



Zoning & Subdivision Committee

Thursday, December 13, 2018

11:30 am

- Minutes from last meeting of November 8, 2018
- 1. Review of GPN-11 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- 2. Review of Waterford Estates Amended Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 3. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Brad Bodenmiller

Members:

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



Staff Report – Glacier Park Neighborhood Section 11

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of the Glacier Park Neighborhood, Section 11 – Preliminary Plat.
Location:	Located between Brock Road and Ryan Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 39.428 acres of land and 54 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 6.046 acres of right-of-way (0.353 ac existing + 1.389 ac county + 4.304 ac township) ○ 17.482 acres of single-family residential lots ○ 15.900 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water system ○ Jerome Village collection and City of Marysville public sanitary waste treatment <p>Tabling:</p> <ul style="list-style-type: none"> ○ A summary of changes is included with the submittal. The main change is the addition of a stub road, Blackthorn Drive, to the Caldwell property. The stub currently has no units, but could have two lots with driveways and side-load garages. The alignment of Red Fir Court, Fox Hill Court, Ash Grove Court are unchanged. (Please refer to summary for more information.)
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Staff Report – Glacier Park Neighborhood Section 11

• Union County Engineer's Office

- The Union County Engineer's Office submitted comments in a letter dated 12-05-18. The Engineer's Office recommended approval subject to conditions. **Some** of those comments, to be addressed in the Construction Drawings or resolved as noted, are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. A TIS has been submitted for this, and several other proposed development pods not accounted for in the Jerome Village Master TIS dated February 2007. At a minimum, an eastbound left turn lane will be required on Brock Road to access Fox Hill Court. Further improvements or contributions towards improvements may be required pending the result of the TIS review.
 2. The variance requested to the Technical Design Standards for maximum cul-de-sac length was approved for Fox Hill Court.
 3. The light duty pavement composition shown on Sheet 2 is less than the minimum allowed per our Technical Design Standards. The minimum pavement composition shall be used unless further pavement analysis information is provided.
 4. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.
 5. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
 6. Provide a stormwater management report for review.

• Union County Soil & Water Conservation District

- No comments received as of 12-05-18.

• Union County Health Department

- No comments received as of 12-05-18. Standard comments from the Health Department are below:
 1. "All efforts should be made to provide a point of connection (via easements and/or services lines) to both water and sewer to any adjacent home,



Staff Report – Glacier Park Neighborhood Section 11

	<p>business, or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS).”</p> <ol style="list-style-type: none">2. “Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”3. “If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS.” <ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ The City emailed on 11-29-18; it did not have any comments.• Jerome Township<ul style="list-style-type: none">○ Jerome Township submitted comments in a letter dated 11-29-2018. The Township had no objections regarding the plat and had no concerns regarding its pending approval. While this layout was not included in the Zoning Plan application, it was presented at the public hearing for the Zoning Plan as an alternate option. The Final Development Plan will be presented to the Zoning Commission on 01-28-19.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 12-05-18.• Union Rural Electric<ul style="list-style-type: none">○ URE submitted comments in a letter dated 10-31-18. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)<ol style="list-style-type: none">1. URE requires electric easements platted and shown on the Final Plat. URE needs to work with developer to complete UREC electrical facility layout. Continuous electric facilities are required. Do not place over building setbacks.2. URE reminded applicant of its minimum requirements. The minimum easement width
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	<p>requirement is 10' if adjacent to additional 10'+ easements or right-of-way; otherwise, it is 20'.</p> <ol style="list-style-type: none"> 3. URE requires conduits installed under stream between lots 15 and 16. 4. URE will need to relocate existing overhead line along Brock Road for new road. URE riser poles will be located north of Brock Road. <p>• LUC Regional Planning Commission</p> <ol style="list-style-type: none"> 1. Sheet 3 & 4: Should DOS-C be DOS-B (§313 16.)? 2. Sheet 3: Verify/Add dimensions if missing around OSR-Z and Ryan Parkway (§313, 12. & 16.). 3. Label easements and widths. Easements for water and sewer must be a minimum for 20' and 10' for other utilities (§313, 12.; §414). 4. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.). 5. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§326).
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<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL of Glacier Park Neighborhood, Section 11 – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.</p>
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<p>Z&S Committee Recommendations:</p>	
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Application for Preliminary Plat Approval

Date: _____

Name of Subdivision: _____

Location: _____
Township: _____ Military Survey: _____
Complete Parcel(s) Identification Number (PIN): _____

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

Name of Applicant: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Number of proposed lots: _____ Typical lot width (feet): _____
Number of proposed units: _____ Typical lot area (sq. ft.): _____
Single Family Units: _____ Multi-Family Units: _____

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



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Recreation facilities to be provided: _____

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

1. Proposed method of Supplying Water Service: _____

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

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

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

	Improvement	Installation	Guarantee
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____
e.	_____	_____	_____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Preliminary Plat Review Checklist

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



Logan-Union-Champaign regional planning commission

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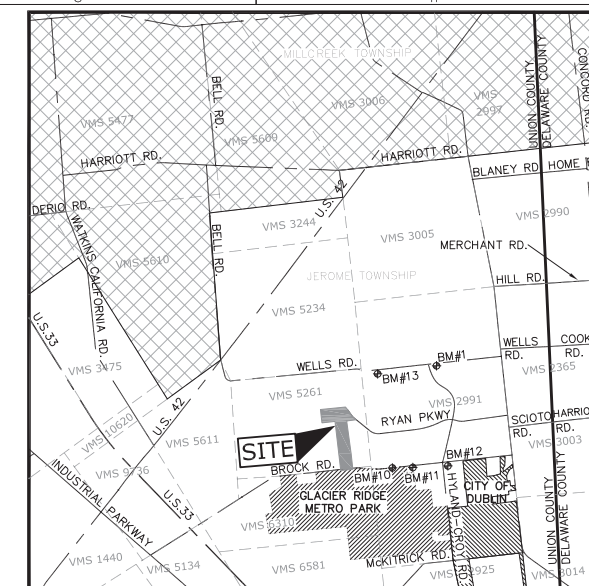
Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.		
20	Description of proposed covenants and restrictions.		
21	Description of proposed zoning changes.		
22	Typical sections and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

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

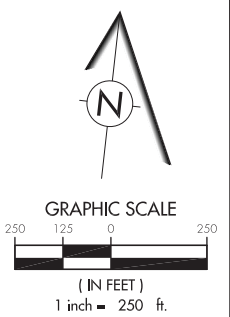
• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

PRELIMINARY PLAT PLANS FOR JEROME VILLAGE GLACIER PARK NEIGHBORHOOD, SECTION 11

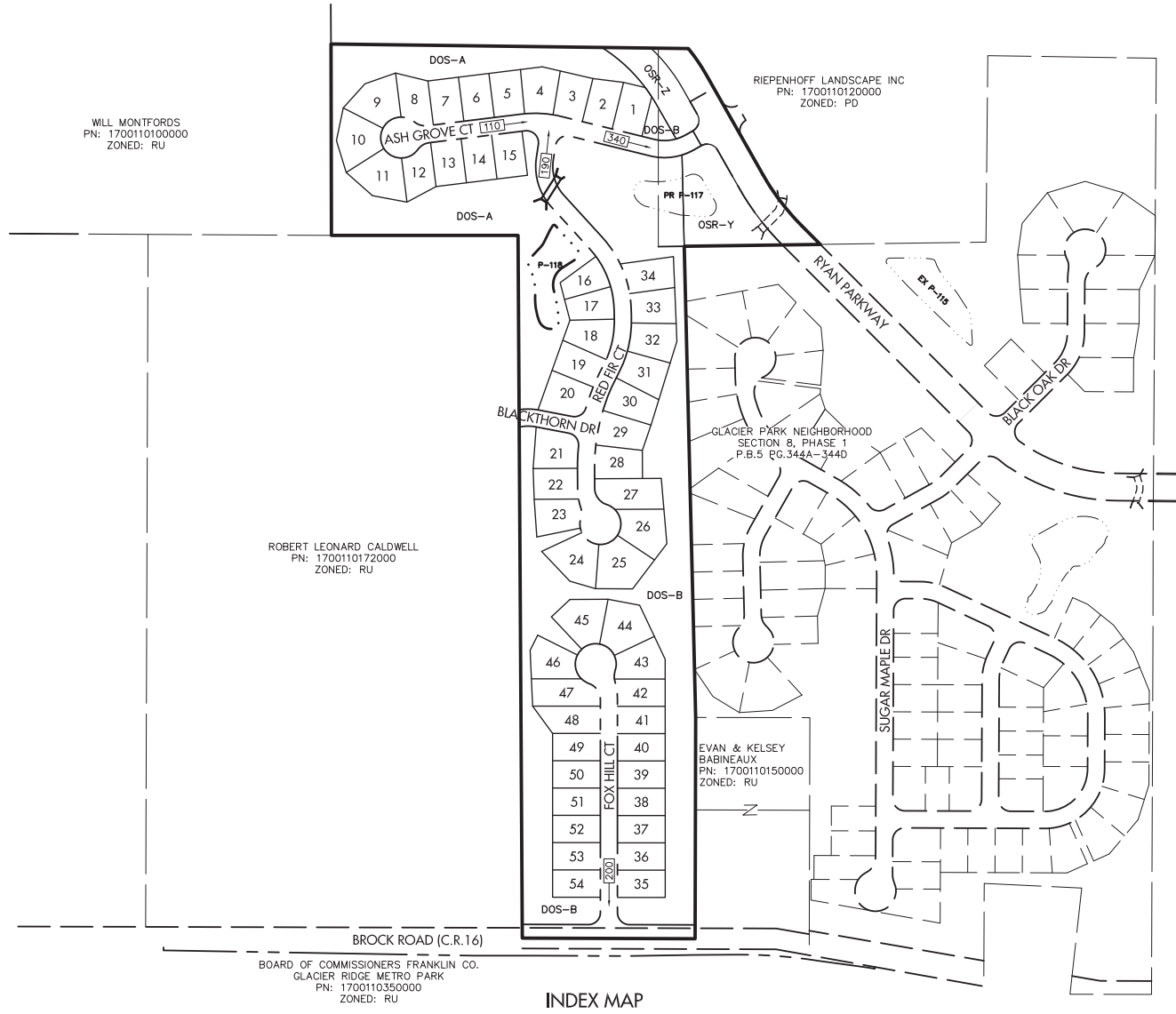
VIRGINIA MILITARY SURVEY (VMS) 5261 JEROME TOWNSHIP, UNION COUNTY, OHIO



LOCATION MAP
SCALE: 1" = 400'



#	DATE	DESCRIPTION OF CHANGE



INDEX MAP
SCALE: 1" = 250'

(XXX) = AVERAGE DAILY TRAFFIC

OWNER/DEVELOPER:
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

TOTAL AREA (ACRES)	39.428
OPEN SPACE	17.482
OSR	1.843
DOS	15.639
RIGHT-OF-WAY (50')	6.046
EXISTING COUNTY	0.353
TOWNSHIP	1.389
LOTS	4.304
	15.900
NUMBER OF LOTS	54
80' FRONTAGE	22
90' FRONTAGE	32
DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	1.370
NET (# LOTS/LOT AREA)	3.396
MINIMUM LOT SIZE	
80' FRONTAGE	10,400 SF
90' FRONTAGE	11,700 SF
SETBACKS	
FRONT YARD (FROM R/W)	80' 25'
REAR YARD	25' 30'
SIDE YARD	30' 8'

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE

BENCH MARKS
SOURCE
FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENT 04-0087. ELEV.=998.117 (NAVD 88)

UNION COUNTY BM
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)

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

BM#10
RAILROAD SPIKE SET IN THE NORTH SIDE OF POWER POLE, 25'± SOUTH OF THE CENTERLINE OF BROCK ROAD OPPOSITE RESIDENCE #8140.
ELEV.=994.43 (NAVD 88)

BM#11
RAILROAD SPIKE SET IN THE NORTH SIDE OF POWER POLE, 25'± SOUTH OF THE CENTERLINE OF BROCK ROAD IN FRONT OF RESIDENCE #7989.
ELEV.=989.62 (NAVD 88)

BM#12
RAILROAD SPIKE SET IN NORTH SIDE OF POWER POLE ON THE SOUTHEAST CORNER OF HYLAND-CROY ROAD AND BROCK ROAD.
ELEV.=996.56 (NAVD 88)

BM#13
PK NAIL SET IN NORTH SIDE OF POWER POLE ON THE SOUTH SIDE OF WELLS ROAD, 100'± EAST OF GPS CONTROL POINT #50227.
ELEV.=970.58 (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 EXISTING WOODED AREA AND VACANT PARCEL THAT HAVE BEEN LEFT FALLOW. THE TRIBUTARY AREAS FOR THIS STUDY ACCUMULATE AND DISCHARGE TO THE NORTHERN STREAM.

PROPOSED POND
PROPOSED RETENTION POND P-118 & EXISTING P-117 WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES. POND 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. OHC000005.

FLOODPLAIN
THE 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 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.

ZONING
ZONED PUD AS PART OF THE JEROME VILLAGE DEVELOPMENT APPROVED BY JEROME TOWNSHIP, APRIL 23, 2007. MODIFIED NOVEMBER 11, 2013 TO ADD GPN-8 & RYAN PARKWAY PHASE 2, MODIFIED JULY 2, 2018 TO ADD RYAN PARKWAY PHASE 3 & GPN-11.

VARIANCE
PREVIOUSLY GRANTED
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.
REQUESTED
1. VARIANCE FROM THE UNION COUNTY ENGINEER'S TECHNICAL DESIGN STANDARDS, SECTION 103 DESIGN STANDARDS FOR CUL-DE-SAC STREETS, MAXIMUM LENGTH OF 10 TIMES AVERAGE LOT FRONTAGE.

STANDARD DRAWINGS

THE FOLLOWING STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

ODOT	UNION COUNTY	CITY OF MARYSVILLE	CITY OF COLUMBUS
BP-3.1	DWG. NO. 9	WTR-03	2319
CB-1.1		WTR-04	
CB-1.2		WTR-06	
CB-1.3		WTR-18	
CB-2.1		WTR-22	
CB-2.2		WTR-23	
HW-1.1		WTR-25	
MH-1.2		WTR-26	
		WTR-27	



SHEET INDEX

1	COVER SHEET
2	TYPICAL SECTION & DETAILS
3-5	PRELIMINARY PLAT
6	COMPOSITE UTILITY PLAN
7-11	PRELIMINARY STREET PLAN & PROFILE
12	EXISTING CONDITIONS PLAN
13	COMPOSITE PRELIMINARY GRADING PLAN
14-16	PRELIMINARY GRADING & EROSION & SEDIMENT CONTROL PLAN
17	STORMWATER MANAGEMENT PLAN

SURVEY DATA

DESCRIPTION	EXISTING PARCEL ID NUMBER	BOUNDARY SURVEY DATE
ROYCE	1700110160000	6/14/2018
RIEPEHOFF	1700110120000	2/01/2018

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

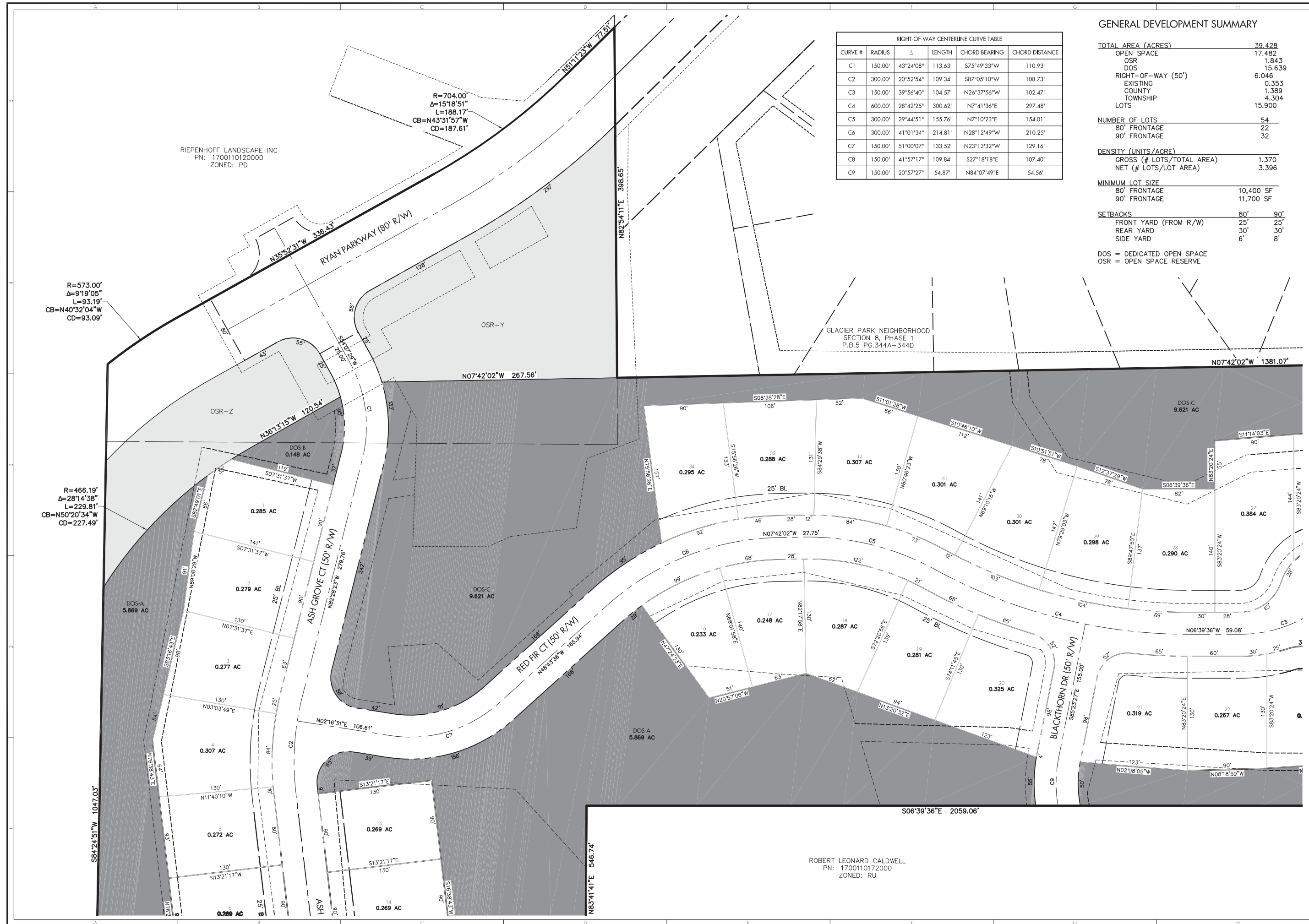
JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD
SECTION 11
COVER SHEET

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18015
DATE: NOVEMBER, 2018
SCALE: HORIZONTAL: 1" = 250'
VERTICAL: N/A
SHEET NO.: 1/17



RIEPENHOFF LANDSCAPE INC
PN: 1700110120000
ZONED: PD

R=573.00'
Δ=9°19'05"
L=93.19'
CB=N40°32'04"W
CD=93.09'

R=466.19'
Δ=28°14'38"
L=229.81'
CB=N50°20'34"W
CD=227.49'

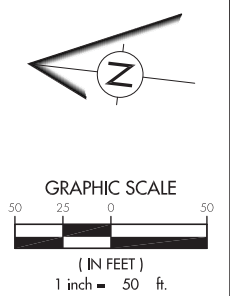
R=704.00'
Δ=15°18'51"
L=188.17'
CB=N43°31'57"W
CD=187.61'

RIGHT-OF-WAY CENTERLINE CURVE TABLE

CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	150.00'	43°24'08"	113.63'	S75°49'33"W	110.93'
C2	300.00'	20°52'54"	109.34'	S87°05'10"W	108.73'
C3	150.00'	39°56'40"	104.57'	N26°37'56"W	102.47'
C4	600.00'	28°42'25"	300.62'	N7°41'36"E	297.48'
C5	300.00'	29°44'51"	155.76'	N7°10'23"E	154.01'
C6	300.00'	41°01'34"	214.81'	N28°12'49"W	210.25'
C7	150.00'	51°00'07"	133.52'	N23°13'32"W	129.16'
C8	150.00'	41°57'17"	109.84'	S27°18'18"E	107.40'
C9	150.00'	20°57'27"	54.87'	N84°07'49"E	54.56'

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	39.428
OPEN SPACE	17.482
OSR	1.843
DOS	15.639
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90' FRONTAGE	32
DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	1.370
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MINIMUM LOT SIZE	
80' FRONTAGE	10,400 SF
90' FRONTAGE	11,700 SF
SETBACKS	
FRONT YARD (FROM R/W)	80' 90'
REAR YARD	25' 25'
SIDE YARD	30' 30'
	6' 8'
DOS = DEDICATED OPEN SPACE	
OSR = OPEN SPACE RESERVE	



CHANGE ORDER SCHEDULE

#	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1055 | E: info@terreinevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 11

PRELIMINARY PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

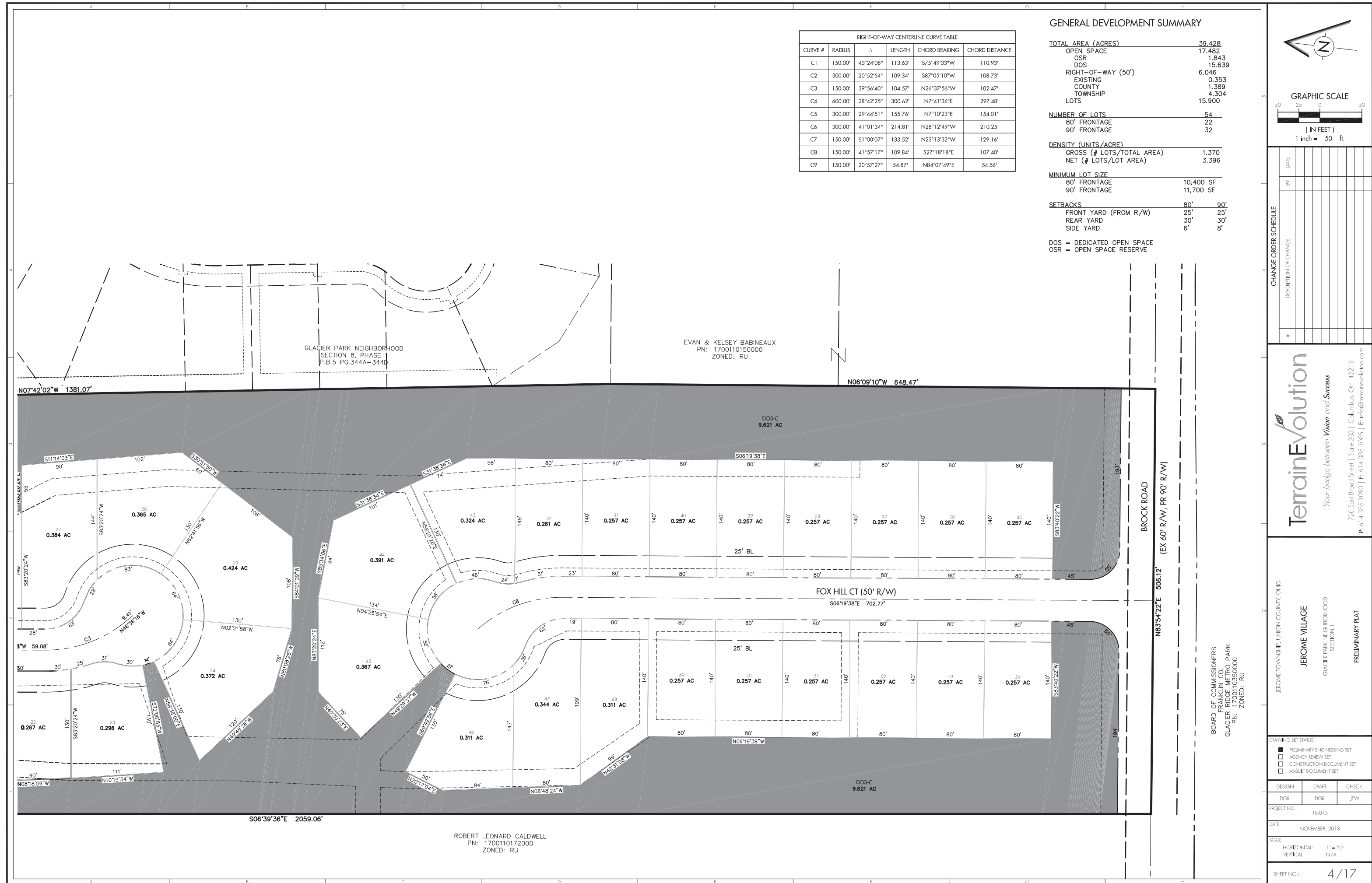
PROJECT NO.: 18015

DATE: NOVEMBER, 2018

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

SHEET NO.: 3/17

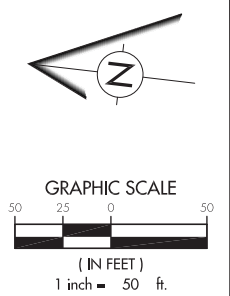
ROBERT LEONARD CALDWELL
PN: 1700110172000
ZONED: RU



RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	150.00'	43°24'08"	113.63'	S75°49'33"W	110.93'
C2	300.00'	20°52'54"	109.34'	S87°05'10"W	108.73'
C3	150.00'	39°56'40"	104.57'	N26°37'56"W	102.47'
C4	600.00'	28°42'25"	300.62'	N7°41'36"E	297.48'
C5	300.00'	29°44'51"	155.76'	N7°10'23"E	154.01'
C6	300.00'	41°01'34"	214.81'	N28°12'49"W	210.25'
C7	150.00'	51°00'07"	133.52'	N23°13'32"W	129.16'
C8	150.00'	41°57'17"	109.84'	S27°18'18"E	107.40'
C9	150.00'	20°57'27"	54.87'	N84°07'49"E	54.56'

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	39.428
OPEN SPACE	17.482
OSR	1.843
DOS	15.639
RIGHT-OF-WAY (50')	6.046
EXISTING COUNTY TOWNSHIP LOTS	0.353
	1.389
	4.304
	15.900
NUMBER OF LOTS	54
80' FRONTAGE	22
90' FRONTAGE	32
DENSITY (UNITS/ACRE)	1.370
GROSS (# LOTS/TOTAL AREA)	1.370
NET (# LOTS/LOT AREA)	3.396
MINIMUM LOT SIZE	
80' FRONTAGE	10,400 SF
90' FRONTAGE	11,700 SF
SETBACKS	80' 90'
FRONT YARD (FROM R/W)	25' 25'
REAR YARD	30' 30'
SIDE YARD	6' 8'
DOS = DEDICATED OPEN SPACE	
OSR = OPEN SPACE RESERVE	



#	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
 Your bridge between Vision and Success
 720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

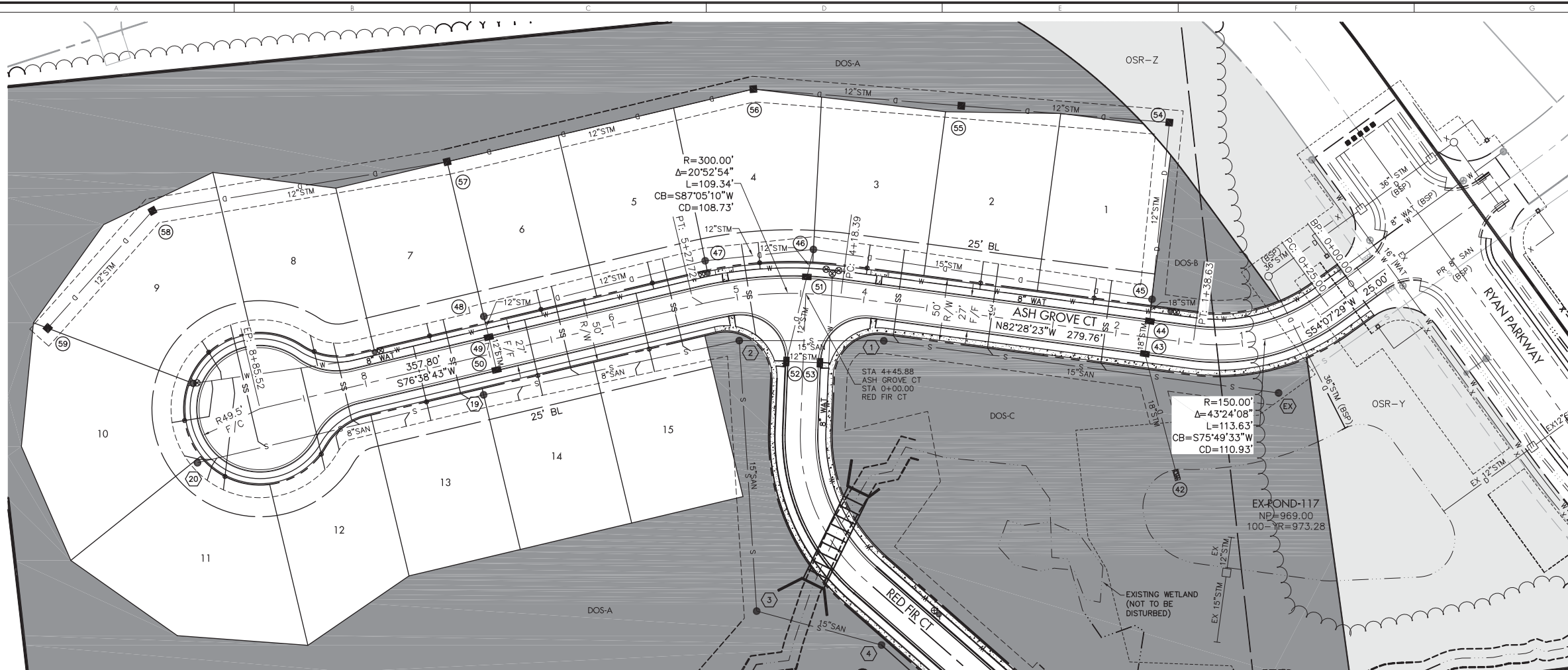
JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
 GLACIER PARK NEIGHBORHOOD SECTION 11
PRELIMINARY PLAT

BOARD OF COMMISSIONERS
 FRANKLIN CO.
 GLACIER RIDGE METRO PARK
 PN: 1700110350000
 ZONED: RU

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.:	18015	
DATE:	NOVEMBER, 2018	
SCALE:	HORIZONTAL: 1" = 50' VERTICAL: N/A	
SHEET NO.:	4/17	

ROBERT LEONARD CALDWELL
 PN: 1700110172000
 ZONED: RU



LEGEND

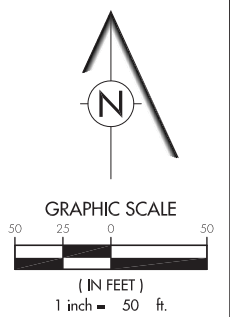
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- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- TELEPHONE

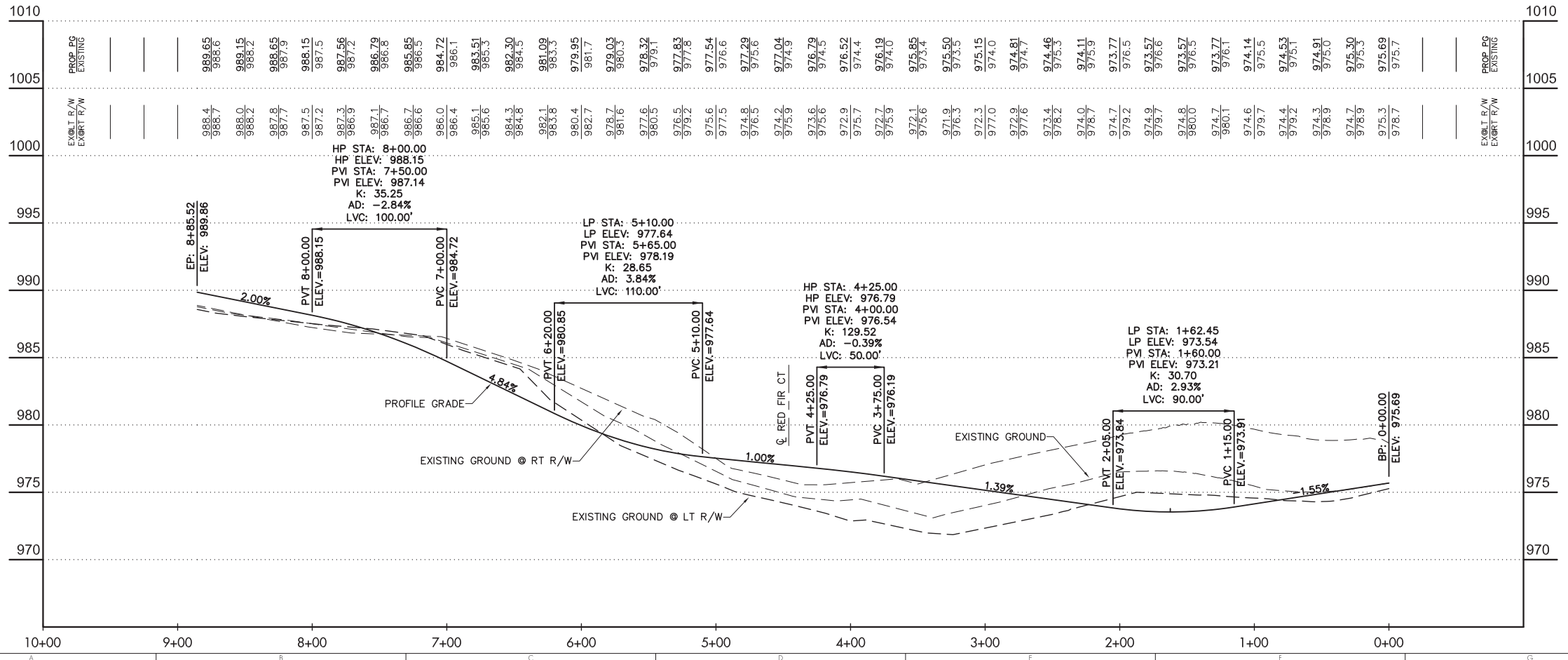
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- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER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

ODOT 203 FILL
 COMPACTED GRANULAR BACKFILL
 DEDICATED OPEN SPACE
 OPEN SPACE RESERVE
 SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER



DATE	DESCRIPTION OF CHANGE



TerrainEvolution

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
 GLACIER PARK NEIGHBORHOOD
 SECTION 11

PRELIMINARY STREET PLAN & PROFILE
 ASH GROVE COURT

DRAWING SET STATUS:

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

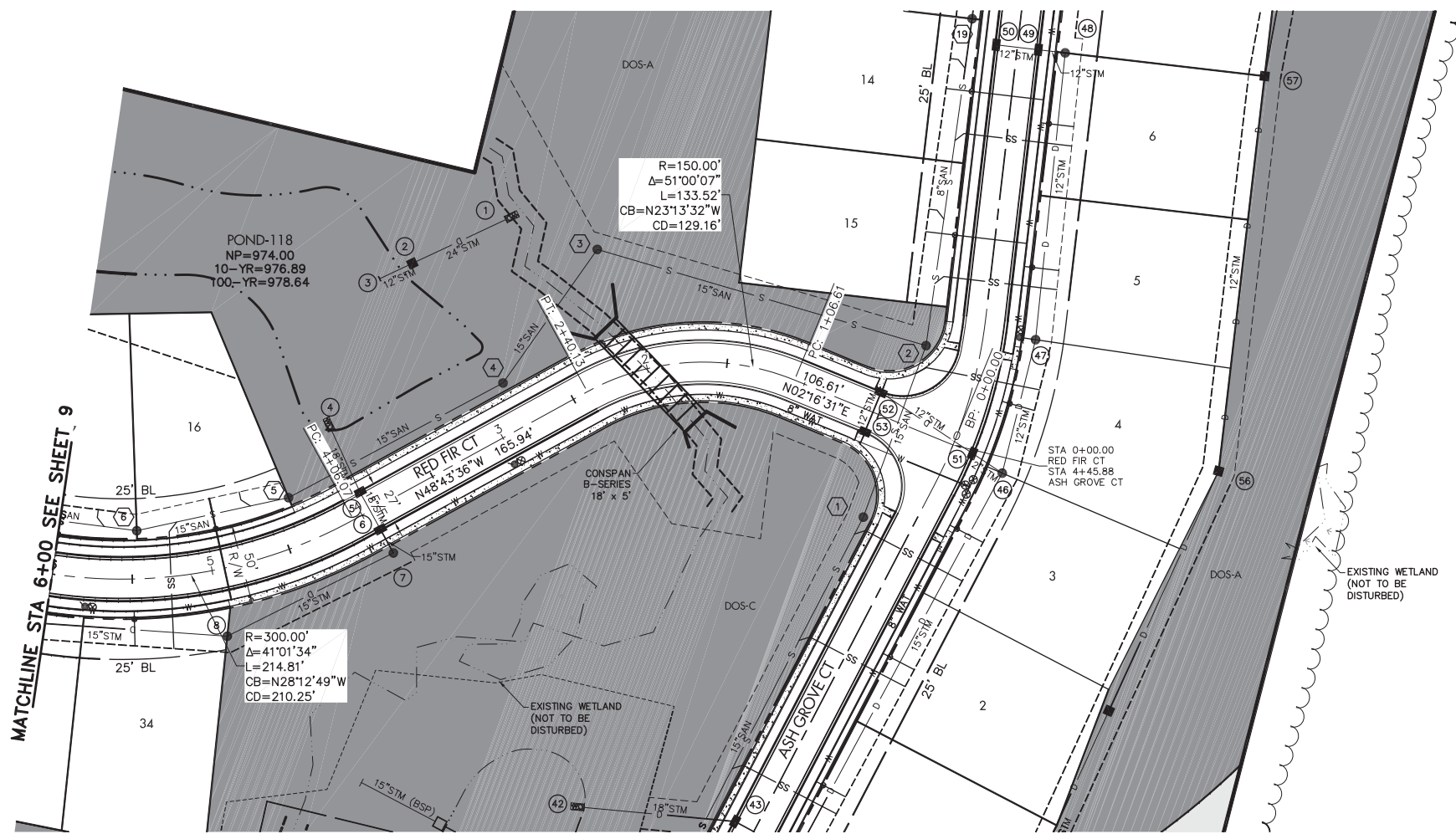
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 184015

DATE: NOVEMBER, 2018

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

SHEET NO.: 7/17



LEGEND

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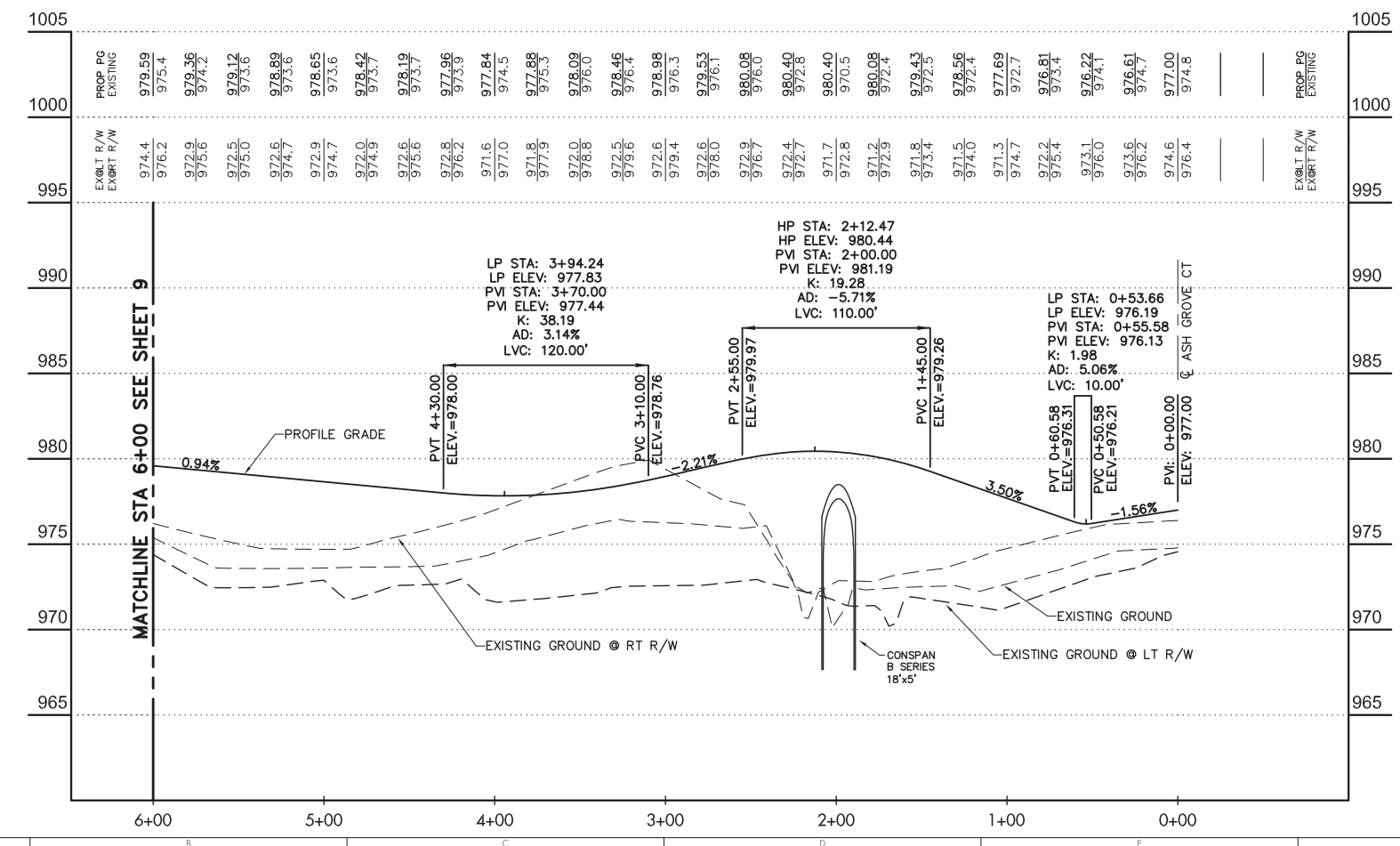
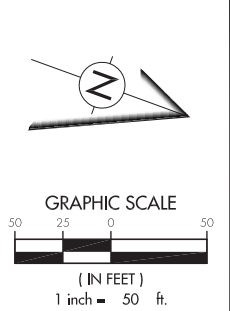
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- TELEPHONE

PROPOSED:

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

Materials:

- ODOT 203 FILL
- COMPACTED GRANULAR BACKFILL
- DEDICATED OPEN SPACE
- OPEN SPACE RESERVE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER



DATE	BY	DESCRIPTION OF CHANGE

TerrainEvolution
 Your bridge between Vision and Success

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
 GLACIER PARK NEIGHBORHOOD
 SECTION 111

PRELIMINARY STREET PLAN & PROFILE
 RED FIR COURT

DRAWING SET STATUS:

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

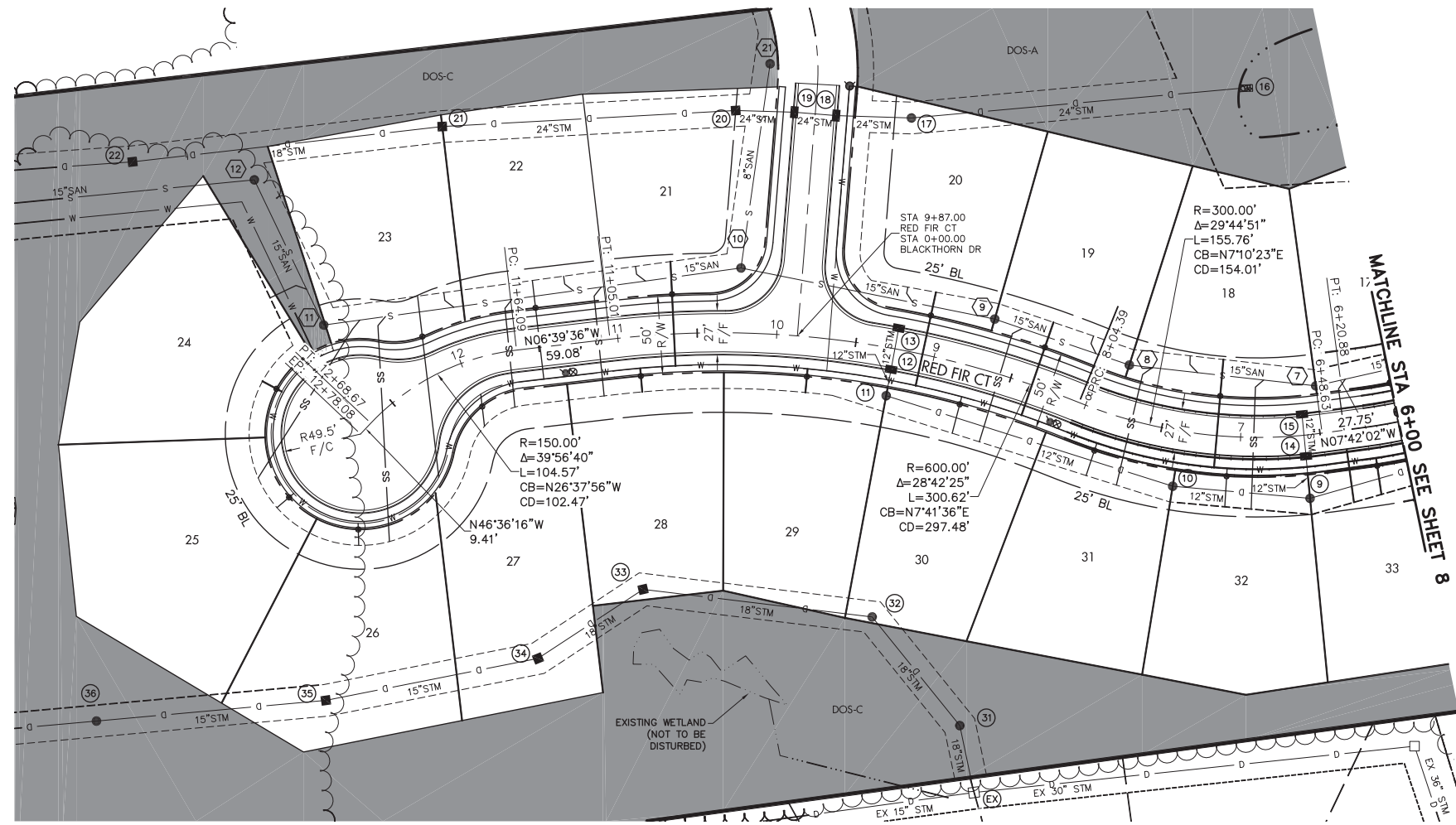
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18415

DATE: NOVEMBER, 2018

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

SHEET NO.: 8/17



LEGEND

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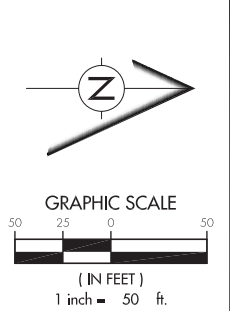
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- TELEPHONE

PROPOSED:

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

Material Symbols:

- ODOT 203 FILL
- COMPACTED GRANULAR BACKFILL
- DEDICATED OPEN SPACE
- OPEN SPACE RESERVE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

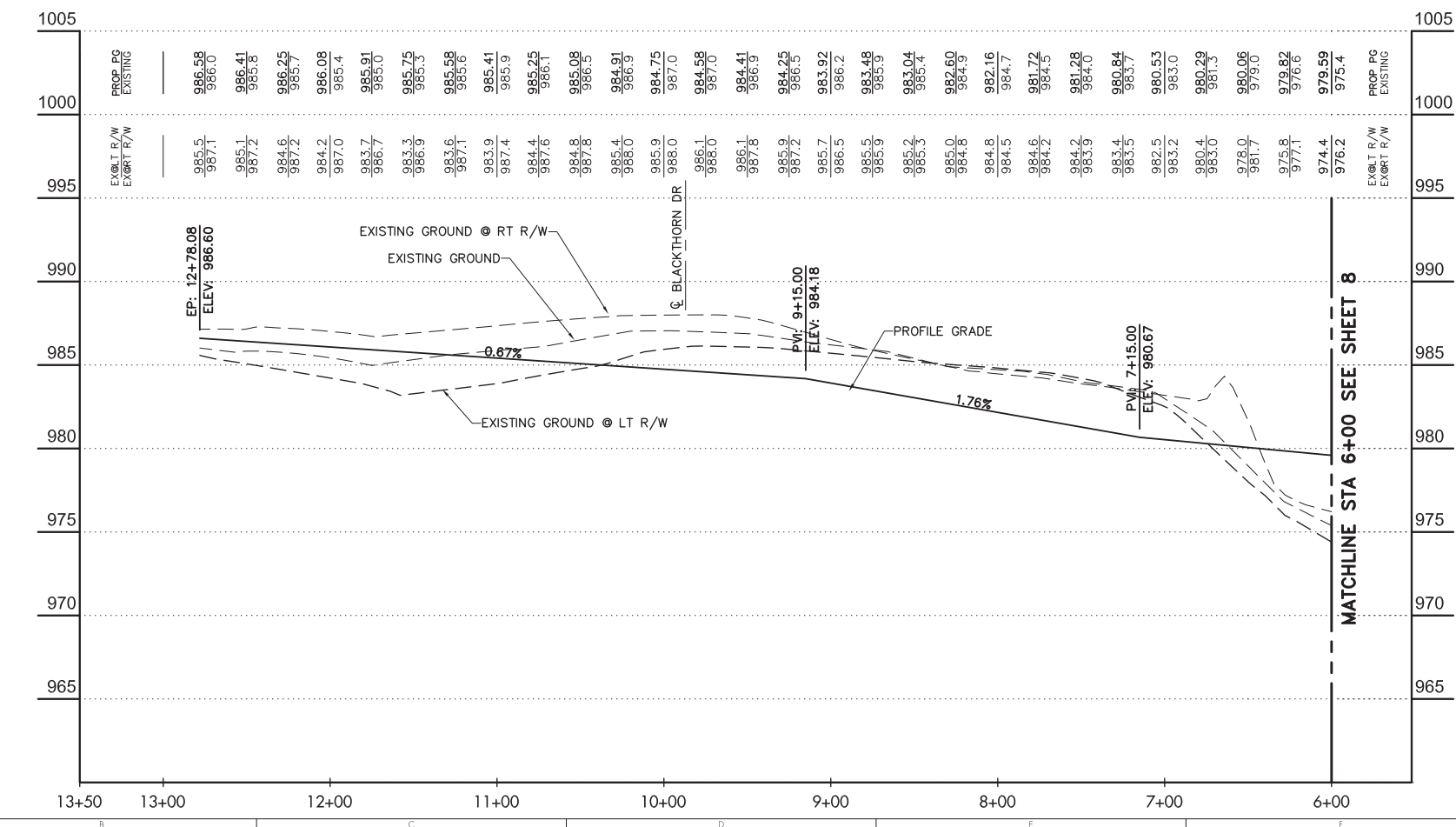


CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
 Your bridge between Vision and Success

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
 GLACIER PARK NEIGHBORHOOD
 SECTION 11

PRELIMINARY STREET PLAN & PROFILE
RED FIR COURT

DRAWING SET STATUS:

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

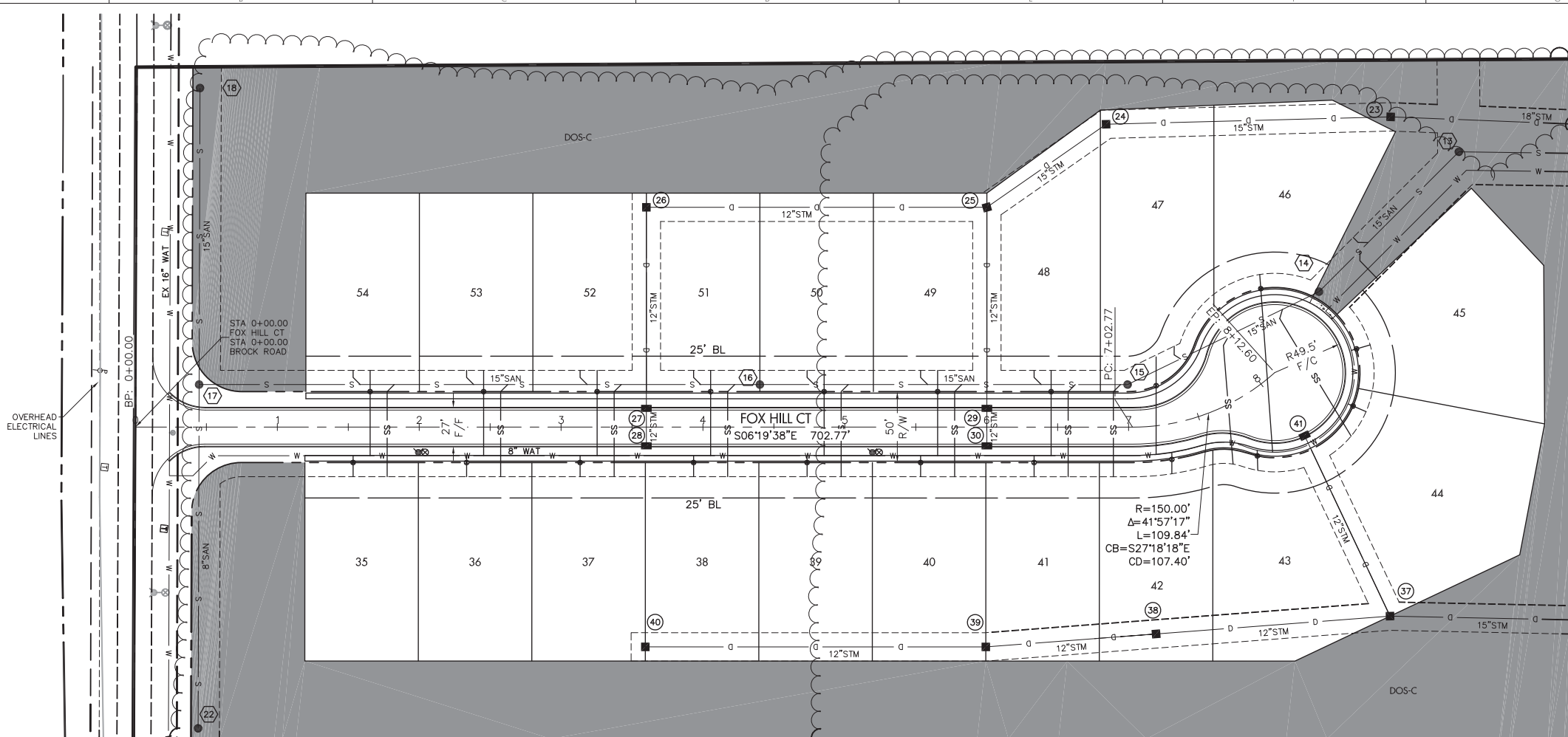
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-015

DATE: NOVEMBER, 2018

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

SHEET NO.: 9/17



LEGEND

EXISTING:

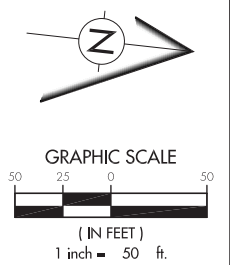
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- TELEPHONE

PROPOSED:

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

Materials:

- ODOT 203 FILL
- COMPACTED GRANULAR BACKFILL
- DEDICATED OPEN SPACE
- OPEN SPACE RESERVE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

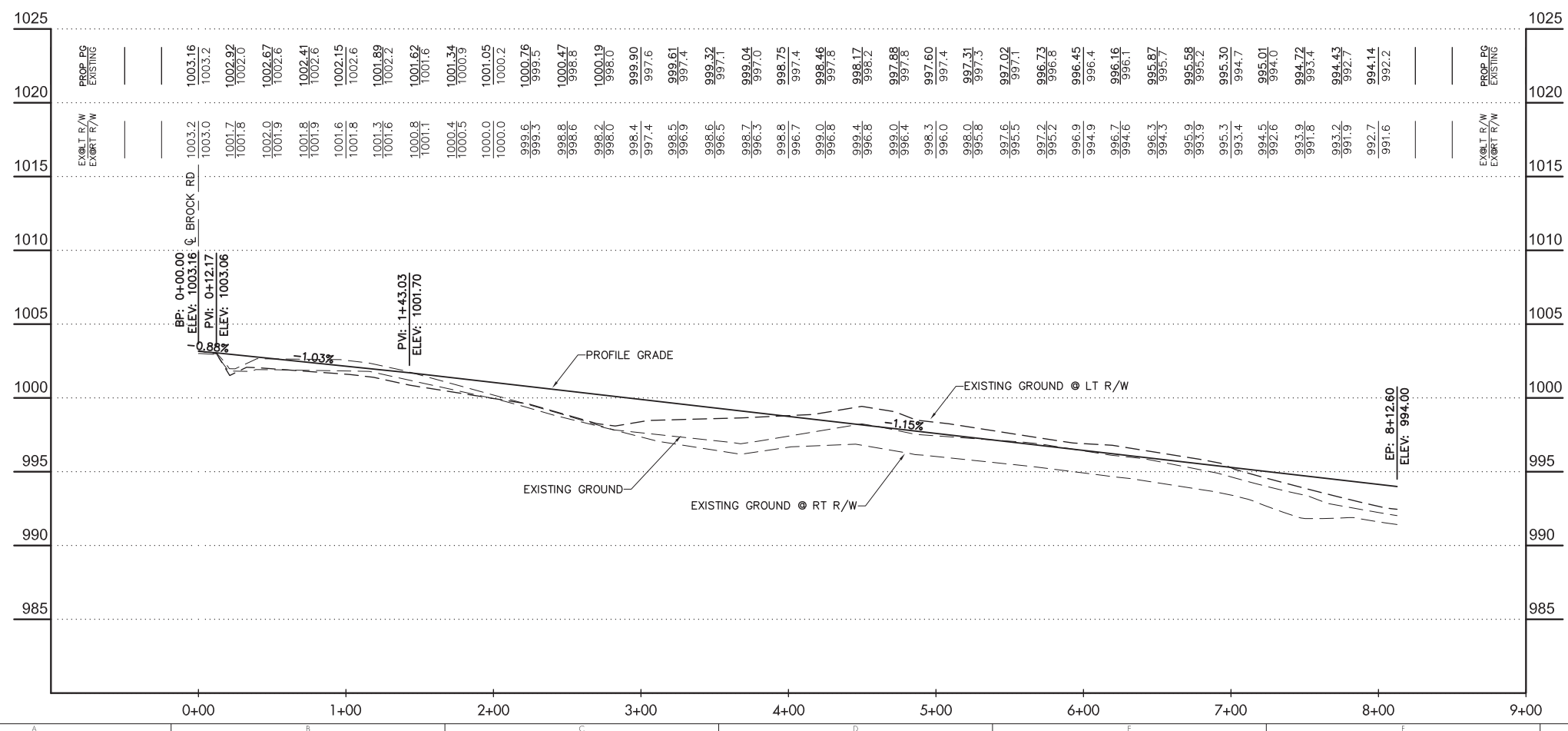


CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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Your bridge between Vision and Success

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD
SECTION 111

PRELIMINARY STREET PLAN & PROFILE
FOX HILL COURT

DRAWING SET STATUS:

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

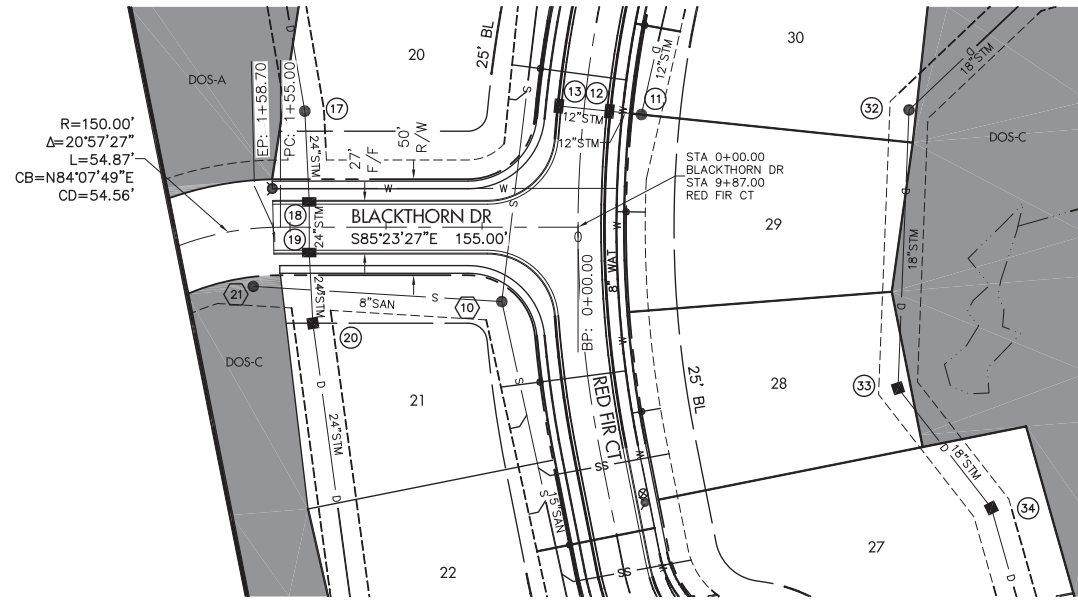
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18015

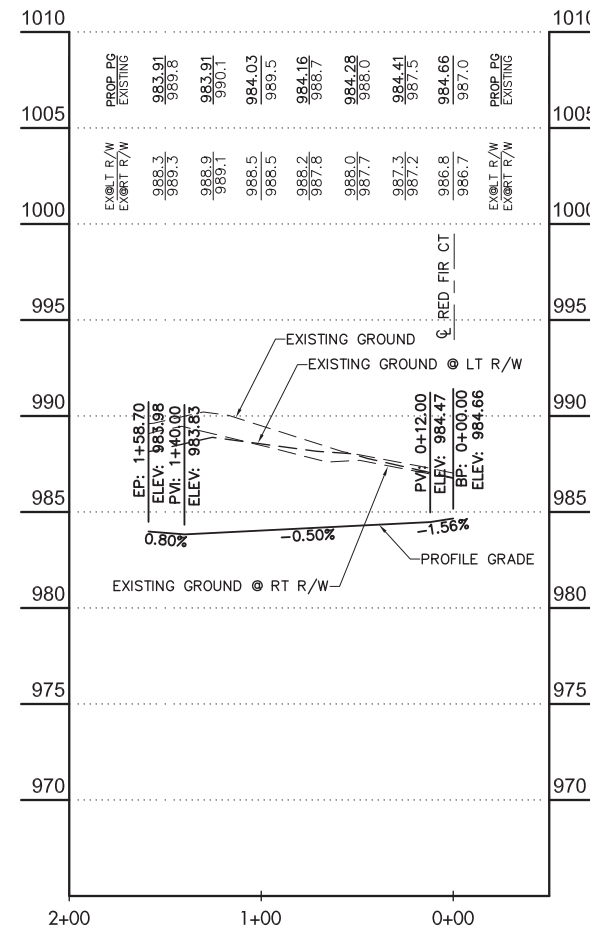
DATE: NOVEMBER, 2018

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

SHEET NO.: 10/17



R=150.00'
 A=20°57'27\"/>



LEGEND

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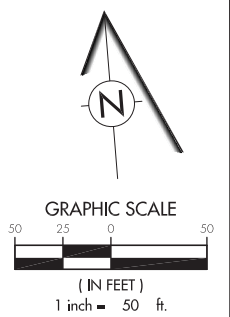
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- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- TELEPHONE

PROPOSED:

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

Materials:

- ODOT 203 FILL
- COMPACTED GRANULAR BACKFILL
- DEDICATED OPEN SPACE
- OPEN SPACE RESERVE
- SIDEWALK TO BE INSTALLED BY DEVELOPER, ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER



CHANGE ORDER SCHEDULE	BY	DATE

Your bridge between Vision and Success

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JEROME VILLAGE
 GLACIER PARK NEIGHBORHOOD
 SECTION 111

JEROME TOWNSHIP, UNION COUNTY, OHIO

**PRELIMINARY STREET PLAN & PROFILE
 BLACKTHORN 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.: 18015

DATE: NOVEMBER, 2018

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

SHEET NO.: 11 / 17

LEGEND

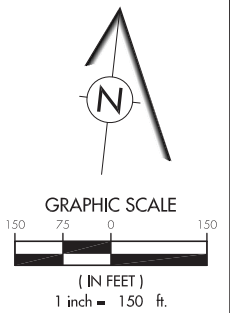
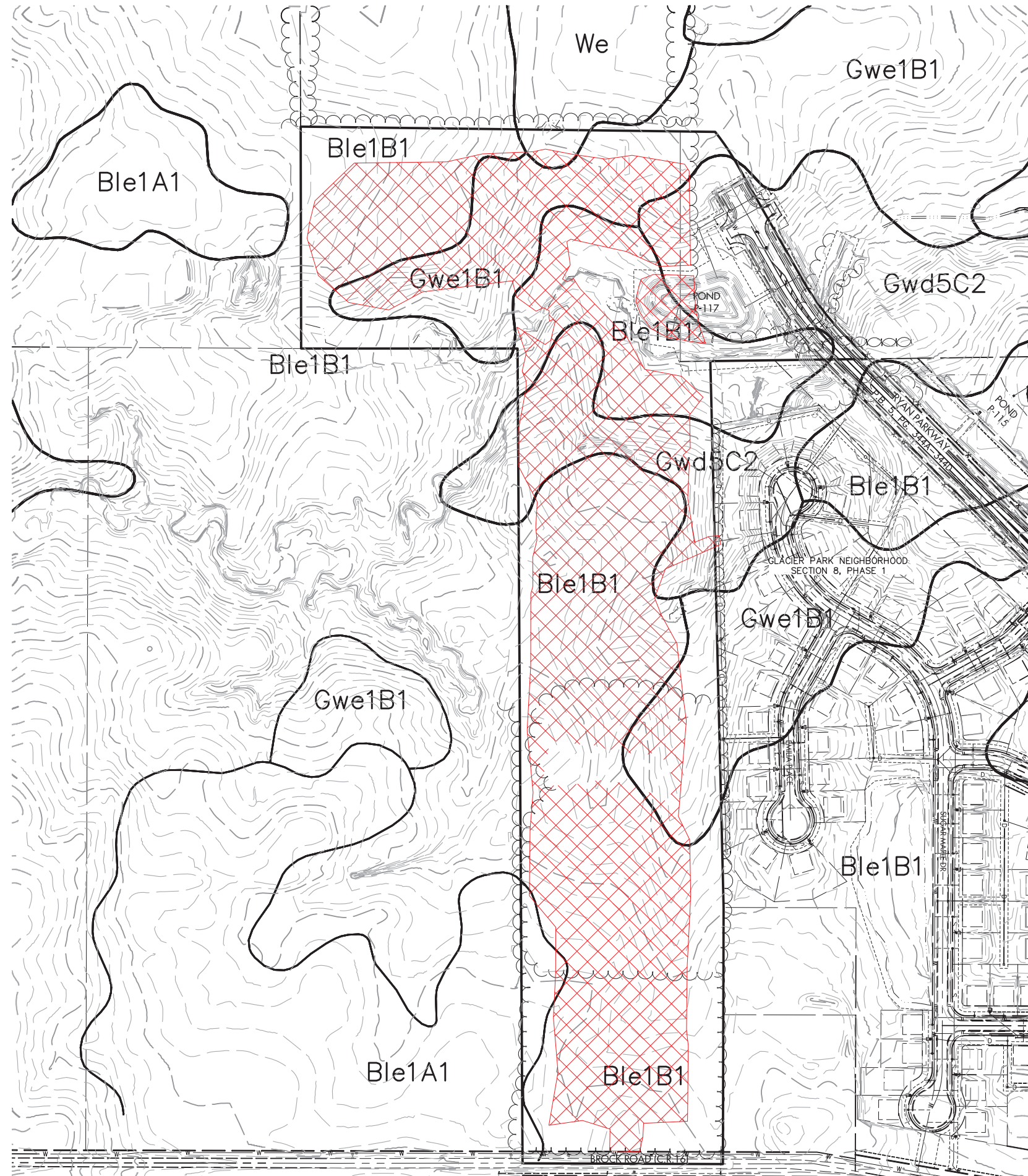
- EXISTING:
RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- SOILS BOUNDARY PER-USDA
- TREE LINE

- BeB SOILS TYPE
- WETLANDS

NOTE:
TOPOGRAPHIC SURVEY PERFORMED BY AMERICAN LAND SURVEYORS. EXISTING UTILITIES LOCATED OR SHOWN BY FIELD EVIDENCE, O.U.P.S. FIELD LOCATION/RECORD PLANS.

- SOILS**
- Ble1A1 BLOUNT SILT LOAM, END MORAINES
0 TO 2 PERCENT SLOPES
 - Ble1B1 BLOUNT SILT LOAM, END MORAINES
2 TO 4 PERCENT SLOPES
 - Gwd5C2 GLYNWOOD CLAY LOAM
6 TO 12 PERCENT SLOPES, ERODED
 - Gwe1B1 GLYNWOOD SILT LOAM, END MORAINES
2 TO 6 PERCENT SLOPES
 - We WETZEL SILTY CLAY LOAM

- TREES/BRUSH TO BE CLEARED



#	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

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P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevaluation.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

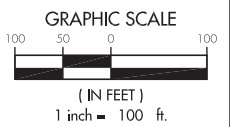
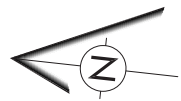
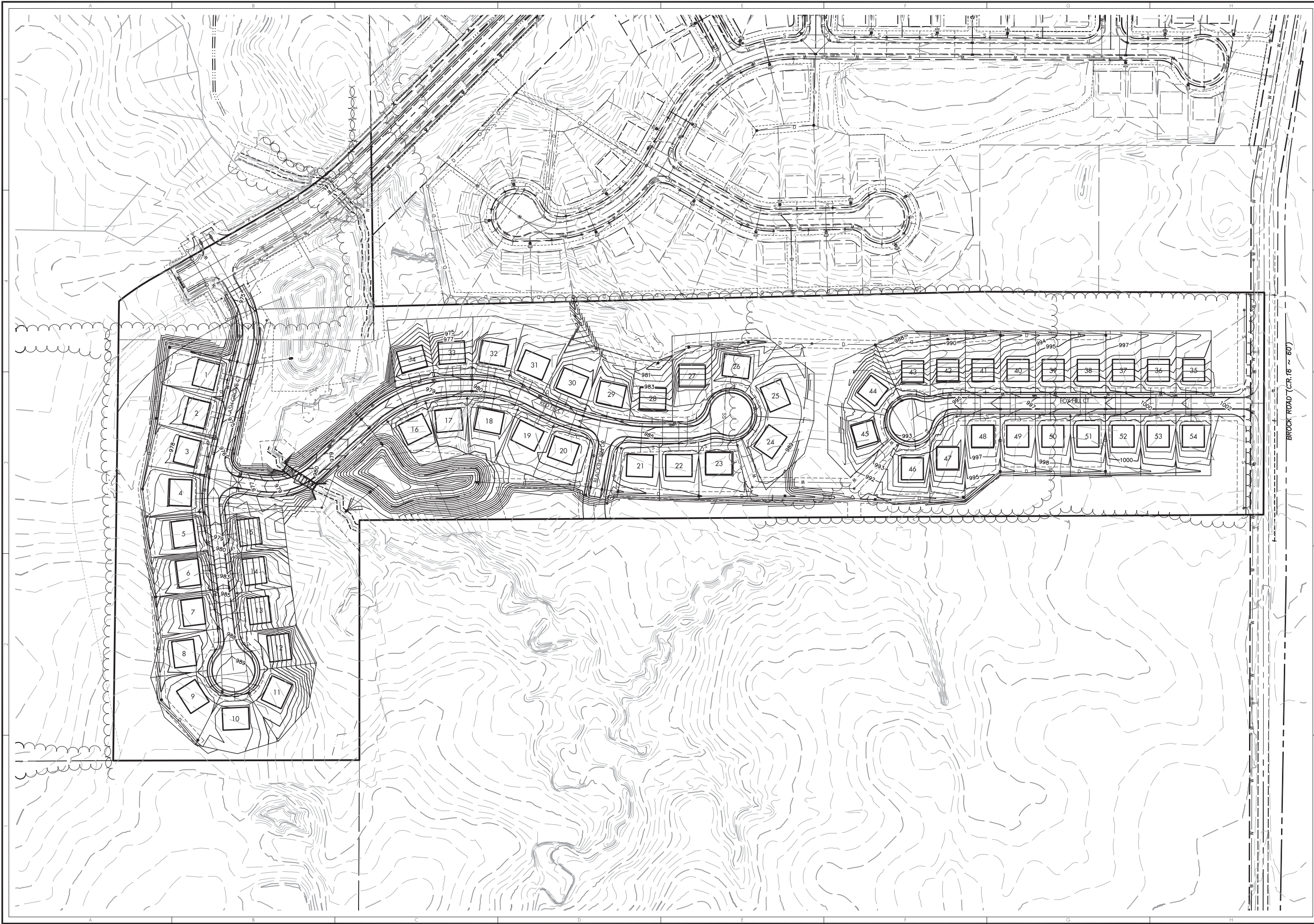
JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD SECTION 11

EXISTING CONDITIONS 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.:	18-015	
DATE:	NOVEMBER, 2018	
SCALE:	HORIZONTAL: 1" = 150'	
	VERTICAL: N/A	
SHEET NO.:	12 / 17	



#	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: 614.385.1055 | E: info@terrainevolution.com

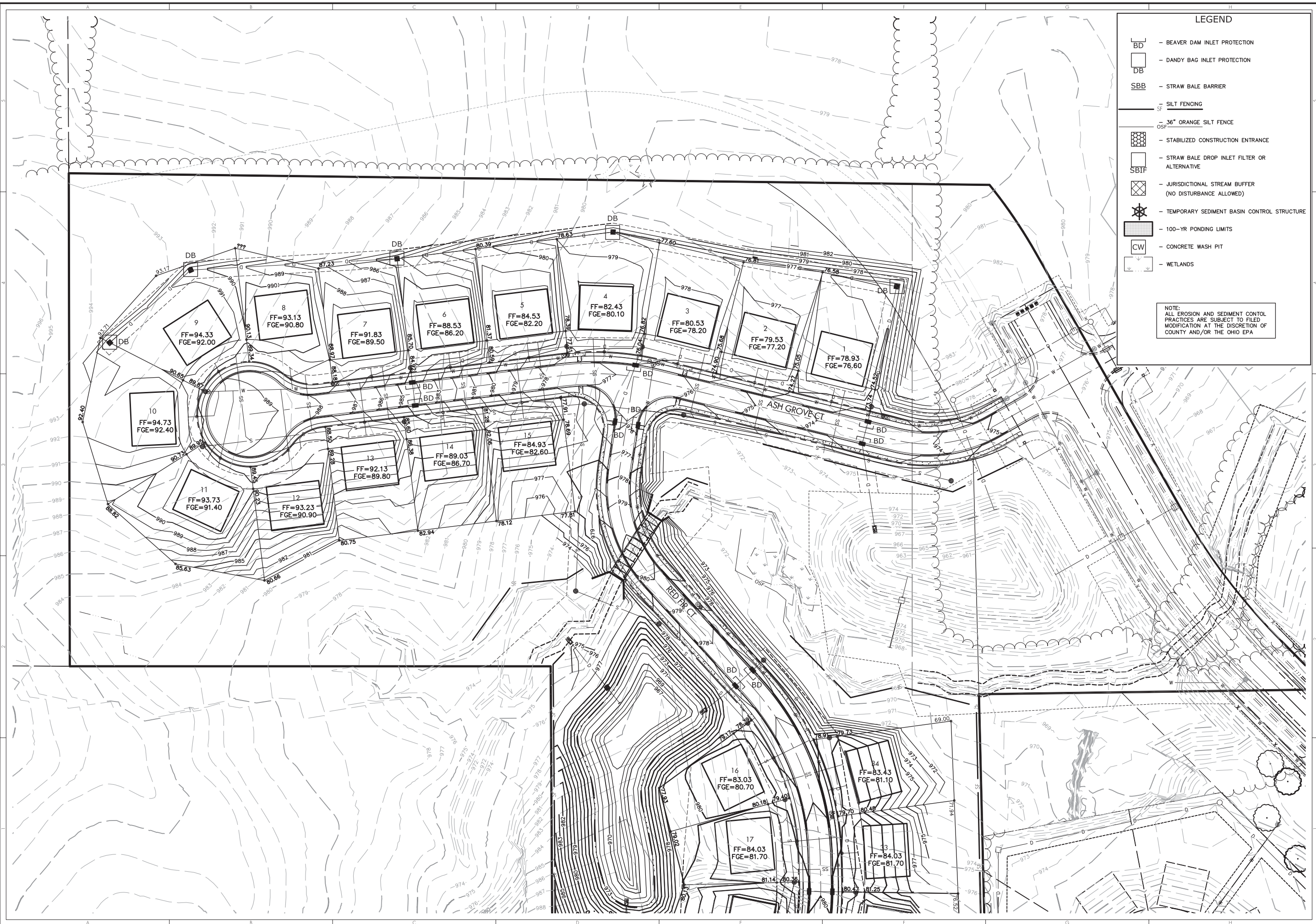
JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
 GLACIER PARK NEIGHBORHOOD
 SECTION 11
COMPOSITE PRELIMINARY GRADING PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 18-015		
DATE: NOVEMBER, 2018		
SCALE: HORIZONTAL: 1" = 100' VERTICAL: N/A		
SHEET NO.: 13/17		

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LEGEND

- BD - BEAVER DAM INLET PROTECTION
- DB - DANDY BAG INLET PROTECTION
- SBB - STRAW BALE BARRIER
- SF - SILT FENCING
- OSF - 36" ORANGE SILT FENCE
- [Grid] - STABILIZED CONSTRUCTION ENTRANCE
- SBIF - STRAW BALE DROP INLET FILTER OR ALTERNATIVE
- [X] - JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- [Star] - TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- [Shaded] - 100-YR PONDING LIMITS
- CW - CONCRETE WASH PIT
- [Wavy] - WETLANDS

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

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

#	BY	DATE	DESCRIPTION OF CHANGE

TerrainEvolution

Your bridge between Vision and Success

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JEROME VILLAGE
 GLACIER PARK NEIGHBORHOOD
 SECTION 11

**PRELIMINARY GRADING &
 EROSION & SEDIMENT CONTROL PLAN**

DRAWING SET STATUS:

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

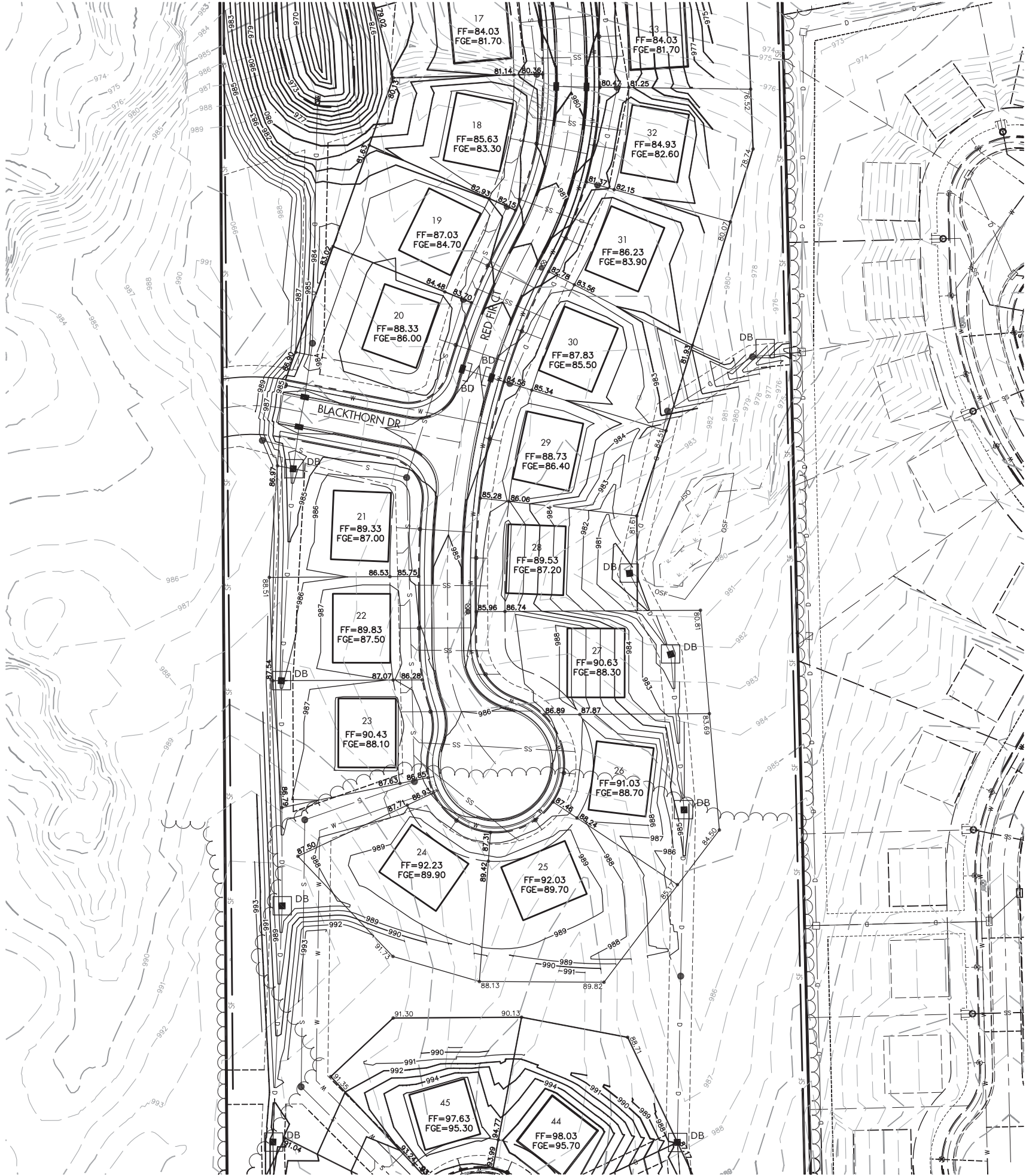
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18015

DATE: NOVEMBER, 2018

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

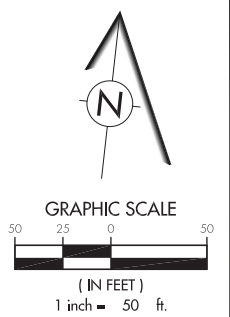
SHEET NO.: 14/17



LEGEND

	BEAVER DAM INLET PROTECTION
	DANDY BAG INLET PROTECTION
	STRAW BALE BARRIER
	SILT FENCING
	36" ORANGE SILT FENCE
	STABILIZED CONSTRUCTION ENTRANCE
	STRAW BALE DROP INLET FILTER OR ALTERNATIVE
	JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
	TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
	100-YR PONDING LIMITS
	CONCRETE WASH PIT
	WETLANDS

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



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: 614.385.1055 | E: info@terrainevolution.com

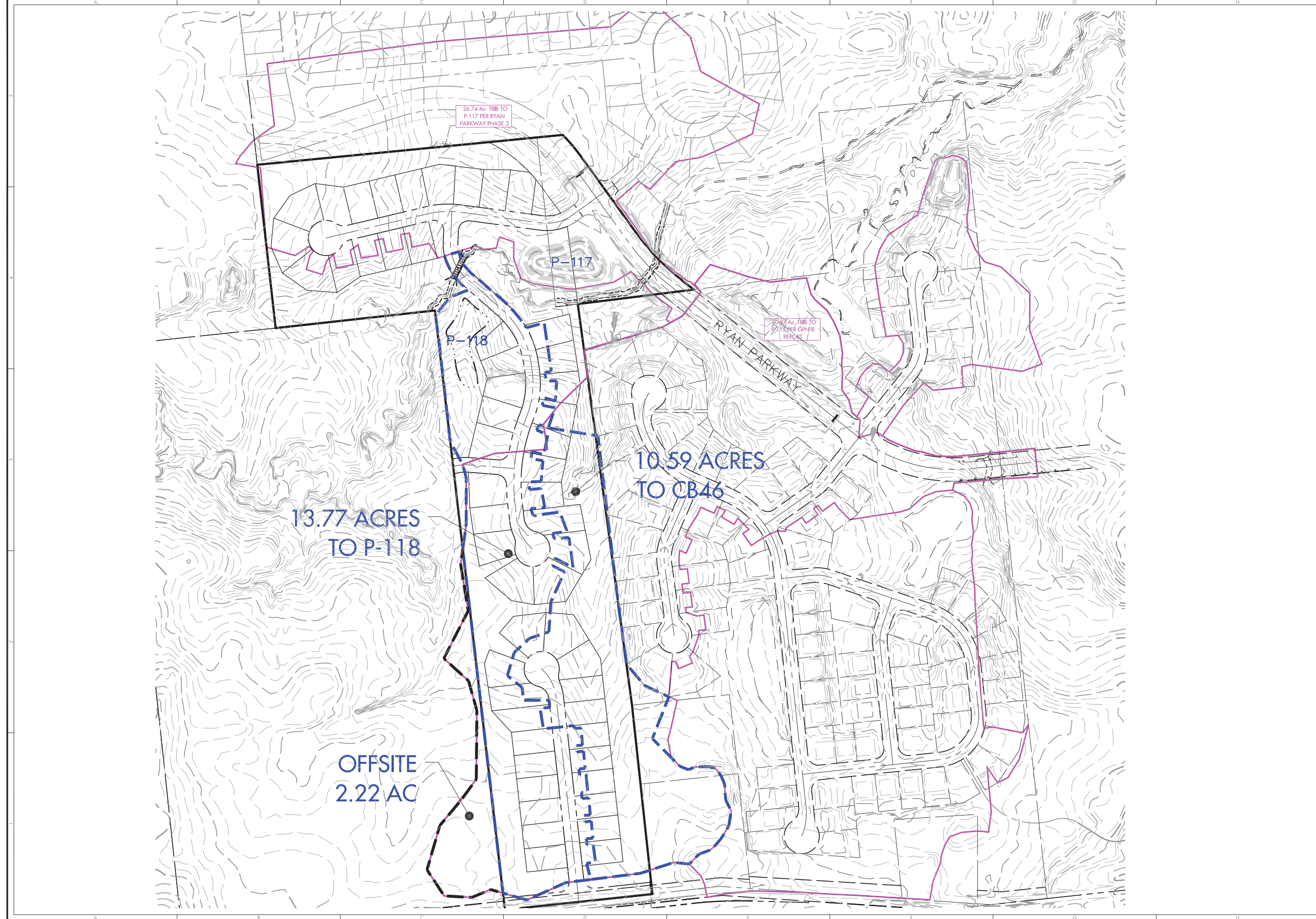
JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD
SECTION 11

PRELIMINARY GRADING & EROSION & SEDIMENT CONTROL 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.:	18015	
DATE:	NOVEMBER, 2018	
SCALE:	HORIZONTAL: 1" = 50' VERTICAL: N/A	
SHEET NO.:	15/17	



GRAPHIC SCALE

 (IN FEET)
 1 inch = 150 ft.

#	DESCRIPTION OF CHANGE	BY	DATE

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
 GLACIER PARK NEIGHBORHOOD
 SECTION 11
POST DEVELOPMENT

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18015

DATE: NOVEMBER, 2018

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

SHEET NO.: 17/17

11/17/2018 10:00:00 AM C:\Users\dgr\Documents\18015\18015.dwg by dgr on 11/20/2018 @ 11:23:09 AM © Terrain Evolution, Inc.

November 20, 2018

Mr. Bill Narducci
Assistant County Engineer
Union County Engineer
233 West Sixth Street
Marysville, Ohio 43040

Re: Glacier Park Neighborhood Section 11- Variance #1

Mr. Narducci,

Terrain Evolution on behalf of Jerome Village Company, LLC. is requesting a variance to Union County Engineer's Technical Design Standards, Section 103 Design Standards for Cul-de-Sac Streets, Maximum Length of 10 times average lot frontage. It appears the intent of this standard is to restrict the number of lots on no outlet streets.

We request that the Cul-de-Sac on the South side of the project (Fox Hill Court) which is accessed off Brock Road be allowed to be 820'+/- which exceeds the standard by 20'+/- with 80' average lot widths. This road will load 20 single family lots at 80' which in our opinion meets the intent of the Standard.

Please feel free to contact me regarding these requests or if you have any other questions a (614) 385-1092 or jwollenberg@terrainevolution.com.

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager

October 17, 2018

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

RE: Glacier Park Neighborhood Section 11 (GPN-11) 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-11. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soils are mostly in a wooded area within Designated Openspace (DOS) which is to remain undeveloped. A portion of the Wetzel Soils encroach on the rear of a few lots. In this case, 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

November 20, 2018

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

RE: Glacier Park Neighborhood Section 11 (GPN-11) Preliminary Plat ~ Resubmittal

Mr. Bodenmiller,

Terrain Evolution, as the agent for Jerome Village Company, is submitting an updated GPN-11 to the LUC Regional Planning Commission for consideration.

The main change to the plan set is that we added a stub road to the Caldwell Property named Blackthorn Drive. This stub will currently have no units fronting it but could have two lots with driveways on it and side load garages. The alignment of Red Fir Court, Fox Hill Court and Ash Grove Court remain the same as the previous submittal.

To help the commission in its review, we offer the following summary of changes to the plan set.

1. Sheet 1 – Added the Development Summary and updated the plan view to include the new stub street.
2. Sheet 5 – Lots 16-36 were redistributed to allow for the stub street. Two of the lots were 90 ft lots are reduced to 85 ft lots.
3. Sheets 6-11 – Incorporated changes to the Utility layout as a result of the lot shift and added stub road.
4. Sheets 13-16 – Adjusted grading illustrated as a result of the Lot line shift.

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

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager



**County Engineer
Environmental Engineer
Building Department**

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

Marysville Operations Facility

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

Richwood Outpost

190 Beatty Avenue
Richwood, Ohio 43344

December 5, 2018

Public Service with integrity

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

Re: Glacier Park Neighborhood, Section 11 – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on November 20, 2018. We recommend it be approved with the below modifications and recommendations. Items listed below should be addressed in the final construction drawings, or resolved as indicated.

1. A traffic impact study (TIS) has been submitted for this, and several other proposed development pods not accounted for in the Jerome Village Master TIS dated February, 2007. At a minimum, an eastbound left turn lane will be required on Brock Road to access Fox Hill Court. Further improvements or contributions towards improvements may be required pending the result of the TIS review.
2. The variance request to the Technical Design Standards for maximum cul-de-sac length has been approved by our office for Fox Hill Court.
3. Provide intersection site distance exhibits for access points to Ryan Parkway and Brock Road.
4. The light duty pavement composition shown on sheet 2 is less than the minimum allowed per our Technical Design Standards. The minimum pavement composition in the Technical Design Standards shall be used unless further pavement analysis information is provided.
5. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.
6. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
7. Provide a stormwater management report for review.
8. Provide detailed construction drawings to private utility providers.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

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

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

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

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Thursday, November 29, 2018 1:32 PM
To: Brad Bodenmiller
Cc: Kyle Hoyng
Subject: December LUC Comments

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Brad,

The City does not have any comments on the GPN-11 Preliminary Plat or the Waterford Estates lot combination.

Please let me know if you have any further questions.

Thanks!
Jeremy

--

Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

City of Marysville, Ohio

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





MEMO

November 29, 2018

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

RE.: Jerome Village, Glacier Park Neighborhood Section 11 (GPN-11) – Revised Preliminary Plat

Dear Brad,

I have reviewed the revised Preliminary Plat of Jerome Village Glacier Park Neighborhood Section 11 (GPN-11) as sent to our office on November 26, 2018. Upon review, the Preliminary Plat as refiled appears to comply with the intended development of the proposed zoning plan filed with the Township on April 23, 2018. The final Development Plan for GPN-11 was filed with the Township on October 22, 2018 and was to be presented to the Zoning Commission on November 26, 2018. However, because of the tabling at the LUC on November 8, 2018 the hearing for the Jerome Township Zoning Commission was rescheduled to December 11, 2018 and has now been rescheduled to January 28, 2019.

The layout of the Preliminary Plat looks very similar to that of the layout of the zoning plan that was presented to the Zoning Commission. While, this layout was not included in the Zoning Plan application filed by the developer, it was presented at the public hearing for the zoning plan as an alternate option.

As always, my review is limited solely to the issues relating to compliance with the approved zoning, such as the proposed lot count, lot sizes, setbacks, open space percentages, etc. and does not cover technical related issues such as traffic, access, or site engineering. As such the zoning office confirms that these criteria are within those proposed by the applicant and recommended by the Jerome Township Zoning Commission and approved by the Jerome Township Board of Trustees. Please feel free to contact me at your convenience with any questions you may have regarding this review or the pending Preliminary Plat Approval.

Based upon this review our office has **no objections** regarding the revised preliminary plat and has no concerns in regards to its pending approval.

Respectfully,

Mark Spagnuolo
Jerome Township Zoning Officer

Brad Bodenmiller

From: Matt Zarnosky <mzarnosky@ure.com>
Sent: Thursday, December 6, 2018 1:28 PM
To: Brad Bodenmiller
Cc: Kevin Gregory
Subject: RE: GPN-11

Brad,

URE has no further comments since the Nov 1 submittal.

Thanks,

Matt Zarnosky

COO / VP Engineering & Honda Affairs

Union Rural Electric Cooperative, Inc.

15461 US Route 36 | Marysville, Ohio 43040

Office: (937)642-1826

Direct: (937)645-9246

mzarnosky@ure.com

www.ure.com

From: Matt Zarnosky
Sent: Thursday, November 01, 2018 4:14 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Kevin Gregory <kgregory@ure.com>
Subject: GPN-11

Brad,

Here are the URE comments for the Glacier Park Neighborhood Section 11 drawings that we received. Please let me know if you need anything further.

Thanks,

Matt Zarnosky

COO / VP Engineering & Honda Affairs

Union Rural Electric Cooperative, Inc.

15461 US Route 36 | Marysville, Ohio 43040

Office: (937)642-1826


Direct: (937)645-9246

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(937) 642-1826 • (800) 642-1826 • Fax (937) 644-4239
www.ure.com

Your Touchstone Energy® Cooperative 

October 31, 2018

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

RE: UREC comments for Glacier Park Neighborhood, Section 11 – Preliminary Plat

Brad,

Noted comments per paper drawings received 10/22/18. Drawing set of 16 sheets issued Preliminary Plat for Glacier Park Neighborhood, Section 11, Dated September 2018:

- 1) Sheet 1 of 16 – Cover Sheet
 - a) Number of Lots: 54
 - b) Connecting to Ryan Parkway and Brock Road.
 - c) Developer requested rear lot electrical service to all homes.
- 2) Sheet 2 of 16 – Street Profiles
 - d) URE easement requirements are 10 FT when adjacent to another easement, drawing only shows 5 FT.
- 3) Sheet 3 of 16
 - a) 20 lots have 80 FT of frontage
 - b) 34 lots have 90 FT of frontage
 - c) Front Setback: 25 FT from edge of R/W for an 80 FT lot and a 90 FT lot
 - d) Rear Setback: 30 FT from edge of R/W for an 80 FT lot and a 90 FT lot
 - e) Side Setback: 6 FT for an 80 FT lot
 - f) Side Setback: 8 FT for a 90 FT lot
 - g) URE easement requirements are 20 feet for underground primary and secondary facilities. Actual location of electrical facilities on lots can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet.
 - h) URE will require conduits to be installed under the stream between lots 15 and 16.
- 4) Sheet 4 of 16
 - i) URE requires 20 feet electric easement onto development along Brock Road.
 - j) URE will need to relocate the existing overhead line along Brock Road for new Road ROW.
 - k) URE riser poles will be located North of Brock Road.
- 5) Sheet 5 of 16
 - l) URE easement requirements are 20 feet for underground primary and secondary facilities. Actual location of electrical facilities on lots can be located within a 10 feet

- easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet.
- m) Typically, phone and or cable or fiber will go joint use with URE trenching.
- 6) Sheet 6 of 16
- n) URE easement requirements are 20 feet for underground primary and secondary facilities. Actual location of electrical facilities on lots can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet.
 - o) All easement areas must be continuous for electric facilities.
 - p) Typically, phone and or cable or fiber will go joint use with URE trenching.
- 7) Sheet 7 of 16
- a) URE easement requirements are 20 feet for underground primary and secondary facilities. Actual location of electrical facilities on lots can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet.
 - b) URE will require conduits to be installed under the stream between lots 15 and 16.
 - c) Will need to show electric easements.
- 8) Sheet 8 of 16
- d) Will need to show electric easements.
- 9) Sheet 9 of 16
- e) Will need to show electric easements.
- 10) Sheet 10 of 16
- f) Will need to show electric easements.
- 11) Sheet 11 - 16 of 16
- g) No comments

General comments:

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

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

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

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

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

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

Request updated drawings ASAP for facilities layout.

Regards,

Matt Zarnosky

COO / VP Engineering

Union Rural Electric Cooperative, Inc.

PO Box 393

15461 US Route 36

Marysville, Ohio 43040

Direct: (937) 645-9246



Applicant:	<p>Jeffery & Nancy Stamps 8210 Waterford Way Plain City, OH 43064 jeffery.stamps99@gmail.com</p> <p>John J. Brumbaugh 2270 South Miami Street West Milton, OH 45383 john@bes-engineer.com</p>
Request:	Approval of Waterford Estates – Amended Final Plat.
Location:	Located east of US Hwy 33 at the intersection of Mitchell-Dewitt Road and Waterford Way in Jerome Township, Union County.

Staff Analysis:	<p>This Amended Final Plat involves 1.287 acres of land and replats the existing Lot 1 and Lot 2 into one single-family residential lot.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 0.0 acres of right-of-way ○ 1.287 acres of single-family residential lots ○ 0.0 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water service ○ City of Marysville public sanitary waste disposal <p>Preliminary and Final Plat:</p> <ul style="list-style-type: none"> ○ The Preliminary Plat was approved in June 2014. ○ The Final Plat was approved in June 2016. ○ The application notes this amended plat is to combine Lot 1 and Lot 2. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 12-05-18. The Construction Drawings and performance bond were approved in June 2016. ○ The Engineer’s Office recommended denial of the plat in its current form, but reserved its right to revise the recommendation provided the outstanding issues are addressed prior to the LUC meetings on 12-13-18.
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- Comments from the Engineer's Office are below:
 1. Sheet 1: Provide the recording information for the covenants, restrictions, and easements.
 2. Sheet 1: The amended lot should be numbered as one of the existing lots that comprises the combined lots. Preference is to label it as Lot 2, as that is the lot number that contains the residential structure.
 3. Sheet 1: Records indicate the owner of Lot 1 is Clemens Development Company. As such, they are required to be a signatory on the plat.
 4. Sheet 1: The proper instrument number conveying Lot 2 to the Stamps is 201805140003650. As mentioned, Lot 1 is not owned by the Stamps and shall have the proper instrument number included in the description section.
 5. Sheet 1: The existing map numbers shown in the description section shall have “.000” added at the end of the map number.
 6. Sheet 1: Revise the right-of-way dedication note to read, “Rights-of-way for public streets and roads herein dedicated to public use were approved on the 19th day of July 2016, per Plat Book 5, Pages 386 A&B for the County of Ohio State of Ohio.” The remainder of the statement can stay the same.
 7. Sheet 2: Revise the lot number per comment #2.
 8. Sheet 2: No drainage/utility easement exists per the previous plat or based on our research between existing Lot 1 and Lot 2. If such an easement does exist, please indicate the recording information that created said easement. Otherwise, remove indication of this easement from the plat.

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

- No comments received as of 12-05-18.

• **Union County Health Department**

- No comments received as of 12-05-18. 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



	<p>private water system (PWS) and/or sewage treatment system (SWS).”</p> <ol style="list-style-type: none">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).” <ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ The City emailed on 11-29-18; it did not have any comments.• Jerome Township<ul style="list-style-type: none">○ The Township submitted comments in a letter dated 11-28-18. The Township reported the combination of the lots reduces the overall number of lots from ten to nine. The PD was approved with a maximum of ten lots; the reduction of lots is not in conflict with the approved zoning. The Township did not have any objections regarding the amended final plat and raised no issues in regards to its pending approval.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 12-05-18.• Union Rural Electric<ul style="list-style-type: none">○ No comments received as of 12-05-18.• LUC Regional Planning Commission<ul style="list-style-type: none">○ Sheet 1: Add names and addresses of subdividers, the Stamps and Clemens (§323, 2.).○ Sheet 1: If the lot number changes, per the County Engineer, please make sure to adjust the lot number under “General Notes” and the vicinity map.○ Sheet 2: On the existing Final Plat, the 30’ easement running north-south along Waterford Way runs to
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Logan-Union-Champaign regional planning commission

Staff Report – Waterford Estates

	and beyond Lot 3 (north) and the common space (south). The line feature seems to terminate, or run west-east, at the 7.5' and 15' side yard setbacks. Is this intended (§323, 2.)?
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Staff Recommendations:	Staff recommends <i>DENIAL</i> of Waterford Estates – Amended Final Plat in accordance with the comments and recommendation from the Union County Engineer’s Office. Due to the minor nature of the comments, staff believes the comments can be addressed prior to the 12-13-18 LUC meetings.
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Z&S Committee Recommendations:	
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Application for Final Plat Approval

Date: 11/20/2018

* AMENDMENTED WATERFORD ESTATES FINAL PLAT TO COMBINE LOTS 1+2 FOR A TOTAL ACREAGE OF 1.287.

Name of Subdivision: WATERFORD ESTATES
Section/Phase: REPLAT OF LOTS 1 AND 2 Block -
Location: UNION COUNTY
Township: JEROME Military Survey: 7181
Complete Parcel(s) Identification Number (PIN): 1700260190010 AND 1700260190020

Has a Preliminary Plat been approved for this subdivision?: Yes [X] No Date: 05/2014

Name of Applicant: JEFFERY + NANCY STAMPS
Address: 8210 WATERFORD WAY
City: PLAIN CITY State: OH Zip: 43064
Phone: 513-225-9005 Fax: Email: JEFFERY.STAMPS99@GMAIL.COM

Name of Owner of property to be subdivided: JEFFERY + NANCY STAMPS
Address: 8210 WATERFORD WAY
City: PLAIN CITY State: OH Zip: 43064
Phone: 513-225-9005 Fax: Email: JEFFERY.STAMPS99@GMAIL.COM

Name of Applicant's Surveyor or Engineer: JOHN J. BRUMBAUGH
Address: 2270 S. MIAMI ST.
City: WEST MILTON State: OH Zip: 45383
Phone: 937-698-3000 Fax: 937-698-3928 Email: JOHN@BES-ENGINEER.COM

Proposed Acreage to be Subdivided: REPLAT OF LOTS 1+2 FOR A TOTAL OF 1.287 ACRES.

Current Zoning Classification: PLANNED UNIT DEVELOPMENT

Proposed Zoning Changes: N/A

Proposed Land Use: SUBDIVISION DEVELOPMENT

Development Characteristics
Acreage w/in Approved Preliminary Plat: N/A Acres
Acreage w/in Section and/or Block: N/A Acres
Number of APPROVED lots from Preliminary Plat N/A



Logan-Union-Champaign regional planning commission

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

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

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

Typical Lot Width: 245 Feet Typical Lot Area: 1.287 ACRES

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

Acreage to be devoted to recreation, parks or open space: N/A

Recreation facilities to be provided: N/A

Approved method of Supplying Water Service: PUBLIC

Approved method of Sanitary Waste Disposal: PUBLIC

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

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

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

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

Date filed: _____ **For Official Use** Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Final Plat Review Checklist

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



Logan-Union-Champaign regional planning commission

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

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

UNION COUNTY NOTES:

GRADING OF THE STORM WATER DETENTION AREAS SHALL NOT BE CHANGED.

MAINTENANCE OF DRAINAGE DITCHES, DETENTION AREAS, AND/OR DRAINAGE SWALES SHALL BE THE RESPONSIBILITY OF THE OWNERS. IF ANY OWNER DAMAGES A DITCH, DETENTION AREA OR SWALE, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY. EXISTING DRAIN TILES IN THE SUBDIVISION SHALL BE RE-ROUTED SO THAT DRAINAGE ENTERING THE TILES WILL CONTINUE TO FLOW FREELY.

THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL DITCH MAINTENANCE CHARGES WHICH ARE ESTABLISHED BY THE UNION COUNTY COMMISSIONERS FOR THIS SUBDIVISION.

NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, WATER AND SEWER TAP AND DRIVEWAY PERMITS. ZONING PERMITS ARE 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 AND SEWER TAP PERMITS ARE OBTAINED FROM THE APPLICABLE SERVICE PROVIDER.

THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER AND WATER SERVICE CHARGES WHICH ARE ESTABLISHED BY THE APPLICABLE SERVICE PROVIDER.

ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE TOWNSHIP, UNION COUNTY, AND OTHER APPLICABLE CODE AUTHORITIES.

DOWNSPOUT DRAINS SHALL NOT BE CONNECTED DIRECTLY TO THE ROADWAY UNDERDRAINS.

WHEN DRIVEWAYS FOR EACH LOT ARE CONSTRUCTED, A MINIMUM 8" DIAMETER STORM PIPE AND GRATE SHALL BE INSTALLED AS A CATCH BASIN IN THE CENTERLINE OF THE ROADWAY DITCH, OVER THE EXISTING STORM LINE, AT THE "HIGH" SIDE OF THE DRIVEWAY. DRIVEWAY CATCH BASINS SHALL BE APPROVED AND INSPECTED BY THE UNION COUNTY ENGINEER'S OFFICE.

GENERAL NOTES:

"OPEN SPACES/Common Areas" AS DESIGNATED AND DELINEATED HEREON SHALL BE OWNED AND MAINTAINED BY AN ASSOCIATION COMPRISED OF OWNERS OF THE FEE SIMPLE TITLES TO LOTS IN WATERFORD ESTATES. ALL "OPEN SPACES" ARE SPECIFICALLY CREATED, IN PART, FOR THE CONSTRUCTION, MAINTENANCE, AND CONTINUED FUNCTION OF DRAINAGE SYSTEMS, WATER AND SANITARY SYSTEMS, CONSERVATION AND LANDSCAPING, WITHIN THE DESIGNATED EASEMENT.

WALKOUT BASEMENT ON LOT 11 CANNOT BE LOWER THAN 943.0 FEET.

LOT 11 SHALL NOT HAVE A DRIVEWAY ONTO MITCHELL-DEWITT ROAD, AND NO VEHICULAR ACCESS IS PERMITTED ON LOT 11 MITCHELL-DEWITT ROAD.

THE SUBJECT PROPERTY IS CURRENTLY ZONED PLANNED UNIT DEVELOPMENT.

NO PERMANENT STRUCTURES OR PLANTINGS, ETC. SHALL BE PERMITTED IN THE EASEMENT AREAS.

UTILITY EASEMENTS:

WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, DO HEREBY GRANT UNTO THE FOLLOWING AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) THE FOLLOWING EASEMENTS AS DEPICTED HEREON:

"WATER AND SEWER UTILITY EASEMENT" TO THE CITY OF MARYSVILLE, OHIO,
 "UNION RURAL ELECTRIC (U.R.E.) EASEMENT" TO UNION RURAL ELECTRIC, FRONTIER COMMUNICATIONS, TIME WARNER CABLE, COLUMBIA GAS;

THE ABOVE EASEMENTS GRANT TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, OR RELOCATE WATERLINES, SEWER LINES, UNDERGROUND ELECTRIC, GAS, AND COMMUNICATIONS CABLE, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS, AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS AND COMMUNICATION SIGNALS FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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 THE EASEMENT GRANT.

DRAINAGE AND TREE PRESERVATION EASEMENT:

WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, DO HEREBY GRANT UNTO UNION COUNTY AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT WITHIN AREAS DESIGNATED "DRAINAGE AND TREE PRESERVATION EASEMENT" AS DEPICTED HEREON:

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 GRANTEEES FOR DRAINAGE REQUIRED FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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 EXCEPT ANY EXISTING MATURE TREES THAT ARE NATIVE, NON INVASIVE, IN THE EASEMENT AREA. THESE TREES ARE AT NO TIME BE REMOVED FROM THE EASEMENT OR ARE ANY INDIVIDUAL LOT OWNERS ALLOWED TO REMOVE ANY TREES FROM THE EASEMENT AREA.

DRAINAGE AND UTILITY EASEMENT, AND BIKE TRAIL AND LANDSCAPING EASEMENT:

WE THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LANDS, DO HEREBY GRANT UNTO UNION COUNTY AND THEIR SUCCESSORS AND ASSIGNS (HEREINAFTER REFERRED TO AS GRANTEEES) A PERMANENT EASEMENT WITHIN AREAS DESIGNATED "DRAINAGE AND UTILITY EASEMENT", AS DEPICTED HEREON:

TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, OR RELOCATE, BIKE TRAIL, LANDSCAPING DRAINAGE FACILITIES SUCH AS STORM SEWERS, DRAINAGE SWALES OR COURSES, AND OTHER FACILITIES AS DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DRAINAGE REQUIRED FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES 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.

COVENANTS, RESTRICTIONS AND EASEMENTS:

ALL OTHER EASEMENTS SHOWN HEREON BUT NOT SPECIFICALLY DESCRIBED ABOVE SHALL BE SET FORTH IN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR WATERFORD ESTATES, JEROME TOWNSHIP, OHIO, RECORDED IN OFFICIAL RECORD BOOK _____ PAGE _____, UNION COUNTY, OHIO.

CERTIFICATION:

THE ACCOMPANYING PLAT REPRESENTS AN AMENDMENT OF WATERFORD ESTATES REPLATS OF LOTS 1 AND 2 IN VIRGINIA MILITARY SURVEY 7181, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE PLAT HAS AN TOTAL AREA OF 1.287 ACRES ALL OF WHICH LIES IN LOTS.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT.
 ALL MEASUREMENTS ON CURVES ARE ARC DISTANCES.
 ALL DIMENSIONAL DETAILS ARE CORRECT

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF WATERFORD ESTATES AS SURVEYED AUGUST 2014, PERFORMED BY PHILIP C. BRUMBAUGH AND THAT THE MONUMENTS SHOWN HEREON WILL BE PLACED BY THE COMPLETION DATE OF THE PLAT.

PHILIP C. BRUMBAUGH
 OHIO REGISTERED
 PROFESSIONAL SURVEYOR #5057

AMENDMENT OF WATERFORD ESTATES

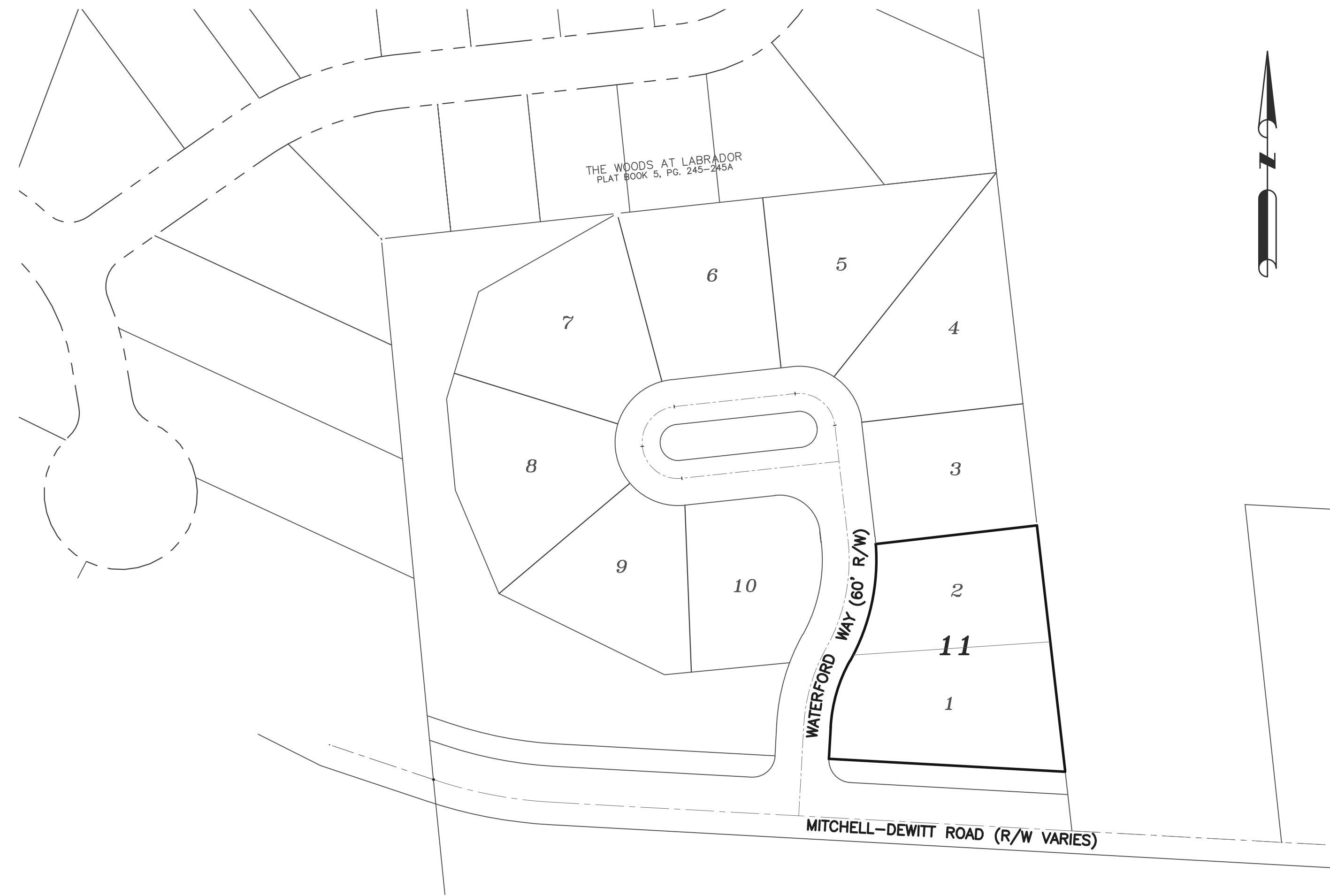
LOCATED IN
 VIRGINIA MILITARY SURVEY 7181
 JEROME TOWNSHIP, UNION COUNTY, OHIO
 REPLAT OF LOTS 1 AND 2

NOVEMBER 20, 2018

1.287 ACRES



VICINITY MAP
 NOT TO SCALE



BACKGROUND MAP

SCALE 1" = 100'

PREPARED BY:

**BRUMBAUGH
 ENGINEERING &
 SURVEYING, LLC**
 2270 SOUTH MIAMI STREET
 WEST MILTON, OHIO 45383
 PH (937) 698-3000
 FAX (937) 698-3928

DESCRIPTION:

SITUATE IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME AND BEING PART OF VIRGINIA MILITARY SURVEY NUMBER 7181, CONTAINING 1.287 ACRES, MORE OR LESS, BEING ALL OF THE LOTS 1 & 2 OF WATERFORD ESTATES AS RECORDED IN PLAT BOOK 5 PAGE 386 A-B AND AS CONVEYED TO TO JEFFERY AND NANCY CREADON STAMPS IN INSTRUMENT NUMBER 201607200005623, ALL RECORDS HEREIN OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

BEING ALL OF PARCEL NUMBER 1700260190010 AND MAP NUMBER 136-00-00-198 AND ALSO ALL OF PARCEL NUMBER 1700260190020 AND MAP NUMBER 136-00-00-199

EASEMENTS ARE DEDICATED WHERE INDICATED ON THE PLAT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF ALL PUBLIC AND PRIVATE UTILITIES, ABOVE AND BENEATH THE SURFACE OF THE GROUND AND WHERE NECESSARY FOR THE CONSTRUCTION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. NO PERMANENT STRUCTURES, OR PLANTINGS, ETC., SHALL BE PERMITTED IN THE EASEMENT AREA.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT JEFFERY AND NANCY CREADON STAMPS, OWNER OF THE LAND INDICATED ON THE ACCOMPANY PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE ROADS AND EASEMENTS TO THE PUBLIC USE FOREVER.

WITNESSES:

OWNER:

JEFFERY STAMPS

NANCY CREADON STAMPS

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, CAME JEFFERY AND NANCY CREADON STAMPS, WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY AND AND AFFIXED MY OFFICE SEAL ON THIS ____ DAY OF _____, 2018.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

LEIN HOLDER:

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF:

WITNESSES

LEINHOLDER

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, CAME _____ WHO ACKNOWLEDGES THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY AND AND AFFIXED MY OFFICE SEAL ON THIS ____ DAY OF _____, 2018.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO

UNION COUNTY SIGNATURES:

REVIEWED THIS ____ DAY OF _____, 2018

CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS ____ DAY OF _____, 2018

UNION COUNTY ENGINEER

APPROVED THIS ____ DAY OF _____, 2018

UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS ____ DAY OF _____, 2018

LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS ____ DAY OF _____, 2018 FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

APPROVED THIS ____ DAY OF _____, 2018

UNION COUNTY COMMISSIONERS

TRANSFERRED THIS ____ DAY OF _____, 2018

UNION COUNTY AUDITOR

FILED FOR RECORD THIS ____ DAY OF _____, 2018 AT _____ M

RECORDED THIS ____ DAY OF _____, 2018 IN PLAT CABINET _____ SLIDE _____

UNION COUNTY RECORDER

AMENDMENT OF WATERFORD ESTATES

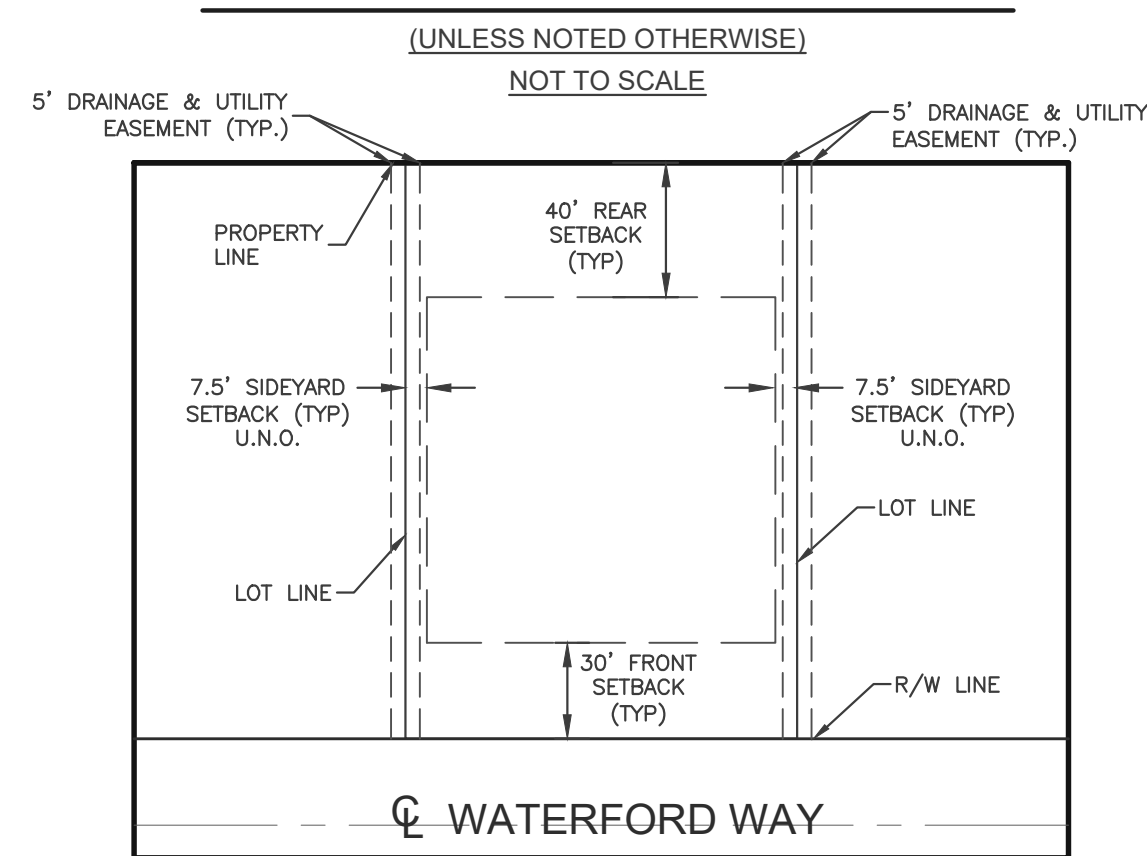
LOCATED IN
 VIRGINIA MILITARY SURVEY 7181
 JEROME TOWNSHIP, UNION COUNTY, OHIO
REPLAT OF LOTS 1 AND 2
 NOVEMBER 20, 2018
 1.287 ACRES

SYMBOL LEGEND	
●	5/8" IRON PIN FOUND (CAPPED BRUMBAUGH E&S)
✱	RAILROAD SPIKE FOUND
()	BEARINGS & DISTANCES OF RECORD
ALL MONUMENTS FOUND ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED	

CURVE TABLE

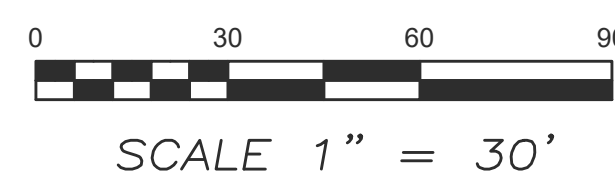
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	170.00'	77.23'	76.57'	N 16°09'40" E	26°01'48"
C3	230.00'	7.51'	7.51'	S 28°14'25" W	1°52'16"
C4	230.00'	127.34'	125.71'	N 11°26'41" E	31°43'12"
C32	230.00'	134.84'	132.92'	N 12°22'49" E	33°35'28"

TYPICAL LOT SETBACK DETAIL

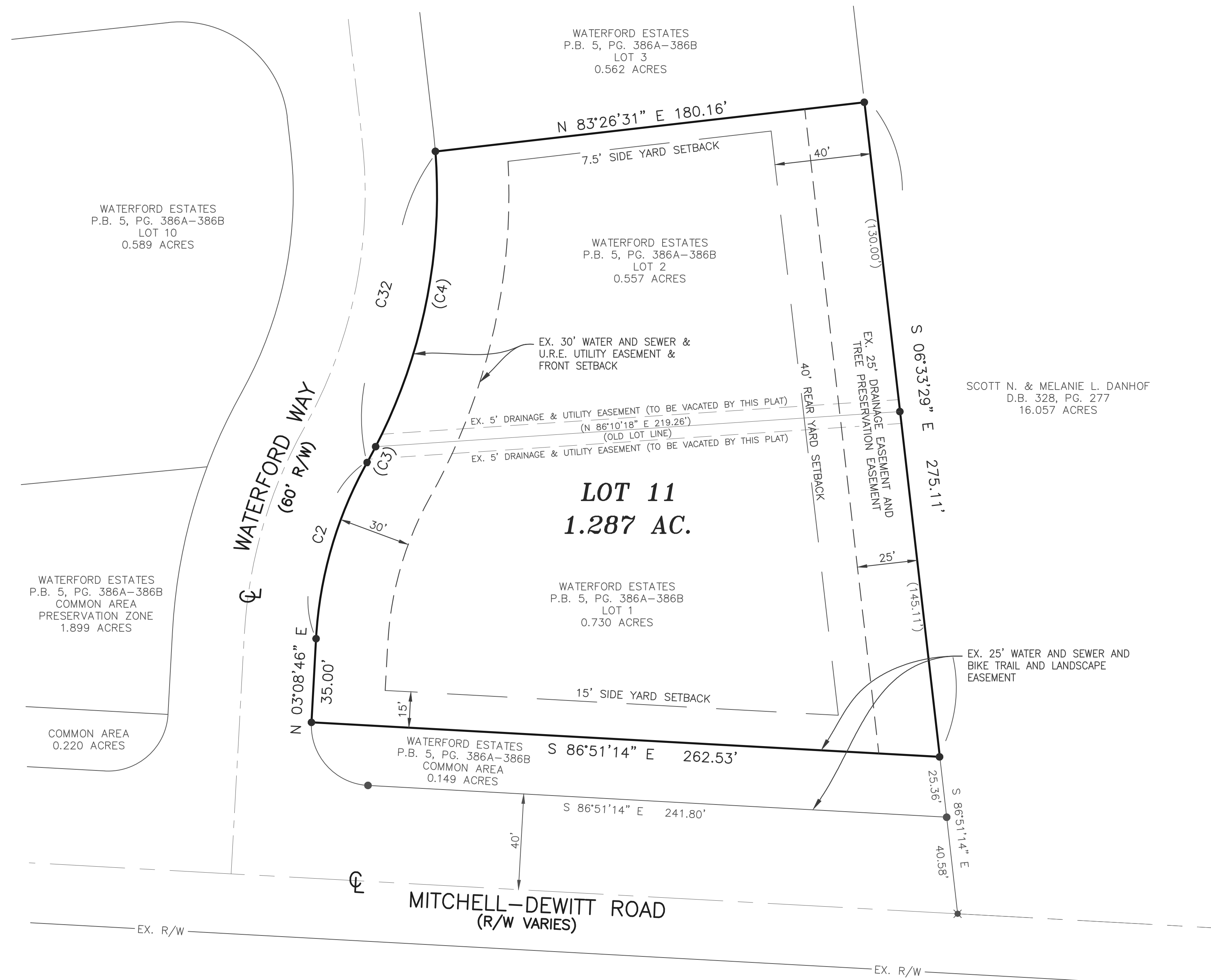


NOTES:

THERE IS A 5' DRAINAGE & UTILITY EASEMENT ON EACH SIDE LOT LINE UNLESS OTHERWISE NOTED.



THE BASIS OF BEARING IS THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD83 (CORS), BEING THE EAST LINE OF WATERFORD ESTATES, S 06°33'29" E, AS RECORDED IN PLAT BOOK 5, PAGE 386A-386B.





**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

December 5, 2018

Public Service with integrity

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

Re: Waterford Estates – Amended Final Plat Review

Brad,

We have completed our review for the above amended final plat, received by our office on November 20, 2018. Below are our comments:

1. Sheet 1 – Provide the recording information for the Covenants, Restrictions and Easements.
2. Sheet 1 – The amended lot should be numbered as one of the existing lots that comprises the combined lots. Our preference would be to label this as lot #2, as that is the lot number that contains the residential structure.
3. Sheet 1 – Our records indicate that the owner of lot #1 is Clemens Development Company. As such, they will be required to be a signatory on the plat.
4. Sheet 1 – The proper instrument number conveying lot #2 to the Stamps is 201805140003650. As mentioned, lot #1 is not owned by the Stamps and shall have the proper instrument number included in the Description section.
5. Sheet 1 – The existing map numbers shown in the Description section shall have “.000” added at the end of the map number.
6. Sheet 1 – Revise the right of way dedication note to the following:

“Rights-of-way for public streets and roads herein dedicated to public use were approved on the 19th day of July 2016, per Plat Book 5, Pages 386 A&B for the County of Union State of Ohio.”

The remainder of the statement can stay the same.

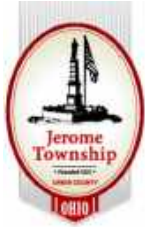
7. Sheet 2 – Revise the lot number per comment #2 above.
8. Sheet 2 – No drainage/utility easement exists per the previous plat or based on our research between existing lots #1 and #2. If such an easement does exist, please indicate the recording information that created said easement. Otherwise, remove indication of this easement from the plat.

Due to the outstanding issues, we recommend denial of the plat at this time. Should these issues be addressed prior to the Executive Committee Meeting on December 13th, 2018, we would like the right to revise 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

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



Jerome Township
Union County, Ohio

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

Jerome Township Zoning Office

November 28, 2018

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

RE: Waterford Estates - Amended Final Plat

Dear Brad,

I have reviewed the Amended Final Plat for Waterford Estates as sent to our office on November 26, 2018. Upon review, the Amended Final Plat as filed seems to comply with the general layout of the original proposed lots approved by the Zoning Commission as part of the Final Development Plan for this development. The combination of lots one (1) and two (2) reduces the overall number of lots from ten (10) to nine (9). The Planned Development was approved with a maximum of ten (10) lots, thus the reduction of lots is not in conflict with the approved zoning.

Our review is limited solely to the issues relating to compliance with the approved zoning, such as the proposed lot count, lot sizes, setbacks, open space percentages, etc. and does not cover technical related issues such as traffic, access, or site engineering. As such the zoning office has no major concerns or objections with the Amended Final Plat as filed. Please feel free to contact us at your convenience with any questions you may have regarding this review or the pending Amended Final Plat Approval.

Based upon this review **our office has no objections** regarding the amended final plat and would raise no issues in regards to its pending approval.

Respectfully,

Mark Spagnuolo
Jerome Township Zoning Officer

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Thursday, November 29, 2018 1:32 PM
To: Brad Bodenmiller
Cc: Kyle Hoyng
Subject: December LUC Comments

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Brad,

The City does not have any comments on the GPN-11 Preliminary Plat or the Waterford Estates lot combination.

Please let me know if you have any further questions.

Thanks!
Jeremy

--

Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

City of Marysville, Ohio

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





Staff Report – Millcreek Township Zoning Amendment

Jurisdiction:	Millcreek Township Zoning Commission c/o Phil Honsey phil.honsey@gmail.com (937) 644-3449
Request:	Review of Millcreek Township Zoning Resolution text amendment, initiated by the Zoning Commission. The amendment amends the permitted and conditional uses in the Township’s standard zoning districts. The change is intended to reflect priorities established by the public in the recent Comprehensive Plan update.
Location:	Millcreek Township is in Union County.

Staff Analysis:	<p>The Township provided a summary of the proposed text changes. Staff reviewed the proposal and offers the following comments:</p> <ul style="list-style-type: none"> ○ Under the existing zoning text, the Township specifies certain agricultural activities. The Township proposes to eliminate some of those activities. Staff is not concerned the elimination because agricultural activities, when qualifying as exempt, would be permitted regardless. The uses remaining—wholesale and retail nurseries, farm markets, and activities involved in storage, sorting, processing, and sales—provide direction to the Zoning Inspector, which staff appreciates. ○ Under the U-1 District, the Township proposes to eliminate conservation subdivisions. These would still be permitted by rezoning to PUD. Staff recommends the Township update the reference in Section 6133 (U-1 setbacks), which mentions rezoning to PUD. The section refers to the conservation subdivision standards in Article XIV, but this appears to be the telecommunications article. ○ If approved, this proposal does not seem to allow commercial or non-commercial recreation in any districts. Staff encourages the Township to specify in some way the types of recreation it has/desires and include this at least as a conditional use.
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Staff Report – Millcreek Township Zoning Amendment

	<ul style="list-style-type: none"> ○ The Township proposes to eliminate Public Use and Public Service Facilities from its R-1 District. Staff recommends allowing at least Public Service Facilities as a conditional use; it seems likely there will be a need for these types of facilities. ○ The Township proposes to rename its General Business District to Neighborhood Business District. Staff recommends the Township update Section 7403 to reflect this change; it still reads General Business District. ○ The Township’s Plan encourages small-scale retail in its Neighborhood Business District. The proposal lists buildings of 10,000 sq. ft. as principal uses and buildings up to 25,000 sq. ft. as conditional uses. These sizes seem reasonably related to the scale and size of neighborhood businesses in our region (Comp Plan, pp. 42 & pp. 74). ○ Under the M-2 District, the Township proposes to permit Public and Quasi-Public Facilities. Staff recommends changing the word “Facilities” to “Uses”. This would be consistent with the Township’s definitions. <p>Prosecutor’s Office A copy of this proposal was forwarded to the County Prosecutor’s Office for consideration and comment. The comments from that Office should be reviewed and included in any recommendation.</p>
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<p>Staff Recommendations:</p>	<p>Staff recommends <i>APPROVAL WITH MODIFICATIONS</i>, as noted in the staff report, of the proposed zoning amendment.</p> <p>The Township should consider the opinion of the Prosecutor’s Office when it is available.</p>
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<p>Z&S Committee Recommendations:</p>	
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November 21, 2018

Brad Bodenmiller
LUC Regional Planning Commission
9676 Foundry St., PO Box 219
East Liberty, OH 43319

Dear Brad:

Attached please find a Zoning Text Amendment Checklist and supporting materials relating to proposed text amendments to the existing Millcreek Township, Union County, Zoning Resolution.

As noted in our recent conversations, these text amendments to the permitted and conditional uses in the standard districts of the Millcreek Township Zoning Resolution have been compiled in public meetings by the Millcreek Township Zoning Commission to reflect the priorities established by the public, as reflected in the recent Millcreek Township Comprehensive Plan Update.

Per our discussions, the Millcreek Township Zoning Commission will hold a public hearing on Tuesday, December 18, 2018 at 7:00 p.m. at the Millcreek Township hall to review and consider LUC RPC recommendations prior to the Zoning Commission sending recommendations to the Millcreek Township Trustees, per ORC requirements.

The text submitted shows both existing text in black, and proposed amendments in red, per our conversation.

I will serve as the Township point of contact (phil.honsey@gmail.com cell 937-644-3449).

Please let me know if you need any additional information. We look forward to LUC RPC input.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Phil Honsey', written over the word 'Sincerely,'.

Phil Honsey
Zoning Administrator



Zoning Text Amendment Checklist

Date: 11/21/18 Township: Millcreek

Amendment Title: Millcreek Township Proposed Text Amendments

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

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

**Summary of Millcreek Township Text Amendments
Proposed by Millcreek Township Zoning Commission
November 20, 2018**

Millcreek Township recently updated its Comprehensive Plan, which recommended updates to the Zoning Resolution. During the Commission's review of the signs and billboard language earlier this year, it was noted that some of the permitted and conditional uses listed in the Standard Districts may not have been fully fleshed out in definitions as well as some concerns the language regarding agricultural use were taken from ORC and may have been updated in the ORC but not our Resolution. In consultation with the BZA it was recommended to complete a thorough review of permitted and conditional uses to ensure that the uses listed were compatible with the district.

Where language was taken from ORC, it should be noted as "per ORC" and let any changes in that control and not inadvertently become outdated. The following comments relate to the redline draft of proposed changes dated 11/20/18:

Section 6110 U-1 Farm / Residential District Permitted Uses:

- A) Agricultural uses – do not want to conflict with language of ORC so under the less is more philosophy, do not list out specific agricultural uses. Change to "Including but not limited to..." Correct reference to Article XIV to Article X.
- B) Single family dwellings – Moved up higher in list of permitted uses
- C) Watershed / Flood control – this is not really a use; would be part of another use, don't want to include language that would allow unintended permitted use of something "similar."
- D) Public service facilities – could be privately owned and would be better to go through a review process rather than simply permit. True public services through government would not be subject to zoning.
- E) No change
- F) Private parks – Potentially very broad activities, not consistent with district as permitted use; public parks would be covered above. Private parks should be planned and reviewed.
- G) Quasi-Public uses – Moved to U1 Conditional Uses to provide for some review
- H) Home occupation – No change
- I) Single family dwellings – Moved up higher in list
- J) Conservation subdivisions – should be planned and reviewed. Covered in Supplemental districts; do not allow without any review.
- K) Adult family homes – Removed, as ORC requirements govern versus local wording
- L) Child care providers – no change
- M) Accessory buildings

Section 6120 – U-1 Farm / Residential Conditional Uses:

- A) Home occupations Section 10024 – no change
- B) Commercial recreation (Hunt clubs / campgrounds) – delete, as could include potentially broad range of activities
- C) Veterinary service or Boarding kennels – no change
- D) Cemeteries - #3 – change to shall not be (strike 1000' feet of any property line) – inserted "Permitted." Crematories are typically not located in township cemeteries.
- E) Changed to (D) Bed & Breakfast - #1 change to 4 rooms for hire to make lower intensity of use; #3 – decrease stay to 7 consecutive days to make lower intensity of use.

- F) Changed to (E) Moved from Permitted Uses to Conditional Uses
- G) Now (F) Moved from Permitted Uses to Conditional Uses

Section 6210 – R-1 Low Density Residential District Permitted Uses:

- (A) Watershed, etc. projects - See explanation in 6110 (C).
- (B) Public Uses - Moved to U-1, Conditional Uses
- (C) Adult Family Homes – Removed, as current ORC wording, not local resolution, will govern

Section 6220 – R-1 Low Density Residential District Conditional Uses:

- (A) No change
- (B) Moved to U-1, Conditional Uses
- (C) Moved to U-1, Conditional Uses
- (D) Moved to U-1, Conditional Uses
- (E) Now (B)

Section 6501 – B-2 Neighborhood Business District Purpose: *Name changed throughout Section 6500 from General to Neighborhood Business District.* Reference to “and surrounding communities” deleted to bring intent of commercial area in line with scale recommended by Comprehensive Plan.

Section 6510 – B-2 Neighborhood Business District Permitted Uses:

- (A) Retail uses moved up to first on list and capped at 10,000 square feet in retail area
- (B) Business offices moved up on list
- (C) Commercial Recreation removed
- (D) Dental facilities added
- (E) Assisted living added
- (F) Laboratories category deleted – medical, dental and related facilities are understood to contain small scale labs
- (G) Was D
- (H) Was (E) “Full service” term for restaurants confusing. Drive-in facilities covered below in Conditional Uses. Automobile washing facilities (was F) moved below to Conditional Uses to be more consistent with treatment of automobile service stations, etc.
- (I) Was (G). Reference to motel removed. Business offices (formerly H) moved up to (B), and garden centers (formerly I) and lumber yards (formerly J) removed from Permitted Uses as these centers are typically more than 10,000 square feet in retail area.
- (J) Was (K). Billboards remain as permitted use

Section 6520 – B-2 Neighborhood Business District Conditional Uses:

- (A) Apartments removed, as mixed uses should be accomplished via a planned district, per Comp Plan
- (B) Uses (formerly listed as (B) and (C) move up in lettering to (A) and (B)
- (C) Auto washing facilities moved here from Permitted Uses
- (D) “Retail uses over 10,000 square feet but less than 25,000 square feet” added as Conditional Use
- (E) Was (D)

Section 6752 – M-2 Manufacturing District Permitted Uses:

- (A) No change

- (B) Changes to no limit on number of vehicles that may be manufactured
- (C) No change
- (D) No change
- (E) No change
- (F) No change
- (G) No change
- (H) No change
- (I) Public service facilities moved up from M-2 Conditional Uses to Permitted Uses
- (J) Public and quasi-public facilities added as Permitted Uses

Section 6754 – M-2 Manufacturing District Conditional Uses:

- (A) Public service facilities moved to Permitted Uses
- (B) No change
- (C) Public and quasi-public facilities moved to Permitted Uses
- (D) No change
- (E) No change
- (F) No change
- (G) Deleted – potentially noxious use
- (H) No change
- (I) Deleted – Mixed uses serving public should be in planned district
- (J) Deleted – Not in Conformance with Comp Plan
- (K) Was (I)
- (L) Was (J)

Section 6755 – M-2 Manufacturing District Prohibited Uses:

- (A) No change
- (B) “Truck stop” added to wording
- (C) No change
- (D) No change
- (E) “Manufacture of treated lumber products” added
- (F) “Construction and demolition debris transfer stations” added
- (G) Was (E)



Zoning & Subdivision Committee
Thursday, December 13, 2018

The Zoning and Subdivision Committee met in regular session on Thursday, December 13, 2018 at 11:33 am at the LUC East Liberty Office.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Wes Dodds, Chad Flowers, Dave Gulden, Charles Hall, Steve McCall, Heather Martin, Bill Narducci, Tom Scheiderer, and Andy Yoder. Absent members were: Vince Papsidero and Jeff Stauch.

Guests included: Adam Moore, City of Urbana; George Showalter, Village of Richwood; Mark Spagnuolo, Jerome Township; Justin Wollenberg, Terrain Evolution; Luke Clemens, Clemens Dev.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Tom Scheiderer moved a motion to approve the minutes from the November 8, 2018 meeting as written and Charles Hall seconded. All in favor.

1. Review of GPN-11 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Chad Flowers – Do the changes include the stub road? Is that Blackthorn Dr?
 - Justin Wollenberg – That’s where the stub road was added; it was the discussion last month.
 - Charles Hall made the first motion to recommend approval of the GPN-11 Preliminary Plat as recommended by staff and Steve McCall seconded. All in favor.

2. Review of Waterford Estates Amended Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Bill Narducci – The lot holders, through some discussion with the surveyor, both lots were owned by separate entities and the plan was to transfer the lot to the same owner prior to recording but as it stands now they’re still owned by two owners; I think they’ve incorporated all the comments.
 - Steve McCall – There’s no utilities on that easement?
 - Bill Narducci – I think what happened is they had an easement shown, they added an easement, but it was never part of the original recorded plat; it’s not necessary for any purposes so we recommended that we don’t show that since it’s not part of the original recorded plat.



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- Bill Narducci made the first motion to recommend approval of the Waterford Estates Amended Final Plat as recommended by staff and Wes Dodds seconded. All in favor.

- 3. Review of Millcreek Township Zoning Text Amendment (Union County) – Staff Report by Brad Bodenmiller
 - Dave – their zoning inspector replied to the report and liked it.
 - Andy Yoder made the first motion to recommend approval of the Millcreek Township Zoning Text Amendment as recommended by staff and Tyler Bumbalough seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 11:49 pm with Steve McCall moving the motion to adjourn and Charles Hall seconding. All in favor.