



Zoning & Subdivision Committee

Thursday, January 14, 2016, 12:30 pm

- Minutes from last meeting of December 10, 2015
 1. Zoning and Subdivision Committee appointments 2016.
 2. Review of Britonwood Final Plat (Union County) – Staff Report by Brad Bodenmiller
 3. Review of Mitchell Crossing Final Plat (Union County) – Staff Report by Brad Bodenmiller
 4. Review of Woodbine Village Section 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller

Members:

Scott Coleman – Logan County Engineer
Chad Flowers – City of Marysville Planning
Charles Hall – Union County Commissioner
Jeff Stauch – Union County Engineer
Paul Hammersmith – Dublin Engineer
Steve McCall – Champaign County Engineer
Tyler Bumbalough – City of Urbana Engineer
Robert A. Yoder – North Lewisburg Administrator
Weston R. Dodds – City of Bellefontaine Zoning
Dave Gulden – LUC
Heather Martin – LUC
Skyler Wood – LUC
Brad Bodenmiller - LUC



Logan-Union-Champaign
regional planning commission

Staff Report – Britonwood

Applicant:	<p>ELTI, LLC c/o Stephen Lenker 6350 Memorial Drive Dublin, OH 43017 stephenlenker@gmail.com</p> <p>Page Engineering c/o James Page 112 East Fifth Street Marysville, OH 43040 pageengineering@midohio.twcbc.com</p>
Request:	Approval of the Britonwood – Final Plat.
Location:	Located south of Wells Road & west of Jerome Road in Jerome Township, Union Co.

Staff Analysis:	<p>**This staff report was updated since the October 2015 LUC meetings to reflect the revised submittal and related reviewing agency comments.**</p> <p>This Final Plat is for Britonwood. The Plat proposes a total of 5.011 acres with 8 lots for single family residential development.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 1.004 acres in right-of-way ○ 3.117 acres in single-family residential lots ○ 0.890 acres in reserves <p>The proposed method of water service is through the City of Marysville Public Water System and the proposed method of sanitary waste disposal is the Jerome Village Community Authority.</p> <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The Britonwood – Preliminary Plat was approved on 03-12-2015. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office recommended denial and submitted the following comments in a letter dated 01-07-16:
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- ✓ “The construction plans have been approved by our office, and construction of the improvements have been completed, but no resolution of acceptance has been provided by our office, due to lack of a maintenance bond per Section 330 of the Subdivision Regulations. In addition, we are working with the developer’s engineer to finalize the as-built drawings, which have been submitted but have some outstanding items yet to be completed.”

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

- No comments as of 01-07-16.

- **Union County Health Department**

- No comments as of 01-07-16. Standard comments from the Health Department are below:
 - ✓ “All efforts should be made to provide a point of connection (via easements and/or services lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS).”
 - ✓ “Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”
 - ✓ “If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS.”

- **City of Marysville**

- The City of Marysville submitted comments in a letter dated 01-06-16:
 - ✓ “To meet the subdivision regulations, the water line easement between Lots 6 and 7 can be eliminated. Any future waterline connections for the Pharazyn property will occur on Wells Road or Jerome Road.”



• **Jerome Township**

- The Jerome Township Zoning Officer submitted comments in a letter dated 01-06-16:
 - ✓ “It appears that the plat as presented complies with the approved zoning and final development plans for the project. As such the township has no comments or concerns with the plat as presented.”

• **ODOT District 6**

- No comments as of 01-07-16.

• **Union Rural Electric/URE**

- URE submitted comments in a letter dated 01-07-16:
 - ✓ “There is a long description of the utility easements being granted to all private and public utilities involved with this project. There is a 10’ foot utility easement designated at the front of the properties and a 20’ foot easement designated at the rear of the properties. There is no description of which easements are private or public- the bike trail and drainage easements are clarified.”
 - ✓ “URE has received an easement document granting permission to install facilities from Wells Rd in a 20’ utility easement. However the document neglected to include a 39.56 foot section that allows us to enter the actual subdivision from the north property line.”
 - ✓ “During a site review URE has concerns with the mounding of soil along the 20 feet rear setback and utility easement area for installation of utility facilities.”

• **Terrain Evolution**

- As the consulting engineer for the Jerome Village Community Authority and owner and operator of the Eversole Run Sewer District, Terrain Evolution submitted comments in a letter dated 09-25-15:
 - ✓ Sheet 1: Clarify that “Sanitary Easement” is covered under the “Utility Easement” language.
 - ✓ Sheet 2: The Utility Easement that extends across Lots 1 and 2 in the front of the lots shall extend to the right of way of Jerome Road across Reserve B.



	<p>✓ Sheet 2: The 10 foot Utility Easement along the right of way shall be shown along the frontage of Craigens Court within Reserve A.</p> <ul style="list-style-type: none"> • LUC Regional Planning Commission <ul style="list-style-type: none"> ○ Sheet 1: Under Surveyor’s Certificate, note whether measurements are chord or arc or both (Article 8, pp. 31). ○ Sheet 1: Under Surveyor’s Certificate, note that “monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (§323, 13.). ○ Easements provided for utility lines shall be least 20 feet in width for sanitary sewers and waterlines. Resolve easement width between lots 6/7 (§414). ○ “A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements” (§324, 2. & 326 & §330).
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<p>Staff Recommendations:</p>	<p>LUC Staff recommends <i>DENIAL</i> of the Britonwood – Final Plat for the following reasons:</p> <ol style="list-style-type: none"> 1. The recommendation and reasons listed by the Engineer’s Office. 2. A letter was not provided from the County Engineer showing that all required improvements were either installed and approved, or that a bond or other surety was furnished assuring installation of the required improvements (§324, 2. & 326 & §330).
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<p>Z&S Committee Recommendations:</p>	
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BRITTONWOOD

JEROME TOWNSHIP, V.M.S. 2991, UNION COUNTY, OHIO

FINAL PLAT

LUC. R.P.C. FILE # _____

Situated in State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 2991 and being 5,011 acre tract of land as described in a deed to ELTI, LLC, of record in Instrument Number 201504150002723 in the office of the Union County Recorder.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

1. Applicable local, state, or Federal regulations.
2. No permanent structures or plantings, etc. shall be permitted in the easement areas.
3. Grading of the storm water retention areas shall not be changed.
4. The lot owner and his successors shall assume responsibility for the maintenance, repair, and replacement of the water, sewer, water & sewer top, and driveway permits. Zoning permits are to be obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department and driveway permits are obtained from the Union County Engineer's Office. Water & sewer top permits are obtained from the Union County Engineer's Office.
5. The lot owner and his successors shall assume responsibility for the maintenance, repair, and replacement of the water, sewer, water & sewer top, and driveway permits. Zoning permits are to be obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department and driveway permits are obtained from the Union County Engineer's Office.
6. All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.
7. The lot owner and his successors shall assume responsibility for the maintenance, repair, and replacement of the water, sewer, water & sewer top, and driveway permits. Zoning permits are to be obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department and driveway permits are obtained from the Union County Engineer's Office.
8. All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.
9. Downspout drains shall not be connected directly to roadway underdrains.

Miscellaneous Restrictions/Notes

- 2a. This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners shall be held responsible for maintaining their property in a manner consistent with the neighboring properties to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first getting permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings or farm waste on the land.
- 2b. This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners shall be held responsible for maintaining their property in a manner consistent with the neighboring properties to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first getting permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings or farm waste on the land.
25. Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of platting, utility service to this subdivision for electric power is provided by Union Rural Electric, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbus Gas.

Jerome Village Street Restrictions

1. No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Dairy Road, Sunbeam, Junction Road, Rosehill Parkway, Blair Road, Nyon Parkway, Brick Road.
2. Driveways, driveway aprons, and driveway aprons shall be constructed and permitted on major or minor collector roads. All driveways shall connect to local roads within a sub area.
3. All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
4. All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection access restriction, the access restriction shall prevail.
5. If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
6. County Engineer shall determine the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
7. No on-street parking within BRITTONWOOD.
8. Open spaces, whether existing or created during development of a residential, or other type of lot, shall be connected as much as possible to the open space dedicated Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
9. Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or plats.

Utility Easements

The undersigned owners of the within platted land, do hereby grant unto the Englehart Run Sewer District, Union County, Ohio, a utility easement for the purpose of installing, maintaining, operating, and repairing its minimum of ten (10) feet in width under, over, and through all subsils and all lands owned by the grantor shown hereon and parcel with and contiguous to Croigens Court and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such waterlines, sanitary sewer lines, underground electric, gas and communication cable, ducts, conduits, pipes, gas pipe lines, surface or below ground electric, gas and communication lines, fiber optic lines, and other utility lines, and to connect the same to existing or future utility lines. Said easement shall include the right, without liability therefore, to remove trees and landscaping, including trees and landscaping, including lawns within and without said easement premises which may interfere with the use of the easement. Said easement shall include the right, without liability therefore, to install, maintain, repair, reconstruct or relocate the same. Said easement shall include the right, without liability therefore, to install, maintain, repair, reconstruct or relocate the same. Said easement shall include the right, without liability therefore, to install, maintain, repair, reconstruct or relocate the same.

Drainage Easements

We the undersigned owners of the platted land, do hereby grant unto Union County and their successors and assigns (hereinafter referred to as grantees), a permanent easement within areas designated "Drainage Easement", "Utility Easement" and "Right-of-Way" to construct, operate, maintain, repair, reconstruct or relocate such drainage facilities as deemed necessary or convenient by the grantees for drainage required for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns or any other structure within said easement premises which may interfere with the installation and maintenance of drainage facilities.

Union County Health Department Notes

1. If at any time during the development of the subdivision a private sewer system (PWS) of sewage treatment system (STS) is found, the Union County Health Department shall be notified for an inspection.
2. Proper permitting must be obtained for sealing and/or abandonment of a PWS or STS. 10917 and 10927 Jerome Road will need the permits mentioned above prior to demolition.

Jerome Village Variance

Variance from the Union County Subdivision Regulations, Section 406, minimum right-of-way width for all local street classifications within Jerome Village. Resolution #308-09. Dated 6-11-09



ACREAGE SUMMARY	
8 LOTS =	3,117 ACRES
ROAD R/W =	1,004 ACRES
RESERVE AREAS =	0,890 ACRES
(AREAS "A" & "B")	
TOTAL SUBDIVISION =	5,011 ACRES

ZONING & SETBACK INFORMATION:	
ZONING =	PUD
SETBACKS - FRONT =	25' (UNLESS OTHERWISE NOTED ON PLAN)
SIDES OR REAR =	7.5'
BACK =	20'
NOTE: ALL SIDE SETBACK LINES MAY BE UTILIZED AS UTILITY EASEMENTS.	

DEDICATION
Know all men by these presents that ELTI, LLC, the owner of the land indicated on the accompanying plat, does hereby dedicate Croigens Court and all easements to the public use forever.

Owner of Land: ELTI, LLC

Witnesses: Stephen Lanier (Manager)

By: _____

STATE OF OHIO
COUNTY OF UNION
Before me a Notary Public in and for said County personally came _____ who acknowledged the signing of the foregoing instrument to be their voluntary act and deed for the use and purposes therein expressed. In witness whereof, I have hereunto set my hand and affixed my official seal this _____ day of _____, 2015.

By: _____
Notary Public

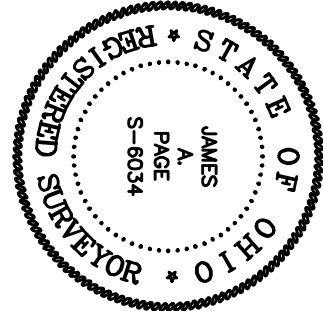
RIGHTS-OF-WAY for public streets and roads herein dedicated to public use are hereby approved this _____ day of _____, 2015 by the Union County Board of Commissioners. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and accepted as such by Union County. In addition, street improvements within said dedicated rights-of-way shall not be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by Union County.

REVIEWED this _____ day of _____, 2015
Jerome Township Trustee _____ Chairman
APPROVED this _____ day of _____, 2015
Union County Engineer _____
APPROVED this _____ day of _____, 2015
County Health Department _____
APPROVED this _____ day of _____, 2015
LUC Regional Planning Commission _____
APPROVED this _____ day of _____, 2015
Union County Commissioner _____
Union County Commissioner _____
Union County Commissioner _____

Transferred this _____ day of _____, 2015
Union County Auditor _____
Filed for record this _____ day of _____, 2015 at _____ AM PM
Recorded this _____ day of _____, 2015 in Plat CABINET _____ SLIDE _____
Union County Recorder _____

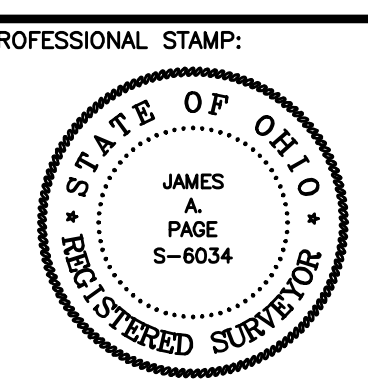
SURVEYOR'S CERTIFICATION
The accompanying plat represents a subdivision of land in the Virginia Military Survey Number 2991, Jerome Township, Union County, Ohio. The tract has an area of 1,004 acres in streets, and 3,117 acres in lots and 0,890 acres in Reserve "A" & "B", making a total of 5,011 acres.
All measurements are in feet and decimals of a foot. All measurements on curves are shown in a chart titled "Curve Data". Monuments have been placed or found as indicated. Subdivision bearings assumed from Glacier Park Neighborhood Section 3 as recorded in Plat Book 5, page 3341 A-F.
All iron pipes set and to be set are 3/4" x 30" galvanized pipe with yellow I.D. caps stamped "PAGE ENG S-6034"
I hereby certify that the accompanying plat is a correct representation of Brittonwood as surveyed September 8, 2015.

James A. Page, P.E.
Registered Surveyor S-6034
Date _____



SHEET NAME: **FINAL PLAT**
VIRGINIA MILITARY SURVEY NO. 2991, JEROME TOWNSHIP
PREPARED FOR: **ELTI, LLC**
6350 MEMORIAL DRIVE, DUBLIN, OHIO 43017

REVISIONS		
NO.	DATE	DESCRIPTION

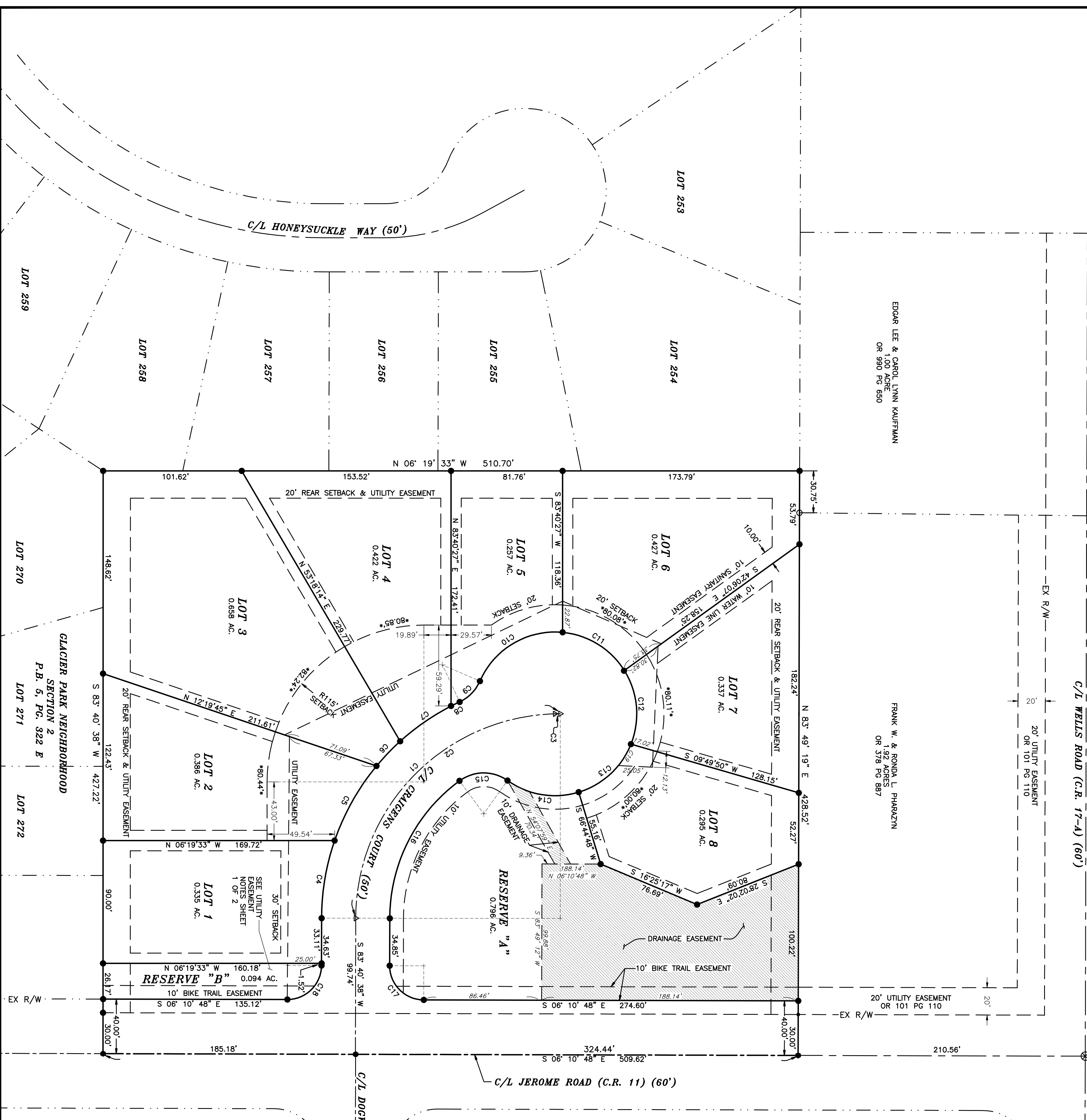


PREPARED BY: **Page Engineering, Inc.**
112 EAST FIFTH STREET MARYSVILLE, OHIO 43040
PH. (937) 644-1272 FAX (937) 644-3272
DRAWING NAME: 15-27 BRITTONWOOD FINAL PLAT.DWG DRAWN BY: _____ FILE/CABINET:
FINAL PLAT SHT 1 L.B. A-4

BRITONWOOD

JEROME TOWNSHIP, V.M.S. 2991, UNION COUNTY, OHIO

FINAL PLAT

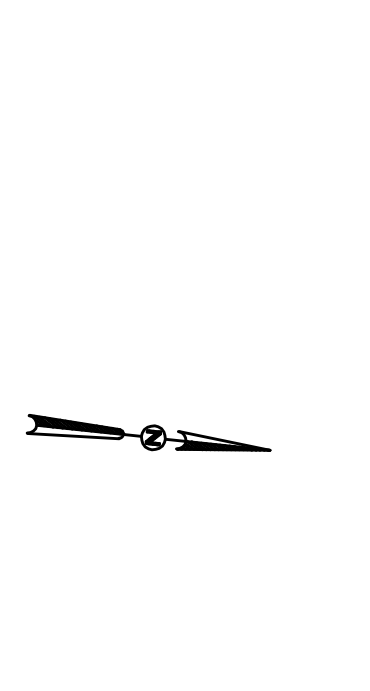


EDGAR LEE & CAROL LYNN KAUFMAN
1.00 ACRES
OR 990 PG 650

FRANK W. & RONDA L. PHAROZYN
0.92 ACRES
OR 378 PG 887

CURVE DATA									
CURVE	ADIUS	DELTA	LENGTH	CHORD	TANGENT	CHORD BEARING			
C1	150.00'	89° 59' 19"	235.99'	212.11'	148.97'	N 51° 17' 36" W			
C2	150.00'	89° 29' 02"	231.85'	209.31'	148.08'	N 52° 02' 42" W			
C3	150.00'	91° 30' 18"	234.94'	213.94'	149.97'	N 07° 02' 42" W			
C4	150.00'	91° 30' 18"	234.94'	213.94'	149.97'	N 07° 02' 42" W			
C5	175.00'	20° 40' 25"	63.14'	62.80'	31.62'	S 66° 58' 48" E			
C6	175.00'	06° 11' 54"	26.04'	26.02'	12.54'	S 82° 32' 39" E			
C7	175.00'	14° 54' 40"	45.54'	45.42'	22.80'	S 40° 59' 22" E			
C8	175.00'	12° 11' 25"	42.92'	42.81'	21.50'	S 52° 23' 25" E			
C9	175.00'	12° 11' 25"	42.92'	42.81'	21.50'	S 52° 23' 25" E			
C10	60.00'	52° 37' 41"	55.11'	53.19'	29.67'	S 29° 21' 34" W			
C11	60.00'	52° 37' 41"	55.11'	53.19'	29.67'	S 29° 21' 34" W			
C12	60.00'	53° 47' 25"	58.35'	54.28'	30.43'	S 78° 34' 07" W			
C13	60.00'	52° 24' 26"	54.88'	52.99'	28.52'	N 02° 57' 01" E			
C14	60.00'	52° 24' 26"	54.88'	52.99'	28.52'	N 02° 57' 01" E			
C15	30.00'	71° 40' 47"	27.45'	26.15'	21.67'	N 69° 41' 10" W			
C16	128.00'	53° 45' 44"	117.29'	113.04'	63.36'	N 89° 24' 25" W			
C17	28.00'	89° 51' 26"	26.21'	26.21'	24.94'	S 89° 44' 25" W			
C18	28.00'	89° 51' 26"	26.21'	26.21'	24.94'	S 89° 44' 25" W			
C19	60.00'	24° 21' 02"	18.28'	18.21'	9.21'	S 62° 48' 28" E			

BASED ON THE INFORMATION SHOWN ON FLOODED MAP, LOTS 1-8 AND RESERVE A AND B ARE ASSUMED TO BE UNFLOODED AREAS. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) ZONING MAP FOR BRITONWOOD, OHIO, SHOWS LOT 1 AS BEING IN THE UNDESIGNATED FLOOD HAZARD AREA. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) ZONING MAP FOR BRITONWOOD, OHIO, SHOWS LOT 2 AS BEING IN THE UNDESIGNATED FLOOD HAZARD AREA. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) ZONING MAP FOR BRITONWOOD, OHIO, SHOWS LOT 3 AS BEING IN THE UNDESIGNATED FLOOD HAZARD AREA. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) ZONING MAP FOR BRITONWOOD, OHIO, SHOWS LOT 4 AS BEING IN THE UNDESIGNATED FLOOD HAZARD AREA. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) ZONING MAP FOR BRITONWOOD, OHIO, SHOWS LOT 5 AS BEING IN THE UNDESIGNATED FLOOD HAZARD AREA. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) ZONING MAP FOR BRITONWOOD, OHIO, SHOWS LOT 6 AS BEING IN THE UNDESIGNATED FLOOD HAZARD AREA. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) ZONING MAP FOR BRITONWOOD, OHIO, SHOWS LOT 7 AS BEING IN THE UNDESIGNATED FLOOD HAZARD AREA. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) ZONING MAP FOR BRITONWOOD, OHIO, SHOWS LOT 8 AS BEING IN THE UNDESIGNATED FLOOD HAZARD AREA. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) ZONING MAP FOR BRITONWOOD, OHIO, SHOWS RESERVE A AS BEING IN THE UNDESIGNATED FLOOD HAZARD AREA. THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) ZONING MAP FOR BRITONWOOD, OHIO, SHOWS RESERVE B AS BEING IN THE UNDESIGNATED FLOOD HAZARD AREA.



GLACIER PARK NEIGHBORHOOD
P.B. 5, PG. 341 F

January 13, 2016

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

RE: Britonwood Final Plat

Mr. Bodenmiller,

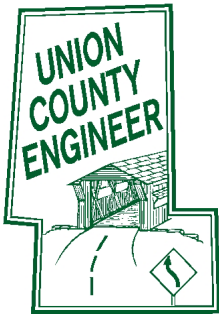
Terrain Evolution as the consulting engineer for the Jerome Village Community Authority, owner and operator of the Eversole Run Sewer District has inspected the installation of the Sanitary Sewer infrastructure within Britonwood and offsite. The construction is complete and connected to the District system. A Letter of Credit has been issued to the District for the maintenance of the sewer. Final testing is to be completed January 14th, 2016. Given that the sewer is constructed, that construction was inspected by Terrain Evolution and a Letter of Credit is in place, Terrain Evolution recommends that the Final Plat be approved.

Should you or the developer have any questions, please don't hesitate to contact me at (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager



**County Engineer
Environmental Engineer
Building Department**

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

Marysville Operations Facility

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

Richwood Outpost

190 Beatty Avenue
Richwood, Ohio 43344

January 7, 2016

Public Service with integrity

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

Re: Final Plat Review
Britonwood Subdivision

Brad,

We have completed our review for the above final plat, received by our office on December 28, 2015.

We recommend denial of the plat. The construction plans have been approved by our office, and construction of the improvements have been completed, but no resolution of acceptance has been provided by our office, due to the lack of a maintenance bond per Section 330 of the Subdivision Regulations. In addition, we are working with the developer's engineer to finalize the as-built drawings, which have been submitted but have some outstanding items yet to be completed.

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

Bill Narducci, P.E.
Engineering Manager
Union County Engineer

Cc: Luke Sutton, Union County Engineer's Office (via email)
Bob Scheiderer, Union Soil and Water Conservation District (via email)



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

January 6, 2016

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

**Subject: Britonwood
Final Plat – Comment Letter #1**

The City of Marysville has the following comments pertaining to the Final Plat submittal for the Britonwood development.

Sheet 2:

1. To meet the subdivision regulations, the water line easement between Lots 6 and 7 can be eliminated. Any future waterline connections for the Pharazyn property will occur on Wells Road or Jerome Road.

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

Sincerely,

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



Jerome Township
Union County, Ohio

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

Jerome Township Zoning Office

January 6, 2016

Bradley J. Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry
East Liberty, Ohio 43319

RE.: Brittonwood – Final Plat

Dear Brad,

I have reviewed the final plat for the Brittonwood development as forwarded to our office on December 28, 2015 and it appears that the plat as presented complies with the approved zoning and final development plans for the project. As such the township has no comments or concerns with the plat as presented.


Please feel free to contact me with any questions you may have regarding this letter.

Respectfully,

Gary Smith
Jerome Township Zoning Officer



15461 US Route 36 • PO Box 393 • Marysville, OH 43040-0393
(937) 642-1826 • (800) 642-1826 • Fax (937) 644-4239
www.ure.com

Your Touchstone Energy® Cooperative 

The Touchstone Energy logo consists of a stylized human figure with arms raised, formed by two overlapping curved lines in blue and orange, with a green base.

January 7, 2016

Bradley Bodenmiller
LUC Regional Planning Commission
9676 Foundry Street
East Liberty, OH 43319

RE: Britonwood – Final Plat

Ron Rockenbaugh and I reviewed the final plat plans for Britonwood and wanted to submit comments regarding this development.

- 1- There is a long description of the utility easements being granted to all private and public utilities involved with this project. There is a 10' foot utility easement designated at the front of the properties and a 20' foot easement designated at the rear of the properties. There is no description of which easements are private or public- the bike trail and drainage easements are clarified.
- 2- URE has received an easement document granting permission to install facilities from Wells Rd in a 20' utility easement. However the document neglected to include a 39.56 foot section that allows us to enter the actual subdivision from the north property line.
- 3- During a site review URE has concerns with the mounding of soil along the 20 feet rear setback and utility easement area for installation of utility facilities.

Regards,

Kevin Gregory and Ron Rockenbaugh



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

Applicant:	<p style="text-align: center;"> Homewood Corporation c/o Jim Lipnos 2700 East Dublin Granville Road, Suite 300 Columbus, OH 43231 jlipnos@homewoodcorp.com </p> <p style="text-align: center;"> Advanced Civil Design c/o David Denniston & Jon Phelps 422 Beecher Road Gahanna, OH 43230 ddenniston@advancedcivildesign.com jphelps@advancedcivildesign.com </p>
Request:	Approval of the Mitchell Crossing Final Plat.
Location:	Located in the northwest corner of the Mitchell-Dewitt Road and Industrial Parkway intersection in Jerome Township, Union County.

Staff Analysis:	<p> **This staff report was updated since the December 2015 LUC meetings to reflect the revised submittal and related reviewing agency comments.** </p> <p> This Final Plat is for Mitchell Crossing. This Final Plat involves 32.673 acres of land and proposes 48 single-family residential lots. </p> <p> Acreages: <ul style="list-style-type: none"> ○ 7.388 acres in right-of-way ○ 12.739 acres in single-family residential lots ○ 12.546 acres in reserves </p> <p> Proposed utilities: <ul style="list-style-type: none"> ○ City of Marysville public water system ○ City of Marysville public sanitary sewer system </p> <p> Preliminary Plat: <ul style="list-style-type: none"> ○ 02-12-15 was the Preliminary Plat approval </p> <p> • Union County Engineer’s Office <ul style="list-style-type: none"> ○ In a letter dated 01-07-16, the Engineer’s Office stated the Construction Drawings were approved, construction has commenced at the site, and a </p>
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performance bond/letter of credit for the full cost of the public subdivision improvements was received and approved. The Engineer's Office recommended approval of the Final Plat, provided the following comments are incorporated into the Final Plat Mylar for LUC's 01-14-16 meetings:

- ✓ There is a 10' utility easement that encroaches within the 25' setback on lot 9-19, 27-35, and 36-37. Because this setback is a minimum requirement, we recommend increasing the setback distance from the right-of-way to prevent this easement encroachment.

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

- No comments as of 01-07-16.

• **Union County Health Department**

- In a letter dated 12-10-15, the Union County Health Department provided the following comments and recommendation:
 - ✓ "All efforts should be made to provide a point of connection (via easements and/or services lines) to both public water and sewer to any adjacent home, business, or other structure that is serviced by a private water system (PWS) and or sewage treatment system (STS). *It is strongly recommended by this office that a point of connection (to both public water and sewer lines) be brought to the property line of the following addresses, nearest the house: 9215 Industrial PKWY, 9310 Mitchell DeWitt Rd., and directly across the road from 9267 Mitchell Dewitt Rd. in the right of way.*"
 - ✓ "Any additional homes, businesses, or other structures not previously mentioned in this letter that are currently being serviced by a private STS; and end up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."
 - ✓ "If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS."



• **City of Marysville**

- In a letter dated 01-06-16, the City of Marysville submitted comments that shall be incorporated into the Final Plat Mylar for LUC's 01-14-16 meetings:
 - ✓ Sheet 1: To meet the subdivision regulations, references to “water” can be eliminated from the “utility easement” definition. A separate twenty (20) foot wide “water line easement” can be created and located along Mitchell-Dewitt Road.
 - a. East of Mitchell Crossing Drive is required due to the proposed waterline
 - b. West of Mitchell Crossing Drive is required for potential future waterline

• **Jerome Township**

- In a letter dated 01-06-16, the Jerome Township Zoning Inspector submitted the follow comment:
 - ✓ “The plan appears to be in compliance with the Development approved by the Zoning Commission and Trustees and on file with the Zoning Office and the Zoning Office has no issues to report with the Plat as filed.”
 - ✓ “As requested, I have examined the need for additional setbacks on lots 8-19, 27-37, and 27-48 to accommodate the additional width of the utility easement. As you know the township approved the development with a minimum setback of 25’ but there is no requirement that structures be built up to that setback line. As such, I don’t see where the township would object to moving the homes back to accommodate the easement provided that all the remaining side and rear setbacks can still be met on those lots.”

• **ODOT District 6**

- No comments as of 01-07-16.

• **Union Rural Electric/URE**

- In a letter dated 01-08-16, URE submitted the follow comments:
 - ✓ Correct the “utility easement” paragraph to reflect the actual installation of the various private as well as public utilities. “We are surprised to see water



	<p>and gas included in this description since water is a public utility. Natural gas mains are normally installed in road right-of-way and not a private utility easement.”</p> <ul style="list-style-type: none"> ✓ There is a 10’ utility easement shown in front of lots 27-35. Between lots 27/28 and 32/33, the 10’ easement is not indicated due to 15’ drainage easements running between those lots. Clarify the 10’ easement and show it as continuous. ✓ URE will request the Developer to install conduits between lots 19-20 and lots 37-38 to clear the stream maintenance easement by 10 feet. ✓ Building setbacks to match the required easement sections. <ul style="list-style-type: none"> • LUC Regional Planning Commission <ul style="list-style-type: none"> ○ Incorporate comments from the Union County Engineer’s Office, City of Marysville, and Union Rural Electric into the Mylar printing for LUC’s 01-14-16 meetings. ○ Sheet 1: Under paragraph three of the Dedication note, add easements to “drives, roads, and parkways” (§800). ○ Sheet 1: Under site data, please verify/correct the “site area less r/w” figure (§323, 1.). ○ Sheet 1 & 2: The Sheet 1 & 2 open space acreages do not sum to Sheet 1 site data and survey’s certificate open space of 12.546 acres. Please verify/correct figures (§323, 1.). ○ Sheet 1 & 2: City of Marysville easement comments must be incorporated in order to meet Subdivision Regulations, which require minimums of 20 feet in width for sanitary sewers and waterlines and at least 10 feet for other utilities (§414). ○ Sheet 2: The existing utility and highway easements along Industrial Parkway are shown, but not labeled. Please label both easements (§323, 7.).
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<p>Staff Recommendations:</p>	<p>LUC Staff recommends APPROVAL of the Mitchell Crossing Final Plat, PENDING that all minor technical items addressed above be incorporated into the Final Mylar.</p>
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Logan-Union-Champaign
regional planning commission
Staff Report – Mitchell Crossing

Z&S Committee Recommendations:	
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MITCHELL CROSSING

VIRGINIA MILITARY SURVEY NO. 5134

JEROME TOWNSHIP, UNION COUNTY, OHIO

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME, VIRGINIA MILITARY SURVEY NO. 5134, AND BEING ALL OF THE 5.000 ACRE AND 11.3596 ACRE TRACTS AS CONVEYED TO HOMEWOOD CORPORATION, AN OHIO CORPORATION IN INSTRUMENT NUMBER 201509100007381 (P.N. 1700220300000 AND 1700220290000) AND ALL OF THE 16.321 ACRE TRACT AS CONVEYED TO HOMEWOOD CORPORATION, AN OHIO CORPORATION IN INSTRUMENT NUMBER 201508180006631 (P.N. 1700220270000), UNION COUNTY RECORDER'S OFFICE;

THE UNDERSIGNED, HOMEWOOD CORPORATION, AN OHIO CORPORATION, BY GEORGE A. SKESTOS, OWNER OF HOMEWOOD CORPORATION, BEING THE OWNER OF THE LAND PLATTED HEREON, DULY AUTHORIZED IN THE PREMISES, HAS AUTHORIZED THE PLATTING THEREOF AND DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS MITCHELL CROSSING, A SUBDIVISION CONTAINING LOTS NUMBERED 1 TO 48, INCLUSIVE AND RESERVES A TO C, INCLUSIVE, DOES HEREBY ACCEPT THIS PLAT OF THE SAME.

KNOW ALL MEN BY THESE PRESENTS THAT HOMEWOOD CORPORATION, AN OHIO CORPORATION, OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE DRIVES, ROADS, AND PARKWAYS TO THE PUBLIC USE FOREVER.

IN WITNESS WHEREOF GEORGE A. SKESTOS, OWNER OF HOMEWOOD CORPORATION, AN OHIO CORPORATION, HAS HEREUNTO SET HIS HAND THIS _____ DAY OF _____, 20____.

HOMEWOOD CORPORATION,
AN OHIO CORPORATION

BY _____
GEORGE A. SKESTOS
OWNER
2700 EAST DUBLIN GRANVILLE ROAD
SUITE 300
COLUMBUS, OHIO 43231

WITNESSES

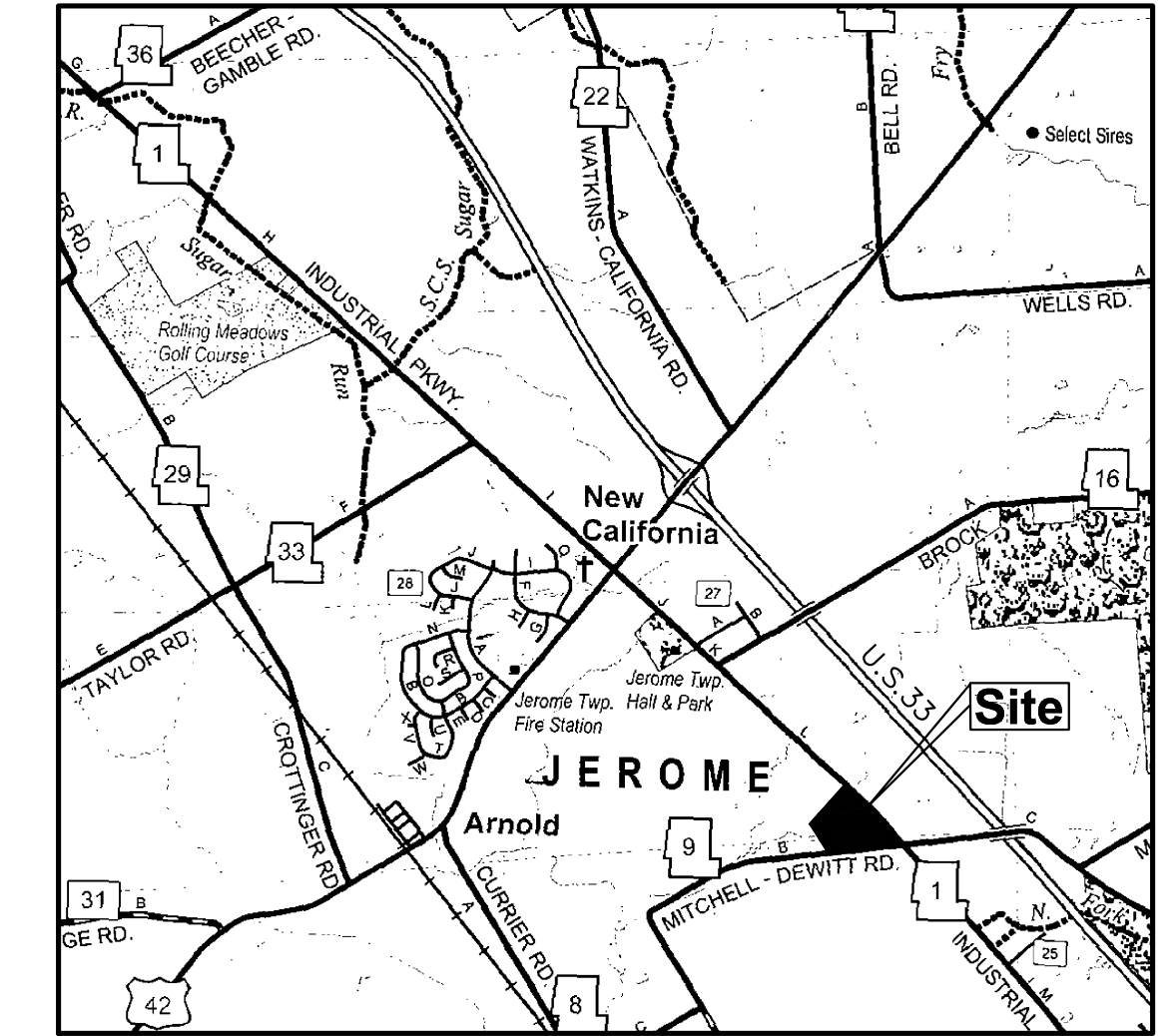
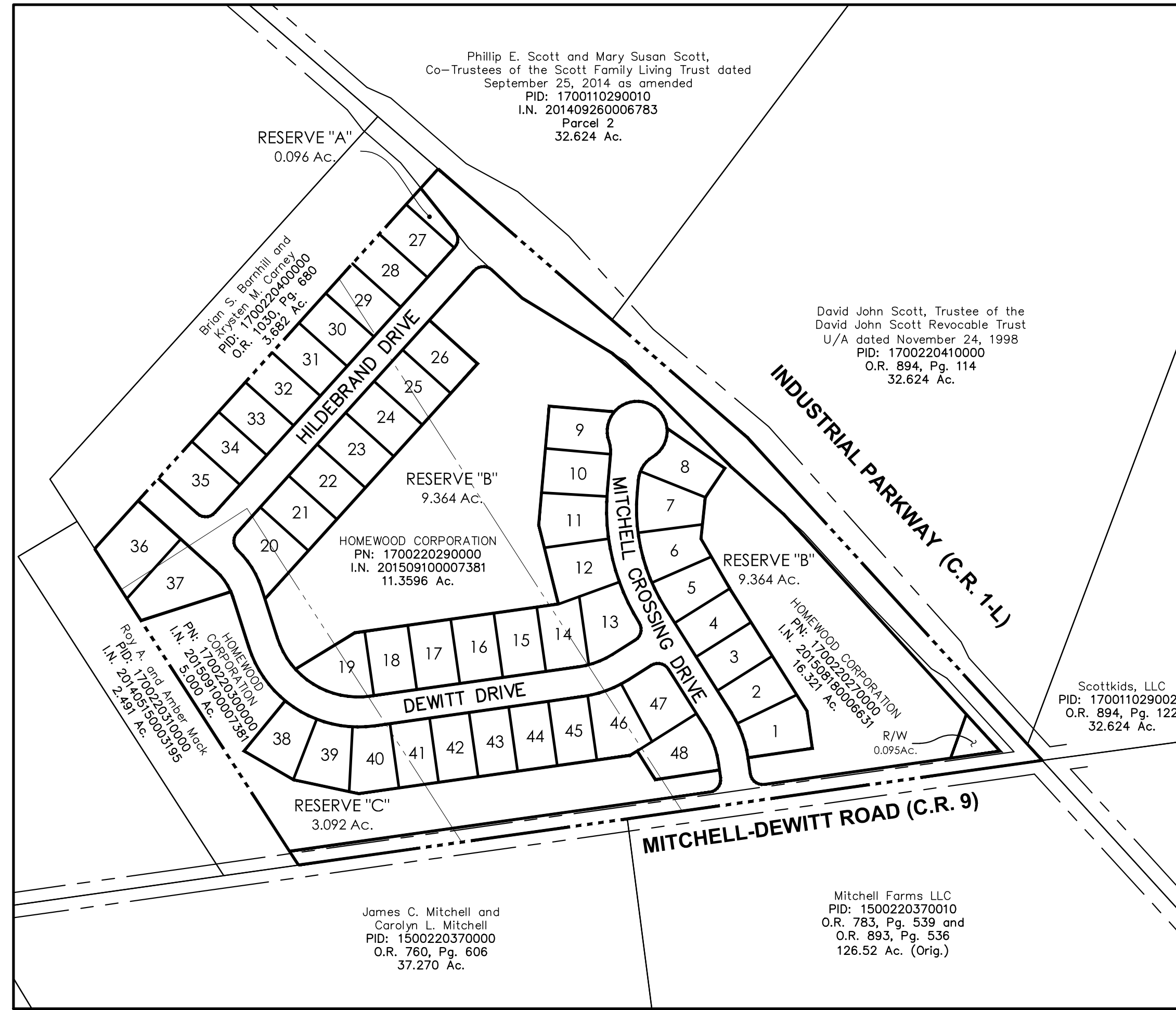
STATE OF OHIO
COUNTY OF UNION SS:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GEORGE A. SKESTOS, OWNER OF HOMEWOOD CORPORATION, AN OHIO CORPORATION, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE HIS FREE AND VOLUNTARY ACT AND DEED AND THE FREE AND VOLUNTARY ACT AND DEED OF THE COMPANY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC, STATE OF OHIO



LOCATION MAP
NO SCALE

SITE DATA

TOTAL AREA (BY RECENT SURVEY):	32.673 ACRES
TOTAL R/W AREA:	7.388 ACRES
SITE AREA LESS R/W:	25.291 ACRES
OPEN SPACE:	12.546 ACRES
BUILDABLE LOTS (48) AREA:	12.739 ACRES

ZONING DISTRICT: PUD

SETBACKS
FRONT: MINIMUM 25' (FROM RIGHT-OF-WAY)
SIDE: 7.5' (PER SIDE), 15' TOTAL
REAR: 30'

(ZONING SETBACKS ARE NOT CONSIDERED A SUBDIVISION PLAT RESTRICTION. SETBACKS SHOWN ARE THOSE IN EFFECT AT THE TIME OF THE APPROVAL OF THE FINAL PLAT.)

SURVEY DATA

BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83, (NSRS2007).

SOURCE OF DATA: THE SOURCES OF RECORDED SURVEY DATA ARE THE RECORDS OF THE UNION COUNTY, OHIO, RECORDER.

IRON PINS SET: WHERE INDICATED, ARE IRON PIPES, THIRTEEN-SIXTEENTHS INCH INSIDE DIAMETER, THIRTY INCHES LONG WITH A PLASTIC CAP PLACED IN THE TOP BEARING THE INSCRIPTION "ADVANCED 7661". THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

PERMANENT MARKERS SET: WHERE INDICATED, ARE ONE-INCH DIAMETER, THIRTY-INCH LONG, SOLID IRON PINS, WITH THE TOP END FLUSH WITH THE SURFACE OF THE GROUND, CAPPED WITH AN ALUMINUM CAP STAMPED "ADVANCED". ONCE INSTALLED, THE TOP OF THE CAP SHALL BE MARKED (PUNCHED) TO RECORD THE ACTUAL LOCATION OF THE POINT. THESE MARKERS SHALL BE SET FOLLOWING THE COMPLETION OF THE CONSTRUCTION/INSTALLATION OF THE STREET PAVEMENT AND UTILITIES.

LEGEND

- = IRON PIN SET
- ⊙ = PERMANENT MARKER
- = PK NAIL SET
- = IRON PIN FOUND
- ✖ = PK NAIL FOUND

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN SURVEY NO. 5134 OF THE VIRGINIA MILITARY DISTRICT, TOWNSHIP OF JEROME, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 7.388 ACRES IN STREET RIGHT OF WAY, 12.739 ACRES IN LOTS, AND 12.546 ACRES IN RESERVES, MAKING A TOTAL OF 32.673 ACRES.

WE DO HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE PREMISES, PREPARED THE ATTACHED PLAT, AND THAT SAID PLAT IS CORRECT. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. BOTH CHORD AND ARC DISTANCES ARE SHOWN ON ALL CURVE MEASUREMENTS. MONUMENTATION, TO BE SET, WILL BE SET WHEN THE SUBDIVISION IS COMPLETED AND PRIOR TO THE SALE OF ITS LOTS.

WE FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF MITCHELL CROSSING AS SURVEYED DECEMBER, 2014.

JONATHAN E. PHELPS, P.S. _____ DATE
REGISTRATION NUMBER 8241

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS _____ DAY OF _____, 20____, FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

REVIEWED THIS _____ DAY OF _____, 20____.

CHAIRMAN, JEROME TOWNSHIP TRUSTEES

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT" FOR ELECTRIC, TELEPHONE, CABLE TV, GAS, PUBLIC WATER ETC. FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI PUBLIC UTILITIES ABOVE AND BENEATH THE SURFACE OF THE GROUND AND, WHERE NECESSARY, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SERVICE CONNECTIONS TO ALL ADJACENT LOTS AND LANDS AND FOR STORM WATER DRAINAGE. NO PERMANENT STRUCTURES OR PLANTINGS, ECT. SHALL BE PERMITTED IN THE EASEMENT AREAS.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO PERMANENT STRUCTURES OR PLANTINGS, ECT. SHALL BE PERMITTED IN THE EASEMENT AREAS.

SANITARY SEWER EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT". DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF PUBLIC SANITARY SEWERS. NO PERMANENT STRUCTURES OR PLANTINGS, ECT. SHALL BE PERMITTED IN THE EASEMENT AREAS.

BY GRAPHIC PLOTTING THE SUBJECT PROPERTY, THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39159C0388D WITH AN EFFECTIVE DATE OF DECEMBER 16, 2008 AND ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 39159C0393D WITH AN EFFECTIVE DATE OF DECEMBER 16, 2008.

APPROVED THIS _____ DAY OF _____, 20____.
UNION COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 20____.
UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 20____.
LOGAN-UNION-CHAMPAIGN
REGIONAL PLANNING COMMISSION

TRANSFERRED THIS _____ DAY OF _____, 20____.

AUDITOR, UNION COUNTY, OHIO

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M.

RECORDED THIS _____ DAY OF _____, 20____.

PLAT CABINET _____, SLIDES _____

RECORDER, UNION COUNTY, OHIO

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

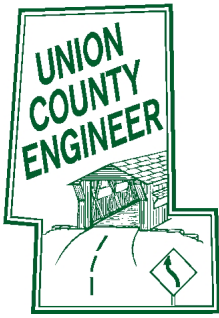
FINAL PLAT

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED BY: JEP
CHECKED BY: JEP

422 Beecher Road
Cahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

DATE: December 21, 2015 SHEET 1 / 2
JOB NO.: 14-0002-528



**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

January 7, 2016

Public Service with integrity

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

Re: Final Plat Review
Mitchell Crossing

Bradley,

We have completed our review for the above final plat, received by our office on December 28, 2015. The construction drawings have been approved by our office. Construction work has just commenced at the site, and we have received and approved a performance bond/letter of credit for the full cost of the public subdivision improvements. We have the following comment:

1. There is a 10' utility easement that encroaches within the 25' setback on lots 9-19, 27-35 and 36-37. Because this setback is a minimum requirement, we recommend increasing the setback distance from the right of way to prevent this easement encroachment.

We recommend approval of the final plat, pending the resolution of the above comment prior to the Zoning and Subdivision Committee Meeting on January 14, 2016.

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

Bill Narducci, P.E.
Engineering Manager
Union County Engineer

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



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

January 6, 2016

Bradley J. Bodenniller
LUC Regional Planning Commission
9676 East Foundry
East Liberty, OH 43319

**Subject: Mitchell Crossing
Final Plat -- Comment Letter #2**

The City of Marysville has the following comments pertaining to the revised Final Plat
submission for the Mitchell Crossing development.

Sheet 1:

1. To meet the subdivision regulations, references to "water" can be eliminated from the "utility easement" definition. A separate twenty (20) foot wide "water line easement" can be created and located along Mitchell-Dewitt Road.
 - a. East of Mitchell Crossing Drive is required due to the proposed waterline
 - b. West of Mitchell Crossing Drive is required for the potential future waterline

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

Sincerely,



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

940 London Ave
Suite 1100
Marysville, Ohio 43040

Administration
Environmental Health
Health Education
(937) 642-2053

Fax: (937) 645-3047

Help Me Grow

Nursing

(937) 642-2053

Fax: (937) 642-9725

Toll Free

1-888-333-9461

WEB Address

www.uchd.net

HEALTH COMMISSIONER

Dr. Jason E. Orcena

BOARD OF HEALTH

Mr. James "Al" Channell
President

Mr. Rod Goddard

Vice-President

Dr. Gary Bowman

Ms. Donna Burke

Dr. Justin Krueger

Mr. Eric Milkolland

Mr. Keith Watson

Our mission is to protect the health, safety and well-being of all Union County by providing quality public health services.

**An equal opportunity
employer/ provider**



**UNION
COUNTY**
OHIO

grow with us.



Date: December 10, 2015

To: Logan-Union-Champaign regional planning commission

From: Union County Health Dept. - Environmental Health Division

Re: Mitchell Crossing – Final Plat

Considering that public services (sanitary sewer & drinking water) are being provided to the residents within this subdivision, the Union County Health Department has just a few items to point out.

My comments are as follows:

- As always, all efforts should be made to provide a point of connection (via easements and/or service lines) to both public water and sewer to any adjacent home, business or any other structure that is serviced by a private water system (PWS) and or private sewage treatment system (STS). It is strongly recommended by this office that a point of connection (to both public water and sewer lines) be brought to the property line of the following addresses, nearest the house: 9215 Industrial PKWY, 9310 Mitchell DeWitt Rd., and directly across the road from 9267 Mitchell DeWitt Rd. in the right of way.
- Any additional homes, businesses, or other structures not previously mentioned in this letter that are currently being serviced by a private STS; and end up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.

- If at any time during the development of the subdivision a PWS (well, cistern, etc...) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and or abandonment of PWS and STS.

Please feel free to call or email me with any questions, comments or concerns you may have.

Sincerely,

Jim Cogar R.S.
Deputy Director
Environmental Health
Union County Health Department



Jerome Township
Union County, Ohio

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

Jerome Township Zoning Office

January 6, 2016

Bradley J. Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry
East Liberty, Ohio 43319

RE.: Mitchell Crossing – Final Plat

Dear Brad,

The zoning office has reviewed the amended Final Plat for Mitchell Crossing as forwarded by LUC on December 28, 2015. The plan appears to be in compliance with the Development approved by the Zoning Commission and Trustees and on file with the Zoning Office and the Zoning office has no issues to report with the Plat as filed. As requested, I have examined the need for the additional setbacks on lots 8-19, 27-37, and 47-48 to accommodate the additional width of the utility easement. As you know the township approved the development with a minimum setback of 25' but there is no requirement that structures be built up to that setback line. As such, I don't see where the township would object to moving the homes back to accommodate the easement provided that all of the remaining side and rear yard setbacks can still be met on those lots.


As always, my review is limited to the zoning related items only and the township defers to the expertise of the Union County Engineers office in regards to all traffic and engineering related items. Please feel free to give me a call if you have any additional questions regarding this letter.

Respectfully,

Gary Smith
Jerome Township Zoning Officer



15461 US Route 36 • PO Box 393 • Marysville, OH 43040-0393
(937) 642-1826 • (800) 642-1826 • Fax (937) 644-4239
www.ure.com

Your Touchstone Energy® Cooperative 

January 7, 2016

Bradley Bodenmiller
LUC Regional Planning Commission
9676 Foundry Street
East Liberty, OH 43319

RE: Mitchell Crossing – Final Plat

Ron Rockenbaugh and I reviewed the final plat plans for Mitchell Crossing and wanted to submit comments regarding this development.

- 1- The first and second pages of the drawings has a narrative on “utility easements”. This description does not distinguish between private versus public utility easements. We are surprised to see water and gas included in this description since water is a public utility. Natural gas mains are normally installed in road right of way and not a private utility easement. Drainage and sanitary easements are each identified in separate paragraphs.
We recommend the “utility easement” paragraph be corrected to reflect the actual installation of the various private as well as public utilities.
- 2- There is a 10’ utility easement shown in the front of lots #27 thru #35. We noticed that between lots #27 -#28 and #32-#33 the 10’ easement is not indicated due to a 15’ drainage easements running between these lots. We request that the 10’ easement be clarified and shown between these lots.
- 3- URE will be requesting the Developer to install conduits between lots #19 and #20 as well as lots #37 and #38 to clear the stream maintenance easement by 10 feet.
- 4- Request B.S. - Building Setbacks to match the required easement sections.

Regards,

Kevin Gregory and Ron Rockenbaugh



Staff Report – Woodbine Village, Section 2

Applicant:	<p>Pulte Homes, Inc. c/o Matthew Callahan 4900 Tuttle Crossing Boulevard Dublin, OH 43016 matthew.callahan@pulte.com</p> <p>Advanced Civil Design, Inc. c/o Tom Warner 422 Beecher Road Gahanna, OH 43230 twarner@advancedcivildesign.com</p>
Request:	Approval of the Woodbine Village Section 2 Preliminary Plat.
Location:	Located at the southeast corner of Brock Road and Industrial Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat is for the Woodbine Village Section 2 Preliminary Plat. This Preliminary Plat involves 33.33 acres of land and proposes 46 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 5.53 acres in right-of-way ○ 15.19 acres in single-family residential lots ○ 12.61 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water and sewer systems <p>History:</p> <ul style="list-style-type: none"> ○ The LUC Executive Committee reviewed and denied a Final Plat for Woodbine Village Section 2 for certain reasons in December 2015. One of those reasons was because the proposal did not comply with Jerome Township zoning. To move-forward, the proposal required an amended Preliminary Plat. However, the Preliminary Plat expired. For that reason, this new Preliminary Plat was submitted. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ In a letter dated 01-07-16, the Union County Engineer’s Office submitted the following comments:
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	<ul style="list-style-type: none">✓ “As you recall, the lot count as shown in the submitted final plat (and approved construction drawings) at the December 2015 LUC meetings did not have zoning approval. As such, the development team had to revise the plat to meet the approved development plan by the township, which resulted in the removal of several lots. The preliminary plat as shown does not match the approved construction drawings. We will work with the development team on construction drawing submittals that will show the updated configuration of lots and utilities.”✓ “We recommend approval of the preliminary plat, based on the condition that the developer will submit revised construction drawings showing the updated lot configuration, including any utility adjustments.” <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">✓ No comments as of 01-07-16.• Union County Health Department<ul style="list-style-type: none">○ The Health Department submitted comments in a letter dated 12-10-15. Those comments are also intended to apply to this Preliminary Plat:<ul style="list-style-type: none">✓ “All efforts should be made to provide a point of connection (via easements and/or services lines) to both public water and sewer to any adjacent home, business, or any other structure that is serviced by a private water system (PWS) and or sewage treatment system (STS). <i>It is strongly recommended by this office that a point of connection (to both public water and sewer lines) be brought to the property line of the following addresses, nearest the house: 9336 Industrial PKWY, 9328 Industrial PKWY, and directly across the road from 9409 Industrial PKWY and 9377 Industrial PKWY in the right of way.</i>”✓ “Any additional homes, businesses, or other structures not previously mentioned in this letter that are currently being serviced by a private STS; and end up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”
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Staff Report – Woodbine Village, Section 2

	<ul style="list-style-type: none">✓ “If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS. <i>This may be necessary at 9346 Industrial PKWY as we have a well permit on file, but no sealing permit.</i>”• City of Marysville<ul style="list-style-type: none">○ In a letter dated 01-06-16, the City of Marysville submitted the following comments:<ul style="list-style-type: none">✓ “As a reminder, this development’s pump station and associated force main is to be privately maintained by the Developer/Homeowner’s Association.”✓ “Since the construction plans have been approved, the as-builts shall reflect the elimination of the proposed lots and associated public utilities on Veronica Drive east of Woodbine Way.”• Jerome Township<ul style="list-style-type: none">○ In a letter dated 01-06-16, Jerome Township submitted the following comments:<ul style="list-style-type: none">✓ “It appears as if the preliminary plat as filed is in compliance with the original zoning as approved.”• ODOT District 6<ul style="list-style-type: none">○ No comments as of 01-07-16.• Union Rural Electric/URE<ul style="list-style-type: none">○ In a letter dated 01-07-16, URE submitted the following comments:<ul style="list-style-type: none">✓ “URE plans to provide rear lot distribution for properties and will require 20’ easements. There are utility easements indicated at the rear of some lots but they are not designated as private utility easements and do not show the size of the easement. Nor are there any written descriptions on the plan regarding private versus public easements. URE needs clarification on the size and location of private utility easements at the rear of all 46 lots. See URE proposed 20 ft. easements noted on edited drawing 4/5.”
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- ✓ “URE requires private utility easements for placement of facilities. We have concerns that the developer expects URE as well as the phone and cable providers to install facilities in public utility easements. We can reduce the easement width to 10 feet providing adjacent easements allow access.”

- **LUC Regional Planning Commission**

- The following comments are submitted and shall be incorporated into the Construction Drawings and Final Plat:
 - ✓ Sheet 1: Show correct zoning classifications of adjoining properties. Jerome Township changed its zoning districts in 2015 (§313, 9.).
 - ✓ Sheet 4: Easements are shown, but some widths/labels are missing. Easements provided for utility lines shall be at least 20 feet in width for sanitary sewers and waterlines and at least 10 feet for other utilities (§313, 12. & §313, 14. & §414).
 - ✓ Sheet 3: At lot 31, label the 35’ setback from Woodbine Way (§313, 13.).
 - ✓ Sheet 3: Dimension of lot 38 appears long (§313, 15.).
 - ✓ Sheet 3: Provide open space and roadway dimensioning (§313, 15.).
 - ✓ Sheet 3: Clarify notes that read “common open space areas to be owned and maintained by the home owners association, typ. (areas depicted with hatch pattern shown thus).” The application reads that no zoning change is intended. In the event that a zoning amendment is later sought, the applicant may not wish to label the parcel fronting Woodbine Way as open space (§313, 16. & §314, 3.).
 - ✓ Provide copies of any covenants and restrictions intended to be included (§314, 2.).
 - ✓ A letter from Jerome Township certifying that the Final Plat conforms with the Township’s zoning is required before any approval of the Final Plat may be granted (§401 & §412, 1. & §413, 2.).
 - ✓ All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§326).



Logan-Union-Champaign regional planning commission

Staff Report – Woodbine Village, Section 2

	<p>✓ In approvals regarding Woodbine Village, the LUC Executive Committee has recommended noise mitigation measures, such as a sound barrier, to be implemented. Staff reiterates that recommendation.</p>
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<p>Staff Recommendations:</p>	<p>LUC Staff recommends APPROVAL of the Woodbine Village Section 2 Preliminary Plat with the condition that all comments from LUC and reviewing agencies shall be incorporated into the Construction Drawings and the Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat <i>prior</i> to submittal.</p>
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<p>Z&S Committee Recommendations:</p>	
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Application for Preliminary Plat Approval

Date: 12-22-15

Name of Subdivision: Woodbine Village - Section 2
Location: S.E. Corner of Brock Road & Industrial Parkway
Township: Jerome Military Survey: 5134
Complete Parcel(s) Identification Number (PIN): 170022007100 & 170022007000

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

Name of Applicant: Pulte Homes, Inc.
Address: 4900 Tuttle Crossing Blvd
City: Dublin State: OH Zip: 43016
Phone: 614-376-1018 Fax: Email: Matthew.Callahan@Pulte.com

Name of Owner of property to be subdivided: Pulte Homes, Inc.
Address: 4900 Tuttle Crossing Blvd
City: Dublin State: OH Zip: 43016
Phone: 614-376-1018 Fax: Email: Matthew.Callahan@Pulte.com

Name of Applicant's Surveyor or Engineer: Advanced Civil Design, Inc.
Address: 422 Beecher Road
City: Gahanna State: OH Zip: 43230
Phone: (614) 428-7750 Fax: (614) 428-7755 Email: twarner@advancedcivildesign.com

Proposed Acreage to be Subdivided: 33.330 Acres

Current Zoning Classification: PUD

Proposed Zoning Changes: N/A

Proposed Land Use: Single Family Subdivision

Development Characteristics

Number of proposed lots: 46 Typical lot width (feet): 90 feet
Number of proposed units: 46 Typical lot area (sq. ft.): 12,150 s.f.
Single Family Units: 46 Multi-Family Units: N/A

Acreage to be devoted to recreation, parks or open space: 12.61 Acres



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Recreation facilities to be provided: NO

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

1. Proposed method of Supplying Water Service: Public Water Service

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

3. Requests for Variances from Subdivision Regs: N/A
(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.	Public Water Line	By Developer	Yes
b.	Public Sewer Line	By Developer	Yes
c.	Storm Sewer Improvements	By Developer	Yes
d.	Public Streets	By Developer	Yes
e.	Industrial Parkway Improvements	By Developer	Yes

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Preliminary Plat Review Checklist

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

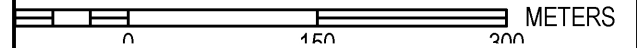
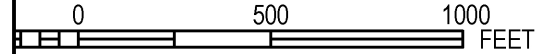


18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.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



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0388D

FIRM

FLOOD INSURANCE RATE MAP

UNION COUNTY,
OHIO

AND INCORPORATED AREAS

PANEL 388 OF 500

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY
UNION COUNTY

NUMBER PANEL SUFFIX
390808 0388 D

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
39159C0388D

EFFECTIVE DATE
DECEMBER 16, 2008

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

LIMITED WARRANTY DEED

13-13559

KNOW ALL MEN BY THESE PRESENTS, that WC JEROME, LLC, an Ohio limited liability company (the "Grantor"), for valuable consideration paid, grants, with limited warranty covenants, to PULTE HOMES OF OHIO LLC, a Michigan limited liability company (the "Grantee"), whose tax mailing address is 4900 Tuttle Crossing Blvd., Dublin, Ohio 43016, the following real property (the "Property"):

See legal description attached hereto as Exhibit A and made a part hereof.

Prior Instrument Reference: Official Record Volume * , Page ,
Recorder's Office, Union County, Ohio *Instrument Number 201507310006008

And the said Grantor, does for itself and its successors and assigns, covenant with the said Grantee, its successors and assigns, that at and until the ensealing of these presents, the Property is free from all liens and encumbrances made by Grantor except (a) existing zoning and building ordinances, (b) real estate taxes and assessments not yet due and payable as of the date hereof, and (c) those matters set forth on Exhibit B, and that Grantor will warrant and defend with limited warranty covenants said Property, with the appurtenances thereunto belonging, to said Grantee, its successors and assigns, against all lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand this 30th day of July, 2015.

TRANSFERRED

AUG 03 2015

ANDREA WEAVER, AUDITOR

This conveyance has been examined and the Grantor
complied with Section 319.202 of the Revised Code

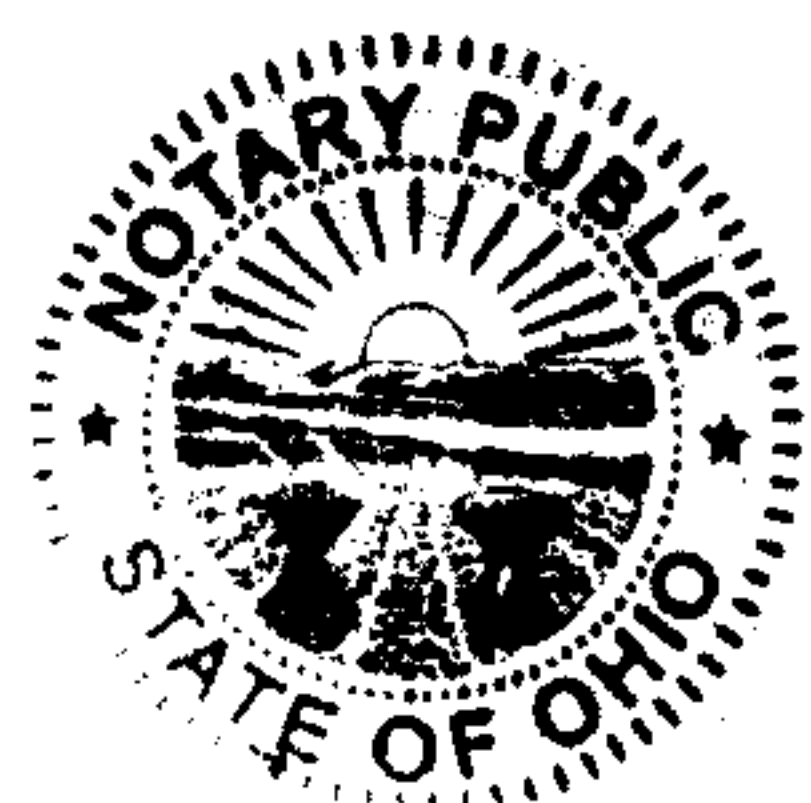
FEE \$ 1350.00 ab
EXEMPT

WC JEROME, LLC, an Ohio limited liability company

By: 
Print Name: Jeffrey J. Woda
Title: Managing Member

STATE OF OHIO,
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 30th day of July, 2015, by Jeffrey J. Woda, the Managing Member of WC Jerome, LLC, an Ohio limited liability company, on behalf of the limited liability company.



JOYCE C. ALLEY-PLOTT
Notary Public, State of Ohio
My Comm. Expires 3/21/2020

Joyce C. Alley-Plott
Notary Public

This instrument prepared by:

David G. Gentry, Esq.
Gentry Law Group, LLC
220 West Bridge Street, Suite 200
Dublin, Ohio 43017
(614) 799-1040

EXHIBIT A
LEGAL DESCRIPTION
20.587 ACRES
BETWEEN WOODBINE WAY & STATE ROUTE 33
EAST OF YOUNG DRIVE

-1-

Situated in the State of Ohio, County of Union, Township of Jerome, Survey Number 5134 of the Virginia Military District, and being part of a 33.330 acre tract as conveyed to W.C. Jerome LLC in Instrument No. 201507310006008;

Beginning at a 3/4" pipe found at the southeasterly corner of the Amended Final Plat Woodbine Village Section 1, Phase 1 Replat of Reserves B and D as recorded in Plat Cabinet 5, Pages 360A and 360B and being in the westerly Limited Access right of way line of U.S. 33 (UNI-33-20.23 ~ P.B. 3, Pg. 386), and also being the **TRUE POINT OF BEGINNING** for the property herein described as follows;

Thence with the Limited Access right of way line of U.S. 33, **S 43° 56' 51" E, 915.60 feet** (passing a 3/4" iron pin found at 243.68' and a 3/4" iron pin found at 833.45') to an iron pin set at the southeasterly corner of said 33.330 acre tract and the northeasterly corner of a 32.624 acre tract as conveyed to Phillip E. Scott and Mary Susan Scott, Co-Trustees of the Scott Family Living Trust dated September 25, 2014 as amended in Instrument Number 201409260006783;

Thence with a southerly line of said 33.330 acre tract and a northerly line of said 32.624 acre tract, **S 57° 07' 23" W, 91.34 feet** to an iron pin set in said common line;

Thence across said 33.330 acre tract the following eighteen (18) courses and distances:

N 51° 27' 42" W, 74.29 feet to an iron pin set;

N 49° 01' 39" W, 140.18 feet to an iron pin set;

N 87° 17' 40" W, 39.54 feet to an iron pin set;

With a curve to the left, having a central angle of **35° 31' 04"** and a radius of **64.50 feet**, an arc length of **39.98 feet** and a chord bearing and distance of **N 40° 12' 05" W, 39.35 feet** to an iron pin set;

N 09° 06' 55" W, 67.72 feet to an iron pin set;

N 49° 01' 39" W, 210.89 feet to an iron pin set;

S 40° 58' 21" W, 460.00 feet to an iron pin set;

N 49° 01' 39" W, 13.35 feet to an iron pin set;

S 40° 58' 21" W, 135.00 feet to an iron pin set;

S 49° 01' 39" E, 13.48 feet to an iron pin set;

S 57° 07' 23" W, 421.93 feet to an iron pin set;

S 50° 03' 12" W, 60.00 feet to an iron pin set;

With a curve to the right, having a central angle of **08° 55' 19"** and a radius of **255.00 feet**, an arc length of **39.71 feet** and a chord bearing and distance of **N 35° 29' 08" W, 39.67 feet** to an iron pin set;

N 31° 01' 29" W, 12.09 feet to an iron pin set;

S 58° 58' 31" W, 202.61 feet to an iron pin set;

DESCRIPTION ACCEPTABLE
20.587 ACRE TRACT(S)
 PLANNING COMMISSION APPROVAL
Not REQUIRED
 DATE 8-3-15 *WJK*
 JEFF STAUCH
 UNION COUNTY ENGINEER

**LEGAL DESCRIPTION
 20.587 ACRES
 BETWEEN WOODBINE WAY & STATE ROUTE 33
 EAST OF YOUNG DRIVE**

-2-

With a curve to the left, having a central angle of **18° 24' 51"** and a radius of **135.00 feet**, an arc length of **43.39 feet** and a chord bearing and distance of **S 49° 46' 06" W, 43.20 feet** to an iron pin set;

S 40° 33' 40" W, 113.66 feet to an iron pin set;

S 40° 58' 07" W, 133.40 feet to a Mag nail set in the centerline of Industrial Parkway;

Thence with said centerline of Industrial Parkway, **N 49° 01' 48" W, 585.78 feet** a Mag nail set at a northwesterly corner of said 33.330 acre tract and a southwesterly corner of a 0.533 acre tract as conveyed to Robert Jack McCabe, Trustee in Official Record 708, Page 86;

Thence with a northerly line of said 33.330 acre tract and a southerly line of said 0.533 acre tract, **N 58° 15' 37" E, 644.45 feet** to an iron pin set at an angle point in the east line of said 0.533 acre tract;

Thence with a westerly line of said 0.533 acre tract, **S 31° 44' 23" E, 25.00 feet** to an iron pin set at an angle point in the east line of said 0.533 acre tract;

Thence with a southerly line of said 0.533 acre tract, **N 58° 15' 37" E, 30.00 feet** to an iron pin set at an angle point in the east line of said 0.533 acre tract;

Thence with a westerly line of said 0.533 acre tract, **S 31° 45' 37" E, 5.00 feet** to an iron pin set at an angle point in the south line of said 0.533 acre tract;

Thence with a southerly line of said 0.533 acre tract, **N 58° 14' 23" E, 50.05 feet** to an iron pin set at the southeast corner of said 0.533 acre tract;

Thence with an easterly line of said 0.533 acre tract, **N 31° 45' 37" W, 58.72 feet** to an iron pin set at the northwest corner of said 0.533 acre tract and being in the south line of a tract as conveyed to Clover Development and Construction Company in Deed Book 308, page 378;

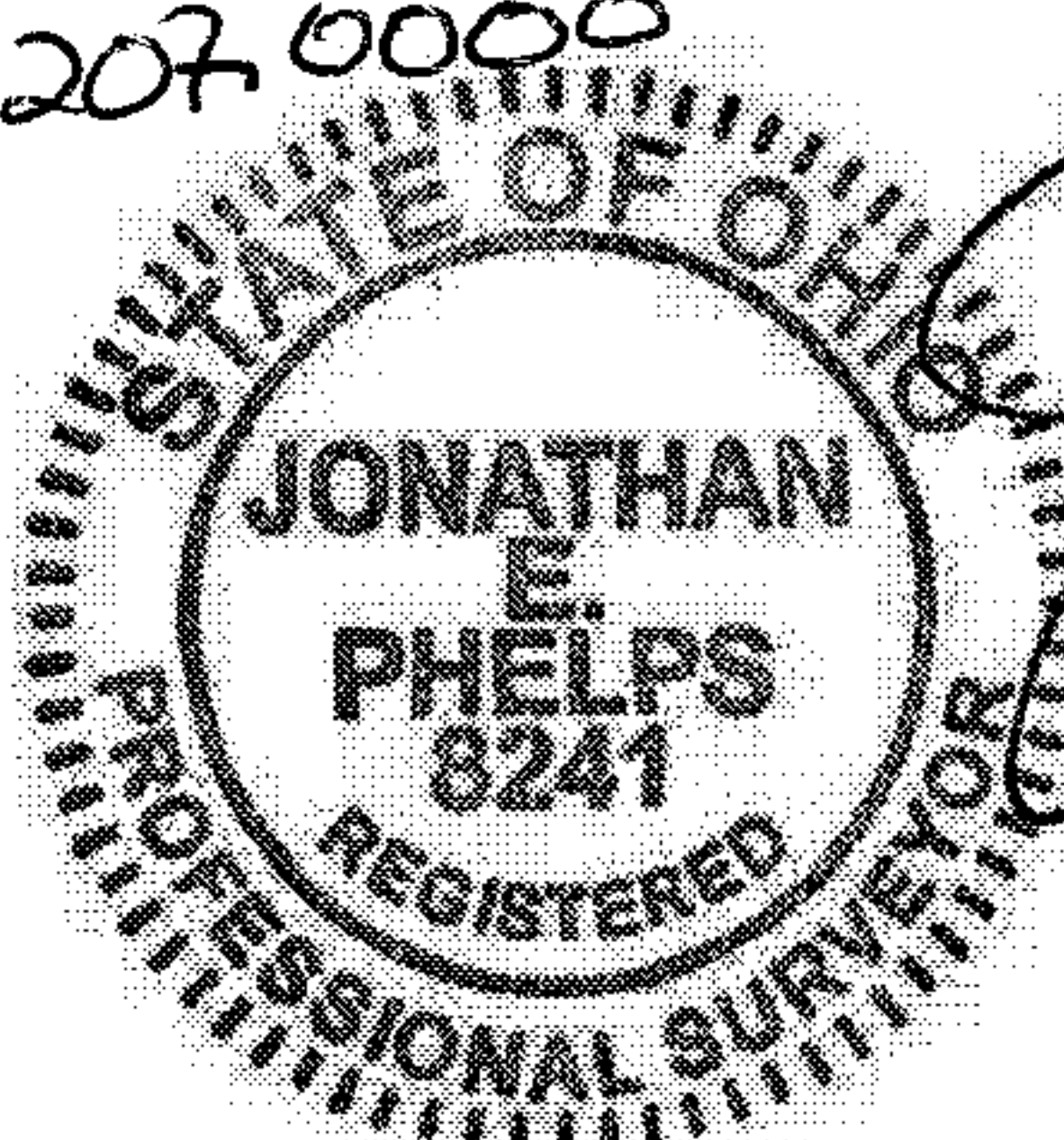
Thence with a southerly line of said Clover Development and Construction Company tract, a southerly line of the Final Plat Woodbine Village Section 1, Page 1 as recorded in Plat Cabinet 5, Page 301A and 301B, and a southerly line of the Amended Final Plat Woodbine Village Section 1, Phase 1 Replat of Reserves B and D, **N 58° 15' 37" E, 1021.80 feet** (passing a 3/4" iron pin found bent at 242.67') to the **TRUE POINT OF BEGINNING**, containing **20.587 acres**, more or less.

This drawing is based on existing Union County records and an actual field survey completed in August 2011 and July 2014.

Bearings are based on the Ohio State Plane Coordinate System NAD83, CORS96. A bearing of S 58° 15' 37" W was held for the most southeasterly line of Woodbine Village Section 1 Phase 1 as recorded in Plat Cabinet 5, Page 301 A & B.

All references used in this description can be found at the Recorder's Office, Union County, Ohio.

Parent Parcel # 17-002207.0000
 Map #
135-00-00-077.000
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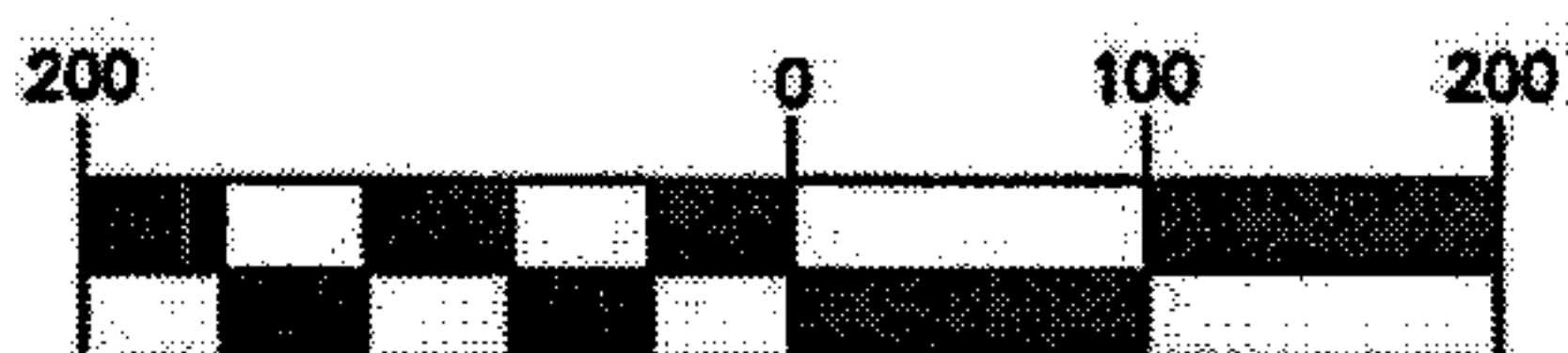


ADVANCED CIVIL DESIGN, INC.
Jonathan E. Phelps
 Jonathan E. Phelps, P.S.
 Registration Number 8241
 Date 7/31/15

Lot Split Exhibit

Survey Number 5134,
Virginia Military District
Township of Jerome, Union County, Ohio

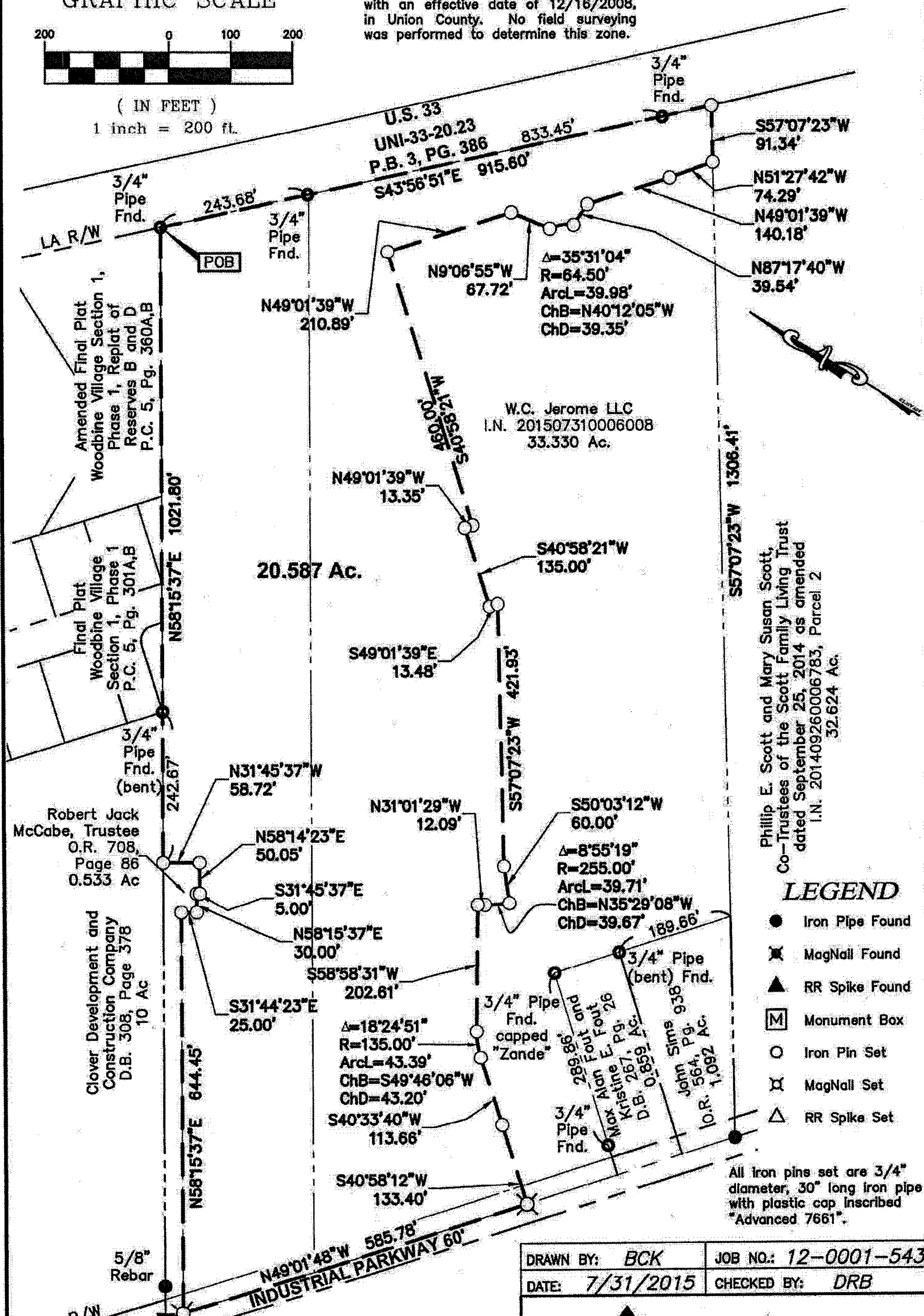
GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

By Graphic plotting only this property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as determined by the Federal Emergency Management Agency on Flood Insurance Rate Map (FIRM), Community Panel Nos. 39159C0388D and 39159C0390D, both with an effective date of 12/16/2008, in Union County. No field surveying was performed to determine this zone.

Bearings are based on the Ohio State Plane Coordinate System NAD83, CORS96. A bearing of S58°15'37"W was held for the most southeasterly line of Woodbine Village Section 1 Phase 1 as recorded in Plat Cabinet 5, Page 301 A & B.



Phillip E. Scott and Mary Susan Scott,
Co-Trustees of the Scott Family Living Trust
dated September 25, 2014 as amended
I.N. 201409260006783, Parcel 2
32.624 Ac.

LEGEND

- Iron Pipe Found
- ✕ MagNail Found
- ▲ RR Spike Found
- [M] Monument Box
- Iron Pin Set
- ✕ MagNail Set
- △ RR Spike Set

All iron pins set are 3/4" diameter, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

STATE OF OHIO
JONATHAN PHELPS
8241
REGISTERED PROFESSIONAL SURVEYOR

This Survey is based on existing records from Union County, and from actual field surveys in August 2011 and July 2014.
Jonathan E. Phelps
Jonathan E. Phelps Date 7/31/15
Reg. No. 8241

DRAWN BY: BCK JOB NO.: 12-0001-543
DATE: 7/31/2015 CHECKED BY: DRB

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Cahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

EXHIBIT A

Situated in the County of Union, in the State of Ohio, in the Township of Jerome, and Virginia Military Survey No. 5134:

Being Reserve C of WOODBINE VILLAGE SECTION 1 PHASE 1, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 5, pages 301A and 301B; as amended in Plat Book 5, pages 360A and 360B and Instrument Number 201502250001354, Recorder's Office, Union County, Ohio.

Parcel # 17-0022013.0270

Map # 135-00-00-113.000

EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER

DATE 8-3-15
JEFF STAUCH, UNION CO. ENR

EXHIBIT "B" PERMITTED EXCEPTIONS

1. Coal, oil, natural gas, or other mineral interests and all rights incident thereto now or previously conveyed, transferred, leased, excepted or reserved.
2. Taxes for the first half of 2015 and subsequent installments, which are a lien, not yet due or payable.
3. We do not affirmatively insure the quantity of acreage as set forth in the description contained in Schedule "A" hereof.
4. Title to that portion of the property within the bounds of any legal roads or highways.
5. Easement granted unto American Transmission Systems, Incorporated, appearing of record in Instrument No. 201410030006977, Recorder's Office, Union County, Ohio.

AS TO 20.587 ACRE PARCEL:

6. Memorandum of Ground Lease Agreement and Grant of Easements by and between Robert Jack and Sharon Lee McCabe, Landlord, and Cincinnati SMSA Limited Partnership, c/o Ameritech Mobile Communications, Inc., Tenant, dated July 31, 2000, filed September 25, 2000, appearing of record in Official Record Volume 249, page 114, Recorder's Office, Union County, Ohio.
7. Easement granted unto Columbia Gas of Ohio, Inc., appearing of record in Official Record Volume 593, page 322, Recorder's Office, Union County, Ohio.
8. Ingress and Egress Easement granted unto Meg Michel by Robert Jack McCabe and Sharon Lee McCabe, dated November 1, 2006, filed November 2, 2006, appearing of record in Official Record Volume 708, page 88, Recorder's Office, Union County, Ohio.
9. Easement granted unto The Ohio Bell Telephone Company, appearing of record in Deed Book 131, page 407, Recorder's Office, Union County, Ohio.
10. Easement granted unto The Ohio Bell Telephone Company, appearing of record in Deed Book 134, page 475, Recorder's Office, Union County, Ohio.
11. Easement granted unto Union County Rural Electric Cooperative, appearing of record in Deed Book 152, page 138, Recorder's Office, Union County, Ohio.
12. Easement for Channel Purposes appearing of record in Deed Book 227, page 307, Recorder's Office, Union County, Ohio.

AS TO RESERVE C:

13. Building setback lines, utility easements, restrictions, reservations and conditions as shown on the recorded plat of subdivision, appearing of record in Plat Book 5, pages 301A and 301B, Recorder's Office, Union County, Ohio.
14. Easement for Channel Purposes appearing of record in Deed Book 226, page 136, Recorder's Office, Union County, Ohio.
15. Easement for Highway Purposes appearing of record in Deed Book 226, page 138, Recorder's Office, Union County, Ohio.

16. Utility Easement granted unto Union Rural Electric Cooperative Inc., appearing of record in Official Record Volume 945, page 980, Recorder's Office, Union County, Ohio.
17. Terms and conditions contained within that certain Deed of Easement granted by Union Rural Electric Cooperative, Inc., unto WC Jerome, LLC, appearing of record in Official Record Volume 945, page 919; re-recorded in Official Record Volume 949, page 25, Recorder's Office, Union County, Ohio.
18. Terms and conditions contained within the certain Deed of Easement granted by Board of Trustees of Jerome Township, unto WC Jerome, LLC, appearing of record in Official Record Volume 945, page 908; re-recorded in Official Record Volume 949, page 14, Recorder's Office, Union County, Ohio.
19. Terms and conditions contained within the certain Deed of Easement granted by Cynthia D. Johnson, unto WC Jerome, LLC, appearing of record in Official Record Volume 945, page 932; re-recorded in Official Record Volume 949, page 38, Recorder's Office, Union County, Ohio.
20. Temporary and Permanent Easement granted unto Union County, appearing of record in Deed Book 127, page 787, Recorder's Office, Union County, Ohio.
21. Temporary and Permanent Easement granted unto Union County, appearing of record in Deed Book 127, page 789, Recorder's Office, Union County, Ohio.
22. Temporary and Permanent Easement granted unto Union County, appearing of record in Deed Book 127, page 794, Recorder's Office, Union County, Ohio.
23. Easement granted unto The State of Ohio, appearing of record in Deed Book 226, page 134, Recorder's Office, Union County, Ohio.
24. Right of Way Easement granted unto Columbia Gas of Ohio, Inc., appearing of record in Deed Book 230, page 284, Recorder's Office, Union County, Ohio.
25. Electric Line Right of Way Easement granted unto Union Rural Electric Cooperative, Inc., appearing of record in Deed Book 304, page 143, Recorder's Office, Union County, Ohio.
26. Temporary and Permanent Easement granted unto Union County, appearing of record in Deed Book 127, page 760, Recorder's Office, Union County, Ohio.
27. Notice of Commencement filed for record on February 23, 2012, at 3:23 p.m., appearing of record in Official Record Volume 952, page 1024, Recorder's Office, Union County, Ohio.
28. Deed of Protective Covenants Establishing Restrictions, Reservations, Conditions, Covenants, Easements, Assessments, Agreements, Obligations, Rights, Uses and Provisions, appearing of record in Official Record Volume 982, page 591, Recorder's Office, Union County, Ohio.
29. The status of any homeowners' association dues or initiation fees as set forth in the covenants, conditions and restrictions shown in the exceptions to coverage of this policy.
30. Notice of Commencement filed for record on October 28, 2013, at 11:06 a.m., appearing of record in Instrument No. 201310280002875, Recorder's Office, Union County, Ohio.


TRANSFERRED

JUL 30 2015

ANDREA WEAVER, AUDITOR

This conveyance has been examined and the Grantor
complied with Section 319.202 of the Revised Code

FEE \$
EXEMPT \$100.00


201507310006008 7/31/2015
Pages:5 F:\$52.00 7:51 AM
Teresa Markham T20150003826
Union County Recorder DOC:Q CL DEI

13-13559

QUIT-CLAIM DEED

DEBORAH A. SEKERAK, TRUSTEE, of Licking County, State of Ohio, for valuable consideration paid,
grant(s) to WC JEROME, LLC, an Ohio limited liability company, whose tax mailing address is 229 Huber
Village Blvd., Suite 100, Westerville, OH 43081, the following **REAL PROPERTY**:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR PROPER
LEGAL DESCRIPTION.

EXCEPT FOR the following and subject to all of which this conveyance is made: legal highways; zoning
ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said
premises; covenants, conditions, restrictions and easements of record; and further subject to all coal, oil,
gas and other mineral rights and interests previously transferred or reserved of record.

PARCEL NUMBER: 17-0022007.1000, 17-0022007.0000, ~~17-0022013.0270~~ Prior Instrument: ORV
* _____, page _____ MAP# 135-00-00-077.000 + 135-00-00-077.000

PROPERTY ADDRESS: 33.330 Acre Tract, Woodbine Way & State Route 33

EXECUTED BY Grantor this 30th day of July, 2015.

* 201507310006007


DEBORAH A. SEKERAK, TRUSTEE

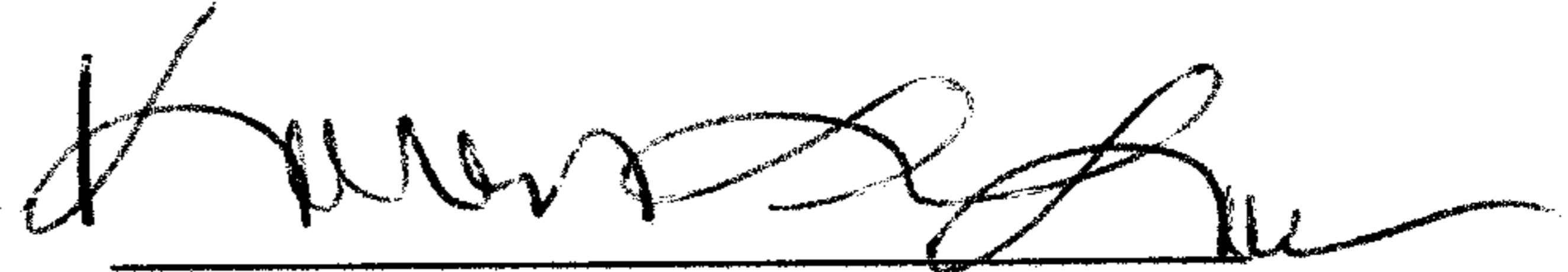
STATE OF OHIO, COUNTY OF FRANKLIN, ss:

BE IT REMEMBERED, that on this 30th day of July, 2015 before me, the subscriber, a Notary Public in and for said County and State, personally came DEBORAH A. SEKERAK, TRUSTEE, the Grantors in the foregoing deed, and acknowledged the signing thereof to be their/his/her voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



KAREN L. LASH
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
August 3, 2019



Notary Public

This Instrument Prepared By: RICHARD D. BRINGARDNER, ESQ.; 555 Metro Place North, Suite 524, Dublin, OH 43017; 614/954-1000.

**LEGAL DESCRIPTION
33.330 ACRES
BETWEEN WOODBINE WAY & STATE ROUTE 33
EAST OF YOUPON DRIVE**

-1-

Situated in the State of Ohio, County of Union, Township of Jerome, Survey Number 5134 of the Virginia Military District, and being a 9 acre tract as conveyed to W.C. Jerome LLC in Official Record 996, Page 455 and a 24.31 acre tract as conveyed to W.C. Jerome LLC in Official Record 1022, Page 542;

Beginning at a 3/4" pipe found at the southeast corner of the Amended Final Plat Woodbine Village Section 1, Phase 1 Replat of Reserves B and D as recorded in Plat Cabinet 5, Pages 360A and 360B and being in the westerly Limited Access right of way line of U.S. 33 (UNI-33-20.23 ~ P.B. 3, Pg. 386), and also being the **TRUE POINT OF BEGINNING** for the property herein described as follows;

Thence with the Limited Access right of way line of U.S. 33, **S 43° 56' 51" E, 915.60 feet** (passing two 3/4" iron pipes found, one at 243.68' and one at 833.45') to an iron pin set at the northeast corner of a 32.624 acre tract as conveyed to Phillip E. Scott and Mary Susan Scott, Co-Trustees of the Scott Family Living Trust dated September 25, 2014 as amended in Instrument Number 201409260006783;

Thence with a northerly line of said 32.624 acre tract, **S 57° 07' 23" W, 1306.41 feet** to an iron pin set at the southeasterly corner of a 1.092 acre tract as conveyed to John Sims in Official Record 564, page 938;

Thence with the an easterly line of said 1.092 acre tract and an easterly line of a 0.859 acre tract as conveyed to Max Alan Fout and Kristine E. Fout in Deed Book 267, Page 26, **N 49° 01' 53" W, 299.87 feet** (passing a 3/4" iron pin found bent at 189.66') to a 3/4" pipe found capped "Zande" at the northwest corner of said 0.859 acre tract;

Thence with a northerly line of said 0.859 acre tract, **S 40° 58' 07" W, 339.96 feet** (passing a 3/4" iron pin found at 289.86') to a Mag nail set in the centerline of Industrial Parkway (60');

Thence with said centerline of Industrial Parkway, **N 49° 01' 48" W, 740.27 feet** to a Mag nail set at the northwesterly corner of said 9 acre tract and the southwest corner of a 0.533 acre tract as conveyed to Robert Jack McCabe, Trustee in Official Record 708, Page 86;

Thence with a southerly line of said 0.533 acre tract, **N 58° 15' 37" E, 644.45 feet** to an iron pin set at an angle point in the east line of said 0.533 acre tract;

Thence with a westerly line of said 0.533 acre tract, **S 31° 44' 23" E, 25.00 feet** to an iron pin set at an angle point in the east line of said 0.533 acre tract;

Thence with a southerly line of said 0.533 acre tract, **N 58° 15' 37" E, 30.00 feet** to an iron pin set at an angle point in the east line of said 0.533 acre tract;

Thence with a westerly line of said 0.533 acre tract, **S 31° 45' 37" E, 5.00 feet** to an iron pin set at an angle point in the south line of said 0.533 acre tract;

Thence with a southerly line of said 0.533 acre tract, **N 58° 14' 23" E, 50.05 feet** to an iron pin set at the southeast corner of said 0.533 acre tract;

Thence with an easterly line of said 0.533 acre tract, **N 31° 45' 37" W, 58.72 feet** to an iron pin set at the northwest corner of said 0.533 acre tract and being in the south line of a tract as conveyed to Clover Development and Construction Company in Deed Book 308, page 378;

**LEGAL DESCRIPTION
33.330 ACRES
BETWEEN WOODBINE WAY & STATE ROUTE 33
EAST OF YOUNG DRIVE**

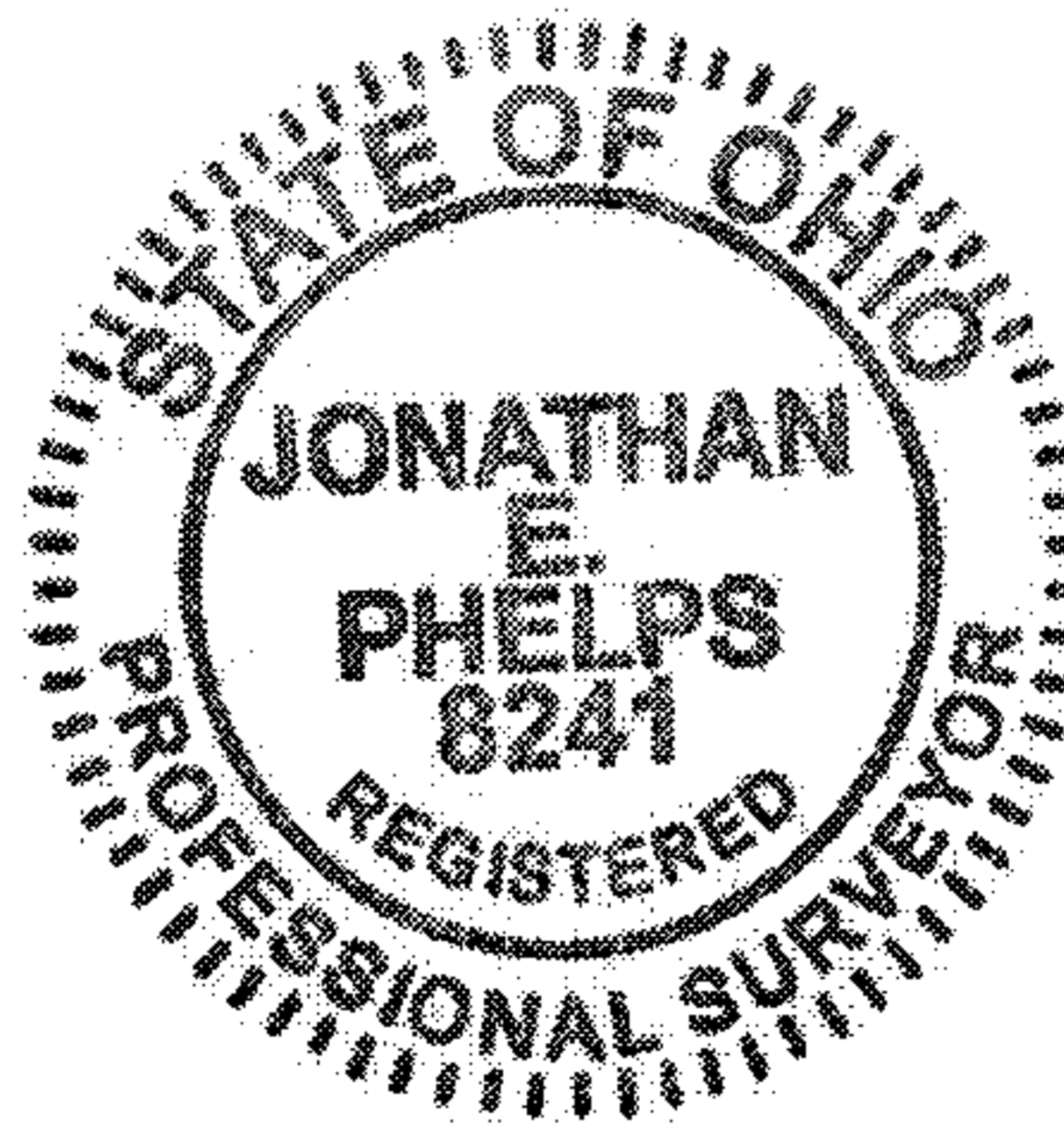
-2-

Thence with a southerly line of said Clover Development and Construction Company tract, a southerly line of the Final Plat Woodbine Village Section 1, Page 1 as recorded in Plat Cabinet 5, Page 301A and 301B, and a southerly line of said Amended Final Plat Woodbine Village Section 1, Phase 1 Replat of Reserves B and D, **N 58° 15' 37" E, 1021.80 feet** (passing a 3/4" iron pin found bent at 242.67') to the **TRUE POINT OF BEGINNING**, containing **33.330 acres**, more or less.

This drawing is based on existing Union County records and an actual field survey completed in August 2011 and July 2014.

Bearings are based on the Ohio State Plane Coordinate System NAD83, CORS96. A bearing of S 58° 15' 37" W was held for the most southeasterly line of Woodbine Village Section 1 Phase 1 as recorded in Plat Cabinet 5, Page 301 A & B.

All references used in this description can be found at the Recorder's Office, Union County, Ohio.

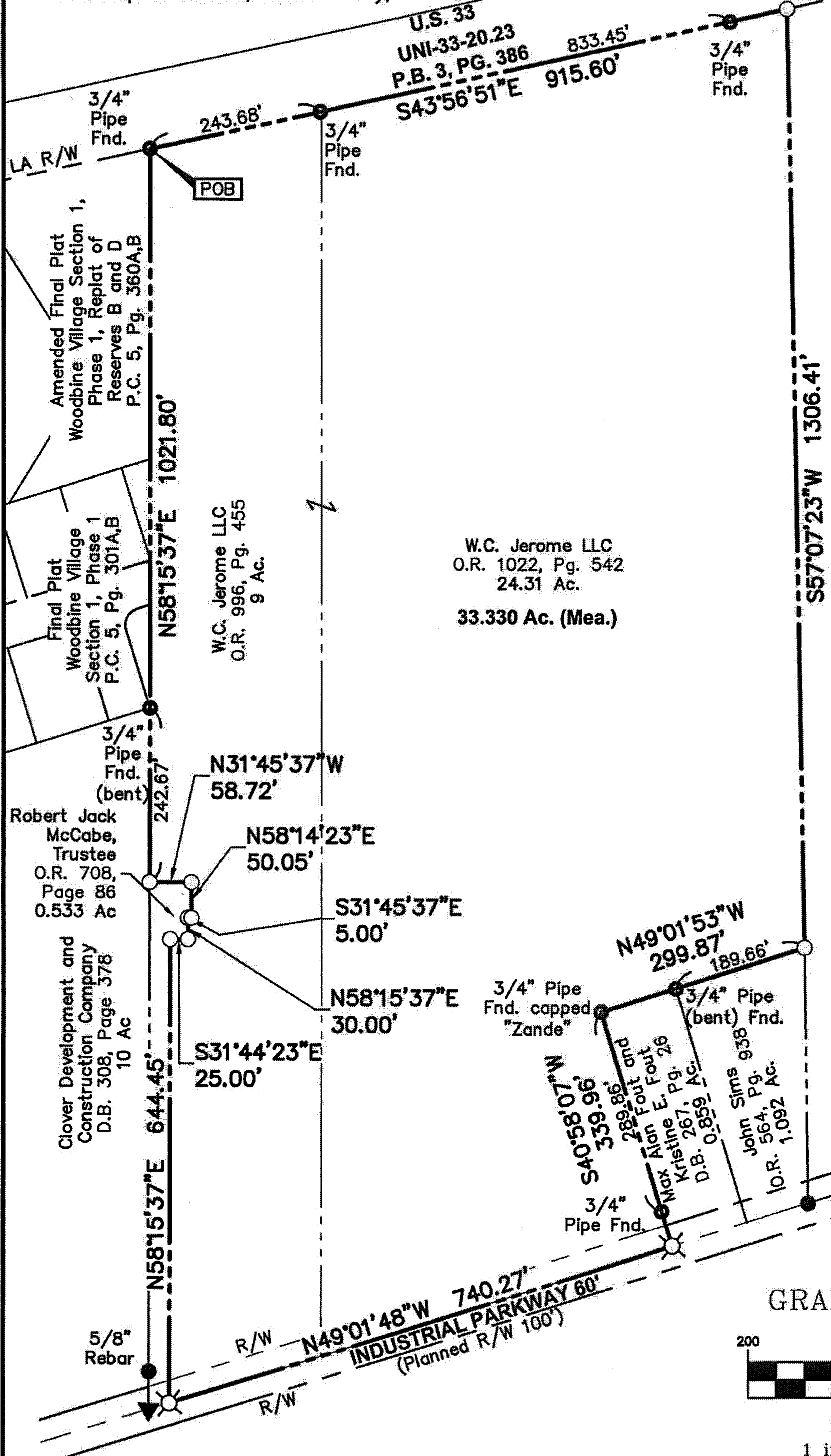


ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps 7/30/15
Jonathan E. Phelps, P.S. Date
Registration Number 8241

Exhibit

Survey Number 5134,
Virginia Military District
Township of Jerome, Union County, Ohio



By Graphic plotting only this property is located in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as determined by the Federal Emergency Management Agency on Flood Insurance Rate Map (FIRM), Community Panel Nos. 39159C0388D and 39159C0390D, both with an effective date of 12/16/2008, in Union County. No field surveying was performed to determine this zone.

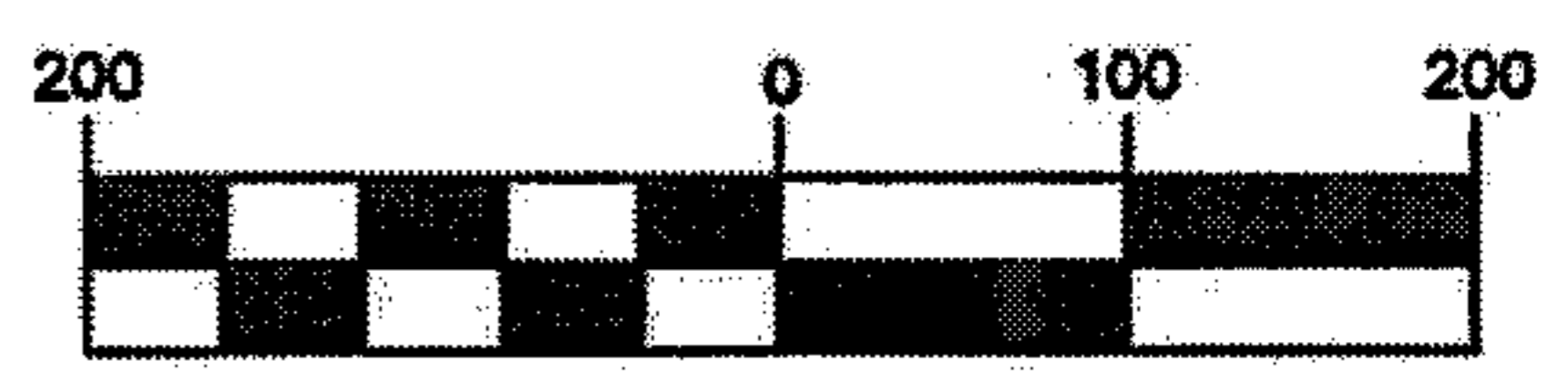
Phillip E. Scott and Mary Susan Scott,
Co-Trustees of the Scott Family Living Trust
dated September 25, 2014 as amended
I.N. 201409260006783, Parcel 2
32.624 Ac.

W.C. Jerome LLC
O.R. 1022, Pg. 542
24.31 Ac.
33.330 Ac. (Mea.)

LEGEND

- Iron Pipe Found
- ✕ MagNail Found
- ▲ RR Spike Found
- [M] Monument Box
- Iron Pin Set
- ✕ MagNail Set
- △ RR Spike Set

GRAPHIC SCALE



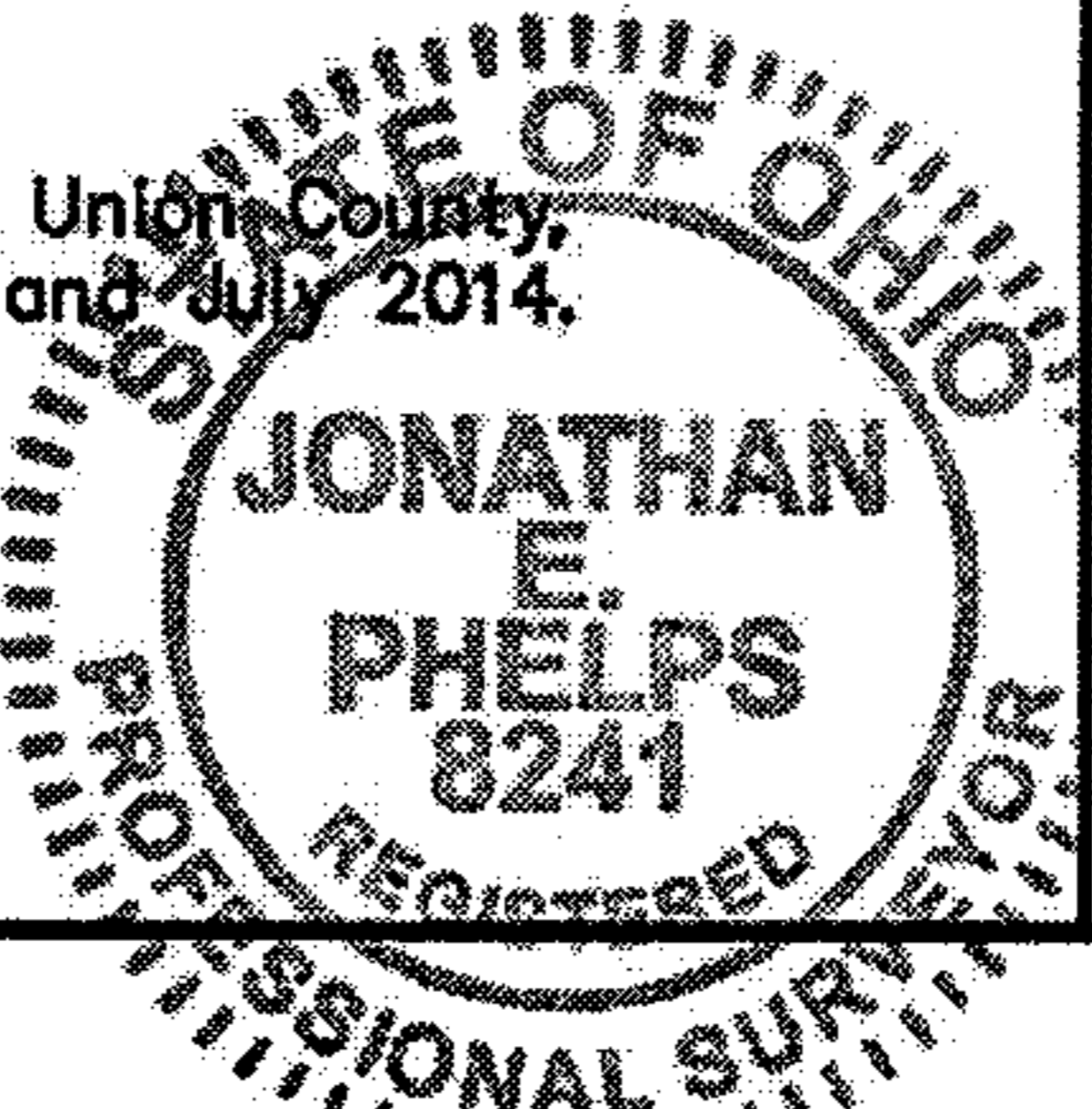
(IN FEET)
1 inch = 200 ft.

Bearings are based on the Ohio State Plane Coordinate System NAD83, CORS96. A bearing of S58°15'37"W was held for the most southeasterly line of Woodbine Village Section 1 Phase 1 as recorded in Plat Cabinet 5, Page 301 A & B.

All Iron pins set are 3/4" diameter, 30" long Iron pipe with plastic cap inscribed "Advanced 7661".

This Survey is based on existing records from Union County, and from actual field surveys in August 2011 and July 2014.

Jonathan E. Phelps 7/30/15
Jonathan E. Phelps Date
Reg. No. 8241

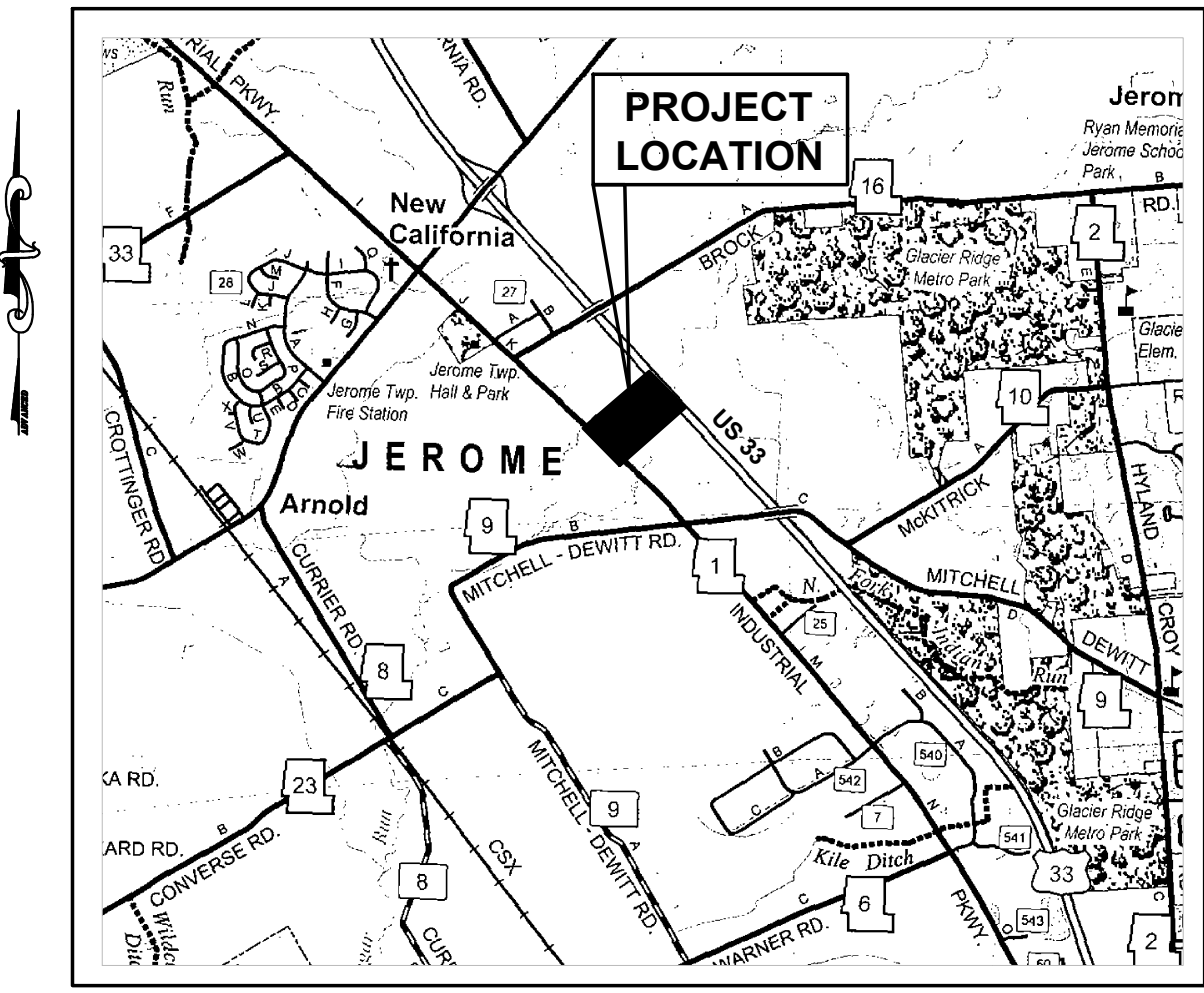


DRAWN BY: JEP JOB NO.: 12-0001-543
DATE: 7/29/2015 CHECKED BY: JEP

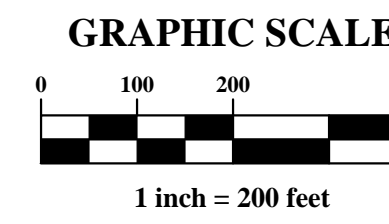
ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

UNION COUNTY, OHIO PRELIMINARY PLAT FOR WOODBINE VILLAGE SECTION 2 SITUATED IN THE TOWNSHIP OF JEROME, UNION COUNTY BEING PART OF VIRGINIA MILITARY SURVEY NO. 5134



LOCATION MAP
NO SCALE



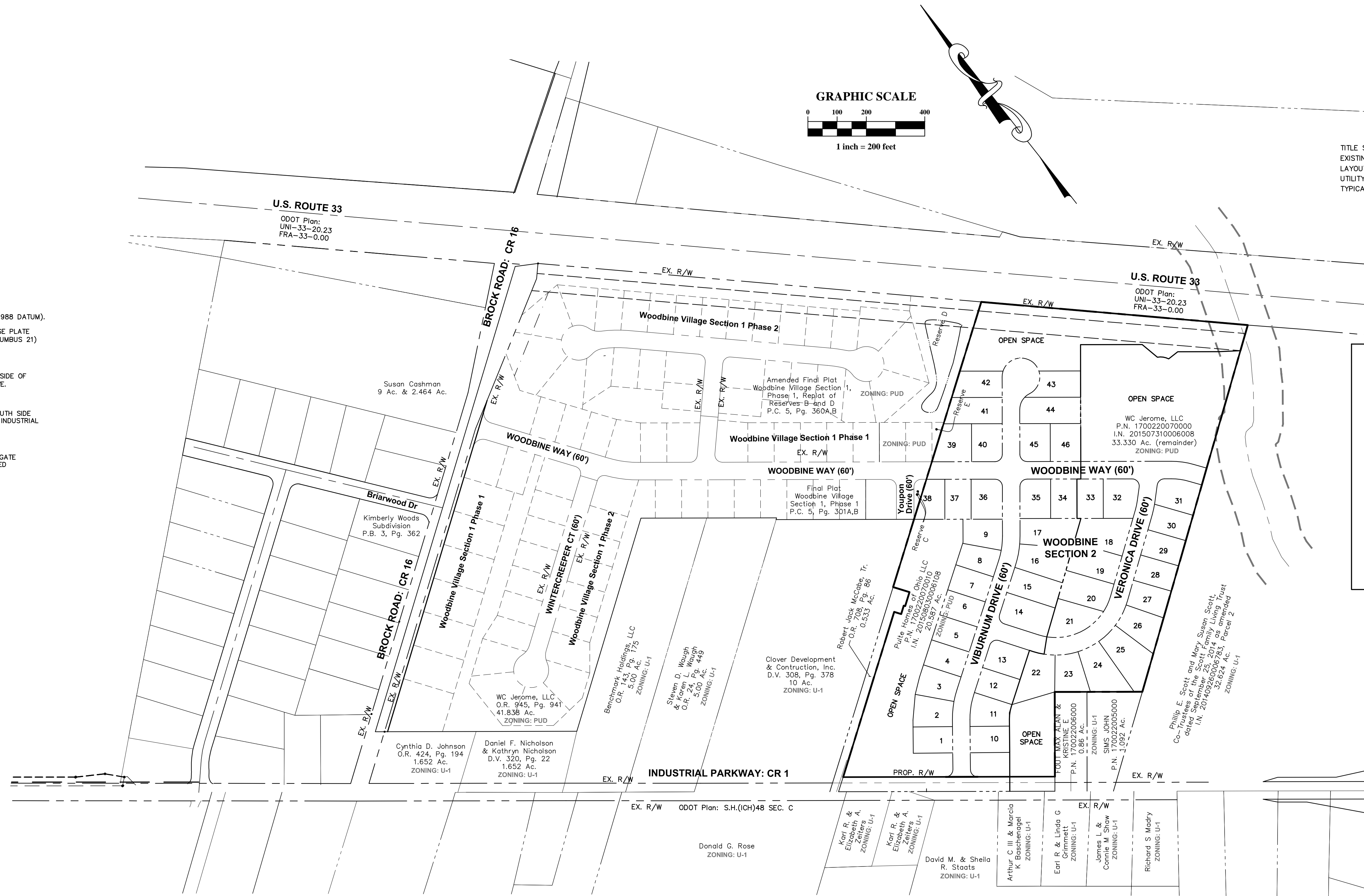
INDEX OF SHEETS

TITLE SHEET	1
EXISTING CONDITIONS SITE PLAN	2
LAYOUT AND DIMENSION PLAN	3
UTILITY PLAN	4
TYPICAL ROADWAY SECTIONS	5

BENCHMARKS

BASED ON FRANKLIN COUNTY MONUMENTS (NAVD 1988 DATUM).

- Site BM 1 - "+" IN THE TOP OF SOUTHWEST BOLT OF BASE PLATE OF WEST LEG OF MILE SIGN (DUBLIN 8 / COLUMBUS 21) WEST SIDE OF US 33.
ELEV. = 983.16
- Site BM 2 - CSG IN SOUTH SIDE OF POWER POLE, SOUTH SIDE OF BROCK ROAD, 25'± EAST OF BRIARWOOD DRIVE.
ELEV. = 1022.19
- Site BM 3 - CSG IN SOUTHWEST SIDE OF POWER POLE, SOUTH SIDE OF BROCK ROAD, 2ND POWER POLE EAST OF INDUSTRIAL PARKWAY.
ELEV. 1015.80
- Site BM 4 - NORTHWEST CORNER OF CONCRETE WALK AT GATE OPENING TO CELL TOWER, SOUTH OF PROPOSED DEVELOPMENT.
ELEV. = 993.04



DEVELOPMENT DATA

SITE ZONING DISTRICT:	PUD
NUMBER OF LOTS:	46
SITE ACREAGE:	33.33 AC.
LOT AREA:	15.19 AC.
R/W AREA:	4.69 AC.
R/W TAKE AREA (INDUSTRIAL PKWY):	0.84 AC.
OPEN SPACE AREA:	12.61 AC.
OPEN SPACE AREA REQUIRED (10% OF SITE ACREAGE):	3.25 AC.
GROSS DENSITY:	1.38 DU/AC.
MINIMUM LOT SIZE:	12,150 SQ. FT.
MINIMUM FRONTAGE:	90 FT.
MINIMUM LOT DEPTH:	130' FT.
FRONT SETBACK:	WOODBINE WAY 35 FT.
	VIBURNUM DRIVE 35 FT.
	ALL OTHER STREETS/CUL-DE-SACS 25 FT. PER SIDE (20 FT. TOTAL)
SIDE SETBACK:	25 FT.
REAR SETBACK:	25 FT.
EXISTING BOUNDARY AREA:	33.330 AC.
TOTAL R/W AREA:	5.52 AC.
PROP. BOUNDARY:	32.500 AC.

OWNER / DEVELOPER

WOODBINE VILLAGE II
5003 HORIZONS DRIVE, SUITE 100
COLUMBUS, OHIO 43220
PHONE (614) 206-4351
CONTACT: TIMOTHY REARDON
EMAIL: timothyreardon@mindspring.com

VICINITY MAP



PLAN PREPARED BY:

 CONTACT: TOM WARNER, P.E.
 422 Brecher Road
 Galena, Ohio 43030
 PH 614.428.7750
 FAX 614.428.7750

WOODBINE VILLAGE 2

MODIFIED PRELIMINARY PLAT
 FOR
 WOODBINE VILLAGE - SECTION 2
 TITLE SHEET

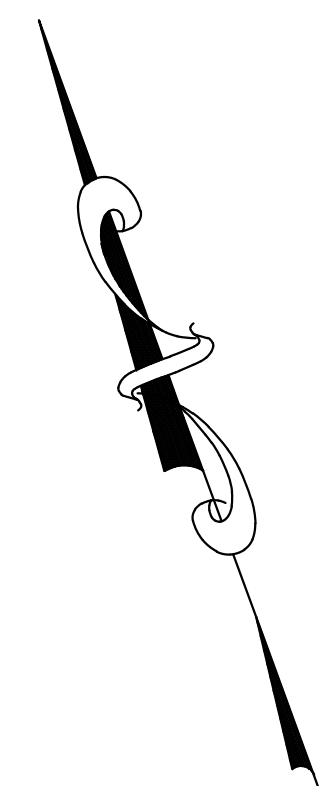
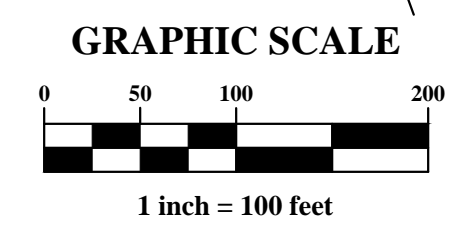
Issue Dates:

Date:	12/22/2015
Scale:	AS NOTED
Drawn By:	DAS
Checked By:	JDW
Project Number:	15-0001-722
Drawing Number:	1 / 5

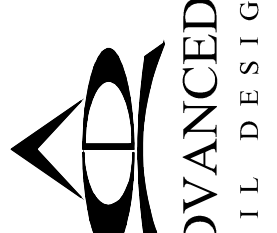
Z:\Civil_3D_Projects\15-0001-543\PREL\15-0001-543_PLAT-PRELIM-SHT1.dwg PREPARED BY: DAS, 12/22/2015 4:33:43pm David

SOILS LEGEND
BoA- BLOUNT SILT LOAM, 0 to 2 PERCENT SLOPES
BoB- BLOUNT SILT LOAM, 2 to 6 PERCENT SLOPES
MrB- MORLEY SILT LOAM, 2 to 6 PERCENT SLOPES

GENERAL NOTES
EXISTING BUILDING STRUCTURE TO BE REMOVED AND DISPOSED OF
ALL BOUNDARY DATA IS PER AN ALTA SURVEY PERFORMED BY ADVANCED CIVIL DESIGN, INC. DATED DECEMBER, 2012.
ALL TOPOGRAPHIC INFORMATION SHOWN IS REFLECTIVE OF A FIELD SURVEY OF THE EXISTING CONDITIONS PERFORMED BY ADVANCED CIVIL DESIGN, INC. NOVEMBER 2012.
ALL EXISTING UTILITY INFORMATION IS FROM RECORD PLAN INFORMATION AND IS SHOWN FOR REFERENCE ONLY.



FLOOD HAZARD INFORMATION
FLOOD HAZARD DESIGNATION: ZONE X
FEMA MAP NUMBER: 391590 388D
EFFECTIVE DATE: DECEMBER 16, 2008

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
CONTACT: TOM WARNER, P.E.
432 Brecher Road
Gahanna, Ohio 43230
PH 614.488.7750
FAX 614.488.7750

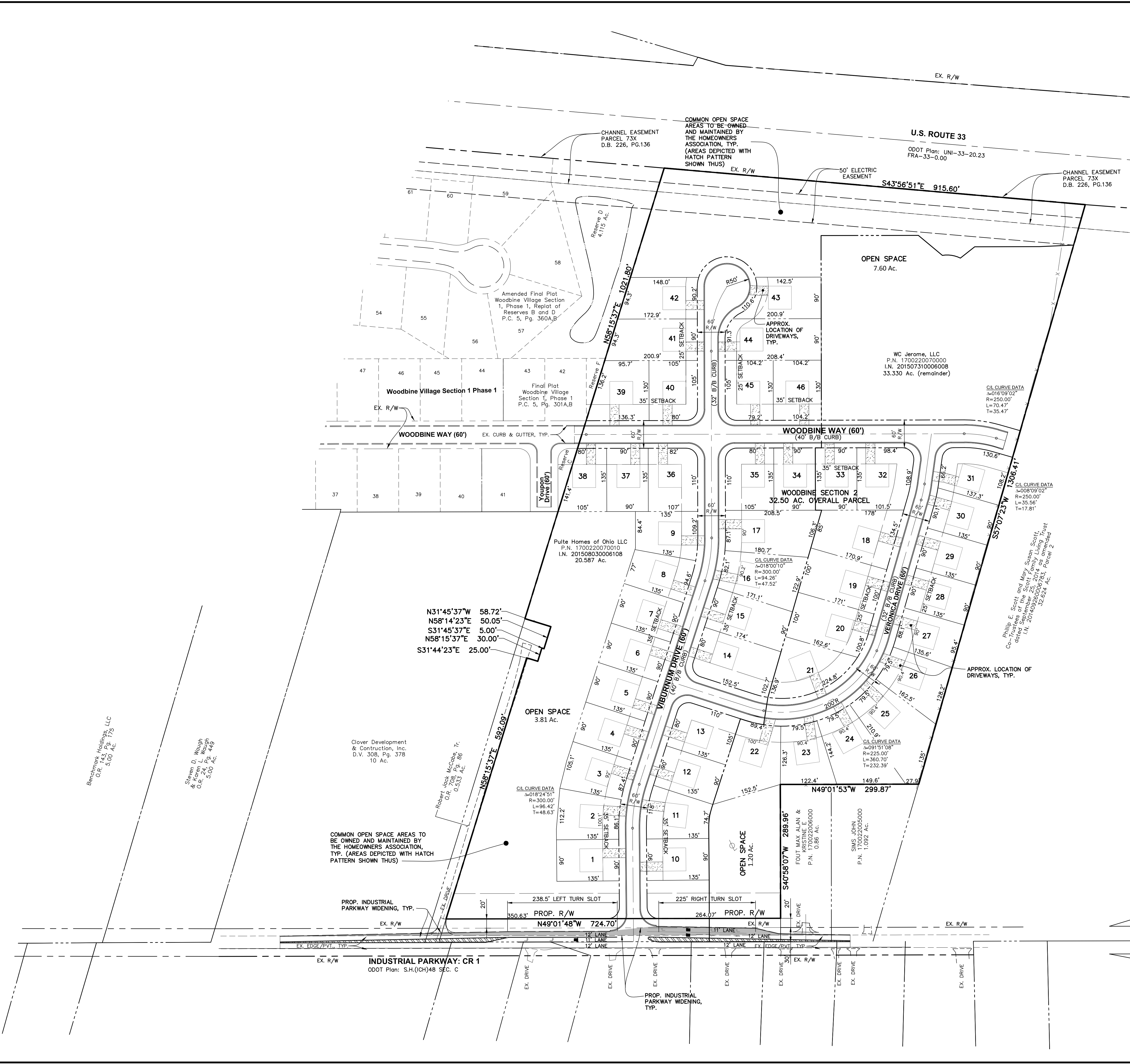
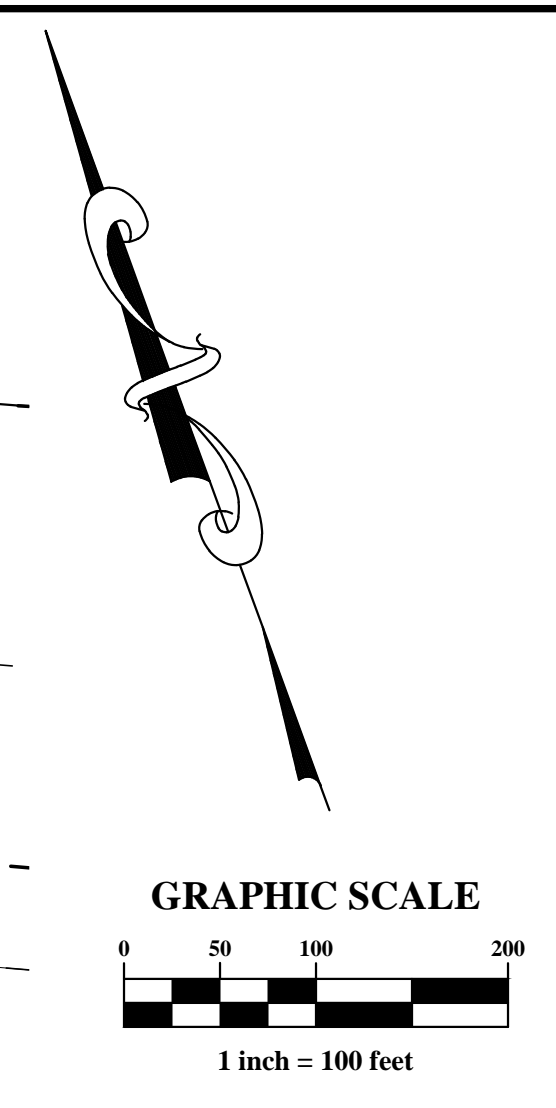
PLANNED FOR:
WOODBINE VILLAGE 2

MODIFIED PRELIMINARY PLAN
FOR
WOODBINE VILLAGE - SECTION 2
EXISTING CONDITIONS SITE PLAN

Issue Dates:
Date: 12/22/2015
Scale: AS NOTED
Drawn By: DAS
Checked By: JDW
Project Number:
15-0001-722
Drawing Number:
2 / 5

Issue Dates: _____

Date: 12/22/2015
 Scale: AS NOTED
 Drawn By: DAS Checked By: JDW
 Project Number:
15-0001-722
 Drawing Number:
3 / 5



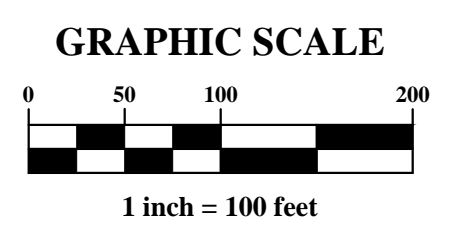
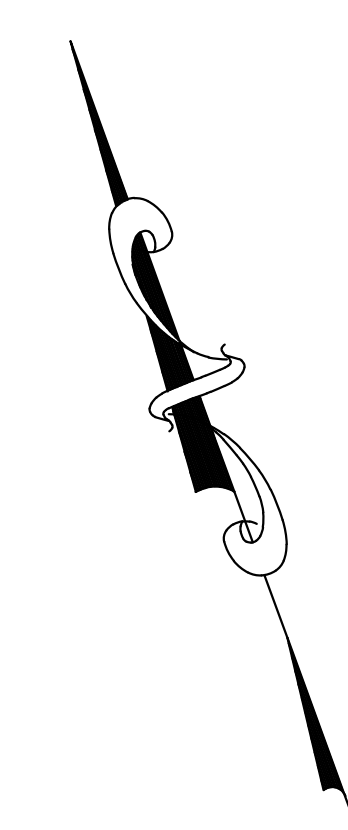
STREET DESIGN SUMMARY

STREET	R/W WIDTH	PAVEMENT WIDTH	SIDEWALK	BLDG. SETBACK
WOODBINE WAY	60'	36'	NONE	35'
VIBURNUM DRIVE (S)	60'	36'	NONE	35'
VIBURNUM DRIVE (CUL-DE-SAC)	60'	28'	NONE	25'
VERONICA DRIVE	60'	28'	NONE	25'

PAVEMENT WIDTH SHOWN IS AS MEASURED FROM EDGE TO EDGE OF ASPHALT SURFACE (FACE OF GUTTER)
 REFER TO SHEET 5 OF 5 FOR TYPICAL PAVEMENT SECTIONS OF THE INTERIOR SUB-DIVISION STREET AND FOR THE INDUSTRIAL PARKWAY WIDENING.

Z:\Civil_3D_Projects\15-0001-722-543\PREL\15-0001-722-543_PLA-PRELU-SHT3.dwg PREPARED BY: T. WARNER Date: 12/22/2015 3:10:39pm David

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PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
CONTACT: TOM WARNER, P.E.
422 Brecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7750

PLAN PREPARED FOR:
WOODBINE VILLAGE 2

JEROME TWP./JUNION COUNTY, OHIO
MODIFIED PRELIMINARY PLAN
FOR
WOODBINE VILLAGE - SECTION 2
UTILITY PLAN

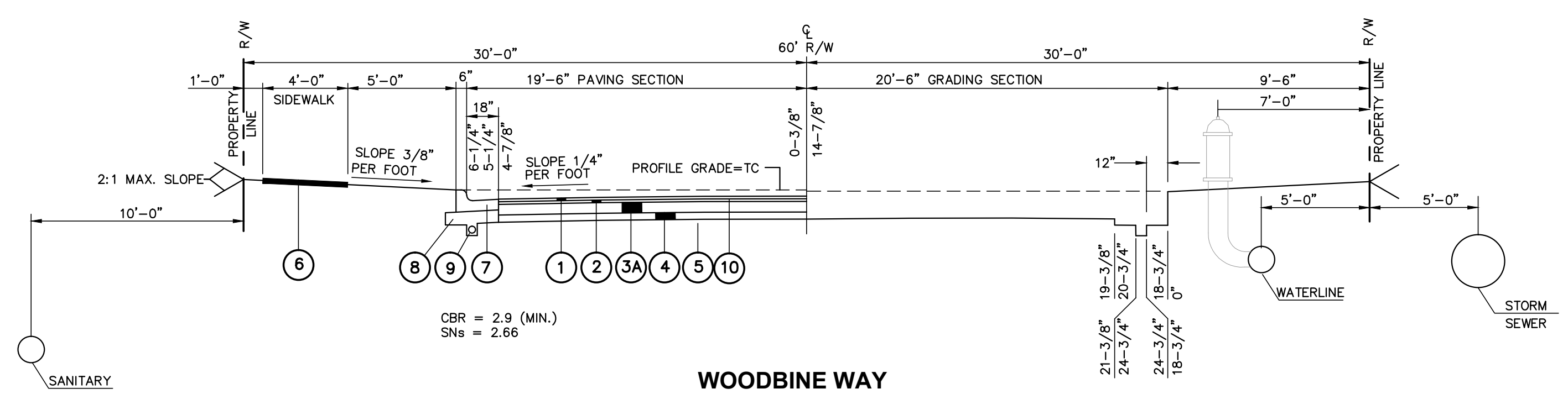
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Date: 12/22/2015
Scale: AS NOTED
Drawn By: DAS
Checked By: JDW
Project Number:
15-0001-722
Drawing Number:
4 / 5

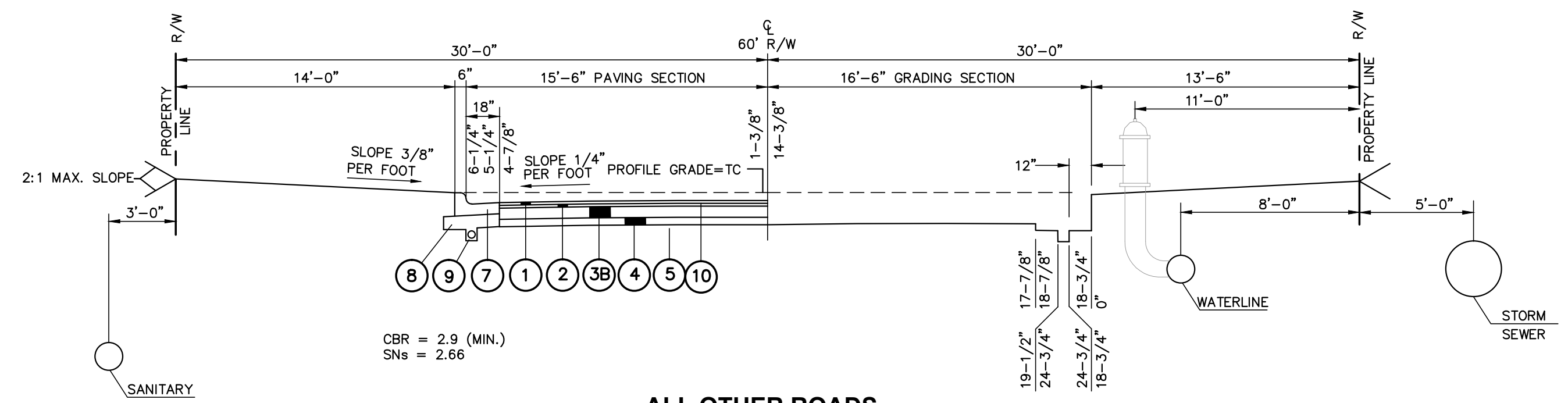
WOODBINE VILLAGE 2

MODIFIED PRELIMINARY PLAN
 FOR
WOODBINE VILLAGE - SECTION 2
 TYPICAL ROADWAY SECTIONS

Issue Dates:	
Date:	12/22/2015
Scale:	AS NOTED
Drawn By:	DAS
Checked By:	JDW
Project Number:	15-0001-722
Drawing Number:	5 / 5

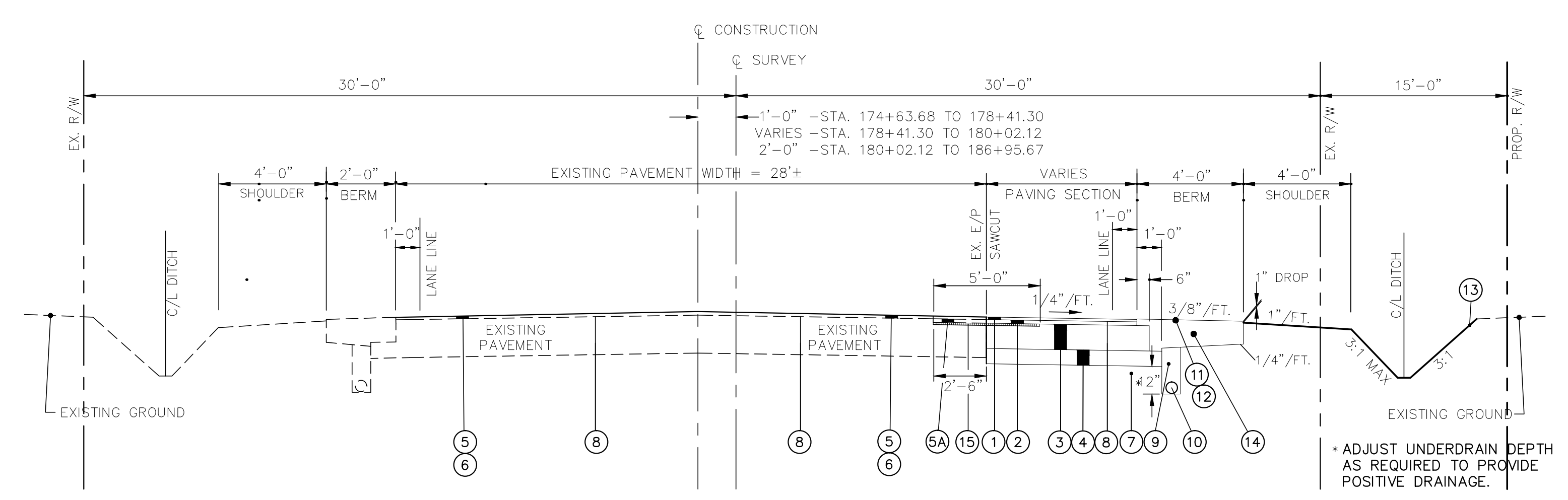


WOODBINE WAY
TYPICAL 40' SECTION (60' R.O.W.)
WITH CONCRETE COMBINED CURB & GUTTER
 RESIDENTIAL LOCAL - 30 MPH DESIGN SPEED - LEVEL TERRAIN
 200 < ADT ≤ 1500



ALL OTHER ROADS
TYPICAL 32' SECTION (60' R.O.W.)
WITH CONCRETE COMBINED CURB & GUTTER
 RESIDENTIAL LOCAL - 30 MPH DESIGN SPEED - LEVEL TERRAIN
 200 < ADT ≤ 1500

- | | |
|---|--|
| ① 1-1/2" HOT-MIXED, HOT-LAID ASPHALT CONCRETE, ITEM 448
TYPE 1 SURFACE COURSE | ⑤ SUBGRADE PREPARATION PER O.D.O.T., ITEM 203 |
| ② 1-1/2" HOT-MIXED, HOT-LAID ASPHALT CONCRETE, ITEM 448
TYPE 1 INTERMEDIATE COURSE | ⑥ CONCRETE SIDEWALK, ITEM 608 |
| ③A 7 1/2" BITUMINOUS AGGREGATE BASE ITEM 301 | ⑦ COMBINATION CONCRETE CURB AND GUTTER, PER DETAIL THIS SHEET
NO. 8 OR NO. 57 AGGREGATE |
| ③B 6" BITUMINOUS AGGREGATE BASE ITEM 301 | ⑧ 4" UNDERDRAIN, ITEM 605 |
| ④ 4" AGGREGATE BASE, ITEM 304 | ⑩ TACK COAT, ITEM 407 |



INDUSTRIAL PARKWAY
TYPICAL WIDENING SECTION
 STA. 174+63.68 TO STA. 186+95.67
 NO SCALE

- | | |
|---|---|
| ① 1-1/2" HOT-MIXED, HOT-LAID ASPHALT CONCRETE, ITEM 448
TYPE 1 SURFACE COURSE | ⑩ 4" PIPE UNDERDRAIN |
| ② 1-3/4" HOT-MIXED, HOT-LAID ASPHALT CONCRETE, ITEM 448
TYPE 1 INTERMEDIATE COURSE | ⑪ BITUMINOUS PRIME COAT, ITEM 408, 702.02, RC-250, MC-30,
MC-70 OR MC-250 (APPLIED AT 0.40 GAL PER SQ. YD.) |
| ③ 11-1/2" BITUMINOUS AGGREGATE BASE, ITEM 301 (3" MAX. LIFTS) | ⑫ SINGLE CHIP SEAL, ITEM 422 |
| ④ 6" AGGREGATE BASE, ITEM 304 | ⑬ SEEDING AND MULCHING, ITEM 659
(REF. NOTES, SHEET 8) |
| ⑤ 1 1/2" PAVEMENT PLANING, ITEM 254 | ⑭ 8" AGGREGATE BERM |
| ③A 1 3/4" PAVEMENT PLANING, ITEM 254 | ⑮ 5'-0" WIDE STRIP OF PAVEMENT REINFORCEMENT FABRIC
(GLASGRID 8502 OR EQUIVALENT) CENTERED ON SAWCUT
LINE |
| ⑥ 1 1/2" HOT-MIXED, HOT-LAID ASPHALT CONCRETE, ITEM 448 (OVERLAY) | |
| ⑦ SUBGRADE COMPACTION, ITEM 203 | |
| ⑧ TACK COAT, ITEM 407 | |
| ⑨ NO. 8 OR NO. 57 AGGREGATE | |

TRANSMITTAL LETTER

Date: December 22, 2015
Re: Woodbine Village Section 2
Attn: Mr. Dave Gulden, AICP

Logan-Union-Champaign Regional Planning Commission
9676 E. Foundry Street
P.O. Box 219
East Liberty, Ohio 43319

Please find attached:

Reference No.	Copies	Number of Sheets	Notes
15-0001-722	14	5	Preliminary Plat
	1	2	Application for Preliminary Plat Approval
	1	2	Preliminary Plat Review Checklist
	1	-	Record Deeds
	1	1	FIRM Map 39159C0388D
	1	1	Application Fee - \$2,700
	1	1	CD w/ PDFs of Submittal Items

Mr. Gulden,

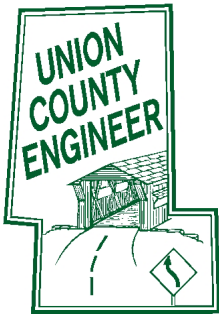
We have prepared a preliminary plat for the above referenced project located near the southeast corner of Brock Road and Industrial Parkway in Jerome Township, Ohio. The Section 2 improvements include the development of 46 new residential lots on 33.33 acres of property.

Should you have any questions or require any additional information, please do not hesitate to call.

Sincerely,



David A. Storck
Project Manager
dstorck@advancedcivildesign.com
tel: 614-944-5080



**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

January 7, 2016

Public Service with integrity

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

Re: Preliminary Plat Review
Woodbine Village – Section 2

Bradley,

We have completed our review for the above preliminary plat, received by our office on December 28, 2015. The construction drawings had been approved by our office. As you recall, the lot count as shown in the submitted final plat (and approved construction drawings) at the December LUC meetings did not have zoning approval. As such, the development team had to revise the plat to meet the approved development plan by the township, which resulted in the removal of several lots.

The preliminary plat as shown does not match the approved construction drawings. We will work with the development team on construction drawing submittals that will show the updated configuration of lots and utilities.

We recommend approval of the preliminary plat, based on the condition that the developer will submit revised construction drawings showing the updated lot configuration, including any utility adjustments.

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

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

Bill Narducci, P.E.
Engineering Manager
Union County Engineer

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



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

January 6, 2016

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

**Subject: Woodbine Village Subdivision – Section 2
Preliminary Plat – Comment Letter #1**

The City of Marysville has the following comments pertaining to the Preliminary Plat submittal for the Woodbine Village, Section 2 development.

General:

1. As a reminder, this development's pump station and associated force main is to be privately maintained by the Developer / Homeowner's Association.
2. Since the construction plans have been approved, the as-builts shall reflect the elimination of the proposed lots and associated public utilities on Veronica Drive east of Woodbine Way.

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

Sincerely,

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



Jerome Township
Union County, Ohio

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

Jerome Township Zoning Office

January 6, 2016

Bradley J. Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry
East Liberty, Ohio 43319

RE.: Woodbine Village - Section 2

Dear Brad,

I have reviewed the Preliminary Plat for Woodbine Section 2 as delivered our office on December 28, 2015 and have found no major concerns regarding the documents as presented. It appears as if the preliminary plat as filed is in compliance with the original zoning as approved. As always, my review is limited to the zoning related items only and the township defers to the expertise of the Union County Engineers office in regards to all traffic and engineering related items.

Respectfully,

Gary Smith
Jerome Township Zoning Officer

940 London Ave
Suite 1100
Marysville, Ohio 43040

Administration
Environmental Health
Health Education

(937) 642-2053

Fax: (937) 645-3047

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Date: December 10, 2015

To: Logan-Union-Champaign regional planning commission

From: Union County Health Dept. - Environmental Health Division

Re: Woodbine Village, Section 2 – Final Plat

Considering that public services (sanitary sewer & drinking water) are being provided to the residents within this subdivision, the Union County Health Department has just a few items to point out.

My comments are as follows:

- As always, all efforts should be made to provide a point of connection (via easements and/or service lines) to both public water and sewer to any adjacent home, business or any other structure that is serviced by a private water system (PWS) and or private sewage treatment system (STS). It is strongly recommended by this office that a point of connection (to both public water and sewer lines) be brought to the property line of the following addresses, nearest the house: 9336 Industrial PKWY, 9328 Industrial PKWY, and directly across the road from 9409 Industrial PKWY and 9377 Industrial PKWY in the right of way.

- Any additional homes, businesses, or other structures not previously mentioned in this letter that are currently being serviced by a private STS; and end up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.

- If at any time during the development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and or abandonment of PWS and STS. This may be necessary at 9346 Industrial PKWY as we have a well permit on file, but no sealing permit.

Please feel free to call or email me with any questions, comments or concerns you may have.


Sincerely,

A handwritten signature in black ink, appearing to read "J.R.S.", is written over a horizontal line.

Jim Cogar R.S.
Deputy Director
Environmental Health
Union County Health Department



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January 7, 2016

Bradley Bodenmiller
LUC Regional Planning Commission
9676 Foundry Street
East Liberty, OH 43319

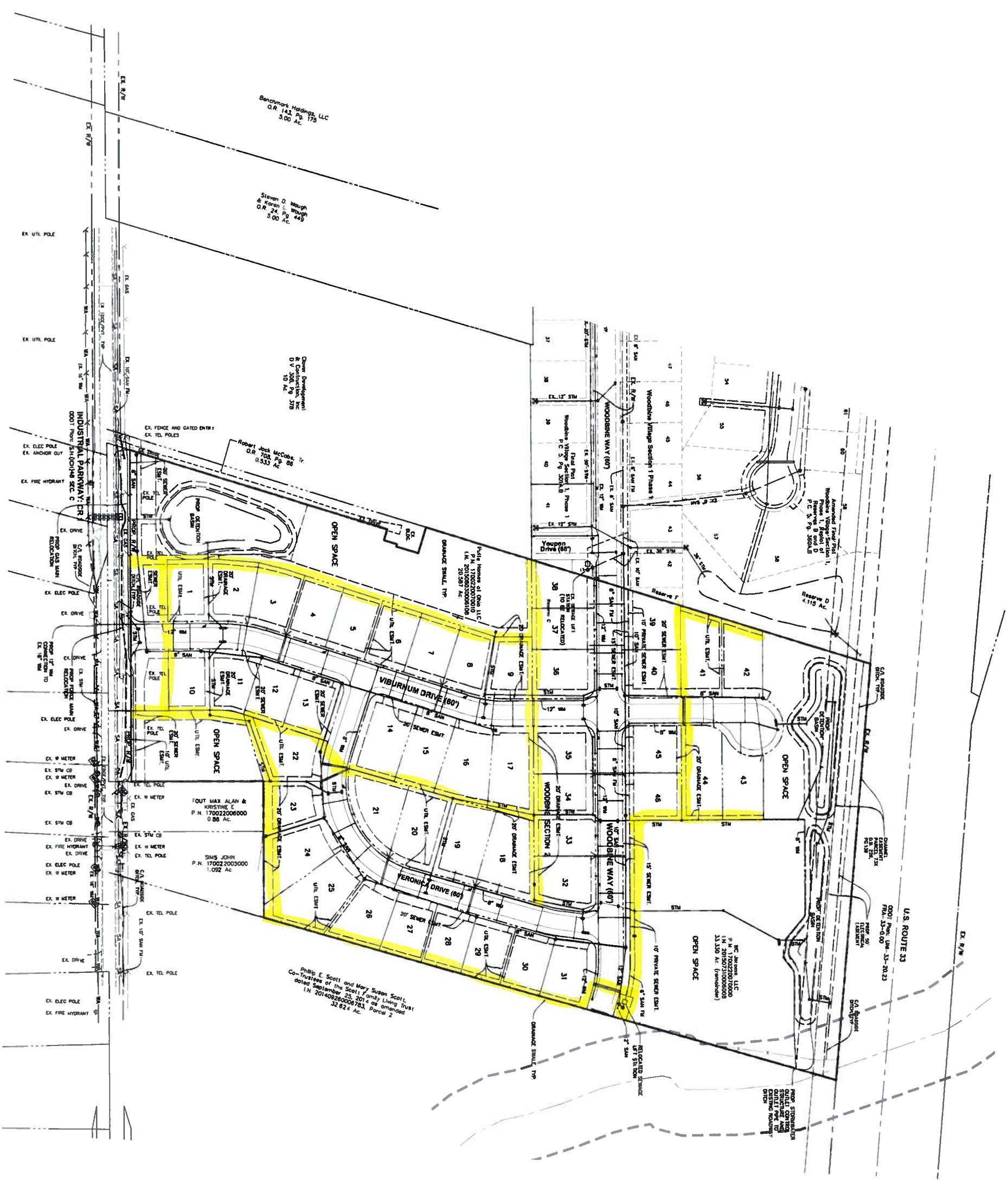
RE: Woodbine Village Section 2 – Preliminary Plat

Ron Rockenbaugh and I reviewed the preliminary plat plans for Woodbine Village Section 2 and wanted to submit comments regarding this development.

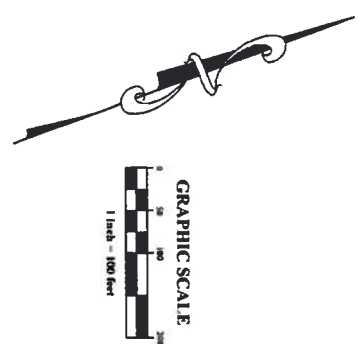
- 1- We have received and commented on several version of this plat in the past. Comments are based on drawing plans dated 12/22/15, numbered 1 – 5.
- 2- URE plans to provide rear lot distribution for properties and will require 20' easements. There are utility easements indicated at the rear of some lots but they are not designated as private utility easements and do not show the size of the easement. Nor are there any written descriptions on the plan regarding private versus public easements. URE needs clarification on the size and location of private utility easements at the rear of all 46 lots. See URE proposed 20 ft. easements noted on edited drawing 4/5.
- 3- URE require private utilities easements for placement of facilities. We have concerns that the developer expects URE as well as the phone and cable providers to install facilities in public utility easements. We can reduce the easement width to 10 feet providing adjacent easements allow access.


Regards,

Kevin Gregory and Ron Rockenbaugh



*01/07/16
Union Rural Electric
Proposed 20FT
Easements*



JEROME TWP./UNION COUNTY, OHIO MODIFIED PRELIMINARY PLAT FOR WOODBINE VILLAGE - SECTION 2 UTILITY PLAN		PLAN PREPARED FOR: WOODBINE VILLAGE 2	PLAN PREPARED BY:  CONTACT: TOM WARKER, P.E. 422 Beecher Road Caledonia, Ohio 43230 ph 614.428.7750 fax 614.428.7750
Date: 12/22/2015 Scale: AS NOTED Drawn By: JTW Checked By: JTW Project Number: 15-0001-722 Drawing Number: 4/5	Issue Dates:	Issue Description:	Other:



Zoning & Subdivision Committee

Thursday, January 14, 2016

The Zoning and Subdivision Committee met in regular session on Thursday, January 14, 2016 at 12:36 pm at the LUC East Liberty Office. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Wes Dodds, Chad Flowers, Dave Gulden, Charles Hall, Paul Hammersmith, Heather Martin, Mark Mowery for Steve McCall, Bill Narducci, Skyler Wood and Andy Yoder. Absent member was Jeff Stauch.

Guests included: Joel West, PULTE Group; Steve Peck, PULTE Group; David Storck, Advanced Civil Design; Andy Clarridge, Page Engineering, Inc; Stephen Lenker, ELTI, LLC; Adam Moore, City of Urbana; Phil Hisnay, Salem and Wayne Township.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Andy Yoder moved a motion to approve the minutes from the December 10, 2015 meeting as written and Paul Hammersmith seconded. All in favor.

1. Zoning and Subdivision Committee appointments 2016.
 - Charles Hall nominated Scott Coleman as Chair and Wes Dodds as Co-Chair.
 - Charles Hall moved the motion to recommend Scott Coleman as Chair and Wes Dodds as Co-Chair and Andy Yoder seconded. All in favor.
2. Review of Britonwood Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller – Terrain Evolution submitted an additional letter dated January 13. Essentially, the letter says Terrain is the engineer for the Community Authority's Eversole Run Sewer District and that Terrain recommends approval of the Final Plat.
 - Bill Narducci – The Union County Engineer's Office received a letter of credit within the last few days. The process we have is that we submit it to the Prosecutor's Office for review and then it goes to the Commissioners office for approval. I just received the approval from the Prosecutor's Office before coming here. We haven't had time to get a resolution letter put together for the Commissioners. In staying consistent with our Subdivision Regulations, nothing has changed in regards to the Union County Engineer's Office recommendation of denial.
 - Stephen Lenker requested to table this item.



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

- Charles Hall moved a motion to recommend accepting the request of Stephen Lenker to table the Britonwood Final Plat and Andy Yoder seconded. All in favor.
- 3. Review of Mitchell Crossing Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Charles Hall moved a motion to recommend approval of the Mitchell Crossing Final Plat as long as all minor items were taken care of on the mylar and Tyler Bumbalough seconded. All in favor.
- 4. Review of Woodbine Village Section 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller – There are two additional requirements I want to mention that should be considered and added to any recommendation from the Zoning & Subdivision Committee. First, the adjacent Woodbine Section 1 phases must be corrected to show the correct configuration in the Construction Drawings and Final Plat—remember, there were amended final plats earlier this year. Second, remove the term “Open Space” where the 7.66 remainder is shown. If the developer intends to develop another phase, they won’t want to label it open space because that may require a plat amendment, which can be very difficult once a Final Plat is approved.
 - Paul Hammersmith – Who will maintain the Open Space?
 - Brad – It will be maintained by the Homeowner’s Association.
 - Scott – Do they need that acreage for open space to meet the Open Space requirement?
 - Paul – Currently they do but if they get a rezoning they won’t.
 - Andy – If the goal is to retain the open space, then shouldn’t it be left as is?
 - Charles Hall – I think we need to leave it the way it is.
 - Bill Narducci – To stay with Woodbine Section 1, what do they call it?
 - Brad Bodenmiller –They did not call that phase open space. In Woodbine Section 1, Phase 1, a parcel was split-off, not preserved as open space, and a later phase was built on that split. The split was not labeled as open space. The open space areas in Woodbine Section 1 and 2 were call Reserves A, B, etc.
 - Steve Peck – We originally submitted last month’s Final Plat for 57 lots; this plat is for 46 lots. We cut that area out so we could be in compliance with the lots; once we figure out what we’re going to do. We’re going to have to come back later.
 - Paul Hammersmith – This acreage wasn’t necessary to meet the Open Space?
 - Steve Peck – No it isn’t.

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East Liberty, Ohio 43319

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Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

- Steve Peck – Provided clarification on the area labeled Open Space that may be a future development, not Open Space.
- Bill Narducci moved a motion to recommend approval with Staff and Reviewing Agency comments along with correction of the adjacent Woodbine subdivision layout and removal of the Open Space on the remainder parcel and Charles Hall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:06 pm with Paul Hammersmith moving the motion to adjourn and Andy Yoder seconded. All in favor.

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East Liberty, Ohio 43319

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