



Zoning & Subdivision Committee
Thursday, February 14, 2013 12:15 pm

Start Time: _____

▪ Minutes from last meeting of January 10, 2013

1st: _____ 2nd: _____

1. Review of Jerome Village GPN-2 Preliminary Plat in Jerome Township, Union County - Staff Report by Wes Dodds
2. Review of Jackson Township (Champaign County) Zoning Parcel Amendment of Parcel # E11-05-10-36-00-006-01 of 8 Acres owned by the Village of Christiansburg from R-1 Low Density Residential to U1 Rural Undeveloped. The proposed use is for the Village of Christiansburg's new Wastewater Treatment Plant - Staff Report by Jenny Snapp
3. Informal review of Memorandum of Understanding between the Champaign County Soil & Water Conservation District and Jackson Township (Champaign County) for drainage inspections - Staff Report by Jenny Snapp

▪ Adjourn End Time: _____

1st: _____ 2nd: _____

Members:

Scott Coleman – Logan County Engineer
Greg DeLong – Marysville Planning
Charles Hall – Union County Commissioner
Jeff Stauch – Union County Engineer
Paul Hammersmith – Dublin Engineer
Steve McCall – Champaign County Engineer
Brad Bodenmiller – Urbana Zoning
Robert A. Yoder – North Lewisburg Administrator
Joel Kranenburg- Village of Russells Point
Jenny Snapp – LUC
Wes Dodds – LUC
Heather Martin – LUC

Guests:

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



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
February 14, 2013

JEROME VILLAGE GLACIER PARK NEIGHBORHOOD SECTION 2 PRELIMINARY PLAT

APPLICANT: Jerome Village Company LLC Gary Nuss
375 North Front Street 375 North Front Street
Columbus, OH 43215 Columbus, OH 43215
614-857-2334 614-857-2334

Other Contacts:
Terrain Evolution
ATTN: Justin Wollenberg
720 East Broad Street, Suite 203
Columbus, OH 43215

REQUEST: Approval of the Jerome Village Glacier Park Neighborhood Section 2 Preliminary Plat in Jerome Township, Union County

LOCATION: Located on Wells Road, west of Jerome Road in Jerome Township, Union County.

STAFF ANALYSIS: This Preliminary Plat is for the Jerome Village Glacier Park Neighborhood Section 2 (GPN 2). Jerome Village GPN 2 is proposed to have a total of 77.275 Acres and 131 lots. This section will contain 22.020 acres of open space. The proposed method of supplying water and sanitary sewer service is through the City of Marysville.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- **Union County Engineer's Office**
 - Per the attached review letter dated February 7, 2013, the Union County Engineer's Office recommends that the Preliminary Plat be approved with the condition that all comments outlined in the attached review are incorporated into the Construction Drawings and Final Plat. Specific comments for incorporation are below:
 - The Zoning Revision required for this property is not yet complete. This must be done prior to final plat submittal.
 - Variances: Both variances on the title sheet have been approved.
 - Revise the waterline location to remove it from being under the sidewalk.
 - No open cut installation will be allowed for any utility construction. All crossings shown under existing roadways will be required to be jack and bored or directional drilled.
 - Check horizontal clearance on all utilities, and maintain a minimum of 10' horizontal clearance. There appear to be several instances where this is not met.
 - Maintain all sanitary manholes a minimum of 5' from the right of way.
 - Indicate the location of all sidewalks, as well as handicap ramp crossings at intersections.
 - Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.
 - Based on the proximity of the basins to Wells Road, we will require guardrail to be installed on Wells Road over the length of these basins to prevent encroachment.
 - Indicate design and posted speeds.
 - Include signage plan for roadway network.
 - With the exception of stop condition vertical curves at intersections, the minimum length of all vertical curves shall be 50'. The vertical curve at Station 11+54 on Hawthorne Drive does not meet this requirement. Based on ODOT Standards, this

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vertical curve can be completely removed, as it does not meet the minimum grade change required.

- Update flood routing plan to show routing break points on roadways.
 - Detail all flooding swales, including 100 year water surface elevation, ensuring at least 1' of freeboard between the 100 year water surface and the limits of the drainage easement.
 - A more detailed drainage analysis will be conducted during final plan review.
 - Include finished grade (FG) elevations on all buildings, and possible walkout locations and elevations.
 - Show water and storm profiles
 - Confirm sight distance on Hyland – Croy Road and Brandywine Drive, as well as Ryan Parkway and Hawthorne Drive.
 - Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat.
 - Provide detailed construction drawings to private utility providers.
- **Union County Commissioners Office**
 - Per email dated February 8, 2013, comments have been addressed by the Union County Engineer's Office and there are no objections to the Jerome Village GPN 2 Preliminary Plat.
 - **Union County Soil & Water Conservation District**
 - Comments incorporated with Union County Engineer comments above.
 - **Union County Health Department**
 - Per email dated February 7, 2013, the Health Department recommends that all efforts be made to provide a point of connection (easements and/or service lines) to both water and sewer to any adjacent home, business, or other facility being serviced by private systems.
 - The email further goes on to state that any home or business that is currently being serviced by a private sewage treatment system and ends up being within 200 feet of a sanitary sewer

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easement should be brought to the Health Department's attention.

- **City of Marysville**
 - Per the letter attached dated February 8, 2013, the City of Marysville has the following comments regarding the Jerome Village GPN 2 Preliminary Plat:
 - ✓ Due to potential future maintenance issues, please revise the waterline location horizontally with respect to the proposed concrete sidewalk.
 - ✓ The water curb box location shall be revised to be generally located one (1) foot behind the sidewalk for all services. Please note, this will be required on all future phases of this project.
 - ✓ Please review the location of all main line valves to ensure this infrastructure is not located within the curb and gutter.
 - ✓ Due to lack of a "hot tap" connection, all notes pertaining to night-time connections are not applicable and shall be removed.
 - ✓ Detailed sanitary sewer sizing calculations will be required during the Final Engineering process.
 - ✓ To comply with City Standards, the maximum allowable sanitary manhole spacing is three hundred (300) feet.
 - ✓ Preliminary Plat (Sheet 3) – Provide a utility easement along the entirety of Jerome Road for a future City waterline extension from approximately Cottonwood Drive to Ryan Parkway.
 - ✓ Preliminary Plat (Sheet 4) – Provide labels on the existing easements along Ryan Parkway.
 - ✓ Detailed Composite Utility Plan (Sheet 7)
 - Several waterline appurtenances are "connected" to the right-of-way (near the Spruce Court Honeysuckle Way intersection and along Brandywine Drive). Please revise accordingly.
 - The northernmost valve at the Cottonwood Drive and Hawthorne Drive intersection shall be located north of Storm Structure #78 and outside the pavement.

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- ✓ Detailed Composite Utility Plan (Sheet 8)
 - The proposed easement across the Kauffman and Pharazyn properties shall be labeled and dimensioned.
 - Please provide an approximate horizontal alignment (with dimensions) for the future waterline along Wells Road and across the Kauffman and Pharazyn properties. This waterline should be labeled as "By Others".
- ✓ Detailed Composite Utility Plan (Sheet 9)
 - For isolation purposes, please add a valve just east of the Cottonwood Drive cul-de-sac. This valve should also be located east of the proposed service for the adjacent lot.
 - For access (and constructability) purposes, please add a sanitary manhole just west of Jerome Road.
- ✓ Detailed Composite Utility Plan (Sheet 10) –
Please add valves on either side of the tee at Honeysuckle Way/Hawthorne Drive intersection.
- **Jerome Township**
 - No comments as of February 8, 2013.
- **ODOT District 6**
 - As of February 8, 2013, no comments from ODOT District 6.
- **Union Rural Electric/URE**
 - No comments as of February 8, 2013.
- **LUC Regional Planning Commission**
 - Confirmation of approval of conformance to Township zoning needs to be forwarded to LUC prior to Final Plat Approval. A letter from Jerome Township confirming that the subdivision conforms to Township zoning shall be submitted.
 - In accordance with the Union County Engineer's comments, a ditch petition will be required to be prepared and executed between the Developer and County prior to submittal of the final plat.
 - All bonds and/or letters of credit shall be submitted and approved prior to submittal of the final plat.

STAFF RECOMMENDATIONS:

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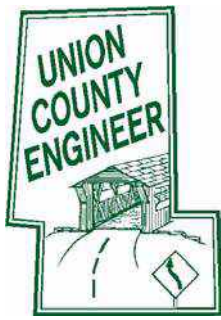
Director: Jenny R. Snapp

- Staff recommends ***APPROVAL*** of the Jerome Village Glacier Park Neighborhood Section 2 Preliminary Plat with the condition that all comments from LUC and reviewing agencies must be incorporated into Construction Drawings and the Final Plat. The developer should 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.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

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

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

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

February 7, 2013

Weston R. Dodds, Planner
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Preliminary Plat Review
Jerome Village Subdivision
GPN-2

Weston,

We have completed our review for the above final plat, dated January 2013. We recommend it be approved with modifications listed below. Items listed below should be addressed in the final construction drawings. Please note that all comments regarding Master Deed Declarations and Restrictions were commented on in a previous Jerome Village pod submittal. The Master Deed Declaration and Restrictions will be required to match these previously approved pods' language unless otherwise requested.

1. The zoning revision required for this property is not yet complete. Please be aware this will have to be taken care of prior to submittal of the final plat.
2. The status of the requested variances listed on the title sheet is as follows:
 - a. Variance from requirement of 80' separation from driveways to existing or proposed roadways is approved.
 - b. Variance allowing reduced right of way width from 60' to 50' is approved.
3. Revise the waterline location to remove it from being under the sidewalk.
4. No open cut installation will be allowed for any utility construction. All crossings shown under existing roadways will be required to be jack and bored or directional drilled.
5. Check horizontal clearance on all utilities, and maintain a minimum 10' horizontal clearance. There appear to be several instances where this is not met.
6. Maintain all sanitary manholes a minimum of 5' from the right of way.
7. Indicate the location of all sidewalks, as well as handicap ramp crossings at intersections.
8. Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.
9. Based on the proximity of the basins to Wells Road, we will require guardrail to be installed on Wells Road over the length of these basins to prevent encroachment.
10. Indicate design and proposed posted speeds.

Jeff Stauch, PE/PS
County Engineer | Environmental Engineer

Mary A. Sampsel, PE
Assistant County Engineer | Chief Building Official

11. All drainage easements will be reviewed in more detail during the final design process.
12. Include signage plan for roadway network.
13. With the exception of stop condition vertical curves at intersections, the minimum length of all vertical curves shall be 50'. The vertical curve at Station 11+54 on Hawthorne Drive does not meet this requirement. Based on ODOT standards, this vertical curve can be completely removed, as it does not meet the minimum grade change required.
14. Update flood routing plan to show routing break points on roadways.
15. Detail all flood routing swales, including 100 year water surface elevation, ensuring at least 1' of freeboard between the 100 year water surface and the limits of the drainage easement.
16. A more detailed drainage analysis will be conducted during final plan review.
17. Include finished grade (FG) elevations on all buildings, and possible walkout locations and elevations.
18. Show water and storm profiles.
19. Confirm sight distance on Hyland-Croy Road and Brandywine Drive, as well as Ryan Parkway and Hawthorne Drive.
20. Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat.
21. Provide detailed construction drawings to private utility providers.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3165.

Sincerely,



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



Engineering, Planning and Zoning
City Hall, 125 East 6th Street
Marysville, Ohio 43040-1641
(937) 642-6015
FAX (937) 642-6045
www.marysvilleohio.org

February 8, 2013

Ms. Jenny Snapp
Logan-Union-Champaign Regional Planning Commission
P.O. Box 219
East Liberty, Ohio 43319

**Subject: Jerome Village – Glacier Park Neighborhood, Section 2
Preliminary Plat Comments**

The City of Marysville has the following comments pertaining to the sanitary sewer and water system design shown within the Preliminary Plat submittal for the Jerome Village – Glacier Park Neighborhood, Section 2 development.

General Comments:

1. Due to potential future maintenance issues, please revise the waterline location horizontally with respect to the proposed concrete sidewalk.
2. The water curb box location shall be revised to be generally located one (1) foot behind the sidewalk for all services.
Note: This will be required on all future phases of this project.
3. Please review the location of all main line valves to ensure this infrastructure is not located within the curb and gutter.
4. Due to the lack of a “hot tap” connection, all notes pertaining to night-time connections are not applicable and shall be removed.
5. Detailed sanitary sewer sizing calculations will be required during the Final Engineering process.
6. To comply with City Standards, the maximum allowable sanitary manhole spacing is three hundred (300) feet.

Preliminary Plat (Sheet 3):

1. Provide a utility easement along the entirety of Jerome Road for a future City waterline extension from approximately Cottonwood Drive to Ryan Parkway.

Preliminary Plat (Sheet 4):

1. Provide labels on the existing easements along Ryan Parkway.

Detailed Composite Utility Plan (Sheet 7):

1. Several waterline appurtenances are "connected" to the right-of-way (near the Spruce Court Honeysuckle Way intersection and along Brandywine Drive). Please revise accordingly.
2. The northernmost valve at the Cottonwood Drive and Hawthorne Drive intersection shall be located north of Storm Structure #78 and outside the pavement.

Detailed Composite Utility Plan (Sheet 8):

1. The proposed easement across the Kauffman and Pharazyn properties shall be labeled and dimensioned.
2. Please provide an approximate horizontal alignment (with dimensions) for the future waterline along Wells Road and across the Kauffman and Pharazyn properties. This waterline should be labeled as "By Others".

Detailed Composite Utility Plan (Sheet 9):

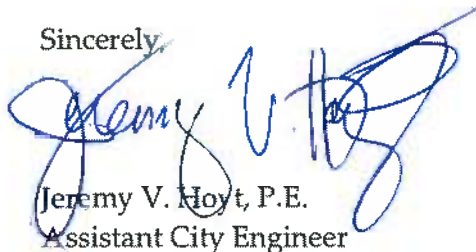
1. For isolation purposes, please add a valve just east of the Cottonwood Drive cul-de-sac. This valve should also be located east of the proposed service for the adjacent lot.
2. For access (and constructability) purposes, please add a sanitary manhole just west of Jerome Road.

Detailed Composite Utility Plan (Sheet 10):

1. Please add valves on either side of the tee at Honeysuckle Way / Hawthorne Drive intersection.

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

Sincerely,



Jeremy V. Hoyt, P.E.
Assistant City Engineer

- cc. Rick Varner (City of Marysville)
Scott Sheppard (City of Marysville)
John Mitchell (City of Marysville)
Valerie Klingman, P.E., P.S. (City of Marysville)

Weston R. Dodds

From: Jim Cogar [jim.cogar@uchd.net]
Sent: Thursday, February 07, 2013 10:43 AM
To: Weston R. Dodds
Subject: Re: FW: Jerome Village GPN-2 Preliminary Plat Comments Reminder

Hi Weston,

My comments are as follows:

Jerome Village GPN – 2 Preliminary Plat.

- Considering that public services (sanitary sewer & drinking water) are being provided to the residents within this subdivision, the Union County Health Department does not have any comments at this time.
- As always, all efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is serviced by a private water system and sewage treatment system.
- Any home or business that is currently being serviced by a private sewage treatment system and ends up being situated within 200' of a sanitary sewer easement should be brought to the attention of the Union County Health Department.

Thank you,

PLEASE NOTE OUR EMAIL ADDRESS HAS CHANGED! Please change my email in your address book.

My new email address is jim.cogar@uchd.net

Jim Cogar R.S.

Environmental Health Division

Union County Health Department

940 London Ave. Suite 1100

Marysville, Ohio 43040

Office: (937) 642-2053

Direct: (937) 645-2041

Fax: (937) 645-3047

Weston R. Dodds

From: Steve Stolte [sstolte@co.union.oh.us]
Sent: Friday, February 08, 2013 9:00 AM
To: Weston R. Dodds
Cc: Gary Lee; Charles Hall; Rebecca Roush
Subject: Fwd: JV Prelim Plat

Wes-We had a couple of comments regarding the referenced plat. I've talked with Jeff, and he has resolved the issues working thru Bill. So with those issues resolved, we have no objections to the plat.

Steve Stolte

Begin forwarded message:

From: "Jeff Stauch" <JStauch@co.union.oh.us>
Date: February 7, 2013, 5:15:58 PM EST
To: "Steve Stolte" <sstolte@co.union.oh.us>
Subject: **JV Prelim Plat**

Steve,

I talked to Bill. Hyland Croy will extend beyond the second entrance...so no issues there. He had already turned his comments in, but he will talk to them about the entrance area widths-should be an easy adjustment. It shouldn't affect any lots.

Jeff Stauch
Union County Engineer
(937) 645-3116



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: _____

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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: _____

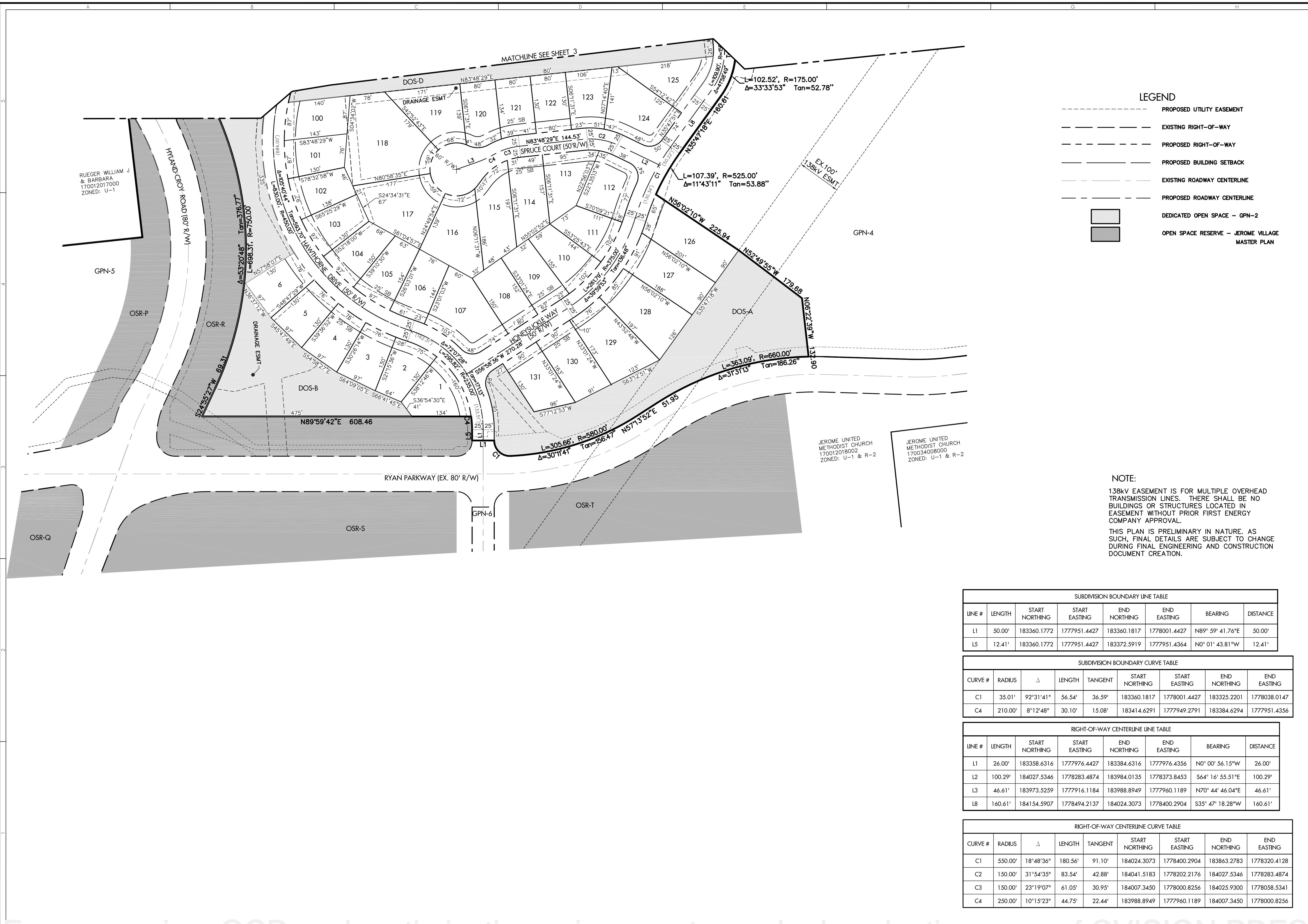
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PRELIMINARY PLAT REVIEW CHECKLIST			
#	Required Item Description	HAVE	NEED
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"		
1	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.		
2	Location by section, range, and township or Virginia Military Survey (VMS).		
3	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.		
4	Date of survey.		
5	Scale of the plat, north point, and date.		
6	Boundaries of the subdivision and its acreage.		
7	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.		
8	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.		
9	Zoning classification of the tract and adjoining properties.		
10	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.		
11	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.		
12	Layout, names and widths of proposed streets and easements.		
13	Building setback lines with dimensions.		
14	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.		
15	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.		
16	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.		
17	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.		

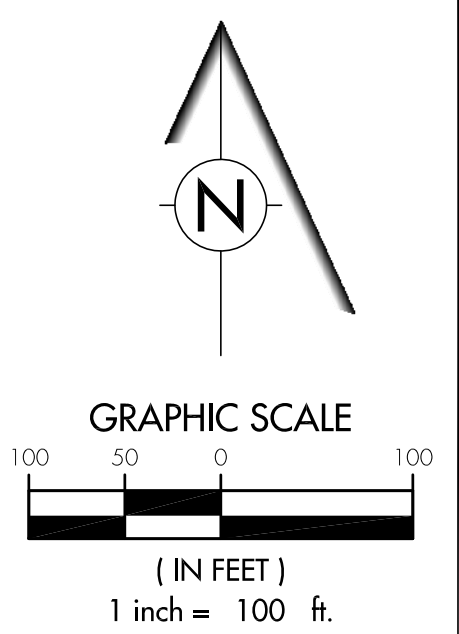
Supplementary Information			
1	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.		

2	Description of proposed covenants and restrictions.		
3	Description of proposed zoning changes.		
4	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.		
5	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.		
6	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.		
7	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.		
8	Letters from utility companies, as required, indicating approval of easement locations and widths prior to the Preliminary Plat approval.		
9	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.		
10	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission. Base Fee: \$400.00 plus \$50.00 per lot or per acre (whichever is larger).		



LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- DEDICATED OPEN SPACE - GPN-2
- OPEN SPACE RESERVE - JEROME VILLAGE MASTER PLAN



#	DESCRIPTION OF CHANGE	APPROVALS	
		BY	DATE

NOTE:
 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.
 THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH, FINAL DETAILS ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.

LINE #	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING	BEARING	DISTANCE
L1	50.00'	183360.1772	1777951.4427	183360.1817	1778001.4427	N89° 59' 41.76"E	50.00'
L5	12.41'	183360.1772	1777951.4427	183372.5919	1777951.4364	N0° 01' 43.81"W	12.41'

CURVE #	RADIUS	Δ	LENGTH	TANGENT	START NORTHING	START EASTING	END NORTHING	END EASTING
C1	35.01'	92°31'41"	56.54'	36.59'	183360.1817	1778001.4427	183325.2201	1778038.0147
C4	210.00'	8°12'48"	30.10'	15.08'	183414.6291	1777949.2791	183384.6294	1777951.4356

LINE #	LENGTH	START NORTHING	START EASTING	END NORTHING	END EASTING	BEARING	DISTANCE
L1	26.00'	183358.6316	1777976.4427	183384.6316	1777976.4356	N0° 00' 56.15"W	26.00'
L2	100.29'	184027.5346	1778283.4874	183984.0135	1778373.8453	S64° 16' 55.51"E	100.29'
L3	46.61'	183973.5259	1777916.1184	183988.8949	1777960.1189	N70° 44' 46.04"E	46.61'
L8	160.61'	184154.5907	1778494.2137	184024.3073	1778400.2904	S35° 47' 18.28"W	160.61'

CURVE #	RADIUS	Δ	LENGTH	TANGENT	START NORTHING	START EASTING	END NORTHING	END EASTING
C1	550.00'	18°48'36"	180.56'	91.10'	184024.3073	1778400.2904	183863.2783	1778320.4128
C2	150.00'	31°54'35"	83.54'	42.88'	184041.5183	1778202.2176	184027.5346	1778283.4874
C3	150.00'	23°19'07"	61.05'	30.95'	184007.3450	1778000.8256	184025.9300	1778058.5341
C4	250.00'	10°15'23"	44.75'	22.44'	183988.8949	1777960.1189	184007.3450	1778000.8256

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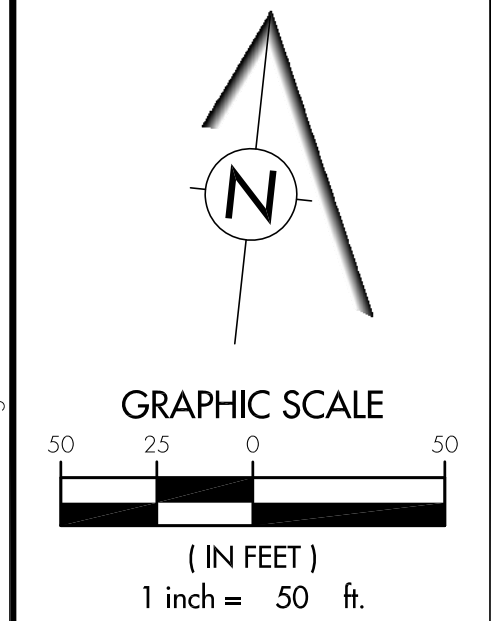
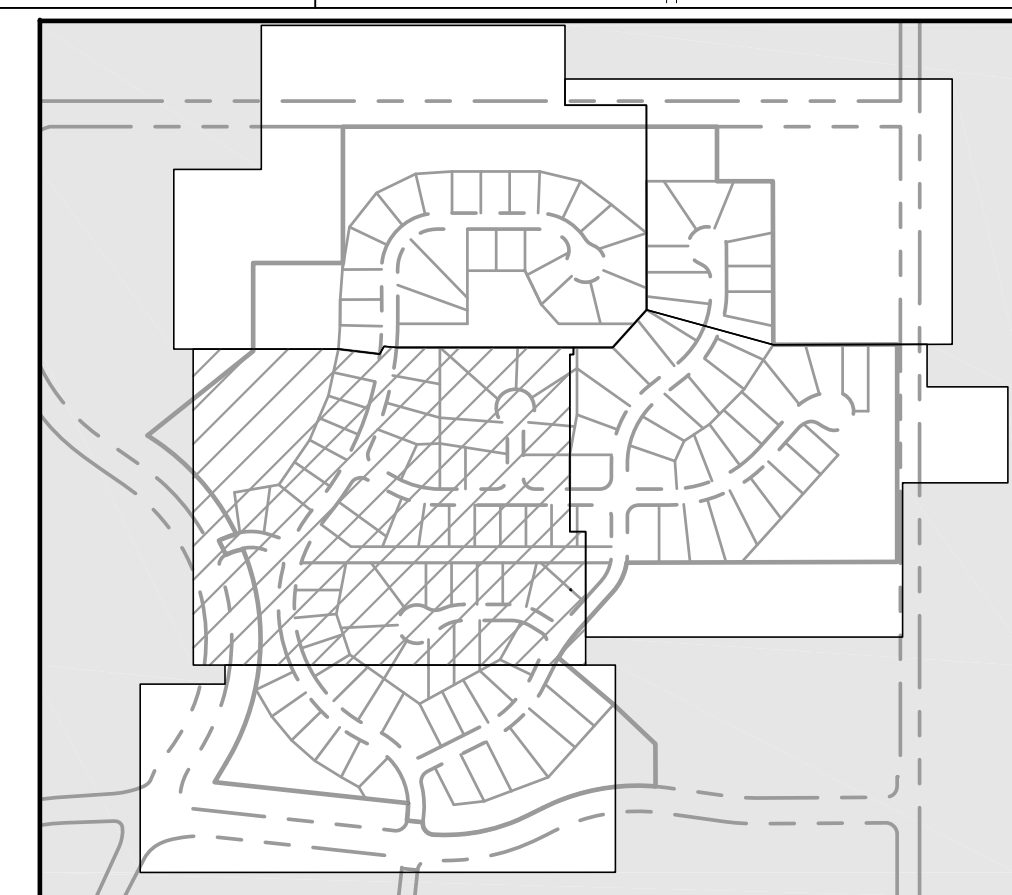
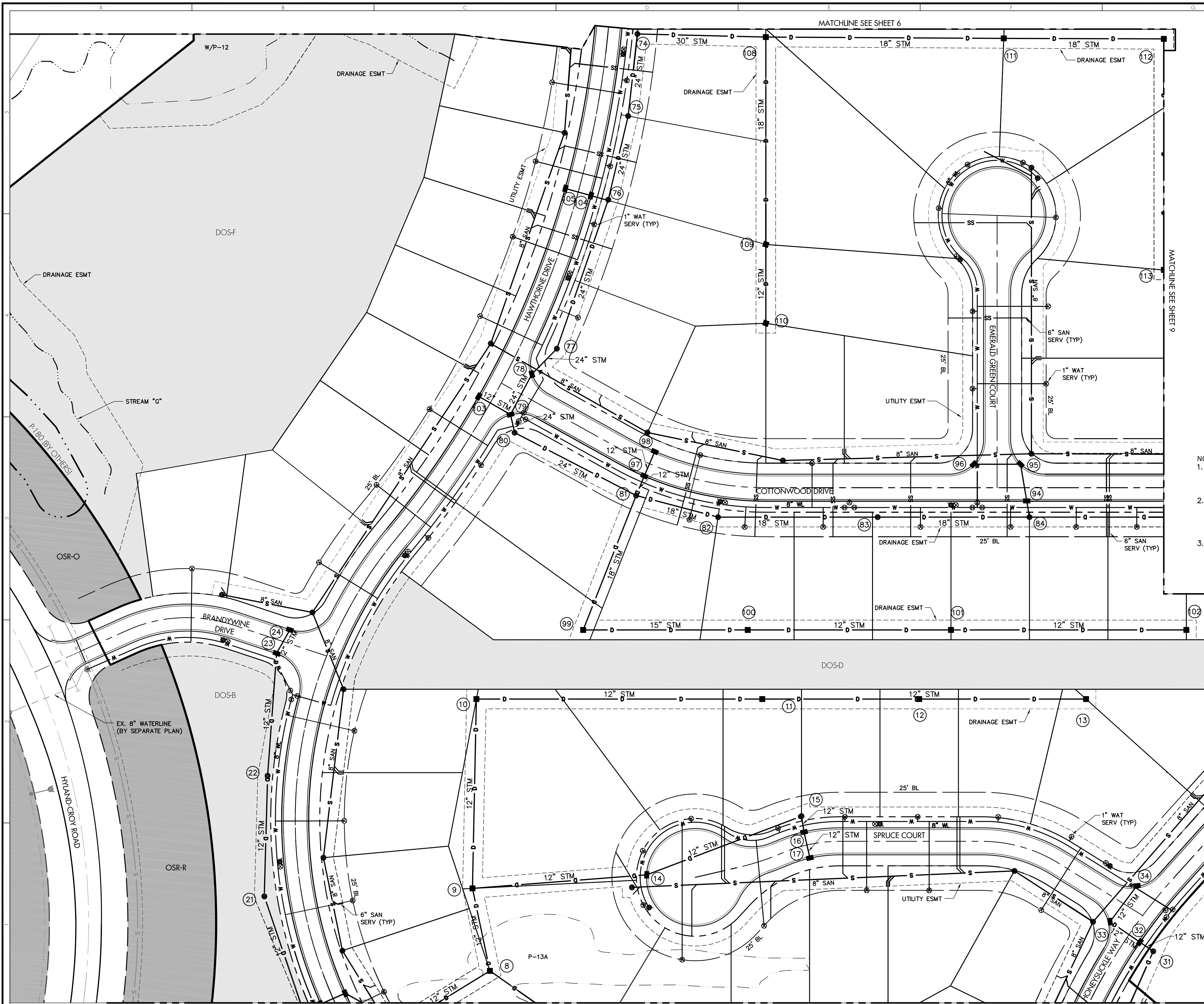
JEROME TOWNSHIP, UNION COUNTY, OHIO
 JEROME VILLAGE
 GLACIER PARK NEIGHBORHOOD
 SECTIONS 7
 NOT FOR CONSTRUCTION
 PRELIMINARY PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
JPW	DGR	TBR

PROJECT NO.: 12017
 DATE: JANUARY, 2013
 SCALE: HORIZONTAL: 1" = 100'
 VERTICAL: N/A
 SHEET NO.: 4/29



APPROVALS	DATE
BY	

SHEET NO.	DESCRIPTION OF CHANGE

- NOTES:
1. ALL PROPOSED CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE PERFORMED BETWEEN THE HOURS OF 10:00 PM AND 5:00 AM. ADDITIONALLY, EACH CONNECTION SHALL BE COMPLETED WITHIN ONE (1) NIGHT.
 2. THE CONTRACTOR SHALL NOTIFY THE CITY OF MARYSVILLE AND THE UNION COUNTY ENGINEER'S OFFICE A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO NIGHT-WORK CONSTRUCTION ASSOCIATED WITH THE CONNECTION OF THE PROPOSED WATER MAINS.
 3. THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.

LEGEND

	PROPOSED UTILITY EASEMENT
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING SETBACK
	EXISTING ROADWAY CENTERLINE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SERVICE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER SERVICE & CORP STOP
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	ODOT 203 FILL
	PROPOSED STORM SEWER STRUCTURE NUMBER

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
 GLACIER PARK NEIGHBORHOOD
 SECTIONS 7 & 8

NOT FOR CONSTRUCTION

DETAILED COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

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

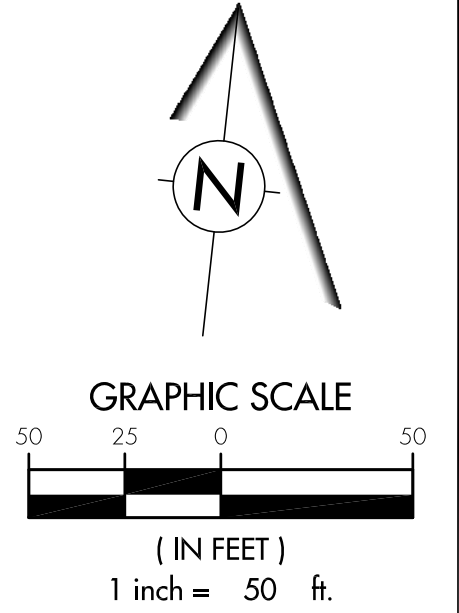
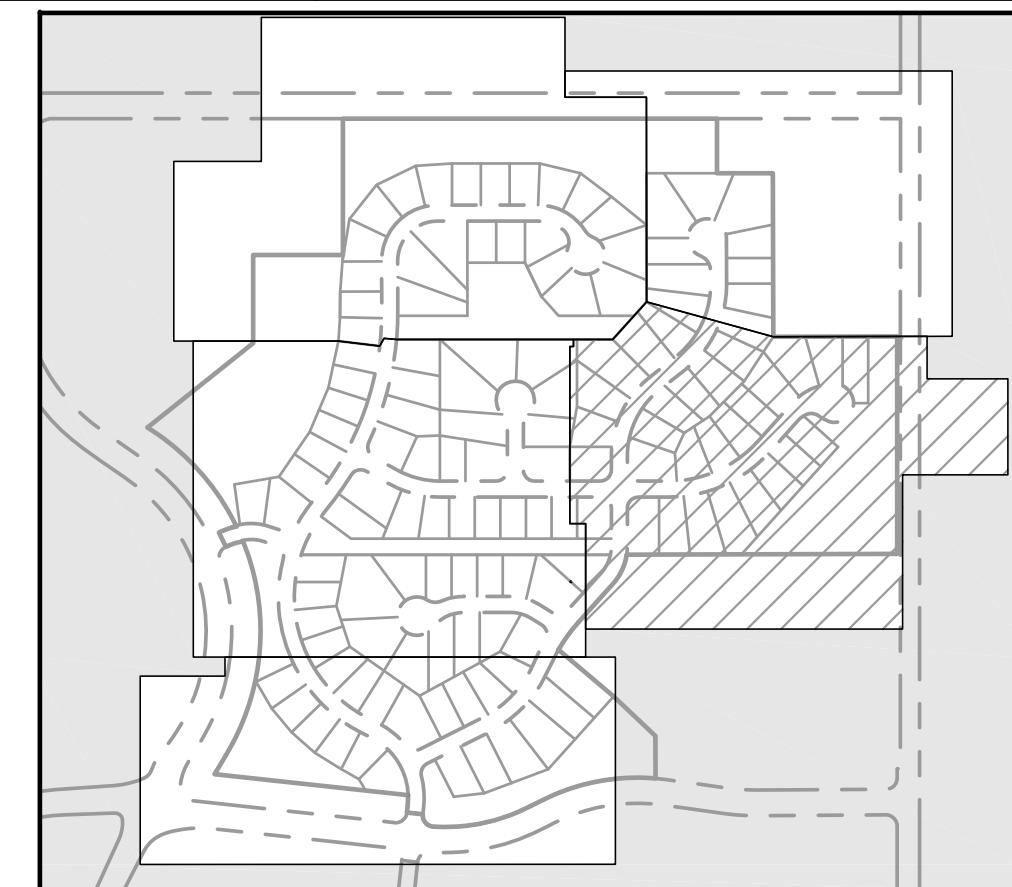
DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 12017

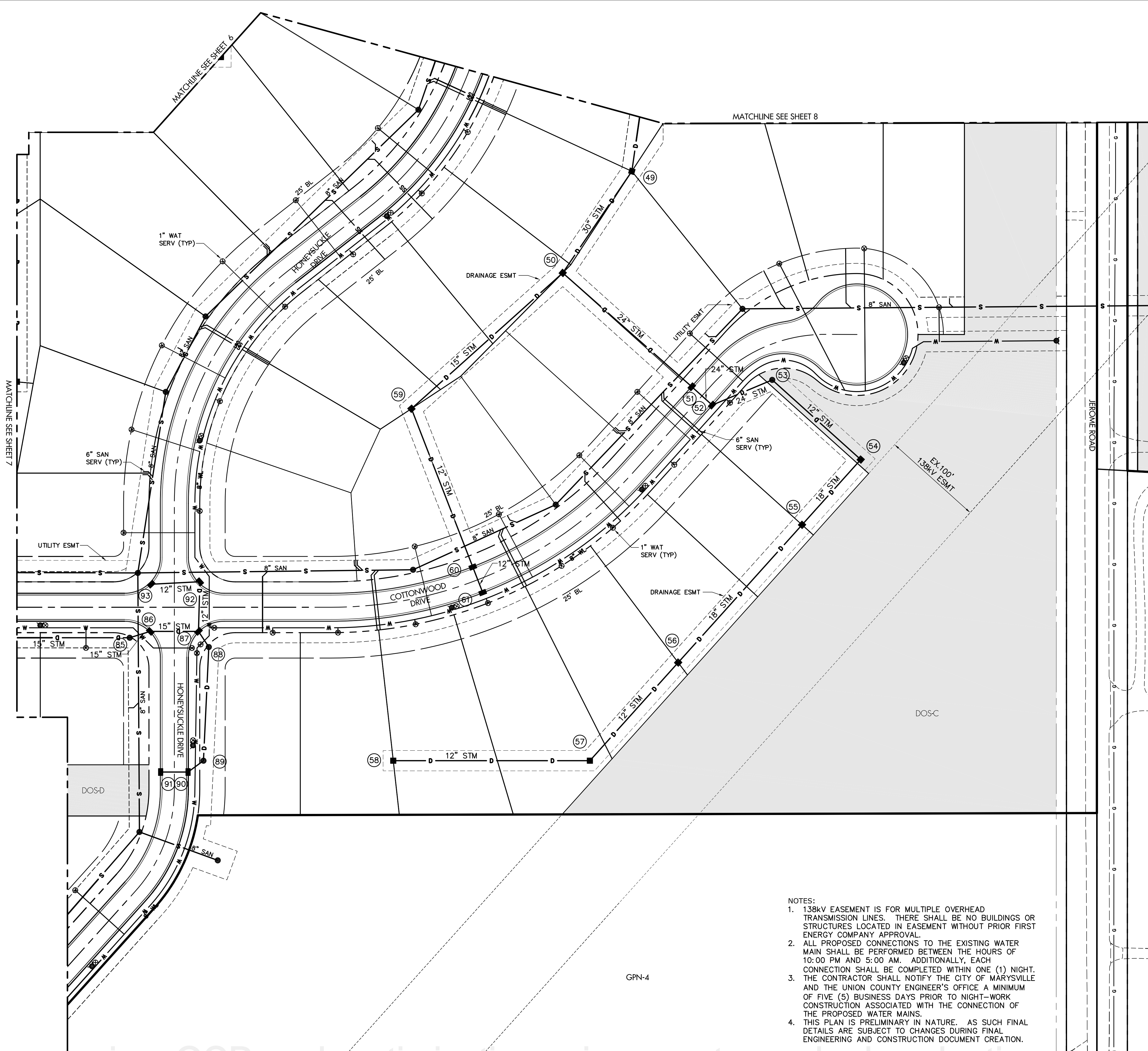
DATE: JANUARY, 2013

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

SHEET NO.: 7/29



APPROVALS	DATE
BY	
SHEET NO.	
DESCRIPTION OF CHANGE	
#	



LEGEND

	PROPOSED UTILITY EASEMENT
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING SETBACK
	EXISTING ROADWAY CENTERLINE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SERVICE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER SERVICE & CORP STOP
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	ODOT 203 FILL
	PROPOSED STORM SEWER STRUCTURE NUMBER

- NOTES:
- 138kV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.
 - ALL PROPOSED CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE PERFORMED BETWEEN THE HOURS OF 10:00 PM AND 5:00 AM. ADDITIONALLY, EACH CONNECTION SHALL BE COMPLETED WITHIN ONE (1) NIGHT. THE CONTRACTOR SHALL NOTIFY THE CITY OF MARYSVILLE AND THE UNION COUNTY ENGINEER'S OFFICE A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO NIGHT-WORK CONSTRUCTION ASSOCIATED WITH THE CONNECTION OF THE PROPOSED WATER MAINS.
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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
 GLACIER PARK NEIGHBORHOOD
 SECTIONS 7 & 8

NOT FOR CONSTRUCTION

DETAILED COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

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

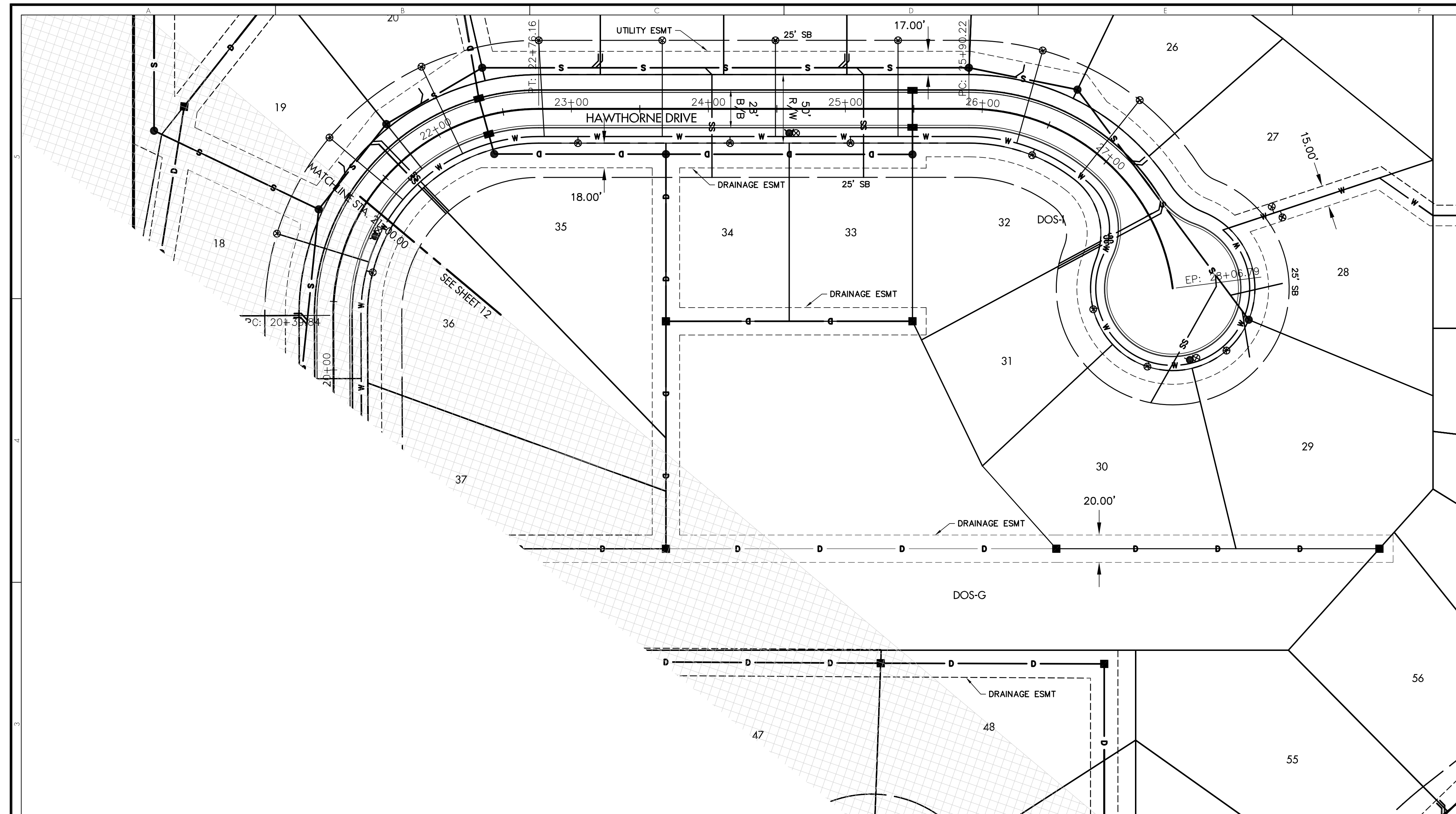
DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 12017

DATE: JANUARY, 2013

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

SHEET NO.: 9/29



LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE & CORP STOP
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- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ODOT 203 FILL

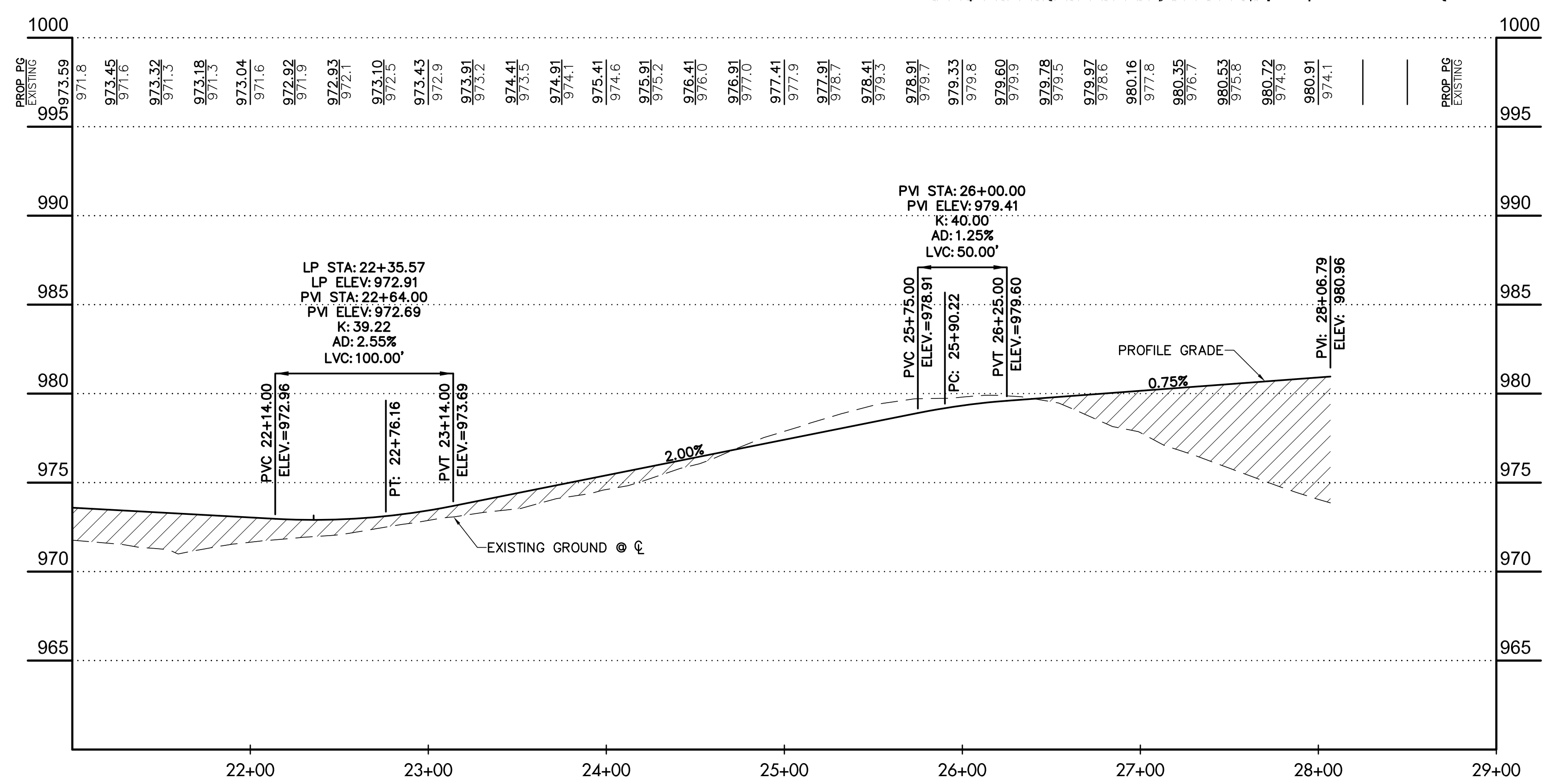
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

APPROVALS	DATE
BY	

SHEET NO.	DATE

#	DESCRIPTION OF CHANGE

NOTE:
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JEROME TOWNSHIP, UNION COUNTY, OHIO
 JEROME VILLAGE
 GLACIER PARK NEIGHBORHOOD
 SECTIONS 27 & 28
 HAWTHORNE DRIVE
 PRELIMINARY PLAN & PROFILE
 STA. 20+00 TO END

DRAWING SET STATUS:

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

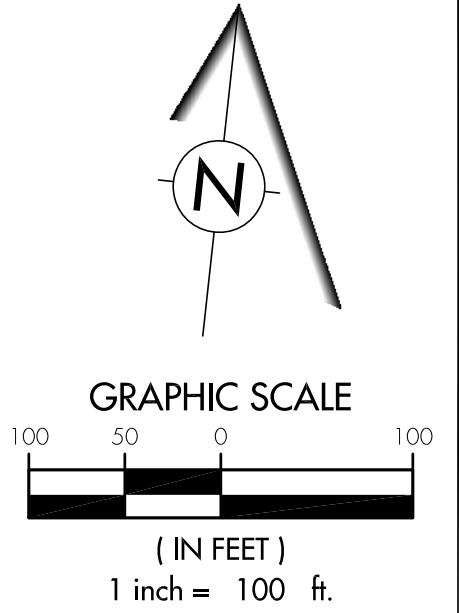
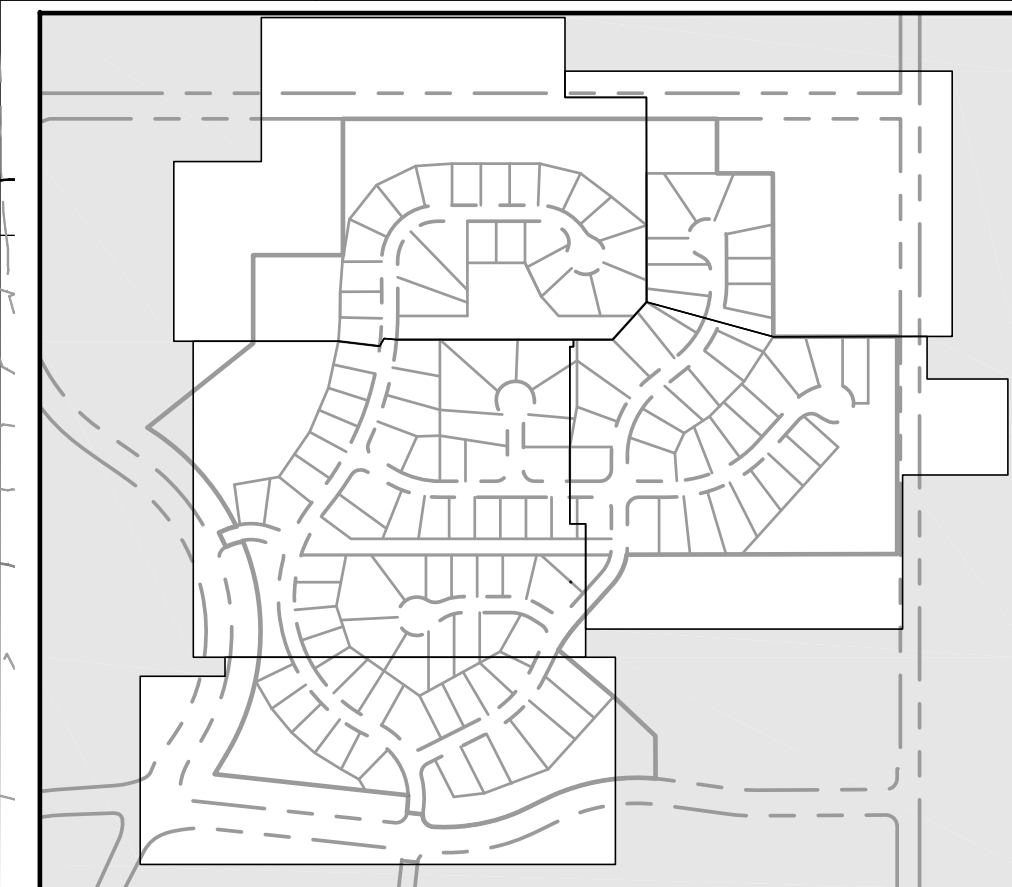
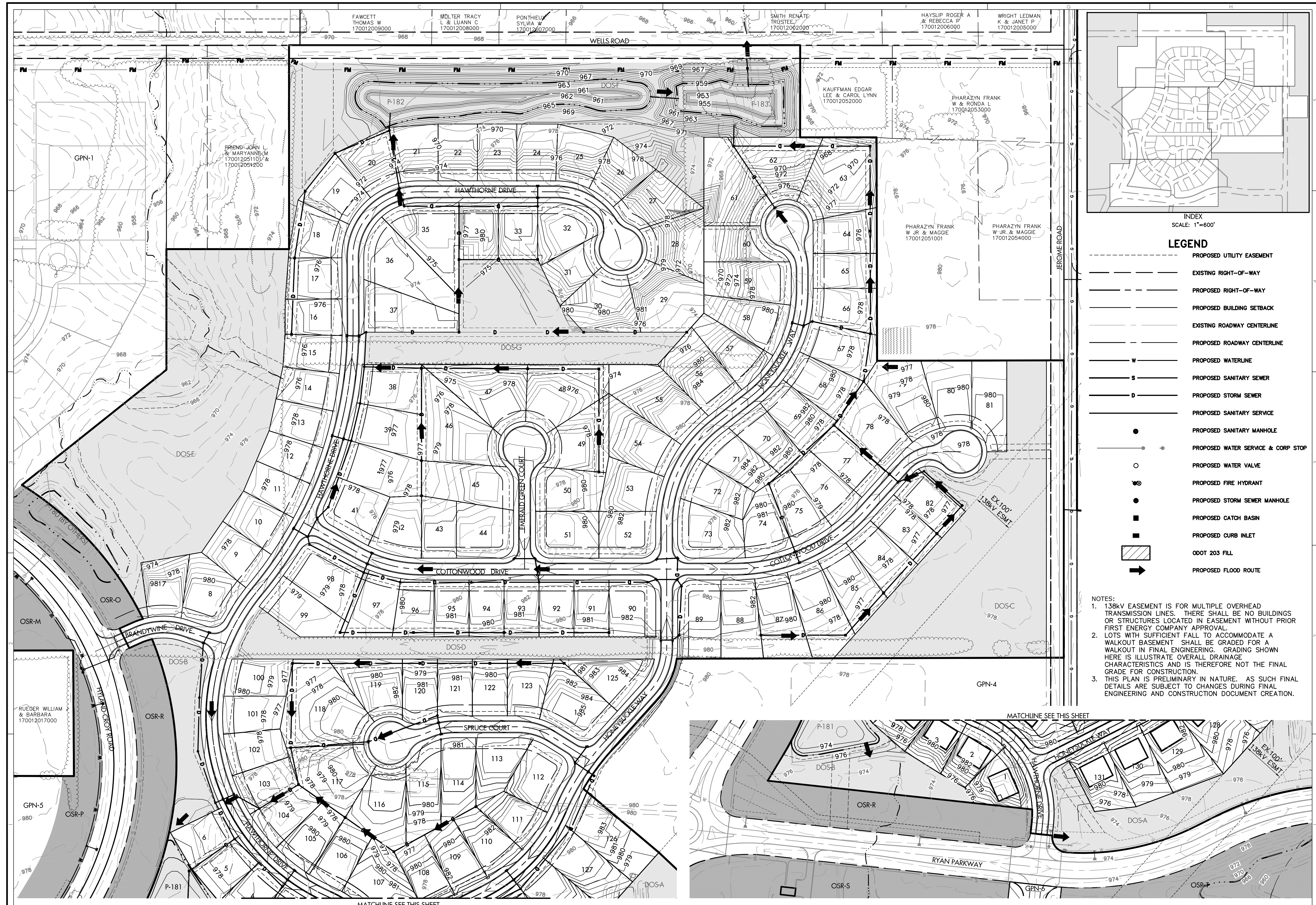
DESIGN	DRAFT	CHECK
JPW	DGR	TBR

PROJECT NO.: 12017

DATE: JANUARY, 2013

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

SHEET NO.: 13/29



INDEX
SCALE: 1"=600'

LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- W --- PROPOSED WATERLINE
- S --- PROPOSED SANITARY SEWER
- D --- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE & CORP STOP
- PROPOSED WATER VALVE
- ⊗ PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ▨ ODOT 203 FILL
- ➔ PROPOSED FLOOD ROUTE

NOTES:

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CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	APPROVALS BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD
SECTION 7 CONSTRUCTION

OVERALL GRADING PLAN

DRAWING SET STATUS:

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

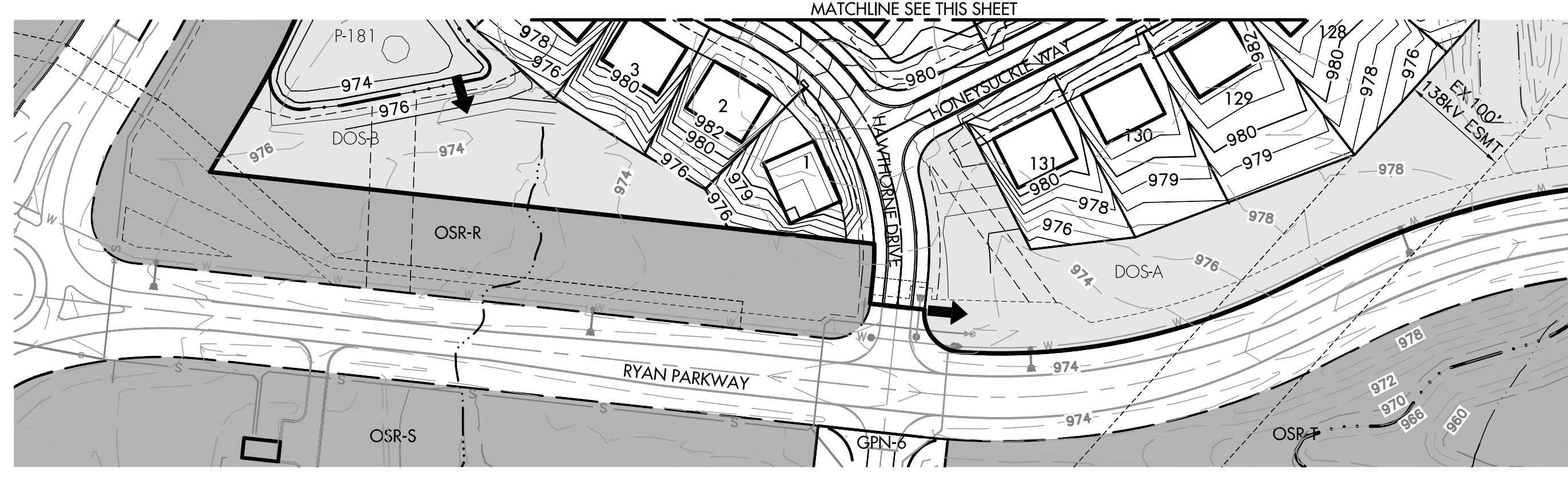
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JPW	DGR	TKR

PROJECT NO.: 12017

DATE: JANUARY, 2013

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

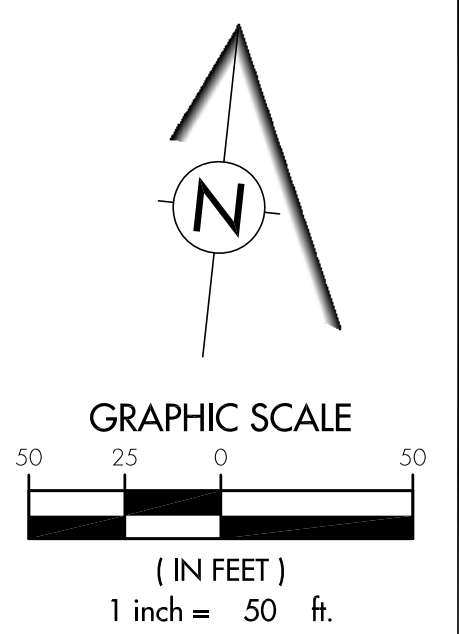
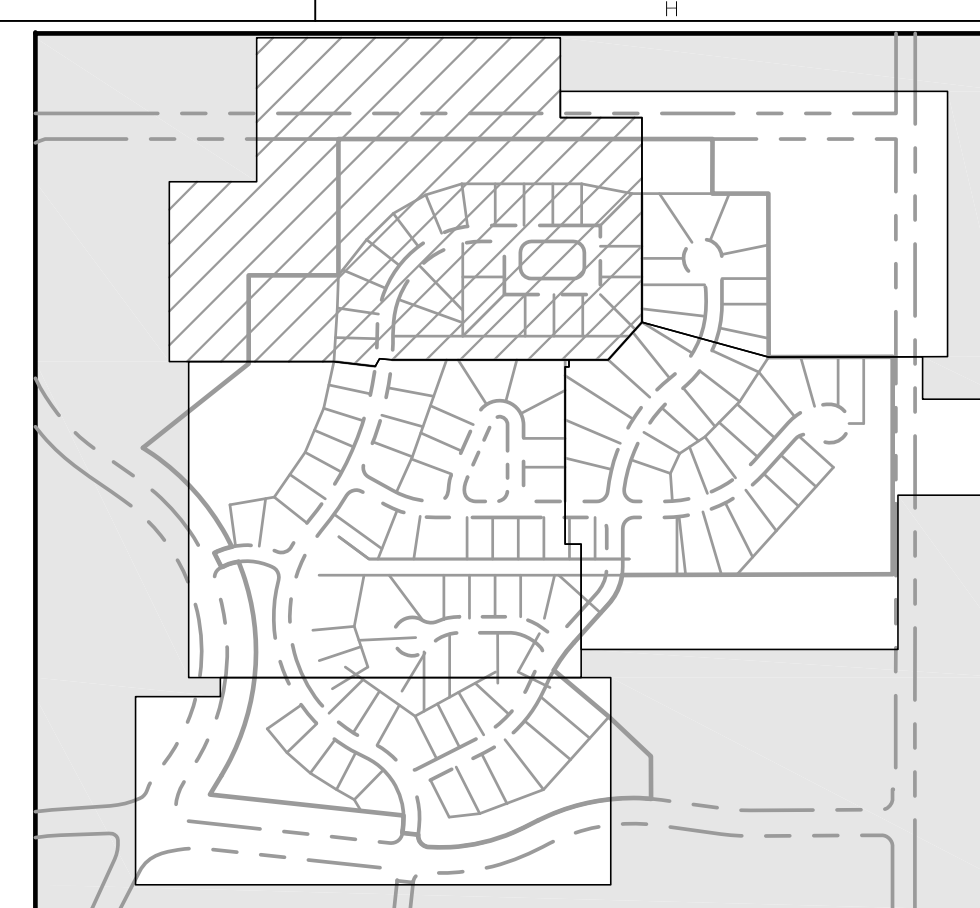
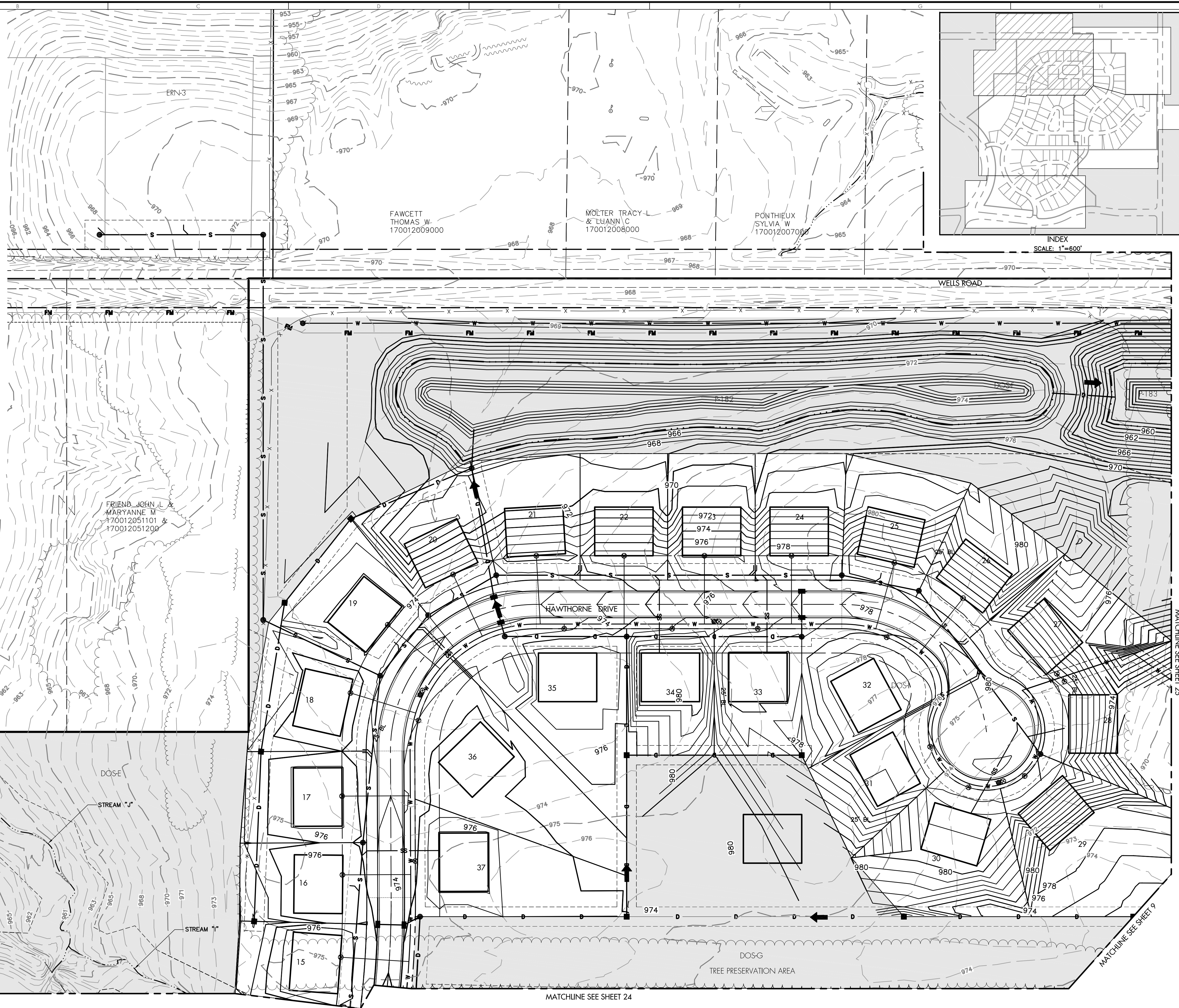
SHEET NO.: 22 / 29



LEGEND

- PROPOSED UTILITY EASEMENT
- - - EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- W --- PROPOSED WATERLINE
- S --- PROPOSED SANITARY SEWER
- D --- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE & CORP STOP
- PROPOSED WATER VALVE
- ⊗ PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ▨ ODOT 203 FILL
- ➔ PROPOSED FLOOD ROUTE

NOTES:
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APPROVALS	BY	DATE

SHEET NO.	DESCRIPTION OF CHANGE

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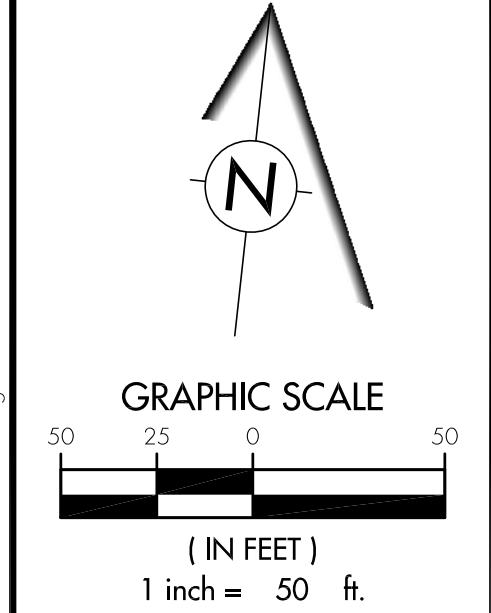
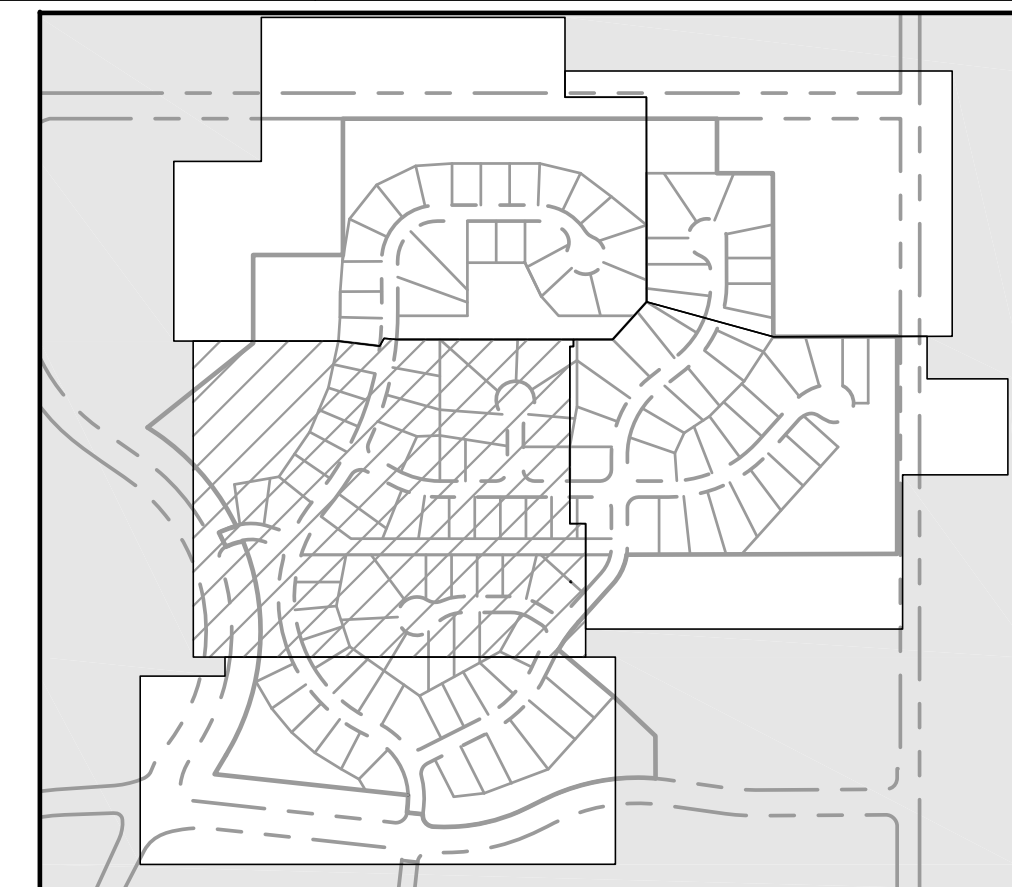
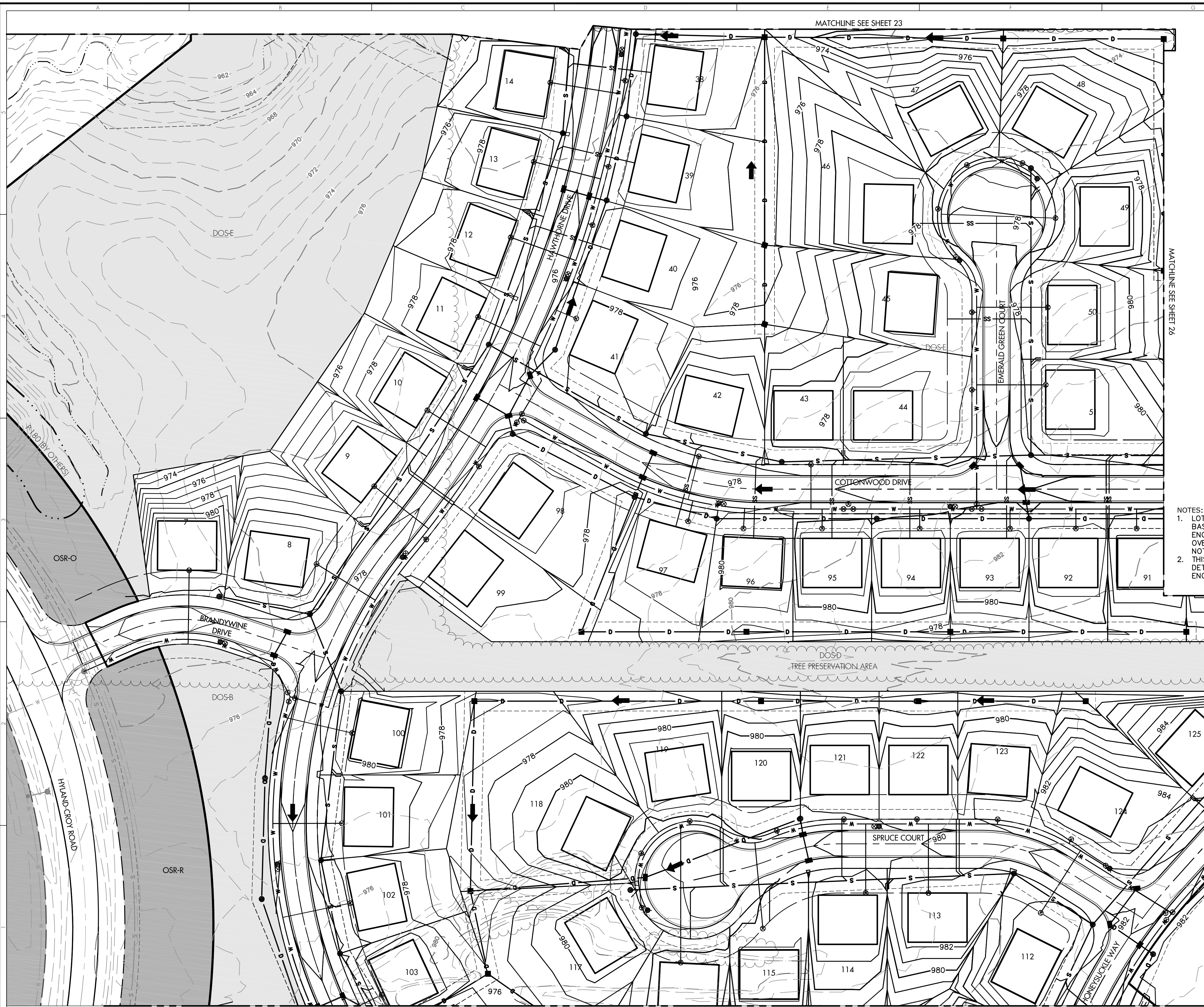
JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
 NOT FOR CONSTRUCTION
 GLACIER PARK NEIGHBORHOOD
 SECTIONS 7 & 8
 DETAILED GRADING PLAN

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

DESIGN	DRAFT	CHECK
JPW	DGR	TKR

PROJECT NO.: 12017
 DATE: JANUARY, 2013
 SCALE: HORIZONTAL: 1" = 50'
 VERTICAL: N/A

SHEET NO.: 23 / 29



APPROVALS	
BY	DATE

CHANGE ORDER SCHEDULE	
#	DESCRIPTION OF CHANGE

NOTES:
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LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
 GLACIER PARK NEIGHBORHOOD
 SECTIONS 7 & 8

NOT FOR CONSTRUCTION

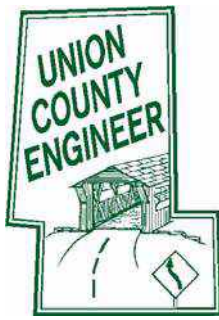
DETAILED GRADING PLAN

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

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 12017
 DATE: JANUARY, 2013
 SCALE: HORIZONTAL: 1" = 50'
 VERTICAL: N/A

SHEET NO.: 24/29



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

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

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

February 7, 2013

Weston R. Dodds, Planner
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Preliminary Plat Review
Jerome Village Subdivision
GPN-2

Weston,

We have completed our review for the above final plat, dated January 2013. We recommend it be approved with modifications listed below. Items listed below should be addressed in the final construction drawings. Please note that all comments regarding Master Deed Declarations and Restrictions were commented on in a previous Jerome Village pod submittal. The Master Deed Declaration and Restrictions will be required to match these previously approved pods' language unless otherwise requested.

1. The zoning revision required for this property is not yet complete. Please be aware this will have to be taken care of prior to submittal of the final plat.
2. The status of the requested variances listed on the title sheet is as follows:
 - a. Variance from requirement of 80' separation from driveways to existing or proposed roadways is approved.
 - b. Variance allowing reduced right of way width from 60' to 50' is approved.
3. Revise the waterline location to remove it from being under the sidewalk.
4. No open cut installation will be allowed for any utility construction. All crossings shown under existing roadways will be required to be jack and bored or directional drilled.
5. Check horizontal clearance on all utilities, and maintain a minimum 10' horizontal clearance. There appear to be several instances where this is not met.
6. Maintain all sanitary manholes a minimum of 5' from the right of way.
7. Indicate the location of all sidewalks, as well as handicap ramp crossings at intersections.
8. Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.
9. Based on the proximity of the basins to Wells Road, we will require guardrail to be installed on Wells Road over the length of these basins to prevent encroachment.
10. Indicate design and proposed posted speeds.

Jeff Stauch, PE/PS
County Engineer | Environmental Engineer

Mary A. Sampsel, PE
Assistant County Engineer | Chief Building Official

11. All drainage easements will be reviewed in more detail during the final design process.
12. Include signage plan for roadway network.
13. With the exception of stop condition vertical curves at intersections, the minimum length of all vertical curves shall be 50'. The vertical curve at Station 11+54 on Hawthorne Drive does not meet this requirement. Based on ODOT standards, this vertical curve can be completely removed, as it does not meet the minimum grade change required.
14. Update flood routing plan to show routing break points on roadways.
15. Detail all flood routing swales, including 100 year water surface elevation, ensuring at least 1' of freeboard between the 100 year water surface and the limits of the drainage easement.
16. A more detailed drainage analysis will be conducted during final plan review.
17. Include finished grade (FG) elevations on all buildings, and possible walkout locations and elevations.
18. Show water and storm profiles.
19. Confirm sight distance on Hyland-Croy Road and Brandywine Drive, as well as Ryan Parkway and Hawthorne Drive.
20. Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat.
21. Provide detailed construction drawings to private utility providers.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3165.

Sincerely,



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



Engineering, Planning and Zoning
City Hall, 125 East 6th Street
Marysville, Ohio 43040-1641
(937) 642-6015
FAX (937) 642-6045
www.marysvilleohio.org

February 8, 2013

Ms. Jenny Snapp
Logan-Union-Champaign Regional Planning Commission
P.O. Box 219
East Liberty, Ohio 43319

**Subject: Jerome Village – Glacier Park Neighborhood, Section 2
Preliminary Plat Comments**

The City of Marysville has the following comments pertaining to the sanitary sewer and water system design shown within the Preliminary Plat submittal for the Jerome Village – Glacier Park Neighborhood, Section 2 development.

General Comments:

1. Due to potential future maintenance issues, please revise the waterline location horizontally with respect to the proposed concrete sidewalk.
2. The water curb box location shall be revised to be generally located one (1) foot behind the sidewalk for all services.
Note: This will be required on all future phases of this project.
3. Please review the location of all main line valves to ensure this infrastructure is not located within the curb and gutter.
4. Due to the lack of a “hot tap” connection, all notes pertaining to night-time connections are not applicable and shall be removed.
5. Detailed sanitary sewer sizing calculations will be required during the Final Engineering process.
6. To comply with City Standards, the maximum allowable sanitary manhole spacing is three hundred (300) feet.

Preliminary Plat (Sheet 3):

1. Provide a utility easement along the entirety of Jerome Road for a future City waterline extension from approximately Cottonwood Drive to Ryan Parkway.

Preliminary Plat (Sheet 4):

1. Provide labels on the existing easements along Ryan Parkway.

Detailed Composite Utility Plan (Sheet 7):

1. Several waterline appurtenances are "connected" to the right-of-way (near the Spruce Court Honeysuckle Way intersection and along Brandywine Drive). Please revise accordingly.
2. The northernmost valve at the Cottonwood Drive and Hawthorne Drive intersection shall be located north of Storm Structure #78 and outside the pavement.

Detailed Composite Utility Plan (Sheet 8):

1. The proposed easement across the Kauffman and Pharazyn properties shall be labeled and dimensioned.
2. Please provide an approximate horizontal alignment (with dimensions) for the future waterline along Wells Road and across the Kauffman and Pharazyn properties. This waterline should be labeled as "By Others".

Detailed Composite Utility Plan (Sheet 9):

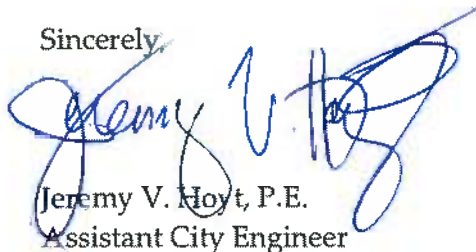
1. For isolation purposes, please add a valve just east of the Cottonwood Drive cul-de-sac. This valve should also be located east of the proposed service for the adjacent lot.
2. For access (and constructability) purposes, please add a sanitary manhole just west of Jerome Road.

Detailed Composite Utility Plan (Sheet 10):

1. Please add valves on either side of the tee at Honeysuckle Way / Hawthorne Drive intersection.

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

Sincerely,



Jeremy V. Hoyt, P.E.
Assistant City Engineer

- cc. Rick Varner (City of Marysville)
Scott Sheppard (City of Marysville)
John Mitchell (City of Marysville)
Valerie Klingman, P.E., P.S. (City of Marysville)

Weston R. Dodds

From: Jim Cogar [jim.cogar@uchd.net]
Sent: Thursday, February 07, 2013 10:43 AM
To: Weston R. Dodds
Subject: Re: FW: Jerome Village GPN-2 Preliminary Plat Comments Reminder

Hi Weston,

My comments are as follows:

Jerome Village GPN – 2 Preliminary Plat.

- Considering that public services (sanitary sewer & drinking water) are being provided to the residents within this subdivision, the Union County Health Department does not have any comments at this time.
- As always, all efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is serviced by a private water system and sewage treatment system.
- Any home or business that is currently being serviced by a private sewage treatment system and ends up being situated within 200' of a sanitary sewer easement should be brought to the attention of the Union County Health Department.

Thank you,

PLEASE NOTE OUR EMAIL ADDRESS HAS CHANGED! Please change my email in your address book.

My new email address is jim.cogar@uchd.net

Jim Cogar R.S.

Environmental Health Division

Union County Health Department

940 London Ave. Suite 1100

Marysville, Ohio 43040

Office: (937) 642-2053

Direct: (937) 645-2041

Fax: (937) 645-3047

Weston R. Dodds

From: Steve Stolte [sstolte@co.union.oh.us]
Sent: Friday, February 08, 2013 9:00 AM
To: Weston R. Dodds
Cc: Gary Lee; Charles Hall; Rebecca Roush
Subject: Fwd: JV Prelim Plat

Wes-We had a couple of comments regarding the referenced plat. I've talked with Jeff, and he has resolved the issues working thru Bill. So with those issues resolved, we have no objections to the plat.

Steve Stolte

Begin forwarded message:

From: "Jeff Stauch" <JStauch@co.union.oh.us>
Date: February 7, 2013, 5:15:58 PM EST
To: "Steve Stolte" <sstolte@co.union.oh.us>
Subject: **JV Prelim Plat**

Steve,

I talked to Bill. Hyland Croy will extend beyond the second entrance...so no issues there. He had already turned his comments in, but he will talk to them about the entrance area widths-should be an easy adjustment. It shouldn't affect any lots.

Jeff Stauch
Union County Engineer
(937) 645-3116



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
February 14, 2013

CHRISTIANSBURG WWTP 8.0 ACRES – ZONING AMENDMENT

- APPLICANT:** Village of Christiansburg
P.O. Box 115
Christiansburg, Ohio 45389
Phone 937-857-9605
- REQUEST:** Request to re-zone 8.0 Acres, Parcel # E11-05-10-36-00-006-01 from R-1
Low Density Residential District U-1 Rural Undeveloped District
- Acreage: 8.0 Acres
Parcel #: E11-05-10-36-00-006-01
Currently Zoned: R-1 Low Density Residential
Current Use: Vacant
Proposed Zoning: U-1 Rural Undeveloped District
Proposed Use: Village of Christiansburg Wastewater Treatment Plant
- LOCATION:** Addison New Carlisle Road just west of Cow Path Road in Jackson
Township, Champaign County
- STAFF ANALYSIS:** The applicant, the Village of Christiansburg, is applying to re-zone 8 Acres,
Parcel # E11-05-10-36-00-006-01 from R-1 Low Density Residential to U-1
Rural Undeveloped for the purpose of building their new Wastewater
Treatment Plant. According to the Jackson Township Zoning Resolution,
the applicant will also have to apply for a Conditional Use Permit once the
zoning amendment is granted in order to operate a "Public Service
Facility".

At last month's January Meeting, LUC recommended denial of the Zoning
Amendment due to the intensity of the M-2 Heavy Manufacturing District



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

and the concern that M-2 would leave the Township open to all other allowable high intensity manufacturing uses if the WWTP does not work out. Further, LUC recommended that the applicant work with the Township in exploring other Districts where a "Public Service Facility" is allowed (U-1 Rural Undeveloped, B-2 Local Business - Conditional Uses). In addition, the recommendation included questions that the Township should explore with the applicant:

1. What are the plans for annexation by the Village of Christiansburg? Do they plan to annex the parcel? If so, will they require annexation of properties in between the Village and the WWTP parcel? Will any new builds surrounding the Village to the WWTP be required to hook into the Village's new WWTP, and if so will they require annexation?
2. Given the intensity of the use as a WWTP, will the Village provide screening (landscaping/fencing) around the property/WWTP to shield adjoining properties from proposed plant? The Township should require this as a condition of the conditional use permit.
3. Has the applicant provided plans and drawings of the proposed WWTP to the Township or held any public meetings open to residents to share their plans? Although meeting Township requirements, the supporting materials in the zoning application seemed to be lacking.

The Jackson Township Zoning Commission held their Public Hearing on last month's zoning amendment on January 15. Several members of the public expressed their concern with the proposed WWTP. At the hearing, the applicant withdrew their application. They have subsequently resubmitted to amend the R-1 Zoning to U-1 Rural Undeveloped.

The parcel is currently zoned R-1 Low Density Residential. In addition, the land surrounding the Village of Christiansburg including this parcel are also zoned R-1. It seems appropriate that the WWTP should be located in an area near to the Village limits. In addition, according to the Champaign County Comprehensive Plan of 2004, development should occur in and around the existing growth centers. With the building of the WWTP, further development could arrive. Therefore, it's more appropriate that this development should occur in and immediately surrounding Christiansburg.

In 2007, Champaign County conducted an Engineering Study, "Champaign County Sanitary Improvements", which was written by RD Zande. This study identifies the parcel in question as an appropriate option for a future

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

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



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

WWTP for Christiansburg which is under findings and orders from Ohio EPA.

Although staff feels that many of the questions that were outlined in last month's Staff Report were addressed, the Township should be aware of the following outstanding concerns:

1. Given the intensity of the use as a WWTP, will the Village provide screening (landscaping/fencing) around the property/WWTP to shield adjoining properties from proposed plant? The Township should require this as a condition of the conditional use permit.
2. Staff still feels that a public hearing by the applicant (outside of the zoning amendment process) for residents of the Township would be beneficial. From being at the Township Zoning Commission's Public Hearing, residents had a number of technical questions beyond the land use which was the purpose of the Zoning Commission's Public Hearing (land use). The Zoning Commission's Public Hearing should not substitute for an informational meeting available to all the Township's residents to discuss all facets and plans for the WWTP.

STAFF RECOMMENDATIONS:

Staff recommends **APPROVAL** of the Jackson Township Zoning Amendment to the 8 Acres (Parcel # E11-05-10-36-00-006-01) on Addison New Carlisle Road for the Village of Christiansburg WWTP. Additionally, staff recommends that the Township address the questions which have been outlined above.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

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




Zoning Parcel Amendment Checklist

Date: Jan. 24, 2013 Township: Jackson (Champaign County)
 Amendment Title: Village of Christiansburg WWTP - 8.0 Acres

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

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

* Application Complete - Jenny R. Snapp, Director 
 2/4/2013

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Feb. 20, 2013, 7 ⁰⁰ pm
Township point of contact and contact information for zoning amendment (stated in cover letter) <u>Pat Hill, ZC Secretary</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parcel Number(s) <u># E11-05-10-96-00-006-01</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Zoning <u>R-1</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Zoning <u>U-1</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Land Use <u>Vacant</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Land Use <u>WWTP</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Acreage <u>8.0</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable <u>N/A Member</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

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

JACKSON TOWNSHIP ZONING
Champaign County

January 22, 2013

LUC Regional Planning Commission

Jenny R. Snapp, Director

PO Box 219

East Liberty, OH 43319

On January 18, 2013, The Jackson Township Zoning Commission received a re submittal for zoning amendment by the Village of Christiansburg, OH to rezone a parcel in Section 36, Range 10, Township 03 from R-1, residential to U-1, Rural Undeveloped. The original application to rezone from R-1 to M-2 was reviewed by LUC RPC staff and executive board on January 10, 2013, at which time the board recommended DENIAL. The basis for the DENIAL was that the proposed zoning change from R-1 to M-2 was too intense. The Jackson Township Zoning Commission held a public hearing on January 15, 2013 concerning the said application and serving to inform the residents of Jackson Township regarding the proposal for a WWTP on the abovementioned parcel. After the hearing and review of the determination by LUC Regional Planning Commission, the Village has re submitted an application for 8 acres in Section 36, Range 10, Township 03 to be rezoned from R-1 to U-1. The land is currently vacant and in R-1 District. The surrounding lands are agricultural with crops and orchards the predominant usage. The residential development in SW Jackson Township has been minimal, mostly consisting of farmsteads.

Enclosed please find :

Cover letter from Fanning-Howey Engineering Group consultants to Village of Christiansburg, O

Application for Zoning amendment

List of contiguous property owners

Map of Property to be rezoned with location of WWTP

Amendment to Preliminary Engineering Report by Fanning-Howey

Texts regarding the preferred WWT systems suitable for Village of Christiansburg

Please add the proposed amendment to the LUC Regional Planning monthly meeting February 14, 2013 for review.

Thank you for your consideration in this matter,

A handwritten signature in dark ink, appearing to read "Patricia A Hill". The signature is fluid and cursive, with the first name being the most prominent.

Patricia A Hill

Secretary, Jackson Township Zoning Commission

Cc:

Jackson Township Zoning Commission

Jackson Township Trustees

Christiansburg Village Council

APPLICATION FOR ZONING AMENDMENT

Jackson Township

Champaign County, Ohio

Application # _____

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

1. Name of Applicant(s) Village of Christiansburg
 Mailing Address PO Box 115, Christiansburg, OH 45389
 Telephone 937-857-9605

2. Locational Description: Section 36 Range 10 Township 03
 OR Virginia Military Survey Number _____ Lot # _____

(If not located in a platted subdivision or community attach a legal description)

3. Existing Use Vacant Land
 4. Proposed Use Wastewater Treatment Plant
 5. Present Zoning District Residential R-1
 6. Proposed Zoning District Rural Undeveloped U-1
 7. Supporting District N/A

(a) A vicinity map showing property lines, streets (roads) and existing and proposed zoning

(b) A list of all property owners within, contiguous to and directly across the street (road) from the proposed rezoning area if ten or fewer parcels are proposed for rezoning.

01/15/13
 Date

Shirley R. Zimmerman
 Applicant's Signature

LIST OF CONTIGUOUS PROPERTY OWNERS

MAP #	PROPERTY ADDRESS	MAILING ADDRESS
1&2	CIRCLE MARLYS F. 0 ADDISON NEW CARLISLE ROAD CASSTOWN OH 45312	CIRCLE CYRUS A. 5271 WALLACE RD ST PARIS OH 43072
3	LYONS LORETTA M. 5542 ADDISON NEW CARLISLE RD CASSTOWN OH 45312	SAME
4	LITTLEJOHN DAVID K. 13328 COWPATH RD NEW CARLISLE OH 45344	LITTLEJOHN DAVID K 11921 BALLENTINE PK NEW CARLISLE OH 45344
5	HUNTER DAVID L. & DONNA L. 13535 COW PATH RD NEW CARLISLE OH 45344	SAME

ATTACHMENT 2 TO ZONING AMENDMENT

VILLAGE OF CHRISTIANSBURG WASTEWATER TREATMENT PLANT

APPLICANT: VILLAGE OF CHRISTIANSBURG

OWNER: VILLAGE OF CHRISTIANSBURG

Page 1

Project Narrative

The residents in the Village of Christiansburg currently utilize on-site septic systems for treatment and disposal of wastewater. Many of these systems are deteriorating rapidly and discharge untreated leachate to the storm sewer systems of the village and eventually to the West Fork Honey Creek. The Champaign County Health Department and Ohio Environmental Protection Agency (OEPA) are aware of the deteriorated condition of septic systems and has encouraged the village to take necessary steps to construct public sewers and a treatment system to collect and dispose of the wastewater in an environmentally responsible manner.

The village asked Fanning Howey Associates to prepare a Preliminary Study to identify the most economically feasible solution. The study was broad and included village owned collection and treatment systems as well as regionalization options, such as, transporting the wastewater to the Village of St. Paris. After the initial study, transporting to St. Paris was the lowest cost option, however, its cost was still very high and the Village wanted to explore alternative solutions. In July and August of 2012, Fanning Howey prepared an amendment to the preliminary study. In the Amendment, a decentralized wastewater solution was reviewed, specifically a Septic Tank Effluent Pump (STEP) System with an alternative treatment process designed by Orenco® Systems, Inc.

The new STEP system and treatment system by Orenco® Systems, Inc. proved to be the most economically feasible solution for the village.

In order to accomplish the preferred alternative, the village will need to build their own treatment plant. In the 1970's, the village purchased an 8.0 acre piece of land near the intersection of Cowpath Road and Addison New Carlisle Road with an eye toward a future wastewater treatment facility. At the time, there was no zoning in the township, however in the 1980's, the township created zoning and in the process this land was designated R-1, Residential, a zoning that does not allow for public service facilities. The village still hopes to use this land for its original intended use and is therefore applying for a zoning amendment to U-1 Rural Undeveloped, which does allow public service facilities as a conditional use of the land.

The preferred treatment system by Orenco® Systems, Inc. will either be the AdvanTex® AX-100 Treatment System or the AdvanTex® AX-MAX Treatment System. Both systems are factory built modular systems, designed to reliably process effluent wastewater to the OEPA standards, without high-energy consumption or the need for chemicals. It is similar to a conventional trickling filter facility, with non-submerged attached growth biological treatment. The difference is the AdvanTex® Treatment systems can provide a much larger specific surface (ft²/ft³), with lower hydraulic loading rates.

The treatment plant would discharge continually, with disinfection through an ultra violet radiation or chlorination/de-chlorination process, as necessary. This type of plant will still require a minimum, 250-foot separation between the plant and the nearest residence and will require construction above the 100-year floodplain. A preliminary layout of AX-100 Treatment System on the proposed site is included in this packet, as well as a number of photos of similar systems around the country and the brochures from Orenco® Systems, Inc.

The village has not considered annexation of this property or the contiguous properties north to the village limits at this time. The village is also aware that if the re-zoning is approved, they must still meet the requirements of a conditional use permit and the Board of Zoning Appeals. Such items as fencing, screening and mounding are items the village is prepared to discuss with the Board.



**AMENDMENT TO
PRELIMINARY
ENGINEERING REPORT**

Christiansburg - New Wastewater Facility
Project
Village of Christiansburg

PROJECT NO. 211833.01

August 6, 2012



**AMENDMENT to PRELIMINARY ENGINEERING REPORT
CHRISTIANSBURG – NEW WASTEWATER FACILITY PROJECT**

VILLAGE OF CHRISTIANSBURG
CHRISTIANSBURG, OHIO

Direct Questions Concerning This Project To:

Fanning/Howey Associates, Inc.
1200 Irscher Boulevard
Celina, OH 45822
Phone No. 419/586-2292
FAX No. 419/586-3393

1200 Irscher Boulevard | Celina, OH 45822

419.586.2292 | fax 419.586.3393 | www.fhai.com

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APPENDIX

- A. Collection Alternatives – Preliminary Opinion of Probable Cost
- B. Collection Alternatives – Present Worth Computations
- C. Wastewater Treatment Alternatives – Preliminary Opinion of Probable Cost
- D. Wastewater Treatment Alternatives – Present Worth Computations

1.0 INTRODUCTION

This report is an amendment to the original Preliminary Engineering Report (PER) for the Christiansburg – New Wastewater Facility Project, dated May 7, 2012. This report has been prepared at the direction of the Village Council and the Sanitary Sewer Committee to address a special review of a decentralized sewer system alternative. This report will evaluate the alternative and compare it to the recommended alternative from the original PER. The design assumptions for population, design flows, and etc. remain the same as the original PER.

2.0 WASTEWATER COLLECTION SYSTEM ALTERNATIVES

The best decentralized sewer collection alternative, as presented below, was selected through consultation with Orenco Systems®, Inc., as the best suited collection system for the village. The alternative was defined and evaluated, based on the treatment of wastewater at a new treatment facility called an AdvanTex® AX-100 Treatment System.

2.1 Wastewater Collection Alternative 5 – Septic Tank Effluent Pump (STEP)

STEP systems collect wastewater in underground septic tanks (called Interceptor Tanks), where solids will settle from the wastewater and are left in the tank to decompose naturally. The filtered wastewater is pumped through a small diameter pipe following the contour of the land to a centralized treatment plant. The smaller diameter force mains can sometimes significantly reduce construction costs due to smaller trenches and lower pipe costs than conventional gravity systems. In many cases the small diameter pipes can be Horizontally Directionally Drilled (HDD), which can save on significant damage to surfaces from the trenching process.

The solids will be removed in the septic tank and the effluent will be pumped through a filter to a centralized treatment system, thus, allowing for a less complex treatment than conventional treatment. To pair the STEP system with the appropriate treatment systems, it is important that the septic tanks are waterproof, not allowing groundwater into the tank. Due to OEPA permit requirements, one septic tank will be required for each customer/building. It is assumed that each unit will be an injection-molded fiberglass tank by Orenco Systems®, Inc. Major elements of the LPSS will include the following:

1. 192 – 1,000 gallon Interceptor Tanks.
2. 55 – 1,500 gallon Interceptor Tanks.
3. Approximately 247 - 1 ¼" diameter Service Lateral Assemblies.
4. Approximately 14,700 lineal feet of 2"-diameter force main.
5. Approximately 3,200 lineal feet of 3"-diameter force main.
6. Approximately 3,900 lineal feet of 4"-diameter force main.

A major disadvantage of STEP systems is the issue of installation, ownership and responsibility of maintenance of the Interceptor tanks and pump assemblies. In general, it is considered correct public policy for Interceptor tanks to be procured, installed and maintained by the public sewer agency. In this case, the identified funding sources dictate that the Interceptor tanks are publically owned. This may require extensive acquisition of easements to provide access for government-funded work on private property. Interceptor tanks and pump assemblies also require connection to the property owner's electrical supply, leaving the operation of the pressure system vulnerable to problems which may exist in individual household circuits or system-wide power outages. The system includes mechanical pumps, therefore, replacement of the pumps must be considered in any long term finances of the system.

The preliminary opinion of probable project cost is \$2,623,800, including installation of the Interceptor tanks, electrical connections, and acquisition of necessary easements for individual hook-ups. The preliminary opinion of probable construction and project costs for this alternative are contained in the Appendix. The estimated annual O&M cost, including power cost, is \$23,850. The Present Worth Analysis is included in Section 4.0.

3.0 WASTEWATER TREATMENT ALTERNATIVES

A new wastewater treatment alternative has been paired with the STEP system due to the higher quality effluent and less complex treatment requirements. This scenario is based on a new centralized treatment facility on the village owned land south of the village. The new treatment alternative is based on the Design ADF established in section 7 of the original report.

3.1 Wastewater Treatment Alternative 6 -- AdvanTex® AX-100 Treatment System

The AdvanTex® AX-100 Treatment System is a factory built modular system, designed to reliably process effluent wastewater to high standards, without high-energy consumption or the need for chemicals. It is similar to a conventional trickling filter facility, with non-submerged attached growth biological treatment. The difference is the AX-100 Treatment system can provide a much larger specific surface (ft²/ft³), with lower hydraulic loading rates.

The AX-100 Treatment plant would discharge continually, with disinfection through an ultra violet radiation or chlorination/de-chlorination process, as necessary. This type of plant will still require a minimum, 250-foot separation between the plant and the nearest residence. A utility building should be provided for storage and performing minor laboratory analyses. An emergency generator and telemetry controls should also be included for best operational practices. Unfortunately, since the first AdvanTex® system was installed in Amesville, OH, the OEPA now requires second generation treatment, i.e. the effluent must be treated via the filtering treatment process a second time. This will add modular units to treat the same amount of flow than was previously required.

The preliminary opinion of probable project costs for this alternative is \$2,078,700. The estimated annual operation and maintenance is \$32,150. The Present Worth Analysis is summarized in Section 4.0.

4.0 PRESENT WORTH ANALYSIS

The present worth of the STEP collection alternative presented in Section 2.0 and the AdvanTex AX-100 treatment alternative presented in Section 3.0 have been calculated to compare the combined alternative to the recommended plan established in the original PER. The methodology remained the same as in the original PER.

Alternative	Project Cost	Annual Service Fees	Capacity & Tap Fees	Annual O&M Cost	20 yr Equivalent Annual Replacement Cost	Present Worth Cost
Recommended Combined Alternative	\$4,283,900	\$92,400	\$204,000	\$13,900	\$7,550	\$5,361,200
STEP System w/ AdvanTex® Treatment	\$4,702,500			\$56,000	\$20,500	\$5,355,400

5.0 RECOMMENDED PLAN

When the Village of Christiansburg approached us to evaluate the Decentralized Wastewater Collection and Treatment system, the message from the original PER was again clear. The system needs to be affordable and the maintenance needs to be as minimal as possible.

After a thorough review of the STEP system with AdvanTex Treatment, we feel it will provide the most economical solution for long term wastewater management in the Village of Christiansburg. Although it is slightly more expensive to install than the gravity system with conveyance to St. Paris, it offers a significantly lower maintenance option based on operational cost.

The village will be solely responsible for daily maintenance and meeting the OEPA permit requirements and any future changes to the requirements. For this reason, it will be imperative that the village set up a defined operation and maintenance plan and schedule. To manage OEPA permit requirements, we recommend the village require a performance bond with the system manufacturer. We also recommend the village set aside a capital replacement fund to be used for replacement equipment as needed. Further details on these items are included in the original report.

Based on the estimate established in Section 7.0 of the original report, the number of estimated EDUs in Christiansburg at the project start up will be approximately 254. Table 5-1 tabulates the estimated average equivalent annual cost per EDU for the recommended alternative.

Alternative	Average Annual Cost	EDU	Annual Cost / EDU
Recommended Alternative	\$ 318,100	254	\$ 1,252

Data For Parcel E11-05-10-36-00-006-01

NOTICE: for properties that are delinquent, to be sold sheriff sale or in bankruptcy contact the county treasurer at 937-484-1640.

Base Data

Parcel: E11-05-10-36-00-006-01
Owner: VILLAGE OF CHRISTIANSBURG
Address: 0 ADDISON NEW CARLISLE RD



Tax Mailing Address

Mailing Address Line 1: VILLAGE OF CHRISTIANSBURG
Mailing Address Line 2: PO BOX 115
Mailing Address Line 3: CHRISTIANSBURG OH 45389

Owner Address

Owner Address Line 1: VILLAGE OF CHRISTIANSBURG
Owner Address Line 2: ADDISON NEW CARLISLE
Owner Address Line 3: ST PARIS OH 43072

Geographic

City: UNINCORPORATED
Township: JACKSON TOWNSHIP
School District: GRAHAM LSD

Legal

Legal Acres:	8	Land Use:	640 MUNICIPALITY
Legal Description:	RTS 10-03-36 __	Neighborhood:	600000 - JACKSON TWP
Agricultural District:	UNAVAILABLE	Special Assessments:	N
In Foreclosure:	N	In Bankruptcy:	N
In Sheriff Sale:	N	On Contract:	N
On Escrow:	N	On CAUV:	N
Has Homestead Reduction:	N	Has 2.5% Reduction:	N
Current Deed Volume/Page:	UNAVAILABLE	Certified Delinquent Year:	NOT DELINQUENT
Map Number:	F03600	Route Number:	800

Photos

No photos were found for this parcel.

[To Report a Discrepancy - Click Here](#)

CAMA database last updated 1/1/2013 10:23:43 PM.













Miami County

Champaign County

Champaign County

Clark County

Jackson Township Christiansburg WWTP Zoning Amendment Map

- Legend**
-  County Boundary
 -  Municipal Boundaries
 -  WWTP Property
 -  Parcels
 - Jackson Township Zoning District**
 -  B-2
 -  M-1
 -  M-2
 -  Christiansburg
 -  U-1
 -  R-1



Feet
0 100 200 300 400 500

Jackson Twp., Champaign Co.

Printing and Publishing. Any business which is engaged in the printing and/or publishing of newspapers, magazines, brochures, business cards and similar activities either for profit or non-profit.

Public Service Facility. The erection, construction, alteration, operation or maintenance of buildings, power plants, substations, water treatment plant or pump station, sewage disposal plant or pump station, communications facilities and/or equipment, electrical, gas, water and sewerage service and other similar public service structures or facilities whether publicly or privately owned; but excluding sanitary landfills.

Public Uses. Public parks, schools, and administrative and cultural buildings and structures, not including public land or buildings devoted solely to the storage and maintenance of equipment and materials and public service facilities.

Quasi-Public Use. Churches and other facilities of an educational, religious, charitable, philanthropic, or non-profit nature.

Recreation, Commercial. Any business which is operated as a recreational enterprise, either publicly or privately owned, for profit. Examples include, but are limited to: golf courses, bowling alleys, swimming pools, tourist attractions, etc.

Recreation, Non-Commercial. Any business which is operated as a recreational enterprise, either publicly or privately owned, for non-profit. Examples include, but are not limited to: fishing areas, parks, archery ranges, etc.

Recreational Vehicle. A vehicle type unit primarily designed as temporary (not more than 120 days) living quarters for recreational, camping, or travel use only, which either has its own motive power or is mounted on or drawn by another vehicle. The basic entities are: travel trailer, camping trailer, truck camper, and motor home.

Recreational Vehicle Park. A parcel of land upon which two (2) or more recreational vehicles sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes.

Recreational Vehicle Site. A plot of ground within a recreational vehicle park intended for the accommodation of either a recreational vehicle, tent, or other individual camping unit on a temporary basis.

Right-of-Way. A strip of land taken or dedicated as use for a public way. In addition to the roadway, it normally incorporates the curbs, lawn strips, sidewalks, lighting, and drainage facilities, and may include special features required by the topography or treatment (such as grade separation, landscaped areas, viaducts, and bridges).

Salvage Motor Vehicle. Means any motor vehicle which is in a wrecked, dismantled, or worn out condition, or unfit for operation as a motor vehicle.

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

Zoning Districts (Symbols as used on the Official Zoning Map)	Permitted Uses (Accessory Uses and essential services are included)	Conditional Uses (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)
1	2	3
U-1 RURAL UNDEVELOPED	Single family dwelling; Agriculture; Conservation; Very low density residential; Home occupation; Roadside vegetable produce stands; Manufactured dwelling (Modular and sectional units); Public and quasipublic uses; Nursery (Greenhouse) Tree & Plant.	Kennel; Service business; Mineral extraction; Convenience and Shopping-type retail; Public service facility; Personal services; Offices; Light manufacturing; Wholesale and warehousing; Essential services; Junk Yard; Commercial and non-commercial recreation; Manufactured dwelling (mobile home); Manufactured dwelling (mobile home) park; Veterinary Animal hospital or Clinic; Motor vehicle salvage facility.
R-1 LOW DENSITY RESIDENTIAL	Single-family dwelling; Public & quasi-public uses; Manufactured dwelling (Modular & sectional units).	Essential services; Service business; Home Occupation; Manufactured dwelling (mobile home).
R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT	Single-family Dwelling; Manufactured dwelling (Modular and sectional units); Public and Quasi-public Use.	Home Occupation; Personal Services; Essential Services; Manufactured dwelling (mobile home); Multi-family dwelling.
B-2 LOCAL BUSINESS	Convenience and shopping-type retail; Personal services; Offices; Gasoline service station; Service business; Personal Services; Eating & drinking establishments; Commercial recreation; Single-family dwellings*; Public & quasi-public uses; Warehouses; Transient lodgings; Nursery (Greenhouse) Tree and Plant; Manufactured dwelling (modular & sectional).	Light manufacturing; Multi-family dwelling*; Public service facility; Essential Services; Manufactured dwelling (mobile home).
M-2 HEAVY MANUFACTURING	Light & heavy manufacturing; Service business; Offices; Wholesale & warehousing; Transport terminals; Public quasi-public uses; Single-family dwelling*; Mineral Extraction; Supply yard; Manufactured dwelling (modular & sectional).	Public service facility; Manufactured dwelling (mobile home); Adult Entertainment (added Resolution 04182005A effective May 18, 2005).



ORENCO® ADVANTEX AX-100



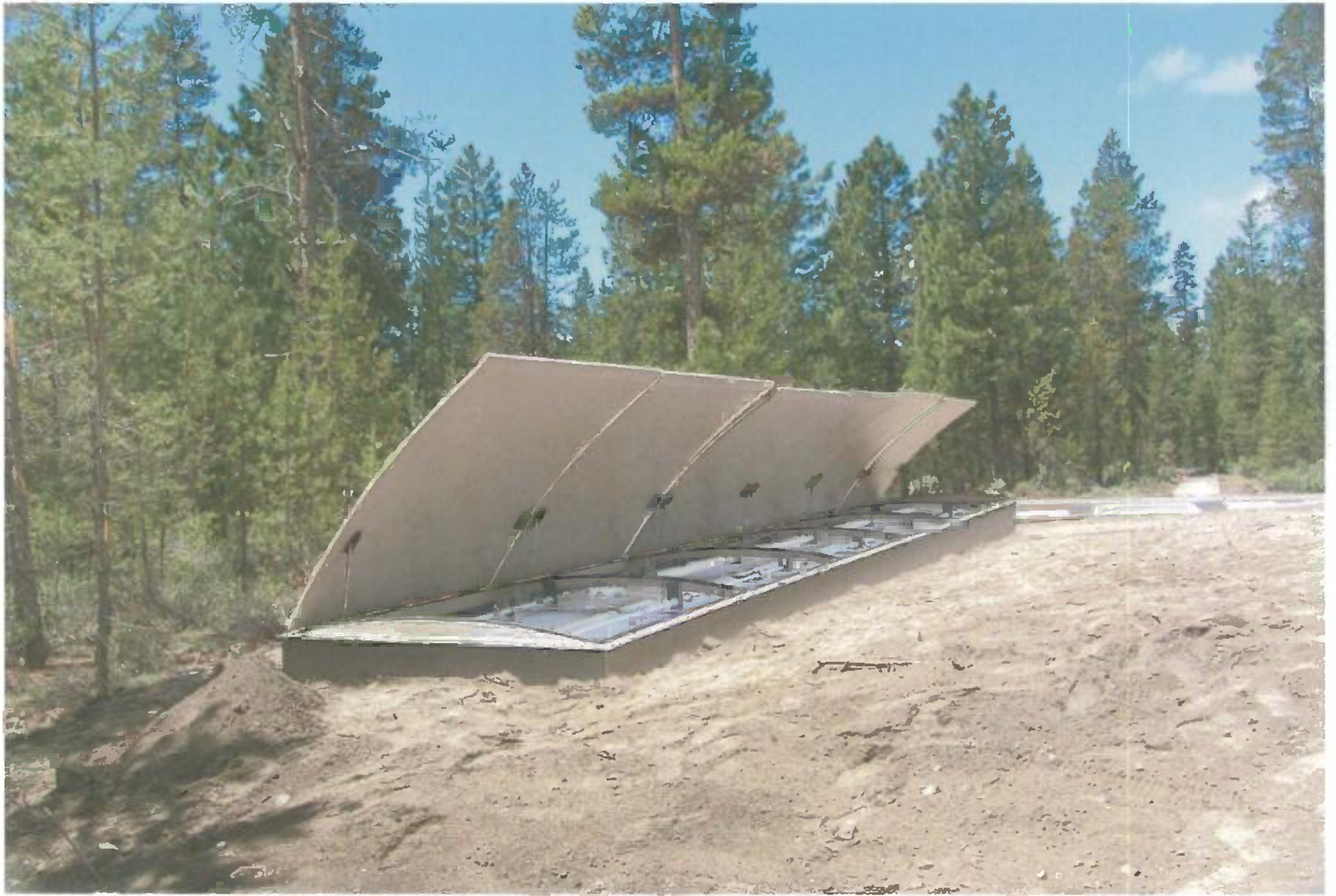


09/22/2012



ORENCO[®] ADVANTEX AX-MAX





AdvanTex Treatment Systems

AX1000

Manufactured by **Orenco Systems, Inc.**



Wastewater Treatment for Commercial Properties and Communities

Orenco Systems®, Inc.

814 Airway Avenue, Sutherlin, Oregon, USA 97479

Toll-Free: 800-348-9843 • +1-541-459-4449 • www.orenco.com

Applications:

- Municipal systems
- Subdivisions, apartments
- Mobile home and RV parks
- Manufactured home communities
- Golf course developments
- Resorts, parks, campgrounds
- Schools, churches, businesses
- Rest areas, truck stops

AdvanTex® AX100 Treatment System



Textile Media

The treatment medium is a uniform, engineered textile, which is easily serviceable and allows loading rates as high as 50 gpd/ft² (2000 L/d/m²).



Spray Nozzles

Efficient distribution is accomplished via specially designed spin nozzles that spray effluent in a square pattern.



Laterals and Lids

Isolation valves, flushing valves, and hinged lids with gas springs allow easy access and servicing by a single operator.



Telemetry Controls

Orengo's telemetry-enabled control panels use a dedicated phone line, ensuring round-the-clock system supervision and real-time, remote control.

The Product

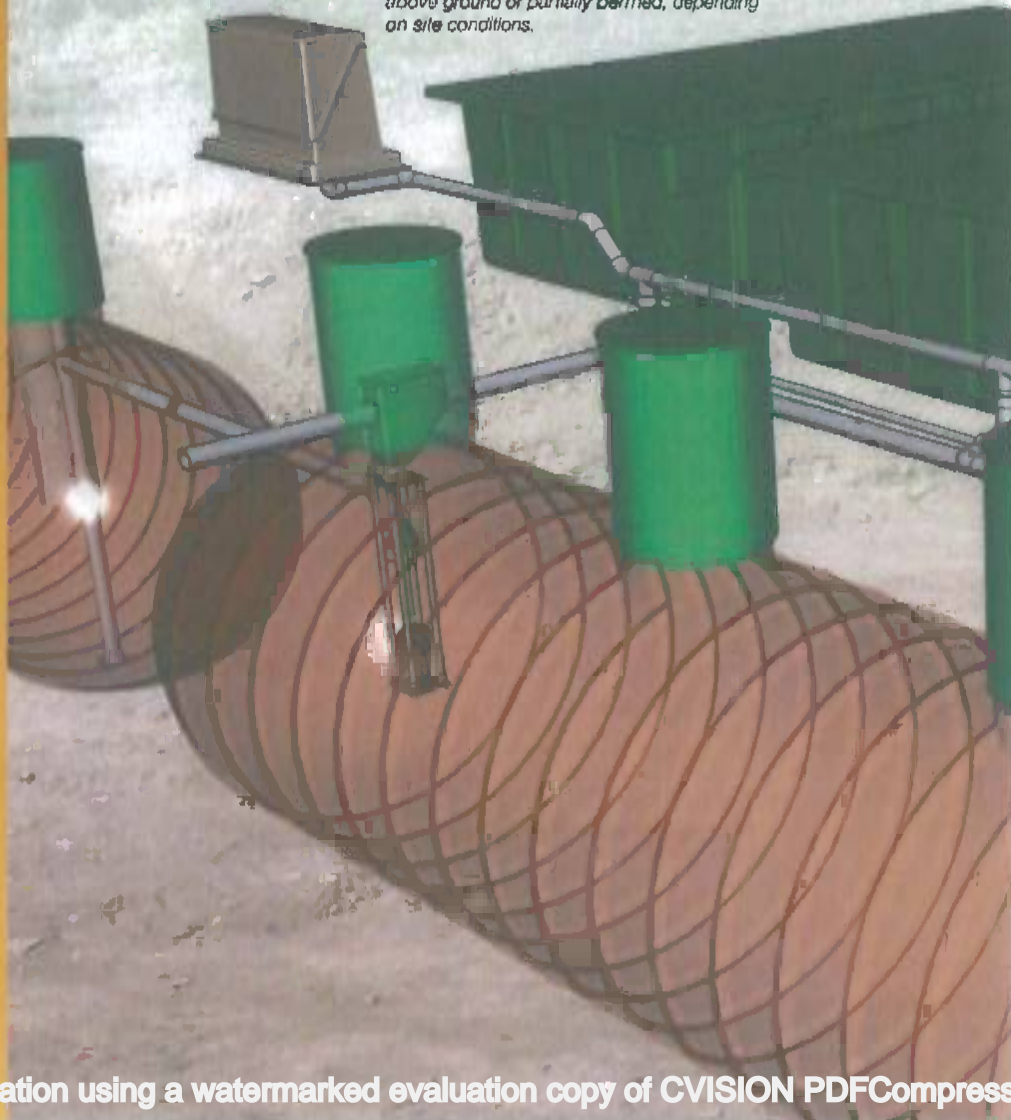
Orengo's patented® AdvanTex® Treatment Systems can make raw wastewater up to 98% cleaner, meeting stringent regulatory requirements. They can also reduce nitrogen significantly, depending on influent and configuration. Orengo's commercial-sized (AX100) AdvanTex Systems offer all the benefits of Orengo's residential line:

- Consistent, reliable treatment, even under peak flows
- Compact package, small footprint, for small sites
- Premanufactured package, including textile medium, for quality control
- Low maintenance requirements; low life-cycle costs
- Production of clear, odorless effluent that's ideal for reuse

AdvanTex Systems for supplemental BOD and ammonia reduction are also available. (www.orengo.com/systems/nitrogen_reduction.cfm)

Sample system layout.

Tanks are buried. AX100 filter pods can be installed above ground or partially buried, depending on site conditions.



AdvanTex® AX100 Treatment System

Decades of Research, Thousands of Installations

Oreco's AdvanTex recirculating filter unit is configured like a recirculating sand filter — a packed bed filter technology that Oreco engineers have helped to perfect since the 1970s. Like recirculating sand filters, AdvanTex is reliable and low-maintenance. It is superior to other packed bed filters, however, in its serviceability and longevity.

It is also superior in its treatment media. AdvanTex uses a highly efficient, lightweight textile that has a large surface area, lots of void space, and a high degree of water-holding capacity.

Consequently, AdvanTex Treatment Systems can provide treatment equivalent to that of sand filters at loading rates as high as 25-50 gpd/ft² (1000-2000 L/d/m²). That means AdvanTex can treat high volume commercial and multi-family flows in a very compact space.

Our textile-based, multi-pass treatment technology has undergone third-party testing and evaluation to ANSI Standards. About 20,000 residential-sized AdvanTex filters have been installed since 2000. And more than 2,500 commercial-sized AX100 units are now in operation, including the installations described on the back page.

The Program

It takes more than a good product, to solve onsite wastewater problems; it takes a comprehensive program... one that ensures a successful project every time and provides support for the life of the system. That's what Oreco Systems® has done. We've engineered a program, not just a product.

Oreco's commercial AdvanTex program includes ...

- Authorized Dealers; trained installers and Service Providers
- Training and plan reviews for Designers
- A comprehensive project checklist for successful system design, installation, start-up, and follow-up
- Round-the-clock system supervision via Oreco's remote telemetry controls
- A commitment to ongoing O&M, signed by system owners
- Web-based tracking of site and performance data on Dealer extranet
- Ongoing manufacturer support through Oreco's Sales Department
- Asset Management advice by dedicated post-sales Account Managers.

AdvanTex is a "green" wastewater solution that is energy efficient (~ 2 kWh/1000 gal. for secondary treatment), produces re-use quality effluents and earns LEED credits for your projects.

* NOTE: Covered by U.S. patent numbers 6,549,920; 6,872,757; 5,531,894; 6,480,561; 6,380,558

AdvanTex® AX100 Treatment System

Carefully Engineered by Orenco

Orenco Systems has been researching, designing, manufacturing, and selling leading-edge products for small-scale wastewater treatment systems since 1981. The company has grown to become an industry leader, with about 250 employees and more than 500 points of distribution in North America, Australasia, Europe, Africa, and Southwest Asia. Our systems have been installed in more than 60 countries around the world.

Orenco maintains an environmental lab and employs dozens of civil, electrical, mechanical, and manufacturing engineers, as well as wastewater treatment operators. Orenco's systems are based on sound scientific principles of chemistry, biology, mechanical structure, and hydraulics. As a result, our research appears in numerous publications and our engineers are regularly asked to give workshops and offer trainings.



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Orenco Systems®, Inc.



Malibu Restaurant and Residential Development

Ten AX100s at the top of a Malibu bluff are treating high-strength waste from a large (200+ seat) beachfront restaurant, 100 feet (30 m) below. This high-visibility tourist destination requires reliable, odor-free operation. Effluent sampling indicates excellent treatment, including nitrogen reduction. At an adjacent residential community, another system has been installed, consisting of 20 AX100s capable of treating up to 60,000 gpd (227,000 L/d) peak flows.

Mobile, Alabama Utility-Managed Subdivisions

Since 2003, South Alabama Utilities (SAU) in Mobile County, Alabama, has become the subject of nationwide classes, presentations, and tours because of its ambitious and innovative solution for serving nearly 4,000 new customers in 47 new subdivisions in western Mobile County (as well as a number of new schools and commercial properties).

How? By installing more than 60 miles (96.5 km) of interconnected Orenco Effluent Sewers that are followed by 141 AdvanTex AX100s located at 13 different treatment sites. All told, SAU has the capacity to treat nearly half a million gpd (1.9 million L/d) of effluent, at better than 10 mg/L.

Under SAU's program, developers, builders, homeowners, and the utility all share the cost of extending wastewater infrastructure. Costs vary by development, but SAU currently charges each homeowner about \$2,000 to provide and install the on-lot equipment. Overall costs are about half the cost of conventional sewers.



Champion Hills is one of the many subdivisions in rural Mobile County served by Orenco's effluent sewers and treatment systems.



Oregon Riverside Community


Since 2003, twelve AX100s have been providing advanced secondary wastewater treatment in Hebo, Oregon, for a small community collection system that discharges directly into Three Rivers, after UV disinfection. The average annual design flow is 17,000 gpd (64,400 L/d) with a peak daily design flow of 80,000 gpd (303,000 L/d) to account for I&I contributions from the collection system. Effluent BOD₅ and TSS are averaging 4.4 and 4.5 mg/L, respectively.

To order a complete design/engineering package for Orenco's Commercial AdvanTex Treatment Systems, contact your local Commercial AdvanTex Dealer. To find a Commercial Dealer, go to www.orenco.com/systems and click on "Locate a Dealer." Or call 800-348-9843 and ask for a systems engineer.

AdvanTex Treatment Systems

AX-Max

Manufactured by **Orenco Systems, Inc.**



This full-sized AdvanTex® AX-Max™ wastewater system was installed at a 150-site campground in the LaPine State Park, LaPine, Oregon, to handle design flows of 7,500 gpd (28.4 m³/day).

Decentralized Wastewater Treatment for Commercial Properties and Communities

Orenco Systems®, Inc.

814 Airway Avenue, Sutherlin, Oregon, USA 97479

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Applications:

- Municipal systems
- Subdivisions, apartments
- Golf course developments, resorts
- Manufactured home parks
- Parks, RV parks, campgrounds
- Schools, churches, businesses
- Rest areas, truck stops

AdvanTex® AX-Max™ Treatment System

Reliable, Energy-Efficient Wastewater Treatment.



This array of AX-Max units provides wastewater treatment for a large resort and camping area in New Zealand.

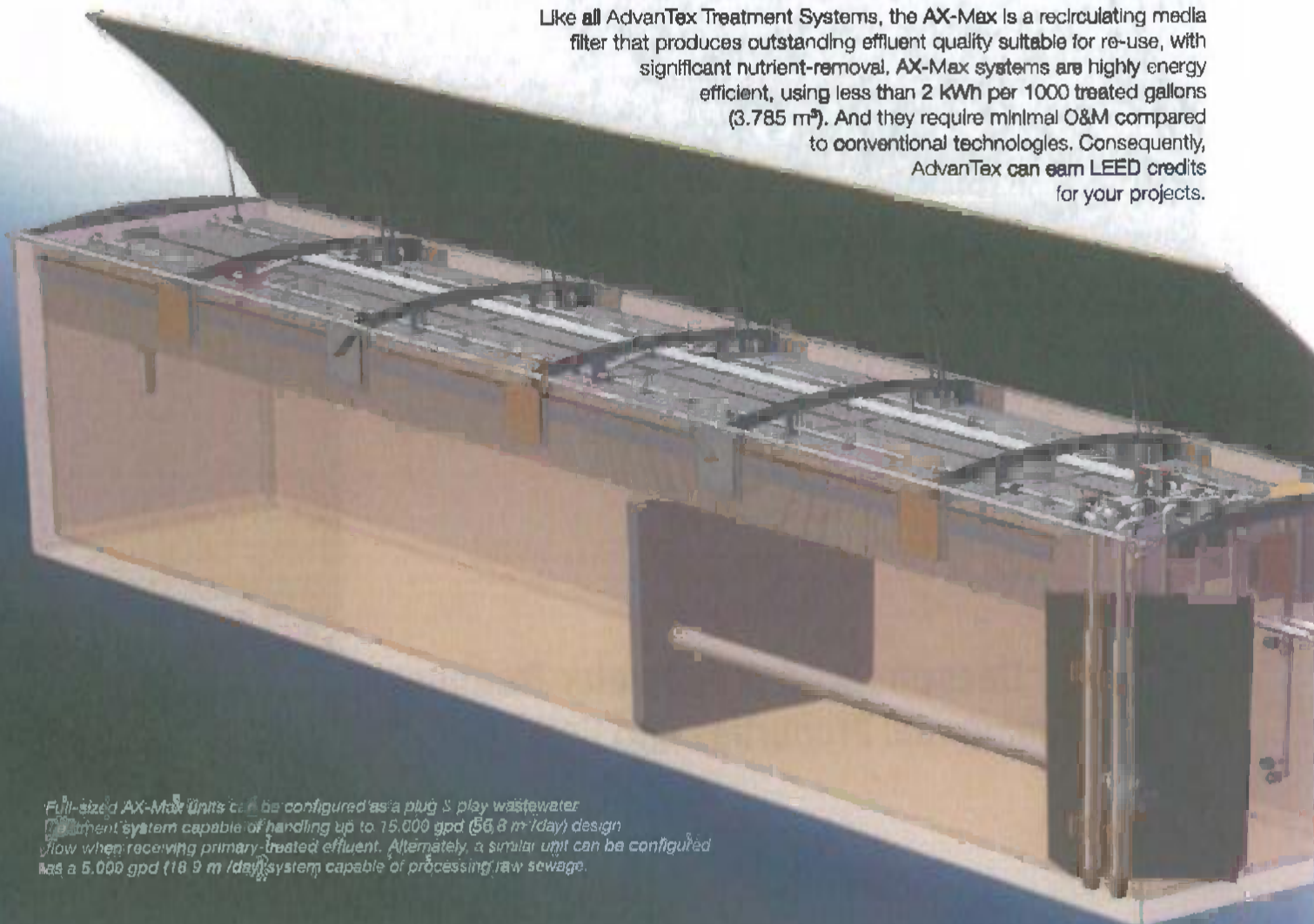
Anywhere!

For more than a decade, Orenco's AdvanTex® Treatment Systems have been providing reliable, energy-efficient wastewater treatment inside and outside the urban core. AdvanTex textile filter technology has been winning awards and coming out on top in field trials and demo projects, all over the world.

Orenco's newest product in the AdvanTex line is the AX-Max™: a completely-integrated, fully-plumbed, and compact wastewater treatment plant that's ideal for commercial properties and communities. It's also ideal for projects with strict discharge limits, limited budgets, and part-time operators.

A Sustainable Solution for Wastewater Treatment

Like all AdvanTex Treatment Systems, the AX-Max is a recirculating media filter that produces outstanding effluent quality suitable for re-use, with significant nutrient-removal. AX-Max systems are highly energy efficient, using less than 2 kWh per 1000 treated gallons (3.785 m³). And they require minimal O&M compared to conventional technologies. Consequently, AdvanTex can earn LEED credits for your projects.



Full-sized AX-Max units can be configured as a plug & play wastewater treatment system capable of handling up to 15,000 gpd (56.8 m³/day) design flow when receiving primary-treated effluent. Alternately, a similar unit can be configured as a 5,000 gpd (18.9 m³/day) system capable of processing raw sewage.

AdvanTex® AX-Max™ Treatment System



Set, Plumb, Wire, and Go

Units range from 14'-42'.
This 21' unit is ideal for lower flows.

The AX-Max is pre-plumbed and easy to install, so AX-Max projects can meet the tightest deadlines. The entire system — including treatment, recirculation, and discharge — is built inside an insulated fiberglass tank that ranges from 14'-42' (4.3-12.8 m) in length. AX-Max's can be installed above-ground — for maximum versatility in temporary or variable-flow situations — or in-ground. They can also be installed individually or in multi-tank arrays, treating up to 1 MGD (3,800 m³/day).

For Every Climate and Condition

The AX-Max provides excellent treatment anywhere. AX-Max systems have been installed in-ground at Malibu's famous beach parks, the Boy Scout's National Jamboree site in West Virginia, and New Zealand's resort at Glendhu Bay. Two more were recently installed in-ground in Soyo, Africa, to serve a new hospital. Other AX-Max systems have been installed above-ground on top of Alaska's frozen tundra and St. Lucia's volcanic rock. Still more have been installed above-ground in mining camps from Alberta to Texas and, in the Midwest, at a U.S. Department of Defense demo site.



Benefits

- Containerized, fully-plumbed
- Capable of meeting stringent effluent limits
 - Re-use quality effluent
 - Significant reductions in ammonia, total nitrogen
- Portable, versatile, and compact
- Above-ground or in-ground installation
- Easy to set
- Simple to operate
- Low energy usage; <2 kWh per 1000^l treated gal. (<2 kWh per 3,785 m³)



Textile Treatment Media

The treatment medium is a uniform, engineered textile. AdvanTex textile is easy to clean and allows loading rates as high as 50 gpd/ft² (2000 L/day/m²).



Effluent Distribution

High-quality, low horsepower pumps micro-dose the treatment media at regular intervals, and proprietary spin nozzles efficiently distribute the effluent, optimizing treatment.



Telemetry Controls

Cranco's telemetry-enabled control panels use a dedicated phone line or ethernet connection, ensuring 24/7 monitoring and real-time remote control.

AdvanTex® AX-Max™ Treatment System

Carefully Engineered by Orenco

Orenco Systems has been researching, designing, manufacturing, and selling leading-edge products for small-scale wastewater treatment systems since 1981. The company has grown to become an industry leader, with about 250 employees and 300 points of distribution in North America, Australasia, Europe, Africa, and Southwest Asia. Our systems have been installed in more than 60 countries around the world.

Orenco maintains an environmental lab and employs dozens of civil, electrical, mechanical, and manufacturing engineers, as well as wastewater treatment system operators. Orenco's technologies are based on sound scientific principles of chemistry, biology, mechanical structure, and hydraulics. As a result, our research appears in numerous publications and our engineers are regularly asked to give workshops and trainings.



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Project Summary



Point Dume State Beach and Preserve, Southern California

In spring, 2011, Los Angeles County needed to quickly upgrade restrooms at Malibu's Point Dume State Beach in time for the long — and busy — Memorial Day weekend.

The county's engineer specified three AX-Max's, one for each restroom, and the units were installed in a matter of days. Each unit was custom-painted to blend into the surrounding sand or asphalt. After disinfection, the treated effluent is dispersed right into the sand. Point Dume is part of a large-scale upgrade of L.A. County beach parks, virtually all of which include AdvanTex Treatment Systems of various sizes and configurations.



Fully Supported by Orenco

AdvanTex Treatment Systems are part of a comprehensive program that includes ...

- Designer, installer, and operator training
- Design assistance, technical specifications, and plan reviews
- Installation and operation manuals
- Lifetime technical support

Distributed by:



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
February 14, 2013

JACKSON TOWNSHIP (CHAMPAIGN COUNTY) REVIEW OF MOU WITH CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT FOR DRAINAGE INSPECTIONS

- APPLICANT:** Jackson Township Zoning Commission
- REQUEST:** Informal review of a proposed Memorandum of Understanding between Jackson Township and the Champaign County Soil and Water Conservation District for drainage inspections.
- STAFF ANALYSIS:** Jackson Township is considering entering into a Memorandum of Understanding (MOU) with the Champaign County Soil and Water Conservation District to provide technical reviews regarding drainage.
- The proposed MOU is very similar to MOU's in place in Union County for the same purpose. The draft prepared by the Champaign County SWCD for Jackson Township does contain some additional information. Staff has the following comments regarding the proposed MOU:
- In the first sentence of the second paragraph, the word "by" should be added after "into".
 - Staff questions whether the MOU is the appropriate place to have the last sentence of number two (2) under "The District Will". This sentence seems like an explanation to an applicant of why the review is being done, rather than a term or condition of the MOU.
 - Number three (3) under "The District Will"
 - This states in the first sentence the District should

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East Liberty, Ohio 43319

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



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

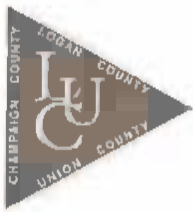
- "approve/disapprove the drainage outlet."* In item number two (2) above, it says the District is *"recommending an appropriate drainage outlet"*. Staff feels that the Township needs to make these items consistent.
- Staff suggests add "...at the aforementioned rate." After "...and then compensate the CCSWCD"
 - The sentence stating that the District should provide technical services to the Township upon request is not clear to staff. Would these services come at an additional cost? Are the services only related to the review of lots? Staff feels the Township should clarify this point.
 - Number four (4) under *"The District Will"*
 - Staff questions the legality of this and how it would be enforced? This statement appears as the Township would be requiring this review to be done as part of the lot split process. The Township should consult with the County Engineer's Office and the Champaign County Prosecutor's Office regarding this point. In addition, tight time frames are being followed under the lot split process at the Champaign County Engineer's Office. It's my opinion that the time frame suggested is unreasonable and unobtainable during the lot split process. It would be better enforceable during the zoning permit process. For instance, when a resident is building a house, the Township Zoning Inspector could not approve the zoning permit until a SWCD inspection is completed and recommendations are followed.
 - Number five (5) under *"The District Will"*
 - Given the staff comments above, staff recommends changing this statement to read *"The inspection shall be done before a zoning permit is issued."*
 - Number three (3) under *"The Township Will"*
 - It is not clear to staff what the responsibility of the Township Zoning Officer is during the review. Will the Zoning Officer have any specific responsibilities during the review, or only to be

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Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

present?

- Number five (5) under "The Township Will"
 - Is there a difference between the "Adequate Drainage Outlet Information Sheet" and the "Site Recommendation Sheet"? Has the Township considered what format the recommendation of the CCSWCD should take?
- Number one (1) under "It is Mutually Agreed"
 - Change the word "to" to "and" after the word "request" in the first sentence.
- The Township should consider adding language regarding inspections of ponds in this same MOU (i.e. Union County Example).
- The Township should add zoning language to correspond to their intent to enter into a MOU with Champaign County SWCD. I am attaching an example of such zoning language by Darby Township in Union County.

STAFF RECOMENDATIONS:

Because this is an informal review, Staff does not recommend approval or denial, only that the Township consider the comments outlined above. Further, Staff strongly recommends that the Township meet with the Champaign County Engineer's Office to see how best the drainage inspections would fit into their current processes. In addition, Staff recommends that zoning language on drainage inspections be added to the Jackson Township Zoning Resolution.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

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East Liberty, Ohio 43319

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Darby Township, Union County

Section 1040 – Adequate Drainage Outlet, Acceptable Soils, and Existing Drainage Tile

Every lot shall have an adequate drainage outlet and acceptable soils consistent with the requirements for the proposed use. The Union Soil and Water Conservation District in writing shall recommend the drainage outlet adequacy and the Health Department shall recommend the soils acceptability on new lots. These statements along with a plot map of the drainage systems shall accompany the application for permit. Furthermore, all construction (including construction of ponds and driveways) within the Township shall be accomplished in a manner consistent with maintenance and good surface drainage. In all improvements or uses where submittal of drainage plans is not specifically required, proper drainage on subject property and adjacent or servient properties shall be maintained or restored at equal or greater capacity as determined by the Union Soil and Water Conservation District. In no event shall any person interdict or interfere with any existing tile or surface drain channel unless it is determined that such tile or channel can be removed or relocated without interfering with the drainage on adjacent properties. Pre-existing drainage tile draining adjoining property shall be restored or re-routed when cut, crushed, or otherwise affected by any construction, excavation, or utility installation on any lot.

Section 1041 – Ponds

Permits are issued using the following steps.

1. Union Soil and Water Conservation District (SWCD) shall review and approve proposed construction site with landowner. Test pits must be dug prior to design.
2. The pond shall be designed in accordance with Natural Resource Conservation Service (NRCS) Standards and specifications along with the United States Department of Agricultural Services (USDAS) Engineering Field Manual for Conservation Practices. Drainage tile found or damaged on site shall be rerouted around the proposed pond at the owner's expense. Soil shall be spread in a manner not to encroach on adjacent properties.
3. Union SWCD or Professional Engineer (P.E.) shall be responsible for designing the pond and doing site inspections with the Township Zoning Inspector during construction to assure that the pond is constructed according to the approved plan.
4. The pond outlet shall be designed not to encroach on adjacent property.
5. Every lot shall have an adequate drainage outlet and acceptable soils consistent with the requirements for the proposed use. The Union SWCD shall determine the drainage outlet adequacy and the soils acceptability for ponds.
6. Setbacks. Due to the liability a property owner may assume by constructing a pond too close to a road, the placement and maintenance of earth mounds or tree lines between the road right-of-way and the pond is recommended to serve as traffic barriers. If such earth mounds or tree lines are used, the setback shall be fifty (50) feet from the road right-of-way to the high water mark and thirty (30) feet from the high water mark to the side and rear lot lines. If such earth mounds or tree lines are NOT used, the setback shall be one hundred (100) feet from the road right-of-way to the high water mark and thirty (30) feet from the high water mark to the side and rear lot lines. Two (2) acre minimum lot size exclusive of all easements and rights-of-way.
7. All ponds shall be at least $\frac{1}{4}$ (0.25) acre in size.
8. Disturbed soil shall be seeded and such seeding shall meet Ohio EPA Regulations and NRCS Standards and Specifications.
9. Permits. The excavation of all ponds shall require a zoning permit at which work shall commence on said pond within six (6) months from the date of permit issuance from the Township Zoning Inspector. Prior to issuance of a zoning permit, every effort shall be made on the part of the landowner to locate and clearly mark all drainage tiles. The landowner shall be financially responsible for re-routing all tile. Ponds shall be completed within sixty (60) days from the date that construction on pond commences. The property owner shall notify the Zoning Inspector upon commencement of construction on the pond. Should the permit expire before work on the pond is complete, all excavated land shall be returned to its original state and seeded. The owner may apply for a maximum of one 30 day extension with the Township Zoning Inspector.
10. This applies to all zoning districts, including planned districts.

MEMORANDUM OF UNDERSTANDING

BETWEEN THE

CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT

AND

THE JACKSON TOWNSHIP TRUSTEES

CHAMPAIGN COUNTY, OHIO

*Review
Emmi Darby
Twp zoning
language*

It is recognized that our soil, water and related resources are important aspects of our environment. It is further recognized that they can, with care and joint effort, be protected or renewed. Cooperation in the considerations of these resources prior to and during land use changes will do much toward minimizing potential damage.

Recognizing this joint concern and responsibility, this Memorandum of Understanding is entered into and between the Champaign County Soil & Water Conservation District, herein after called the District, and Jackson Township, Champaign County, State of Ohio, hereinafter called the Township.

This Memorandum of Understanding is entered into on this __day of _____, 2013, and becomes effective on the date of the last signature. Within the limitations of authorities, resources and established policies of the District and its cooperating agencies.

The District Will:

1. The District will make a physical inspection of each proposed building -site/lot split concerning drainage outlets and/or easements to accommodate an adequate drainage outlet.
2. This on-site inspection is being done by the Champaign County Soil & Water Conservation District for the purpose of identifying and recommending an appropriate drainage outlet for discharging water from an approved septic system, water softener, geo-thermal system and/or foundation drain. This inspection is being done to achieve the best possible outlet to protect you, your family, your neighbors, and the environment.
3. Review proposed home-sites/building sites to determine and approve/disapprove the drainage outlet at a fee of \$_____ per site. The Township will invoice the applicant and then compensate the CCSWCD. Make consultative technical services available to the Township upon request. Services for site investigations may also include, but are not limited to, determining soil suitability, storm water runoff management, and erosion control on home-site/building sites.
4. This inspection and review shall take place before the land survey and sale of lot or within 45 days from sale of lot.

5. If the inspection cannot be done before the sale of the lot, then it shall be done before the zoning permit is issued.

The Township Will:

1. Observe sound soil and water conservation principles for water management, sediment control, soil stabilization and vegetative protection and require incorporation of recommended practices in development of building site plans under their jurisdiction.
2. Confer with the District in the development of alternatives for the protection of the environment during land use changes.
3. A physical on-site inspection shall be performed by the township zoning officer in conjunction with the on-site inspection by the aforementioned CCSWCD.
4. Provide the District with a copy of their set back requirements.
5. Distribute and communicate the Adequate Drainage Outlet Information sheet and/or Site Recommendation Sheets.

It is Mutually Agreed:

1. That the Township and District will perform the physical on-site inspections together within 45 days of the request to come to a mutual recommendation concerning drainage outlets and/or easements to accommodate an adequate outlet.
2. That the Township and the District will meet when necessary to review and update programs.
3. That standards and specifications developed by the Natural Resources Conservation Service will be used in planning and application of conservation measures.
4. This Memorandum may be amended or terminated at any time by mutual consent of the parties hereto, or may be terminated by either party by giving sixty (60) days notice in writing to the other.

In witness whereof, the Agreement executed and agreed to on the day, month and year written above.

_____ Township

Champaign County SWCD

_____, Chairman

_____, Chairman

_____, Jackson Township

Trustees, Board of Supervisors, Champaign County SWCD

Date: _____.

Date: _____.



Zoning & Subdivision Committee
Thursday, February 14, 2013

The Zoning and Subdivision Committee met in regular session on Thursday, February 14, 2013, at 12:21 pm at the LUC Office in East Liberty. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman, Greg DeLong, Wes Dodds, Charles Hall, Paul Hammersmith, Joel Kranenburg, Heather Martin, Jenny Snapp, Jeff Stauch, and Andy Yoder. Absent Member included: Steve McCall.

Guests included: Bill Narducci, Union County Engineer's Office; Randy VanTilburg, Fanning Howey; Thom Reis, Terrain Evolution.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Minutes of the January 10, 2013, meeting were approved as written with Charles Hall making the first motion to approve, and Greg DeLong making the second motion to approve. All in favor.

1. Review of Jerome Village GPN-2 Preliminary Plat in Jerome Township, Union County - Staff Report by Wes Dodds
 - o Paul - how are they getting access to this piece?
 - Thom - Ryan Parkway is completed and will be opened just prior to the Parade of Homes.
 - o Greg - When you come in off Ryan Parkway, how is the signage?
 - Bill - I believe there will be a stop sign at Hyland Croy and a thru-way on Hawthorne.
 - o Jeff Stauch made the first motion to recommend approval of the Jerome Village GPN-2 Preliminary Plat in Jerome Township and Brad Bodenmiller made the second motion to recommend approval of the Jerome Village GPN-2 Preliminary Plat in Jerome Township. All in favor.

2. Review of Jackson Township (Champaign County) Zoning Parcel Amendment of Parcel # E11-05-10-36-00-006-01 of 8 Acres owned by the Village of Christiansburg from R-1 Low Density Residential to U1 Rural Undeveloped. The proposed use is for the Village of Christiansburg's new Wastewater Treatment Plant - Staff Report by Jenny Snapp
 - o Paul - What were the residents angry about?
 - Jenny - there were a lot of technical questions.
 - Randy - a lot were not in my backyard issues.
 - o Paul Hammersmith made the first motion to recommend approval of the Jackson Township Zoning Parcel Amendment of Parcel #E11-05-10-36-00-006-01 of eight acres owned by the Village of Christiansburg from R-1 Low Density

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Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Residential to U1 Rural Undeveloped. Greg DeLong made the second motion to recommend approval of the Jackson Township Zoning Parcel Amendment of Parcel #E11-05-10-36-00-006-01 of eight acres owned by the Village of Christiansburg from R-1 Low Density Residential to U1 Rural Undeveloped. All in favor.

3. Informal review of Memorandum of Understanding between the Champaign County Soil & Water Conservation District and Jackson Township (Champaign County) for drainage inspections - Staff Report by Jenny Snapp
 - o Jeff - Have they talked with Bob Scheiderer about his experiences?
 - o Jenny - I don't know, we're dealing with the township on this not the Soil & Water.
 - o Brad - I think they need to incorporate what the other Soil & Water's are doing.
 - o Paul - It looks like the word drainage is being used generally, it's pretty broad.
 - o Jeff - It is and I'm sure it's intercepts a lot of issue. It works having the Health Department and Soil & Water Department work together.
 - o Paul - I'm not sure upfront it says what the intent is except being broad. Be more specific about what the goal is.
 - o Brad Bodenmiller made the first motion to pass along the staff and committee comments and Jeff Stauch made the second motion to pass along the staff and committee comments. All in favor.

The Zoning and Subdivision Committee adjourned at 12:41 pm with Charles Hall making the first motion to adjourn, and Paul Hammersmith making the second motion to adjourn. All in favor.

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