
SEE TABLE FOR DIMENSIONS



TYPICAL LOT DETAIL

NOT TO SCALE

NOTES:
1. THE MINIMUM PAD ELEVATION SHOWN ASSUMES THAT THE BASEMENT ELEVATION WILL BE NO MORE THAN SEVEN FEET BELOW THE PAD
2. GRADING SHOWN IS CONCEPTUAL AND IS SUBJECT TO CHANGE. GRADING WILL BE FINALIZED DURING TIME OF FINAL DEVELOPMENT

FUT HOME ROAD

BEGONIA DRIVE

APRICOT WAY

FIG GROVE WAY

ORCHID HILL DRIVE

POPPYSEED DR

EX JEROME ROAD [CR-111]

P-281
NP=957.00
10-YR=960.05
100-YR=961.47

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEVolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P. 614.385.1090 | F. 614.385.1085 | E. info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

GRADING PLAN

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

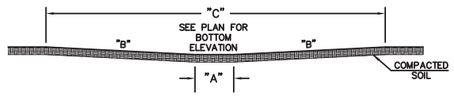
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 21/28

LEGEND

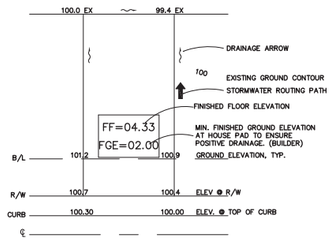
PROPOSED FLOOD ROUTE

100-YR FLOOD ROUTE ELEVATION



TYPICAL FLOOD ROUTE SECTION

NOT TO SCALE
SEE TABLE FOR DIMENSIONS



TYPICAL LOT DETAIL

NOT TO SCALE

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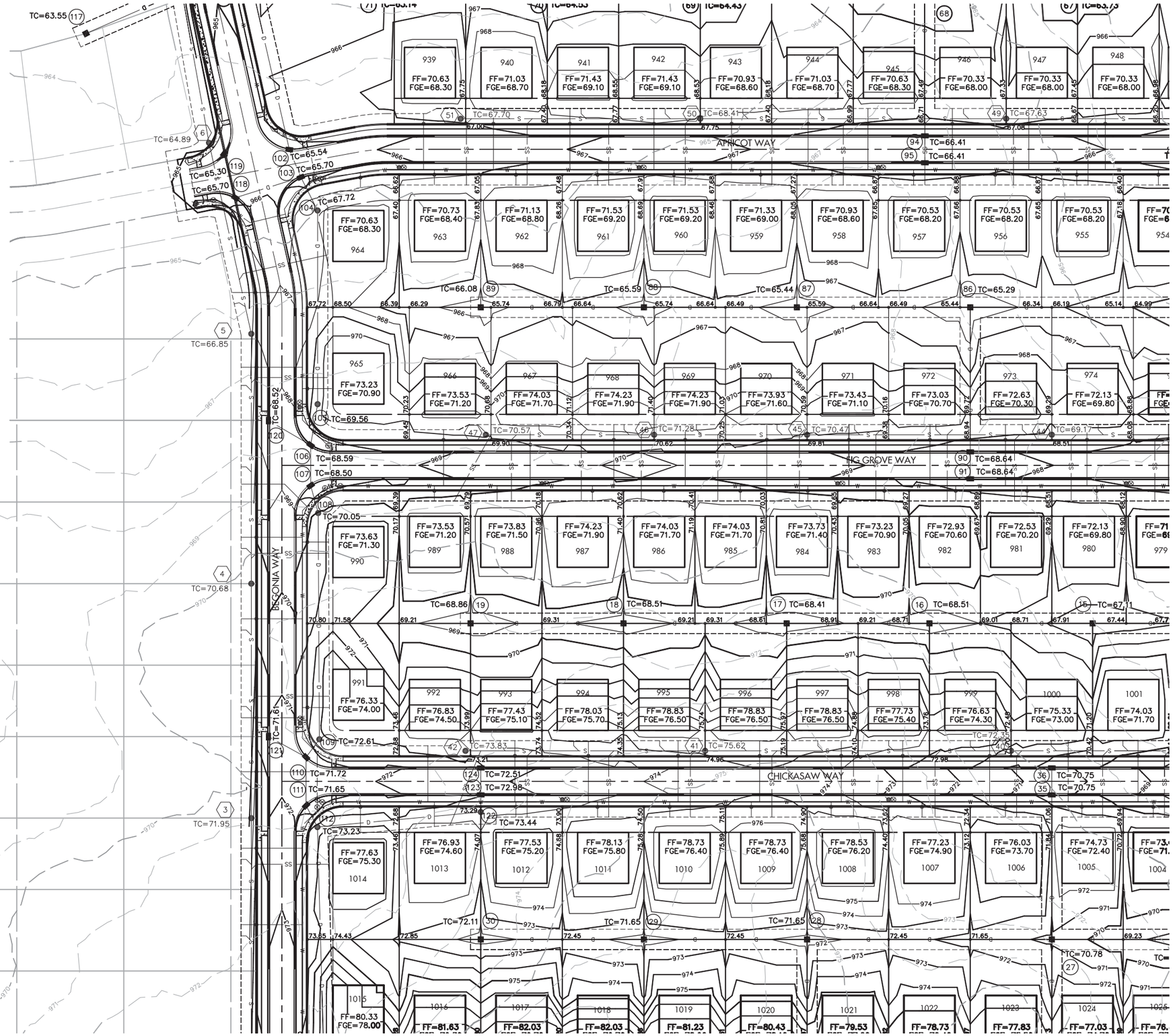

GRAPHIC SCALE

50 25 0 50

(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
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720 East Broad Street | Suite 203 | Columbus, OH 43215
P. 614.385.1090 | F. 614.385.1085 | E. info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

GRADING PLAN

DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

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

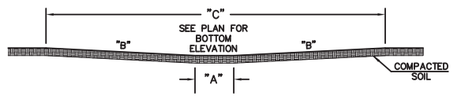
SHEET NO.: 22/28

I:\14-058 JEROME VILLAGE\Design\Engineering\Sheets\14-058 GRADING PLAN.dwg on 10/30/2015 8:10:55 AM by dgrove
© TERRAIN EVOLUTION, INC.

LEGEND

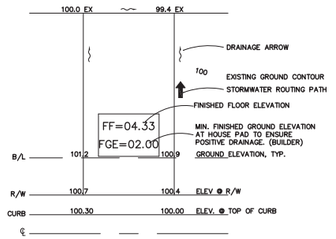
PROPOSED FLOOD ROUTE

100-YR FLOOD ROUTE ELEVATION



TYPICAL FLOOD ROUTE SECTION

NOT TO SCALE
SEE TABLE FOR DIMENSIONS



TYPICAL LOT DETAIL

NOT TO SCALE

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GRAPHIC SCALE

50 25 0 50

(IN FEET)

1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution

Your bridge between Vision and Success

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD SECTION 4

GRADING PLAN

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

SCALE:

HORIZONTAL: 1" = 50'

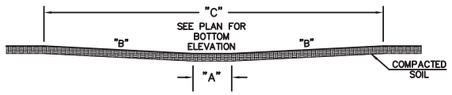
VERTICAL: N/A

SHEET NO.: 23/28

LEGEND

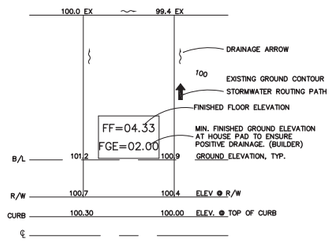
PROPOSED FLOOD ROUTE

100-YR FLOOD ROUTE ELEVATION



TYPICAL FLOOD ROUTE SECTION

NOT TO SCALE
SEE TABLE FOR DIMENSIONS



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BEGONIA WAY

CHICKASAW WAY

ORCHID HILL DR

GARDENIA DRIVE

RAVENHILL PARKWAY

EX WETLAND (DO NOT DISTURB)

EX WETLAND (DO NOT DISTURB)

OSR-E

GRAPHIC SCALE

50 25 0 50

(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD SECTION 4

GRADING PLAN

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

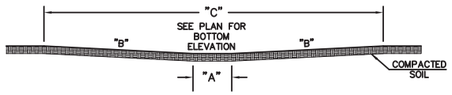
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 24/28

LEGEND

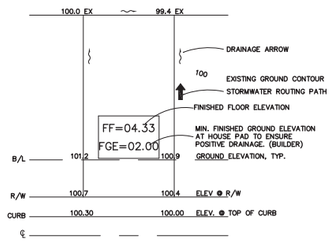
PROPOSED FLOOD ROUTE

100-YR FLOOD ROUTE ELEVATION



TYPICAL FLOOD ROUTE SECTION

NOT TO SCALE
SEE TABLE FOR DIMENSIONS



TYPICAL LOT DETAIL

NOT TO SCALE

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FUT APRICOT WAY

FUT DAFFODIL DRIVE

FUT GOLDENRAIN DRIVE

FUT HYLAND-CROY ROAD

BEGONIA WAY

GARDENIA DRIVE

TC=68.59 (106)
TC=68.50 (107)
TC=70.05 (108)
TC=71.61 (121)
TC=71.72 (110)
TC=71.65 (111)
TC=73.23 (112)
TC=74.57 (113)
TC=74.48 (140)
TC=70.68 (4)
TC=71.95 (3)
TC=74.99 (2)
TC=72.90 (10)
TC=71.77 (11)
TC=71.70 (12)
TC=70.04 (13)
TC=68.25 (14)
TC=66.93 (14)
TC=67.88 (135)
TC=67.88 (134)
TC=68.01 (125)
TC=69.44 (126)
TC=69.95 (127)
TC=71.92 (128)
TC=72.81 (129)
TC=73.78 (130)
TC=73.07 (150)
TC=72.70 (150)
TC=72.60 (151)
TC=72.28 (148)
TC=72.28 (147)
TC=71.40 (144)
TC=71.00 (145)
TC=70.89 (146)
TC=69.44 (142)
TC=69.43 (141)
TC=67.13 (136)
TC=69.36 (137)
TC=69.63 (138)
TC=70.52 (139)

FF=72.83 FGE=70.50
FF=73.43 FGE=71.10
FF=73.93 FGE=71.60
FF=74.43 FGE=72.10
FF=74.93 FGE=72.60
FF=75.33 FGE=73.00
FF=75.83 FGE=73.50
FF=76.23 FGE=73.90
FF=76.73 FGE=74.40
FF=77.13 FGE=74.80
FF=77.53 FGE=75.20
FF=78.03 FGE=75.70
FF=78.53 FGE=76.20
FF=78.83 FGE=76.50
1053

EX. WETLAND (DO. NOT DISTURB)

EX WETLAND (DO NOT DISTURB)

OSR-E

OSR-E

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

GRADING PLAN

DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

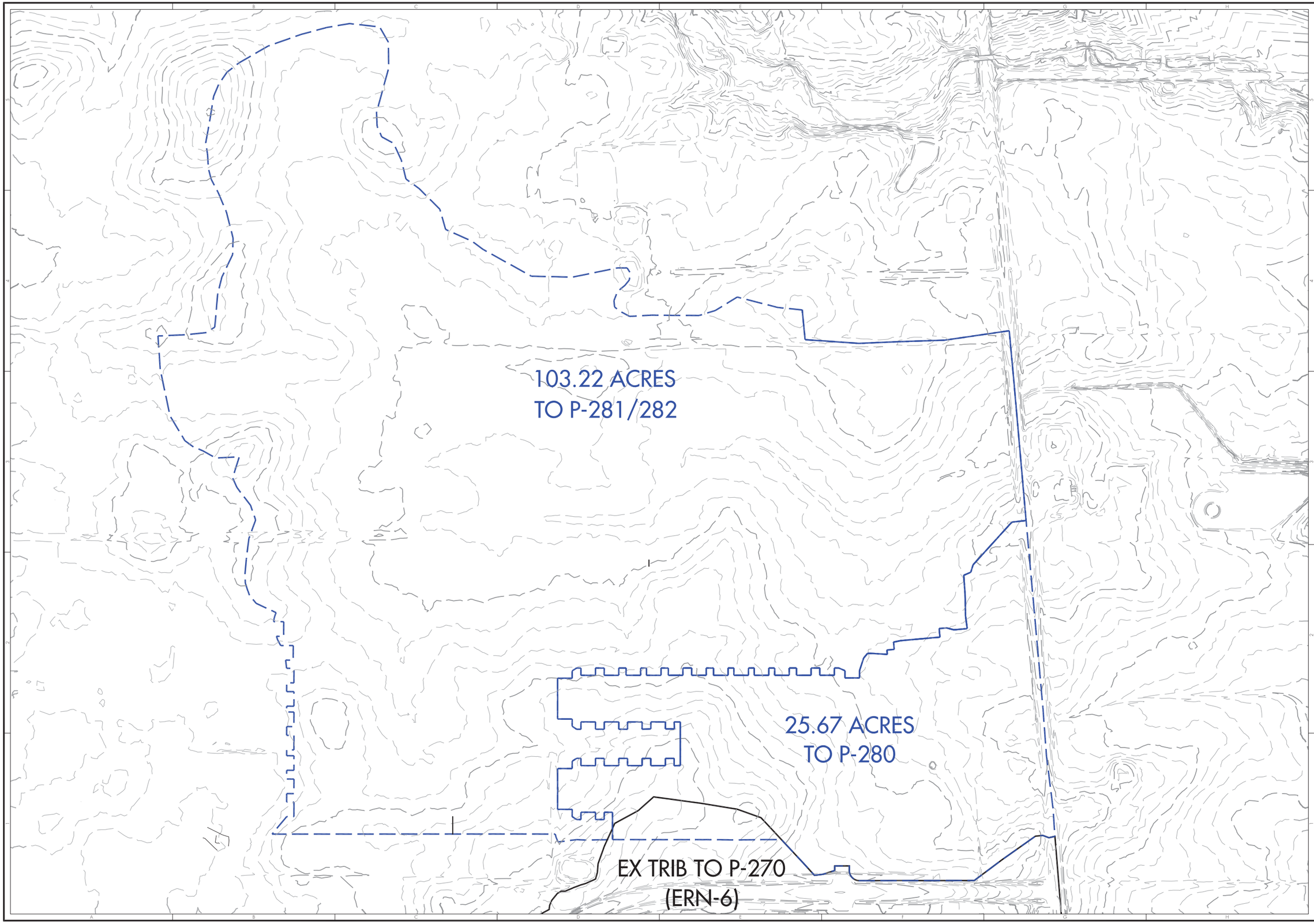
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: OCTOBER, 2015

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

SHEET NO.: 25/28



N

GRAPHIC SCALE

150 75 0 150

(IN FEET)
1 inch = 150 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	SHEET NO.	APPROVALS BY	DATE

TerrainEvolution

Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

POST DEVELOPED CONDITIONS

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058

DATE: JULY, 2015

SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

SHEET NO.: 26 / 28

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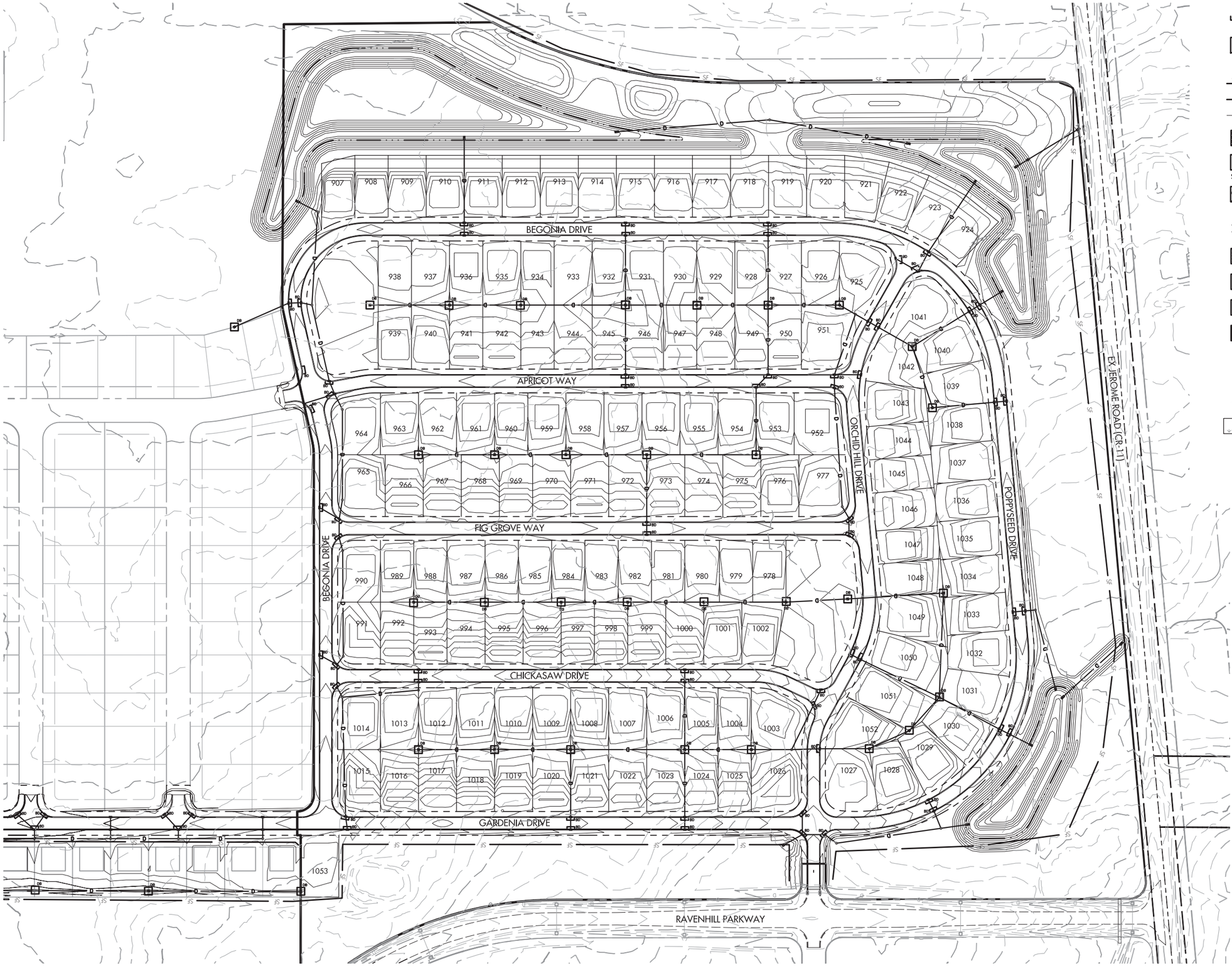

LEGEND

- BD – BEAVER DAM INLET PROTECTION
- DB – DANDY BAG INLET PROTECTION
- SBB – STRAW BALE BARRIER
- SF – SILT FENCING
- SF – 36" ORANGE SILT FENCE
- – STABILIZED CONSTRUCTION ENTRANCE
- SBIF – STRAW BALE DROP INLET FILTER OR ALTERNATIVE
- – JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- – TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- – 100-YR PONDING LIMITS
- CW – CONCRETE WASH PIT
- FA – VEHICLE FUEL AREA
- – ITEM 712 EROSION CONTROL MAT, TYPE A – OR APPROVED ALTERNATE OF SILT FENCE OR STRAW WADDLES STAGGERED ALONG THE SLOPE. THIS ALTERNATE WILL REQUIRE ADDITIONAL MAINTENANCE AND SEEDING AND MULCHING TO STABILIZE THE SLOPE.
- – FLOW ROUTING
- – WETLANDS

NOTE:
ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF COUNTY AND/OR THE OHIO EPA.

N

GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

EROSION & SEDIMENT CONTROL PLAN

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

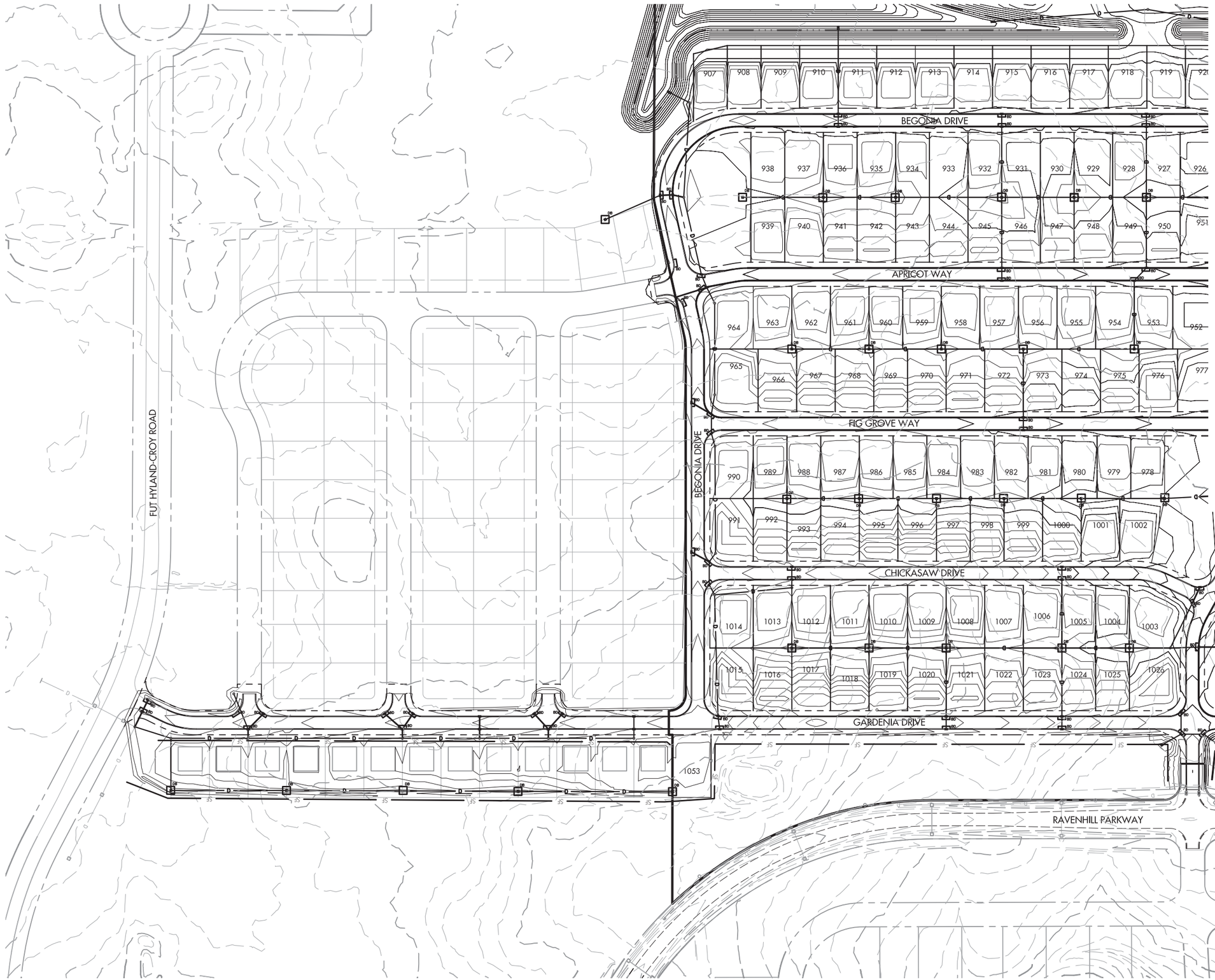
PROJECT NO.: 14-058

DATE: OCTOBER, 2015

SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

SHEET NO.: 27 /28

I:\14-058\DWG\Design\Planning\14058 EROSION.dwg, 10/15/2015 8:01:58 AM, DGR, 1=1, HP Designjet 500 C4705A



LEGEND

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- DB – DANDY BAG INLET PROTECTION
- SBB – STRAW BALE BARRIER
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- SF – 36" ORANGE SILT FENCE
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- – 100-YR PONDING LIMITS
- CW – CONCRETE WASH PIT
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- – FLOW ROUTING
- – WETLANDS

NOTE:
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N

GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 4

EROSION & SEDIMENT CONTROL PLAN

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-058
DATE: OCTOBER, 2015
SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

SHEET NO.: 28/28

I:\14-058\CAD\Sheets\Jerome 14-058 ESC Sheets.dwg 10/15/2015 8:10:58 AM jpw

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*

December 5, 2019

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

Re: Jerome Village – Village Neighborhood Section 4
Preliminary Plat Extension

Brad,

We have completed our review for the above preliminary plat extension request, received by our office on November 26, 2019. The construction documents have been approved by our office. Initial phases of this development pod have been constructed, bonded and platted. The remaining portion of this development pod has not yet been constructed or bonded and final platted, necessitating this preliminary plat extension. As such, we recommend approval of the preliminary plat extension as requested.

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

Staff Report – Glacier Park Neighborhood Section 12 Phase 1

Applicant:	**Jerome Village Company, LLC** c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com **Terrain Evolution, Inc.** c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com
Request:	Approval of Glacier Park Neighborhood, Section 12 (GPN-12), Phase 1 – Final Plat.
Location:	Located west of Hyland-Croy Road between Wells Road and Ryan Parkway in Jerome Township, Union County.

Staff Analysis:	This Final Plat involves 18.675 acres of land and proposes 35 single-family residential lots. Acreages: ○ 3.973 acres of right-of-way ○ 9.134 acres in single-family residential lots ○ 5.568 acres of open space Proposed utilities: ○ City of Marysville public water service ○ Jerome Village Community Authority Collection and City of Marysville public treatment Preliminary Plat: ○ The Preliminary Plat was originally approved in March 2019. • **Union County Engineer's Office** ○ The Engineer's Office submitted comments in a letter dated 12-05-19. The Engineer's Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a performance bond is required, but none has been received/approved yet.

1. A clear point of beginning should be established for the metes and bounds on the easements that extend outside the plat boundaries.
2. Please add a note clarifying the dedication of offsite easements. (An example was provided by the Engineer's Office in its letter.)
3. The 60' drainage easement south and adjacent to lot 1581 does not encompass the entire stream corridor. Also, the stream as delineated on the plat does not appear to match the Construction Drawings. The width of the easement should, at a minimum, extend to 25' beyond the top of the steam bank.
4. The 20' drainage and utility easement to the south of lots 1581-1585 was not shown on the engineering drawings. Consider expanding this easement into the 60' drainage easement at the rear of lots 1583 and 1584 to eliminate the small area in the rear of the lots where no easement exists.
5. Please find markups resulting from the technical review and boundary closure.

- The Engineer's Office recommended denial due to the outstanding performance bond and additional comments. Should those items be resolved prior the LUC meetings, the Engineer's Office reserved the right to change its recommendation.

- **Union County Soil & Water Conservation District**
  - No comments received as of 12-04-19.

- **Union County Health Department**
  - No comments received as of 12-04-19. 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 12-04-19. The City recommended approval subject to the applicant addressing its comments:
    1. Since there is no definition for "Easement", please ensure all proposed easements that contain the City's waterline or wastewater infrastructure are labeled as "Utility Easement".
    2. The easement shall be extended to the terminus of the installed waterline along the south side of both Bellflower Drive and Foxglove Drive.

- **Jerome Township**
  - No comments received as of 12-04-19.

- **ODOT District 6**
  - No comments received as of 12-04-19.

- **Union Rural Electric**
  - No comments received as of 12-04-19.

- **LUC Regional Planning Commission**
  1. Sheet 1: Please review listed VMS sections. 2991 and 5261 are listed on the application. These appear on Sheet 1 at top of the Sheet in two locations and in the Surveyor Certificate under #1 (§323, 1.).
  2. Sheet 1: The Surveyor Certification references Concord Township, Delaware County under #1.
  3. Sheet 1: Please review signature lines. These need to match those required by §801. An approval line for the Health Department is required. Also, the lines and language for "Filed for Record this ___ day…" and "Recorded this ___ day…" are required (§801).
  4. Sheet 1: Should "Drainage Easements" in the bottom

	left corner be bolded? 5. Sheet 1: Please review easement descriptions. "All plats shall contain a restriction that no permanent structure or plantings, etc. shall be permitted in the easement areas" (§323, 7.). 6. Sheet 4: The graphic and written scales in the top right corner are different from the written scale in the bottom right corner. 7. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §413, 2.). 8. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).

Staff Recommendations:	Staff recommends ***DENIAL*** of Glacier Park Neighborhood, Section 12 (GPN-12), Phase 1 – Final Plat. Although the minor technical items in this staff report could be incorporated into the Final Plat Mylar for the 12-12-19 LUC meetings, a letter from Jerome Township certifying the Final Plat conforms with the Township's zoning (401; 413, 2.) and confirmation of approval of the outstanding bond or other surety (324, 2.; §326; §330) is required before staff is comfortable recommending otherwise

Z&S Committee Recommendations:	

Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Application for Final Plat Approval

Date: 11/21/2019

Name of Subdivision: Glacier Park Neighborhood
Section/Phase: Section 12, Phase 1 Block
Location: Union County - South of Wells Road, West of Glacier Park Neighborhood Section 8 Phase 2, North of Ryan Parkway
Township: Jerome Military Survey: 2991 & 5261
Complete Parcel(s) Identification Number (PIN): 1700110120000

Has a Preliminary Plat been approved for this subdivision?: Yes x No Date: 3/14/2019

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

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

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

Proposed Acreage to be Subdivided: 18.675

Current Zoning Classification: PD

Proposed Zoning Changes: N/A

Proposed Land Use: Single Family Residential

Development Characteristics

Acreage w/in Approved Preliminary Plat: 86.058 Acres

Acreage w/in Section and/or Block: 18.675 Acres

Number of **APPROVED** lots from Preliminary Plat 177

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: 35

Number of **APPROVED** units from Preliminary Plat: 177

Number of Units **PROPOSED** w/in this Section: 35

Typical Lot Width: 70'/80' Feet Typical Lot Area: 8,750/10,000

Single Family Units: 35 Sq. ft Multi-Family Units: 0

Acreage to be devoted to recreation, parks or open space: 5.568

Recreation facilities to be provided: No

Approved method of Supplying Water Service: City of Marysville, Ohio

Approved method of Sanitary Waste Disposal: JVCA Collection/COM Treatment

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

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

Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? *If no, continue to next question.* 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? Yes
Has estimated construction cost been approved by the County Engineer? Yes
Bond has been submitted to County Engineer? NO
Bond approved by County Commissioners? NO

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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regional planning commission

Director: Bradley J. Bodenmiller

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. 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.	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	

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East Liberty, Ohio 43319
• Phone: 937-666-3431 •
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

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.	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.		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	

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TerrainEvolution
terrainevolution.com

720 East Broad Street
Suite 203
Columbus, OH 43215

P: 614.385.1090
info@terrainevolution.com

February 21, 2019

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

RE: Glacier Park Neighborhood Section 12 (GPN-12) Preliminary 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 are 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,

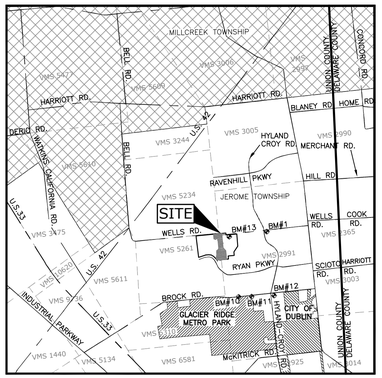
Justin Wollenberg, PE, CPESC
Project Manager

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1

BEING PART OF VMS 5261, JEROME TOWNSHIP
UNION COUNTY, OHIO

LUC. R.P.C. FILE # _____

LOCATION MAP



LOCATION MAP
SCALE: 1" = 4000'

GRAPHIC SCALE
4000 2000 0 4000
(IN FEET)
1 inch = 4000 ft.

Situated in Survey 5261 of the Virginia Military Survey, Jerome Township, Union County, State of Ohio and being 18.675 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 12-1 Index/Overview
Sheet 3 - GPN 12-1 Detail Sheet

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

GPN 12-1 Area Summary		
Right-of-Way (Township)	3.406	AC
Right-of-Way (County)	0.567	AC
Lots	9.134	AC
Openspace	5.568	AC
Total	18.675	AC

GPN 12-1 Lot Summary	
70' Frontage	18
80' Frontage	17

GPN 12-1 Density			
Gross	(Lots/Total Area)	1.874	du/ac
Net	(Lots/Lot Area)	3.832	du/ac

Minimum Lot Size		
70' Frontage	8,750	SF
80' Frontage	10,000	SF

Setbacks	70' Frontage	80' Frontage
Front Yard	20' FT	20' FT
Rear Yard	30' FT	30' FT
Side Yard	5' FT	6' FT

PARCEL BREAKDOWN

Parcel Number	Map/GIS Number	Acreages of Parcel within GPN 12-1
17-0011012.0000	126-00-00-040.000	18.675

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1 IS SUBJECT TO **JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS** AS RECORDED IN **VOLUME 907 PAGES 572** , UNION COUNTY RECORDER'S OFFICE, AS AMENDED, **THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS** AS RECORDED IN **VOLUME 911, PAGE 922** , UNION COUNTY RECORDER'S OFFICE AND T **HE DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR JVCA** RECORDED IN **VOLUME 859 PAGE 275**, UNION COUNTY RECORDER'S OFFICE.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

Residential and Commercial

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

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

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

Residential Only

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

Miscellaneous Restrictions/Notes

24. This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first 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.
25. Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Shortleaf Drive, Bellflower Drive, Tupelo Way, Pearl Creek Drive and Foxglove Drive . The owners of the fee simple titles to all of the lots in Glacier Park Neighborhood Section 12 Phase 1 Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
28. Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of 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

1. No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Eversole Parkway, Wells Road, Ryan Parkway, Brock Road.
2. Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on major or minor collector roads. All driveways shall connect to local roads within a sub area.
3. All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
4. All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection improvement (i.e., turn lane tapers, roundabout tapers, etc.), the intersection improvement shall govern and access restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
5. If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
6. No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Eversole, Ewing, Joshua, or Home Road.
7. No on-street parking within Glacier Park Neighborhood Section 12 Phase 1.
8. Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
9. Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.

Utility Easements

We the undersigned owners of the within platted land, do hereby grant unto the 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 parallel with and contiguous to Shortleaf Drive, Bellflower Drive, Tupelo Way, Pearl Creek Drive and Foxglove 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. 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

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 ñDrainage Easementò ñUtility Easementò and ñDrainage and Utility Easement ò 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. 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.

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 12-1)
Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for all other conditions.
Note H: Vegetated swales, including rain gardens & bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8' and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.
Note I: Removed (not applicable to GPN 12-1)
Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge of pavement.

Jerome Village Variances

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

SURVEYOR CERTIFICATION:
American Land Surveyors do hereby certify the following:
1. The accompanying plat represents a subdivision of land in VMS 2365, Jerome Township, Union County, Ohio and Concord Township, Delaware County, Ohio..
2. The tract has an area of 3.973 acres in streets, 9.134 acres in lots, and 5.568 acres in Reserves making a total of 18.675 acres.
3. This plat was prepared based on a field survey performed in November, 2018 by by American Land Surveyors, LLC.;
4. All dimensions are shown in feet and decimal parts thereof. dimensions shown along curved lines are chord distances;
5. This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D dated December 16, 2008
6. Monumentation set at the locations shown hereon consist of a 5/8 òinch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription "Jon Adcock, S-8461".
7. The accompanying plat is a correct representation of Glacier Park Neighborhood Section 12-1 as surveyed.

Signed and sealed this _____ day of _____, 2019.

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

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

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

Know all men by these presents that Jerome Village 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___: _____
LUC Regional Planning Commission

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

_____ _____
Union County Commissioner — Union County Commissioner

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

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
www.americanlandsurveyors.com

ALS AMERICAN LAND SURVEYORS
Focused on Excellence

1/4

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	19-001	
DATE:	NOVEMBER 18, 2019	
SCALE:	N/A	

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1

VIRGINIA MILITARY SURVEY No. 5261

JEROME TOWNSHIP, UNION COUNTY, OHIO

LEGEND:

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

DOS DEDICATED OPENSPACE AS DEFINED IN JEROME VILLAGE GPN 12 ZONING

GRAPHIC SCALE

60 30 0 60

(IN FEET)

1 inch = 60 ft.

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

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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	19-001	
DATE:	NOVEMBER 18, 2019	
SCALE:	1"=60'	

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1

VIRGINIA MILITARY SURVEY No. 5261
JEROME TOWNSHIP, UNION COUNTY, OHIO

Right-of-Way Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C12	175.00'	90° 00' 00"	274.89'	N50° 21' 51"W	247.49'
C13	125.00'	90° 00' 00"	196.35'	N50° 21' 51"W	176.78'
C14	35.00'	90° 00' 00"	54.98'	S50° 21' 51"E	49.50'
C15	35.00'	90° 00' 00"	54.98'	S39° 38' 09"W	49.50'
C16	35.00'	73° 23' 54"	44.84'	S42° 03' 48"E	41.83'
C17	175.00'	73° 23' 54"	224.18'	N42° 03' 48"W	209.16'
C18	175.00'	89° 05' 17"	272.10'	N39° 10' 48"E	245.51'
C19	275.00'	45° 18' 11"	217.44'	S61° 04' 20"W	211.82'
C20	325.00'	15° 42' 14"	89.08'	N46° 16' 22"E	88.80'
C21	275.00'	15° 42' 14"	75.37'	N46° 16' 22"E	75.14'
C22	325.00'	17° 22' 01"	98.51'	S47° 06' 15"W	98.13'
C23	35.00'	80° 24' 21"	49.12'	N15° 35' 05"E	45.18'
C24	375.00'	19° 15' 15"	126.02'	S14° 59' 28"E	125.43'
C25	35.00'	90° 00' 00"	54.98'	N50° 21' 51"W	49.50'
C26	35.00'	68° 17' 21"	41.72'	N50° 29' 29"E	39.29'
C27	175.00'	51° 41' 15"	157.87'	S42° 11' 26"W	152.57'
C28	35.00'	73° 23' 54"	44.84'	N31° 20' 07"E	41.83'
C29	125.00'	180° 00' 01"	392.70'	S84° 38' 09"W	250.00'
C30	125.00'	89° 05' 17"	194.36'	N39° 10' 48"E	175.36'
C31	325.00'	8° 44' 53"	49.62'	S79° 21' 00"W	49.57'
C32	35.00'	80° 24' 21"	49.12'	S64° 49' 16"E	45.18'
C33	325.00'	3° 32' 06"	20.05'	S22° 51' 02"E	20.05'
C34	307.50'	12° 19' 30"	66.15'	S11° 31' 36"E	66.02'

Centerline Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	150.00'	90° 00' 00"	235.62'	N50° 21' 51"W	212.13'
C2	150.00'	180° 00' 01"	471.24'	S84° 38' 09"W	300.00'
C3	150.00'	90° 00' 00"	235.62'	N50° 21' 51"W	212.13'
C4	150.00'	83° 13' 46"	217.89'	S43° 01' 16"W	199.24'
C5	150.00'	6° 46' 14"	17.73'	S1° 58' 44"E	17.72'
C6	150.00'	89° 05' 17"	233.23'	N39° 10' 48"E	210.44'
C7	300.00'	45° 18' 11"	237.21'	S61° 04' 20"W	231.08'
C8	300.00'	18° 20' 31"	96.04'	S74° 33' 10"W	95.63'
C9	300.00'	26° 57' 40"	141.17'	S51° 54' 05"W	139.87'
C10	300.00'	15° 42' 14"	82.23'	N46° 16' 22"E	81.97'
C11	350.00'	19° 15' 15"	117.62'	S14° 59' 28"E	117.06'

Centerline Line Table		
Line #	Direction	Length
L1	S54° 07' 28.82"W	30.06
L2	N5° 21' 50.66"W	65.63

Right-of-Way Line Table		
Line #	Direction	Length
L3	S54° 07' 28.82"W	30.06
L4	S5° 21' 50.66"E	23.32
L5	S23° 39' 26.22"W	25.63
L6	S5° 21' 50.66"E	20.63
L7	S45° 43' 43.00"E	27.02
L8	S5° 21' 50.66"E	24.41

LEGEND:

- ⦿ IRON PIN SET – 5/8" X 30" REBAR WITH A PLASTIC CAP INSCRIBED "JON ADCOCK S-8461."
- (R) RADIAL LINE
- DOS DEDICATED OPENSPACE AS DEFINED IN JEROME VILLAGE GPN 12 ZONING
- D DRAINAGE
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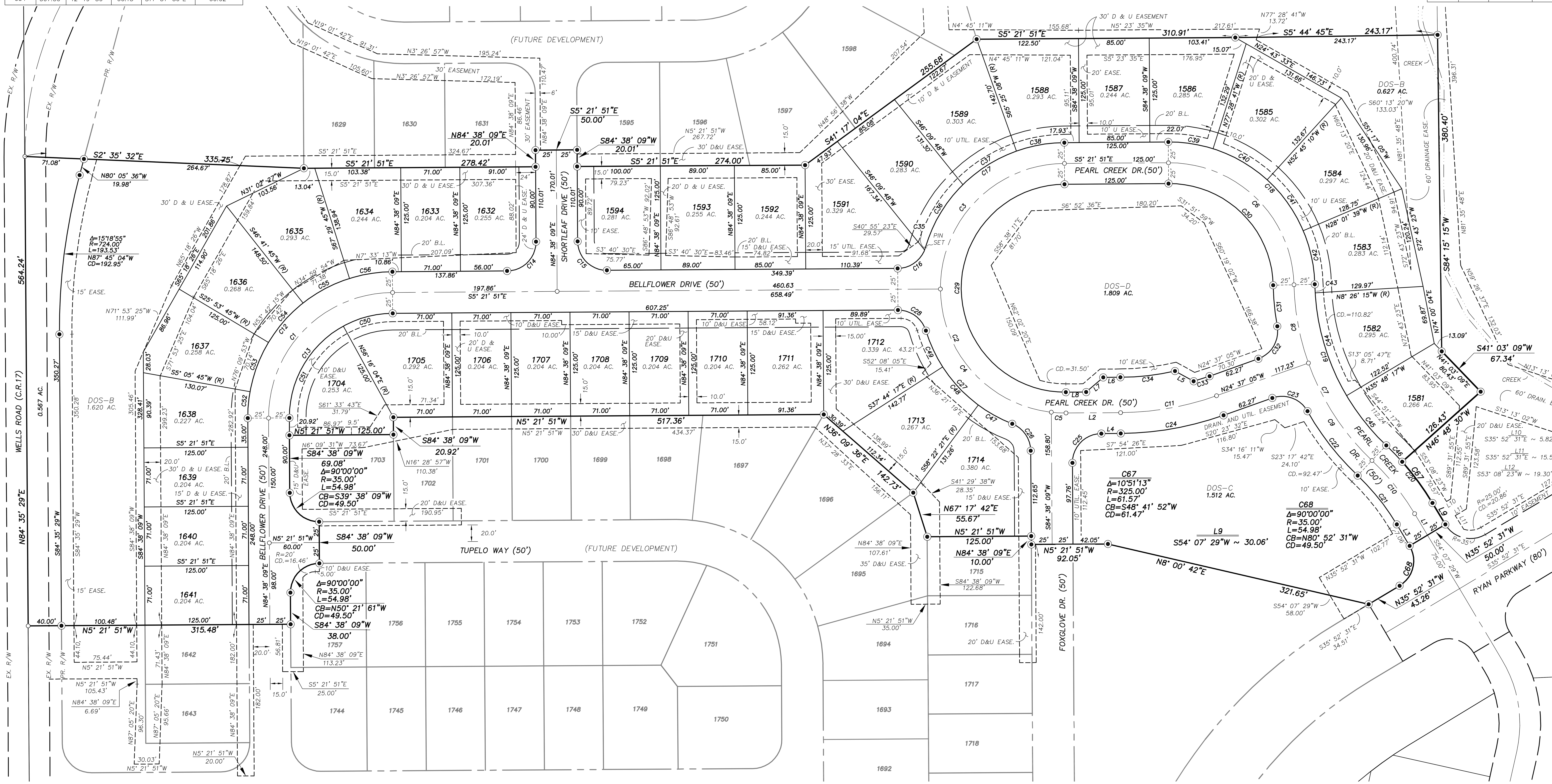
GRAPHIC SCALE
60 30 0 60
(IN FEET)
1 inch = 60 ft.

Lot Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C35	35.00'	5° 00' 52"	3.06'	N76° 15' 19"W	3.06'
C36	175.00'	29° 05' 46"	88.87'	N64° 12' 52"W	87.92'
C37	175.00'	25° 05' 07"	76.62'	N37° 07' 26"W	76.01'
C38	175.00'	19° 13' 01"	58.70'	N14° 58' 21"W	58.42'
C39	175.00'	17° 53' 10"	54.63'	N3° 34' 44"E	54.41'
C40	175.00'	24° 43' 31"	75.52'	N24° 53' 05"E	74.93'
C41	175.00'	24° 43' 31"	75.52'	N49° 36' 36"E	74.93'
C42	175.00'	21° 45' 05"	66.44'	N72° 50' 54"E	66.04'
C43	275.00'	2° 09' 41"	10.37'	N82° 38' 36"E	10.37'
C44	275.00'	27° 10' 25"	130.42'	N67° 58' 33"E	129.20'
C45	275.00'	15° 58' 06"	76.64'	N46° 24' 18"E	76.39'
C46	325.00'	4° 51' 01"	27.51'	N40° 50' 45"E	27.50'
C47	175.00'	15° 16' 50"	46.67'	S23° 59' 14"W	46.53'
C48	175.00'	20° 38' 05"	63.02'	S41° 56' 41"W	62.68'
C49	175.00'	15° 46' 20"	48.17'	S60° 08' 54"W	48.02'
C50	125.00'	28° 22' 05"	61.89'	S19° 32' 53"E	61.26'
C51	125.00'	61° 37' 55"	134.46'	S64° 32' 53"E	128.07'
C52	175.00'	10° 27' 36"	31.95'	N89° 51' 57"E	31.90'
C53	175.00'	20° 48' 00"	63.53'	N74° 30' 15"W	63.18'
C54	175.00'	20° 48' 00"	63.53'	N53° 42' 15"W	63.18'
C55	175.00'	20° 48' 00"	63.53'	N32° 54' 15"W	63.18'
C56	175.00'	17° 08' 24"	52.35'	N13° 56' 03"W	52.16'



FIELD	DRAFT	CHECK
JBA	JBA	JBA

JOB NO.: 19-001

DATE: NOVEMBER 18, 2019

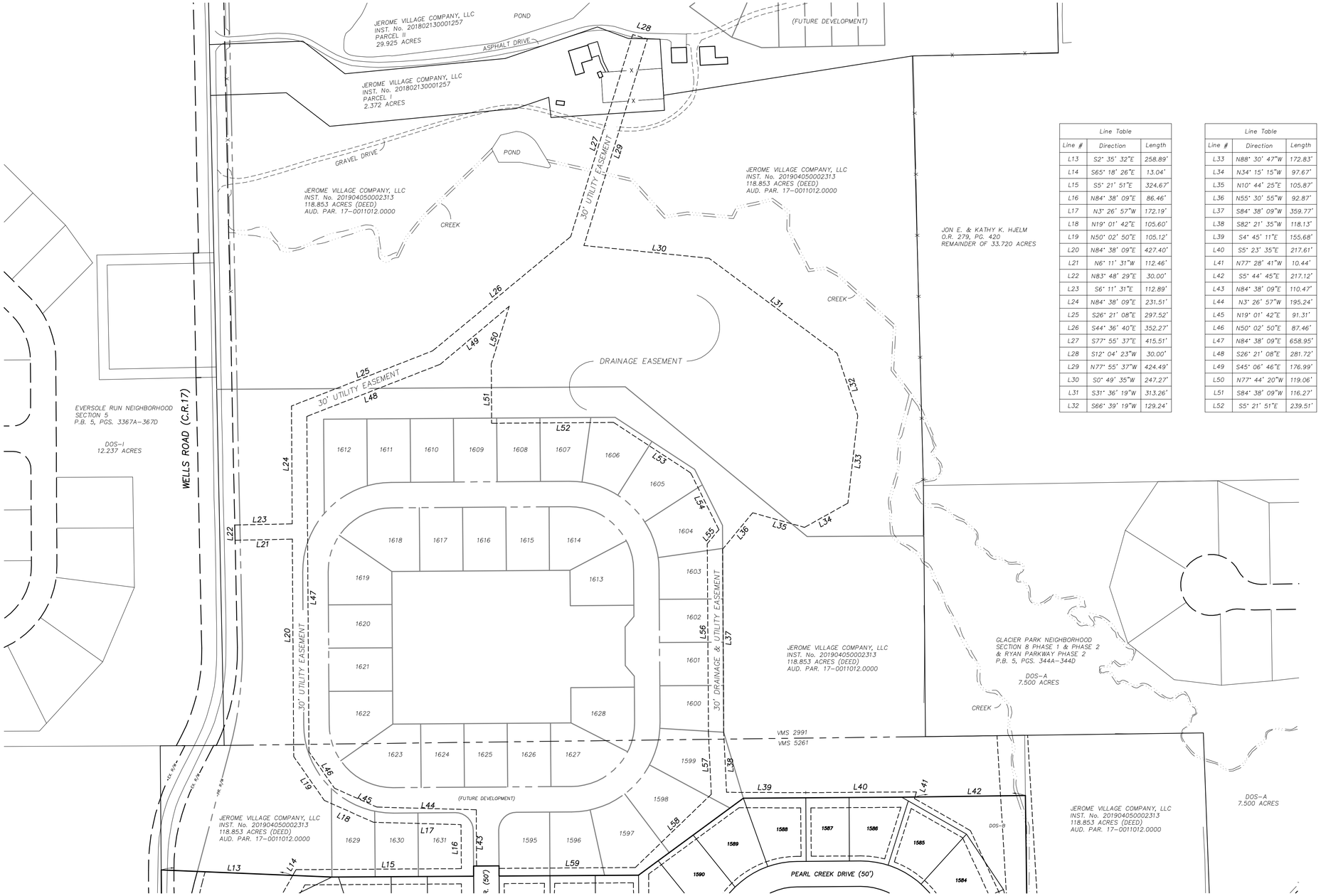
SCALE: 1"=60'

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1

VIRGINIA MILITARY SURVEY No. 2991

JEROME TOWNSHIP, UNION COUNTY, OHIO

GRAPHIC SCALE
60 30 0 60
(IN FEET)
1 inch = 60 ft.



Line Table		
Line #	Direction	Length
L13	S2° 35' 32"E	258.89'
L14	S65° 18' 26"E	13.04'
L15	S5° 21' 51"E	324.67'
L16	N84° 38' 09"E	86.46'
L17	N3° 26' 57"W	172.19'
L18	N19° 01' 42"E	105.60'
L19	N50° 02' 50"E	105.12'
L20	N84° 38' 09"E	427.40'
L21	N6° 11' 31"W	112.46'
L22	N83° 48' 29"E	30.00'
L23	S6° 11' 31"E	112.89'
L24	N84° 38' 09"E	231.51'
L25	S26° 21' 08"E	297.52'
L26	S44° 36' 40"E	352.27'
L27	S77° 55' 37"E	415.51'
L28	S12° 04' 23"W	30.00'
L29	N77° 55' 37"W	424.49'
L30	S0° 49' 35"W	247.27'
L31	S31° 36' 19"W	313.26'
L32	S66° 39' 19"W	129.24'

Line Table		
Line #	Direction	Length
L33	N88° 30' 47"W	172.83'
L34	N34° 15' 15"W	97.67'
L35	N10° 44' 25"E	105.87'
L36	N55° 30' 55"W	92.87'
L37	S84° 38' 09"W	359.77'
L38	S82° 21' 35"W	118.13'
L39	S4° 45' 11"E	155.68'
L40	S5° 23' 35"E	217.61'
L41	N77° 28' 41"W	10.44'
L42	S5° 44' 45"E	217.12'
L43	N84° 38' 09"E	110.47'
L44	N3° 26' 57"W	195.24'
L45	N19° 01' 42"E	91.31'
L46	N50° 02' 50"E	87.46'
L47	N84° 38' 09"E	658.95'
L48	S26° 21' 08"E	281.72'
L49	S45° 06' 46"E	176.99'
L50	N77° 44' 20"W	119.06'
L51	S84° 38' 09"W	116.27'
L52	S5° 21' 51"E	239.51'

Line Table		
Line #	Direction	Length
L53	S28° 11' 19"W	181.10'
L54	S58° 36' 38"W	124.65'
L55	N55° 30' 55"W	35.89'
L56	S84° 38' 09"W	371.24'
L57	S82° 21' 35"W	121.13'
L58	N48° 56' 38"W	207.54'
L59	N5° 21' 51"W	267.72'

LEGEND:

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

DOS DEDICATED OPENSPACE AS DEFINED IN JEROME VILLAGE VN-4 ZONING
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4/4

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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	19-001	
DATE:	NOVEMBER 18, 2019	
SCALE:	1"=100'	

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*

December 5, 2019

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 1
Final Plat Review

Brad,

We have completed our review for the above final plat, received by our office on November 26, 2019. The construction drawings have been approved by our office. Construction work has commenced on site but has not been completed. As such, we will require a performance bond/surety for the outstanding improvements. To date, we have not received said surety. In addition, we have the following comments on the plat:

1. A clear point of beginning should be established for the metes and bounds on the easements that extend outside of the boundaries of the plat, in order to properly site them in the future.
2. Due to the offsite easements, please add a note clarifying the dedication of said easements. An example could be the following:
   "Easement shown hereon outside of the platted area are within that tract of land owned by (owner, deed reference) and are hereby reserved for the uses and purposes herein."
3. The 60' drainage easement south and adjacent to lot 1581 does not encompass the entire stream corridor. In addition, the stream as delineated on the plat does not appear to match the construction drawings. Please clarify. The width of the easement should, at a minimum, extend to 25' beyond the top of bank of the stream.
4. The 20' drainage and utility easement to the south of lots 1581-1585 was not shown on the engineering drawings. Consider expanding this easement into the 60' drainage easement at the rear of lots 1583 and 1584 in order to eliminate the small area in the rear of these lots where no easement exists.
5. Please find markups attached resulting from technical review and boundary closure.

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

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

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

Enc: Plat Markups

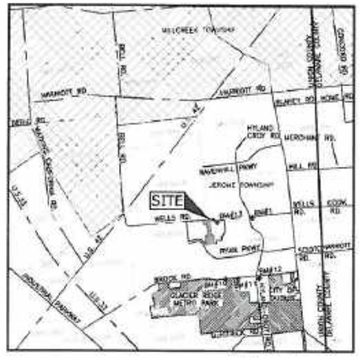
Cc: Mary Kirk, Union County Engineer's Office (via email)
Matt Rotar, Union County Engineer's Office (via email)

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1

BEING PART OF VMS 5261, JEROME TOWNSHIP
UNION COUNTY, OHIO

LUC. R.P.C. FILE # _____

LOCATION MAP



LOCATION MAP
SCALE: 1" = 4000'

GRAPHIC SCALE
4000 2000 0 4000
(IN FEET)
1 inch = 4000 ft.

Situated in Survey 5261 of the Virginia Military Survey, Jerome Township, Union County, State of Ohio and being 18.675 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 12-1 Index/Overview
Sheet 3 - GPN 12-1 Detail Sheet

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

GPN 12-1 Area Summary		
Right-of-Way (Township)	3.406	AC
Right-of-Way (County)	0.567	AC
Lots	9.134	AC
Openspace	5.568	AC
Total	18.675	AC

GPN 12-1 Lot Summary	
70' Frontage	35
80' Frontage	18
	17

GPN 12-1 Density		
Gross	(Lots/Total Area)	1.874 du/ac
Net	(Lots/Lot Area)	3.832 du/ac

Minimum Lot Size		
70' Frontage	8,750	SF
80' Frontage	10,000	SF

Setbacks	70' Frontage	80' Frontage
Front Yard	20' FT	20' FT
Rear Yard	30' FT	30' FT
Side Yard	5' FT	6' FT

PARCEL BREAKDOWN

Parcel Number	Map/GIS Number	Acreages of Parcel within GPN 12-1
17-0011012.0000	126-00-00-040.000	18.675

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 12-1)
Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for all other conditions.
Note H: Vegetated swales, including rain gardens & bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8' and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.
Note I: Removed (not applicable to GPN 12-1)
Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge of pavement.

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

SURVEYOR CERTIFICATION:
American Land Surveyors do hereby certify the following:
1. The accompanying plat represents a subdivision of land in VMS 2365, Jerome Township, Union County, Ohio and Concord Township, Delaware County, Ohio..
2. The tract has an area of 3.973 acres in streets, 9.134 acres in lots, and 5.568 acres in Reserves making a total of 18.675 acres.
3. This plat was prepared based on a field survey performed in November, 2018 by by American Land Surveyors, LLC.;
4. All dimensions are shown in feet and decimal parts thereof, dimensions shown along curved lines are chord distances;
5. This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0330D dated December 16, 2008
6. Monumentation set at the locations shown hereon consist of a 5/8 " inch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription "Jon Adcock, S-8461".
7. The accompanying plat is a correct representation of Glacier Park Neighborhood Section 12-1 as surveyed.

Signed and sealed this _____ day of _____, 2019.

_____
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___: _____
LUC Regional Planning Commission

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

_____ _____
Union County Commissioner Union County Commissioner

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

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

Plat Book _____, Page _____ _____
Union County Recorder

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

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

Miscellaneous Restrictions/Notes
24. This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first 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.
25. Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Shortleaf Drive, Bellflower Drive, Tupelo Way, Pearl Creek Drive and Foxglove Drive . The owners of the fee simple titles to all of the lots in Glacier Park Neighborhood Section 12 Phase 1 Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
28. Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of 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
1. No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Everaole Parkway, Wells Road, Ryan Parkway, Brock Road.
2. Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on major or minor collector roads. All driveways shall connect to local roads within a sub area.
3. All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
4. All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection improvement (i.e., turn lane tapers, roundabout layers, etc.), the intersection improvement shall govern and access restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
5. If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
6. No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Everoale, Ewing, Joshua, or Home Road.
7. No on-street parking within Glacier Park Neighborhood Section 12 Phase 1.
8. Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
9. Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.

Utility Easements
We the undersigned owners of the within platted land, do hereby grant unto the 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 parallel with and contiguous to Shortleaf Drive, Bellflower Drive, Tupelo Way, Pearl Creek Drive and Foxglove 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. 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

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. 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.

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0500 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0100 - Newark
Fax: (740) 654-2004
www.americanlandsurveyors.com

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1/4

FIELD	DRAFT	CHECK
JBA	JBA	JBA

JOB NO.: 19-001
DATE: NOVEMBER 18, 2019
SCALE: N/A

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1

VIRGINIA MILITARY SURVEY No. 5261

JEROME TOWNSHIP, UNION COUNTY, OHIO

LEGEND:

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

DOS DEDICATED OPENSPACE AS DEFINED IN JEROME VILLAGE GPN 12 ZONING

GRAPHIC SCALE

60 30 0 60

(IN FEET)

1 inch = 60 ft.

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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	19-001	
DATE:	NOVEMBER 18, 2019	
SCALE:	1"=60'	

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1

VIRGINIA MILITARY SURVEY No. 5261

JEROME TOWNSHIP, UNION COUNTY, OHIO

Right-of-Way Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C12	175.00'	90° 00' 00"	274.89'	N50° 21' 51"W	247.49'
C13	125.00'	90° 00' 00"	196.35'	N50° 21' 51"W	176.78'
C14	35.00'	90° 00' 00"	54.98'	S50° 21' 51"E	49.50'
C15	35.00'	90° 00' 00"	54.98'	S39° 38' 09"W	49.50'
C16	35.00'	73° 23' 54"	44.84'	S42° 03' 48"E	41.83'
C17	175.00'	73° 23' 54"	224.18'	N42° 03' 48"W	209.15'
C18	175.00'	89° 05' 17"	272.10'	N39° 10' 48"E	245.51'
C19	275.00'	45° 18' 11"	217.44'	S81° 04' 20"W	211.82'
C20	325.00'	15° 42' 14"	89.08'	N46° 16' 22"E	88.80'
C21	275.00'	15° 42' 14"	75.37'	N46° 16' 22"E	75.14'
C22	325.00'	17° 22' 01"	98.51'	S47° 06' 15"W	98.13'
C23	35.00'	80° 24' 21"	49.12'	N15° 35' 05"E	45.18'
C24	375.00'	19° 15' 15"	126.02'	S14° 59' 28"E	125.43'
C25	35.00'	90° 00' 00"	54.98'	N50° 21' 51"W	49.50'
C26	35.00'	68° 17' 21"	41.72'	N50° 29' 29"E	39.29'
C27	175.00'	51° 41' 15"	157.87'	S42° 11' 26"W	152.57'
C28	35.00'	73° 23' 54"	44.84'	N31° 20' 07"E	41.83'
C29	125.00'	180° 00' 01"	392.70'	S84° 38' 09"W	250.00'
C30	125.00'	89° 05' 17"	194.36'	N39° 10' 48"E	175.36'
C31	325.00'	8° 44' 53"	49.62'	S79° 21' 00"W	49.57'
C32	35.00'	80° 24' 21"	49.12'	S64° 49' 16"E	45.18'
C33	325.00'	3° 32' 06"	20.05'	S22° 51' 02"E	20.05'
C34	307.50'	12° 19' 30"	66.15'	S11° 31' 36"E	66.02'

Centerline Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	150.00'	90° 00' 00"	235.62'	N50° 21' 51"W	212.13'
C2	150.00'	180° 00' 01"	471.24'	S84° 38' 09"W	300.00'
C3	150.00'	90° 00' 00"	235.62'	N50° 21' 51"W	212.13'
C4	150.00'	83° 13' 46"	217.89'	S43° 01' 16"W	199.24'
C5	150.00'	6° 46' 14"	17.73'	S1° 58' 44"E	17.72'
C6	150.00'	89° 05' 17"	233.23'	N39° 10' 48"E	210.44'
C7	300.00'	45° 18' 11"	237.21'	S61° 04' 20"W	231.08'
C8	300.00'	18° 20' 31"	96.04'	S74° 33' 10"W	95.63'
C9	300.00'	26° 57' 40"	141.17'	S51° 54' 05"W	139.87'
C10	300.00'	15° 42' 14"	82.23'	N46° 16' 22"E	81.97'
C11	350.00'	19° 15' 15"	117.62'	S14° 59' 28"E	117.06'

Centerline Line Table		
Line #	Direction	Length
L1	S54° 07' 29"W	30.08
L2	N5° 21' 51"W	65.63

Right-of-Way Line Table		
Line #	Direction	Length
L3	S54° 07' 29"W	30.06
L4	S5° 21' 51"E	23.32
L5	S23° 39' 26"W	25.63
L6	S5° 21' 51"E	20.63
L7	S45° 43' 43"E	27.02
L8	S5° 21' 51"E	24.41

Lot Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C35	35.00'	5° 00' 52"	3.06'	N76° 15' 19"W	3.06'
C36	175.00'	29° 05' 46"	88.87'	N64° 12' 52"W	87.92'
C37	175.00'	25° 05' 07"	76.62'	N37° 07' 26"W	76.01'
C38	175.00'	19° 13' 01"	58.70'	N14° 58' 21"W	58.42'
C39	175.00'	17° 53' 10"	54.63'	N3° 34' 44"E	54.41'
C40	175.00'	24° 43' 31"	75.52'	N24° 53' 05"E	74.93'
C41	175.00'	24° 43' 31"	75.52'	N49° 36' 36"E	74.93'
C42	175.00'	21° 45' 05"	66.44'	N72° 50' 54"E	66.04'
C43	275.00'	2° 09' 41"	10.37'	N82° 38' 36"E	10.37'
C44	275.00'	27° 10' 25"	130.42'	N67° 58' 33"E	129.20'
C45	275.00'	15° 58' 08"	76.64'	N46° 24' 18"E	76.39'
C46	325.00'	4° 51' 01"	27.51'	N40° 50' 45"E	27.50'
C47	175.00'	15° 16' 50"	46.67'	S23° 59' 14"W	46.53'
C48	175.00'	20° 38' 05"	63.02'	S41° 56' 41"W	62.68'
C49	175.00'	15° 46' 20"	48.17'	S60° 08' 54"W	48.02'
C50	125.00'	28° 22' 05"	61.89'	S19° 32' 53"E	61.26'
C51	125.00'	61° 37' 55"	134.46'	S64° 32' 53"E	128.07'
C52	175.00'	10° 27' 36"	31.95'	N89° 51' 57"E	31.90'
C53	175.00'	20° 48' 00"	63.53'	N74° 30' 15"W	63.18'
C54	175.00'	20° 48' 00"	63.53'	N53° 42' 15"W	63.18'
C55	175.00'	20° 48' 00"	63.53'	N32° 54' 15"W	63.18'
C56	175.00'	17° 08' 24"	52.35'	N13° 56' 03"W	52.16'

LEGEND:

- ◉ IRON PIN SET – 5/8" X 30" REBAR WITH A PLASTIC CAP INSCRIBED "JON ADCOCK S-8461."
- (R) RADIAL LINE
- DOS DEDICATED OPENSPACE AS DEFINED IN JEROME VILLAGE GPN 12 ZONING
- D DRAINAGE
- U UTILITY
- D & U DRAINAGE & UTILITY

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0900 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

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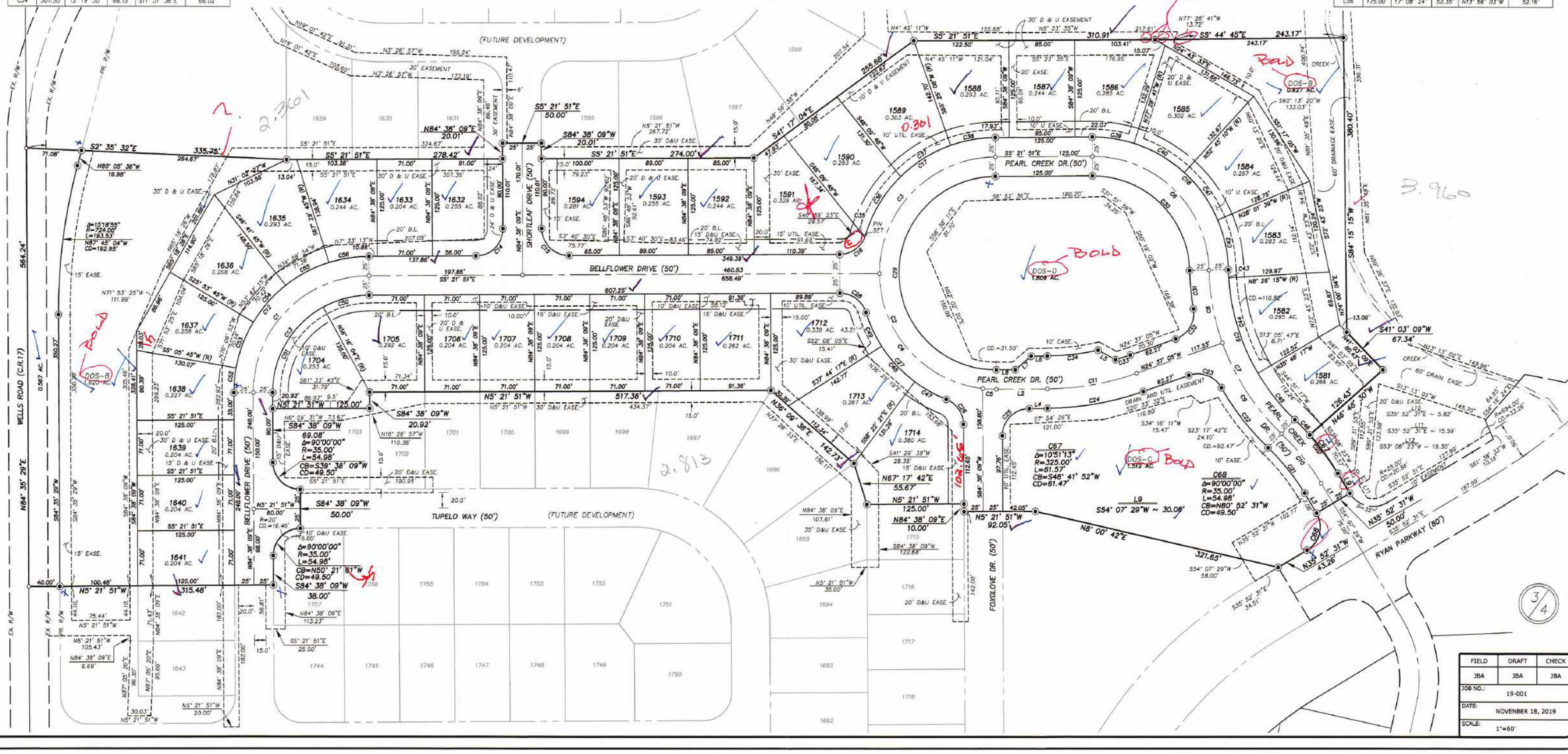
GRAPHIC SCALE
60 30 0 60
(IN FEET)
1 inch = 60 ft.



FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	19-001	
DATE:	NOVENBER 18, 2019	
SCALE:	1"=60'	

3/4

GLACIER PARK NEIGHBORHOOD SECTION 12 PHASE 1

VIRGINIA MILITARY SURVEY No. 2991 & 5261

JEROME TOWNSHIP, UNION COUNTY, OHIO

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

Line Table		
Line #	Direction	Length
L13	S2° 35' 52"E	258.69'
L14	S85° 18' 26"E	13.06'
L15	S2° 35' 51"E	324.57'
L16	N84° 38' 09"E	86.48'
L17	N3° 26' 37"W	172.19'
L18	N19° 01' 42"E	105.60'
L19	N50° 00' 00"E	193.12'
L20	N84° 38' 09"E	427.40'
L21	N6° 21' 51"W	112.46'
L22	N83° 48' 29"E	30.00'
L23	S6° 11' 31"E	112.89'
L24	N84° 38' 09"E	231.32'
L25	S26° 21' 08"E	297.52'
L26	S44° 38' 45"E	352.22'
L27	S73° 50' 33"E	415.51'
L28	S12° 04' 23"W	30.00'
L29	N77° 50' 37"W	424.48'
L30	S0° 49' 35"W	247.27'
L31	S31° 36' 19"W	313.26'
L32	S86° 39' 19"W	129.24'

Line Table		
Line #	Direction	Length
L33	N88° 20' 47"W	172.65'
L34	N34° 11' 15"W	97.67'
L35	N10° 44' 25"E	103.87'
L36	N55° 30' 55"W	92.87'
L37	S84° 38' 09"W	359.77'
L38	S83° 21' 35"W	118.13'
L39	S4° 45' 11"E	153.88'
L40	S5° 23' 35"E	217.81'
L41	N77° 28' 41"W	10.44'
L42	S5° 44' 45"E	217.12'
L43	N84° 38' 09"E	110.47'
L44	N3° 26' 37"W	195.24'
L45	N19° 01' 42"E	91.31'
L46	N50° 02' 50"E	97.46'
L47	N84° 38' 09"E	658.95'
L48	S26° 21' 08"E	281.72'
L49	S45° 06' 46"E	176.88'
L50	N77° 44' 20"W	119.06'
L51	S84° 38' 09"W	196.27'
L52	S5° 21' 51"E	229.51'

Line Table		
Line #	Direction	Length
L53	S28° 11' 18"W	169.19'
L54	S58° 35' 38"W	124.85'
L55	N55° 30' 55"W	35.89'
L56	S84° 38' 09"W	379.24'
L57	S62° 21' 35"W	123.13'
L58	N48° 56' 38"W	207.54'
L59	N0° 21' 51"W	267.72'

LEGEND:

- ⊙ IRON PIN SET – 5/8" X 30" REBAR WITH A PLASTIC CAP INSCRIBED "JON ADCOCK S-8451."
- (R) RADIAL LINE

DOS DEDICATED OPENSPACE AS DEFINED IN JEROME VILLAGE MX-4 ZONING
- D DRAINAGE
- U UTILITY
- D & U DRAINAGE & UTILITY

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(740) 870-0800 - Newark
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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	19-001	
DATE:	NOVEMBER 18, 2019	
SCALE	1"=100'	

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

Jerome Township Zoning Department

December 9, 2019

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

Re.: Jerome Village, Glacier Park Neighborhood, Section 12 (GPN-12), Phase 1 – Final Plat

Dear Mr. Bodenmiller,

I have reviewed the plat labeled Glacier Point Neighborhood Section 12 Phase One as to compliance with the Township's Zoning Resolution, the regulatory text attached to case #PD 18-128, and approved Final Development Plan GPN-12 FDP-01. The plat presented is generally in compliance with the applicable zoning regulations and approved plan. However, I note the following lots to be encumbered by drainage and/or utility easements that, given the zoning regulations, could impact the erection of buildings and structures on the lots:

1. The configuration of the drainage easement across lot #1636 has the potential to limit the location of patios and other accessory structures in the lot's rear yard.
2. I note similar potential challenges as indicated in item #1 for lots #1584-1581, inclusive.
3. The 24 foot drainage and utility easement along the south side of lot #1632 will effectively change the required front setback from the proposed Shortleaf Drive from 20 feet to 24, which will effect the uniformity of front setbacks within this section and future phases of the same section.
4. I note a similar potential outcome as indicated in item #3 for the front setback of lot #1581.
5. Due to the configuration of the proposed 30 foot drainage and utility easement at the rear of the lot, development of lot #1704 could prove challenging. The buildable area may be small that neighboring lots with similar areas.

Finally, I note that lot #1713 complies with the approved final development, but is extremely narrow. This also has the potential to impact the configuration of any future buildings.

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

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

Brad Bodenmiller

From: Eric Snowden <esnowden@jerometownship.us>
Sent: Monday, December 9, 2019 1:09 PM
To: Brad Bodenmiller
Subject: RE: Distribution Letter for GPN-12 Phase 1 - Final Plat

Let me fix that. Had to redo all my templates.

Correct, meets the zoning requirements but could be creating some issues down the line.

ES

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union Co.
9777 Industrial Parkway
Plain City, Ohio 43064
Tel: 614-873-4480

From: Brad Bodenmiller
Sent: Monday, December 9, 2019 12:52 PM
To: Eric Snowden
Subject: RE: Distribution Letter for GPN-12 Phase 1 - Final Plat

(I'm mentioning because the letterhead said zoning violation. If you **do** see a zoning violation, please let me know!)

Bradley Bodenmiller
Executive Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

From: Brad Bodenmiller
Sent: Monday, December 9, 2019 12:23 PM
To: Eric Snowden <esnowden@jerometownship.us>
Subject: RE: Distribution Letter for GPN-12 Phase 1 - Final Plat

Eric,

Thanks for sending these over and I hope you get caught-up soon!

I reviewed the comments you sent and looked at the plat. I'm reading that the plat is compliant with your zoning regulations, but you've pointed-out some things out the developer might want to consider.

Bradley Bodenmiller
Executive Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

From: Eric Snowden <esnowden@jerometownship.us>
Sent: Monday, December 9, 2019 12:02 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Subject: RE: Distribution Letter for GPN-12 Phase 1 - Final Plat

Hi Brad,

Just a few notes on how some of the easements could effect the lots from a zoning standpoint. Thanks for you patience, and I am working very hard to be caught up around here so you aren't chasing me down each month. 😊

ES

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union Co.
9777 Industrial Parkway
Plain City, Ohio 43064
Tel: 614-873-4480

From: Brad Bodenmiller
Sent: Monday, December 9, 2019 10:01 AM
To: Eric Snowden
Subject: RE: Distribution Letter for GPN-12 Phase 1 - Final Plat

Thanks Eric!

Bradley Bodenmiller
Executive Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

From: Eric Snowden <esnowden@jerometownship.us>
Sent: Monday, December 9, 2019 9:41 AM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Subject: RE: Distribution Letter for GPN-12 Phase 1 - Final Plat

I was out Friday but you will have something before the end of the day today.

ES

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union Co.
9777 Industrial Parkway
Plain City, Ohio 43064
Tel: 614-873-4480

From: Brad Bodenmiller
Sent: Thursday, December 5, 2019 5:37 PM
To: Eric Snowden
Subject: RE: Distribution Letter for GPN-12 Phase 1 - Final Plat

Eric,

I dropped off a copy of this subdivision plat. Because it's a final plat, I am seeking a letter from the zoning inspector about the plat's conformity with zoning. Would you be able to send me something Friday (12/6) morning?

I attached two examples in case it might be helpful.

Bradley Bodenmiller
Executive Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

From: Brad Bodenmiller
Sent: Tuesday, November 26, 2019 8:58 PM
To: 'Gary Nuss' <nussg@nationwide.com>; Justin Wollenberg <jwollenberg@terrainevolution.com>
Cc: Anita Nicol <JeromeZClerk@aol.com>; Jerome Township Trustees <jerometownship@aol.com>; esnowden@jerometownship.us; Dan Rhine <drhine@terrainevolution.com>
Subject: Distribution Letter for GPN-12 Phase 1 - Final Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for **Glacier Park Neighborhood Section 12 (GPN-12) Phase 1 – Final Plat**. Please note the meeting dates and call with any questions.

I will be in contact in the coming weeks. Thank you!

Bradley Bodenmiller
Executive Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

Brad Bodenmiller

From: Ed Peper <epeper@ure.com>
Sent: Monday, December 9, 2019 7:56 AM
To: Brad Bodenmiller
Cc: Beau Michael
Subject: RE: LUC letter GPN-12

Morning Brad,
No I do not believe we have anything to change, I was just noting normal conditions for URE, and couldn't recall if we were doing rear lot or front lot in GPN-12, but I believe we are doing rear lot.
Beau can correct me if I am wrong.

Thanks,
Ed Peper
Engineer II

Union Rural Electric Cooperative, Inc.
15461 US Route 36 | Marysville, Ohio 43040
Office: (937)645-9240
epeper@ure.com
www.ure.com

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Monday, December 09, 2019 7:50 AM
To: Ed Peper <epeper@ure.com>
Subject: Re: LUC letter GPN-12

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.

Ed,

I read your letter. This is a final plat (not preliminary). Are you all asking for any changes?

I see a comment about easements crossing zoning setback lines, but the Subdivision Regulations don't control zoning setbacks. (Those are established by the Township.) I think that's a comment Ron had made for The Courtyards at Jerome Village (GPN-7) because the buildings sit so close to each other and the building envelopes were sometimes shown on those plans. I don't believe it's something we can require.

Bradley Bodenmiller
Executive Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

From: Ed Peper <epeper@ure.com>
Sent: Friday, December 6, 2019 2:35:28 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Beau Michael <bmichael@ure.com>; Matt Zarnosky <mzarnosky@ure.com>
Subject: LUC letter GPN-12

Afternoon Brad,
Hope you had a good Thanksgiving. Attached are URE's comments for Jerome Village's GPN-12, our apologies for the lateness of the document.

Thanks,
Ed Peper
Engineer II

Union Rural Electric Cooperative, Inc.
15461 US Route 36 | Marysville, Ohio 43040
Office: (937)645-9240
epeper@ure.com
www.ure.com

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

December 4, 2019

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

Subject: **Glacier Park Neighborhood Section 12, Phase 1**
Final Plat Comments

The City of Marysville has reviewed the Final Plat for Glacier Park Neighborhood Section 12, Phase 1 and has the following comments:

1. Since there is no "definition" for "easement", please ensure that all proposed easements that contain the City's waterline or wastewater infrastructure are labeled as "Utility Easement".
2. The easement shall be extended to the terminus of the installed waterline along the south side of both Bellflower Drive and Fox Foxglove Drive.

Upon adequately addressing these comments, the City recommends approving the Final Plat upon addressing the comments above.

Please contact us if you need additional clarification or wish to discuss further.

Sincerely,

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

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

Staff Report – Jerome Township Zoning Amendment

Jurisdiction:	**Jerome Township Zoning Commission** c/o Anita Nicol 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480
Applicant:	**William J. Pizzino, P.E.** 9495 St. Rt. 161 Plain City, OH 43064 (614)325-2462 pizzinoeng1@gmail.com
Request:	The Zoning Commission received an application to rezone 1.04 acres. The proposal would rezone the acreage from Local Retail District (LR) to Office/Research/Medical District (ORM). Parcel(s) involved: • 150019013000 Acreage proposed rezoned: • 1.04 acres Existing use: • "Real Estate Office" Proposed use: • "Veterinarian Office with no outside runs"
Location:	The parcel is located in Jerome Twp, Union County. It is a through lot with frontage on US 42 and Rickard Rd. It sits north of Plain City and the intersection of US 42 and SR 736.

Staff Report – Jerome Township Zoning Amendment

Staff Analysis:

This staff report considers recommendations of the Jerome Township Comprehensive Plan (Jerome Plan) and Union County Comprehensive Plan (Co Plan). It also considers the Township and Village Zoning Regulations.

Existing Zoning and Land Use

The adjacent parcels are Local Retail District (LR), Commerce District (COM), and Rural Residential District (RU). Additionally, staff believes the 12.22 acre LR parcel to the north was rezoned to PD around 2017. The COM District is across US 42 and is a vacant former industrial site that made appliance parts. The adjacent LR properties are Bluescreek Farm Meats and Market, and Precision Labs, a urinalysis/medical testing facility. The adjacent U-1 properties are single family dwellings.

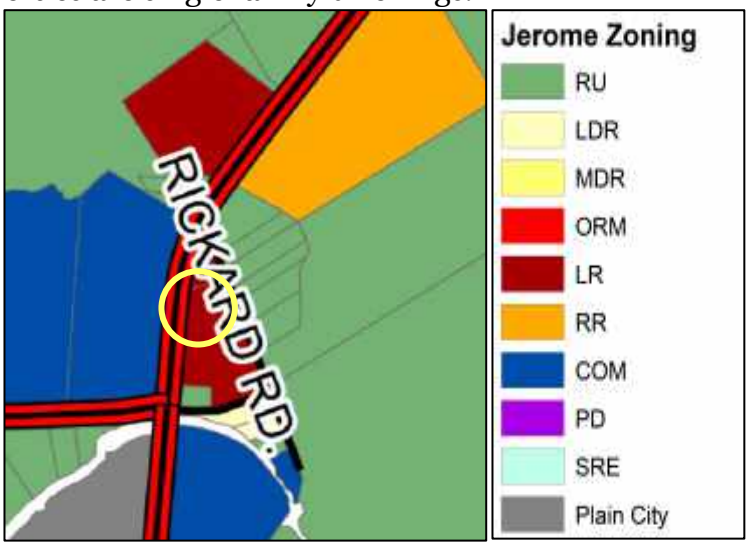


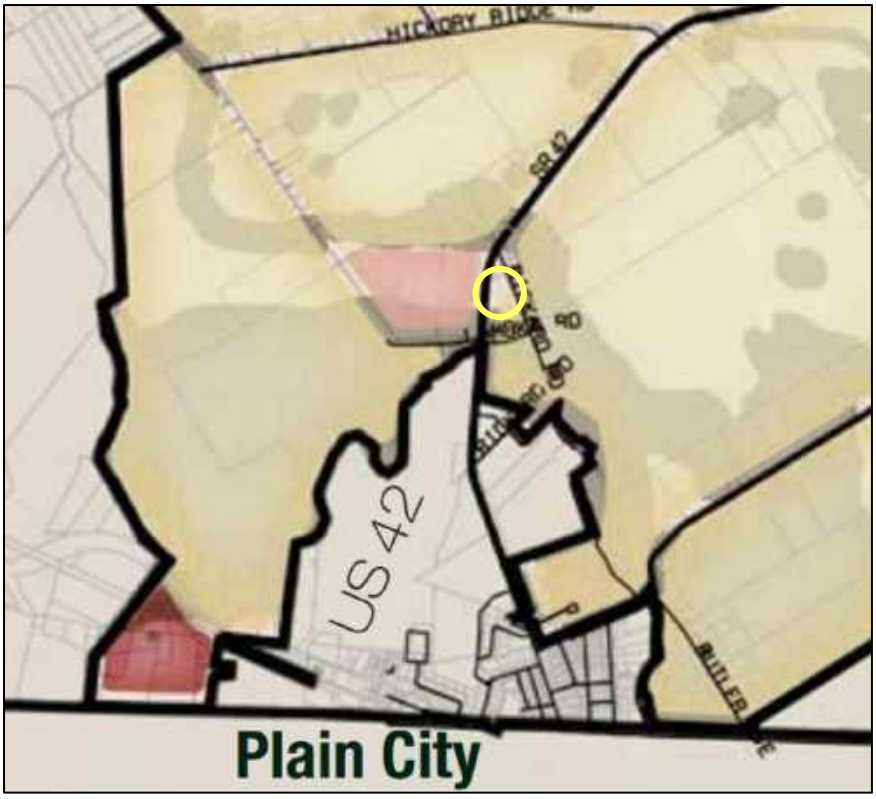
Figure 1. Jerome Township Zoning Map.

The Zoning Resolution describes the purpose and intent of the LR District. The intent is to is to allow retail uses that would draw from residents within a three (3) mile radius of the site and typically include grocery stores, smaller retail uses, and restaurants as identified in the Jerome Township Comprehensive Plan. Local retail uses are typically more oriented to the automobile than the pedestrian and should be adjacent to local thoroughfares and have access to public sewer and water. Local retail anchors are no larger than 75,000 square feet in floor area and are often grouped with smaller "in-line" retail tenants and outparcels. (Zoning Resolution, pp. 4-54). Veterinary services are not listed as permitted/conditional uses in the district. Those services are

listed as a conditional use in the ORM District and veterinary services for livestock are listed as a conditional use in the Agricultural (AG) District.

The Zoning Resolution describes the purpose and intent of the ORM District. The intent is to provide opportunities for higher density corporate offices or lower density professional, research and medical uses as identified by the Jerome Township Comprehensive Plan. These uses provide employment, economic development, and community access to professional services and are typically located in areas easily accessed by commuters and close to support type uses (Zoning Resolution, pp. 4-27).

Jerome Township Comprehensive Plan.
The Jerome Township Plan is a guide for decision-makers considering land use changes, and Chapter 6 provides recommendations. The area, where this parcel is located, is planned Agriculture/Rural Residential with an adjacent planned Neighborhood Center on the west side of US 42.



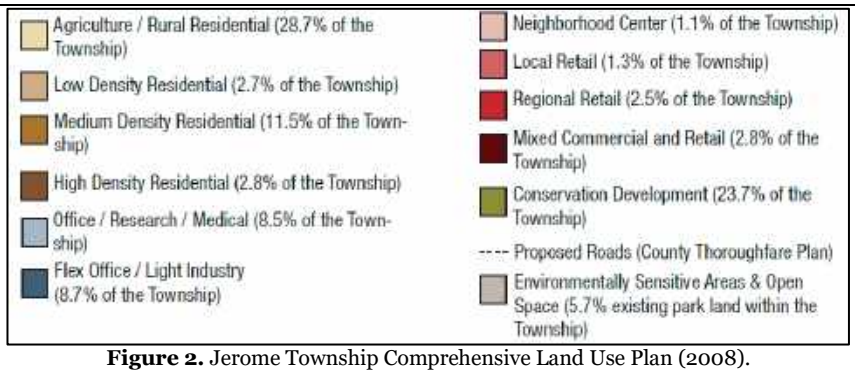


Figure 2. Jerome Township Comprehensive Land Use Plan (2008).

Agriculture/Rural Residential uses are characterized in the Plan as those uses predominantly farmland and large-lot residential. They are typically serviced by well and septic (Jerome Plan, pp. 6-4).

Neighborhood Center uses are characterized in the Plan as those of mixed use with specialty retail, small offices, and higher density residential. These areas can serve as a central or social hub and provide limited goods and services to the immediate surrounding community (Jerome Comp Plan, pp. 6-14). Rezoning lands depicted as Neighborhood Center might be best accomplished by rezoning to a PD because there is not a specific zoning district for the Neighborhood Center in the Zoning Resolution.

Union County Comprehensive Plan.
The Union County Comprehensive Plan identifies this area as the "Upper Darby to Plain City Planning Area" and suggests future land uses focus on eco-tourism and small town residential (County Plan, pp. 75).

Plain City Zoning Map.
Most of the lands on the northern end of Plain City east of US 42 are depicted as B-2 District on the Village Zoning Map, where "Veterinary Services for Animal Specialties" is listed as a permitted use.

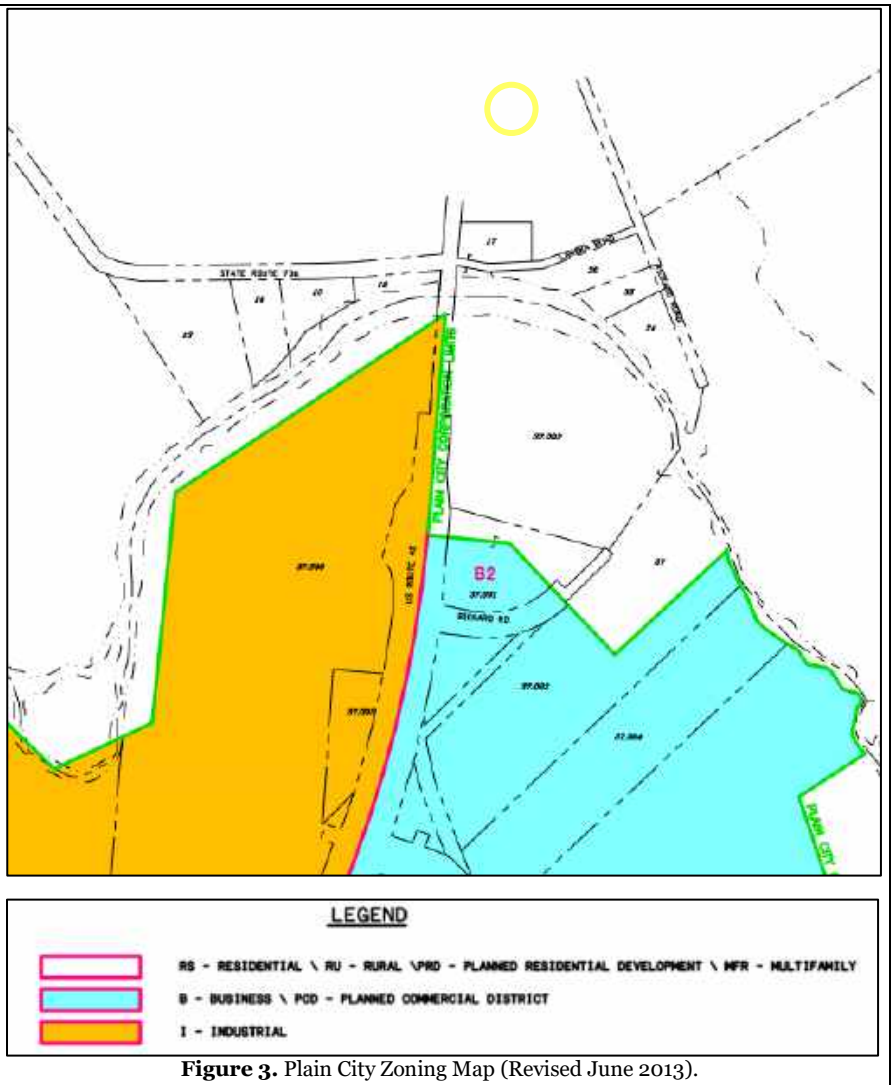


Figure 3. Plain City Zoning Map (Revised June 2013).

Summary Comments.

This request is complicated because the LR District, which would seemingly make the most sense, does not allow a small neighborhood veterinary or medical clinic/laboratory. It's not unusual to find a small medical clinic incorporated in today's small retail (10,000-30,000 sq. ft.) buildings, or even in grocery stores.

Although the Jerome Comprehensive Plan contemplates this parcel as an AG or RU district, it seems unlikely because of the established development pattern and roadway design around the parcel and properties to the north where there are existing buildings. Several of the uses within the triangle

	bounded by US 42 and Rickard Rd seem more like uses that might be expected on the periphery of a neighborhood center—a specialty market, an office, and a small medical office/laboratory.

Staff Recommendations:	Staff recommends ***DENIAL*** of the proposed zoning amendment. Although this particular use makes sense in the context of the existing and future land uses, an isolated 1.04ac ORM seems out of place. An ORM district opens up the possibility for high density corporate offices, which does not fit the existing surrounding uses or proposed land use found in the Jerome/Union County comprehensive plans. The LR District makes sense, but would need amended to make Veterinary Services (or a small medical clinic) a permitted/conditional use. Staff also recommends reviewing all of the parcels within the existing LR district at that location and consider if they should be rezoned as a group.

Z&S Committee Recommendations:	

Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480 x102
Fax: (614) 873-8664

November 5, 2019

Aaron Smith
L.U.C. Planning Commission
10820 Rt. 347
Box 219
East Liberty, Ohio 43319

Dear Aaron:

This letter is to inform you of a Jerome Township Rezoning Amendment:

Application: 472

Name of Applicant: William J. Pizzino, P.E.

Rezoning: Approximately 1.04 Acres located at 8140 US RT 42, Plain City, Ohio 43064, Parcel # 15-0019013000.

Present Zoning: LR

Proposed Zoning: ORM

Public Hearing Date has been set for: December 9, 2019, 7:00 p.m.

The Zoning Commission would like your comments regarding this rezoning before the public hearing date.

If you need further information, please feel free to contact me.

Sincerely yours,

Anita Nicol
Zoning Clerk

Attachment

Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: Nov. 6, 2019 Township: Jerome

Amendment Title: Rezoning

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	☑	☑
Date of Request (stated in cover letter)	☑	☑
Description of Zoning Parcel Amendment Change(s)	☑	☑
Date of Public Hearing (stated in cover letter)	☑	☑
Township point of contact and contact information for zoning amendment (stated in cover letter)	☑	☑
Parcel Number(s)	☑	☑
Copy of Completed Zoning Amendment Application	☑	☑
Applicant's Name and contact information	☑	☑
Current Zoning	☑	☑
Proposed Zoning	☑	☑
Current Land Use	☑	☑
Proposed Land Use	☑	☑
Acreage	☑	☑
Copy of Zoning Text associated with proposed district(s)	☑	☑
Contiguous and adjoining Parcel Information, including Zoning District(s)	☑	☑
Any other supporting documentation submitted by applicant	☑	☑
Non-LUC Member Fee, If applicable	☐	☐ N/A

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).

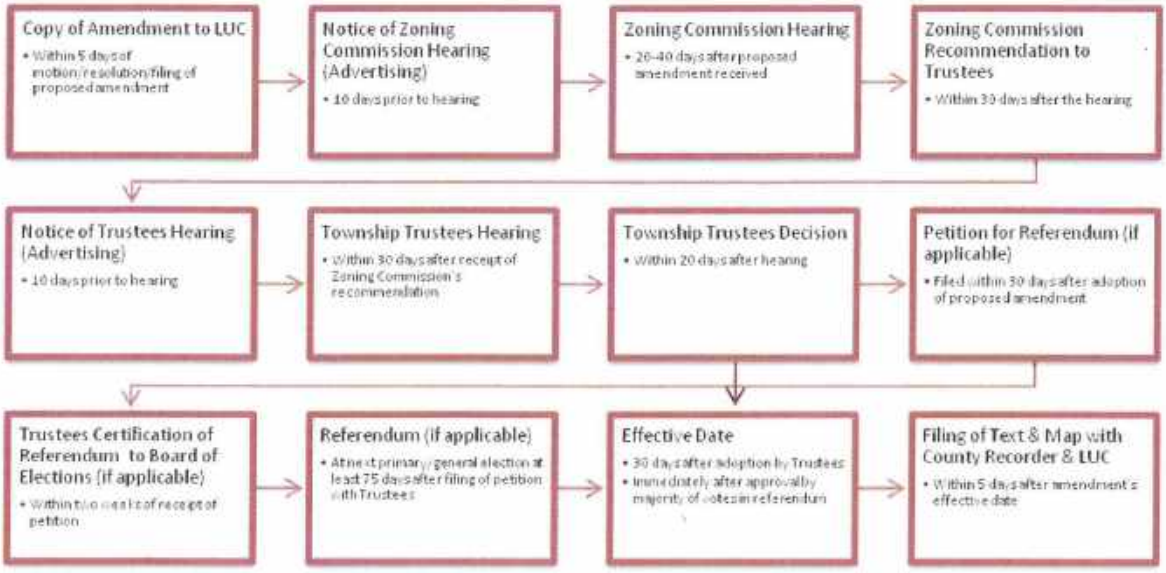
Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St. Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Township Zoning Amendment Process (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

Jerome Township
Union County, Ohio

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

RECEIVED
NOV 05 2019
By

Zoning Amendment
Application Form

Office Use Only:
Application #: 472 Date: 11-5-19
Fee: $ 2,500.00 Check #: 5607

The undersigned owner(s) of the following legally described property hereby request the consideration of change in zoning district classification as specified below:

A. Applicant Information:

Name of Applicant: WILLIAM J PIZZINO, P.E

Mailing Address: 9495 SR 161 PLAIN CITY, OH 43064

Phone: Home _____ Business 614-325-2462 Email: PIZZINOENGL@GMAIL.COM

B. Location Information:

Description THIS PROPERTY IS A 1.04 A TRACT OWNED BY RONALD G WINN LOCATED AT 8140 US 42 NORTH. IT IS CURRENTLY A REAL ESTATE OFFICE

Subdivision Name : N/A

Address: 8140 US 42 NORTH, PLAIN CITY, OH

Parcel Number(s): 150619013000

Township: JEROME Range: _____ Block: _____

Lot Size: _____ Acres: 1.04

(If not located in a subdivision attach a legal description)

N S (E) W side of US 42 NORTH

485 feet, N (S) E W, from intersection of

RICKARD RD & US 42 N

Nearest major intersection SR 736 & US 42 NORTH

Existing Use REAL ESTATE OFFICE

Present Zoning District LR

Proposed Use VETERINARIAN OFFICE WITH NO OUTSIDE RUNS

Proposed Zoning District ORM DISTRICT

Jerome Township
Union County, Ohio

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

Zoning Amendment

Application Form

Office Use Only:

Application #: _____ Date: _____

Fee: $ _____ Check #: _____

Supporting information: Attach the following items to the application:

1. A vicinity map showing property lines, streets, and existing and proposed zoning.
2. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.
3. A statement of how the proposed rezoning relates to it to the Comprehensive Plan.
4. The proposed amendment to the zoning map or text in ordinance (resolution) form, approved as to form by the City (Village, County, Township) Legal Advisor.
5. Fee as established according to Section 360.

Applicants or their official representative (attorneys, power of attorneys, etc.) must be present for rezoning hearings, Conditional Use Permit hearings or for Variance hearings to provide appropriate knowledge and/or pertinent answers to questions before an application may be passed on.

Date 10/28/19 Applicant Signature William J Pizzino, P.E.

FOR OFFICIAL USE ONLY
(Planning Commission)

_____ Planning (Zoning Commission

Date Filed _____ Date of Notice in Newspaper _____

Date of Notice mailed to Adjacent Property Owners _____

Date of Public Hearing _____ Fee Paid $_____

Recommendation of Planning (Zoning) Commission: Approval _____

Denial _____

Reason for Recommendation _____

_____

_____

_____

_____

Planning (Zoning Commission

Date _____ Chairman _____

Jerome Township
Union County, Ohio

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

Zoning Amendment

Application Form

Office Use Only:

Application #: _____ Date: _____

Fee: $ _____ Check #: _____

Adjoining Property Owners
Names and Mailing Addresses

SEE ATTACHED

List checked against map and approved by Zoning Inspector _____

Jerome Township
Union County, Ohio

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

Zoning Amendment

Application Form

Office Use Only:

Application #: _____ Date: _____

Fee: $ _____ Check #: _____

Date of Recommendation Received _____

Date of Notice in Newspaper _____

Date of Public Hearing _____

Action by Legislative Authority: Approval _____ Denial _____

If denied, reason for denial _____

_____

_____

_____

Date _____ Clerk Signature _____

Note: Three copies of this form and supporting information must be filed with the Jerome Township Planning (Zoning) Commission.

LEGAL DISCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION OF OWNED REAL ESTATE

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

vms 3686

Beginning at an iron pin in the center of County Road No. 12, which pin marks the most northerly point of a 21.15 acre tract owned by Bernard B. Reiselt and described in Deed Book 259, Page 225 and is also the southeasterly corner of a 1.241 acre tract owned by Citizens Federal Savings & Loan Association described in Deed Book 260, Page 306 of the Union County Records; thence with the centerline of said County Road No. 12, South 21° 14' 45" East 141.47 feet to an iron pin; thence South 73° 30' 53" West 362.52 feet to an iron pin in the center of United States Route 42; thence with the centerline of said United States Route 42, North 9° 2' 57" East 181.87 feet along an arc formed by the curve in said road and passing an iron pin at 141.47 feet; thence South 74° 50' 37" East 62.07 feet to a marker; thence North 71° 3' 11" East 219.75 feet to the place of beginning.

Containing 1.040 acres, more or less, and subject to legal road right-of-way.

Parcel Number: 15-0019013.000 Map Number: 144-00-00-019.000

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

BEING part of v. M. S. 3686.

BEGINNING at the intersection of Route #42 with County Road 12-A; thence with the centerline of 12-A, S. 23° E. 344.8 feet to a point opposite a post on west side of the road; thence S. 69° 08' W. 220 feet to a stake; thence N. 74° 13' W. 63.5 feet to the center of Route #42, passing over a post on each side of the road; thence with the centerline of the road N. 13° 55' E. 152 feet N. 22° E. 246 feet to the beginning.

CONTAINING 1.22 acres, more or less.

Parcel Number:15-0019014.000 Map Number: 144-00-00-020.000

EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER
DATE 5/1/00 SB
STEVE STOLTE UNION CO. ENG.

Adjoining Property Owners
Names and Mailing addresses

Precision Labs Corporate Offices LLC
8150 US 42 N
Plain City, Ohio

Church of Christ
8240 Rickard Rd
Plain City, Ohio 43064

Trevor J Collier
8220 Rickard Road
Plain City, Ohio

Ralph and Cheryl Smith
14142 Hillview rd
Marysville, Ohio 43040
RE: 8120 US 42 N

L&R Ranco Investments LLC
C/O Brent Brown
Square D Company
200 N Martingale Road, Ste 100
Schaumburg, IL 60173-2040
RE: 8115 US 42 N

Zoning classifications for adjoining properties

Precision Labs Corporate Office
P.I.D. 1500190140000
Zoning- LR

Chruch Of Christ
P.I.D. 1500190160000
Zoning – RU

Trevor J Collier
P.I.D. 1500190901000
RU

Ralph and Cheryl Smith
P.I.D. 1500290120000
Zoning- LR

L&R Ranco Investments LLC
P.I.D. 1500190240000
Zoning -Commerce District

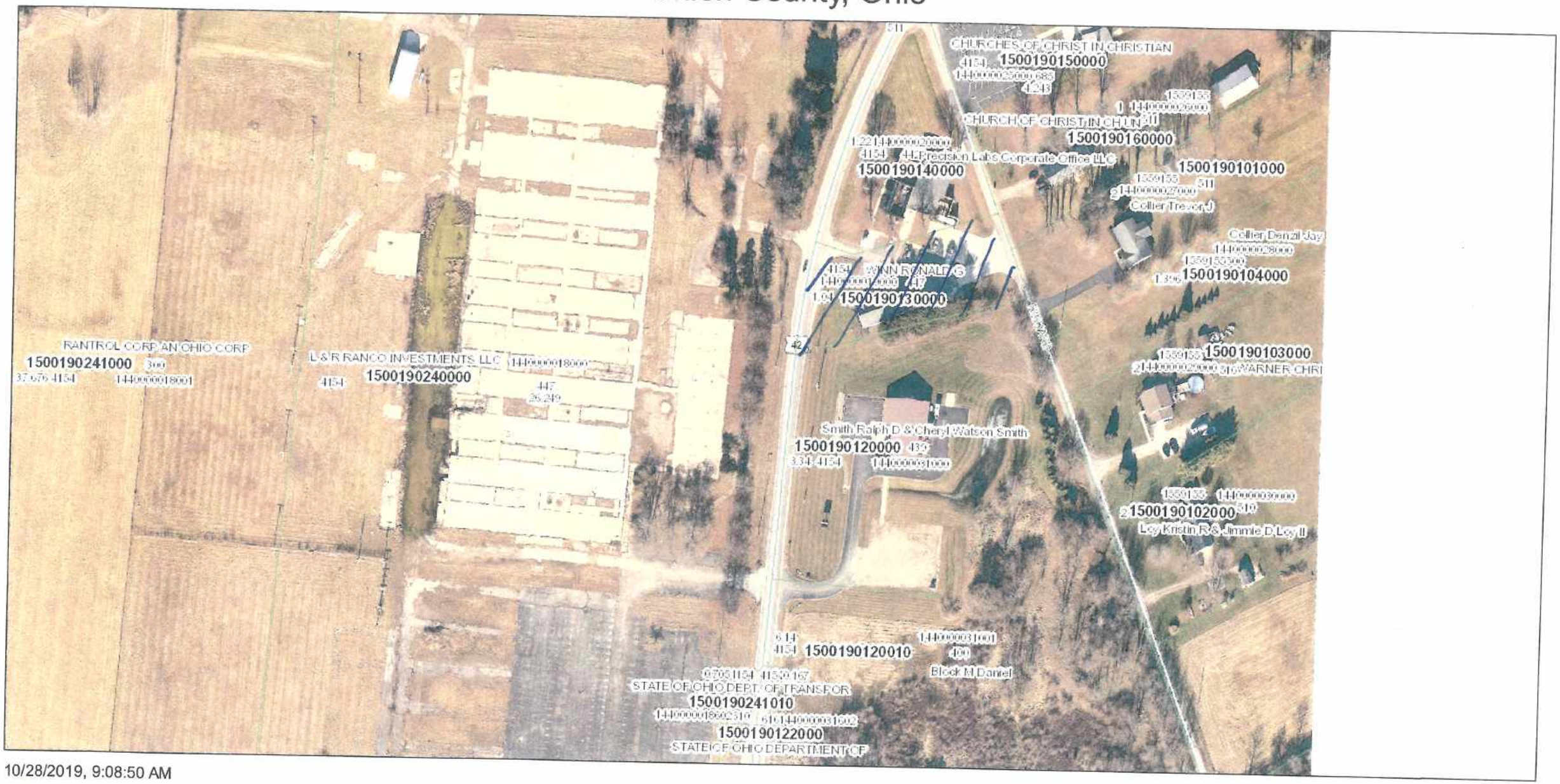
Statement on rezoning and the Comprehensive Plan

The request for rezoning is not compatible with the Comprehensive Plan. It is however compatible with the current zoning and uses of the adjoining properties on US 42 North. Currently all properties adjoining this property on US 42 North or across from it on US 42 North are zoned LR or Commerce District.

The uses permitted in the ORM District are compatible with the historic and proposed future uses of the property. These uses however are in non compliance with the land uses the current comprehensive plan intends for this property.

The site currently is used as a real estate office. The ORM District zoning would insure that the site would stay offices in the future which is the best use for this 1.04 acre site. The intent of this rezoning is not to introduce new uses to this property that are not consistent with the historic use of the property.

Union County, Ohio



10/28/2019, 9:08:50 AM

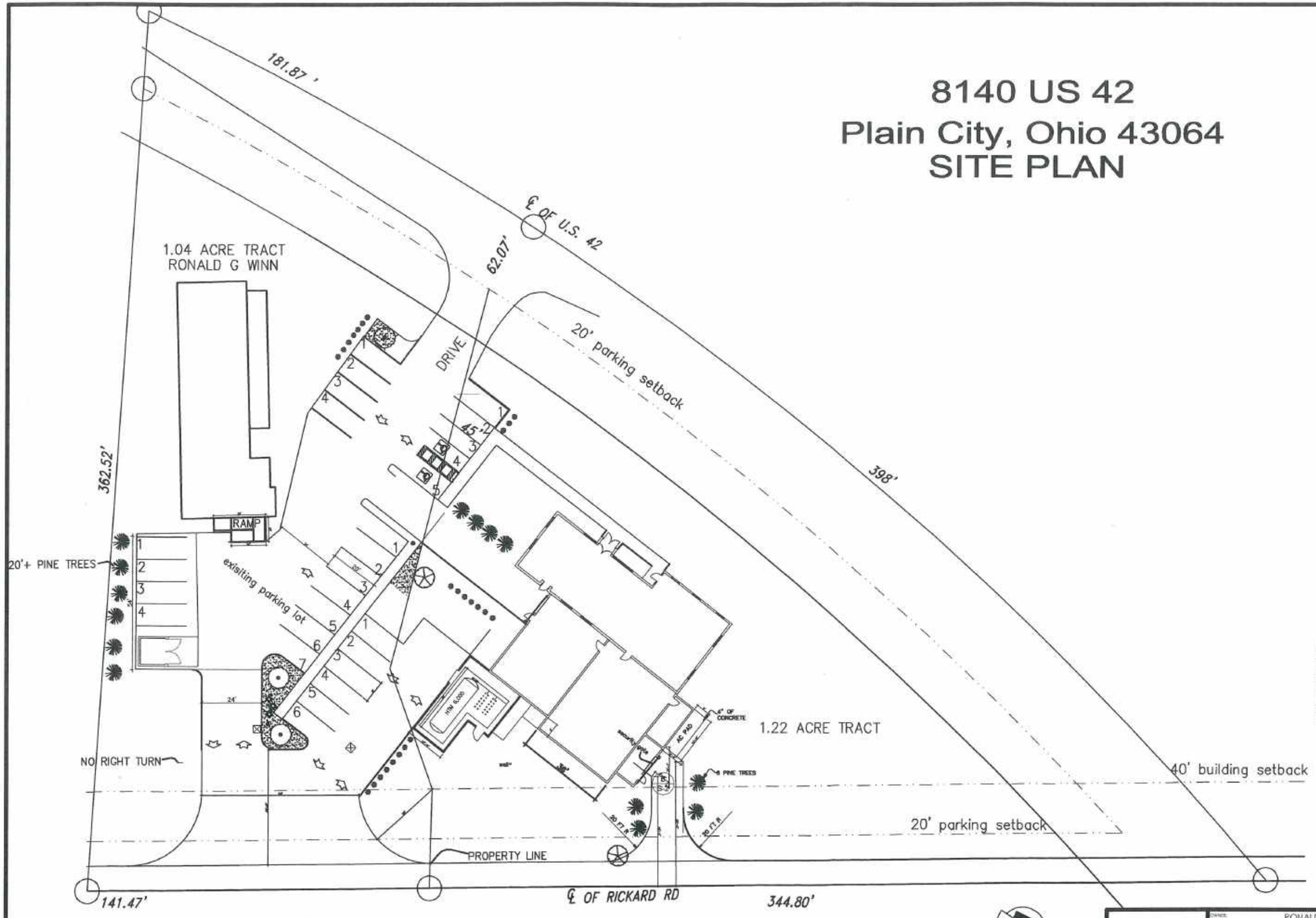
- Parcel/CAMA No.
- Map/GIS No.
- Owner Name
- Neighborhood
- Acreage
- DTE/Parcel Class
- Railroad
- **Road**
- Hwy: County
- Hwy: Township
- Hwy: US & State
- Limited Access
- Ramp
- Street: City
- Street: Private
- Street: Township
- Street: US & State
- Municipalities
- Townships
- **Parcel**
- Subdivision
- **2019 Aerial Photo**
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:2,257

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

8140 US 42
Plain City, Ohio 43064
SITE PLAN



SCALE: 1"=20'

PARKING

ACTUAL NUMBER OF PARKING SPACES = 26 PER SECTION 610 THE PARKING REQUIREMENT IS ONE SPACE PER 300 SQUARE FEET. 8150 US 42 HAS 2600 SQ. FT. EXISITNG. 3216 SQ FT EXPANSION IS PROPOSED. THEREFORE 20 SPACES ARE REQUIRED. THE MODEL HOME HAS 1600 SQ. FT. THEREFORE 6 SPACES ARE REQUIRED.
THEREFORE TOTAL PARKING SPACES REQUIRD IS 26. ACTUAL NUMER OF PROPOSED PARKING SPACES IS 26.

2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-362-2764
OHIO UTILITIES PROTECTION SERVICE

William Pizzino
10-28-2019

STATE OF OHIO — WILLIAM J. PIZZINO E-55478 — PROFESSIONAL ENGINEER

OWNER: RONALD G WINN
8140 U.S. RT. 42
PLAIN CITY, OHIO

PREPARED BY:
PIZZINO ENGINEERING & CONSULTING, LLC.
WILLIAM J. PIZZINO, P.E.
9495 SR 161
PLAIN CITY, OHIO 43064
(614) 325-2462

SCALE: AS NOTED
DATE: 10-28-2019
THIS SHEET: SITE PLAN
DRAWN BY: WJP
REVISED:
SHEET NUMBER: S.1

440 Office / Research / Medical District (ORM)

The purpose of the Office/ Research/Medical (ORM) District is to provide opportunities for higher density corporate offices or lower density professional, research and medical uses as identified by the Jerome Township Comprehensive Plan. These uses provide employment, economic development, and community access to professional services and are typically located in areas easily accessed by commuters and close to support type uses. This district supersedes the B-11 Professional Services District in existence prior to the enactment of this resolution.

In this district hours of operation are typically limited to normal business hours and do not include overnight operations. Developments can be planned with individual buildings on single sites, or as part of a campus development, and provide a good transition between higher intensity retail uses and residential Districts. Appropriate sites include areas where access to busier streets is available, where higher density retail uses or lower density residential uses are not appropriate and access to services and restaurants is available.

440.01 Permitted Uses

Within the ORM District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. 511 – Publishing Industries
2. 517 – Telecommunications
3. 518 - Data Processing, Hosting, and Related Services
4. 519 - Other Information Services
5. 522 – Credit Intermediation and Related Activities
6. 523 – Securities, Commodity Contracts, and other Financial Investments and Related Activities
7. 524 – Insurance Carriers and Related Activities
8. 525 – funds, Trusts, and other Financial Vehicles
9. 531 – Real Estate, all with the exception of the following uses which are prohibited:
   a) 53113 – Lessors of Mini-warehouses and Self Storage Units
10. 533 – Lessors of Nonfinancial Intangible Assets
11. 54 – Professional, Scientific, and Technical services, all with the exception of the following uses:
    a) 54185 – Outdoor Advertising
    b) 54186 – Direct Mail Advertising
    c) 54187 – Advertising Material Distribution Services
    d) 54189 – Other Services Relating to Advertising
    e) 54192 – Photographic Services
    f) 54194 – Veterinary Services
12. 55 – Management of Companies and Enterprises (all)
13. 5611 – Office Administrative Services
14. 5613 – Employment Services
15. 5614 – Business Support Services with the exception of

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

a) 561491 – repossession services
16. 561492 – Court Reporting and Stenotype Services
17. 5615 – Travel Arrangement and Reservation Services
18. 621 – Ambulatory Health Care Service, All with the exception of the following:
    a) 62191 – Ambulance Services
19. 622 – Hospitals
20. 71132 – Promoters of Performing Arts, Sports, and Similar Events Without Facilities
21. 7114 – Agents and Managers for Artists, Athletes, Entertainers, and other Public Figures
22. 813110 Church or other places of religious worship
23. 8132 – Grant making and Giving Services
24. 8133 – Social Advocacy Organizations
25. 8134 – Civic and Social Organizations
26. 8139 – Business, Professional, Labor, Political, and Similar Organizations
27. 92 – Public Administration, all except for the following:
    a) 92214 – Correctional Institutions
    b) 92215 – Parole Offices and Probation Offices

440.02 Conditional Uses

The following uses may be permitted as Conditional Uses in the ORM District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 51211 – Motion Picture and Video Production
2. 51219 – Postproduction Services and Other Motion Picture and Video Industries
3. 51222 – Integrated Record Production /Distribution
4. 51224 – Sound Recording Studios
5. 5151 – Radio and Television Broadcasting
6. 5152 – Cable and Other Subscription Programming
7. 54192 – Photographic Services
8. 54194 – Veterinary Services
9. 6112 – Junior Colleges
10. 6113 – Colleges, Universities and Professional Schools
11. 6114 – Business Schools and Computer and Management Training
12. 61161 – Fine Arts Schools
13. 61163 – Language Schools
14. 611691 – Exam Preparation and Tutoring
15. 6117 – Educational Support Services
16. 6241 – Individual and Family Services (non-residential facilities only)
17. 6243 – Vocational Rehabilitation Services
18. 6244 Child Day Care Services

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

19. 922 – Justice, Public Order, and Safety Activities with the exception of:
    a) 92214 – Correctional Institutions
    b) 92215 – Parole Offices and Probation Offices

440.03 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the ORM District:

1. **Minimum Lot Size**

   All lots and outparcels within the ORM District shall be a minimum of 1.5 acre in size, or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

2. **Minimum Lot Frontage**

   The minimum lot frontage for all lots in the ORM District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the Union County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum lot frontages shall apply:

Fig. 440.03 Lot Frontage Requirements for the ORM District

Road / Street Classification	Minimum Lot Frontage	
	Lots without SDA	Lots with SDA
Cul-De-Sac or Loop	150 feet	150 feet
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access

** Lots having a Shared Driveway Access (SDA) with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.*

3. **Maximum Lot Coverage**

   The total ground area occupied by all buildings and structures shall not exceed a maximum of 35 percent of the total area of the lot.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

4. **Front Yard Setbacks**
   All Front Yard Setbacks, as defined in Section 300, shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said public road. The functional roadway classification shall be those determined by the Union County Engineer. The minimum front yard setbacks for the ORM District shall be as follows:

Fig. 440.031 Front Setback Requirements for the ORM District

Road / Street Classification	Minimum Front Setbacks For:	
	All Buildings / Structures	Parking and Circulation
Cul-De-Sac or Loop	40 feet	20 feet
Local Road	40 feet	20 feet
Minor Collector Road	40 feet	20 feet
Major Collector Road	50 feet	30 feet
Minor Arterial Road	60 feet	40 feet
Major Arterial Road	n/a	n/a

5. **Side yard Setbacks**
   The side yard setbacks in the ORM District shall be as follows:
   a) When any lot in the ORM District adjoins any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 100 feet of any residential structure, the minimum side yard setbacks shall be:
      (i) 20 feet for all parking and vehicular circulation areas.
      (ii) 30 feet for any loading, delivery, and service areas.
      (iii) 50 feet for all buildings and structures.
   b) For all other lots in the ORM District the side yard setbacks shall be:
      (i) 10 feet for all parking and vehicular circulation areas.
      (ii) 20 feet for any loading, delivery, and service areas.
      (iii) 20 feet for all buildings and structures.

6. **Rear Yard Setbacks**
   The minimum rear yard setbacks in the ORM District shall be as follows:
   a) When any lot in the ORM District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 100 feet of any residential structure, the minimum rear yard setbacks shall be:
      (i) 20 feet for all parking and vehicular circulation areas.
      (ii) 50 feet for all buildings, structures, loading, delivery, and service areas.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

b) For all other lots in the ORM District the minimum rear yard setbacks shall be 20' for all buildings, structures, parking, vehicular circulation and loading, delivery, and service areas.

440.04 Building and Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the ORM District:

1. **Building Construction**
   All uses within the ORM District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited.

2. **Temporary Structures**
   Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. **Building Height**
   The maximum height of all structures in the ORM District shall be 50 feet, measured as defined in Section 300 of this Resolution.

4. **Building Design and Orientation on the Lot**
   The following standards apply to the construction of all buildings within the ORM District:
   a) Main Entries – All buildings within the ORM District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. In an office park, where more than one building are served by an internal roadway network, the main entry of individual buildings are permitted to front the interior circulation drive. The main entrance of each building, or to individual tenants of a multi-tenant building, shall be clearly delineated from the rest of the building through the use of architectural

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

projections, a change in architectural design, a change in building materials, awnings, canopies or other such architectural features.

b) Blank Walls – Large expanses of flat, featureless, exterior wall shall not be permitted on any building elevation within the ORM District. Buildings shall be designed so that, at a minimum, exterior walls are varied through the use of windows, changes in building mass, changes in building materials, landscaping, or a combination of the above. For any use where the side or rear of a building is visible to US 33, SR 42, or Industrial Parkway those elevations visible shall be treated in a similar fashion to the main façade and shall not appear as an obvious side or rear elevation.

c) Loading Docks and Loading areas – Loading Docks and loading areas shall not be permitted on the side of the building that faces the public right-of-way. Buildings shall be designed and located on the lot so that loading docks and loading areas are at the side or rear of the building.

d) Building materials – Buildings in the ORM District shall be designed and constructed using similar exterior materials on all four sides of the building.

e) Roofs – Sloped, mansard, and flat roof systems shall be permitted in the ORM district with the following requirements:
   (i) Flat roof systems shall be selected by the architect or builder to minimize maintenance concerns and for longevity of service.

f) Rooftop Mechanical Equipment - To minimize the visual impact on adjacent uses and roadways, rooftop mechanical equipment shall be screened from view on all sides through the use of parapet walls, mansard roofs or special enclosures designed to be harmonious with the building. Simple fence enclosures are not permitted on building roofs for any purpose. To avoid the appearance of multiple roof top screens, mechanical units shall be congregated in one location as permissible within the design of an efficient mechanical system. The following exceptions apply to the screening of rooftop mechanical equipment:
   (i) Wind turbines and solar panels specifically designed for rooftop use may be excluded from the screening requirements provided the owner can demonstrate that the screening of the proposed equipment will interfere with the intended operation or efficiency of the equipment.

440.05 Loading, Delivery, and Service Areas

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

Loading, delivery, and service areas within the ORM District shall meet the following standards:

1. **Outdoor Storage**
   With the exception of emergency power generation equipment and heating/cooling equipment, the outdoor storage of materials or equipment shall be prohibited in the ORM District.

2. **Screening**
   All loading, delivery, and service areas in the ORM District shall be screened from view in accordance with the following standards:
   a) Buffering from Non-Residential Uses – Service and delivery areas, overhead doors, and loading docks, if required, shall be buffered from adjacent non-residential uses by a combination of a 2' mound and the installation of evergreen trees and/or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting. Evergreen trees and/or shrubbery shall be planted in such a way as to provide a minimum of a 75 percent opacity screen between the service area and/or loading dock and the adjacent use similar to buffer type 'F' in appendix 1. Walls and fences may be used for the purposes of buffering service areas and/or loading docks provided that such walls and fences meet the requirements of section 625 and do not contain any advertising.
   b) Screening from Adjacent Residential Uses, Industrial Parkway, State Route 42, and State Route 33 – All sides of any service areas and/or loading docks that are visible to adjacent residential uses or lots, Industrial Parkway, State Route 42, and State Route 33 shall be entirely screened from view through the use of one of the following:
      (i) A combination of a 2' mound and completely opaque walls or fences, in accordance with section 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height similar to buffer type 'A' in appendix 1.
      (ii) Loading docks may be screened from view by an extension of a building wall provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
      (iii) A combination of a 3' mound and evergreen shrubbery to obtain 100 percent screening of the area, to a minimum of 6 feet in height, within 3 years after planting similar to buffer type 'E' in Appendix 1.
      (iv) A continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100 percent screening of the area within 3 years of planting similar to buffer type 'B' in Appendix 1.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

(v) Any combination of the above.

c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the ORM District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of Section 625.

d) Maintenance of Materials - All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Section 620 of this Resolution.

440.06 Off-Street Parking

Off-street parking for all uses in the ORM District shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of Section 610 and the following standards:

1. **Number of Parking Spaces Required**
   All uses in the ORM District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in Section 610.

2. **Parking Lot Landscaping**
   All uses in the ORM District shall provide parking lot landscaping in accordance with Section 610 and the following standards:
   a) Parking Lot Trees - The owner or developer of the proposed use shall install a minimum of 1 Shade Tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade Trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily, and shall be a minimum of two inches in caliper at the time of installation.

440.07 Landscaping

All uses within the ORM District shall be landscaped in accordance with section 620 of this Resolution.

440.08 Signage

Signs identifying or advertising uses within the ORM District shall be in strict compliance with Section 615 of this Resolution and with the following standards:

1. **Number and Type of Signs Permitted in the ORM District**

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

For all uses and lots within the ORM District the total amount of signage permitted shall be as follows:

a) Single Uses on Individual Lots – Single uses on individual parcels shall be permitted one ground mounted monument sign or one building mounted wall sign. Buildings on corner lots having at least 200 feet of frontage on both public rights-of-way shall be permitted either one monument sign or one wall sign along each right-or-way.

b) Office Park – Office parks having more than one building constructed along an interior roadway shall be permitted one ground mounted monument sign advertising the name of the development at the entrance to the development and one wall mounted sign at each building with the address of the building and the individual building tenant. Wall mounted signs for individual tenants shall be oriented toward the interior roadway serving the development.

c) Freeway Oriented Office Buildings – Corporate and professional offices, and hospitals and/or clinics located adjacent to State Route 33, and having 2 or more stories, shall be permitted one building mounted wall sign along the State Route 33 frontage and one ground mounted monument sign along the right-of-way which provides access to the property.

2. Monument Signs

All monument signs within the ORM District shall comply with the requirements of Section 615 and the following standards:

a) Height – Monument signs in the ORM District shall not exceed a total of 6 feet in height including the sign, sign base or support columns.

b) Location – Monument signs in the ORM District shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not interfere with the Clear Vision Triangle of intersections or driveways. When two monument signs are permitted in the case of a corner lot, each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the two rights of ways.

c) Display Area – The total display area of all signage surfaces shall not exceed 64 square feet as defined by Section 615 of this Resolution.

d) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. Wall signs

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

All wall signs within the ORM District shall comply with the requirements of Section 615 and the following standards:

a) Installation – Wall signs shall be installed and mounted in accordance with Section 615.

b) Display area - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 75% of the length of the side of the building to which the sign(s) is/are attached. The total display area (as defined in Section 615) shall not exceed 10% of the total area of the side of the building to which the sign is being attached up to a total sign area of 200 square feet. In no case shall a wall sign in the ORM District exceed 200 square feet.

c) Location – Wall signs shall be located on or along the wall of the building which faces the public right-of-way or parking lot, and shall not project above the eaves of a sloped roof or the parapets of a flat roof. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage facing the public right-or-way and shall be a minimum of 30 feet apart.

440.09 Lighting

All exterior lighting within the ORM District shall strictly adhere to the requirements of Section 630 and the following standards:

1. **Maximum Height Requirements**
   The total height of exterior light fixtures used for parking lot and site lighting within the ORM District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

455 Local Retail District (LR)

The purpose and intent of the Local Retail District is to allow retail uses that would draw from residents within a three (3) mile radius of the site and typically include grocery stores, smaller retail uses, and restaurants as identified in the Jerome Township Comprehensive Plan. Local retail uses are typically more oriented to the automobile than the pedestrian and should be adjacent to local thoroughfares and have access to public sewer and water. Local retail anchors are no larger than 75,000 square feet in floor area and are often grouped with smaller "in-line" retail tenants and outparcels. This district supersedes the B-13 Retail Store district in existence prior to the enactment of this resolution.

455.01 Permitted Uses

Within the LR District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. 4451 Grocery Stores
2. 4452 Specialty Food Stores
3. 4453 Beer, Wine, and Liquor Stores
4. 44611 Pharmacies and Drug Stores
5. 44612 Cosmetics, Beauty Supplies, and Perfume Stores
6. 446191 Food (Health) Supplement Stores
7. 447 - Gasoline Stations, Except for 44719 and 447190 Marine Service Stations and Truck Stops. (Amended June 20, 2016)
8. 4512 Book Stores and News Dealers
9. 4531 Florists
10. 453220 Gift, Novelty, and Souvenir Stores
11. 453910 Pet and Pet Supplies Stores
12. 453991 Tobacco Stores
13. 5221 Depository Credit Intermediation (commercial and private banks and lending institutions)
14. 53223 Video Tape and Disc Rental
15. 722511 Full-Service Restaurants
16. 722513 Limited-Service Restaurants
17. 8121 – Personal Care Services with the exception of the following uses which are prohibited in the Local Retail District:
    a) 812199 Baths, steam or Turkish
    b) 812199 Massage parlors
    c) 812199 Steam baths
    d) 812199 Tattoo parlors
    e) 812199 Turkish bathhouses
18. Drive thru windows
19. 813110 Church or other places of religious worship

455.02 Conditional Uses

The following uses may be permitted as Conditional Uses in the LR District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

1. 44131 Automotive Parts and Accessories Stores
2. 444120 Paint and Wallpaper Stores
3. 44613 Optical Goods Stores
4. 5242 Agencies, Brokerages, and Other Insurance Related Activities
5. 541213 Tax Preparation Services
6. 541921 Photography Studios, Portrait
7. 811191 Automotive Oil Change and Lubrication Shops
8. 811192 Car Washes

455.03 Lot Size and Yard Setback Standards

The following lot size, frontage requirements, and yard setback standards shall apply to all lots within the LR District:

1. **Minimum Lot Size**
   All lots and outparcels within the LR District shall be a minimum of 1 acre in size or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.
2. **Maximum square footage**
   Within the LR District no single use structure, and no individual tenant in a multi-tenant structure, shall exceed a maximum of 75,000 square feet. No single development shall exceed a maximum of 150,000 square feet inclusive of all tenants.
3. **Minimum Lot Frontage**
   The minimum lot frontage for all lots in the LR District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the Union County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum lot frontages shall apply

Fig. 455.03 Lot Frontage Requirements for the LR District

Road / Street Classification	Minimum Lot Frontage	
	Lots without SDA	Lots with SDA
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access

** Lots sharing a Shared Driveway Access (SDA) with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.*

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

a) Outparcels – Where two or more outparcels share a Shared Driveway Access, or where outparcels are accessed from a larger retail center and not the public right of way, the minimum lot frontage of the outparcels may be reduced as shown in Figure 455.03.

4. **Front Yard Setbacks**
All Front Yard Setbacks, as defined in Section 300, shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said dedicated Public Road. The functional roadway classification shall be as determined by the Union County Engineer. The minimum front yard setbacks for the LR District shall be as follows:

Fig. 455.031 Front Setback Requirements for the LR District

Road / Street Classification	Minimum Front Setbacks For:	
	Principal Buildings / Structures	Parking and Circulation
Local Road	40 feet	20 feet
Minor Collector Road	40 feet	20 feet
Major Collector Road	50 feet	30 feet
Minor Arterial Road	60 feet	40 feet
Major Arterial Road	n/a	n/a

5. **Side yard Setbacks**
The side yard setbacks in the LR District shall be as follows:
a) When any lot in the LR District adjoins any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 250 feet of any residential structure, the minimum side yard setbacks shall be:
(i) 20 feet for all parking and vehicular circulation areas.
(ii) 40 feet for any loading, delivery, and service areas.
(iii) 40 feet for all buildings and structures.
b) For all other lots in the LR District the side yard setbacks shall be:
(i) 10 feet for all parking and vehicular circulation areas. In the case of joint or collective parking lots the setbacks may be reduced to 0 feet as defined in Section 610.
(ii) 20 feet for any loading, delivery, and service areas.
(iii) 20 feet for all buildings and structures.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

6. **Rear Yard Setbacks**
   The minimum rear yard setbacks in the LR District shall be as follows:
   a) When any lot in the LR District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 250 feet of any residential structure, the minimum rear yard setbacks shall be:
      (i) 20 feet for all parking and vehicular circulation areas.
      (ii) 40 feet for all loading, delivery and service areas.
      (iii) 60 feet for all buildings and structures.
   b) For all other lots in the LR District the rear yard setbacks shall be:
      (i) 10 feet for all parking and vehicular circulation areas.
      (ii) 20 feet for all loading, delivery and service areas.
      (iii) 30 feet for all structures.

7. **Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts**
   Where a non-residential use abuts any lot line of a residential district the minimum side and rear yard requirements for buildings, loading and delivery areas, and outdoor storage areas may be reduced, at the discretion of the Zoning Inspector, by a maximum of 50% of the total requirement provided that additional landscaping and screening is installed by the owner. Such landscaping shall be designed to completely screen the proposed use from view within a period of 5 years and shall be maintained in good condition for the life of the non-residential use.

455.04 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the LR District:

1. **Building construction**
   All uses within the LR District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited.

2. **Temporary Structures**
   Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

period of 6 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. **Building Height**
   The maximum height of all structures in the LR District shall be 30 feet, measured as defined in Section 300 of this Resolution.

4. **Building design and orientation on the Lot**
   The following standards apply to the construction of all buildings within the LR District:
   a) Blank Walls – Large expanses of flat, featureless, exterior wall shall not be permitted on any front or side building elevation within the LR District. Buildings shall be designed so that, at a minimum, front and side exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
   b) Loading Docks and Loading areas – Loading docks and loading areas shall not be permitted on the front of any building or on the side of any building which faces a public right of way.

455.05 Loading, Delivery, and Service Areas

Loading, delivery, and service areas within the LR District shall meet the following standards:

1. **Screening**
   All loading, delivery, and service areas in the LR District shall be screened from view in accordance with the following standards:
   a) Screening from Non-Residential Uses – Service and delivery areas, overhead doors, and loading docks shall be screened from view of adjacent non-residential uses by a combination of a 2' mound and a continuous planting of evergreen trees similar to buffer type 'C' in Appendix 1. Evergreen trees shall be a minimum of 6 feet tall at time of planting and shall be planted in such a way as to provide a minimum of 75 percent opacity screen between the service areas and/or loading docks and the adjacent use at the time of planting. Walls and fences may be used for the purposes of screening service areas and/or loading docks similar to buffer type 'A' in Appendix 1 and shall meet the requirements of Section 625. Walls and screens shall not contain any advertising.
   b) Screening from Adjacent Residential Uses – All sides of any service areas and/or loading docks that are visible to adjacent residential uses shall be entirely screened from view through the use of one of the following:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

(i) A combination of a 2' mound and completely opaque walls or fences, in accordance with section 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6' and not exceeding 10' in height similar to buffer type 'A' in Appendix 1.

(ii) A combination of a 2' mound and continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100% screening of the area within 3 years of planting similar to buffer type 'B' in Appendix 1.

(iii) A combination of the above.

c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the LR District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use, shall be constructed of materials harmonious to the building, and shall meet the requirements of section 625.

e) Maintenance of Materials - All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Section 620 of this Resolution.

455.06 Off-Street Parking

Off street parking for all uses in the LR District shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of Section 610 and the following standards:

1. **Number of Parking Spaces Required**
   All uses in the LR District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in Section 610.

2. **Joint or Common Parking**
   In the LR District outparcels, tenants, and adjacent commercial uses within a retail development are permitted to share a common parking area provided that cross access easements and shared parking agreements are in place. Where such easements and agreements are in place between uses, the parking and pavement setback between those uses may be reduced to 0 feet to accommodate the joint parking use as defined in Section 610.

3. **Parking Lot Landscaping**
   All uses in the LR District shall provide parking lot landscaping in accordance with Section 610 and the following standards:

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

a) Parking Lot Trees - The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation. To increase the visibility of multi-tenant "strip" retail tenants in the LR District, the owner or developer may provide 1 shade tree per 20 parking spaces provided that the remaining landscape islands are landscaped with shrubs at a minimum.

455.07 Landscaping

All uses within the LR District shall be landscaped in accordance with section 620 of this Resolution.

455.08 Signage

Signs identifying or advertising uses within the LR District shall be in strict compliance with section 615of this Resolution and with the standards as follows:

1. **Number and Type of Signs Permitted in the LR District**
   For all uses and lots within the LR District the total amount of signage permitted shall be as follows:
   Single Uses on Individual Lots – All single uses within the LR District shall be permitted to have one ground mounted monument sign or one building mounted wall sign. Uses on lots having frontage on more than one public right of way, provided that at least 250 feet of frontage exists along each rights of way, shall be entitled one ground sign or one wall sign along each right of way unless otherwise prohibited below.
   a) Multi-tenant Retail Developments – Retail developments having more than one retail tenant shall be permitted one joint identification monument sign advertising the name of the development and one building mounted sign per each retail tenant. Outparcels in such developments shall be permitted one ground mounted monument sign or one building mounted sign.
   b) Gasoline Stations – Gasoline Stations may display signs in addition to the signs allotted for single uses or for outparcels. Such additional signage shall be limited to the following:
      (i) Price and Grade information – Monument signs for Gasoline Stations may be permitted to display gasoline price and grade information in changeable copy. The total area dedicated to the display of price and grade information may not exceed 50 percent of the total sign area allowed for a Gasoline Station. Price and grade information may be displayed electronically provided such electronic information does not flash, move, rotate,

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change color, or change copy more than once per day to update the price of fuel.

2. **Monument Signs**
   All monument signs within the LR District shall comply with the requirements of Section 615 and the following requirements:
   a) Construction - Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
   b) Location – Monument signs shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are permitted, in the case of a corner lot, each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the two rights of ways.
   c) Height and Area – The height and area of all monument signs in the LR District shall be as follows:
      (i) Outparcels – monument signs for retail and restaurant outparcels in the LR District shall not exceed 4 feet in height and 16 square feet of display area per side as defined in Section 615.
      (ii) Single uses – monument signs for single retail uses in the LR District shall not exceed 4 feet in height and 20 square feet per of display area per side as defined in Section 615.
      (iii) Joint Identification signs – Monument signs advertising a multi-tenant retail development in the LR District shall not exceed 6 feet in height and 30 square feet of display area per side as defined in Section 615. Monument signs used for this purpose may include the name of only 1 principle tenant in addition to the name of the retail center or development.
      (iv) Gasoline Stations – Monument signs for Gasoline Stations in the LR District shall not exceed 6 feet in height and 50 square feet of display area for all sides as defined in Section 615.
   d) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. **Wall signs**
   All wall signs in the LR District shall meet the following requirements:
   a) Installation – Wall signs shall be installed and mounted in accordance with Section 615.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

b) Construction - Wall signs may be constructed of individual letters attached to the building or constructed as a solid sign or sign cabinet.

c) Display area - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 65% of the length of the side of the building or of the storefront to which the sign(s) is/are attached and shall meet the following requirements:

(i) For single buildings on individual lots, and for retail tenants larger than 30,000 square feet in floor area in a multitenant retail structure, the total area of the sign shall not exceed 10 percent of the total area of the wall to which the sign is being attached up to a total of 125 square feet in display area as defined in Section 615.

(ii) For retail tenants less than 30,000 square feet of floor area in a multitenant building the total area of the sign shall not exceed 60 square feet in display area as defined in Section 615. For all wall signs in a multi-tenant building there shall be uniformity in height between the signs for each tenant and all signs shall be installed at the same height along the face of the building.

d) Location – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the eaves of a sloped roof or the parapets of a flat roof. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.

455.09 Lighting

All exterior lighting within the LR District shall strictly adhere to the requirements of Section 630 and the following standards:

1. **Maximum Height Requirements**
   The total height of exterior light fixtures used for parking lot and site lighting within the LR District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

Staff Report – Washington Township Zoning Amendment

Jurisdiction:	**Washington Township Zoning Commission** c/o Gary Bias 7464 Co. Rd. 91 Lewistown, OH washtwpzoning@gmail.com
Applicant:	**Washington Twp Zoning Commission** c/o Gary Bias 7464 Co. Rd. 91 Lewistown, OH washtwpzoning@gmail.com
Request:	The Zoning Commission and Zoning Inspector of Washington Township have identified a parcel that the zoning of which is unclear, and would like to establish the zoning as R-2. Parcel(s) involved: • 51-032-00-00-003-000 Acreage proposed rezoned: • 0.69 acres Existing use: • Single Family Dwelling - Unplatted Proposed use: • R-2 District Uses
Location:	The parcel is located in Washington Twp, Logan County, OH on Sunnyside Ave. This is on the west side of U.S. 33, not far from the Rite Aid. It is surrounded on all sides by land within the Russells Point corporation limits. **Figure 1.** Subject Parcel (Depicted by Red Line).

Staff Report – Washington Township Zoning Amendment

Staff Analysis:

Application.
The zoning inspector provided a summary with the packet of information submitted to LUC. In it, he indicated he has been unable to find an existing map or document depicting the parcel's zoning. It is shown on some maps as in the Township, and on others in the Village.

Area Zoning.
The 4 adjacent parcels are all located in the Village of Russells Point. 3 of those parcels are zoned R-2: Medium Density Residential, and 1 is zoned U-1 Rural Undeveloped District.

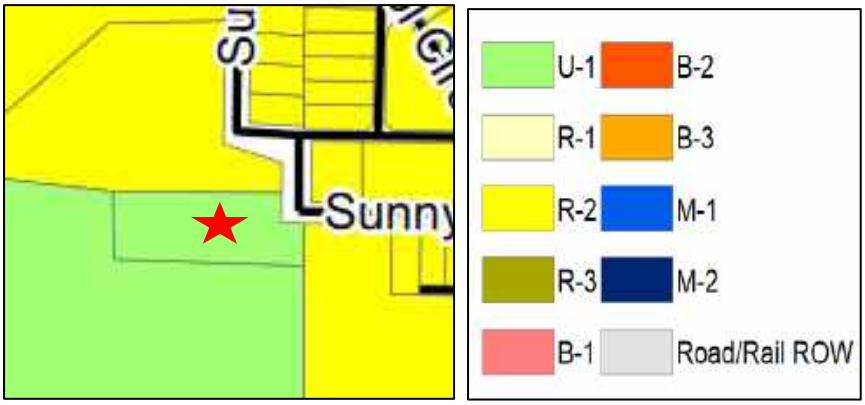


Figure 2. Russells Point Map (Dated 1/13/15).

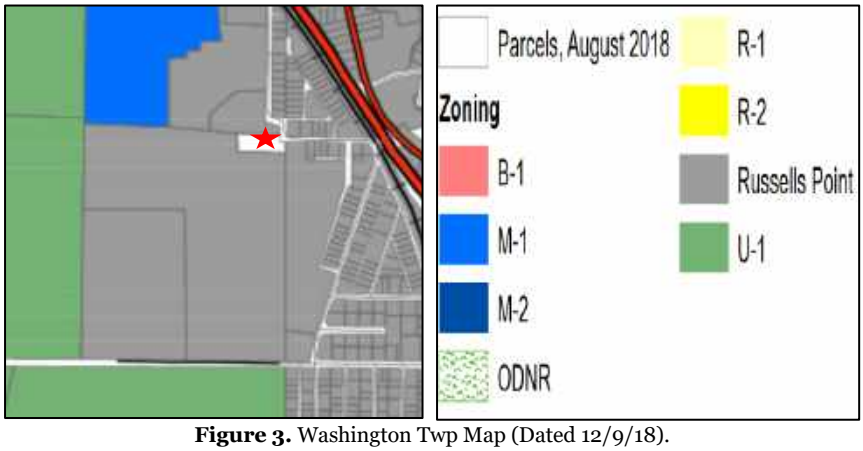


Figure 3. Washington Twp Map (Dated 12/9/18).

R-2 Medium Density Residential District
The Washington Twp Zoning Resolution describes the purpose of the R-2 District as "…to provide land for single- and multi-family housing units not to exceed eight families per acre. Mobile home parks are permitted under Section 410

	and in accordance with Article VII….Group or central water and sewer facilities are required." This matches very closely with the R-2 Medium Density Residential District of Russells Point: "…to permit the establishment of medium density single family dwellings not to exceed eight (8) dwelling units per gross acre. This district is also designed to permit multi-family dwellings as a conditional use and the conversion of large older houses as a conditional use in well established neighborhoods to multi-family units…." **U-1 Rural Undeveloped District** The Washington Twp Zoning resolution describes the purpose of the U-1 District, "…to provide land which is suitable or used for agriculture, conservation, very low density residence and public and quasi-public purpose. Very low density residential and use refers to farm housing unit and isolated residential developments not requiring a plat under the County subdivision regulations. It is further the attempt of the rural district to discourage the scattering of residential subdivisions and commercial and industrial development….On-site water and sewer facilities are permitted provided such facilities comply with the County and State health regulations." **Staff Research** • The tax record card indicates it is within the Township. There are no taxes paid to the Village of Russells Point. • The parcel number prefix of "51" also indicates Washington Twp, at least for the initial existence of the parcel. • Staff have reviewed several historical Washington Twp and Russells Point maps. From the maps that were available, it is not explicitly clear what the designated zoning district for this parcel is. • One of the requirements for R-2 is that the parcel must have group or central water and sewer. Staff made calls to the Village of Russells Point Water Department and Logan County Water Pollution Control. Both entities stated that they provide water and sewer services, respectively.

Staff Report – Washington Township Zoning Amendment

Staff Recommendations:	Staff recommends ***APPROVAL*** of the proposed zoning amendment based on the current land use pattern, Section 200 Establishment of Districts of the Washington Twp Zoning Resolution, and Chapter 1169 Districts Established of the Russells Point Zoning Regulations.

Z&S Committee Recommendations:	

Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 12-2-2019 Township: WASHINGTON

Amendment Title: ROBERT PALMER (2019-006)

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	☒	☑
Date of Request (stated in cover letter)	☒	☑
Description of Zoning Parcel Amendment Change(s)	☒	☑
Date of Public Hearing (stated in cover letter)	☒	☑
Township point of contact and contact information for zoning amendment (stated in cover letter)	☒	☑
Parcel Number(s)	☒	☑
Copy of Completed Zoning Amendment Application	☒	☑
Applicant's Name and contact information	☒	☑
Current Zoning	☒	☑
Proposed Zoning	☒	☑
Current Land Use	☒	☑
Proposed Land Use	☒	☑
Acreage	☒	☑
Copy of Zoning Text associated with proposed district(s)	☒	☑
Contiguous and adjoining Parcel Information, including Zoning District(s)	☒	☑
Any other supporting documentation submitted by applicant	☒	☑
Non-LUC Member Fee, If applicable	☐	☐

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

Palmer Zoning Parcel Amendment Cover Letter

Date of Request: 12/2/2019
Township: Washington
Amendment Title: Robert Palmer
County: Logan

Description of Zoning Parcel Amendment changes:

This existing Washington Township parcel 51-032-00-00-003-000, which is 0.69 acres, is owned by Robert Palmer is not shown on any of our existing township maps. I think it may have originally been zoned U-1, a rural undeveloped district but I can't find any existing maps or documents to back that up. I started in this job on July 1, 2009 and starting working with Wes Dodds in August of 2009 to create the Washington Township Zoning Maps. We had mark ups on old prints that I was told the trustees had marked up as to what they believed the zoning classification was. This parcel in Washington Township is surrounded on all side by parcels inside the Russells Point Corporation Limits. I think all of these parcels are zoned residential. I recently had Brad Bodenmiller looks this up on the official maps and this parcel was shown on those maps as being inside the Russells Point Corporation Limits. There have been a numbers of issues with this parcel owner and the Russell's Point Zoning Officer. This resident does not want to be annexed into Russells Point. In order to avoid any issues in the future, I would like to have this parcel zoning classification changes to R-2, Medium Density Residential. I would also liked to have it changes on the Washington Township Russells Point Border Area Zoning Map.

THE PROPOSED USE MATCHES ON R-2 DISTRICT .GRB

Township Contact: Gary Bias, who can be contacted by phone at 937-539-1879 or by email at washtwpzoning@gmail.com

The tentative schedule below shows my best guess of proposed dates

TENTATIVE SCHEDULE

1. Emailed draft version to Brad Bodenmiller & Aaron Smith to review		11/21/2019
2. Public Notice was ran in the Examiner & posted at the Twp. Bldg. at least 10 days prior to ZCB meeting		11/14/2019
3. Zoning Commission Board (ZCB) reviewed proposed zoning parcel amendments at this public meeting		12/2/2019
4. Final entire packet of documents would be delivered to the LUC by zoning Inspector		12/2/2019
A. Must be to the LUC at least 10 days before their scheduled meeting		12/2/2019
B. LUC meetings are held the second Thursday of every month		
A. Twp. Contact to attend meeting , which will be Gary Bias		
B. LUC board will review this in the meeting		12/12/2019
C. LUC board rep will have their recommendation back to us in 5 Days	Is 5 days correct?	12/17/2019
6. ZCB must hold public hearing 20-40 days after LUC recommendation is received.	1/9/20 no later than	~~1/29/2020~~
7. Public meeting to be posted at least 10 days prior to this meeting in the Bellefontaine Examiner	06:30	12/30/19 ~~12/20/2019~~
8. Proposed Public meeting date for ZCB		1/9/20 ~~1/6/2020~~
9. ZCB must have recommendation to Trustees within 30 days		2/8/20 ~~2/6/2020~~
A. Proposed Public meeting date for Trustees - same day as current Twp. Mtg.		3/9/20 ~~2/10/2020~~
B. Trustees will make their decision in this township meeting		3/9/20 ~~2/10/2020~~
13. This would take affect 30 days after it was approved by the Trustees		4/8/20 ~~3/10/2020~~
14.Filing of map with County Recorder & LUC within five (5) days after affective date		4/13/20 ~~3/15/2020~~
15. Unless a petition is filed with the Trustees, see 519.12 H for signature requirements, to place this on a ballot		

* Days shown on LUC flow chart are calendar days not work days

Indicates proposed dates which may need to be changed due to people's availability

On 12-02-2019, the Washington Twp Zoning Commission passed a motion to rezone 51-032-00-00-003-000 from unknown to R-2 zoning district.

Zoning Commission Chair

LOGAN COUNTY

Parcel: 51-032-00-00-003-000

Year: 2018

JACK RESER

SUMMARY

Deeded Name	ROBERT PALMER		
Owner	ROBERT PALMER 145 SUNNYSIDE AVE RUSSELLS POINT OH 43348	Taxpayer	PALMER ROBERT 145 SUNNYSIDE AVE RUSSELLS POINT OH 43348
Tax District	51-WASH TWP ILSD	Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES
School District	INDIAN LAKE S D	Subdivision	
Neighborhood	03100-INDLKSBD		
Location	145 SUNNYSIDE AVE	Legal	0002 35-6-8
CD Year	2015	03200	Routing Number 00003
Acres	0.6900	Map Number	
		9/26/2014	Sold Sales Amount 29,500.00

VALUE

District	51-WASH TWP ILSD
Land Use	511-SINGLE FAMILY DWELLING - UNPLATTED 0 - 9.99 ACRES

		Appraised	Assessed
Land		18,000	6,300
Improvement		65,190	22,820
Total		83,190	29,120
CAUV	N	0	0
Homestead	N	0	0
OOC	Y	78,580	27,500
Taxable		83,190	29,120

CHARGES

Full Rate	75.800000
Effective Rate	52.692370
Qualifying Rate	45.089129

	Prior	First	Second	Total
Tax	3,258.06	686.01	686.01	4,630.08
Special	1,134.33	537.70	537.70	2,209.73
Penalty	393.42	122.38	122.38	638.18
Total	4,785.81	1,346.09	1,346.09	7,477.99
Paid	513.91	1,346.09	0.00	1,860.00
Due	4,271.90	0.00	1,346.09	5,617.99

TRANSFER HISTORY

Date	Buyer	Conveyance	Deed Type	Sales Amount	Valid
9/26/2014	PALMER ROBERT	898	WARRANTY DEED	$29,500.00	N
5/1/2014	SHOFFNER MARY L TRUSTEE	313	WARRANTY DEED	$0.00	N
5/1/2014	SHOFFNER MARY L	312	AFFIDAVIT	$0.00	N
7/24/2007	SHOFFNER GLENN W ETAL	483	SURVIVORSHIP DEED	$0.00	N

LAND

Type	Dimensions	Description	Value
G1-SITE VALUE	18000.000	Gross Value	18,000

DWELLING

Card 1

Style	1-CONVENTIONAL	Family Rooms	0	Heating	Y
Stories	1.00	Dining Rooms	1	Cooling	Y
Rec Room Area	0	Year Built		Grade	D+1
Finished Basement	0	Year Remodeled	1980	Fireplace Openings	0
Rooms	7	Full Baths	1	Fireplace Stacks	0
Bed Rooms	2	Half Baths	0	Living Area	1,092
		Other Fixtures	0	Value	60,580

OTHER IMPROVEMENT

Card	Type	Year Built	Year Remodeled	Condition	Dimensions	Description	Size	Value
1	07-CARPORT			F-FAIR	33 X 12	Length x Width (Optional)	396	810
1	09-CANOPY			F-FAIR	16 X 30	Length x Width (Optional)	480	330
1	27-POLE BARN DF	1981		F-FAIR	33 X 19	Length x Width (Optional)	627	3,470

UTILITIES

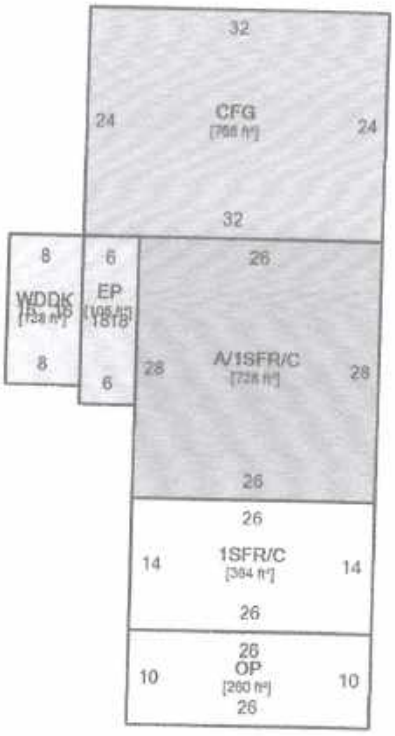
Water	N	Sewer	N	Electric	N	Gas	N	Well	Y	Septic	Y

Last Updated: 11/08/2019 12:30:06 AM

SKETCH

Card 1

ID	Description	Size
A	A/1SFR/C	728
B	1SFR/C	364
C	OP	260
D	CFG	768
F	EP	108
G	WDDK	128
1	27-POLE BARN DF	627
2	07-CARPORT	396
3	09-CANOPY	480



Last Updated: 11/08/2019 12:30:06 AM

Printed:11/21/2019

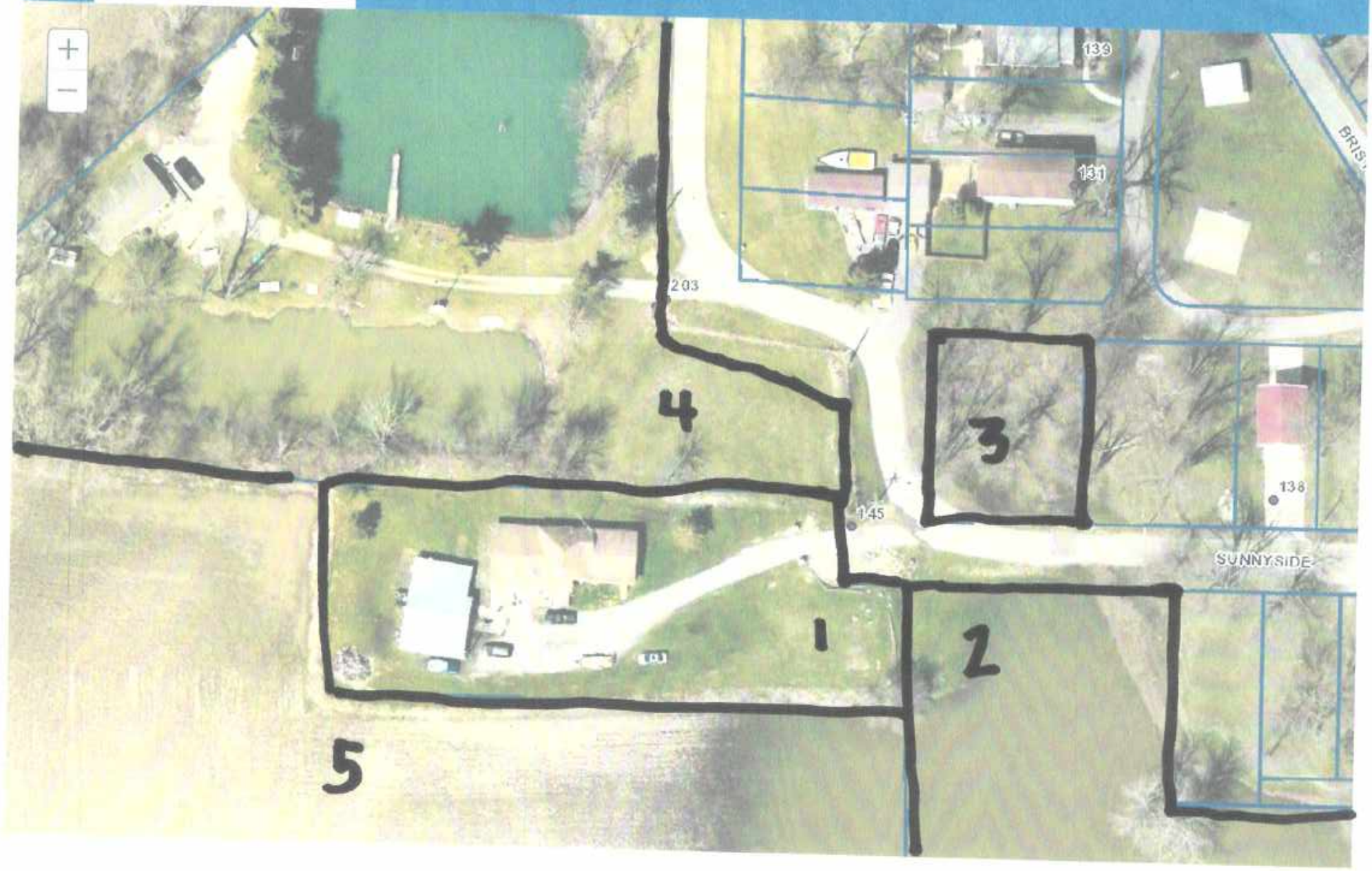
Zoning Amendment 2019-006 Adjoining Parcels List

Indicates Certified letters will be issued to these parcel owners

To Track Receipt go to USPS.com or call 1-800-222-1811

See Map	Parcel Number	Owner	Parcel Address	Mailing Address	Current Zoning	Zoning District	Auditor's Land Use Code	Comments
#1	51-032-00-00-003-000	Robert Palmer	145 Sunnyside Ave., Russells Point, OH 43348	145 Sunnyside Ave., Russells Point, OH 43348	Not Sure	Washington Township	511-Single family dwelling-unplatted 0-9.99 acres	Lot is 0.69 acres
#2	52-032-00-00-004-000	Village of Russells Point	Grand Ave.	P O Box 30, Russells Point, OH 43348	RZ	Inside Russells Point Corpoation Limits	100-Agricultural land	Lot is 8.27 acres
#3	52-032-09-02-002-000	Liberty Land LLC	Sunnyside Ave., Russells Point, OH 43348	%M Yackshaw, 2236 Beechmoor Dr. NW, North Canton, OH44720	RZ	Inside Russells Point Corpoation Limits	501-Residential vacant land-unplatted 0-9.99 acres	Lot is 84' x 100'
#4	52-032-00-00-002-001	Jerad L. Spiller	S203 Sunnyside Ave., Russells Point, OH 43348	P O Box 671, Russells Point, OH 43348	RZ	Inside Russells Point Corpoation Limits	511-Single family dwelling-unplatted 0-9.99 acres	Lot is 2.17 acres
#5	52-032-00-00-005-000	Village of Russells Point	T R 52	P O Box 30, Russells Point, OH 43348	U?	Inside Russells Point Corpoation Limits	100-Agricultural land	Lot is 30.15 acres

LOGAN COUNTY



Official Schedule of District Regulations
Washington Township, Logan County, Ohio

Zoning District
R-2 Medium-density Residential District

Permitted Uses (Accessory uses and essential services are included)
Agriculture; single-family dwelling ; public use; quasi-public use.

Conditional Uses (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)
Mobile home park; dwelling, multi-family; non-commercial recreation; home occupation; storage facility.

Planned Unit Development (Permitted upon approval by the Zoning Commission and issuance of certificate by the Board of Appeals)
Residential; commercial; public and quasi-public uses.
(Individually or in combination)

Minimum Lot Size (Square feet per dwelling)
With on-site sewage treatment: Prohibited
With group or central sewage treatment: 5,400
Road Frontage Width (feet): 60'

Maximum Percentage of Lot Coverage (Principal and Accessory Buildings)
50%

Minimum Floor Area (Square feet)
1000 Square Feet

Maximum Height of Principal Buildings
Stories – 2; Feet – 35

Minimum Yard Dimensions/Setbacks Measured from Survey Pins (feet)
Front – 15'; One side yard – 4'; Sum of Side Yards – 10'; Rear – 15'

Accessory Buildings
Maximum height (feet) – 15′; minimum distance to side lot line – 4; minimum distance to rear lot line – 5′; minimum distance to front lot line – 15′
School bus shelters would be an exception to this front line distance and they must Be at least 20′ from the lot line.

Minimum (mandatory) Off-street parking Space (two per unit)
One-half housing unit in multi-family structure.

Minimum (mandatory) Off-street loading Space
None

Zoning District
R-2 Medium-density Residential District

Signs Permitted
Yes, under Article VIII

Other Provisions and Requirements (Supplementary regulations, prohibitions, notes, etc.)
Dwelling, modular unit permitted.
Mobile housing units and semi trailers shall not be permitted or used as storage units.
Dwelling, mobile home are not permitted unless they are in a mobile home park.

PUBLIC MEETING NOTICE

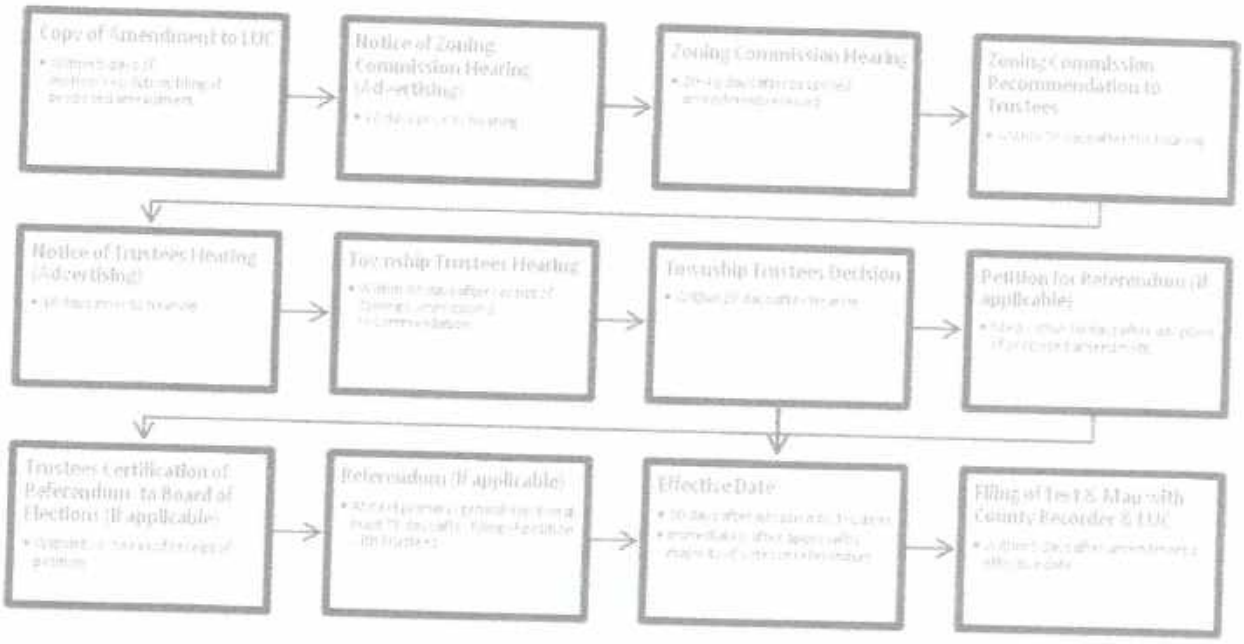
The Washington Township Zoning Commission Board will hold a working meeting to review the nuisance procedures and zoning classifications. This meeting will be held on December 2, 2019, at 6:30 PM at the Washington Township Building at 7464 CR 91 in Lewistown, Ohio.

Zoning Commission Board
Mark Gibson Chairman
Gary L. Bias, Zoning Inspector

Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

Township Zoning Amendment Process (ORC 519.12)



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Zoning & Subdivision Committee
Thursday, December 12, 2019

The Zoning and Subdivision Committee met in regular session on Thursday, December 12, 2019 at 11:08 am at the LUC East Liberty Office.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Wes Dodds, Charles Hall, Steve McCall, Heather Martin, Bill Narducci, Aaron Smith, Jeff Stauch, and Andy Yoder. Absent members were: Scott Coleman, Ashley Gaver, Tammy Noble, and Tom Scheiderer.

Guests included: Adam Moore, City of Urbana; Justin Wollenberg, Terrain Evolution.

Wes Dodds chaired the Zoning & Subdivision Committee Meeting.

Andy Yoder moved a motion to approve the minutes from the November 14 meeting as written and Charles Hall seconded. All in favor.

1. Review of Jerome Village VN-4 Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
   - Tyler Bumbalough – They have about 20 lots remaining?
     - Justin Wollenberg – Pretty much what's along Begonia Dr is what's left.
   - Tyler Bumbalough moved a motion to recommend approval of the Jerome Village VN-4 Preliminary Plat Extension with the conditions stated in the staff report and Andy Yoder seconded. All in favor.

2. Review of Jerome Village GPN-12 Phase 1 Final Plat (Union County) – Staff Report by Brad Bodenmiller
   - Tyler Bumbalough asked for more information from Brad Bodenmiller.
     - Brad Bodenmiller – Shared comments received from Jerome Township and URE. URE made mention of prohibiting overlaps between easements and building setbacks, but confirmed no changes are requested to the drawings.
     - Justin Wollenberg – There are a few other phases that have the same issue. The side yards on those are 5 and 6 feet. The easement doesn't encroach into the building area. That's pretty typical when you have easements that small.
       - Brad Bodenmiller – Our subdivision regulations don't say you can't have the overlap.
       - Charles – Any properties that could cause problems?
         - Justin Wollenberg – No, we plan for that. You could potentially if it was large enough into the building area. When we plan, we make

sure there's enough room. Those lots are comparable to other lots that don't have easements.

- Tyler Bumbalough – We always have trouble with confusion on who can enforce who builds in the easement. As a zoning official, you can regulate zoning setbacks, but not the 30-foot easement on the backyard. We try to be nice to the utilities and request that the homeowner request permission from the utilities.
  - Justin Wollenberg – That language is on the sheet so the utilities can do that.
- Charles Hall – If the original owner signs off and then sells it, will the next owner know that?
  - Adam Moore – It's not recorded but it goes with the permit application with that structure
  - Justin Wollenberg – It's all on the plat that gets recorded.
  - Brad Bodenmiller – I did clarify with URE that they weren't asking for any changes.
- Charles Hall moved a motion to accept the staff's recommendation of approval of the Jerome Village GPN-12 Phase 1 Final Plat with the incorporation of the technical comments heard in the staff report including the understanding that there may be some conflict between setbacks and easements and Tyler Bumbalough seconded. All in favor.

3. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Aaron Smith
   - Discussion happened regarding what is in the area.
   - Andy Yoder agrees that it makes sense to deny it but thinks the use is appropriate for the area with a correction in zoning district uses.
   - Wes Dodds – Is the lab a permitted use or a conditional use?
     - Aaron Smith – It is not a permissible use; I also don't believe it's non-conforming.
   - Andy Yoder – They could deny this and look into cleaning this language up.
     - Aaron Smith explained what the typical small area veterinarian areas look like, comparing one in Marysville and Richwood.
   - Wes Dodds – The only district that allows for it is not ideal.
     - Aaron Smith – Correct, ORM includes high density offices.
     - Wes Dodds – Their veterinary services seem misplaced in their districts
     - Charles Hall – Thinking of the growth in that area, I think we should take a look again. I don't see it being a problem myself. But it doesn't fit that zoning.
     - Brad Bodenmiller – It seems like they've tried to separate things but now they have a clean up item.
   - Andy Yoder moved a motion to accept the staff's recommendation of denial of the Jerome Township Zoning Parcel Amendment along with the comments and recommendations made in the staff report and recommend the township look at

their ORM and LR districts and take into consideration how they're developing and Charles Hall seconded. All in favor.

4. Review of Washington Township Zoning Parcel Amendment (Logan County) – Staff Report by Aaron Smith
   - Andy Yoder – So this is outside or inside the corporation boundaries?
     - Aaron Smith – Everything points to it being Washington Township, but there is dispute with Russells Point's zoning map.
     - Wes Dodds – I looked it up on the auditor's website and it's listed as a Washington Township property.
   - Charles Hall – So, if it was in Russells Point, it would be what?
     - Aaron Smith – Russells Point's map says it's zoned U1. They don't have a U1 district. When you annex in land, it's annexed in as township zoning. It's annexed in as a U1, but this parcel may not be annexed in. I didn't ask Russells Point if they have any resolutions about if that property was annexed in because I think it's outside the context of zoning.
   - Adam Moore – It makes sense to be R2, for both jurisdictions.
   - Andy Yoder – I suppose that's how we're looking at this as land use.
   - Andy Yoder moved a motion to accept the staff's recommendation of approval of the Washington Township Zoning Parcel Amendment and Charles Hall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 11:47 am with Steve McCall moving a motion to adjourn and Andy Yoder seconded. All in favor.