

# PRELIMINARY PLAT CURRIER RIDGE SUBDIVISION

JEROME TOWNSHIP, UNION COUNTY, OHIO  
V.M.S. 5126

## UNION COUNTY HEALTH DEPARTMENT NOTES

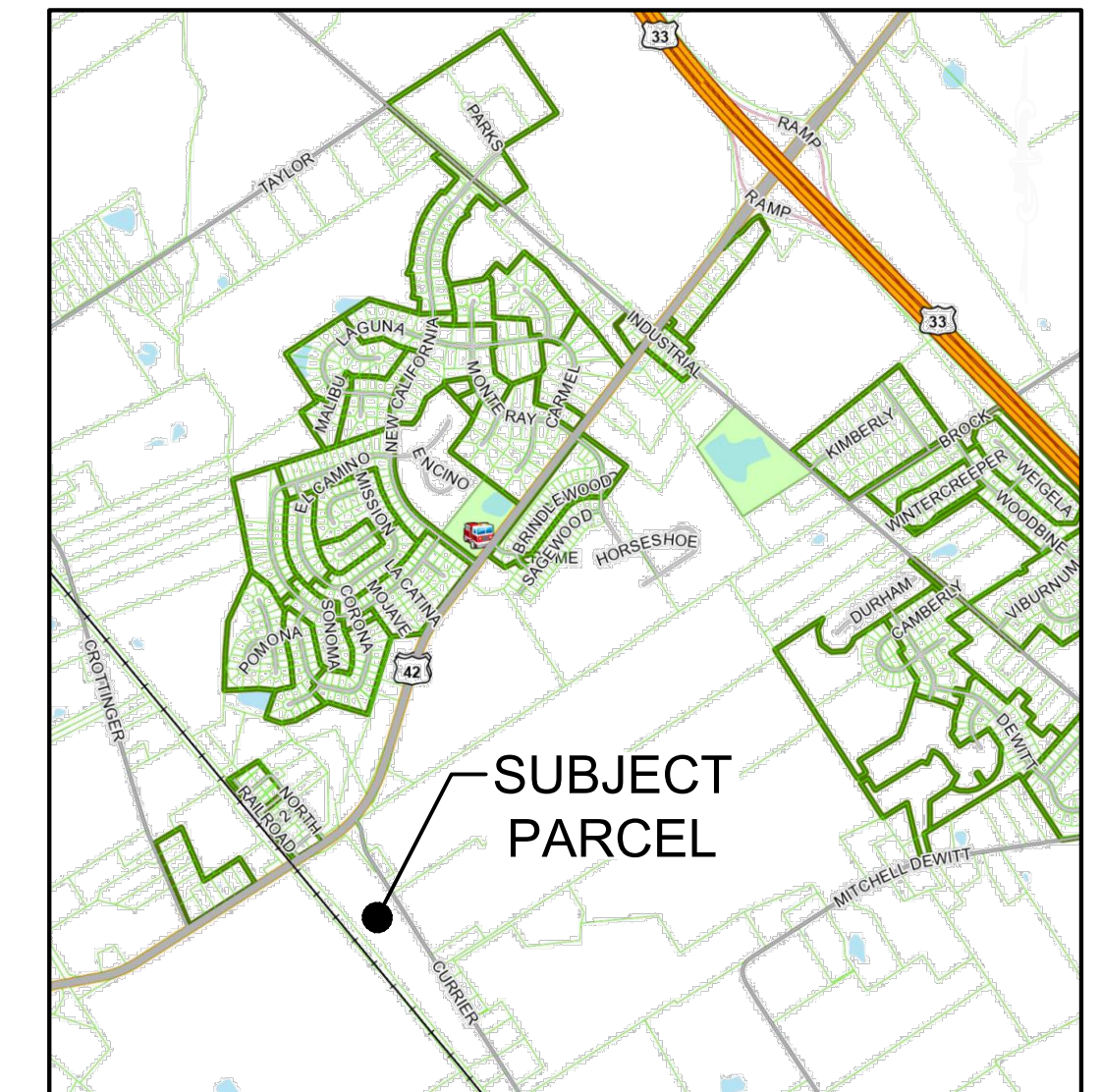
1. THE LOCATION, OPERATION, AND MAINTENANCE OF EACH WELL OR ANY OTHER PRIVATE WATER SYSTEM (PWS) SHALL BE PROPERLY MAINTAINED AND OPERATED ACCORDING TO THE REQUIREMENTS OF CHAPTER 3701-28-07 OF THE OHIO ADMINISTRATIVE CODE (OAC).
2. A PRIVATE WATER SYSTEM SHALL BE LOCATED ONLY WHERE THE SYSTEM AND ITS SURROUNDINGS CAN BE MAINTAINED IN A SANITARY CONDITION, AND ONLY WHERE SURFACE AND SUBSURFACE CONDITIONS WILL NOT PERMIT CONTAMINATION OF THE PRIVATE WATER SYSTEM OR AQUIFER. A PWS SHALL BE LOCATED THE MAXIMUM PRACTICAL DISTANCE FROM A KNOWN OR SUSPECTED SOURCE OF CONTAMINATION, AND SHALL BE LOCATED SO THAT IT IS ACCESSIBLE FOR CLEANING, TREATMENT, REPAIR, ALTERATION, TESTING, AND SUCH OTHER ATTENTION AS MAY BE NECESSARY.
3. WHEN A REPLACEMENT PWS OR A PUBLIC WATER SUPPLY SYSTEM IS INSTALLED THE WELL THAT IS NOT PROVIDING THE PRIMARY SOURCE OF WATER SHALL BE SEALED PURSUANT TO THE PROVISIONS OF THIS RULE WITHIN THIRTY DAYS, UNLESS CERTAIN CONDITIONS WITHIN 3701-28-17 OF THE OAC CAN BE MET.
4. THE SEWAGE TREATMENT SYSTEMS (STS) SHOWN CONFORM TO THE REGULATIONS OF THE BOARD OF HEALTH OF THE UNION COUNTY GENERAL HEALTH DISTRICT'S SEWAGE TREATMENT SYSTEM RULES PART (CHAPTER) 3701-29.
5. THE OWNERS, THEIR SUCCESSORS, HEIRS OR ASSIGNS OF THE HEREIN DELINEATED LOTS AGREE THAT WHEN A CENTRAL SEWAGE SYSTEM BECOMES AVAILABLE, SAID LOT SHALL BE CONNECTED TO SAID CENTRAL SEWER. ACCEPTANCE OF TITLE TO A DELINEATED LOT FOR THE SUBDIVISION SHALL CONSTITUTE WAIVER OF FURTHER NOTICE OF HEARING ON THIS REQUIREMENT. THIS COVENANT SHALL BE INCLUDED IN CONVEYANCE OF TITLE FOR SAID LOT(S). ALL FEES AND COST ASSOCIATED WITH THE CONNECTION TO CENTRAL SEWER ARE THE RESPONSIBILITY OF THE HOMEOWNER AT THE TIME OF THE INSTALLATION AND CONNECTION.
6. A DESIGN OR LAYOUT PLAN NEEDS TO BE APPROVED BY UNION COUNTY HEALTH DEPARTMENT PRIOR TO PERMITTING.
7. PRIOR TO ANY ADDITIONAL BUILDINGS ON THE SITE, THE OWNER MUST COORDINATE WITH THE UNION COUNTY HEALTH DEPARTMENT TO DETERMINE THAT THE APPROVED ONSITE STS LOCATIONS (PRIMARY AND SECONDARY) ARE NOT IN CONFLICT WITH THE OWNERS DESIRED CONSTRUCTION AND OR EXCAVATION PLANS
8. DEPENDING ON THE STS TYPE CHOSEN AND THE FINAL HOUSE/PLUMBING ELEVATIONS, A DOSING TANK/PUMP MAY BE REQUIRED FOR DELIVERING SEWAGE EFFLUENT TO THE SEWAGE TREATMENT SYSTEM AREAS.
9. CLEAR CUTTING OF TREES MAY BE REQUIRED IF THE STS ARE TO BE LOCATED IN WOODED AREAS.

**SANITARY SEWER**  
INDIVIDUAL ON-SITE SYSTEMS PER UNION COUNTY HEALTH DEPARTMENT REGULATIONS. SYSTEMS ARE DESIGNED FOR 4-BEDROOM HOMES ON ALL LOTS.

**WATER**  
INDIVIDUAL WELLS PER UNION COUNTY HEALTH DEPARTMENT REGULATIONS



**LOCATION MAP**  
SCALE: 1" = 200'



**VICINITY MAP**  
SCALE: 1" = 2,000'

**FLOOD ZONE INFORMATION**  
BASED ON FIRM 39159C0388D, EFFECTIVE 12/16/08, THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "X" & "AE"

ACREAGES	
RESIDENTIAL:	20.214 ACRES
OEPA ENVIRONMENTAL COVENANT RESERVE:	11.574 ACRES
EXISTING RIGHT-OF-WAY	0.747 ACRES
PROPOSED RIGHT-OF-WAY	0.643 ACRES
TOTAL AREA -	33.178 ACRES

**LAND USAGE**  
LOTS 1-10 - SINGLE FAMILY RESIDENTIAL (EXISTING OEPA ENVIRONMENTAL COVENANT RESERVE TO BE SOLD WITH LOT 10)

**TABULATION**  
CURRENT ZONING CLASSIFICATION - COM  
PROPOSED ZONING CLASSIFICATION - LDR  
MINIMUM LOT SIZE - 1.5 ACRES  
MINIMUM LOT WIDTH - 120'  
FRONT SETBACK - 90'  
REAR SETBACK - 30'  
SIDE SETBACK - 20'  
SINGLE-FAMILY RESIDENTIAL LOTS - 10

**ZONING NOTE**  
PROPERTY TO BE REZONED FROM COM (COMMERCE) TO LDR (LOW DENSITY RESIDENTIAL).

- SHEET INDEX**
1. COVER SHEET
  2. EXISTING CONDITIONS / TOPO
  3. SITE DIMENSION PLAN
  4. SEPTIC SYSTEM & WELL PLAN
  5. SITE GRADING PLAN

## UTILITY COMPANIES

**ELECTRIC**  
Union Rural Electric  
15461 U.S. Highway 36  
Marysville, Ohio 43040  
937-642-1826  
<https://ure.com>

**TELEPHONE & INTERNET**  
Charter Communications  
Engineering Dept.  
3760 Interchange Road  
Columbus, Ohio 43204  
(614) 255-4934  
<https://corporate.charter.com>

**NATURAL GAS**  
(Not available)

**PROPANE**  
Peak Propane  
1020 S. Detroit St.  
Bellefontaine, Oh 43311  
937-592-3906  
info@peakpropane.com  
<https://www.peakpropane.com>

Union Propane  
125 W. Fifth St.  
Marysville, OH 43040  
937-644-2452  
<https://unionpropane.com>

Suburban Propane  
2759 McKinley Ave  
Columbus, OH 43204  
614-487-6400  
<https://www.suburbanpropane.com>

**SURVEYOR**  
**Diamond V, LLC**  
Surveyors & Engineers

8205 SMITH CALHOUN ROAD  
PLAIN CITY, OH 43064  
FAX: 614-873-5769  
PHONE: 614-620-0331  
[www.diamondvllc.com](http://www.diamondvllc.com)

**ORIGINAL SURVEY**  
DATE OF SURVEY: 6-7-2021  
BY DIAMOND V, LLC

BASIS OF BEARINGS: ALL BEARINGS ARE BASED UPON OHIO STATE PLANE, NORTH ZONE, ESTABLISHED BY GPS/ODOT VRS METHODS, NAD 88/2011 2010 EPOCH, AS DETERMINED BY NGS WITH ELEVATIONS DETERMINED BY THE 2012A GEOID.

**OWNER**  
TALLY-HO FARMS LLC  
6295 COSGRAY ROAD  
DUBLIN, OHIO 43016  
614-889-5510

(PROPERTY TO BE TRANSFERRED TO CURRIER RIDGE, LLC PRIOR TO COMMENCEMENT OF CONSTRUCTION)

**SUBDIVIDER**  
EVERGREEN LAND COMPANY  
6295 COSGRAY ROAD  
DUBLIN, OHIO 43016  
(614) 889-5510

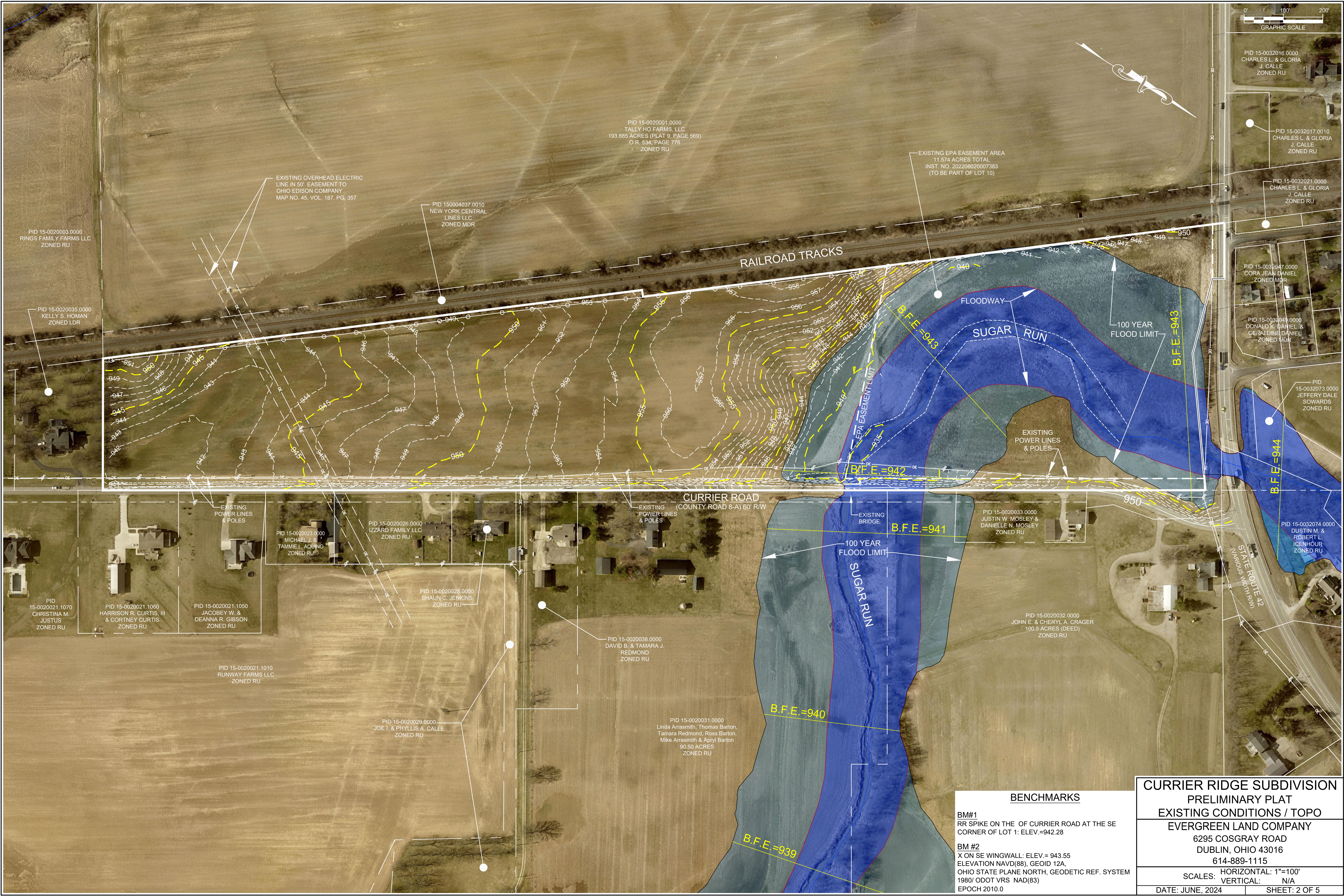
**ENGINEER**  
PIZZINO ENGINEERING & CONSULTING, LLC  
3655 US HIGHWAY 42  
WEST JEFFERSON OH 43162-9550  
(614) 325-2464

**EVERGREEN LAND COMPANY**  
6295 COSGRAY ROAD  
DUBLIN, OHIO 43016  
614-889-1115

SCALES: HORIZONTAL: AS NOTED  
VERTICAL: N/A

DATE: JUNE, 2024 SHEET: 1 OF 5





PID 15-0020001.0000  
TALLY HO FARMS, LLC  
193.885 ACRES (PLAT 9, PAGE 569)  
O.R. 534, PAGE 776  
ZONED RU

EXISTING EPA EASEMENT AREA  
11.574 ACRES TOTAL  
INST. NO. 202208020007383  
(TO BE PART OF LOT 10)

EXISTING OVERHEAD ELECTRIC  
LINE IN 50' EASEMENT TO  
OHIO EDISON COMPANY  
MAP NO. 45, VOL. 187, PG. 357

PID 150004037.0010  
NEW YORK CENTRAL  
LINES LLC  
ZONED MDR

PID 15-0020003.0000  
RINGS FAMILY FARMS LLC  
ZONED RU

PID 15-0020035.0000  
KELLY S. HOJMAN  
ZONED LDR

PID 15-0032016.0000  
CHARLES L. & GLORIA  
J. CALLE  
ZONED RU

PID 15-0032017.0010  
CHARLES L. & GLORIA  
J. CALLE  
ZONED RU

PID 15-0032021.0000  
CHARLES L. & GLORIA  
J. CALLE  
ZONED RU

PID 15-0032047.0000  
CORA JEAN DANIEL  
ZONED MDR

PID 15-0032049.0000  
DONALD K. DANIEL &  
GERALDINE DANIEL  
ZONED MDR

PID 15-0032073.0000  
JEFFERY DALE  
SOWARDS  
ZONED RU

PID 15-0032074.0000  
DUSTIN M. &  
ROBERT L.  
ICENHOUR  
ZONED RU

EXISTING POWER LINES  
& POLES

PID 15-0020023.0000  
MICHAEL J. &  
TAMMIE L. AQUINO  
ZONED RU

PID 15-0020026.0000  
IZZARD FAMILY LLC  
ZONED RU

PID 15-0020028.0000  
SHAUN C. JENKINS  
ZONED RU

PID 15-0020021.1070  
CHRISTINA M.  
JUSTUS  
ZONED RU

PID 15-0020021.1060  
HARRISON R. CURTIS, III  
& COURTNEY CURTIS  
ZONED RU

PID 15-0020021.1050  
JACOB W. &  
DEANNA R. GIBSON  
ZONED RU

PID 15-0020021.1010  
RUNWAY FARMS LLC  
ZONED RU

PID 15-0020029.0000  
JOE I. & PHYLLIS A. CALLE  
ZONED RU

PID 15-0020038.0000  
DAVID B. & TAMARA J.  
REDMOND  
ZONED RU

PID 15-0020031.0000  
Linda Arrasmith, Thomas Barton,  
Tamara Redmond, Ross Barton,  
Mike Arrasmith & April Barton  
90.50 ACRES  
ZONED RU

PID 15-0020033.0000  
JUSTIN W. MOSLEY &  
DANIELLE N. MOSLEY  
ZONED RU

PID 15-0020032.0000  
JOHN E. & CHERYL A. CRAIGER  
100.5 ACRES (DEED)  
ZONED RU

CURRIER ROAD  
(COUNTY ROAD 8-A) 60' R/W

RAILROAD TRACKS

FLOODWAY

SUGAR RUN

100 YEAR  
FLOOD LIMIT

B.F.E.=943

B.F.E.=943

B.F.E.=942

B.F.E.=941

100 YEAR  
FLOOD LIMIT

SUGAR RUN

B.F.E.=940

B.F.E.=939

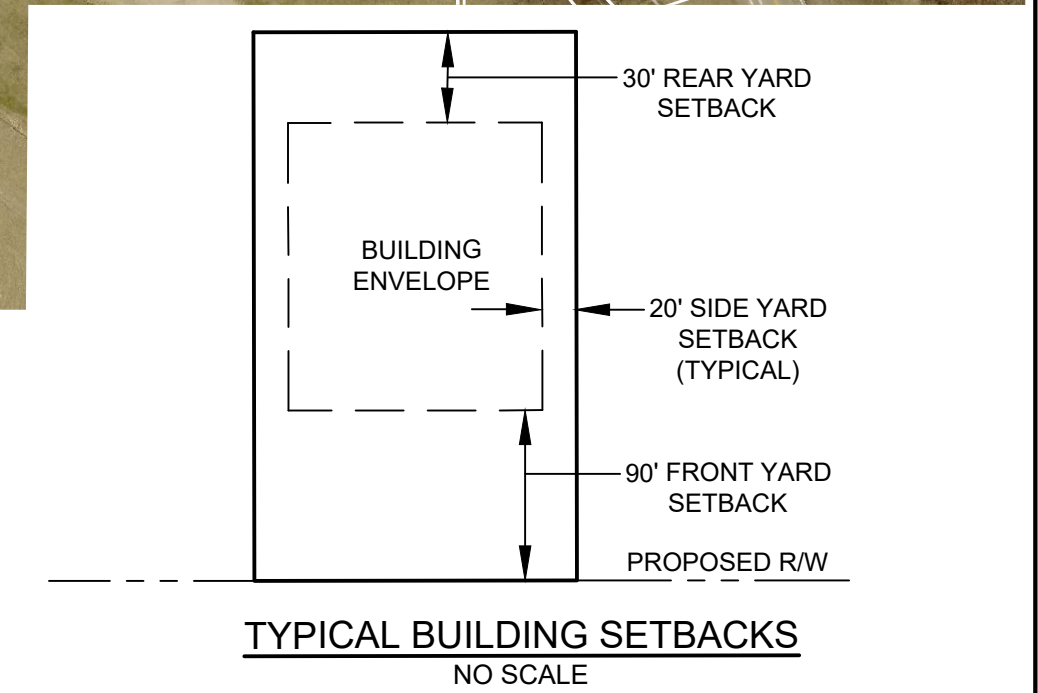
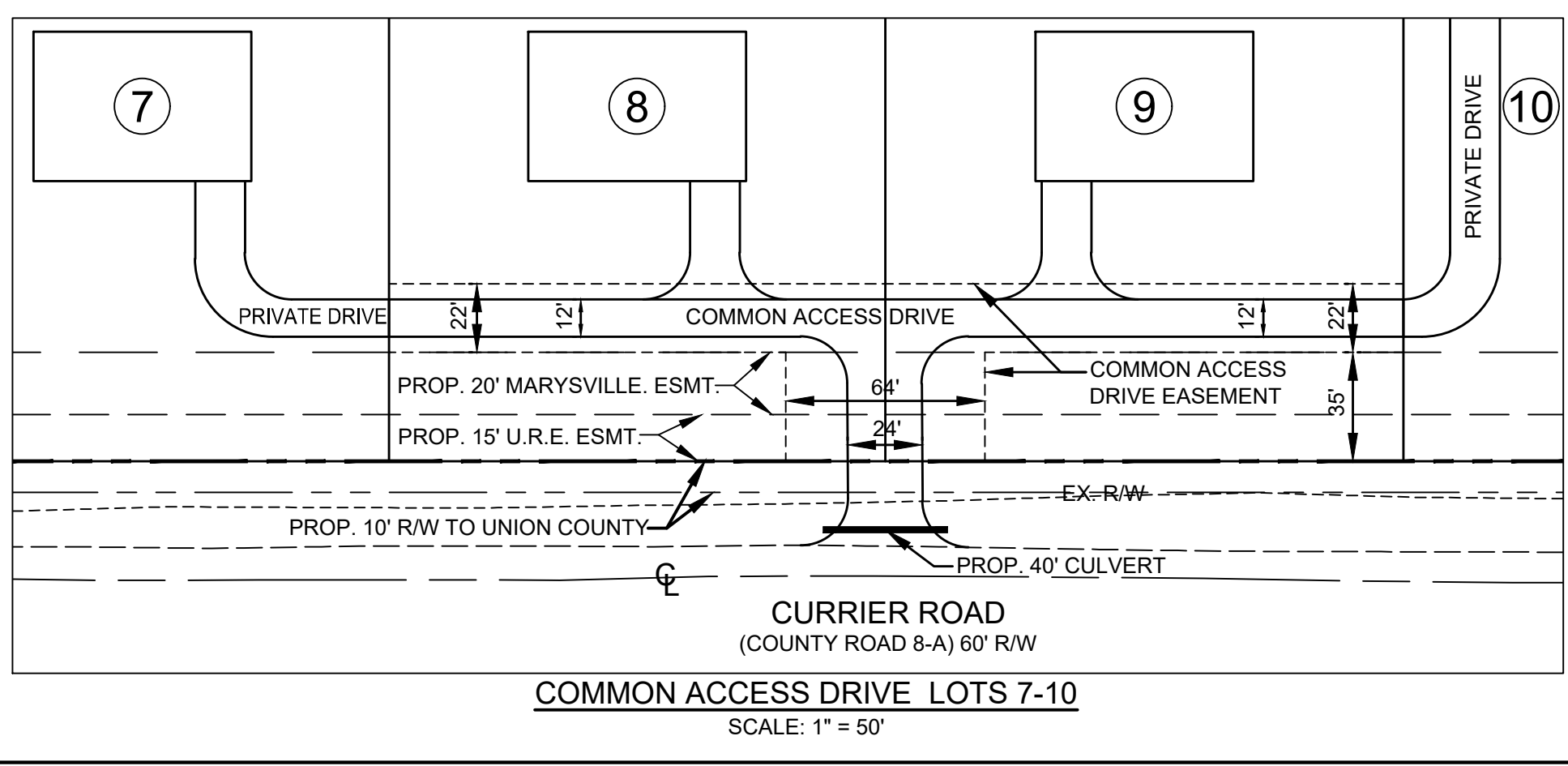
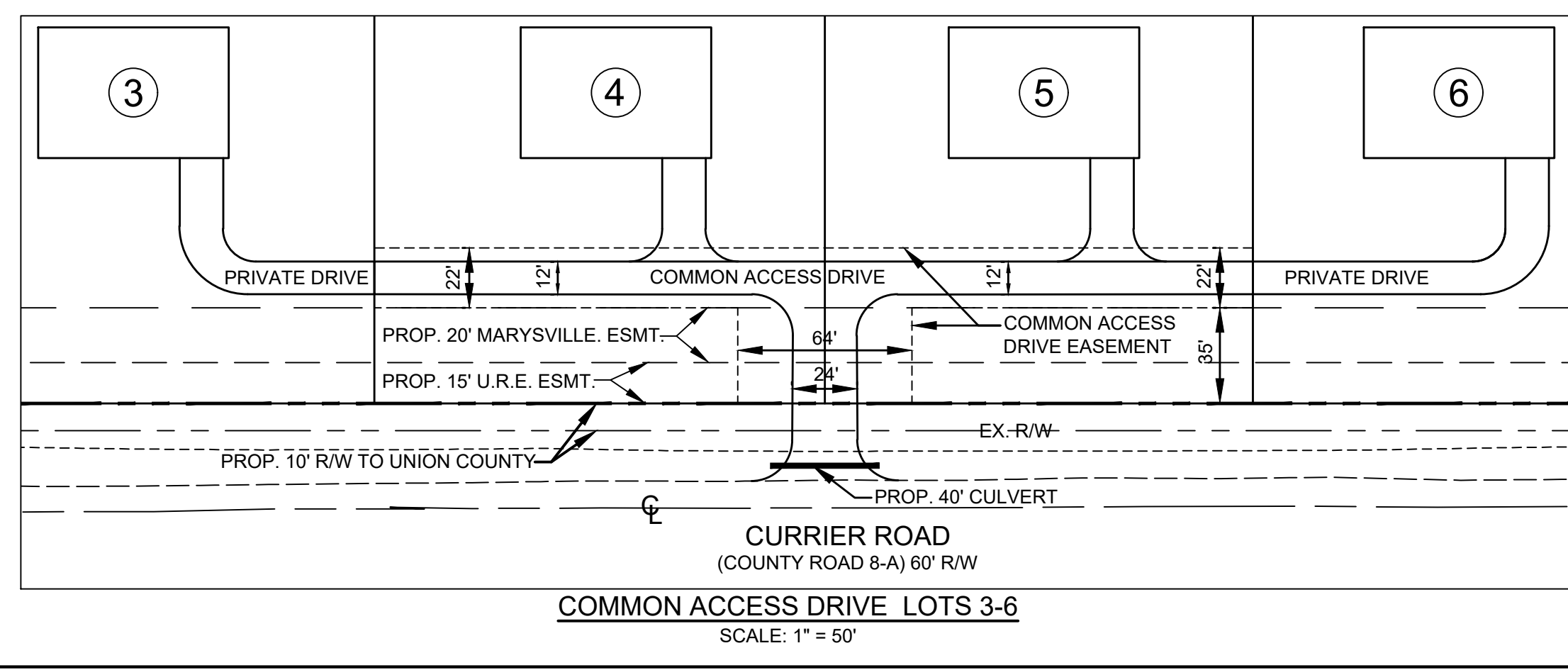
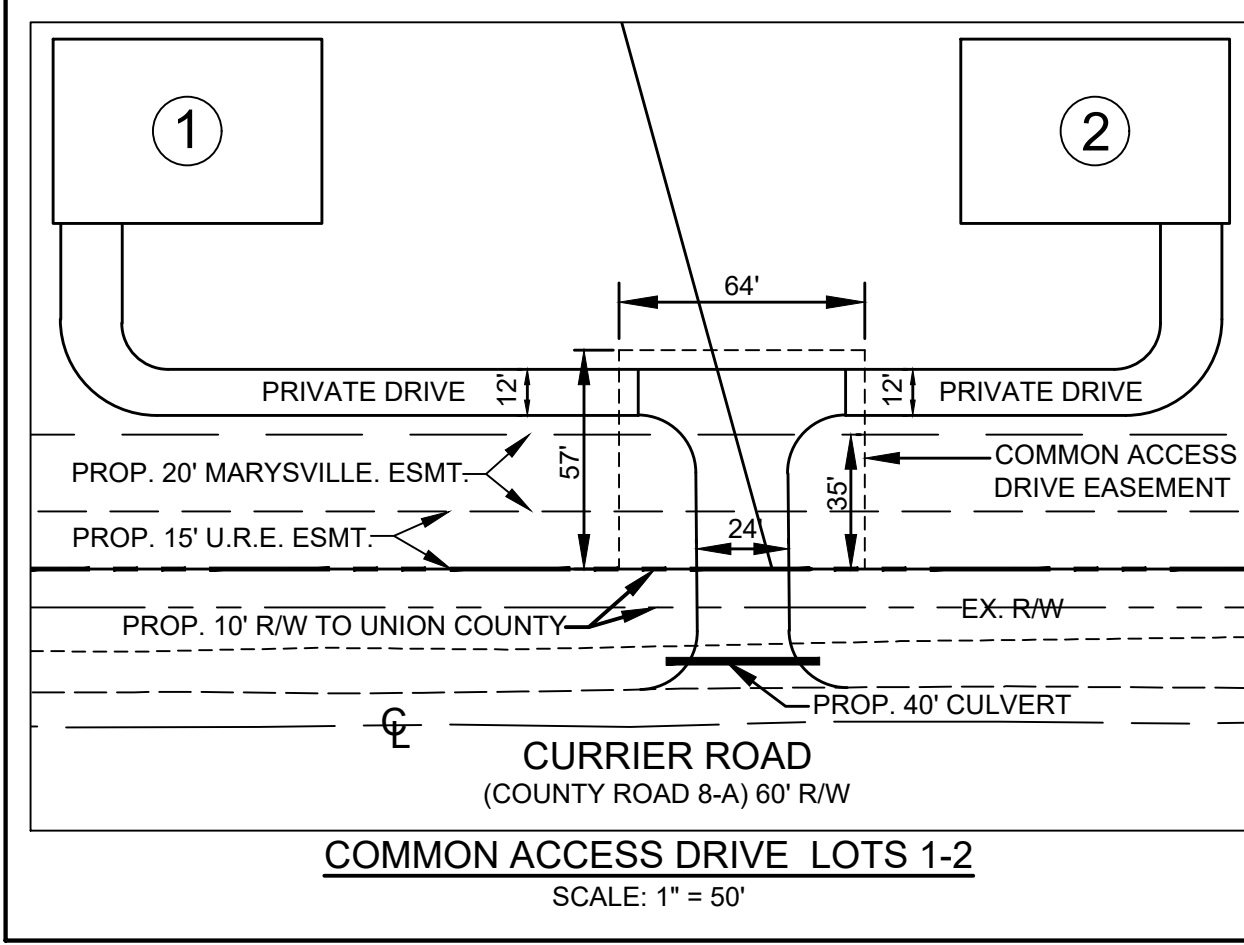
**BENCHMARKS**

**BM#1**  
RR SPIKE ON THE OF CURRIER ROAD AT THE SE  
CORNER OF LOT 1: ELEV.=942.28

**BM #2**  
X ON SE WINGWALL: ELEV.= 943.55  
ELEVATION NAVD(88), GEOID 12A,  
OHIO STATE PLANE NORTH, GEODETIC REF. SYSTEM  
1980/ ODOT VRS NAD(83)  
EPOCH 2010.0

<b>CURRIER RIDGE SUBDIVISION</b>	
PRELIMINARY PLAT	
EXISTING CONDITIONS / TOPO	
EVERGREEN LAND COMPANY	
6295 COSGRAY ROAD	
DUBLIN, OHIO 43016	
614-889-1115	
SCALES: HORIZONTAL: 1"=100'	VERTICAL: N/A
DATE: JUNE, 2024	SHEET: 2 OF 5



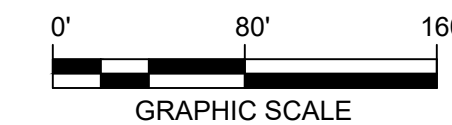


**CURRIER RIDGE SUBDIVISION**  
**PRELIMINARY PLAT**  
**SITE DIMENSION PLAN**  
EVERGREEN LAND COMPANY  
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614-889-1115

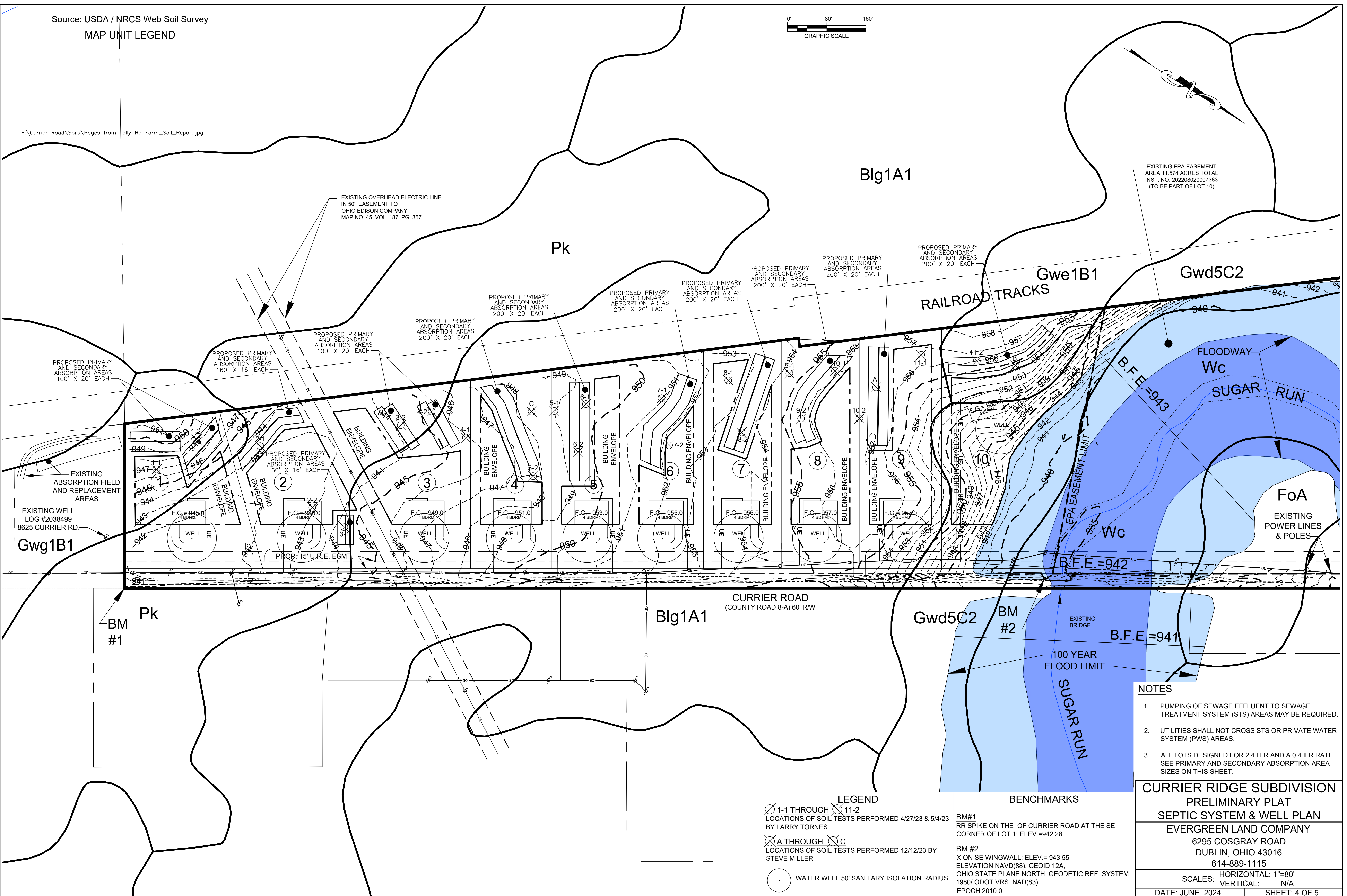
SCALES: HORIZONTAL: 1"=100'  
VERTICAL: N/A

DATE: JUNE, 2024 SHEET: 3 OF 5





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EXISTING EPA EASEMENT  
 AREA 11.574 ACRES TOTAL  
 INST. NO. 202208020007383  
 (TO BE PART OF LOT 10)

PROPOSED PRIMARY  
 AND SECONDARY  
 ABSORPTION AREAS  
 100' X 20' EACH

PROPOSED PRIMARY  
 AND SECONDARY  
 ABSORPTION AREAS  
 100' X 20' EACH

PROPOSED PRIMARY  
 AND SECONDARY  
 ABSORPTION AREAS  
 200' X 20' EACH

PROPOSED PRIMARY  
 AND SECONDARY  
 ABSORPTION AREAS  
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PROPOSED PRIMARY  
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PROPOSED PRIMARY  
 AND SECONDARY  
 ABSORPTION AREAS  
 200' X 20' EACH

PROPOSED PRIMARY  
 AND SECONDARY  
 ABSORPTION AREAS  
 60' X 16' EACH

EXISTING WELL  
 LOG #2038499  
 8625 CURRIER RD.

**NOTES**

1. PUMPING OF SEWAGE EFFLUENT TO SEWAGE TREATMENT SYSTEM (STS) AREAS MAY BE REQUIRED.
2. UTILITIES SHALL NOT CROSS STS OR PRIVATE WATER SYSTEM (PWS) AREAS.
3. ALL LOTS DESIGNED FOR 2.4 LLR AND A 0.4 ILR RATE. SEE PRIMARY AND SECONDARY ABSORPTION AREA SIZES ON THIS SHEET.

**LEGEND**

- 1-1 THROUGH 11-2 LOCATIONS OF SOIL TESTS PERFORMED 4/27/23 & 5/4/23 BY LARRY TORNES
- A THROUGH C LOCATIONS OF SOIL TESTS PERFORMED 12/12/23 BY STEVE MILLER
- WATER WELL 50' SANITARY ISOLATION RADIUS

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 OHIO STATE PLANE NORTH, GEODETIC REF. SYSTEM  
 1980/ ODOT VRS NAD(83)  
 EPOCH 2010.0

**CURRIER RIDGE SUBDIVISION  
 PRELIMINARY PLAT  
 SEPTIC SYSTEM & WELL PLAN  
 EVERGREEN LAND COMPANY**

6295 COSGRAY ROAD  
 DUBLIN, OHIO 43016  
 614-889-1115

SCALES: HORIZONTAL: 1"=80'  
 VERTICAL: N/A

DATE: JUNE, 2024 SHEET: 4 OF 5

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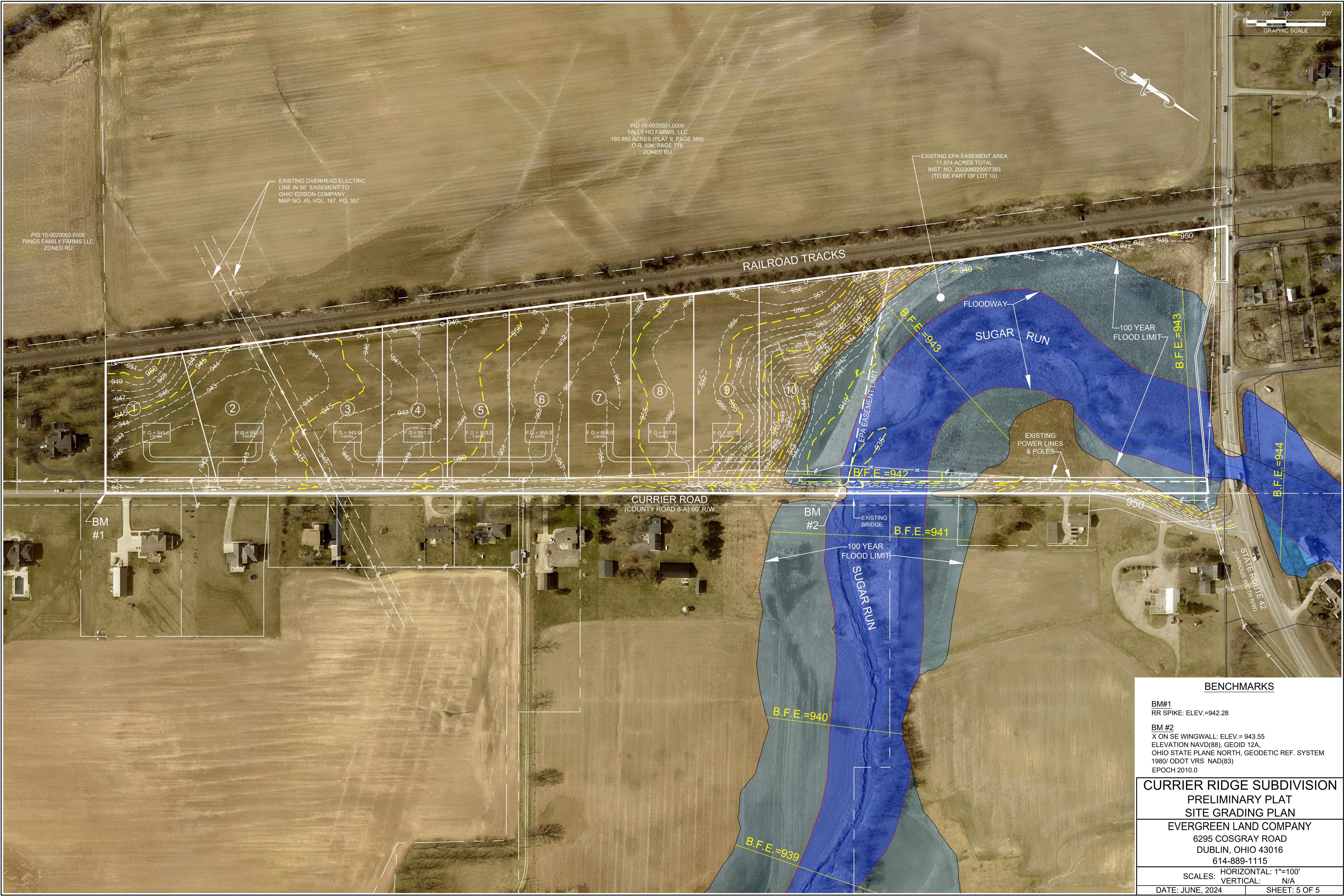


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**CURRIER RIDGE SUBDIVISION**  
**PRELIMINARY PLAT**  
**SITE GRADING PLAN**  
 EVERGREEN LAND COMPANY  
 6295 COSGRAY ROAD  
 DUBLIN, OHIO 43016  
 614-889-1115

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

DATE: JUNE, 2024      SHEET: 5 OF 5