



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

## Zoning & Subdivision Committee

Thursday, May 9, 2013 12:15 pm

Start Time: \_\_\_\_\_

- Minutes from last meeting of April 9, 2013

1<sup>st</sup>: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

1. Review of Jerome Village GPN-2 Preliminary Plat Amendment (Union County) - Staff Report by Jenny Snapp
2. Review of Jerome Village GPN-3 Preliminary Plat (Union County) – Staff Report by Jenny Snapp
3. Zoning Text Amendment , Darby Township (Union County) - Staff Report by Jenny Snapp
4. Review of Text Amendment, Jackson Township (Champaign County) - Review of Section 1024, Drainage – Staff Report by Wes Dodds

- Adjourn End Time: \_\_\_\_\_

1<sup>st</sup>: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

### Members:

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

### Guests:

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

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• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)



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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE  
May 9, 2013

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### JEROME VILLAGE GPN - 2 (GLACIER PARK NEIGHBORHOOD SECTION 2) AMENDED PRELIMINARY PLAT

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**APPLICANT:** Jerome Village Company LLC  
ATTN: Gary Nuss  
375 North Front Street, Suite 200  
Columbus, OH 43215  
Phone 614-857-2334  
nussg@nationwide.com

*Other Contacts:*

Terrain Evolution  
ATTN: Thom Ries & Justin Wollenberg  
720 East Broad Street, Suite 203  
Columbus, OH 43215  
Phone 614-385-1085  
tries@terrainevolution.com & jwollenberg@terrainevolution.com

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

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

**STAFF ANALYSIS:** This AMENDED Preliminary Plat is for the Jerome Village Glacier Park  
Neighborhood Section 2 (GPN - 2). GPN - 2 is proposed to have a total of  
77.060 Acres (as amended from 77.275 Acres) with 136 single family  
residential lots (as amended from 131 lots). This section will contain  
21.404 Acres of open space (as amended from 22.020). The proposed  
method of supplying water is through the City of Marysville Public Water

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System and sanitary sewer service is through Jerome Village Collection and Marysville Treatment.

The GPN - 2 Preliminary Plat was last approved on February 14, 2013. The Plat Amendment allows for 5 additional lots. According to Terrain Evolution, this Plat Amendment is necessitated for the following reasons: *"Dublin Schools and NRI discussed the configuration of the school site during the zoning amendment process. The 138kV Easement has always been a concern for the School. The conclusion reached was that the easement would be split between GPN-2 and the school site (GPN-4). This opened up the land on the east side of Hawthorne drive to have 5 additional lots loaded on it. The shape of the GPN-2 and GPN-4 boundaries have changed to split the easement but while keeping the acreages approximately the same. We are significantly involved in the final engineering stage of the project and have updated the utility layout to reflect the final configuration. The only lot layout changes are the 5 additional lots above previously numbered 126-131 and the shift of 126-131 by 15' to accommodate the additional lots. Lots 7 and 8 are revised to allow for a boulevard entry on Hyland Croy Road as requested by the County."*

- **Union County Engineer's Office**
  - Per an email dated May 1, 2013, the Union County Engineer's Office has no additional comments other than those provided during the original GPN - 2 Preliminary Plat review which should be incorporated into the Construction Drawings and Final Plat.
- **Union County Commissioners Office**
  - No comments from the Union County Commissioners as of May 3, 2013.
- **Union County Soil & Water Conservation District**
  - No comments as of May 3, 2013. Original comments were incorporated into the Union County Engineer's Office review of February 2013.
- **Union County Health Department**
  - No comments as of May 3, 2013. Original comments from the February 2013 Preliminary Plat review should still stand.
- **City of Marysville**
  - Per an email dated May 1, 2013, the City has no further comments for the Amended GPN - 2 Preliminary Plat. Original

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comments from the February 2013 Preliminary Plat review should still stand.

- **Jerome Township**
  - No comments as of May 3, 2013.
- **ODOT District 6**
  - As of May 3, 2013, no comments from ODOT District 6.
- **Union Rural Electric/URE**
  - Per the email dated May 1, Union Rural Electric is working with Ohio Energy regarding PUCO electric territory boundaries. Both parties are in the process of amending boundaries to provide the best service to homeowners and non-duplication of facilities.
- **LUC Regional Planning Commission**
  - LUC Regional Planning Commission has no additional comments other than those from the February 2013 review which should be incorporated into Construction Drawings and the Final Plat.

## STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the Jerome Village Glacier Park Neighborhood Section 2 AMENDED Preliminary Plat with the condition that all comments from LUC and reviewing agencies must be incorporated into Construction Drawings and the Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.
- All comments from February 14, 2013 still stand and should also be incorporated into Construction Drawings and the Final Plat.

## ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

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Application for Preliminary Plat Approval

Date: \_\_\_\_\_

Name of Subdivision: \_\_\_\_\_

Location: \_\_\_\_\_

Township: \_\_\_\_\_ Military Survey: \_\_\_\_\_

Complete Parcel(s) Identification Number (PIN): \_\_\_\_\_

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

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Owner of property to be subdivided: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Applicant's Surveyor or Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Proposed Acreage to be Subdivided: \_\_\_\_\_

Current Zoning Classification: \_\_\_\_\_

Proposed Zoning Changes: \_\_\_\_\_

Proposed Land Use: \_\_\_\_\_

Development Characteristics

Number of proposed lots: \_\_\_\_\_ Typical lot width (feet): \_\_\_\_\_

Number of proposed units: \_\_\_\_\_ Typical lot area (sq. ft.): \_\_\_\_\_

Single Family Units: \_\_\_\_\_ Multi-Family Units: \_\_\_\_\_

Acreage to be devoted to recreation, parks or open space: \_\_\_\_\_

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Recreation facilities to be provided: \_\_\_\_\_

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

1. Proposed method of Supplying Water Service: \_\_\_\_\_

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

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

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

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

**For Official Use**

Date filed: \_\_\_\_\_ Filing Fee: \_\_\_\_\_

Date of Meeting of Planning Commission: \_\_\_\_\_

Action by Planning Commission: \_\_\_\_\_

If rejected, reason(s) for: \_\_\_\_\_

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

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

2	Description of proposed covenants and restrictions.		
3	Description of proposed zoning changes.		
4	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.		
5	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.		
6	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval.		
7	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval.		
8	Letters from utility companies, as required, indicating approval of easement locations and widths prior to the Preliminary Plat approval.		
9	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.		
10	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission. Base Fee: \$400.00 plus \$50.00 per lot or per acre (whichever is larger).		











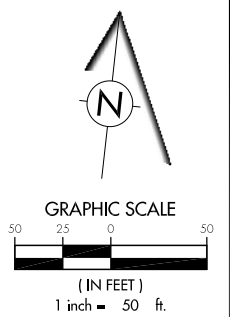
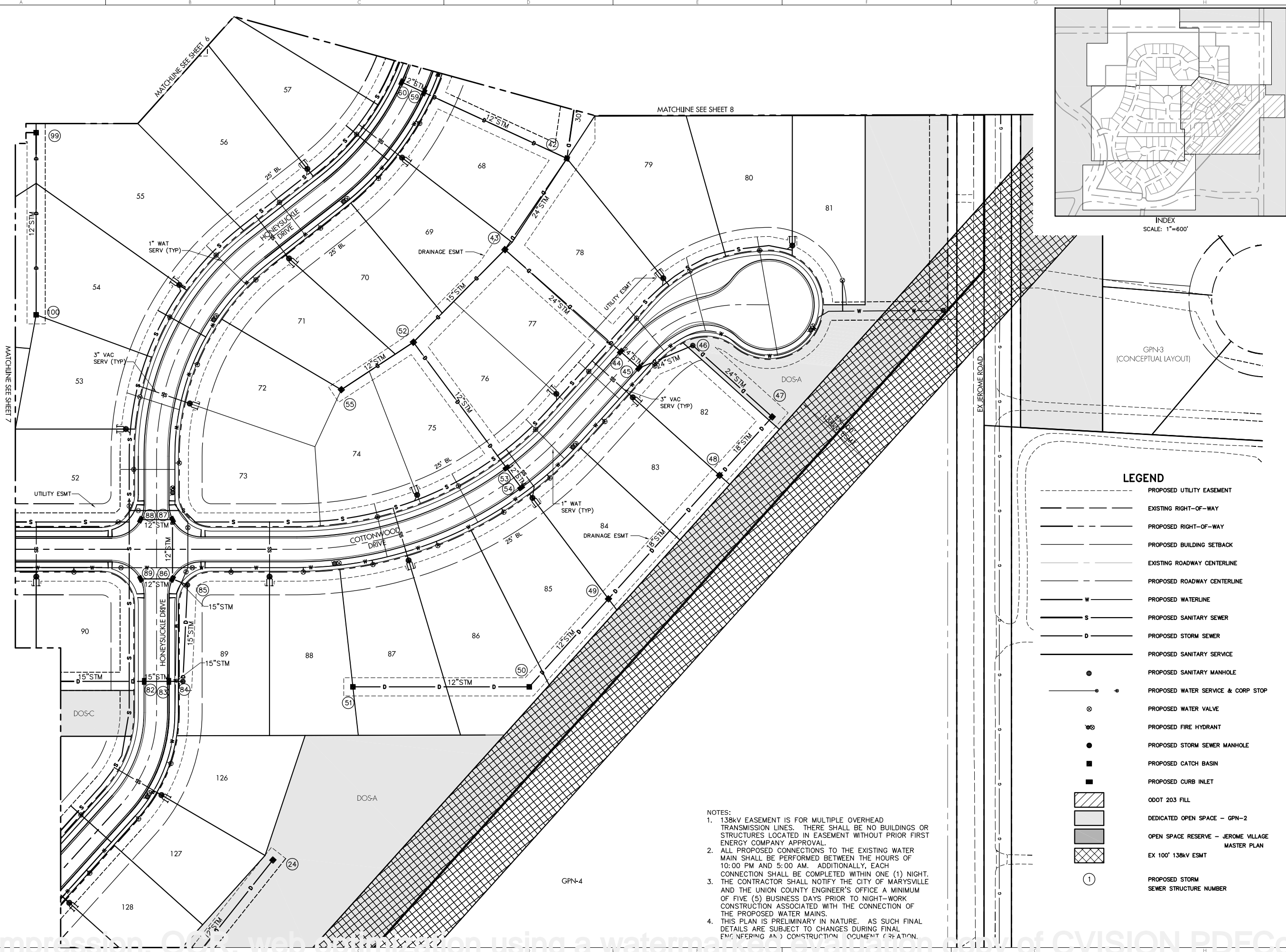












APPROVALS	DATE
BY	
SHEET NO.	
DESCRIPTION OF CHANGE	
#	

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### LEGEND

	PROPOSED UTILITY EASEMENT
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING SETBACK
	EXISTING ROADWAY CENTERLINE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED WATERLINE
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	PROPOSED STORM SEWER MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	ODOT 203 FILL
	DEDICATED OPEN SPACE - GPN-2
	OPEN SPACE RESERVE - JEROME VILLAGE MASTER PLAN
	EX 100' 138kV ESMT
	PROPOSED STORM SEWER STRUCTURE NUMBER

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

JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
 GLACIER PARK NEIGHBORHOOD  
 SECTIONS 7, 8, 9

**NOT FOR CONSTRUCTION**

DETAILED COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

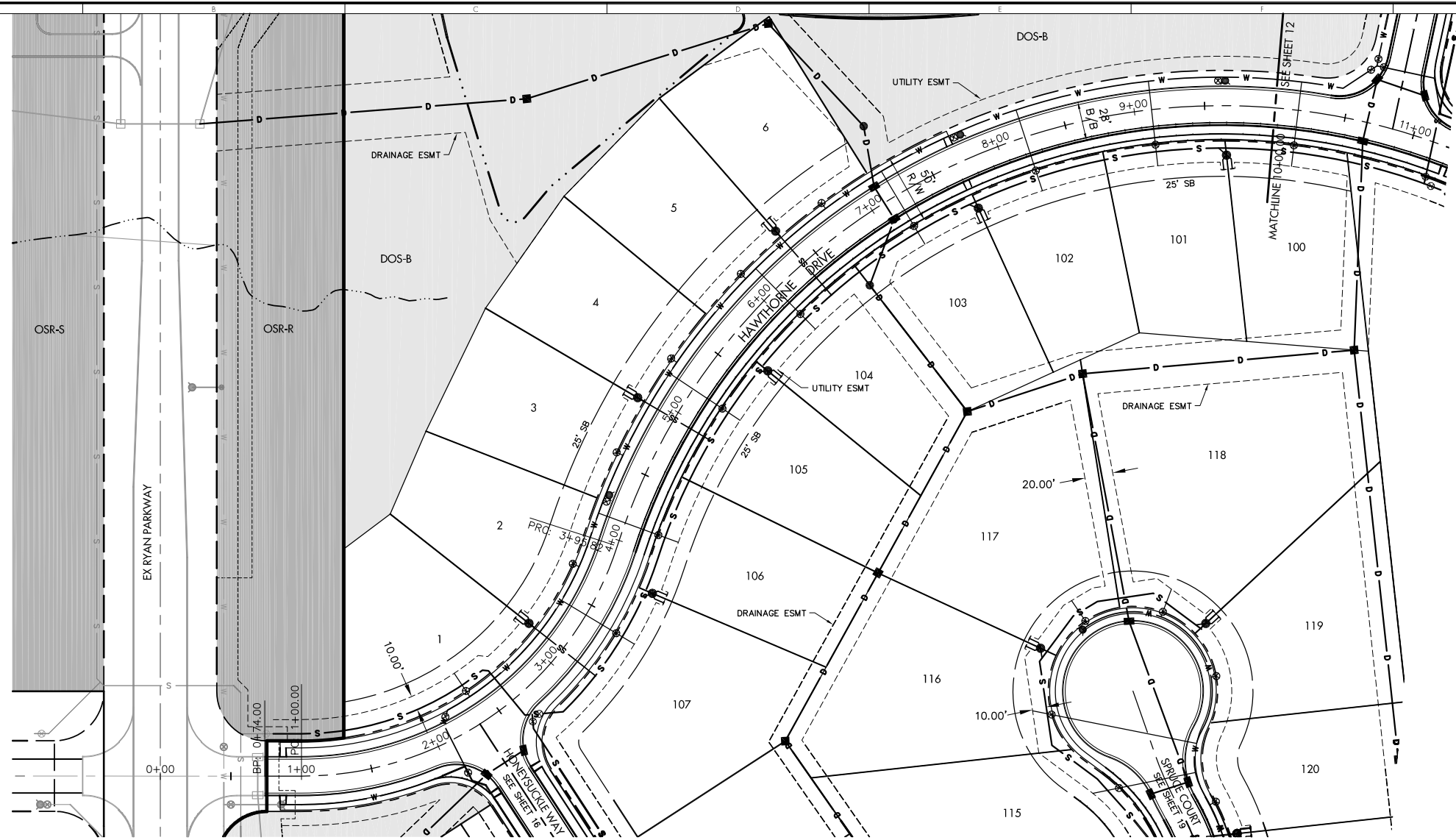
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DATE: APRIL 2013

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 VERTICAL: N/A

SHEET NO.: 1 OF 2

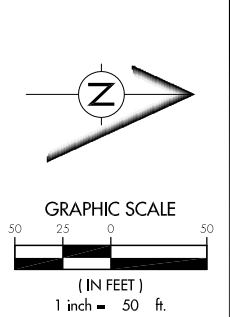




### LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
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- PROPOSED CURB INLET
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- DEDICATED OPEN SPACE - GPN-2
- OPEN SPACE RESERVE - JEROME VILLAGE MASTER PLAN
- EX 100' 138KV ESMT

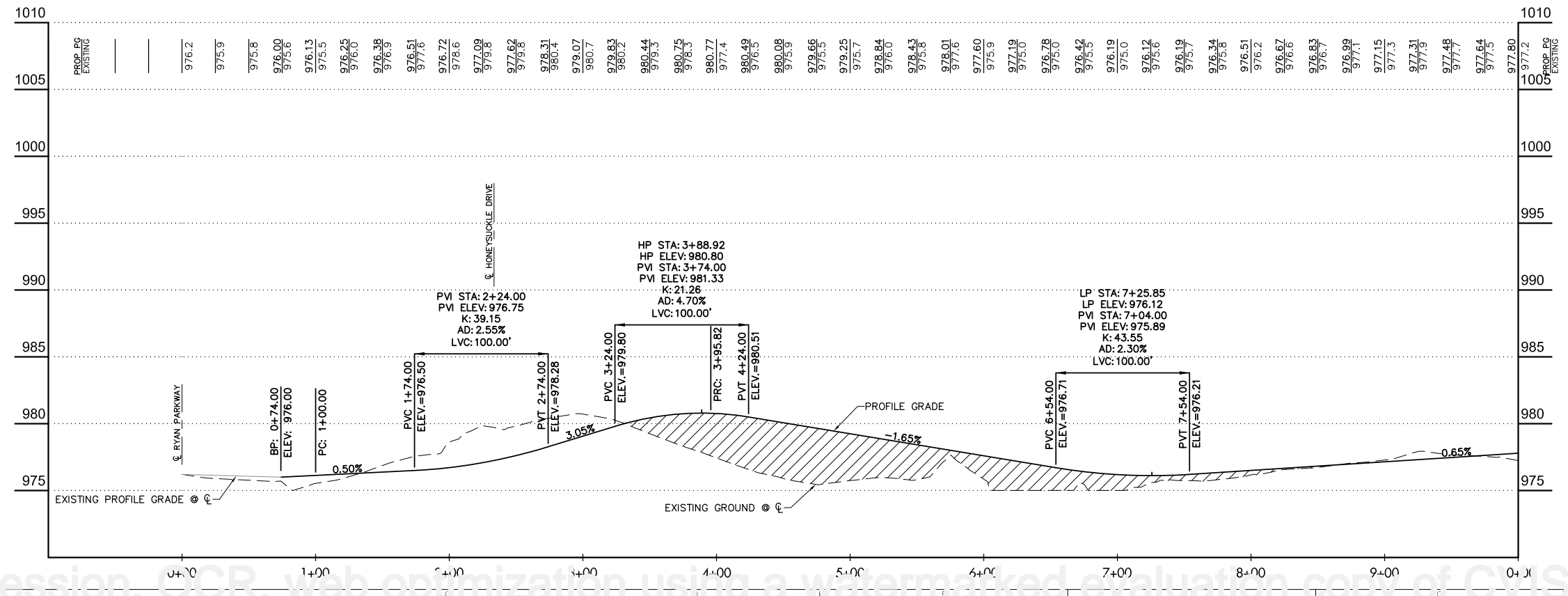
- NOTES:
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  - THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.



APPROVALS	BY	DATE

SHEET NO.	DESCRIPTION OF CHANGE



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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
GLACIER PARK HIGH SCHOOL  
SECTIONS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12

**HAWTHORNE DRIVE**  
PRELIMINARY PLAN & PROFILE  
STA. 0+00 TO 10+00

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 12417

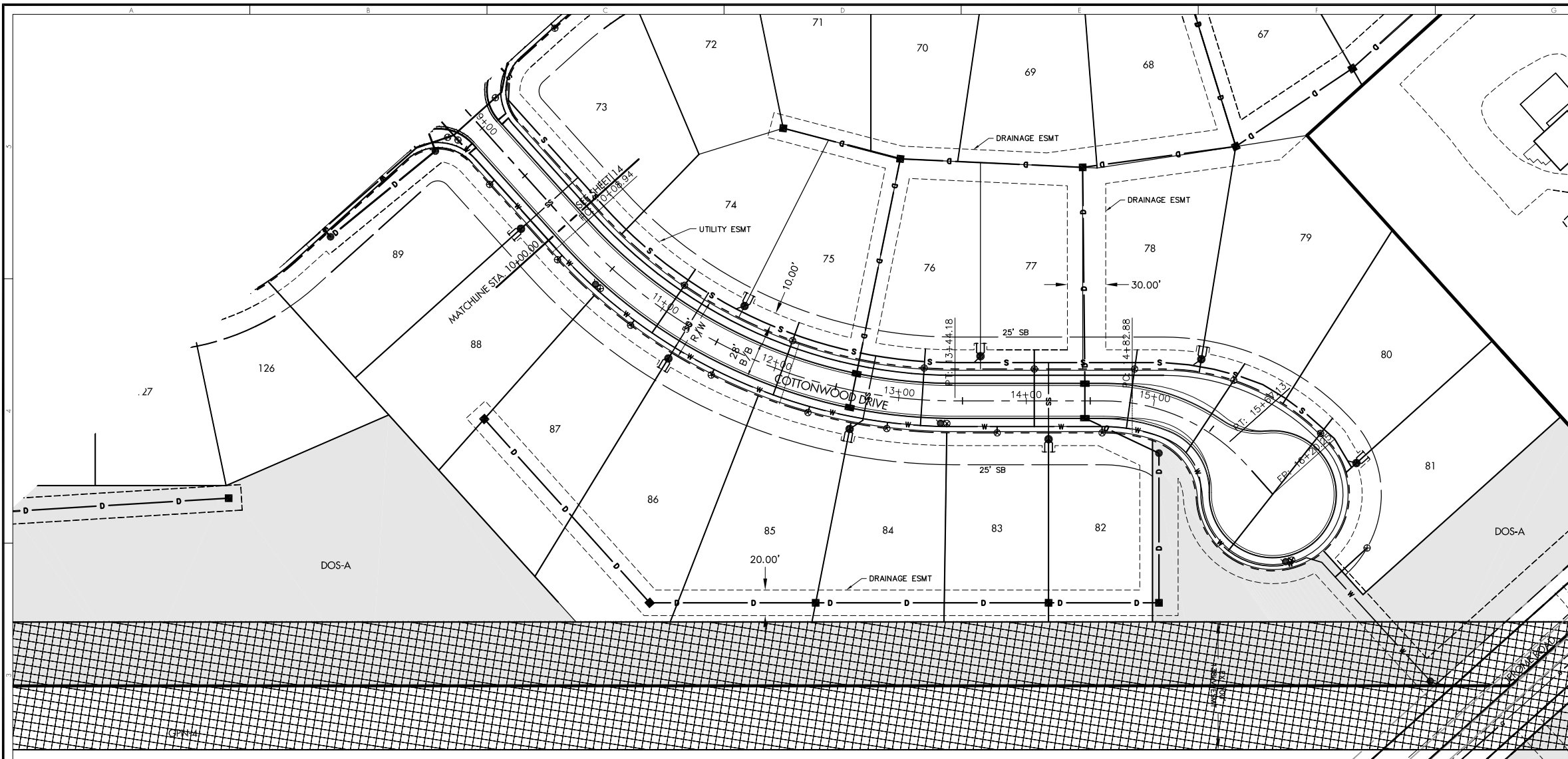
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HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



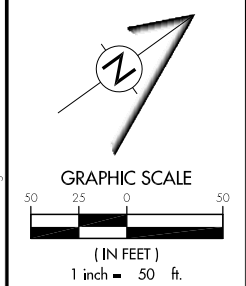






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- ODOT 203 FILL
- DEDICATED OPEN SPACE - GPN-2
- OPEN SPACE RESERVE - JEROME VILLAGE MASTER PLAN
- EX 100' 138kV ESMT

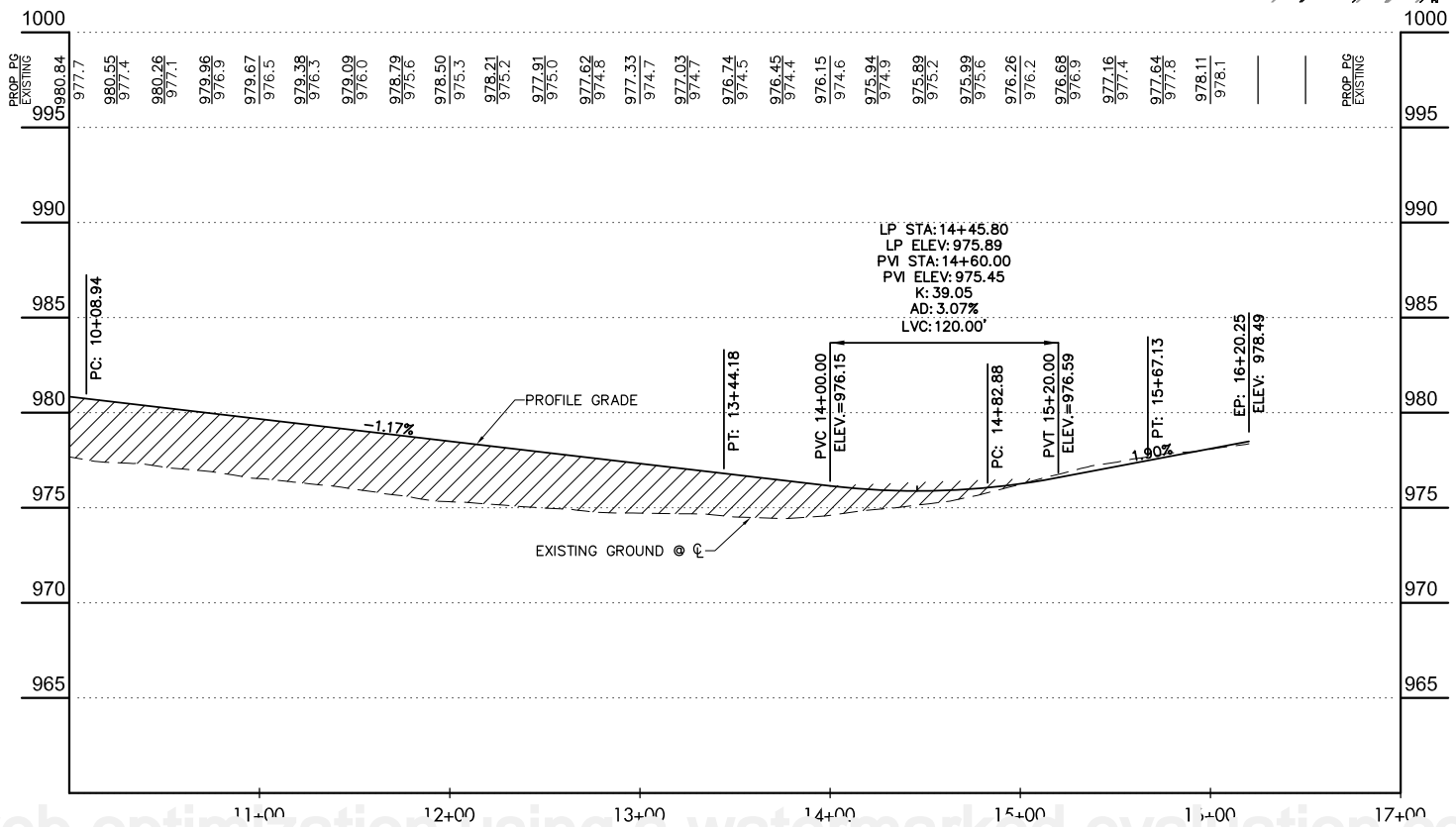


APPROVALS	BY	DATE

SHEET NO.	DESCRIPTION OF CHANGE

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



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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
 NOT FOR CONSTRUCTION  
 GLACIER PARK & COTTONWOOD SECTIONS

COTTONWOOD DRIVE  
 PRELIMINARY PLAN & PROFILE  
 STA. 10+00 TO END

DRAWING SET STATUS:

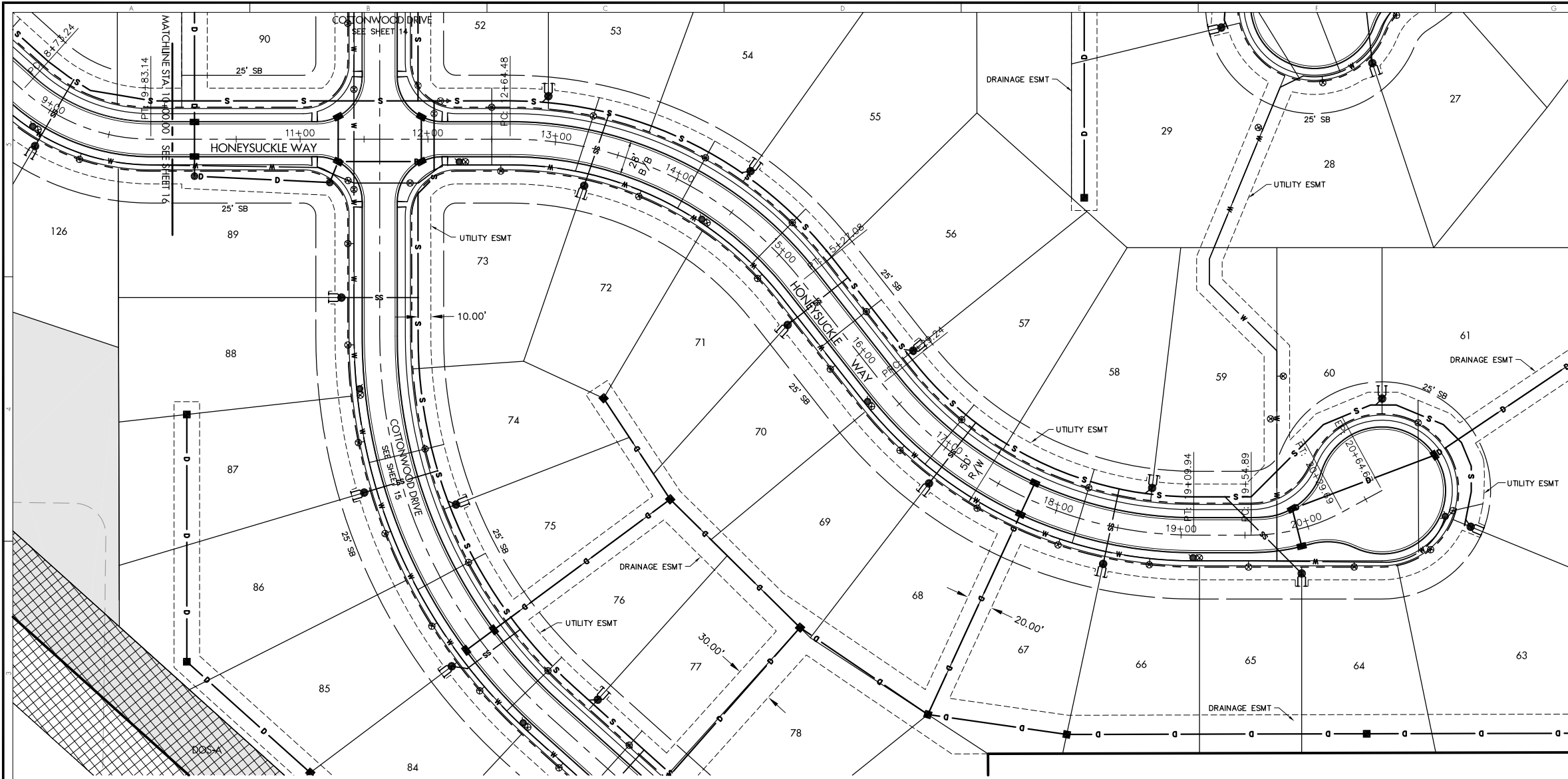
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- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TBR

PROJECT NO.: 12417  
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 SCALE:  
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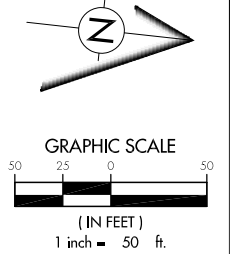






### LEGEND

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APPROVALS	BY	DATE

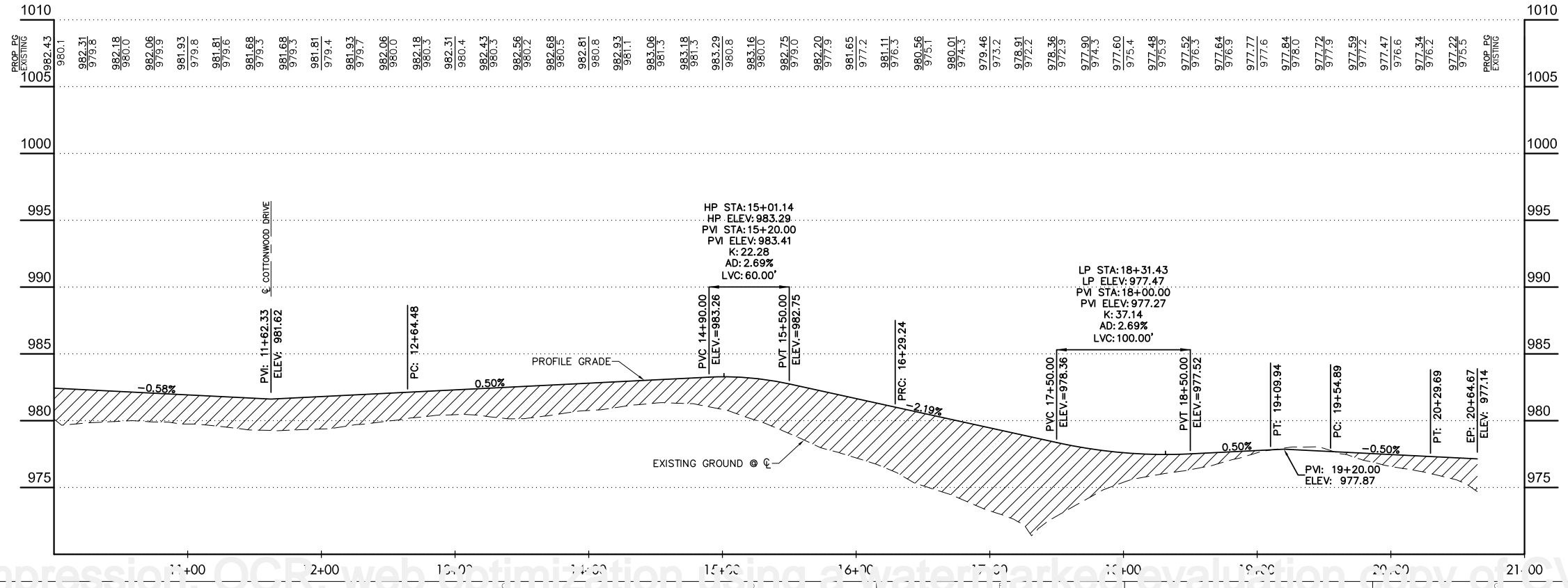
  

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 2.

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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
 NOT FOR CONSTRUCTION  
 GLACIER PARK NEIGHBORHOOD  
 SECTIONS 7 & 8  
 HONEYSUCKLE WAY  
 PRELIMINARY PLAN & PROFILE  
 STA. 10+00 TO END

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

DESIGN	DRAFT	CHECK
JPW	DGR	TBR

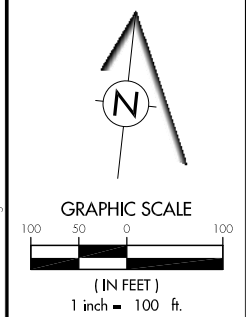
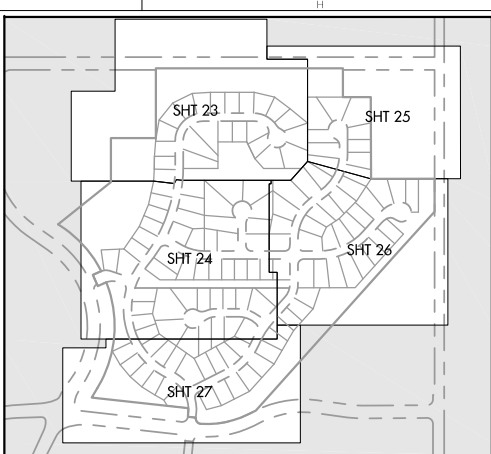
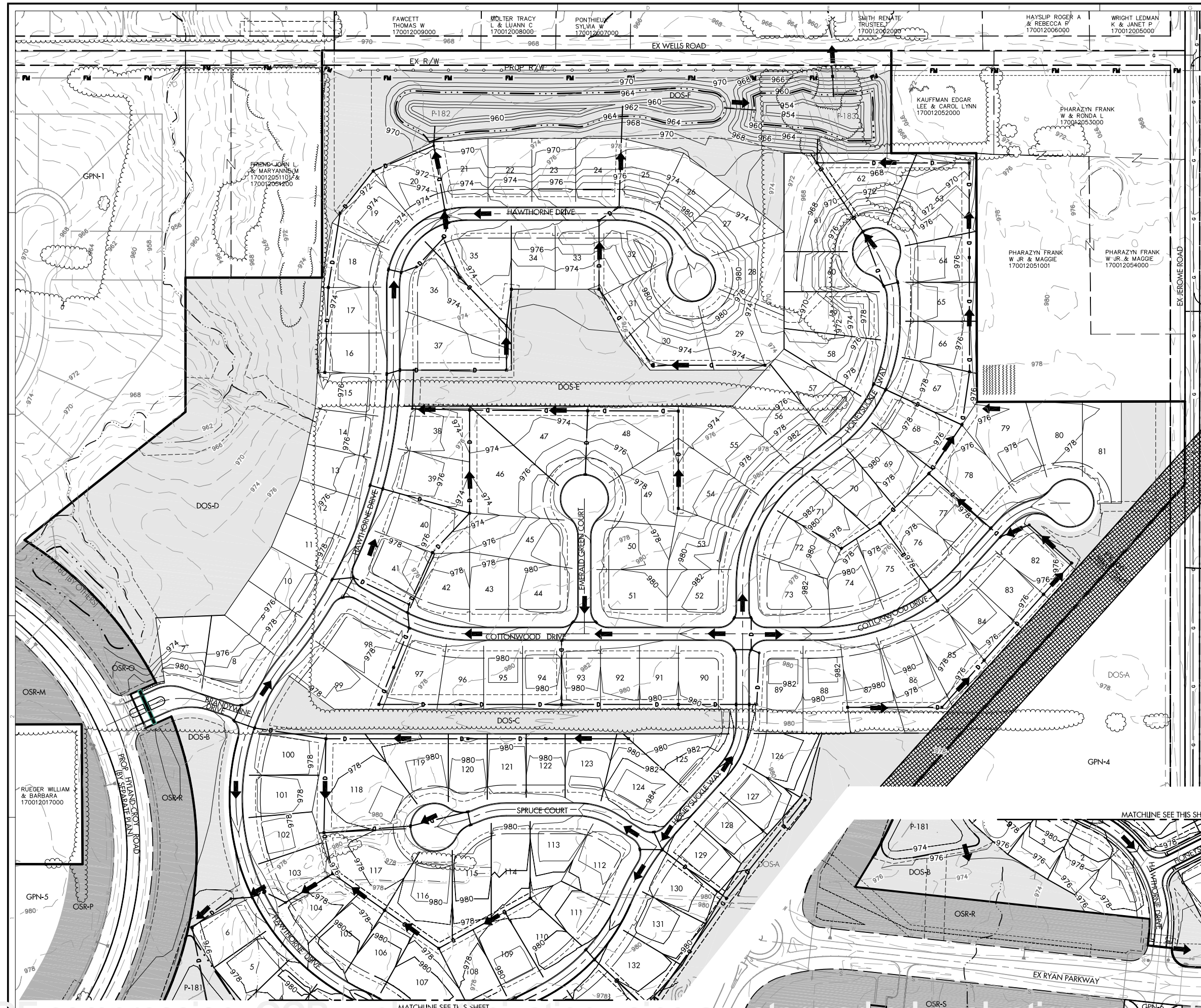
PROJECT NO.: 12417  
 DATE: APRIL 2013  
 SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'











- INDEX  
SCALE: 1"=600'
- LEGEND**
- - - PROPOSED UTILITY EASEMENT
  - - - EXISTING RIGHT-OF-WAY
  - - - PROPOSED RIGHT-OF-WAY
  - - - PROPOSED BUILDING SETBACK
  - - - EXISTING ROADWAY CENTERLINE
  - - - PROPOSED ROADWAY CENTERLINE
  - W - - - PROPOSED WATERLINE
  - S - - - PROPOSED SANITARY SEWER
  - D - - - PROPOSED STORM SEWER
  - - - PROPOSED SANITARY SERVICE
  - - - - PROPOSED SANITARY MANHOLE
  - - - - PROPOSED WATER SERVICE & CORP STOP
  - ⊙ - - - PROPOSED WATER VALVE
  - ⊙ - - - PROPOSED FIRE HYDRANT
  - - - - PROPOSED STORM SEWER MANHOLE
  - - - - PROPOSED CATCH BASIN
  - - - - PROPOSED CURB INLET
  - ▨ - - - ODOT 203 FILL
  - - - - DEDICATED OPEN SPACE - GPN-2
  - - - - OPEN SPACE RESERVE - JEROME VILLAGE MASTER PLAN
  - ▨ - - - EX 100' 138KV ESMT
  - ➔ - - - PROPOSED FLOOD ROUTE
- NOTES:**
1. 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.
  2. LOTS WITH SUFFICIENT FALL TO ACCOMMODATE A WALKOUT BASEMENT SHALL BE GRADED FOR A WALKOUT IN FINAL ENGINEERING. GRADING SHOWN HERE IS ILLUSTRATE OVERALL DRAINAGE CHARACTERISTICS AND IS THEREFORE NOT THE FINAL GRADE FOR CONSTRUCTION.
  3. THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	APPROVALS BY	DATE

**TerrainEvolution**  
Your bridge between Vision and Success

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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
GPI ACCESS ROAD  
SECTION 12 CONSTRUCTION

**OVERALL GRADING PLAN**

DRAWING SET STATUS:

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

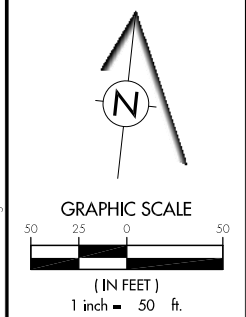
DESIGN	DRAFT	CHECK
JPW	DGR	TBR

PROJECT NO.: 124017

DATE: APRIL 2013

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





**LEGEND**

	PROPOSED UTILITY EASEMENT
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING SETBACK
	EXISTING ROADWAY CENTERLINE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
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	PROPOSED CURB INLET
	ODOT 203 FILL
	DEDICATED OPEN SPACE - GPN-2
	OPEN SPACE RESERVE - JEROME VILLAGE MASTER PLAN
	EX 100' 138KV ESMT
	PROPOSED FLOOD ROUTE

**NOTES:**

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APPROVALS	DATE
BY	
SHEET NO.	
DESCRIPTION OF CHANGE	
#	

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JEROME TOWNSHIP, UNION COUNTY, OHIO  
**JEROME VILLAGE**  
 BRASS CREEK  
 GLACIER PARK HIGH SCHOOL SECTION 3  
 DETAILED GRADING PLAN

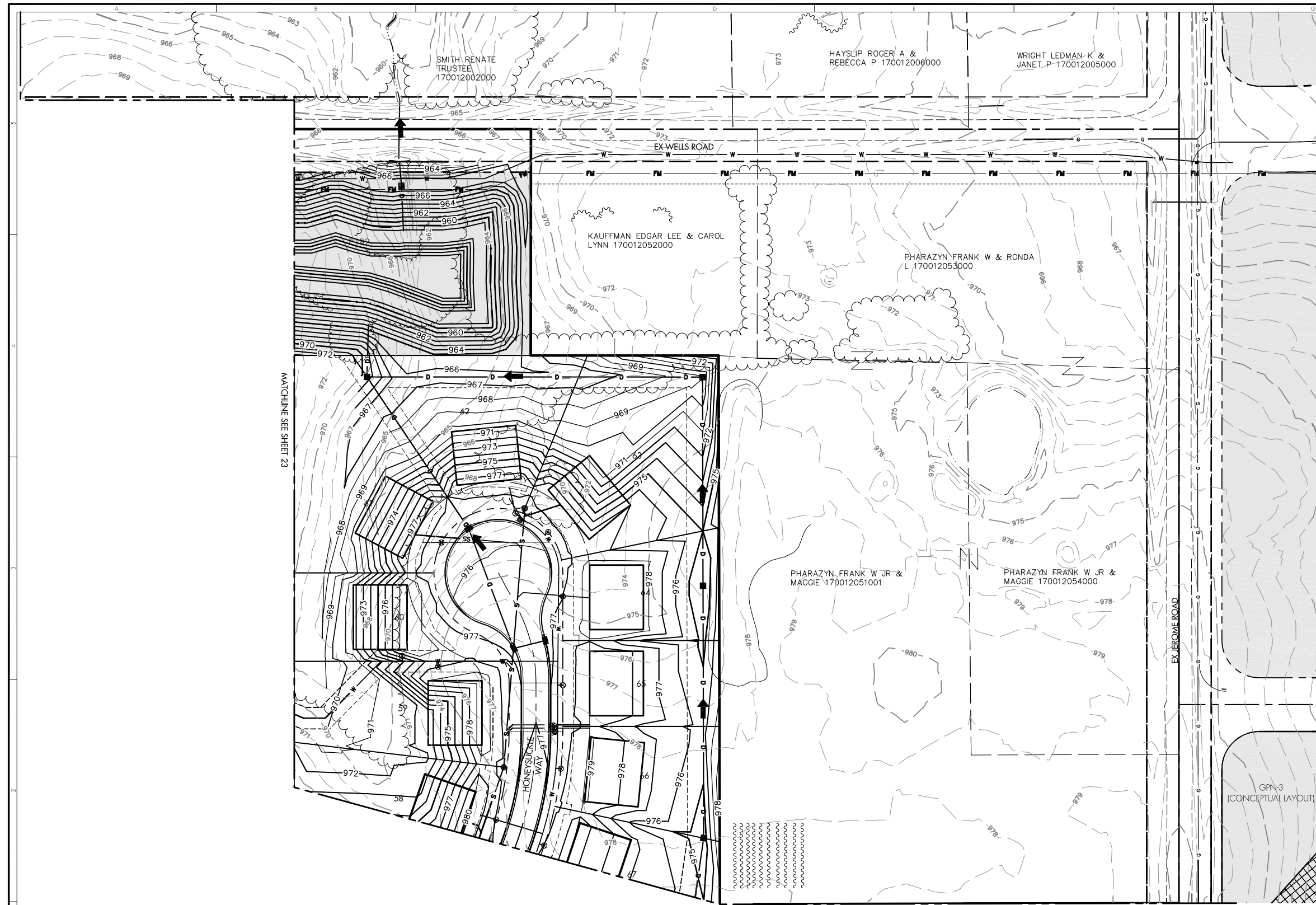
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<input type="checkbox"/>	AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TBR

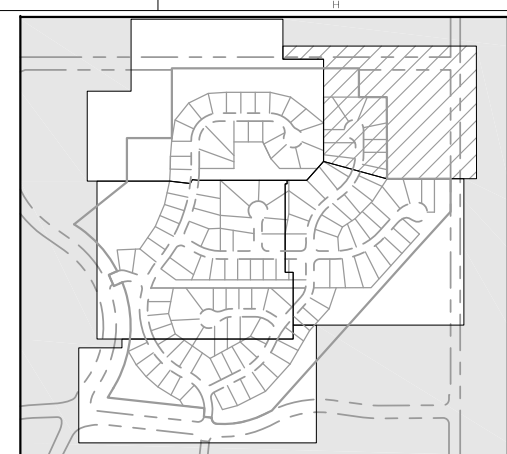
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 DATE: APRIL 2013  
 SCALE: HORIZONTAL: 1" = 50'  
 VERTICAL: N/A





MATCHLINE SEE SHEET 23

MATCHLINE SEE SHEET 26

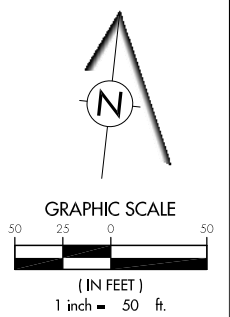


INDEX  
SCALE: 1"=600'

**LEGEND**

	PROPOSED UTILITY EASEMENT
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING SETBACK
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	DEDICATED OPEN SPACE - GPN-2
	OPEN SPACE RESERVE - JEROME VILLAGE MASTER PLAN
	EX 100' 138KV ESMT
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SHEET NO.	DESCRIPTION OF CHANGE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
GLACIER PARK NEIGHBORHOOD  
SECTIONS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**NOT FOR CONSTRUCTION**

DETAILED GRADING PLAN

DRAWING SET STATUS:

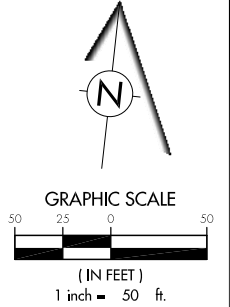
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DESIGN	DRAFT	CHECK
JPW	DGR	TBR

PROJECT NO.: 12417

DATE: APRIL 2013

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



**LEGEND**

	PROPOSED UTILITY EASEMENT
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
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	PROPOSED CURB INLET
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	DEDICATED OPEN SPACE - GPN-2
	OPEN SPACE RESERVE - JEROME VILLAGE MASTER PLAN
	EX 100' 138kV ESMT
	PROPOSED FLOOD ROUTE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
 GLACIER PARK HIGHWOOD SECTION 3  
 DETAILED GRADING PLAN

NOT FOR CONSTRUCTION

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
JPW	DGR	TBR

PROJECT NO.: 12417

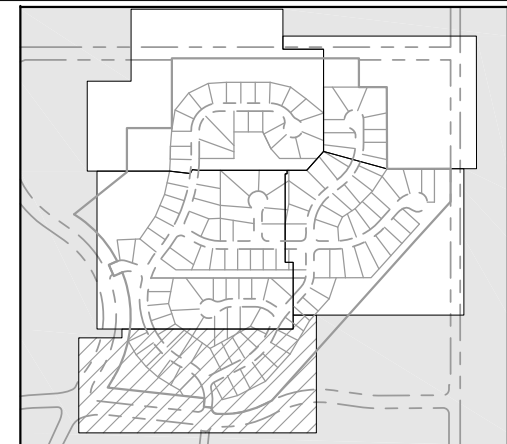
DATE: APRIL 2013

SCALE:  
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 VERTICAL: N/A

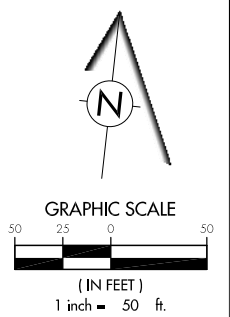
**LEGEND**

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- EXISTING RIGHT-OF-WAY
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- PROPOSED BUILDING SETBACK
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INDEX  
SCALE: 1"=600'



APPROVALS	BY	DATE



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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
**GLACIER PARK NEIGHBORHOOD**  
**SECTIONS 7 & 8**

**NOT FOR CONSTRUCTION**

DETAILED GRADING PLAN

DRAWING SET STATUS:

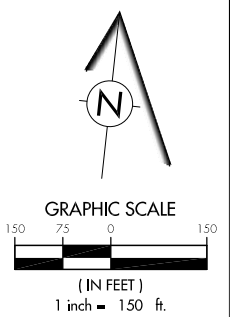
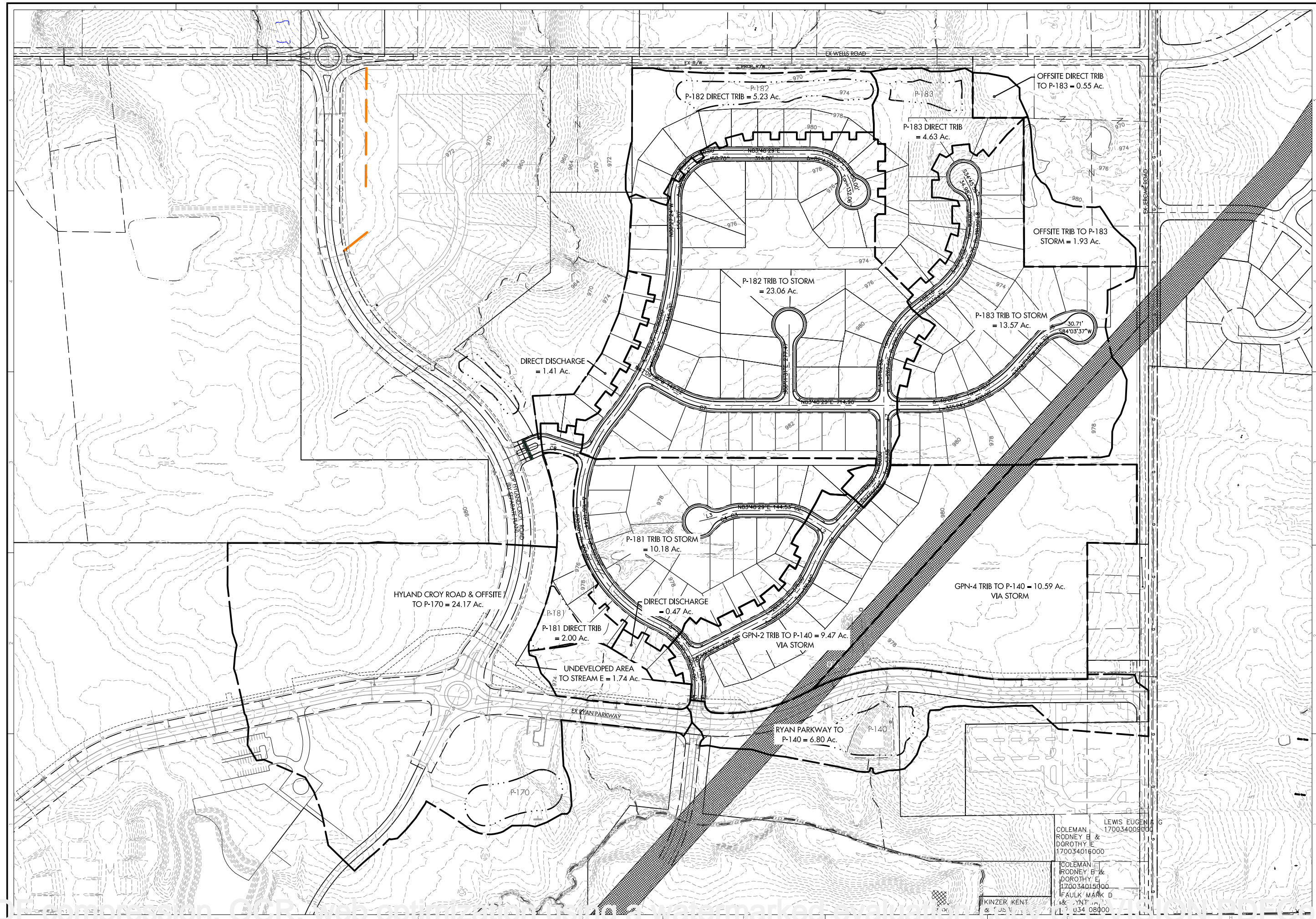
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- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 124017

DATE: APRIL 2013

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



APPROVALS	
BY	DATE

CHANGE ORDER SCHEDULE	
NO.	DESCRIPTION OF CHANGE

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JEROME TOWNSHIP, UNION COUNTY, OHIO  
**JEROME VILLAGE**  
 GLACIER PARK NEIGHBORHOOD  
 SECTION 3 STRUCTURE  
 POST-DEVELOPED STORMWATER TRIBUTARY MAP

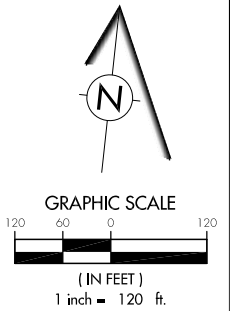
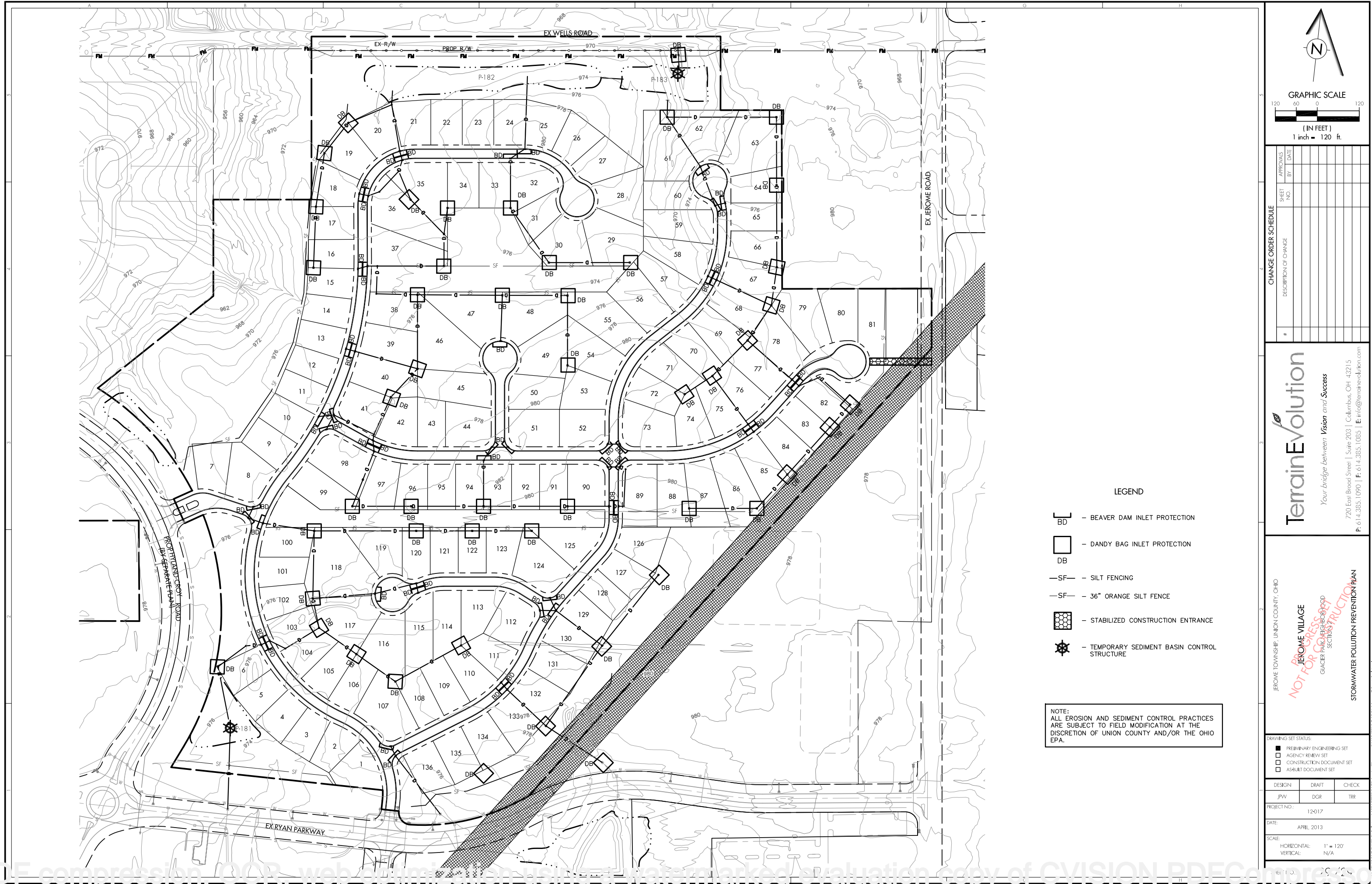
DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 12417  
 DATE: APRIL 2013  
 SCALE: HORIZONTAL: 1" = 150'  
 VERTICAL: 1" = N/A

LEWIS EUGEN  
 170034009000  
 COLEMAN  
 RODNEY B &  
 DOROTHY E  
 170034016000  
 COLEMAN  
 RODNEY B &  
 DOROTHY E  
 170034015000  
 FAULK MARK D  
 170034080000  
 KINZER KENT  
 170034080000



APPROVALS

BY	DATE

SHEET NO.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE

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LEGEND

- BEAVER DAM INLET PROTECTION
- DANDY BAG INLET PROTECTION
- DB - DANDY BAG
- SF- - SILT FENCING
- SF- - 36" ORANGE SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE

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

JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
 GLACIER PARK HIGH SCHOOL  
 SECTION 3

STORMWATER POLLUTION PREVENTION PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 12417

DATE: APRIL 2013

SCALE:  
 HORIZONTAL: 1" = 120'  
 VERTICAL: N/A

## Jenny Snapp

---

**From:** Justin Wollenberg [jwollenberg@terrainevolution.com]  
**Sent:** Friday, April 19, 2013 9:12 AM  
**To:** Jenny R. Snapp; Thom Ries  
**Cc:** 'Bill Narducci'; 'Weston R. Dodds'  
**Subject:** RE: JV GPN 2 Amended Preliminary Plat

Jenny,  
Dublin Schools and NRI discussed the configuration of the school site during the zoning amendment process. The 138kV Easement has always been a concern for the School. The conclusion reached was that the easement would be split between GPN-2 and the school site (GPN-4). This opened up the land on the east side of Hawthorne drive to have 5 additional lots loaded on it. The shape of the GPN-2 and GPN-4 boundaries have changed to split the easement but while keeping the acreages approximately the same. We are significantly involved in the final engineering stage of the project and have updated the utility layout to reflect the final configuration. The only lot layout changes are the 5 additional lots above previously numbered 126-131 and the shift of 126-131 by 15' to accommodate the additional lots. Lots 7 and 8 are revised to allow for a boulevard entry on Hyland Croy Road as requested by the County.

Please feel free to contact me with any questions or comments.

Sincerely,

Justin Wollenberg, PE, CPESC  
Project Manager

720 East Broad Street, Suite 203  
Columbus, OH 43215  
Main: 614-385-1090 x102  
Direct: 614-385-1092  
Fax: 614-385-1086  
[terrainevolution.com](http://terrainevolution.com)

---

**From:** Jenny R. Snapp [mailto:[jennysnapp@lucplanning.com](mailto:jennysnapp@lucplanning.com)]  
**Sent:** Friday, April 19, 2013 8:45 AM  
**To:** Justin Wollenberg; Thom Ries  
**Cc:** 'Bill Narducci'; 'Weston R. Dodds'  
**Subject:** JV GPN 2 Amended Preliminary Plat

Hi, Justin & Thom,

I'm getting the plats ready to go out today. I was wondering, can you give me a summary of why and what has been changed on the lots on GPN - 2?

Thanks,  
Jenny

Jenny R. Snapp, Director  
LUC (Logan, Union, Champaign) Regional Planning Commission  
P.O. Box 219, 9676 E. Foundry  
East Liberty, Ohio 43319  
[jennysnapp@lucplanning.com](mailto:jennysnapp@lucplanning.com)  
Phone 937.666.3431  
Fax 937.666.6203



Logan-Union-Champaign  
regional planning commission

Director: Jenny R. Snapp

February 19, 2013

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

RE: **Jerome Village GPN – 2 Preliminary Plat – Jerome Township, Union County**

Dear Gary:

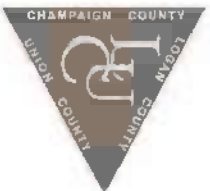
The Executive Committee of the Logan-Union-Champaign Regional Planning Commission met in formal session on February 14, 2013 and reviewed the Preliminary Plat for Jerome Village Glacier Park Neighborhood (GPN) 2 in Jerome Township, Union County. The LUC Executive Committee **approved** the Jerome Village GPN – 2 Preliminary Plat with the condition that all comments submitted by reviewing agencies be addressed on the final plat. Please note, the approval period for the Preliminary Plat is 2 years with an expiration of February of 2015. In addition, to get on the February 2015 Agenda, the extension request and plat copies must be submitted to LUC in January of 2015 and meet all plat submittal deadlines.

Please find attached the LUC Staff Report and reviewing agency comments. Please call me if you have any additional questions or concerns. Thank you for your time.

Respectfully,

Weston R. Dodds  
Planner

CC: **File**  
Jerome Township Trustees – c/o Robert Caldwell  
Jerome Township Zoning Commission  
Jerome Township Zoning & Planning – Kathleen Crowley  
Union County Engineer's Office – Bill Narducci  
City of Marysville Engineering – Valerie Klingman/Jeremy Hoyt  
City of Marysville Planning – Greg Delong  
Terrain Evolution – Thom Ries/Justin Wollenberg



Logan-Union-Champaign  
regional planning commission

Director: Jenny R. Snapp

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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE

COMMITTEE

February 14, 2013

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### JEROME VILLAGE GLACIER PARK NEIGHBORHOOD SECTION 2 PRELIMINARY PLAT

---

**APPLICANT:**

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

Gary Nuss  
375 North Front Street  
Columbus, OH 43215  
614-857-2334

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

**REQUEST:**

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

**LOCATION:**

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

**STAFF ANALYSIS:**

This Preliminary Plat is for the Jerome Village Glacier Park Neighborhood Section 2 (GPN 2). Jerome Village GPN 2 is proposed to have a total of 77.275 Acres and 131 lots. This section will contain 22,020 acres of open space. The proposed method of supplying water and sanitary sewer service is through the City of Marysville.





## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

### • Union County Engineer's Office

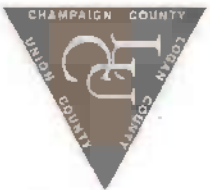
- Per the attached review letter dated February 7, 2013, the Union County Engineer's Office recommends that the Preliminary Plat be approved with the condition that all comments outlined in the attached review are incorporated into the Construction Drawings and Final Plat. Specific comments for incorporation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

9676 E. Foundry St, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: [luc-rpc@lucoplaning.com](mailto:luc-rpc@lucoplaning.com) • Web: [www.lucplaning.com](http://www.lucplaning.com)



## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- vertical curve can be completely removed, as it does not meet the minimum grade change required.
- Update flood routing plan to show routing break points on roadways.
  - Detail all flooding swales, including 100 year water surface elevation, ensuring at least 1' of freeboard between the 100 year water surface and the limits of the drainage easement.
  - A more detailed drainage analysis will be conducted during final plan review.
  - Include finished grade (FG) elevations on all buildings, and possible walkout locations and elevations.
  - Show water and storm profiles
  - Confirm sight distance on Hyland – Croy Road and Brandywine Drive, as well as Ryan Parkway and Hawthorne Drive.
  - Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat.
  - Provide detailed construction drawings to private utility providers.
- **Union County Commissioners Office**
    - Per email dated February 8, 2013, comments have been addressed by the Union County Engineer's Office and there are no objections to the Jerome Village GPN 2 Preliminary Plat.
  - **Union County Soil & Water Conservation District**
    - Comments incorporated with Union County Engineer comments above.
  - **Union County Health Department**
    - Per email dated February 7, 2013, the Health Department recommends that all efforts be made to provide a point of connection (easements and/or service lines) to both water and sewer to any adjacent home, business, or other facility being serviced by private systems.
    - The email further goes on to state that any home or business that is currently being serviced by a private sewage treatment system and ends up being within 200 feet of a sanitary sewer

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## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

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

### • City of Marysville

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

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# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

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

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## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

### STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the Jerome Village Glacier Park Neighborhood Section 2 Preliminary Plat with the condition that all comments from LUC and reviewing agencies must be incorporated into Construction Drawings and the Final Plat. The developer should ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.

### ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The LUC Zoning & Subdivision Committee recommends **APPROVAL** of the Jerome Village Glacier Park Neighborhood Section 2 Preliminary Plat with the condition that all comments from LUC and reviewing agencies must be incorporated into the Final Plat.

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County Engineer  
Environmental Engineer  
Building Department  
233 W. Sixth Street  
Marysville, Ohio 43040  
P 937. 645. 3018  
F 937. 645. 3161  
[www.co.union.oh.us/engineer](http://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 Beany Avenue  
Richwood, Ohio 43344

*Public Service with integrity*

February 7, 2013

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

Re: Preliminary Plat Review  
Jerome Village Subdivision  
GPN-2

Weston,

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

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

Jeff Stauch, PE/PS  
County Engineer | Environmental Engineer

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

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

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

Sincerely,



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

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](http://www.co.union.oh.us/engineer)



Engineering, Planning and Zoning  
City Hall, 125 East 6<sup>th</sup> Street  
Marysville, Ohio 43040-1641  
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[www.marysvilleohio.org](http://www.marysvilleohio.org)

February 8, 2013

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

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

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

**General Comments:**

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

**Preliminary Plat (Sheet 3):**

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

**Preliminary Plat (Sheet 4):**

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



City of Marysville – Preliminary Plat Comments  
Jerome Village – Glacier Park Neighborhood, Section 2  
February 8, 2013

**Detailed Composite Utility Plan (Sheet 7):**

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

**Detailed Composite Utility Plan (Sheet 8):**

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

**Detailed Composite Utility Plan (Sheet 9):**

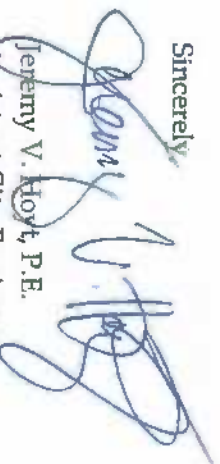
1. For isolation purposes, please add a valve just east of the Cottonwood Drive cul-de-sac. This valve should also be located east of the proposed service for the adjacent lot.
2. For access (and constructability) purposes, please add a sanitary manhole just west of Jerome Road.

**Detailed Composite Utility Plan (Sheet 10):**

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

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

Sincerely



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

cc. Rick Varner (City of Marysville)

Scott Sheppard (City of Marysville)

John Mitchell (City of Marysville)

Valerie Klingman, P.E., P.S. (City of Marysville)

**Weston R. Dodds**

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

Hi Weston,

My comments are as follows:

Jerome Village GPN – 2 Preliminary Plat.

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

Thank you,

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

My new email address is [jim.cogar@uchd.net](mailto:jim.cogar@uchd.net)

Jim Cogar R.S.

Environmental Health Division

Union County Health Department

940 London Ave. Suite 1100

Marysville, Ohio 43040

Office: (937) 642-2053

Direct: (937) 645-2041

Fax: (937) 645-3047

**Weston R. Dodds**

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

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

Steve Stolte

Begin forwarded message:

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

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

Jeff Stauch  
Union County Engineer  
(937) 645-3116



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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE  
May 9, 2013

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### JEROME VILLAGE GPN - 3 (GLACIER PARK NEIGHBORHOOD SECTION 3) PRELIMINARY PLAT

---

**APPLICANT:** Jerome Village Company LLC  
ATTN: Gary Nuss  
375 North Front Street, Suite 200  
Columbus, OH 43215  
Phone 614-857-2334  
nussg@nationwide.com

*Other Contacts:*

Terrain Evolution  
ATTN: Thom Ries & Justin Wollenberg  
720 East Broad Street, Suite 203  
Columbus, OH 43215  
Phone 614-385-1085  
tries@terrainevolution.com & jwollenberg@terrainevolution.com

**REQUEST:** Approval of the Jerome Village Glacier Park Neighborhood Section 3 Preliminary Plat in Jerome Township, Union County

**LOCATION:** Located at Wells & Jerome Roads in Jerome Township, Union County.

**STAFF ANALYSIS:** This Preliminary Plat is for the Jerome Village Glacier Park Neighborhood Section 3 (GPN 3). Jerome Village GPN 3 is proposed to have a total of 64.123 Acres with 140 single family residential lots. This section will contain 25.691 Acres of open space. The proposed method of supplying water is through the City of Marysville Public Water System and sanitary sewer service is through Jerome Village Collection and Marysville Treatment.

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# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- **Union County Engineer's Office**
  - Per the attached review letter dated May 1, 2013, the Union County Engineer's Office recommends that the Preliminary Plat be approved with the condition that all comments outlined in the attached review are incorporated into the Construction Drawings and Final Plat. Specific comments for incorporation are below:
    - A number of technical items are outlined in the attached review for incorporation.
    - All comments regarding the Master Deed Declarations and Restrictions were commented on in previous Jerome Village pod submittals. The Master Deed Declaration and Restrictions will be required to match the previously approved pod language unless otherwise requested.
    - Given that there is open space located in Delaware County, with stormwater discharge from the site, plan review also needs to be coordinated with the Delaware County Engineer's Office, Delaware County Regional Planning Commission, and Concord Township.
    - Additional verification will be required from Ohio EPA prior to construction plan review regarding the presence, or lack thereof, of an isolated wetland on-site.
- **Union County Commissioners Office**
  - No comments from the Union County Commissioners as of May 3, 2013.
- **Union County Soil & Water Conservation District**
  - Comments incorporated with Union County Engineer comments above.
- **Union County Health Department**
  - Per the attached email dated April 30, the Health Department has the following comments:
    - The Health Department recommends that all efforts be made to provide a point of connection (easements and/or service lines) to both water and sewer to any adjacent home, business, or other facility being serviced by private systems.
    - Further, any home or business that is currently being serviced by a private sewage treatment

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# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

system and ends up being within 200 feet of a sanitary sewer easement should be brought to the Health Department's attention.

- **City of Marysville**
  - Per the attached letter dated May 1, 2013, the City of Marysville's has a number of technical comments that should be incorporated.
- **Jerome Township**
  - No comments as of May 3, 2013.
- **ODOT District 6**
  - As of May 3, 2013, no comments from ODOT District 6.
- **Union Rural Electric/URE**
  - Per the email dated May 1, Union Rural Electric is working with Ohio Energy regarding PUCO electric territory boundaries. Both parties are in the process of amending boundaries to provide the best service to homeowners and non-duplication of facilities.
- **LUC Regional Planning Commission**
  - Confirmation of approval of conformance to Township zoning needs to be forwarded to LUC prior to Final Plat Approval. A letter from Jerome Township confirming that the subdivision conforms to Township zoning shall be submitted.
  - In accordance with the Union County Engineer's comments, a ditch petition will be required to be prepared and executed between the Developer and County prior to submittal of the final plat.
  - All bonds and/or letters of credit shall be submitted and approved prior to submittal of the final plat.
  - Because of open space and ultimate stormwater discharge located in Delaware County, the developer should ensure that all necessary process are followed with the Delaware County Regional Planning Commission, Delaware County Engineer's Office, and Concord Township.

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# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

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## STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the Jerome Village Glacier Park Neighborhood Section 3 Preliminary Plat with the condition that all comments from LUC and reviewing agencies must be incorporated into Construction Drawings and the Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.

## ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

---

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Application for Preliminary Plat Approval

Date: \_\_\_\_\_

Name of Subdivision: \_\_\_\_\_

Location: \_\_\_\_\_

Township: \_\_\_\_\_ Military Survey: \_\_\_\_\_

Complete Parcel(s) Identification Number (PIN): \_\_\_\_\_

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

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Owner of property to be subdivided: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Applicant's Surveyor or Engineer: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Proposed Acreage to be Subdivided: \_\_\_\_\_

Current Zoning Classification: \_\_\_\_\_

Proposed Zoning Changes: \_\_\_\_\_

Proposed Land Use: \_\_\_\_\_

Development Characteristics

Number of proposed lots: \_\_\_\_\_ Typical lot width (feet): \_\_\_\_\_

Number of proposed units: \_\_\_\_\_ Typical lot area (sq. ft.): \_\_\_\_\_

Single Family Units: \_\_\_\_\_ Multi-Family Units: \_\_\_\_\_

Acreage to be devoted to recreation, parks or open space: \_\_\_\_\_

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# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Recreation facilities to be provided: \_\_\_\_\_

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

1. Proposed method of Supplying Water Service: \_\_\_\_\_

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

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

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

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

---

**For Official Use**

Date filed: \_\_\_\_\_ Filing Fee: \_\_\_\_\_

Date of Meeting of Planning Commission: \_\_\_\_\_

Action by Planning Commission: \_\_\_\_\_

If rejected, reason(s) for: \_\_\_\_\_

---

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

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

2	Description of proposed covenants and restrictions.		
3	Description of proposed zoning changes.		
4	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.		
5	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.		
6	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval.		
7	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval.		
8	Letters from utility companies, as required, indicating approval of easement locations and widths prior to the Preliminary Plat approval.		
9	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.		
10	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission. Base Fee: \$400.00 plus \$50.00 per lot or per acre (whichever is larger).		

PRELIMINARY PLAT AND PLANS FOR

# GLACIER PARK NEIGHBORHOOD SECTION 3

## VIRGINIA MILITARY SURVEY (VMS) 2365

### JEROME TOWNSHIP, UNION COUNTY, OHIO

#### BENCHMARKS

- BM#1**  
PK NAIL SET IN SIDE OF UTILITY POLE, SOUTH SIDE OF WELLS ROAD, 150'± WEST OF GPS CONTROL POINT #50226  
ELEV.=971.61 (NAVD 88)
- BM#10**  
RAILROAD SPIKE SET IN THE NORTH SIDE OF POWER POLE, 25'± SOUTH OF THE CENTERLINE OF BROCK ROAD OPPOSITE RESIDENCE #8140.  
ELEV.=994.43 (NAVD 88)
- BM#11**  
RAILROAD SPIKE SET IN THE NORTH SIDE OF POWER POLE, 25'± SOUTH OF THE CENTERLINE OF BROCK ROAD IN FRONT OF RESIDENCE #7989.  
ELEV.=989.62 (NAVD 88)
- BM#12**  
RAILROAD SPIKE SET IN NORTH SIDE OF POWER POLE ON THE SOUTHEAST CORNER OF HYLAND-CROY ROAD AND BROCK ROAD.  
ELEV.=996.56 (NAVD 88)
- BM#13**  
PK NAIL SET IN NORTH SIDE OF POWER POLE ON THE SOUTH SIDE OF WELLS ROAD, 100'± EAST OF GPS CONTROL POINT #50227.  
ELEV.=970.58 (NAVD 88)

#### STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON A COMBINATION OF THE UNION COUNTY CRITICAL STORM REQUIREMENTS AND THE DELAWARE COUNTY MEDIUM DEVELOPMENT DENSITY STORM REQUIREMENTS. DEVELOPED AREAS SHALL BE REQUIRED TO RELEASE AT THE MORE RESTRICTIVE RATE BETWEEN THE TWO METHODOLOGIES.

THE EXISTING LAND USE CONSISTS OF VACANT LAND THAT HAS BEEN BAILED AS WELL AS LEFT FALLOW. THE TRIBUTARY AREAS FOR THIS STUDY ACCUMULATE AND DISCHARGE AT THREE LOCATIONS: WEST, NORTH AND SOUTH STREAMS.

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

**WATER QUALITY**  
WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED STORMWATER MANAGEMENT BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHC000003.

#### FLOODPLAIN

THE GPN-3 DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0395D, EFFECTIVE DATE DECEMBER 16 2008.

#### OPEN SPACE

OPEN SPACE TO BE OWNED AND MAINTAINED BY JEROME VILLAGE COMMUNITY AUTHORITY. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

#### VARIANCE

A VARIANCE IS BEING REQUESTED TO DEVIATE FROM THE REQUIRED 60' RIGHT-OF-WAY TO A 50' RIGHT-OF-WAY WIDTH FOR INTERIOR OF SUBDIVISION ROADWAYS.

APPROVED: RES. NO. 306-09, JUNE 11, 2009

A VARIANCE IS BEING REQUESTED FOR DEVIATION FROM THE 150' MINIMUM RADIUS REQUIREMENT TO A 100' MINIMUM RADIUS ON NORTH END OF HONEYSUCKLE WAY, NORTH END OF HAWTHORNE DRIVE AND ON SPRUCE COURT.

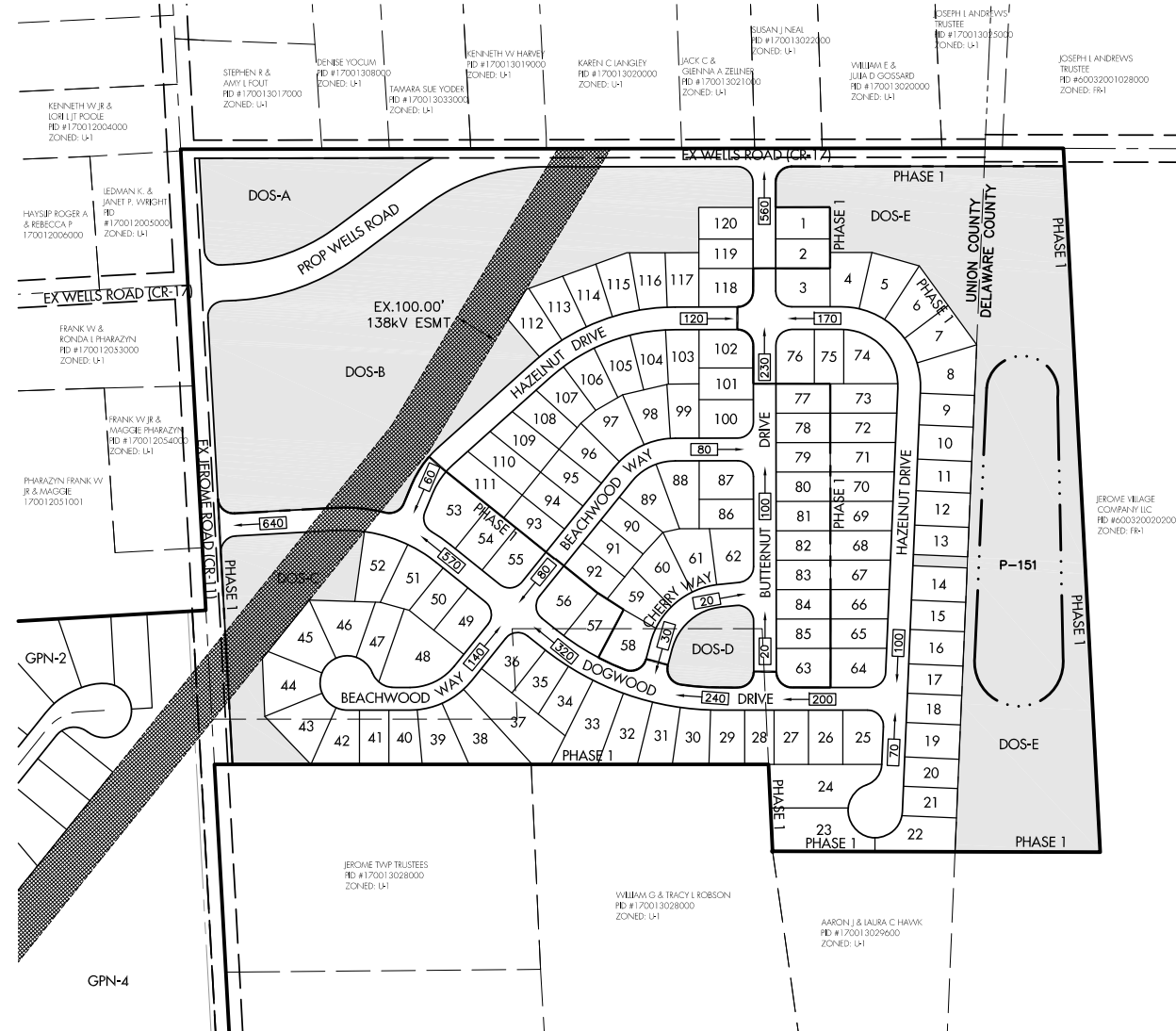
APPROVED: RES. NO. 349-10, AUGUST 12, 2010

#### ZONING

GLACIER PARK NEIGHBORHOOD, SECTION 3 WAS ZONED PUD AS PART OF THE JEROME VILLAGE DEVELOPMENT APPROVED BY JEROME TOWNSHIP, APRIL 23, 2007.

#### UTILITY COMPANIES

- ELECTRIC**  
UNION RURAL ELECTRIC  
15461 U.S. ROUTE 36E  
P.O. BOX 393  
MARYSVILLE, OHIO 43040  
P: (937) 642-1826  
F: (937) 644-4239
- TELEPHONE/CABLE/INTERNET**  
TIME WARNER CABLE  
P.O. BOX 2553  
COLUMBUS, OHIO 43216  
P: (614) 481-5263  
F: (614) 255-6428
- VERIZON**  
550 LEADER STREET  
MARION, OHIO 43302  
P: (740) 383-0729  
F: (937) 382-1910
- GAS**  
COLUMBIA GAS  
920 W. GOODALE BLVD  
COLUMBUS, OH 43212  
P: (614) 460-2172  
F: (614) 989-1207
- WATER**  
CITY OF MARYSVILLE  
PUBLIC SERVICE CENTER  
455 NORTH MAPLE STREET  
MARYSVILLE, OHIO 43040  
P: (937) 642-0116  
F: (937) 642-0179
- SANITARY SEWER**  
JEROME VILLAGE  
COMMUNITY AUTHORITY  
720 EAST BROAD STREET  
COLUMBUS, OHIO 43215  
P: (614) 242-4000  
F: (614) 242-4001
- CITY OF MARYSVILLE  
WASTEWATER DEPARTMENT**  
12901 BEECHER-GAMBLE ROAD  
MARYSVILLE, OHIO 43040  
P: (937) 642-1036  
F: (937) 642-9792



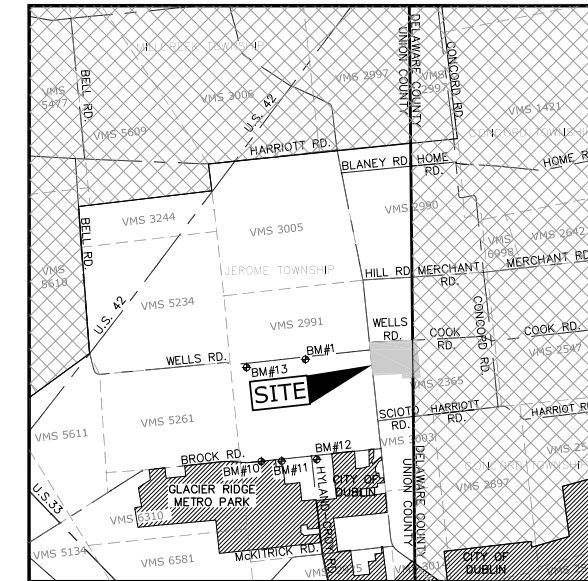
INDEX MAP  
SCALE: 1" = 200'

#### SHEET INDEX

- 1 COVER SHEET
- 2 TYPICAL SECTIONS & DETAILS
- 3 PRELIMINARY PLAT
- 4 OVERALL COMPOSITE UTILITY PLAN
- 5-7 DETAIL COMPOSITE UTILITY PLAN
- 8-17 PRELIMINARY PLAN & PROFILE
- 18-19 JEROME ROAD (CR-11) WIDENING
- 20-21 WELLS ROAD (CR-17) WIDENING
- 22 EXISTING CONDITIONS PLAN
- 23 OVERALL GRADING PLAN
- 24-26 DETAIL GRADING PLANS
- 27 STORMWATER MANAGEMENT PLAN
- 28 STORMWATER POLLUTION PREVENTION PLAN

#### NOTE:

1. 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.



LOCATION MAP  
SCALE: 1" = 4000'

#### GENERAL DEVELOPMENT SUMMARY

DESCRIPTION	PROPOSED	ZONED
<b>TOTAL AREA</b>	64.123 ACRES	51.7 ACRES
GPN-3 OPEN SPACE	25.690 ACRES	23.0 ACRES
RIGHT-OF-WAY (50')	10.005 ACRES	-
EXISTING RIGHT-OF-WAY	1.857 ACRES	-
LOTS	26.568 ACRES	-
<b>NUMBER OF LOTS</b>	120	95
65' FRONTAGE @ BUILDING LINE	84	-
70' FRONTAGE @ BUILDING LINE	16	-
76' FRONTAGE @ BUILDING LINE	20	-
<b>DENSITY</b>		
GROSS (# LOTS/TOTAL AREA)	1.871 UNITS/AC	1.838 UNITS/AC
NET (# LOTS/LOT AREA)	4.516 UNITS/AC	-
<b>MINIMUM LOT SIZE</b>		
65' FRONTAGE @ BUILDING LINE	8,450 SF	-
70' FRONTAGE @ BUILDING LINE	9,100 SF	-
76' FRONTAGE @ BUILDING LINE	9,880 SF	-
<b>SETBACKS</b>		
FRONT YARD	25' TO ROW	-
REAR YARD	30'	-
SIDE YARD	5'	-

DOS = DEDICATED OPEN SPACE  
OSR = OPEN SPACE RESERVE (PER MASTER LAND PLAN)

#### DEVELOPER/OWNER:

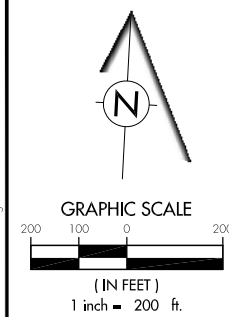
**JEROME VILLAGE**  
JEROME VILLAGE COMPANY, LLC  
ATTN: GARY NUSS  
375 N. FRONT STREET  
COLUMBUS, OH 43215  
P: 614-857-2334  
F: 614-857-2346

#### SURVEYOR

BENCHMARK SURVEYING & MAPPING CO.  
ATTN: TONY MEACHAM, P.S., P.L.S.  
70 SOUTH LIBERTY STREET, SUITE 102  
POWELL, OH 43065

P: 614-880-1201  
F: 614-880-1202

SURVEY DATA		
DESCRIPTION	EXISTING PARCEL ID NUMBER	BOUNDARY SURVEY DATE
BARRY	170012051400	6/20/2002
SIKMANN	170012057000	9/23/2002
J.A.S. LTD (SLANE)	170012051100	9/29/2006
MCCHEM, JR.	17002013041	8/11/2007



APPROVALS	BY	DATE

**TerrainEvolution**  
Your bridge between Vision and Success

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

JEROME TOWNSHIP, UNION COUNTY, OHIO

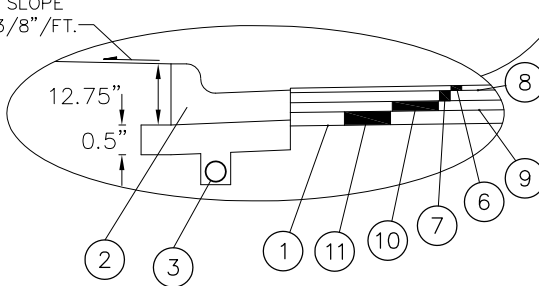
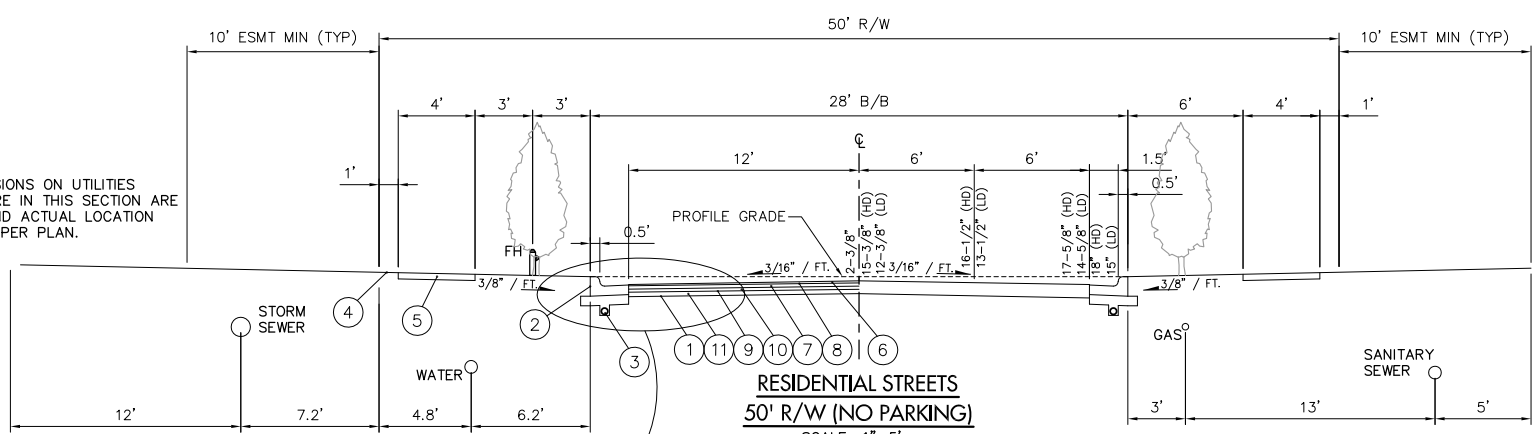
**JEROME VILLAGE**  
P. 614-857-2334  
GLACIER PARK NEIGHBORHOOD SECTION 3  
NOT FOR CONSTRUCTION  
COVER SHEET

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

DESIGN	DRAFT	CHECK
JPW	DGR	TBR

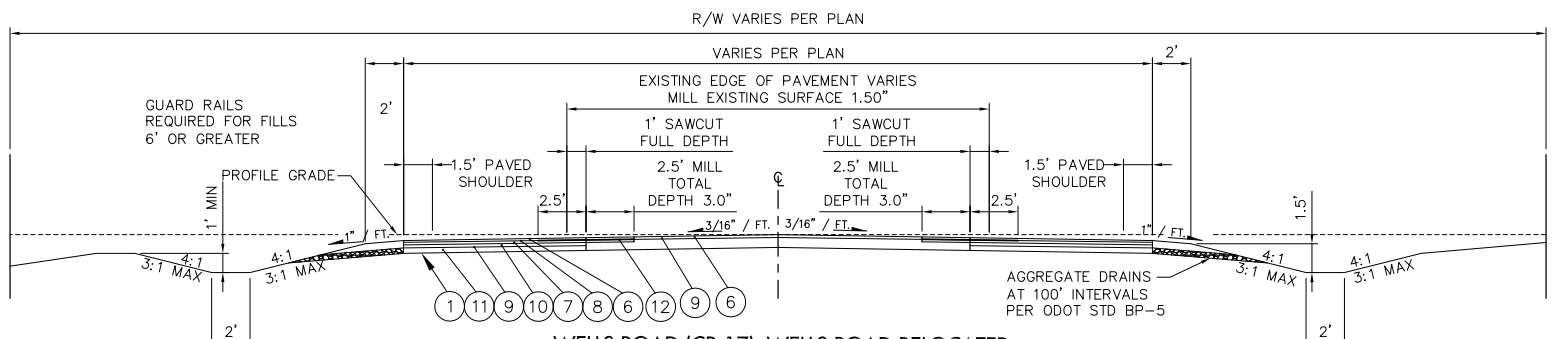
PROJECT NO.: 124015  
DATE: APRIL 2013  
SCALE:  
HORIZONTAL: 1" = 200'  
VERTICAL: N/A

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



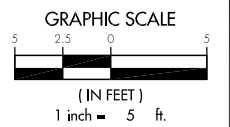
**RESIDENTIAL STREETS**  
50' R/W (NO PARKING)  
SCALE: 1"=5'  
DESIGN SPEED = 30 MPH  
POSTED SPEED = 25 MPH

- |  |  |  |
|--|--|--|
| COMMON ALL SECTIONS                                  | BEACHWOOD WAY<br>0+49.00 TO 6+66.19<br>7+64.19 TO 11+74.13 | DOGWOOD DRIVE<br>0+24.77 TO 15+99.05                         |
| 1 ITEM 204, SUBGRADE                                 | CHERRY WAY<br>0+54.25 TO 3+30.32                           | HAZELNUT DRIVE<br>0+45.94 TO 9+47.56<br>10+45.56 TO 21+45.24 |
| 2 ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER | HAZELNUT DRIVE<br>21+45.24 TO 23+50.61                     | BUTTERNUT DRIVE<br>0+26.68 TO 11+67.38                       |
| 3 ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE | 6 1.25" OF 448-TYPE 1                                      | 7 1.75" OF 448-TYPE 2  |
| 4 ITEM 659, SEEDING & MULCHING                       | 7 1.75" OF 448-TYPE 2                                      | 8 ITEM 407, TACK COAT (0.075 GAL/SY)                         |
| 5 ITEM 608, 4" CONCRETE SIDEWALK                     | 8 ITEM 407, TACK COAT (0.075 GAL/SY)                       | 9 408 PRIME COAT @ 0.50 GAL/SY                               |
|  | 9 408 PRIME COAT @ 0.50 GAL/SY                             | 10 3" OF 301   |
|  | 10 3" OF 301   | 11 4" OF 304   |
|  | 11 4" OF 304   |  |
|  | SN = 2.66  | SN = 3.71  |



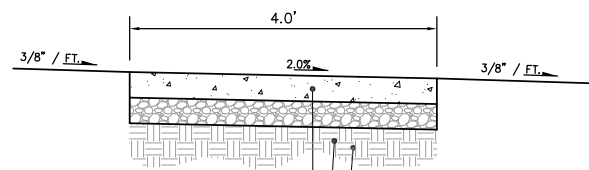
**WELLS ROAD (CR-17), WELLS ROAD RELOCATED, AND JEROME ROAD (CR-11) WIDENING OPEN DITCH SECTION**  
SCALE: 1"=5'

- |   |  |   |
|---|--|---|
| WELLS ROAD:<br>DESIGN SPEED = 40 MPH<br>POSTED SPEED = 45 MPH | JEROME ROAD:<br>DESIGN SPEED = 50 MPH<br>POSTED SPEED = 45 MPH | WELLS ROAD PROPOSED<br>58+83.00 TO 67+22.70 |
| 1 ITEM 204, SUBGRADE COMPACTION                               | 9 408 PRIME COAT @ 0.50 GAL/SY                                 | WELLS ROAD EXISTING<br>67+22.70 TO 77+80.98 |
| 6 1.50" OF 448-TYPE 1   | 10 6" OF 301   | JEROME ROAD EXISTING<br>7+10.32 TO 22+86.22 |
| 7 1.50" OF 448-TYPE 2   | 11 4" OF 304   |   |
| 8 ITEM 407, TACK COAT (0.075 GAL/SY)                          | 12 PAVEMENT REINFORCEMENT (GLASSGRID 8502 OR APPROVED EQUAL)   |   |
|   | SN = 3.71  |   |



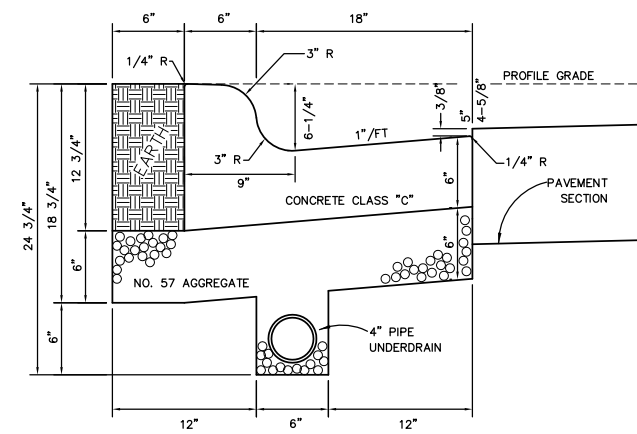
APPROVALS		DATE
BY	DATE	

CHANGE ORDER SCHEDULE		DESCRIPTION OF CHANGE
SHEET NO.	NO.	



- ODOT ITEM 608 - 4" CONCRETE SIDEWALK (6" AT DRIVEWAY LOCATIONS)  
ODOT ITEM 304 - 4" AGGREGATE BASE  
ODOT ITEM 204 - SUBGRADE COMPACTION
- NOTES:
- LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL
  - HAND-TOOLED, 3/4" DEEP JOINT EVERY 5.0' W/ 4" TOOL (RETRACED)
  - EDGES TO BE HAND-TOOLED W/ 4" TOOL (RETRACED)
  - EXPANSION JOINT EVERY 5TH BLOCK (25.0')

**CONCRETE SIDEWALK**  
NOT TO SCALE



NOTE: CLASS "C" CONCRETE, 6 1/2 BAG MIX, 7 TO 9% AIR ENTRAINMENT  
**STANDARD CONCRETE COMBINED CURB & GUTTER**  
**UNION COUNTY STD. DWG. #7**  
NOT TO SCALE

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

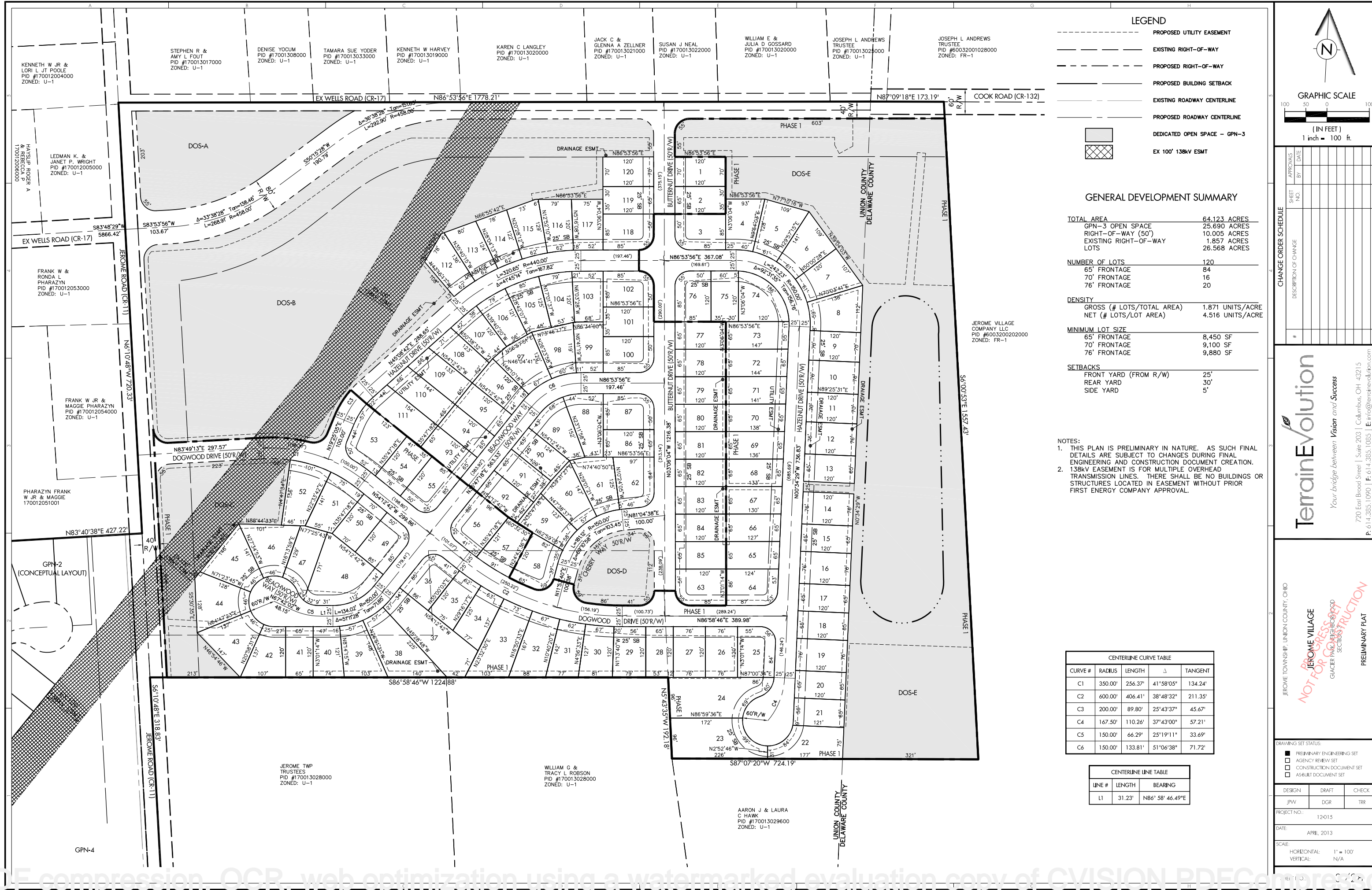
JEROME TOWNSHIP, UNION COUNTY, OHIO  
**JEROME VILLAGE**  
GLACIER PARK & HIGHLANDWOOD SECTIONS  
NOT FOR CONSTRUCTION  
TYPICAL SECTIONS & DETAILS

DRAWING SET STATUS:

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

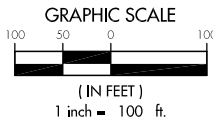
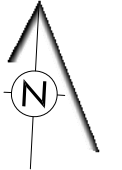
DESIGN	DRAFT	CHECK
JPW	DGR	TJR

PROJECT NO.: 12-015  
DATE: APRIL 2013  
SCALE:  
HORIZONTAL: 1"=5'  
VERTICAL: N/A



**LEGEND**

- PROPOSED UTILITY EASEMENT
- - - EXISTING RIGHT-OF-WAY
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED BUILDING SETBACK
- - - EXISTING ROADWAY CENTERLINE
- - - PROPOSED ROADWAY CENTERLINE
- DEDICATED OPEN SPACE - GPN-3
- ▨ EX 100' 138KV ESMT



**GENERAL DEVELOPMENT SUMMARY**

TOTAL AREA	64.123 ACRES
GPN-3 OPEN SPACE	25.690 ACRES
RIGHT-OF-WAY (50')	10.005 ACRES
EXISTING RIGHT-OF-WAY LOTS	1.857 ACRES
	26.568 ACRES
<b>NUMBER OF LOTS</b>	<b>120</b>
65' FRONTAGE	84
70' FRONTAGE	16
76' FRONTAGE	20
<b>DENSITY</b>	
GROSS (# LOTS/TOTAL AREA)	1.871 UNITS/ACRE
NET (# LOTS/LOT AREA)	4.516 UNITS/ACRE
<b>MINIMUM LOT SIZE</b>	
65' FRONTAGE	8,450 SF
70' FRONTAGE	9,100 SF
76' FRONTAGE	9,880 SF
<b>SETBACKS</b>	
FRONT YARD (FROM R/W)	25'
REAR YARD	30'
SIDE YARD	5'

- NOTES:
1. THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.
  2. 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.

CENTERLINE CURVE TABLE

CURVE #	RADIUS	LENGTH	Δ	TANGENT
C1	350.00'	256.37'	41°58'05"	134.24'
C2	600.00'	406.41'	38°48'32"	211.35'
C3	200.00'	89.80'	25°43'37"	45.67'
C4	167.50'	110.26'	37°43'00"	57.21'
C5	150.00'	66.29'	25°19'11"	33.69'
C6	150.00'	133.81'	51°06'38"	71.72'

CENTERLINE LINE TABLE

LINE #	LENGTH	BEARING
L1	31.23'	N86°58'46.49"E

CHANGE ORDER SCHEDULE

SHEET NO.	APPROVALS BY	DATE	DESCRIPTION OF CHANGE

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JEROME VILLAGE  
GLACIER PARK HIGH SCHOOL  
SECTIONS 3 & 4  
PRELIMINARY PLAN

NOT FOR CONSTRUCTION

DRAWING SET STATUS:

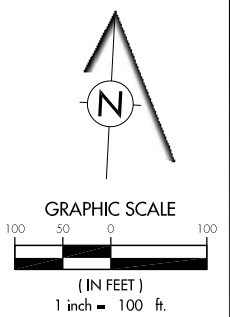
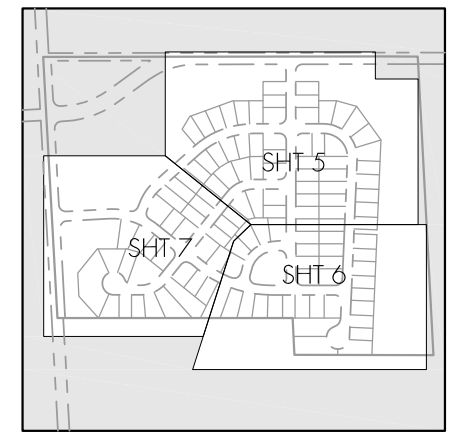
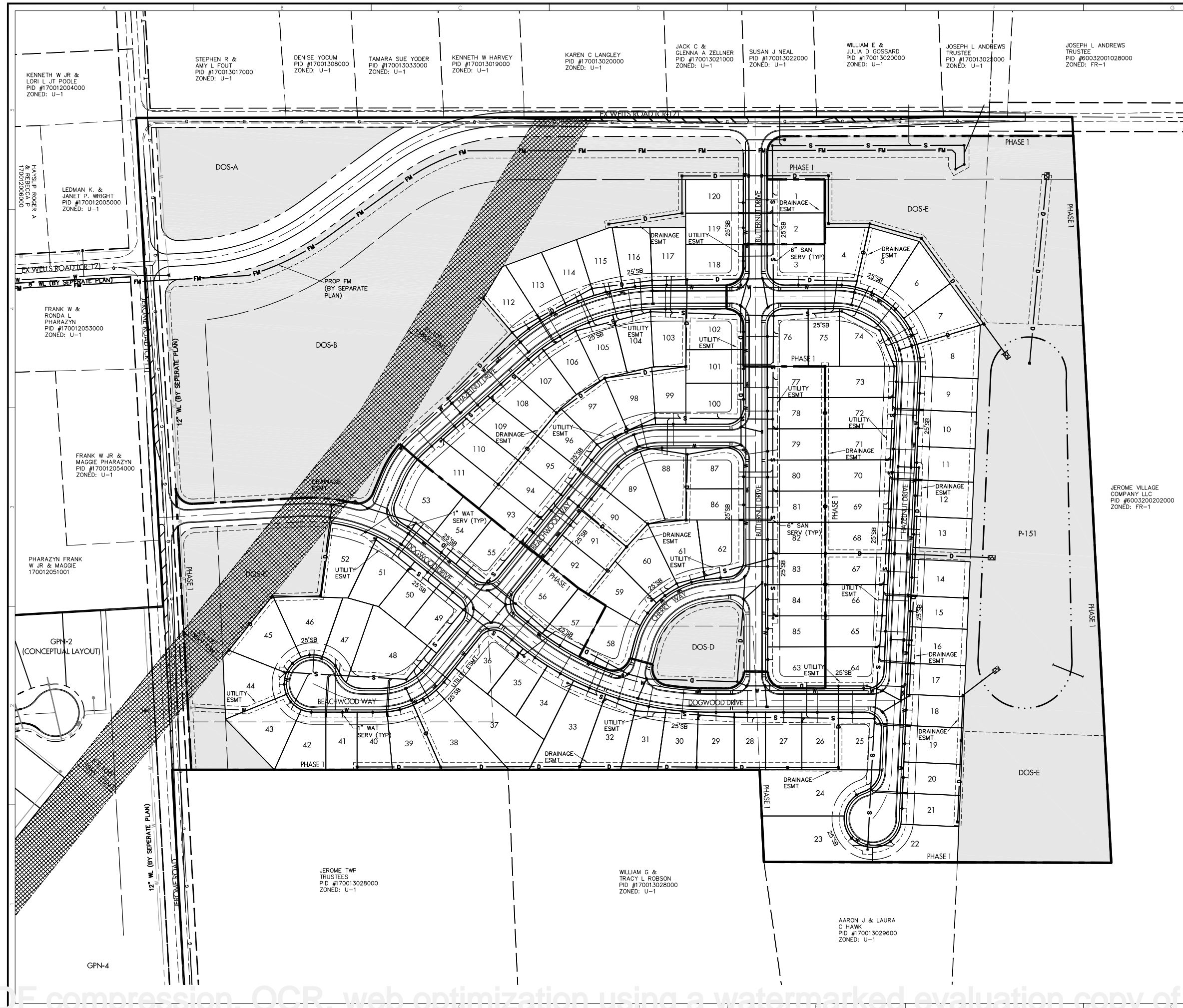
- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TBR

PROJECT NO.: 12415

DATE: APRIL 2013

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



INDEX  
SCALE: 1"=500'

**LEGEND**

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE & CORP STOP
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ODOT 203 FILL
- DEDICATED OPEN SPACE - GPN-3
- SIGHT DISTANCE
- EX 100' 138KV ESMT

- NOTES:**
- THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.
  - 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.
  - ALL PROPOSED CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE PERFORMED BETWEEN THE HOURS OF 10:00 PM AND 5:00 AM. ADDITIONALLY, EACH CONNECTION SHALL BE COMPLETED WITHIN ONE (1) NIGHT. THE CONTRACTOR SHALL NOTIFY THE CITY OF MARYSVILLE AND THE UNION COUNTY ENGINEER'S OFFICE A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO NIGHT-WORK CONSTRUCTION ASSOCIATED WITH THE CONNECTION OF THE PROPOSED WATER MAINS.

APPROVALS	BY	DATE

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

JEROME VILLAGE  
GLACIER PARK HIGHWOOD  
SECTIONS 3 & 4  
OVERALL COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

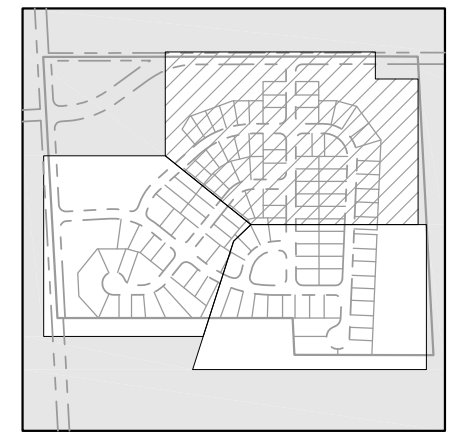
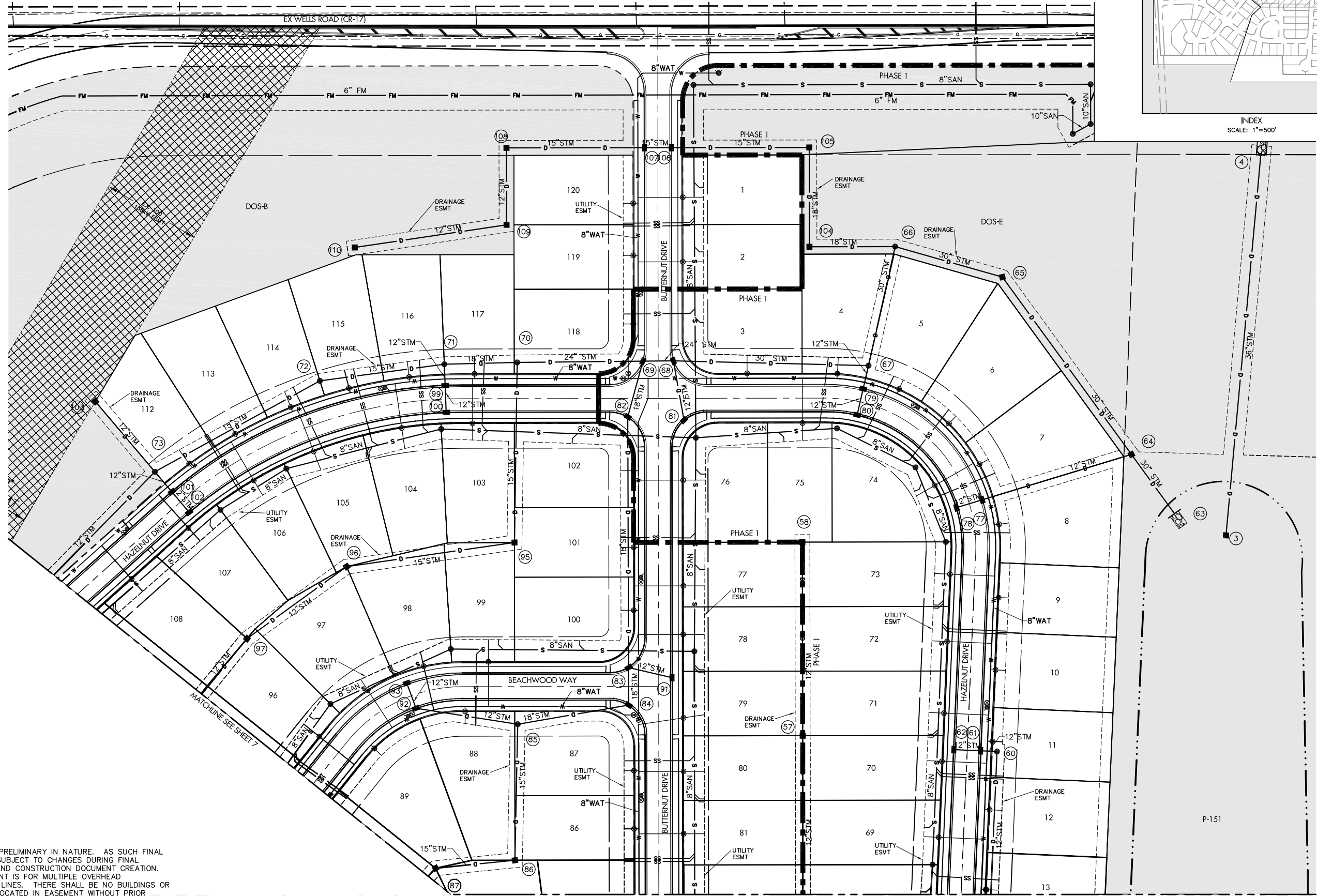
- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TBR

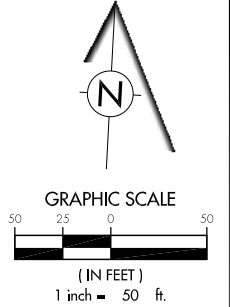
PROJECT NO.: 12415  
DATE: APRIL 2013  
SCALE: HORIZONTAL: 1" = 100'  
VERTICAL: N/A

**LEGEND**

- - - - -	PROPOSED UTILITY EASEMENT	—●—	PROPOSED ROADWAY CENTERLINE	—○—	PROPOSED WATER SERVICE & CORP STOP	[Hatched Box]	ODOT 203 FILL
- - - - -	EXISTING RIGHT-OF-WAY	—W—	PROPOSED WATERLINE	—○—	PROPOSED WATER VALVE	[Solid Grey Box]	DEDICATED OPEN SPACE - GPN-3
- - - - -	PROPOSED RIGHT-OF-WAY	—S—	PROPOSED SANITARY SEWER	—○—	PROPOSED FIRE HYDRANT	[Solid Grey Box]	SIGHT DISTANCE
- - - - -	PROPOSED BUILDING SETBACK	—D—	PROPOSED STORM SEWER	—○—	PROPOSED STORM SEWER MANHOLE	[Solid Grey Box]	EX 100' 138KV ESMT
- - - - -	EXISTING ROADWAY CENTERLINE	—SS—	PROPOSED SANITARY SERVICE	—○—	PROPOSED CATCH BASIN	[Solid Grey Box]	PROPOSED STORM SEWER STRUCTURE NUMBER
		●	PROPOSED SANITARY MANHOLE	■	PROPOSED CURB INLET		



INDEX  
SCALE: 1"=500'



APPROVALS	BY	DATE

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Your bridge between Vision and Success  
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JEROME TOWNSHIP, UNION COUNTY, OHIO  
**JEROME VILLAGE**  
GLACIER PARK NEIGHBORHOOD  
SECTIONS 3, 4  
**NOT FOR CONSTRUCTION**  
DETAIL COMPOSITE UTILITY PLAN

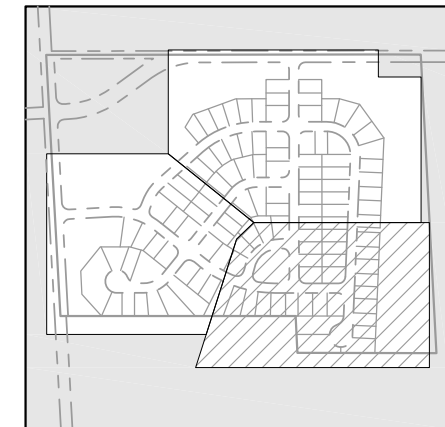
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JPW	DGR	TBR
PROJECT NO.:	124015	
DATE:	APRIL 2013	
SCALE:	HORIZONTAL: 1" = 50' VERTICAL: N/A	

NOTES:  
1. THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.  
2. 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL

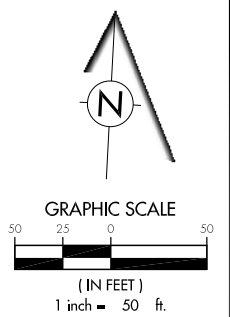
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P-151



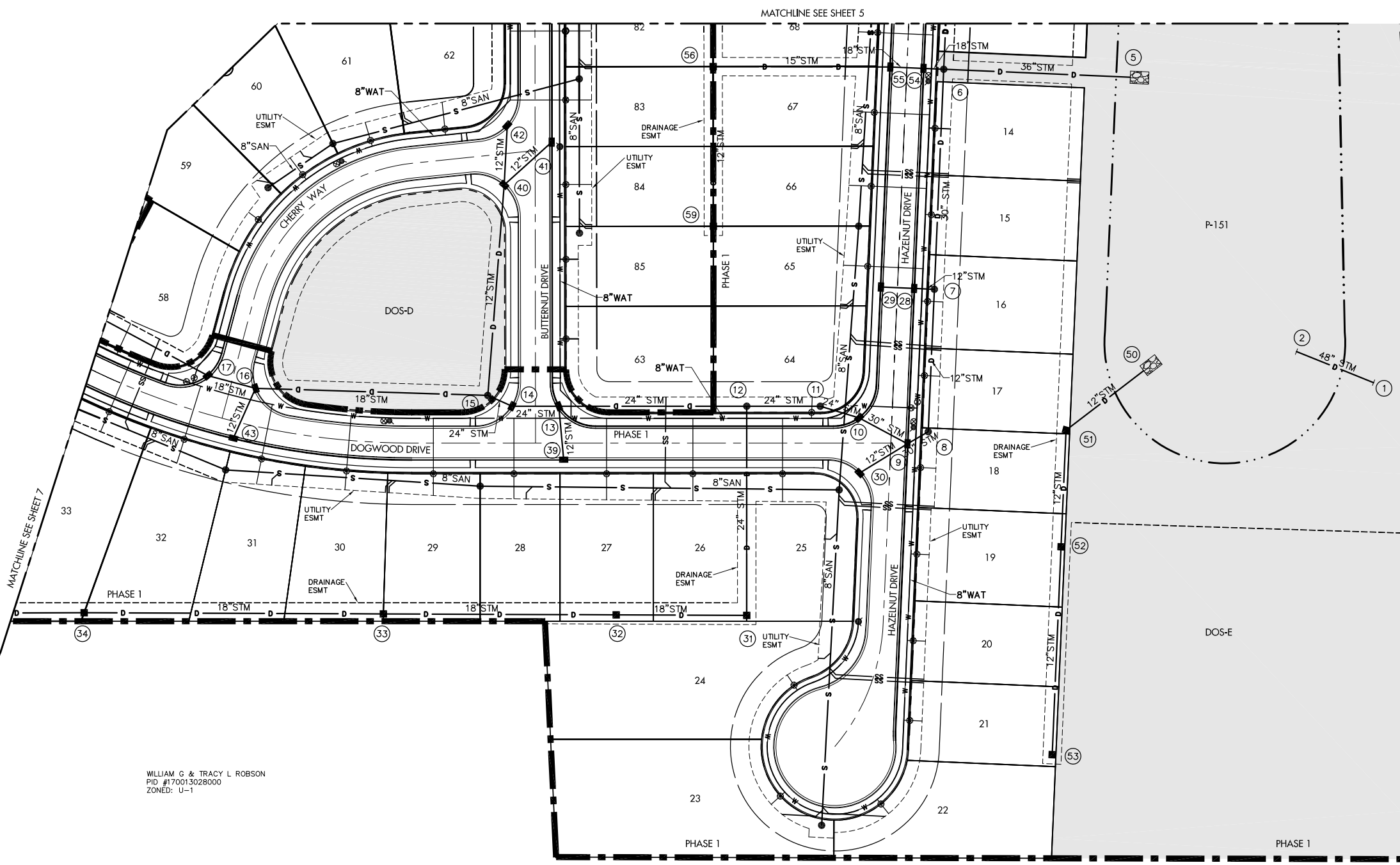


INDEX  
SCALE: 1"=500'



- ### LEGEND
- PROPOSED UTILITY EASEMENT
  - - - EXISTING RIGHT-OF-WAY
  - - - PROPOSED RIGHT-OF-WAY
  - - - PROPOSED BUILDING SETBACK
  - - - EXISTING ROADWAY CENTERLINE
  - - - PROPOSED ROADWAY CENTERLINE
  - W - PROPOSED WATERLINE
  - S - PROPOSED SANITARY SEWER
  - D - PROPOSED STORM SEWER
  - SS - PROPOSED SANITARY SERVICE
  - PROPOSED SANITARY MANHOLE
  - PROPOSED WATER SERVICE & CORP STOP
  - PROPOSED WATER VALVE
  - ⊙ PROPOSED FIRE HYDRANT
  - PROPOSED STORM SEWER MANHOLE
  - PROPOSED CATCH BASIN
  - PROPOSED CURB INLET
  - ▨ ODOT 203 FILL
  - ▩ DEDICATED OPEN SPACE - GPN-3
  - - - SIGHT DISTANCE
  - ▨ EX 100' 138KV ESMT
  - PROPOSED STORM SEWER STRUCTURE NUMBER

NOTE:  
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ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.



WILLIAM G & TRACY L ROBSON  
PID #170013028000  
ZONED: U-1

AARON J & LAURA C HAWK  
PID #170013029600  
ZONED: U-1

APPROVALS	BY	DATE
SHEET NO.		
DESCRIPTION OF CHANGE		
#		

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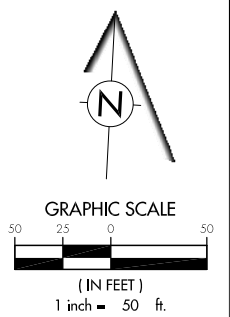
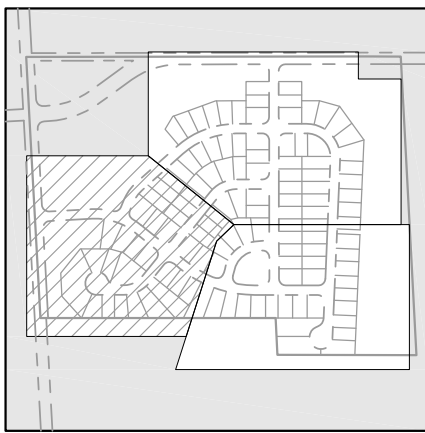
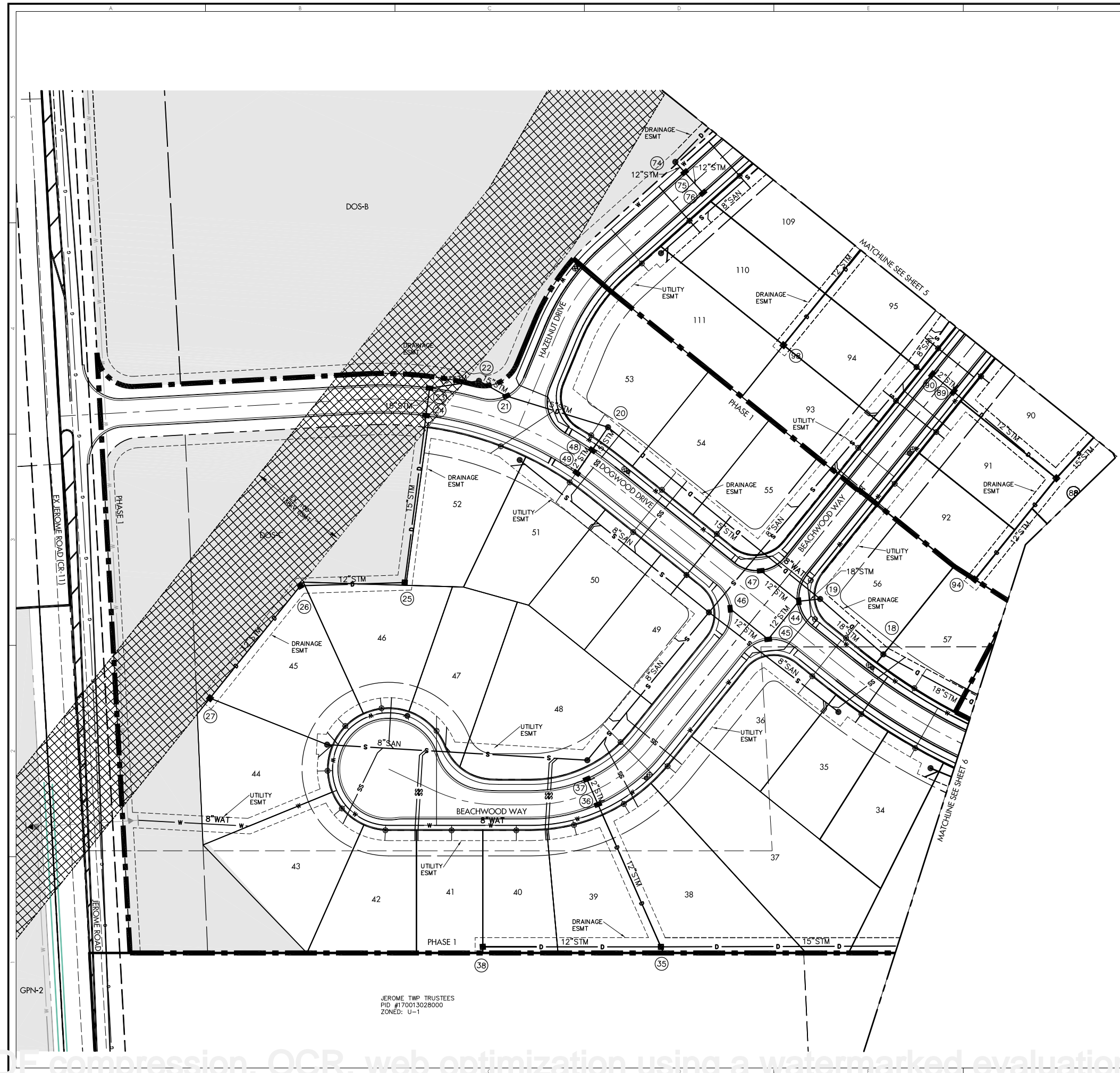
JEROME TOWNSHIP, UNION COUNTY, OHIO  
**JEROME VILLAGE**  
GLACIER PARK NEIGHBORHOOD  
SECTIONS 3 & 4  
**NOT FOR CONSTRUCTION**  
DETAIL COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 12-015  
DATE: APRIL 2013  
SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: N/A



**LEGEND**

---	PROPOSED UTILITY EASEMENT
---	EXISTING RIGHT-OF-WAY
---	PROPOSED RIGHT-OF-WAY
---	PROPOSED BUILDING SETBACK
---	EXISTING ROADWAY CENTERLINE
---	PROPOSED ROADWAY CENTERLINE
---	PROPOSED WATERLINE
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SERVICE
●	PROPOSED SANITARY MANHOLE
○	PROPOSED WATER SERVICE & CORP STOP
○	PROPOSED WATER VALVE
⊗	PROPOSED FIRE HYDRANT
●	PROPOSED STORM SEWER MANHOLE
■	PROPOSED CATCH BASIN
■	PROPOSED CURB INLET
▨	ODOT 203 FILL
□	DEDICATED OPEN SPACE - GPN-3
□	SIGHT DISTANCE
□	EX 100' 138KV ESMT
○	PROPOSED STORM SEWER STRUCTURE NUMBER

- NOTES:**
- 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.
  - THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.
  - ALL PROPOSED CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE PERFORMED BETWEEN THE HOURS OF 10:00 PM AND 5:00 AM. ADDITIONALLY, EACH CONNECTION SHALL BE COMPLETED WITHIN ONE (1) NIGHT. THE CONTRACTOR SHALL NOTIFY THE CITY OF MARYSVILLE AND THE UNION COUNTY ENGINEER'S OFFICE A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO NIGHT-WORK CONSTRUCTION ASSOCIATED WITH THE CONNECTION OF THE PROPOSED WATER MAINS.

APPROVALS	DATE
BY	
SHEET NO.	
DESCRIPTION OF CHANGE	
#	

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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
 BEACHWOOD NEIGHBORHOOD  
 SECTIONS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

**NOT FOR CONSTRUCTION**

DETAIL COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

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□	AGENCY REVIEW SET
□	CONSTRUCTION DOCUMENT SET
□	AS-BUILT DOCUMENT SET

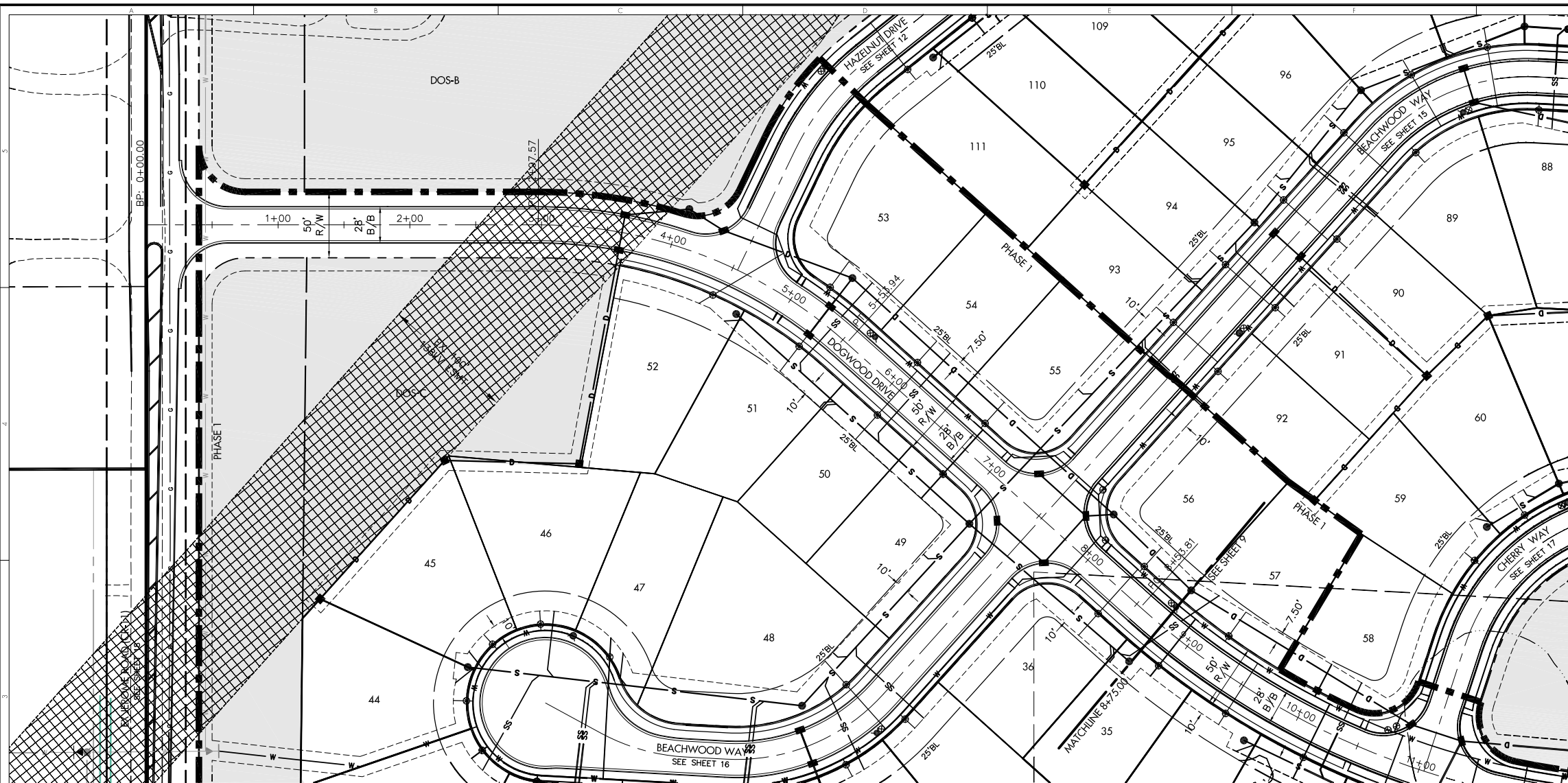
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JPW	DGR	TBR

PROJECT NO.: 124015

DATE: APRIL 2013

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

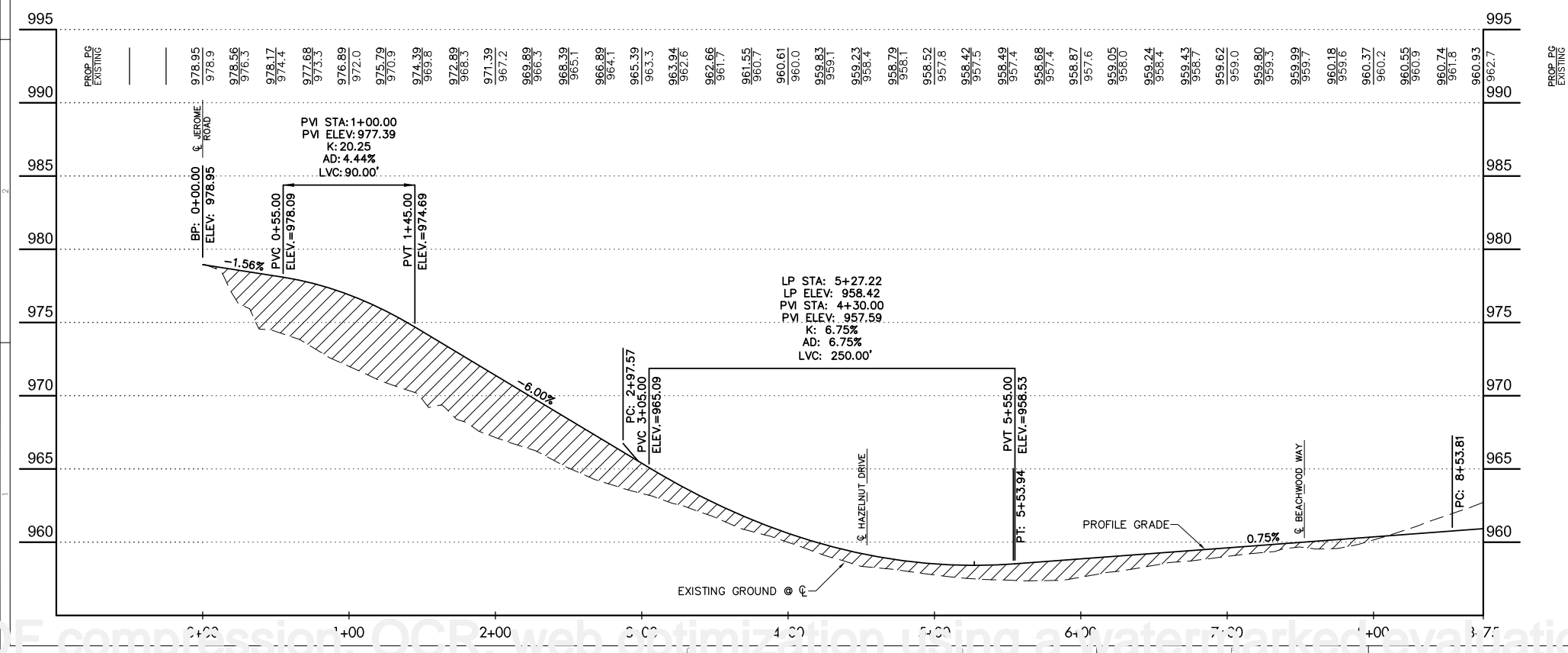
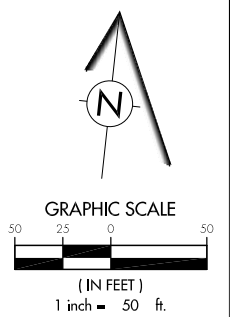
JEROME TWP TRUSTEES  
 PID #170013028000  
 ZONED: U-1



### LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE & CORP STOP
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ODOT 203 FILL
- DEDICATED OPEN SPACE - GPN-3
- SIGHT DISTANCE
- EX 100' 138kV ESMT

- NOTES:  
 1. THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.  
 2. 138kV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.



APPROVALS	
SHEET NO.	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

**NOT FOR CONSTRUCTION**

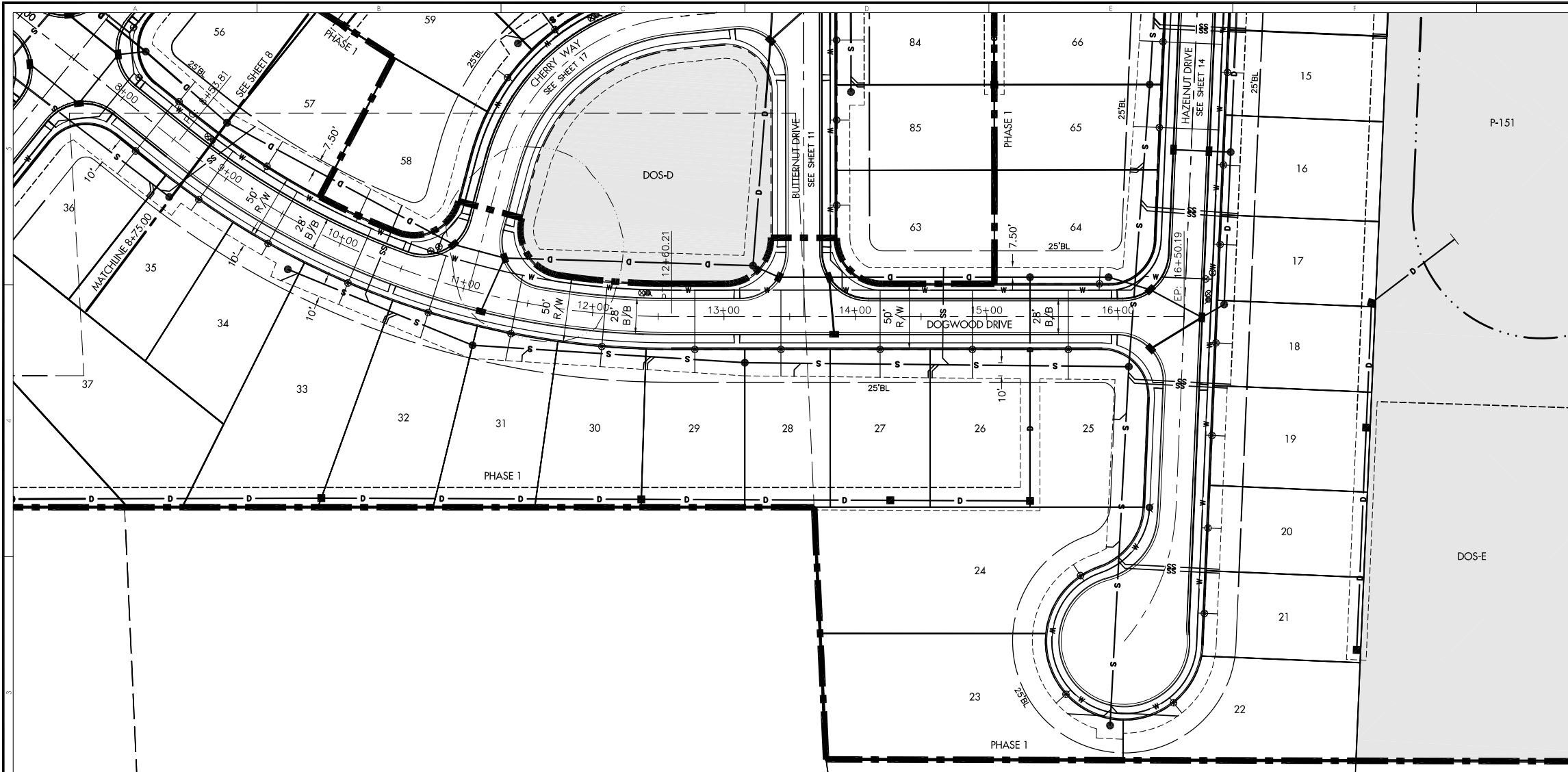
**JEROME VILLAGE**  
 GLACIER PARK & DOGWOOD SECTIONS 3  
 DOGWOOD DRIVE  
 PRELIMINARY PLAN & PROFILE  
 STA. 0+00 TO 8+77

DRAWING SET STATUS:

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<input type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
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DESIGN	DRAFT	CHECK
JPW	DGR	TRR

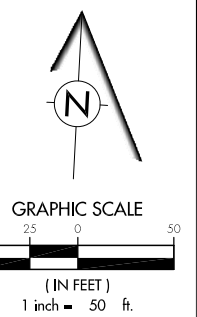
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 DATE: APRIL 2013  
 SCALE: HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'



**LEGEND**

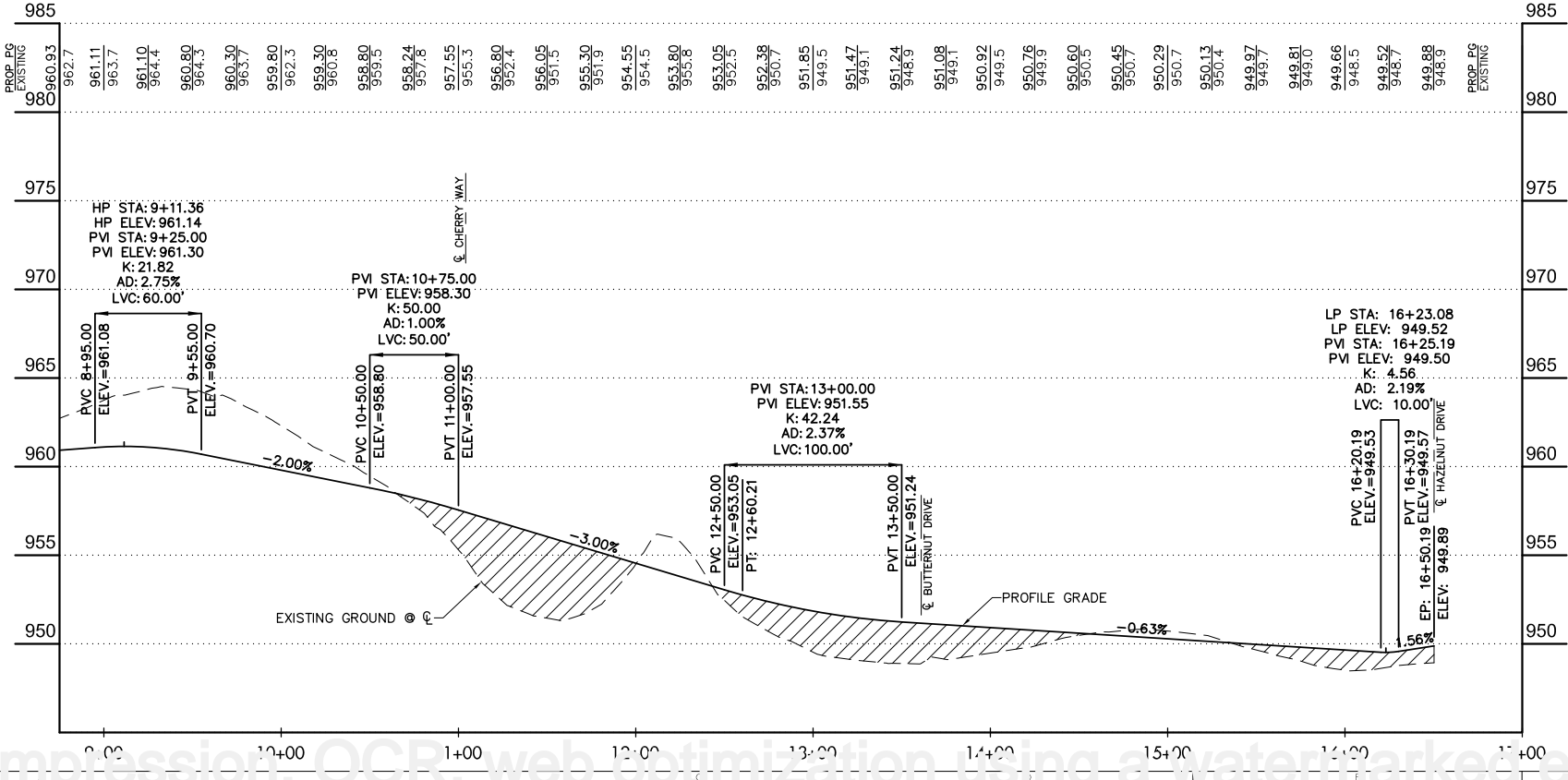
- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
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- PROPOSED WATER SERVICE & CORP STOP
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ODOT 203 FILL
- DEDICATED OPEN SPACE - GPN-3
- SIGHT DISTANCE
- EX 100' 138KV ESMT

NOTE:  
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APPROVALS		DATE
	BY	
SHEET NO.		

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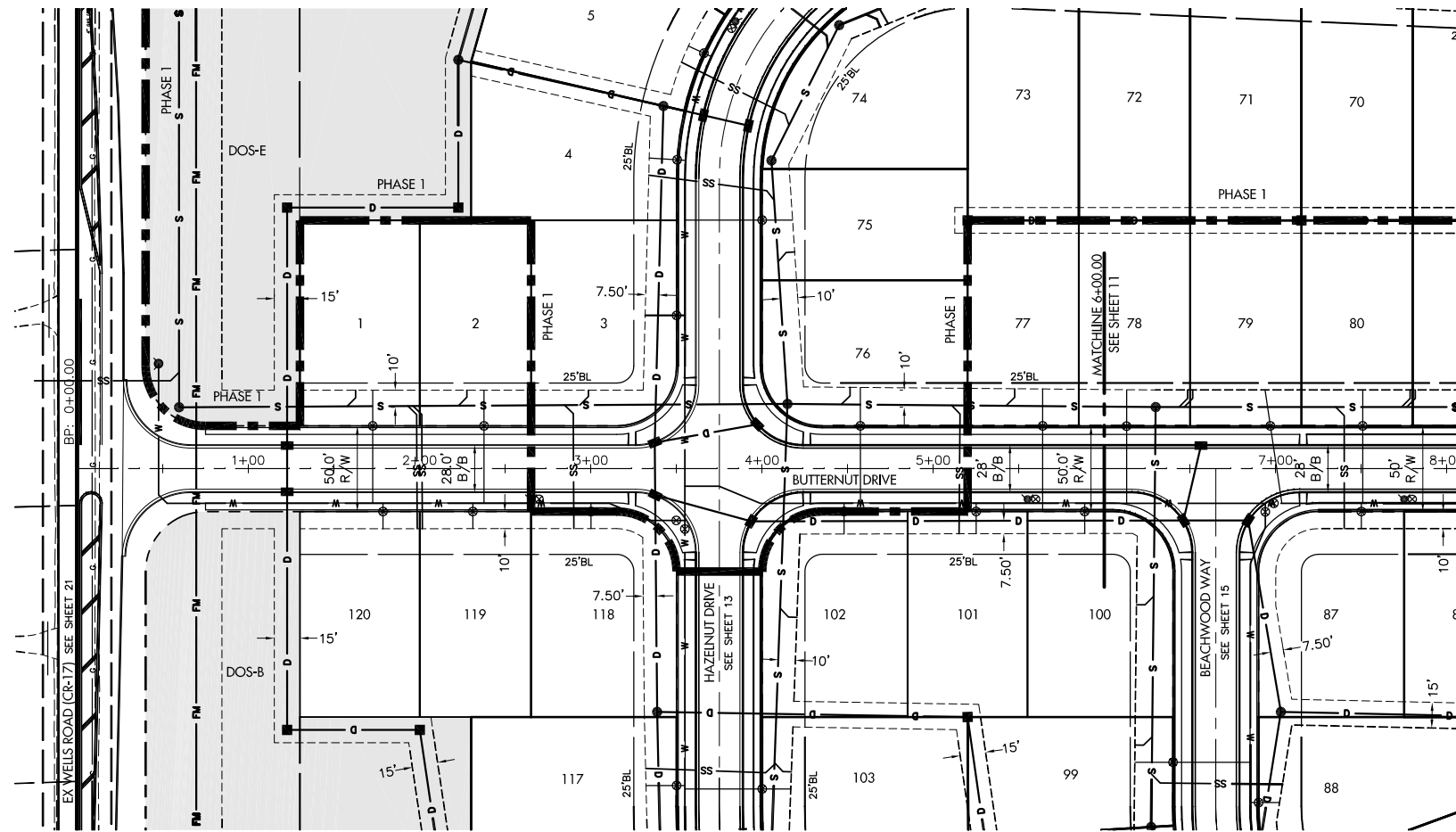


JEROME TOWNSHIP, UNION COUNTY, OHIO  
**NOT FOR CONSTRUCTION**  
 JEROME VILLAGE  
 GLACIER PARK HIGHWOOD  
 SECTIONS 3, 4  
 DOGWOOD DRIVE  
 PRELIMINARY PLAN & PROFILE  
 STA. 8+75 TO END

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

DESIGN	DRAFT	CHECK
JPW	DGR	TJR

PROJECT NO.: 12415  
 DATE: APRIL 2013  
 SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'



### LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE & CORP STOP
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ODOT 203 FILL
- DEDICATED OPEN SPACE - GPN-3
- SIGHT DISTANCE
- EX 100' 138kV ESMT

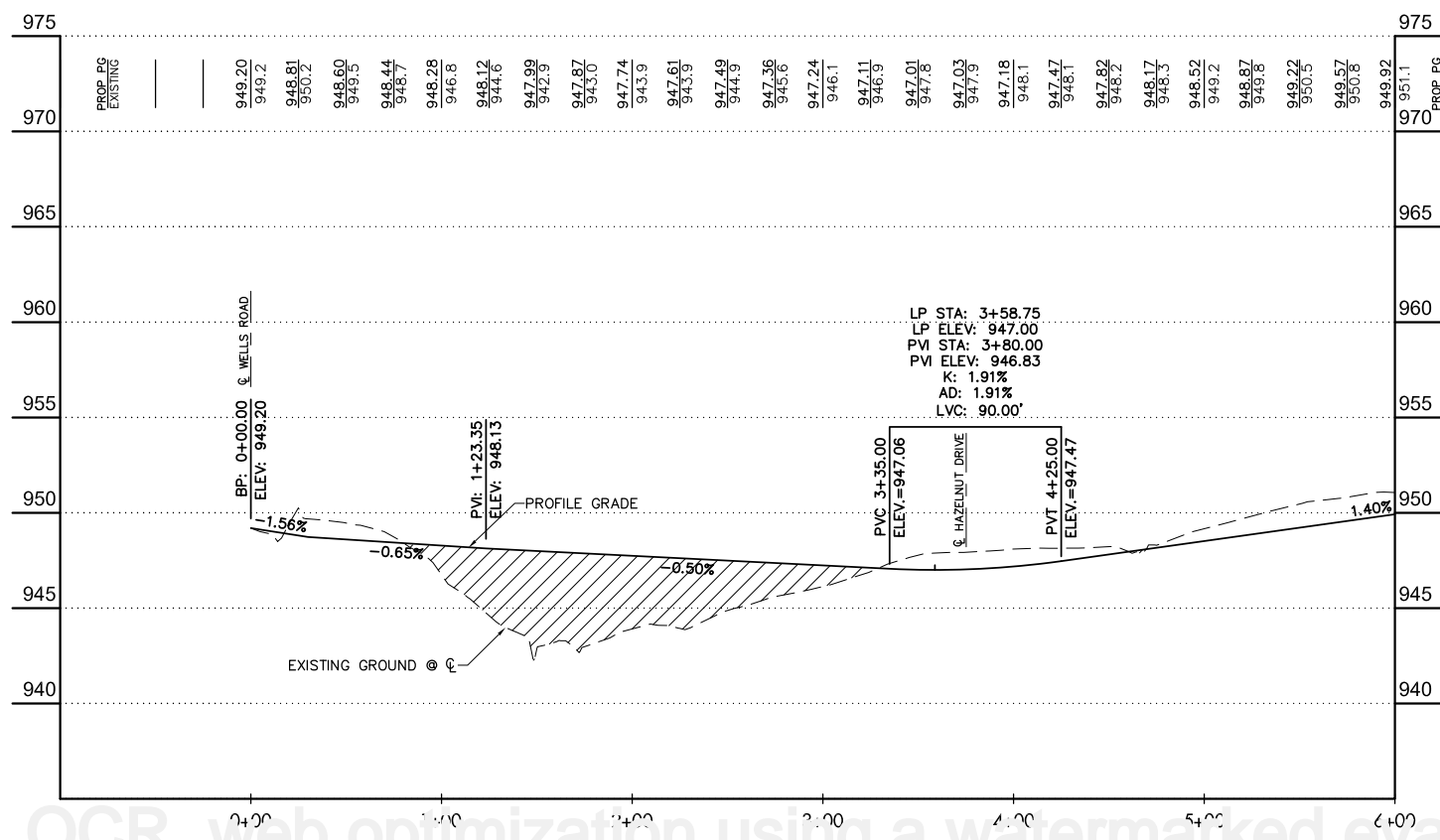
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GRAPHIC SCALE  
(IN FEET)  
1 inch = 50 ft.

APPROVALS	BY	DATE

SHEET NO.	DESCRIPTION OF CHANGE



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JEROME TOWNSHIP, UNION COUNTY, OHIO

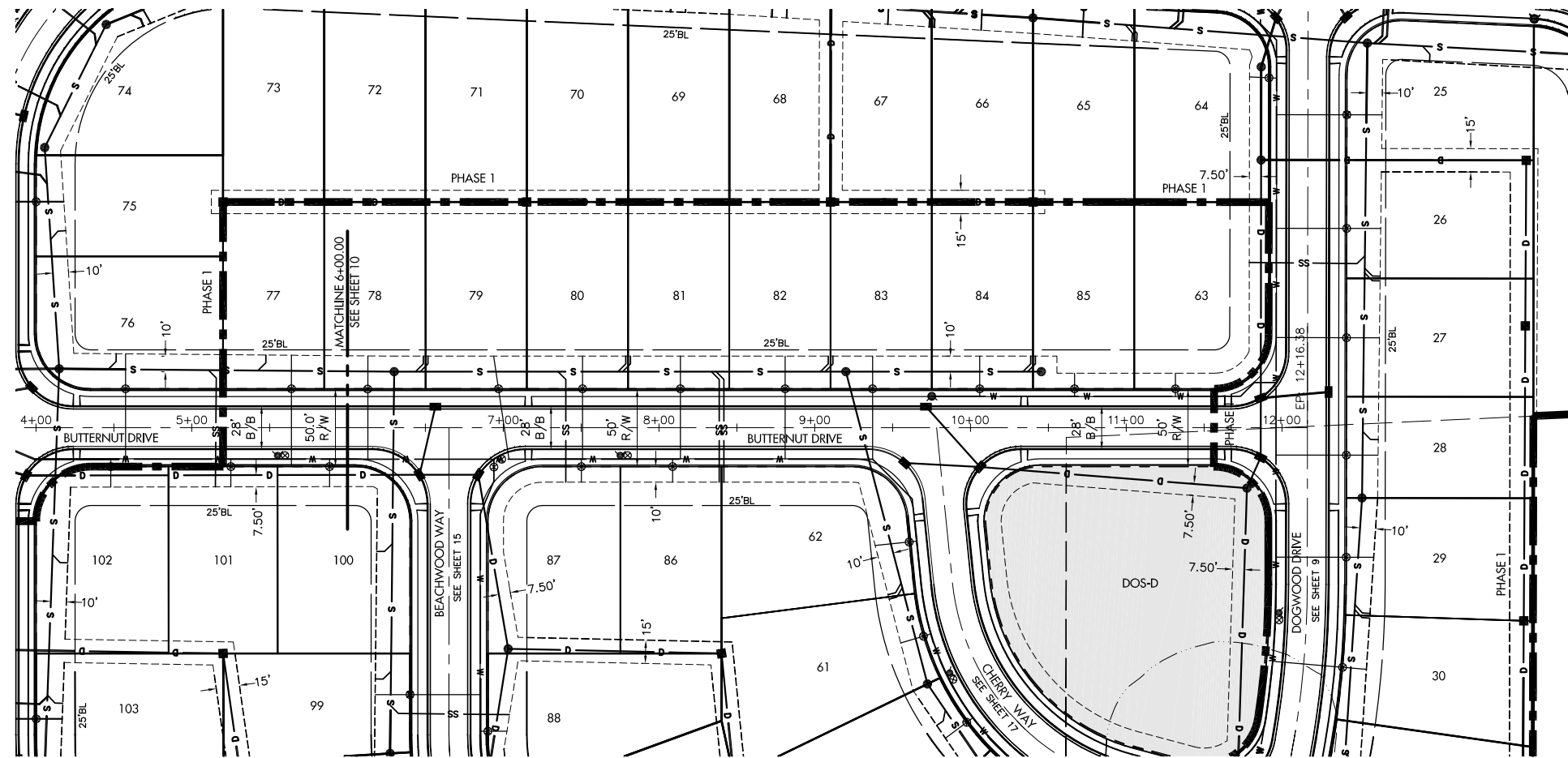
**NOT FOR CONSTRUCTION**

JEROME VILLAGE  
GLACIER PARK & HARBORWOOD  
SECTIONS 3 & 4  
BUTTERNUT DRIVE  
PRELIMINARY PLAN & PROFILE  
STA. 0+00 TO 6+00

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

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

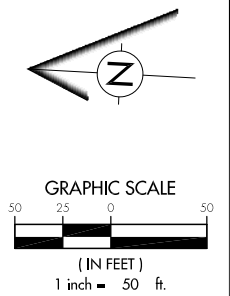
PROJECT NO.: 12415  
DATE: APRIL 2013  
SCALE: HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



### LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
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- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ▨ ODOT 203 FILL
- DEDICATED OPEN SPACE - GPN-3
- SIGHT DISTANCE
- ▨ EX 100' 138kV ESMT

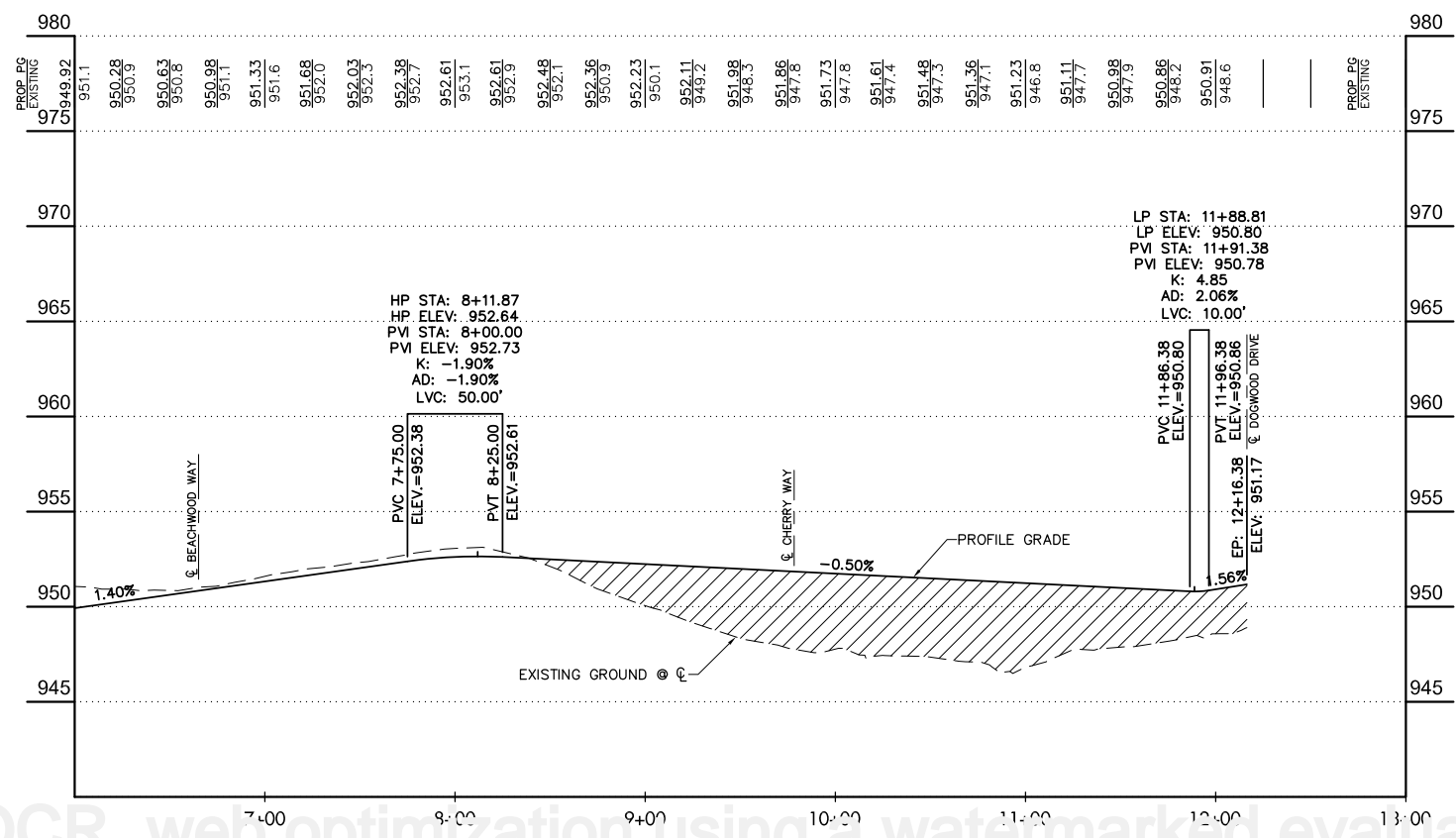
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APPROVALS	BY	DATE

SHEET NO.	DESCRIPTION OF CHANGE



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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
GLACIER PARK NEIGHBORHOOD  
SECTIONS 3 & 4

BUTTERNUT DRIVE  
PRELIMINARY PLAN & PROFILE  
STA. 6400 TO END

DRAWING SET STATUS:

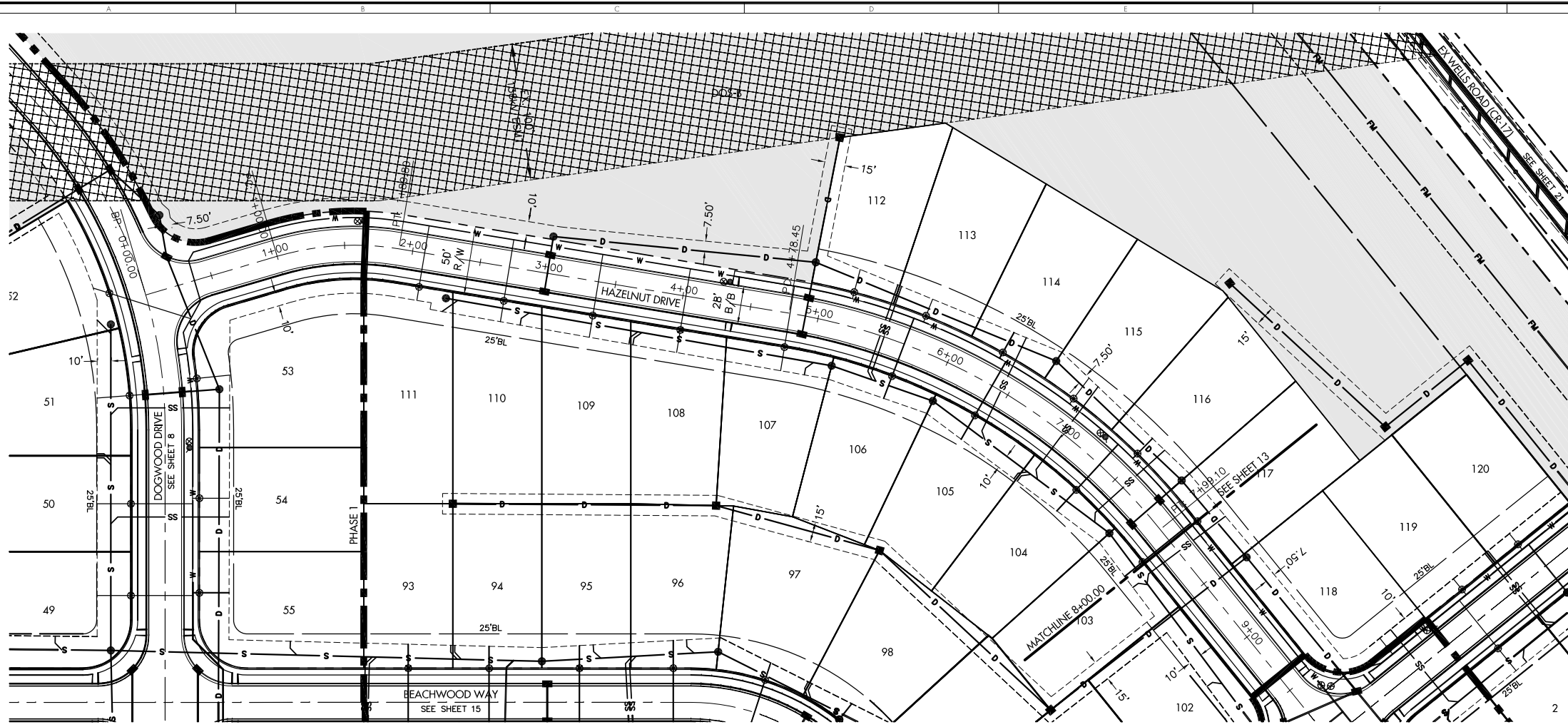
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- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 12415

DATE: APRIL, 2013

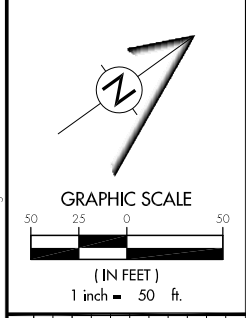
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HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



### LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
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- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ODOT 203 FILL
- DEDICATED OPEN SPACE - GPN-3
- SIGHT DISTANCE
- EX 100' 138KV ESMT

NOTES:  
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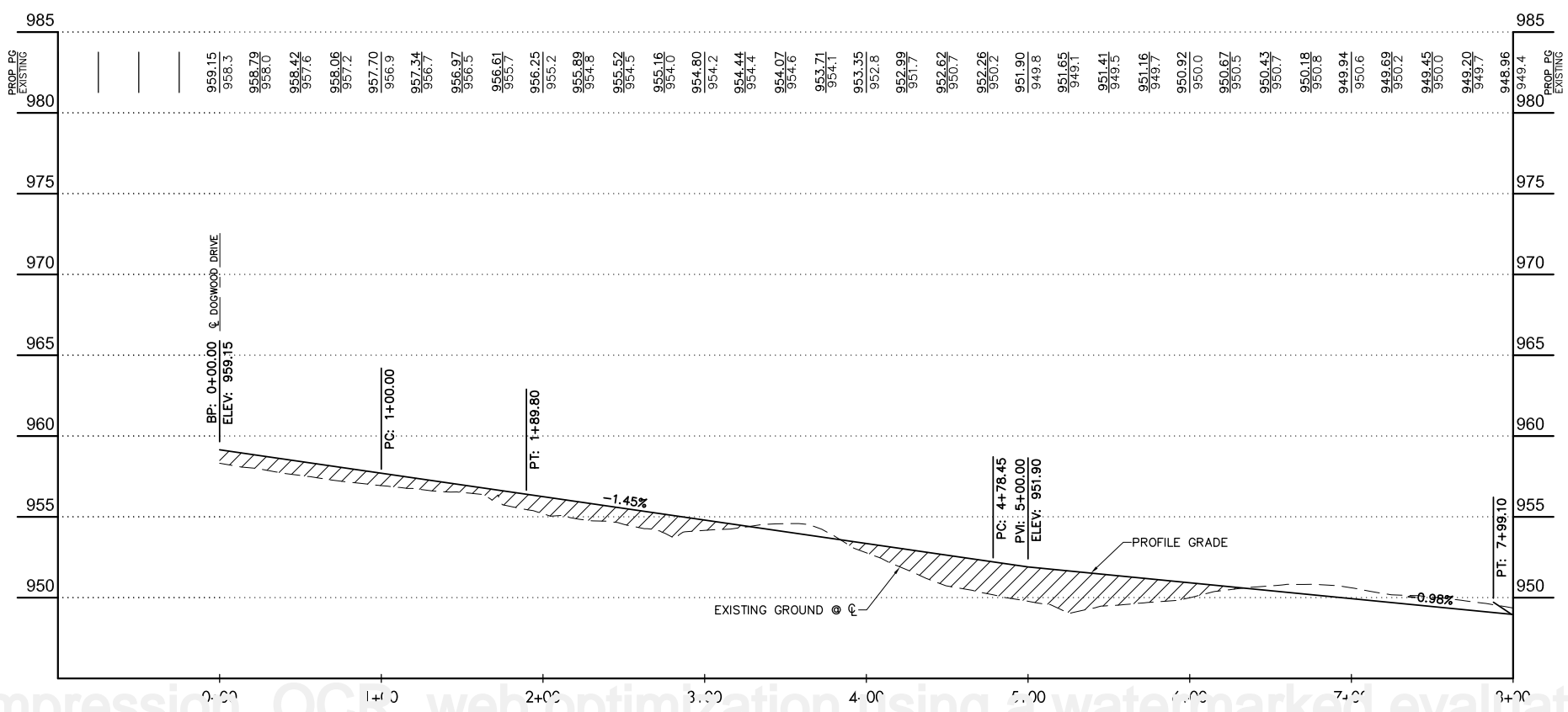


APPROVALS	DATE
BY	

SHEET NO.	DESCRIPTION OF CHANGE

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



JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
 GLACIER PARK NEIGHBORHOOD  
 SECTIONS 3, 7

**HAZELNUT DRIVE**  
 PRELIMINARY PLAN & PROFILE  
 STA. 0+00 TO 8+00

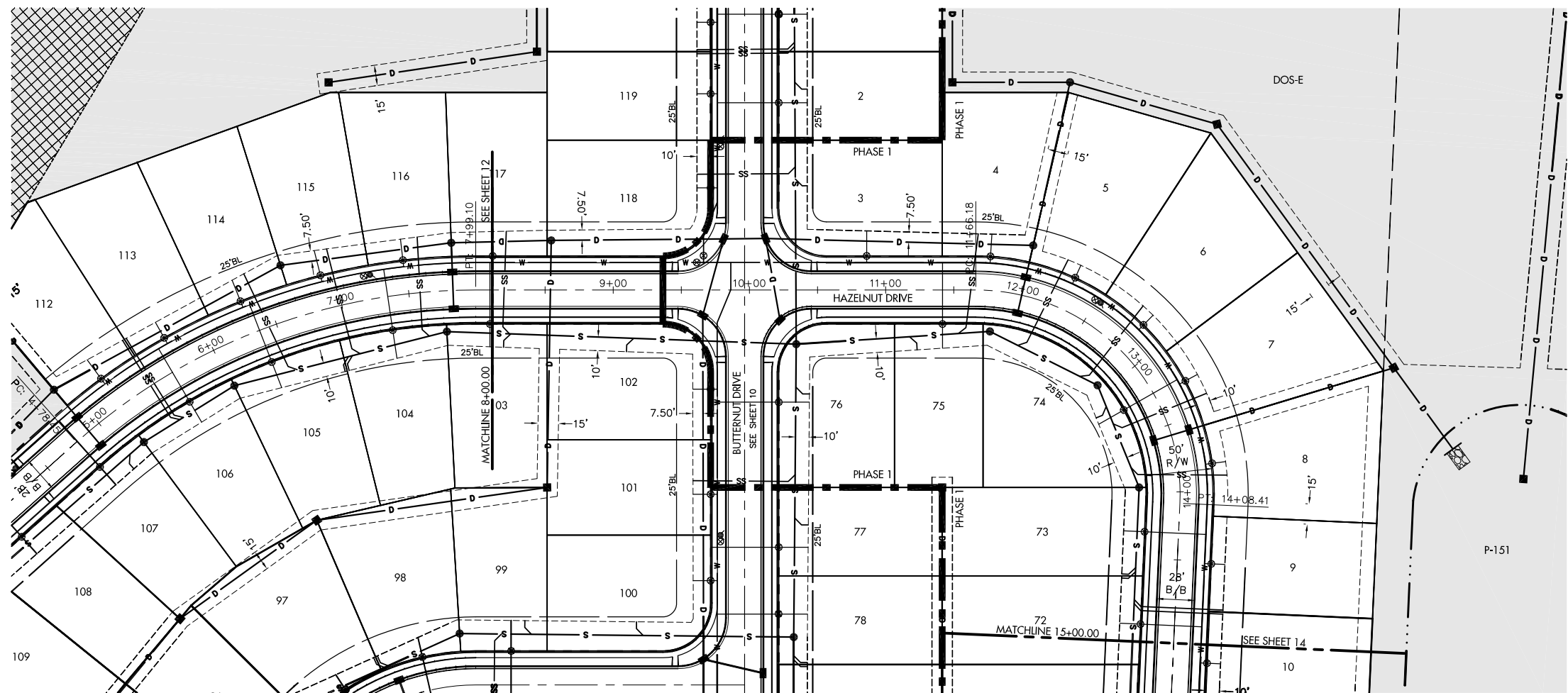
NOT FOR CONSTRUCTION

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

DESIGN	DRAFT	CHECK
JPW	DGR	TJR

PROJECT NO.: 12415  
 DATE: APRIL 2013  
 SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'

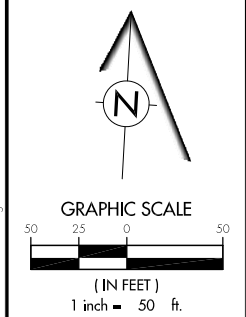
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### LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
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- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ODOT 203 FILL
- DEDICATED OPEN SPACE - GPN-3
- SIGHT DISTANCE
- EX 100' 138KV ESMT

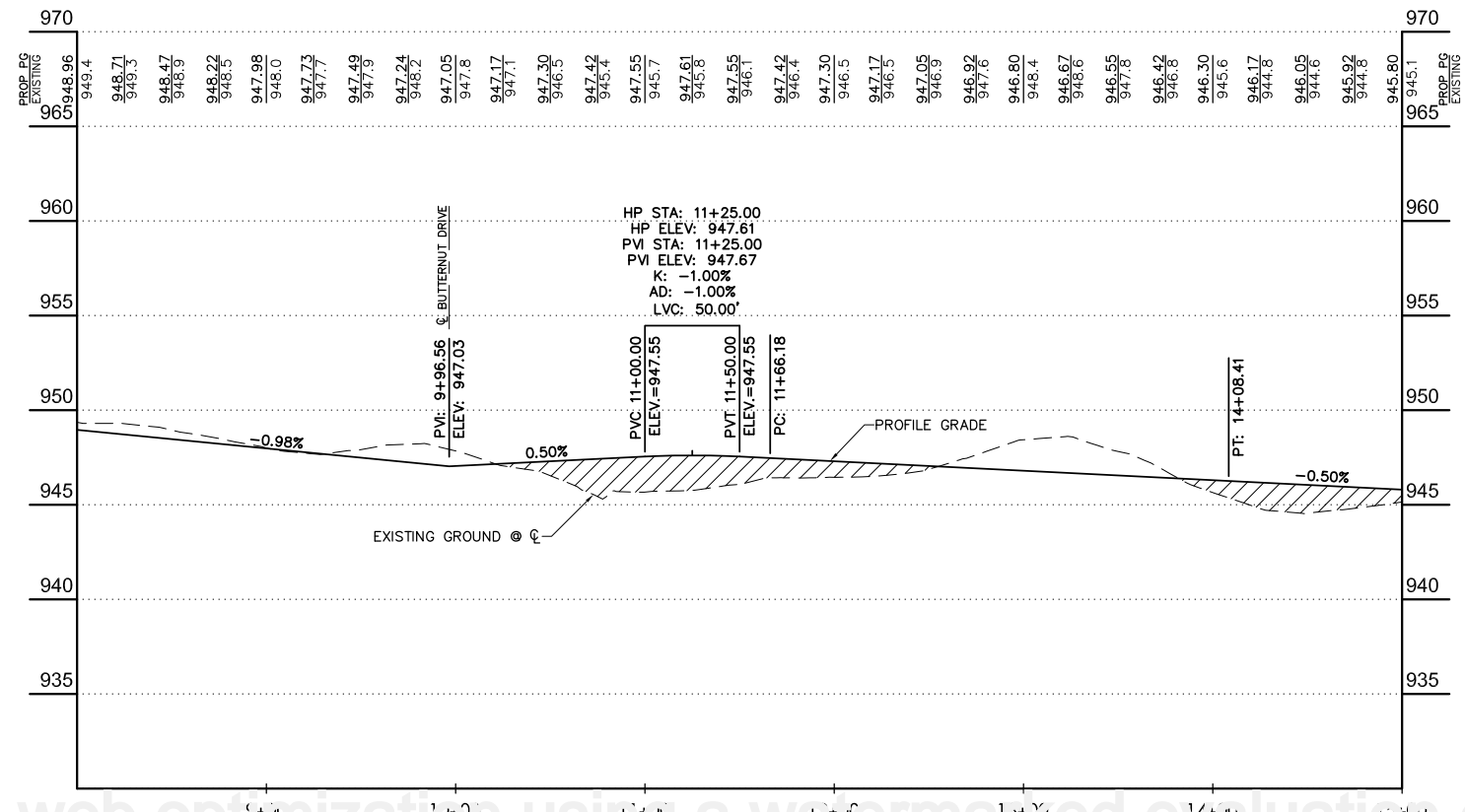
NOTE:  
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ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.



APPROVALS	BY	DATE

SHEET NO.	DESCRIPTION OF CHANGE



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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
GLACIER PARK NEIGHBORHOOD  
SECTIONS 3, 4, 5, 6, 7, 8, 9, 10

**HAZELNUT DRIVE**  
PRELIMINARY PLAN & PROFILE  
STA. 8+00 TO 15+00

DRAWING SET STATUS:

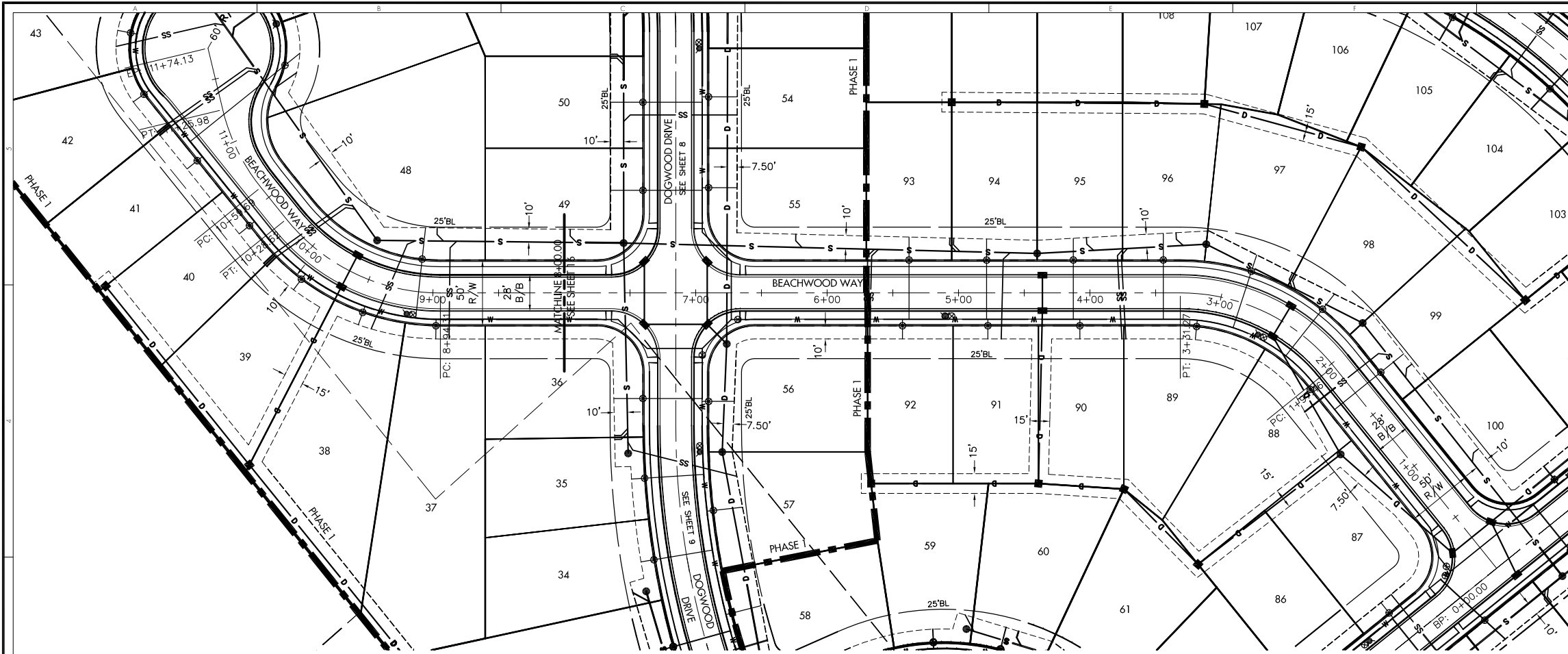
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- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TJR

PROJECT NO.: 12-015  
DATE: APRIL 2013  
SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'

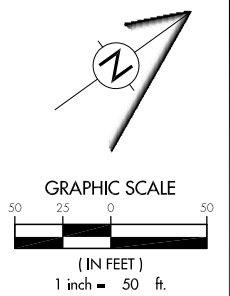






- ### LEGEND
- PROPOSED UTILITY EASEMENT
  - - - EXISTING RIGHT-OF-WAY
  - PROPOSED RIGHT-OF-WAY
  - PROPOSED BUILDING SETBACK
  - EXISTING ROADWAY CENTERLINE
  - PROPOSED ROADWAY CENTERLINE
  - PROPOSED WATERLINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED SANITARY SERVICE
  - PROPOSED SANITARY MANHOLE
  - PROPOSED WATER SERVICE & CORP STOP
  - PROPOSED WATER VALVE
  - PROPOSED FIRE HYDRANT
  - PROPOSED STORM SEWER MANHOLE
  - PROPOSED CATCH BASIN
  - PROPOSED CURB INLET
  - ▨ ODOT 203 FILL
  - ▩ DEDICATED OPEN SPACE - GPN-3
  - SIGHT DISTANCE
  - ▨ EX 100' 138kV ESMT

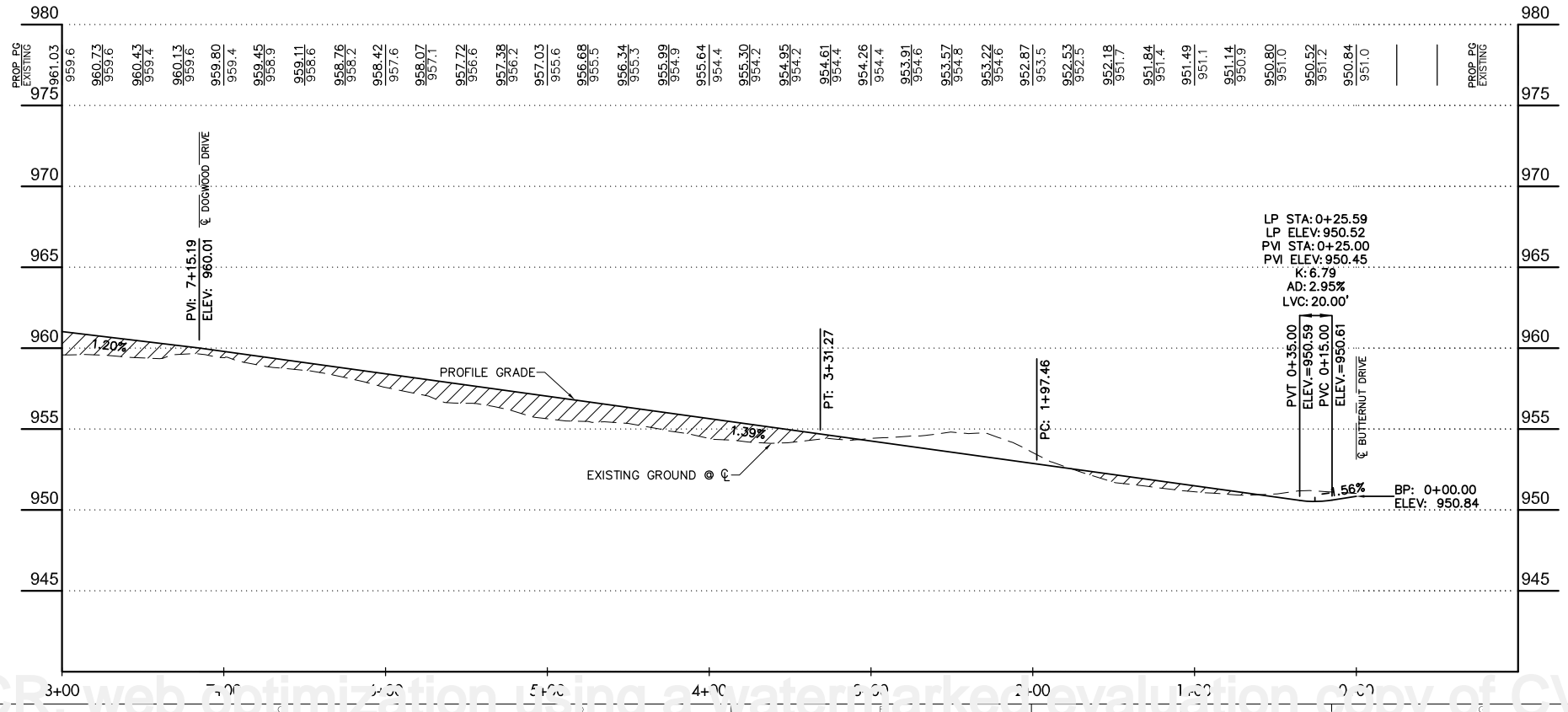
NOTE:  
THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL  
DETAILS ARE SUBJECT TO CHANGES DURING FINAL  
ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.



APPROVALS	BY	DATE

SHEET NO.	DESCRIPTION OF CHANGE



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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
GLACIER PARK & BEACHWOOD SECTIONS 3

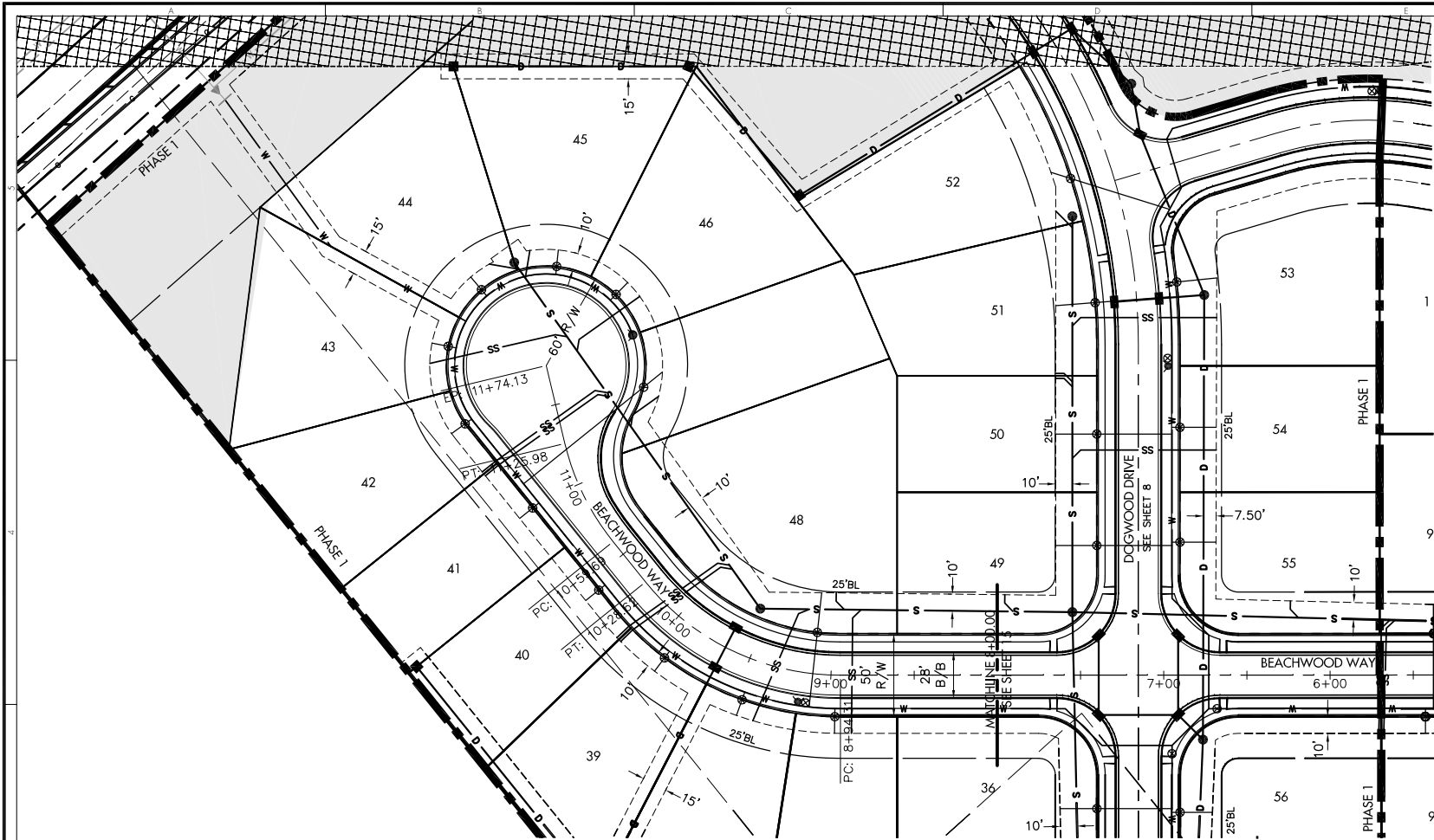
BEACHWOOD WAY  
PRELIMINARY PLAN & PROFILE  
STA. 0+00 TO 8+00

NOT FOR CONSTRUCTION

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

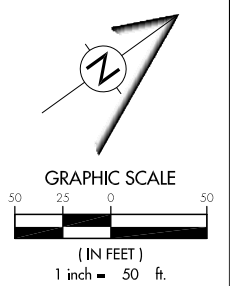
DESIGN	DRAFT	CHECK
JPW	DGR	TBR

PROJECT NO.: 12415  
DATE: APRIL 2013  
SCALE:  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



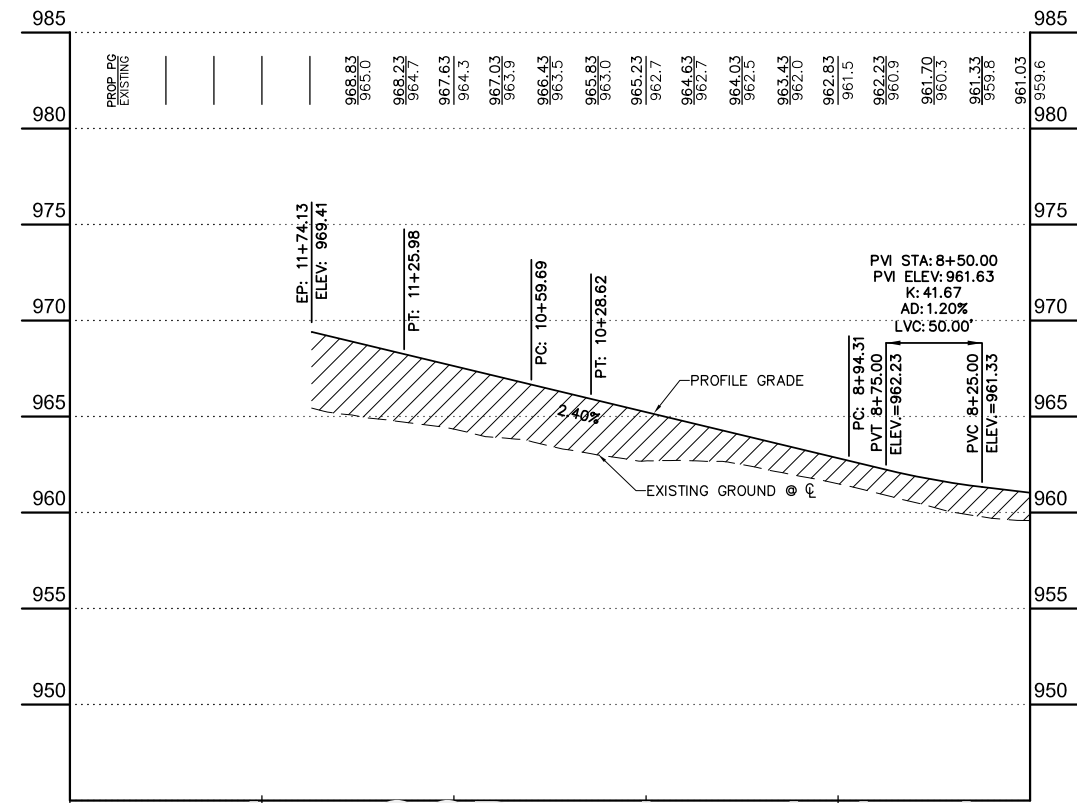
### LEGEND

	PROPOSED UTILITY EASEMENT
	EXISTING RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING SETBACK
	EXISTING ROADWAY CENTERLINE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED SANITARY SERVICE
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER SERVICE & CORP STOP
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	ODOT 203 FILL
	DEDICATED OPEN SPACE - GPN-3
	SIGHT DISTANCE
	EX 100' 138kV ESMT



#	DESCRIPTION OF CHANGE	APPROVALS	
		BY	DATE

- NOTES:
- THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.
  - TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.
  - ALL PROPOSED CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE PERFORMED BETWEEN THE HOURS OF 10:00 PM AND 5:00 AM. ADDITIONALLY, EACH CONNECTION SHALL BE COMPLETED WITHIN ONE (1) NIGHT. THE CONTRACTOR SHALL NOTIFY THE CITY OF MARYSVILLE AND THE UNION COUNTY ENGINEER'S OFFICE A MINIMUM OF FIVE (5) BUSINESS DAYS PRIOR TO NIGHT-WORK CONSTRUCTION ASSOCIATED WITH THE CONNECTION OF THE PROPOSED WATER MAINS.



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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
NOT FOR CONSTRUCTION  
GLACIER PARK & BEACHWOOD SECTIONS 3

BEACHWOOD WAY  
PRELIMINARY PLAN & PROFILE  
STA. 8+00 TO END

DRAWING SET STATUS:

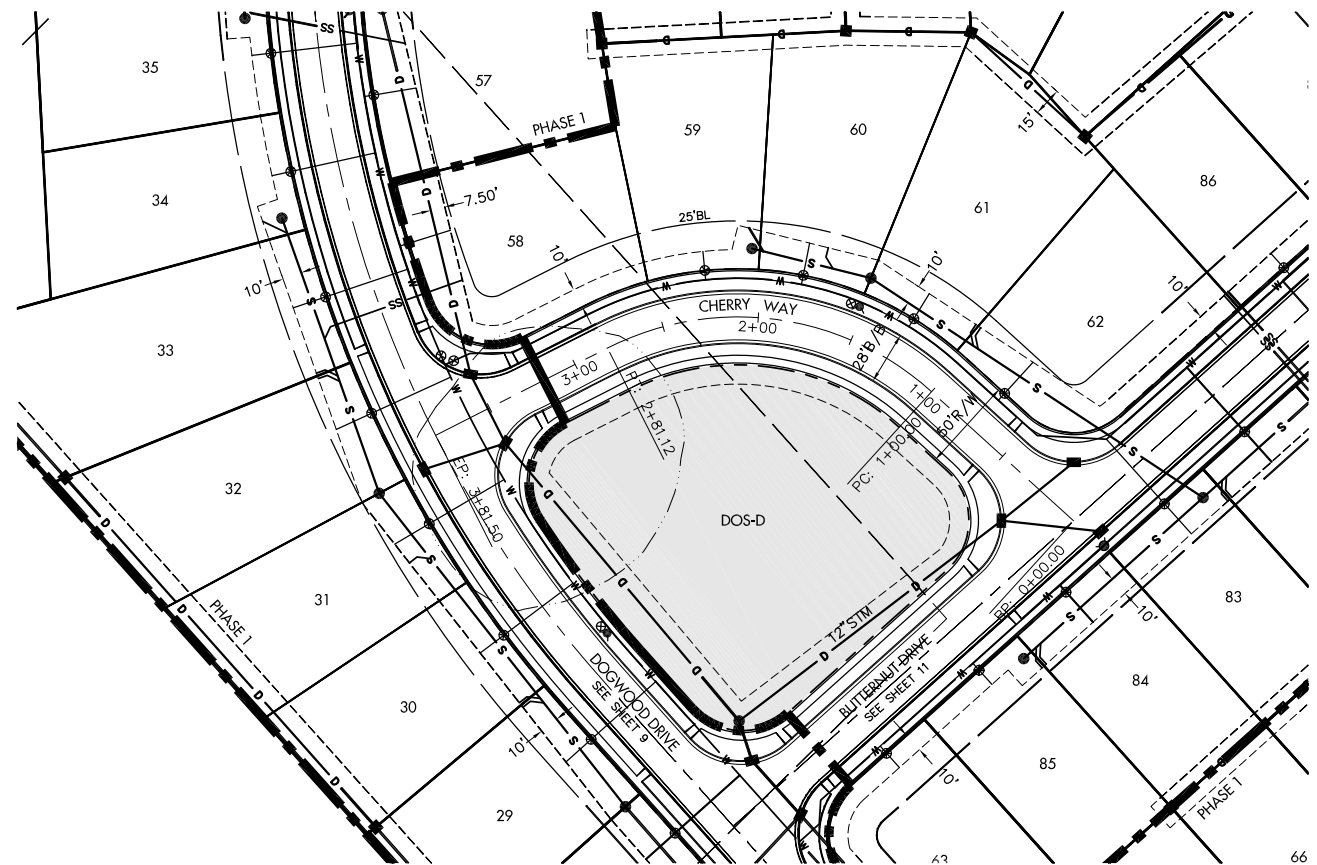
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<input type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TJR

PROJECT NO.: 12-015

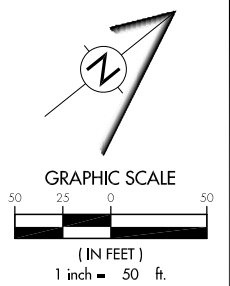
DATE: APRIL 2013

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



- ### LEGEND
- PROPOSED UTILITY EASEMENT
  - - - EXISTING RIGHT-OF-WAY
  - - - PROPOSED RIGHT-OF-WAY
  - PROPOSED BUILDING SETBACK
  - EXISTING ROADWAY CENTERLINE
  - PROPOSED ROADWAY CENTERLINE
  - PROPOSED WATERLINE
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED SANITARY SERVICE
  - PROPOSED SANITARY MANHOLE
  - PROPOSED WATER SERVICE & CORP STOP
  - PROPOSED WATER VALVE
  - PROPOSED FIRE HYDRANT
  - PROPOSED STORM SEWER MANHOLE
  - PROPOSED CATCH BASIN
  - PROPOSED CURB INLET
  - ▨ ODOT 203 FILL
  - ▩ DEDICATED OPEN SPACE - GPN-3
  - SIGHT DISTANCE
  - ▨ EX 100' 138kV ESMT

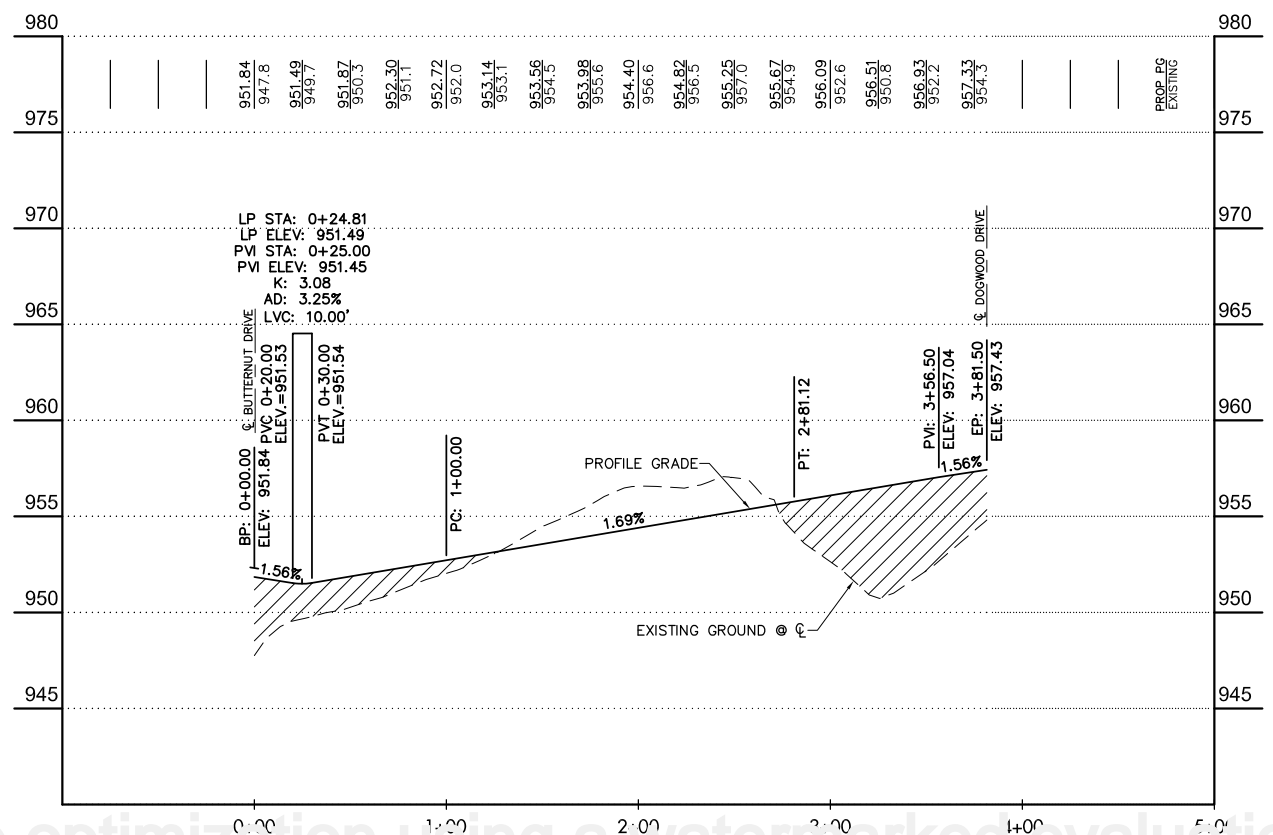
NOTE:  
THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL  
DETAILS ARE SUBJECT TO CHANGES DURING FINAL  
ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.



APPROVALS	BY	DATE

SHEET NO.	DESCRIPTION OF CHANGE



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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
GLACIER PARK NEIGHBORHOOD  
SECTIONS 3 & 4

**CHERRY WAY  
PRELIMINARY PLAN & PROFILE**

DRAWING SET STATUS:

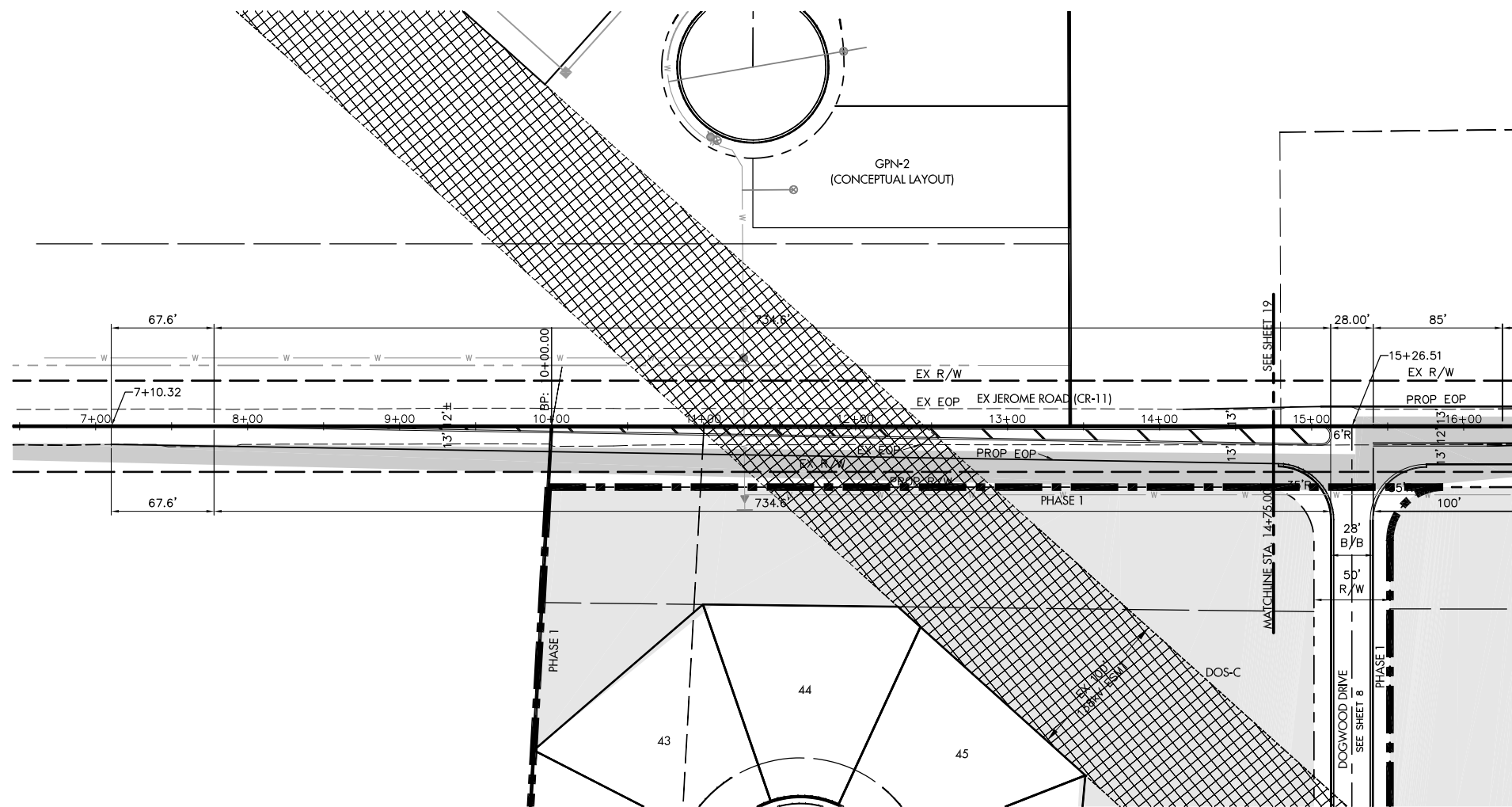
- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 12415

DATE: APRIL 2013

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

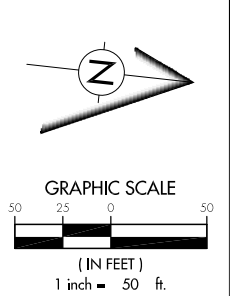


### LEGEND

- PROPOSED UTILITY EASEMENT
- - - EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE & CORP STOP
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ▨ ODOT 203 FILL
- ▩ DEDICATED OPEN SPACE - GPN-3
- SIGHT DISTANCE
- ▨ EX 100' 138kV ESMT

NOTES:

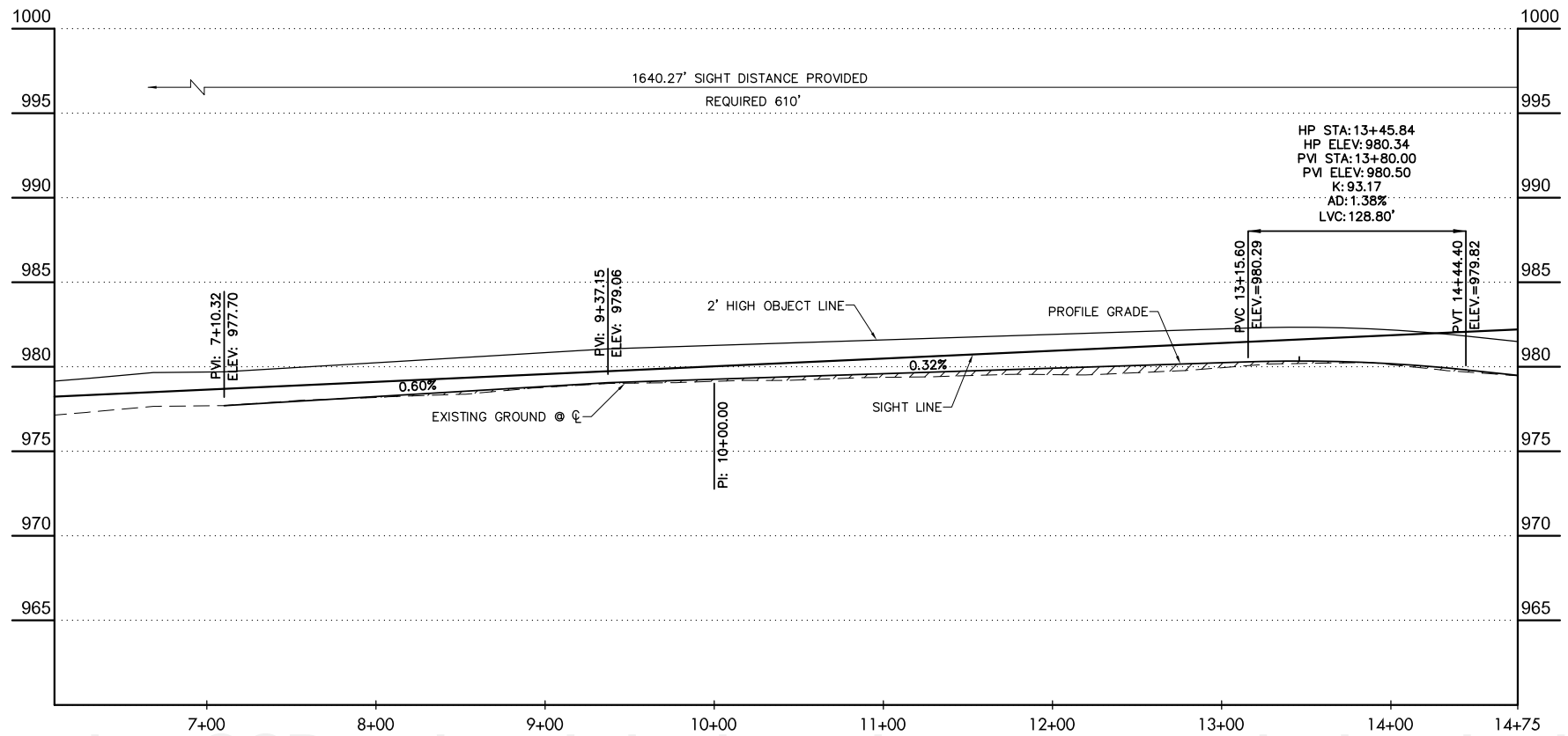
- THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.
- 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY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



APPROVALS	BY	DATE

SHEET NO.	DESCRIPTION OF CHANGE



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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
GLACIER PARK HIGH SCHOOL  
SECTION 3

**JEROME ROAD (CR-11) WIDENING  
PRELIMINARY PLAN & PROFILE**  
STA. 10+00.00 TO 14+75.00

DRAWING SET STATUS:

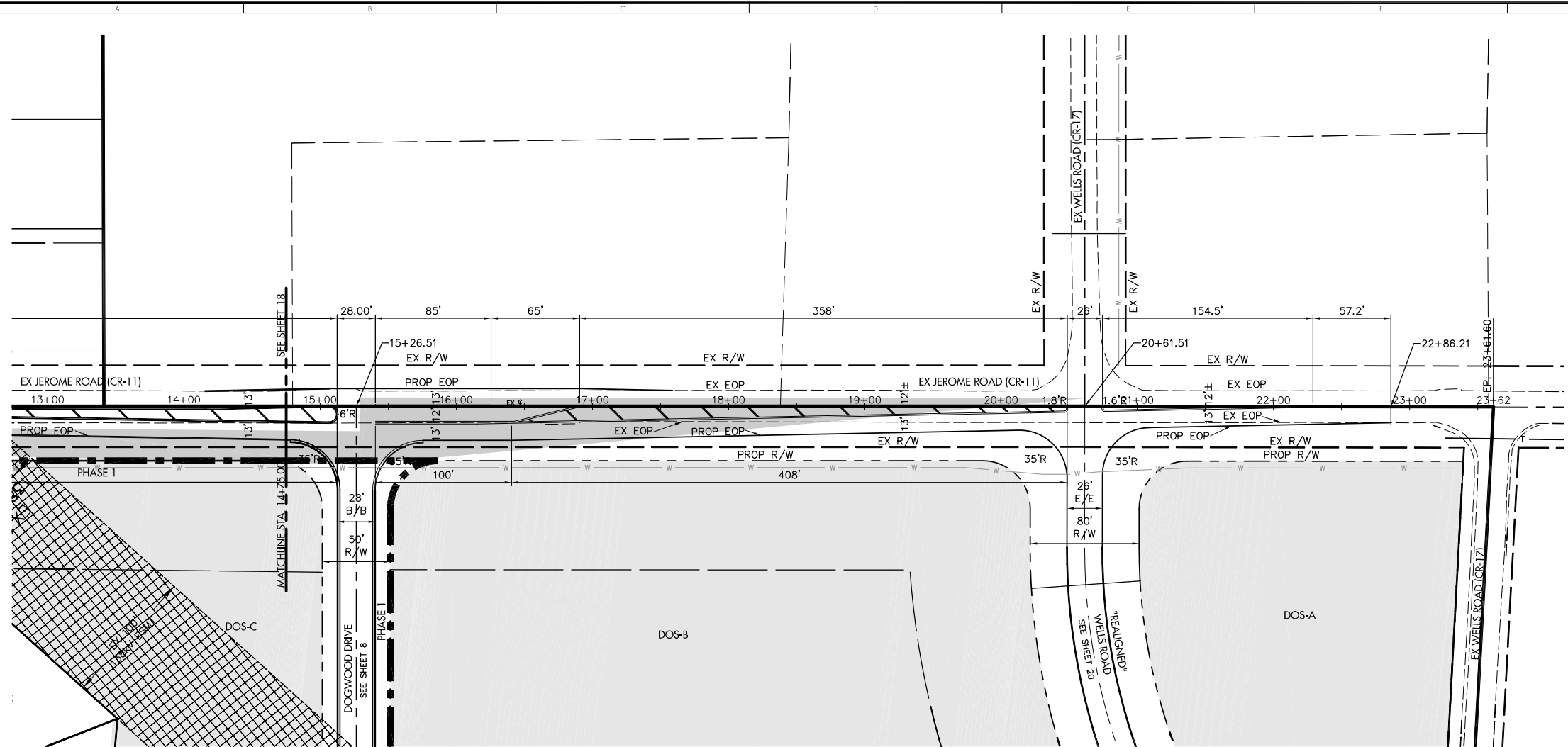
- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 12-015

DATE: APRIL 2013

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



### LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE & CORP STOP
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ODOT 203 FILL
- DEDICATED OPEN SPACE - GPN-3
- SIGHT DISTANCE
- EX 100' 138kV ESMT

NOTES:

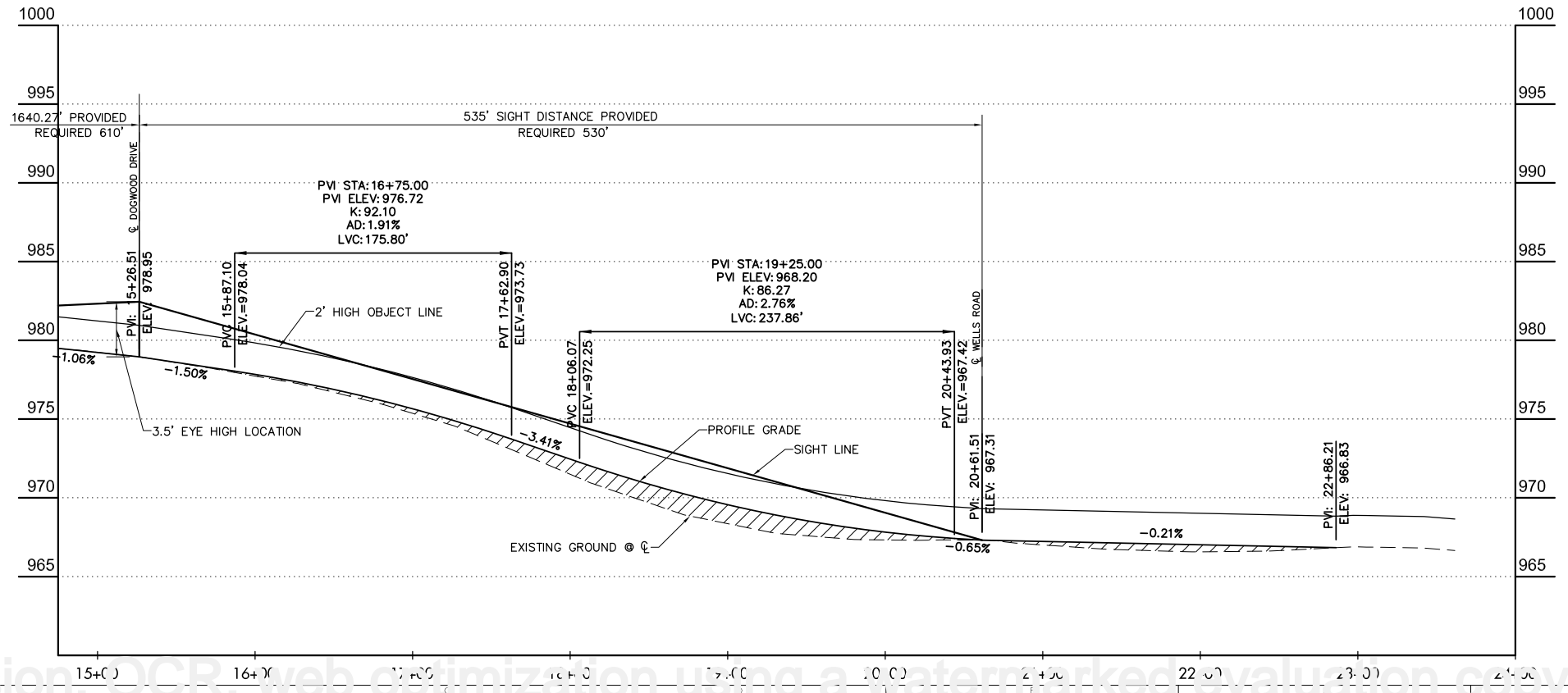
- THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.
- 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY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

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

APPROVALS	BY	DATE

SHEET NO.	DESCRIPTION OF CHANGE



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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
GLACIER PARK HIGH SCHOOL  
SECTIONS 3 & 4

**JEROME ROAD (CR-11) WIDENING**  
PRELIMINARY PLAN & PROFILE  
STA. 14475.00 TO END

DRAWING SET STATUS:

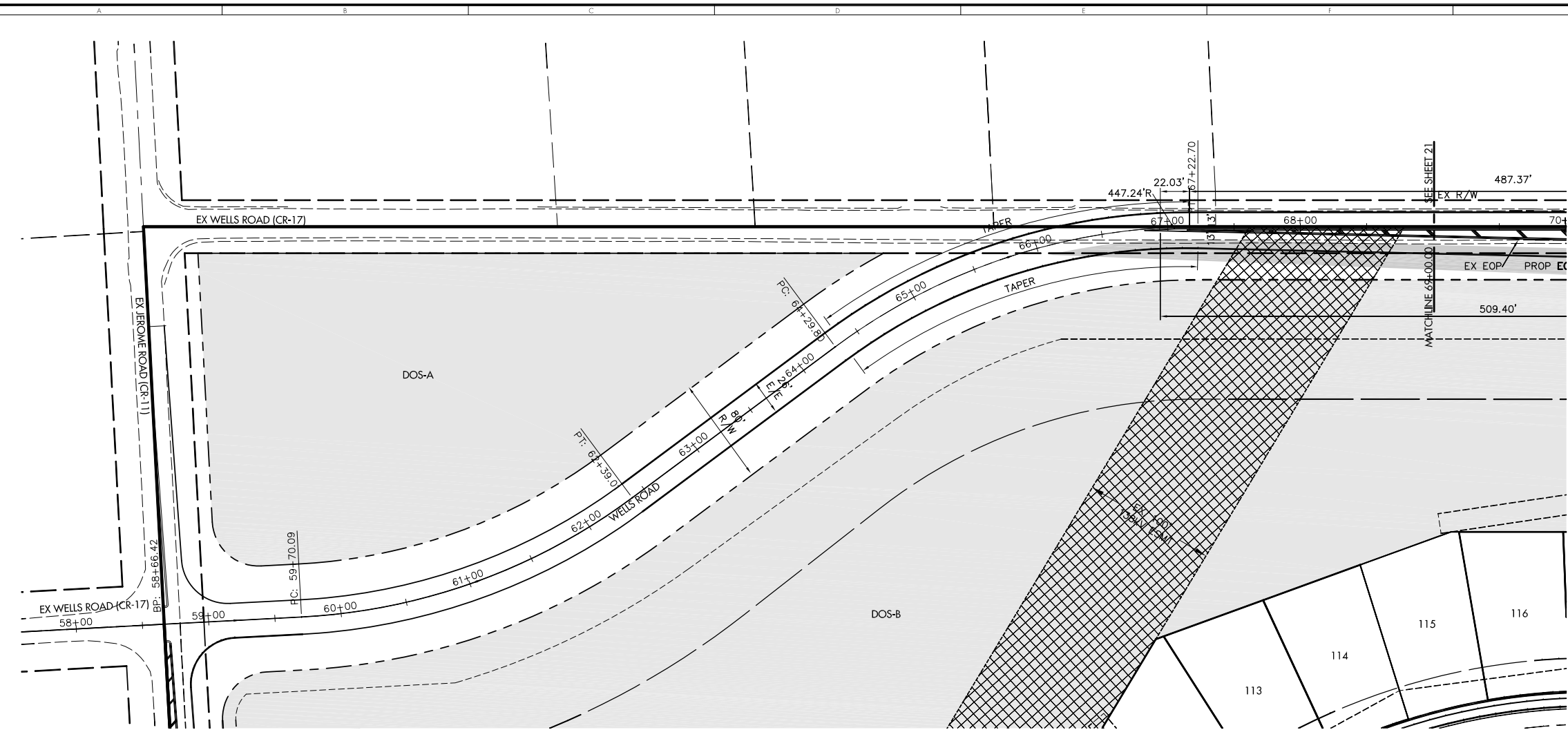
- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 12415

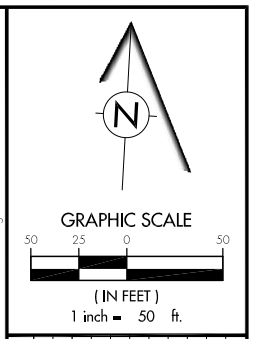
DATE: APRIL 2013

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



### LEGEND

- - - - - PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- - - - - PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE & CORP STOP
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- [Cross-hatch] ODOT 203 FILL
- [Blank] DEDICATED OPEN SPACE - GPN-3
- [Dashed] SIGHT DISTANCE
- [Cross-hatch] EX 100' 138kV ESMT



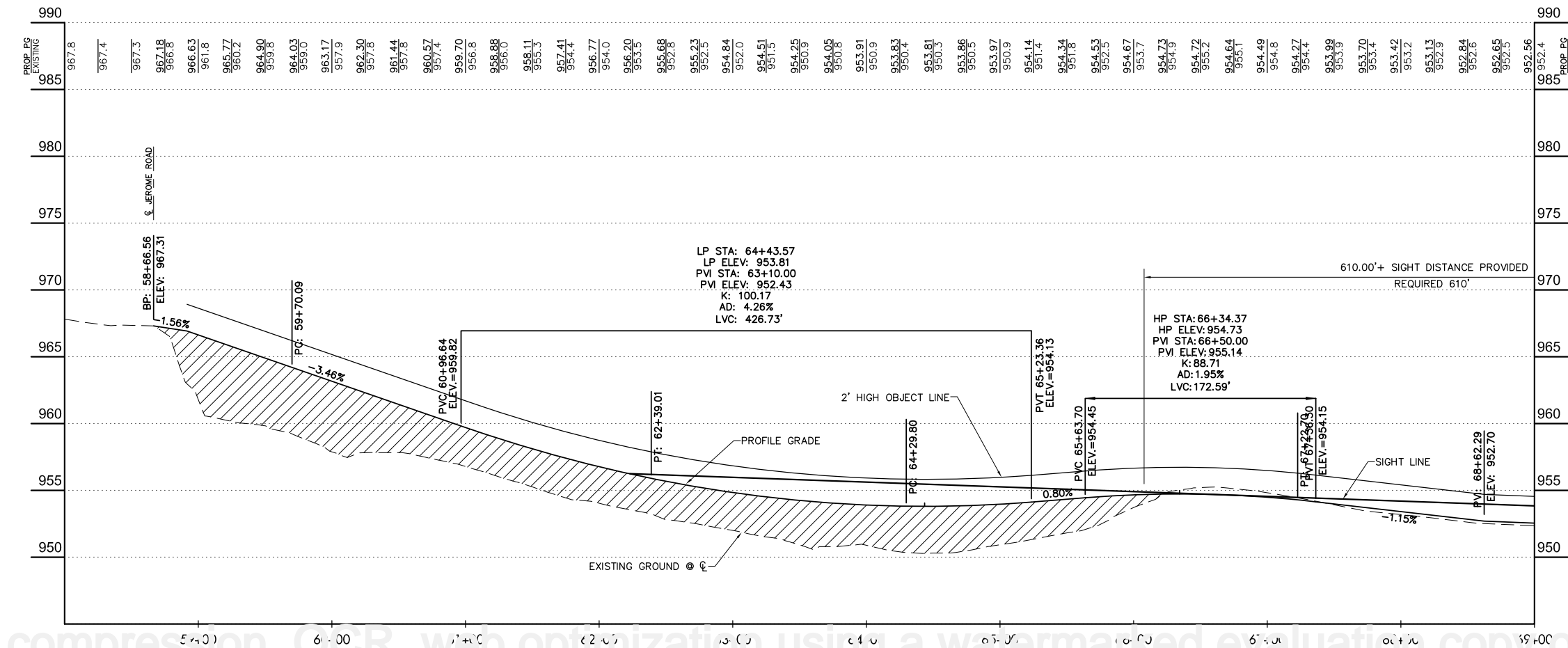
APPROVALS	BY	DATE

SHEET NO.	DATE	DESCRIPTION OF CHANGE

NOTES:

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



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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
NOT FOR CONSTRUCTION  
GLACIER PARK HIGH SCHOOL  
SECTIONS 3, 4

WELLS ROAD (CR-17) REALIGNMENT  
PRELIMINARY PLAN & PROFILE  
STA. 58+06.42 TO 69+00.00

DRAWING SET STATUS:

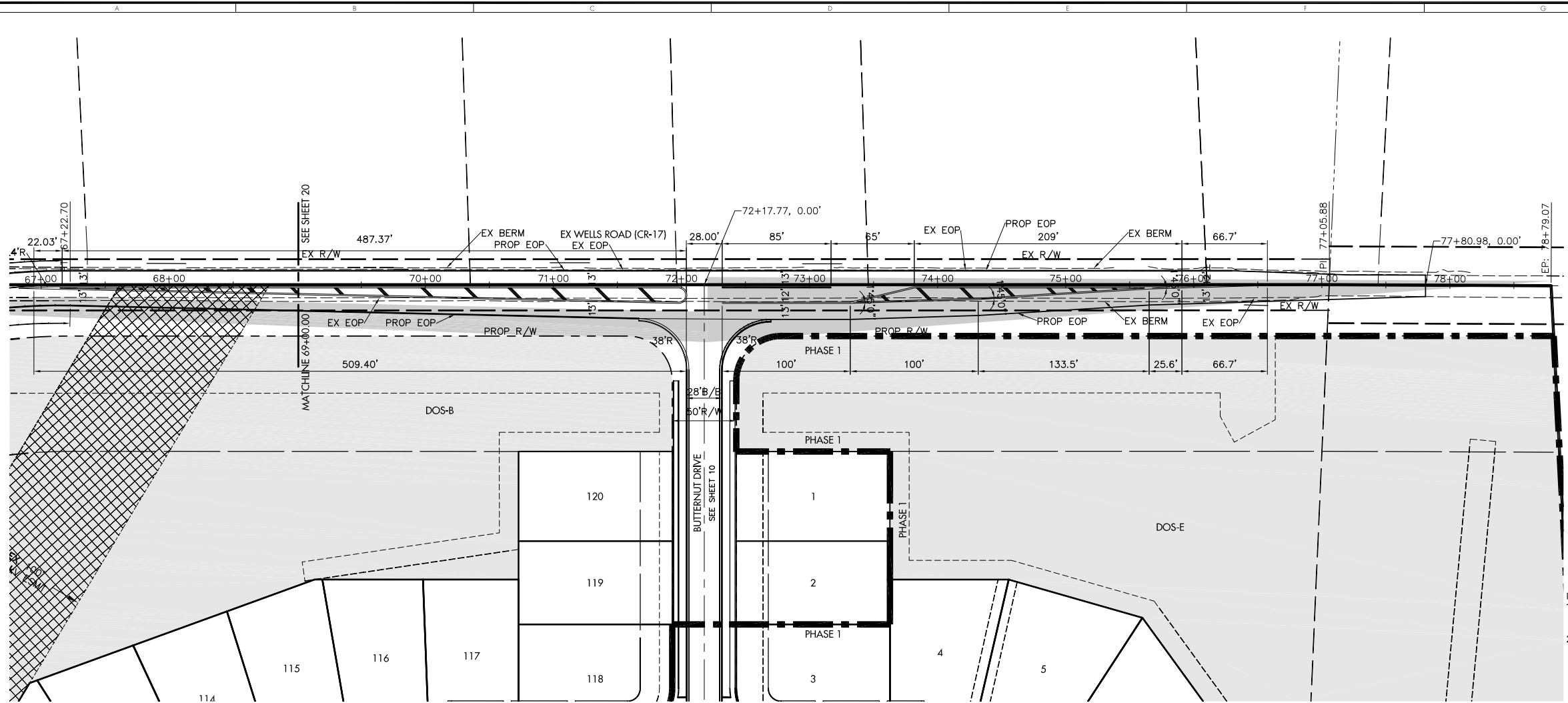
- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 12-015

DATE: APRIL 2013

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



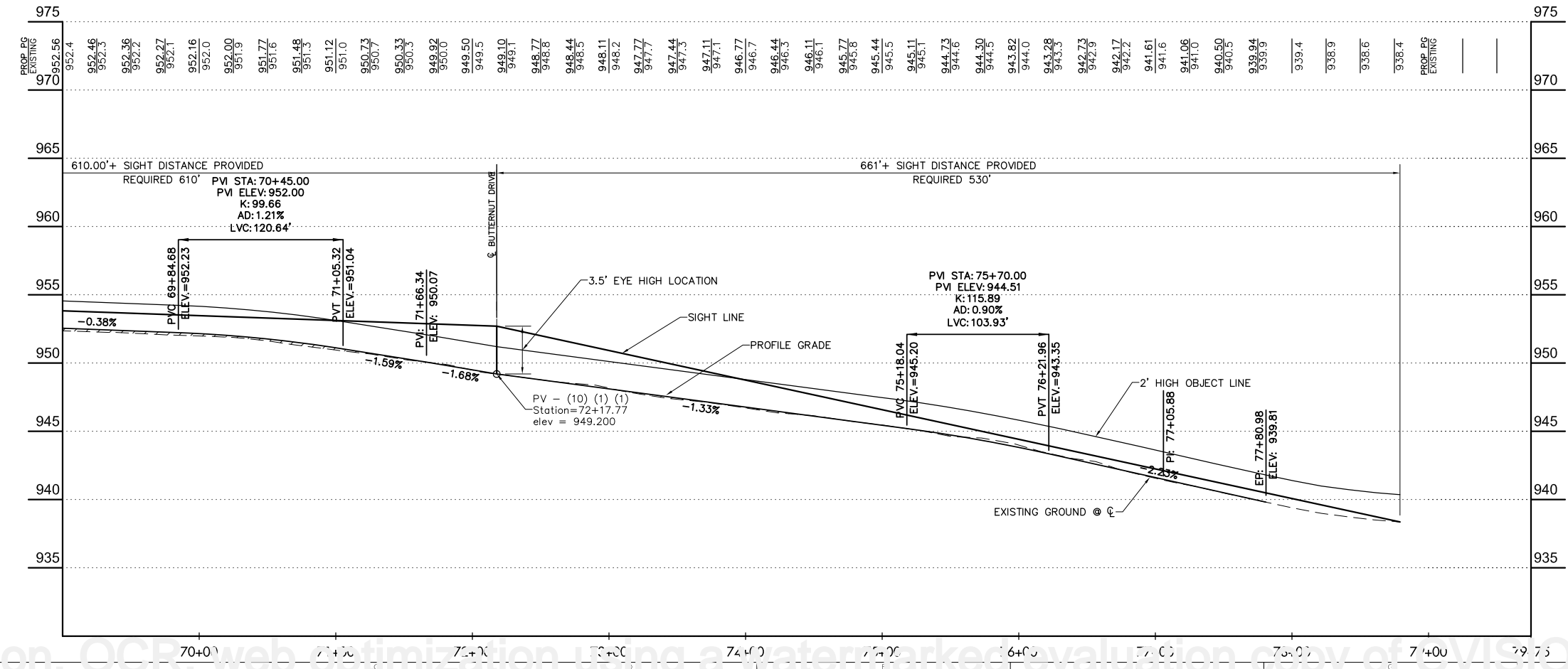
### LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE & CORP STOP
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ODOT 203 FILL
- DEDICATED OPEN SPACE - GPN-3
- SIGHT DISTANCE
- EX 100' 138KV ESMT

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

- NOTES:
1. THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.
  2. 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.

APPROVALS		SHEET NO.	DATE
BY	DATE		
CHANGE ORDER SCHEDULE			
#	DESCRIPTION OF CHANGE		



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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
GLACIER PARK HIGH SCHOOL  
SECTIONS 3, 4, 5, 6

**WELLS ROAD (CR-17) REALIGNMENT  
PRELIMINARY PLAN & PROFILE**

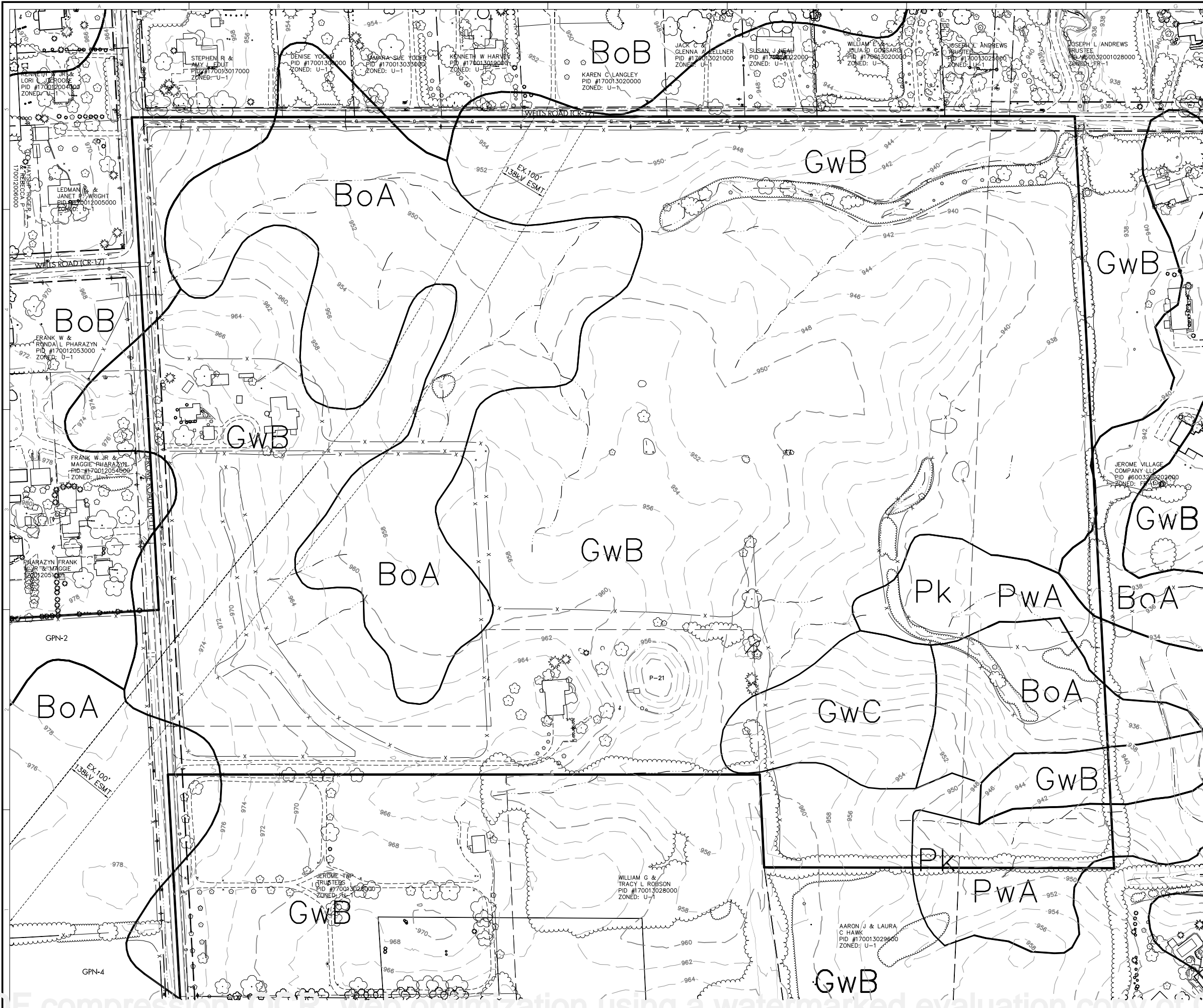
STA. 69+00.00 TO END

DRAWING SET STATUS:

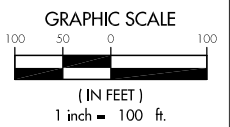
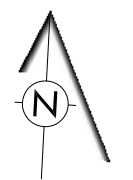
- PRELIMINARY ENGINEERING SET
- AGENCY REVIEW SET
- CONSTRUCTION DOCUMENT SET
- AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TRR
PROJECT NO.:	12415	
DATE:	APRIL 2013	
SCALE:	HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'	





NOTE: 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.



CHANGE ORDER SCHEDULE	
#	DESCRIPTION OF CHANGE

**TerrainEvolution**  
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JEROME TOWNSHIP, UNION COUNTY, OHIO

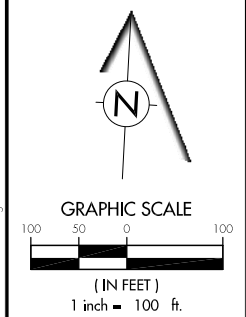
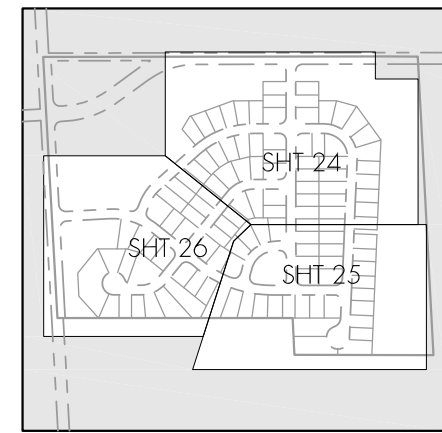
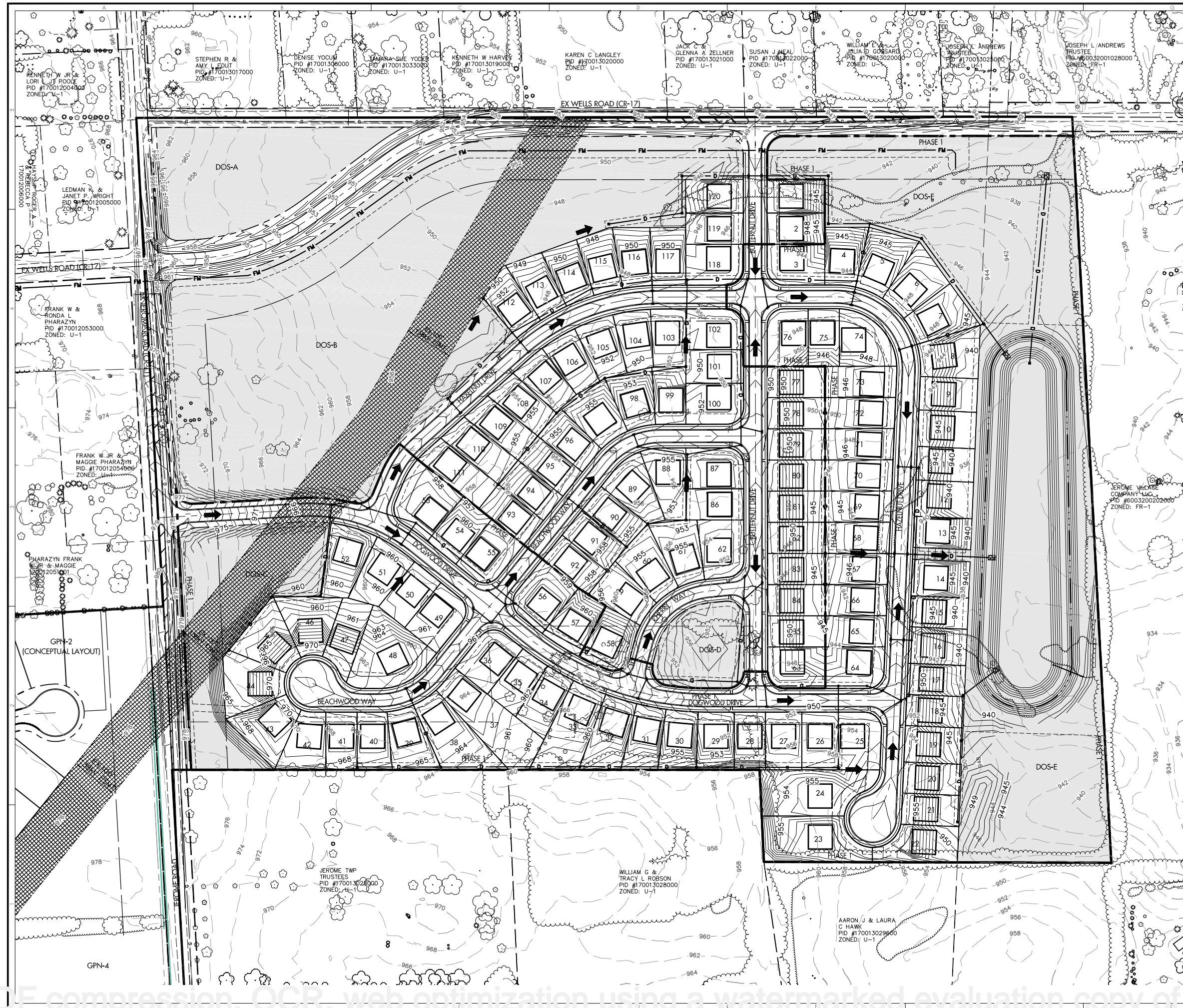
**JEROME VILLAGE**  
**NOT FOR CONSTRUCTION**  
GLACIER PARK NEIGHBORHOOD SECTION 3

EXISTING CONDITIONS PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
JPW	DGR	TRR
PROJECT NO.: 12415		
DATE: APRIL 2013		
SCALE: HORIZONTAL: 1" = 100'		
VERTICAL: N/A		



INDEX  
SCALE: 1"=500'

**LEGEND**

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SERVICE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE & CORP STOP
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- ODOT 203 FILL
- BEDROSED EROSION SPACE - GPN-3
- SIGHT DISTANCE
- EX 100' 138KV ESMT

- NOTES:
1. THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.
  2. LOTS WITH SUFFICIENT FALL TO ACCOMMODATE A WALKOUT BASEMENT SHALL BE GRADED FOR A WALKOUT IN FINAL ENGINEERING. GRADING SHOWN HERE IS ILLUSTRATE OVERALL DRAINAGE CHARACTERISTICS AND IS THEREFORE NOT THE FINAL GRADE FOR CONSTRUCTION.
  3. 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.

APPROVALS	DATE
BY	
SHEET NO.	
DESCRIPTION OF CHANGE	
#	

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JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
OVERALL GRADING PLAN

**NOT FOR CONSTRUCTION**  
GLACIER PARK, RICHWOOD SECTIONS 3 & 4

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

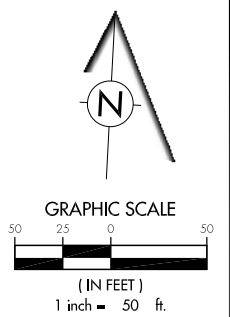
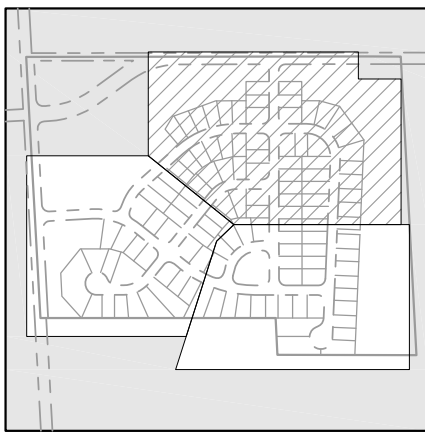
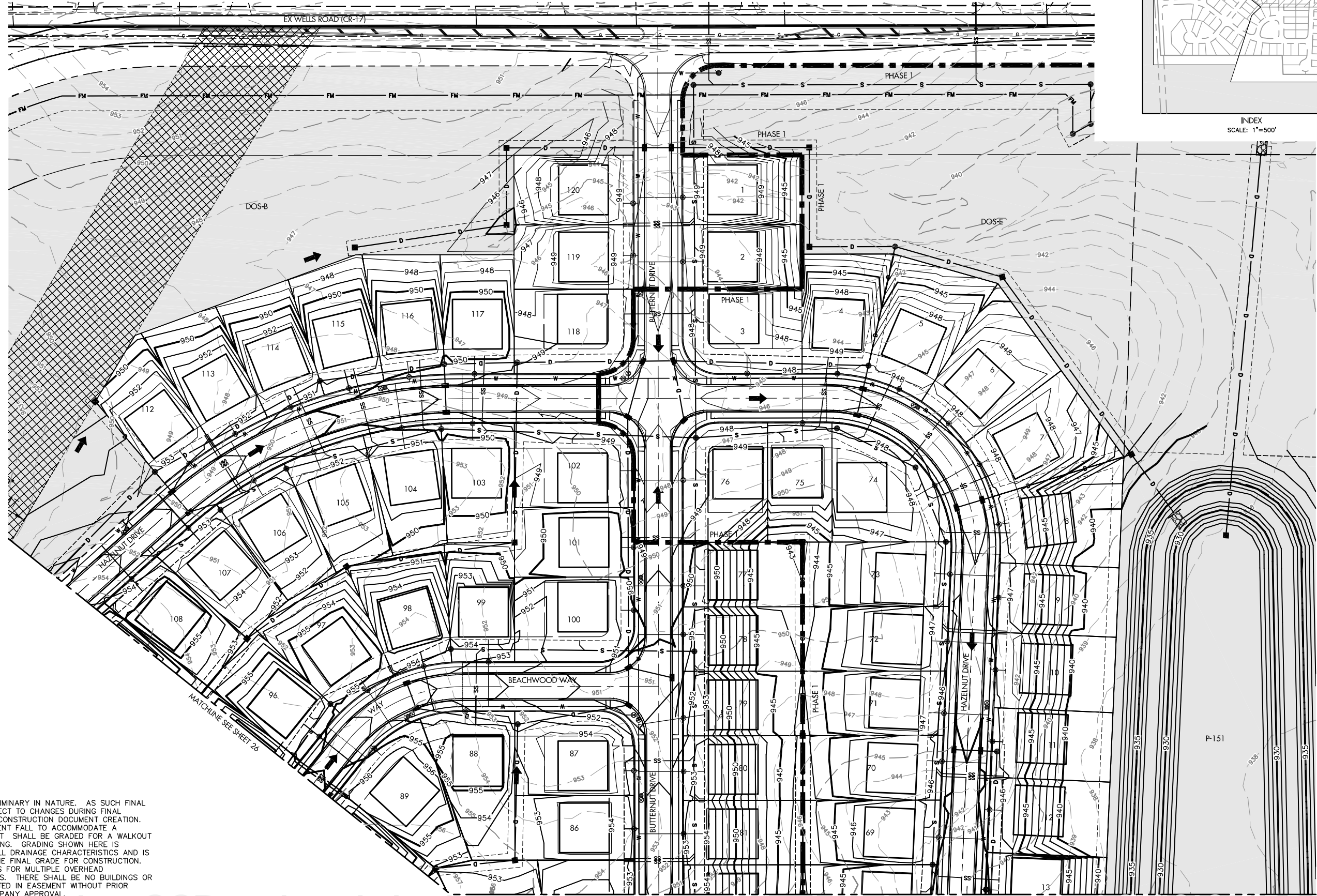
PROJECT NO.: 124015

DATE: APRIL 2013

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

**LEGEND**

--- PROPOSED UTILITY EASEMENT	--- PROPOSED ROADWAY CENTERLINE	--- PROPOSED WATER SERVICE & CORP STOP	▨ ODOT 203 FILL
--- EXISTING RIGHT-OF-WAY	--- PROPOSED WATERLINE	○ PROPOSED WATER VALVE	□ DEDICATED OPEN SPACE - GPN-3
--- PROPOSED RIGHT-OF-WAY	--- PROPOSED SANITARY SEWER	⊗ PROPOSED FIRE HYDRANT	□ SIGHT DISTANCE
--- PROPOSED BUILDING SETBACK	--- PROPOSED STORM SEWER	● PROPOSED STORM SEWER MANHOLE	▨ EX 100' 138KV ESMT
--- EXISTING ROADWAY CENTERLINE	--- PROPOSED SANITARY SERVICE	■ PROPOSED CATCH BASIN	→ PROPOSED FLOOD ROUTE
	● PROPOSED SANITARY MANHOLE	■ PROPOSED CURB INLET	



APPROVALS	DATE
BY	
NO.	
DESCRIPTION OF CHANGE	
#	

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

JEROME TOWNSHIP, UNION COUNTY, OHIO  
**NOT FOR CONSTRUCTION**  
 JEROME VILLAGE  
 GLACIER PARK NEIGHBORHOOD  
 SECTIONS 3 & 4  
 DETAILED GRADING PLAN

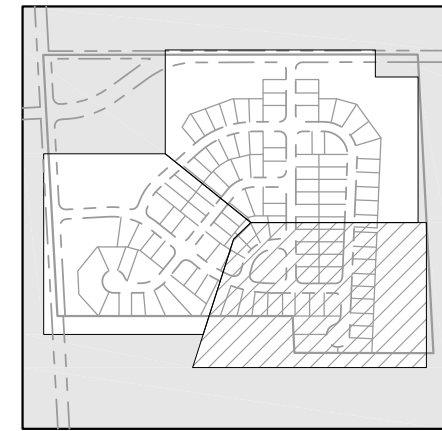
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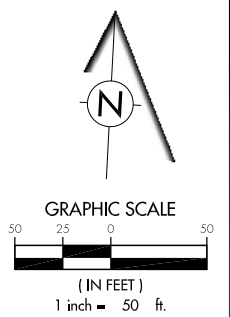
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JPW	DGR	TBR

PROJECT NO.: 124015  
 DATE: APRIL 2013  
 SCALE: HORIZONTAL: 1" = 50'  
 VERTICAL: N/A

- NOTES:
1. THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.
  2. LOTS WITH SUFFICIENT FALL TO ACCOMMODATE A WALKOUT BASEMENT SHALL BE GRADED FOR A WALKOUT IN FINAL ENGINEERING. GRADING SHOWN HERE IS ILLUSTRATE OVERALL DRAINAGE CHARACTERISTICS AND IS THEREFORE NOT THE FINAL GRADE FOR CONSTRUCTION.
  3. 138KV EASEMENT IS FOR MULTIPLE OVERHEAD TRANSMISSION LINES. THERE SHALL BE NO BUILDINGS OR STRUCTURES LOCATED IN EASEMENT WITHOUT PRIOR FIRST ENERGY COMPANY APPROVAL.



INDEX  
SCALE: 1"=500'



APPROVALS	DATE
BY	
SHEET NO.	
DESCRIPTION OF CHANGE	
#	

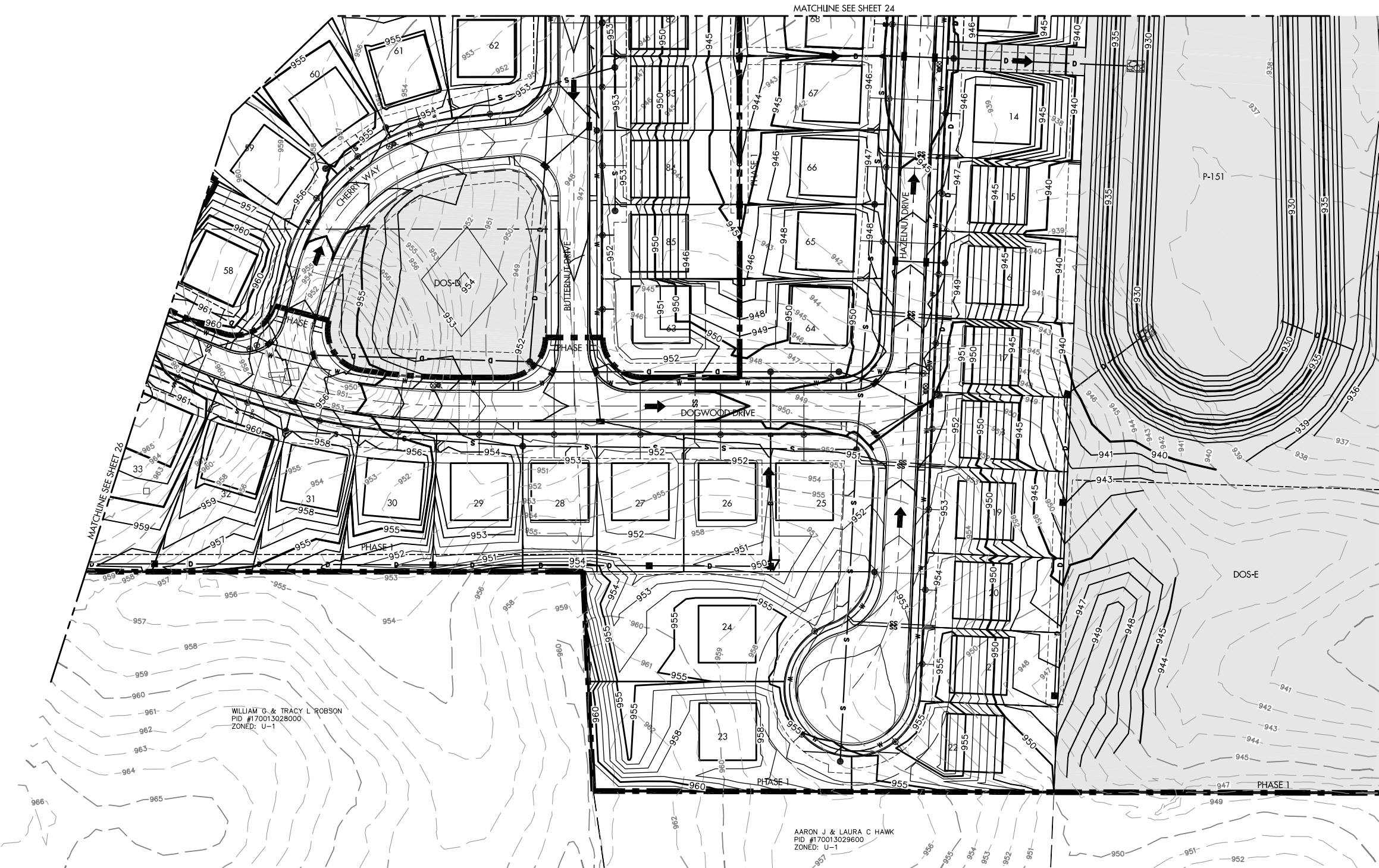
**TerrainEvolution**  
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720 East Broad Street | Suite 203 | Columbus, OH 43215  
P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO  
**JEROME VILLAGE**  
**NOT FOR CONSTRUCTION**  
GLACIER PARK HIGHWOOD SECTIONS 3  
DETAILED GRADING PLAN

DRAWING SET STATUS:		
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<input type="checkbox"/>	AGENCY REVIEW SET	
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET	
<input type="checkbox"/>	AS-BUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
JPW	DGR	TJR
PROJECT NO.: 124015		
DATE: APRIL 2013		
SCALE: HORIZONTAL: 1" = 50'		
VERTICAL: N/A		

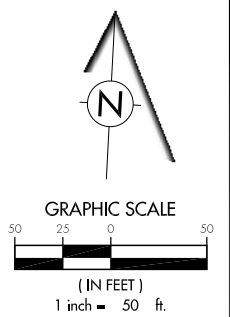
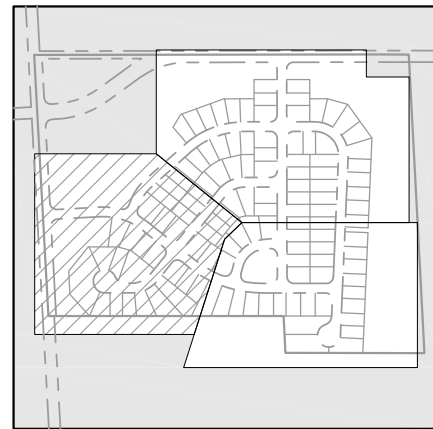
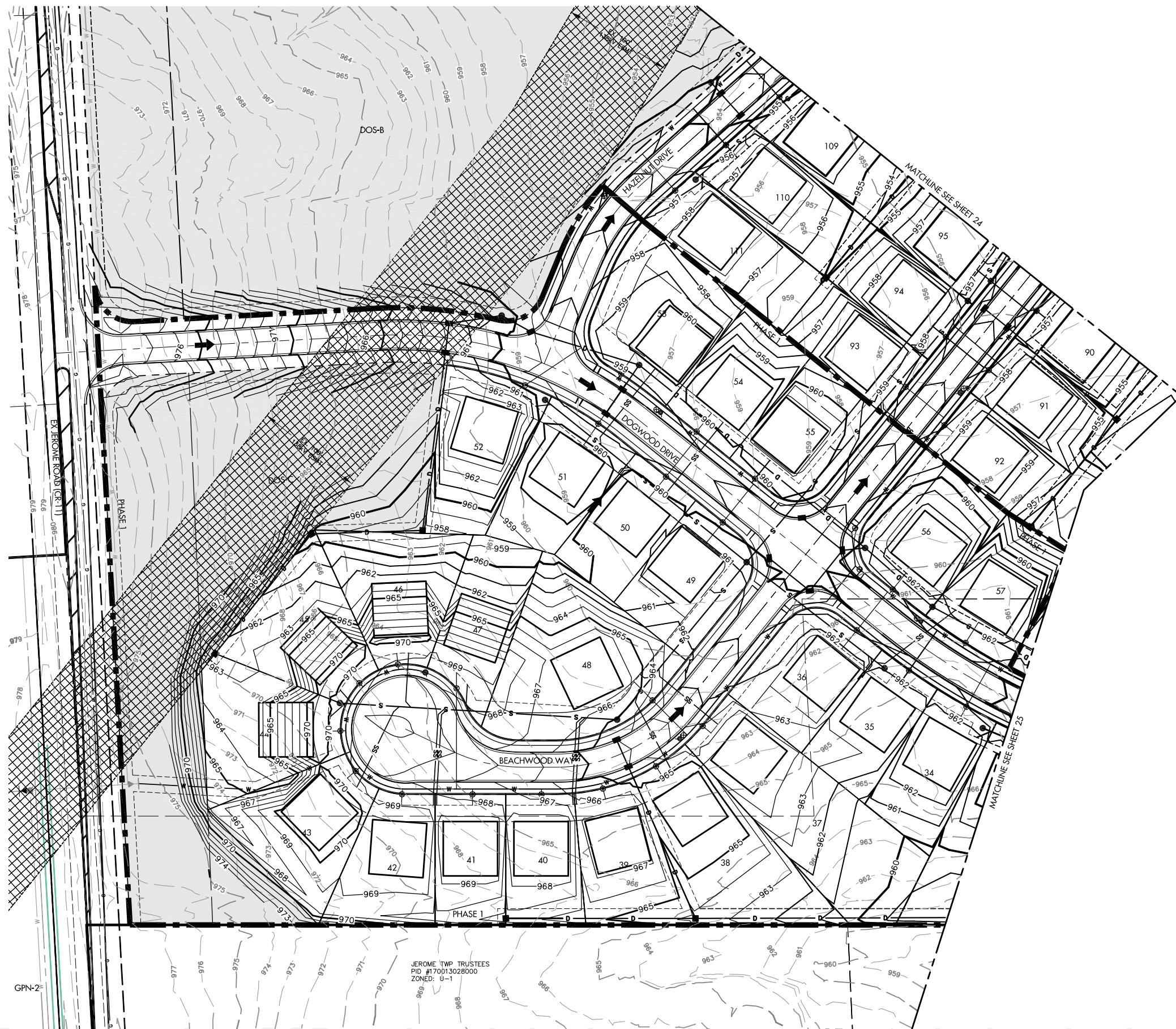
- LEGEND**
- PROPOSED UTILITY EASEMENT
  - - - EXISTING RIGHT-OF-WAY
  - - - PROPOSED RIGHT-OF-WAY
  - - - PROPOSED BUILDING SETBACK
  - - - EXISTING ROADWAY CENTERLINE
  - - - PROPOSED ROADWAY CENTERLINE
  - W PROPOSED WATERLINE
  - S PROPOSED SANITARY SEWER
  - D PROPOSED STORM SEWER
  - SS PROPOSED SANITARY SERVICE
  - PROPOSED SANITARY MANHOLE
  - PROPOSED WATER SERVICE & CORP STOP
  - ⊙ PROPOSED WATER VALVE
  - ⊗ PROPOSED FIRE HYDRANT
  - PROPOSED STORM SEWER MANHOLE
  - PROPOSED CATCH BASIN
  - PROPOSED CURB INLET
  - ▨ ODOT 203 FILL
  - DEDICATED OPEN SPACE - GPN-3
  - SIGHT DISTANCE
  - ▨ EX 100' 138KV ESMT
  - ➔ PROPOSED FLOOD ROUTE

- NOTES:**
1. THIS PLAN IS PRELIMINARY IN NATURE. AS SUCH FINAL DETAILS ARE SUBJECT TO CHANGES DURING FINAL ENGINEERING AND CONSTRUCTION DOCUMENT CREATION.
  2. LOTS WITH SUFFICIENT FALL TO ACCOMMODATE A WALKOUT BASEMENT SHALL BE GRADED FOR A WALKOUT IN FINAL ENGINEERING. GRADING SHOWN HERE IS ILLUSTRATE OVERALL DRAINAGE CHARACTERISTICS AND IS THEREFORE NOT THE FINAL GRADE FOR CONSTRUCTION.



WILLIAM G. & TRACY L. ROBSON  
PID #170013028000  
ZONED: U-1

AARON J & LAURA C HAWK  
PID #170013029600  
ZONED: U-1



APPROVALS	DATE
SHEET NO.	DESCRIPTION OF CHANGE

### LEGEND

- PROPOSED UTILITY EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED BUILDING SETBACK
- EXISTING ROADWAY CENTERLINE
- PROPOSED ROADWAY CENTERLINE
- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
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- PROPOSED WATER SERVICE & CORP STOP
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- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
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- DEDICATED OPEN SPACE - GPN-3
- SIGHT DISTANCE
- EX 100' 138KV ESMT
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NOTES:

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**TerrainEvolution**  
 Your bridge between Vision and Success  
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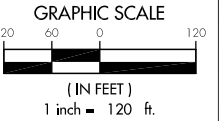
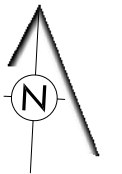
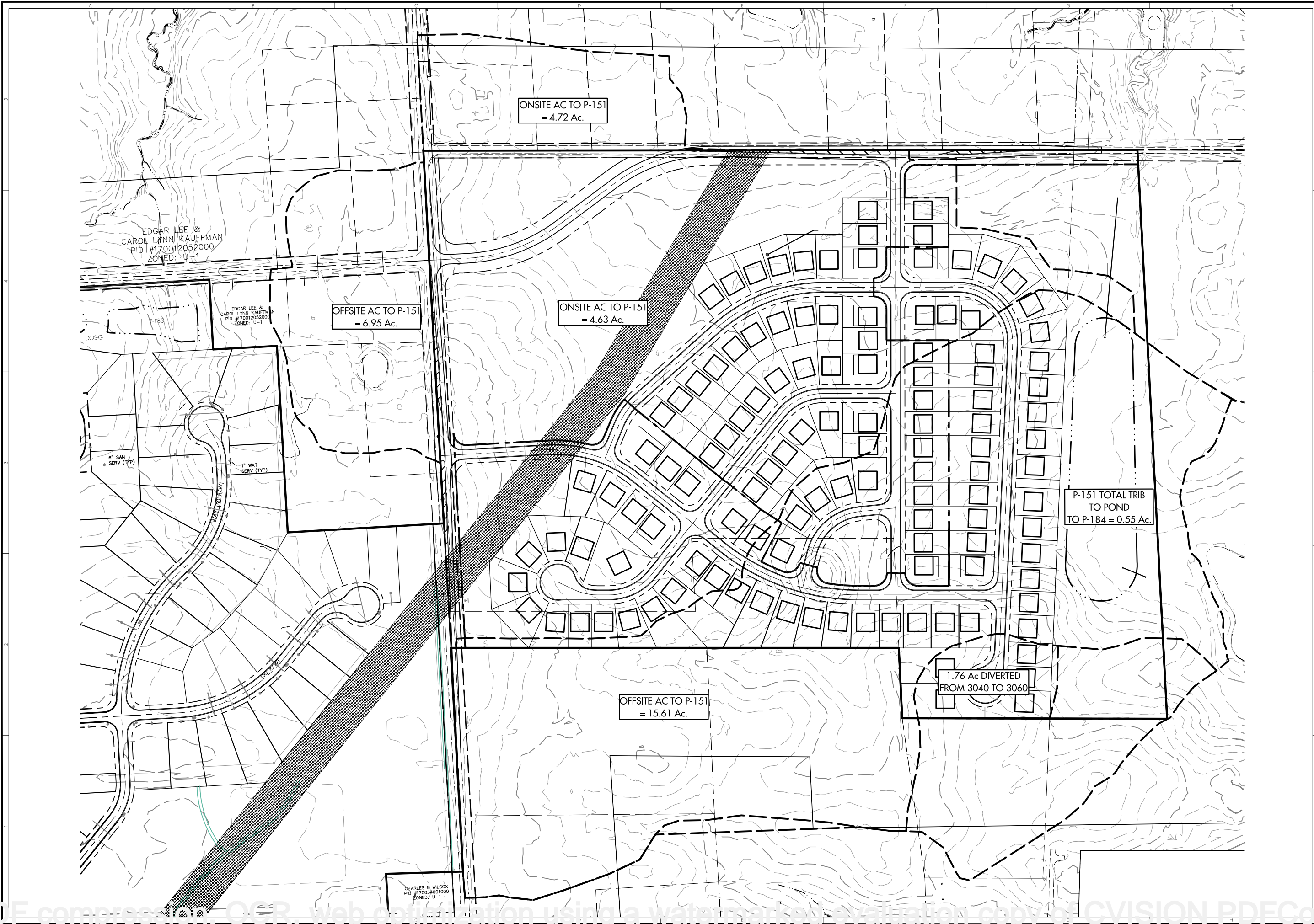
JEROME TOWNSHIP, UNION COUNTY, OHIO  
**JEROME VILLAGE**  
 NOT FOR CONSTRUCTION  
 GLACIER PARK HIGHWOOD SECTIONS 3  
 DETAILED GRADING PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
JPW	DGR	TJR

PROJECT NO.: 12415  
 DATE: APRIL 2013  
 SCALE:  
 HORIZONTAL: 1" = 50'  
 VERTICAL: N/A



APPROVALS		DATE
BY		

#	DESCRIPTION OF CHANGE	CHANGE ORDER SCHEDULE	
		SHEET NO.	DATE

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

JEROME TOWNSHIP, UNION COUNTY, OHIO  
**JEROME VILLAGE**  
 GRACIER PARK NEIGHBORHOOD  
 SECTIONS 3 & 4  
 NOT FOR CONSTRUCTION  
 POST-DEVELOPED STORMWATER TRIBUTARY MAP

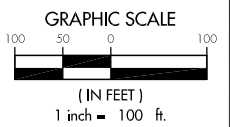
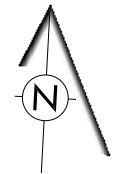
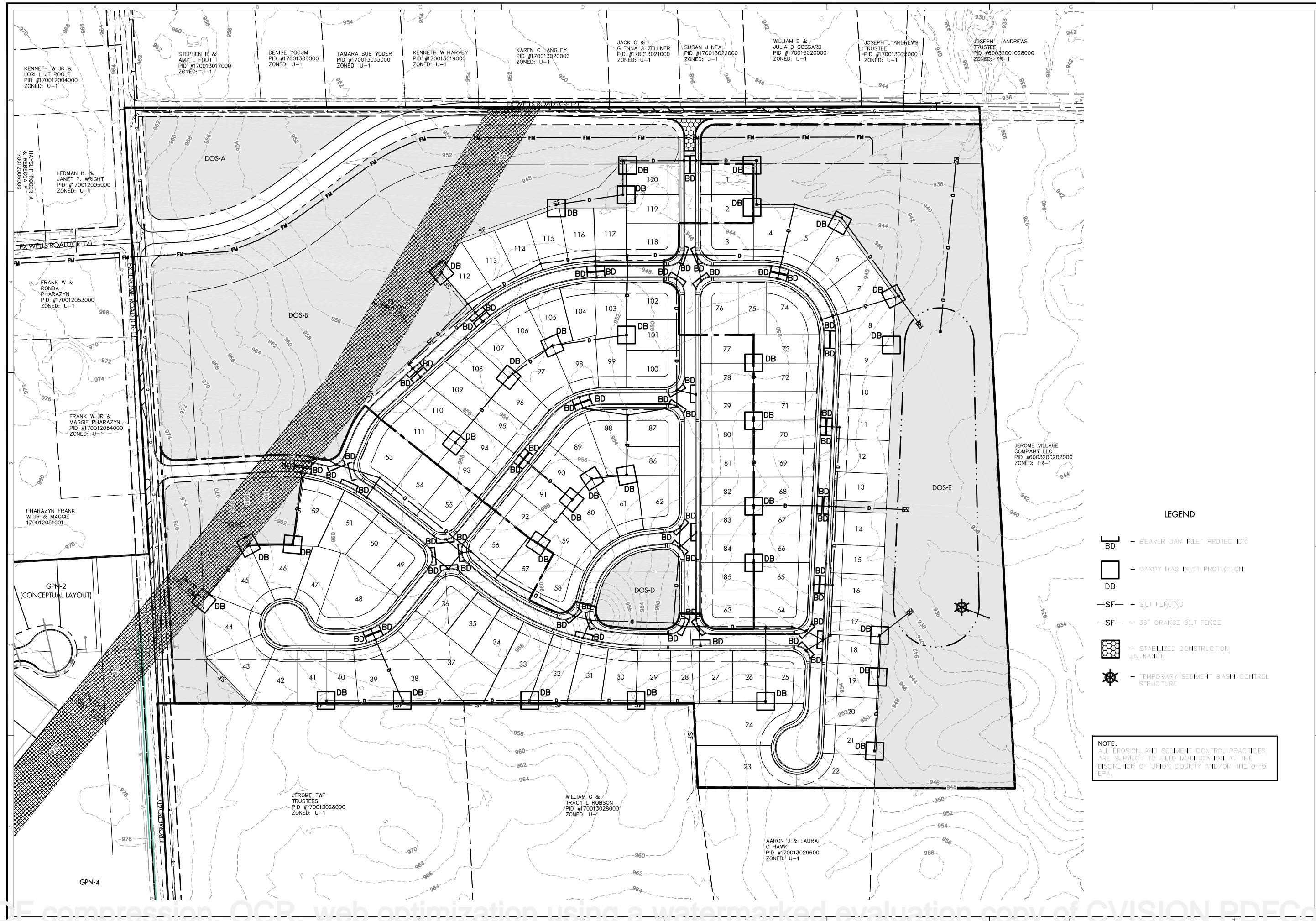
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<input type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
JPW	DGR	TRR
PROJECT NO.: 12415		
DATE: APRIL 2013		
SCALE: HORIZONTAL: 1" = 120' VERTICAL: N/A		

DATE: 12/13/12

P:\2013\12415\0400\0400.dwg by: Charles E. Wilcox on: 04/17/2013 10:53:57 AM - 8: Team: 104.dwg



APPROVALS	SHEET	CHANGE ORDER	SCHEDULE
BY	NO.	DESCRIPTION	DATE

**TerrainEvolution**  
Your bridge between Vision and Success

JEROME VILLAGE  
GLACIER PARK HIGH RISE HOOD  
SECTIONS 1-3  
STORMWATER POLLUTION PREVENTION PLAN





JEROME TWP TRUSTEES  
PID #170013028000  
ZONED: U-1

WILLIAM G & TRACY L ROBSON  
PID #170013028000  
ZONED: U-1

AARON J & LAURA C HAWK  
PID #170013029600  
ZONED: U-1

JEROME VILLAGE COMPANY LLC  
PID #6003200202000  
ZONED: FR-1

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

- LEGEND**
-  - BEAVER DAM INLET PROTECTION
  -  - DANDY BAG INLET PROTECTION
  - SF - SILT FENCING
  - SF - 36" ORANGE SILT FENCE
  -  - STABILIZED CONSTRUCTION ENTRANCE
  -  - TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE

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

JEROME TOWNSHIP, UNION COUNTY, OHIO

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
JPW	DGR	TRR

PROJECT NO.: 124015

DATE: APRIL 2013

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



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

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May 1, 2013

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

**Subject: Jerome Village – Glacier Park Neighborhood, Section 3  
Preliminary Plat Comments**

The City of Marysville has the following comments pertaining to the sanitary sewer and water system design shown within the Preliminary Plat submittal for the Jerome Village – Glacier Park Neighborhood, Section 3 development.

**General Comments:**

1. For future maintenance purposes, all horizontal cul-de-sac waterline alignments shall be located directly under the cul-de-sac.
2. This waterline is currently "single-fed". Please add an additional waterline connection to the proposed Jerome Road waterline to create the waterline loop.

**Preliminary Plat (Sheet 3):**

1. Provide the title of all proposed easements on this sheet.

**Detailed Composite Utility Plan (Sheet 5):**

1. For clarity, please label the proposed pump station within the plan view.
2. Along Wells Road (at Butternut Drive), provide a dimension between the waterline and sanitary gravity sewer.
3. Please add a tee at the Butternut Drive / Hazelnut Drive intersection for possible future connection. This tee shall be plugged to the west with additional valves on either side of this tee.

**Detailed Composite Utility Plan (Sheet 6):**

1. Provide additional valves on either side of the tee at Butternut Drive / Dogwood Drive intersection.
2. Provide additional valves on either side of the tee at Butternut Drive / Cherry Drive intersection.
3. Confirm the location of the waterline along Butternut Drive (just north of Cherry Drive).



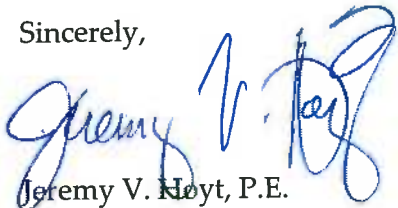
Jerome Village - Glacier Park Neighborhood, Section 3  
City of Marysville - Preliminary Plat Comments  
May 1, 2013

**Detailed Composite Utility Plan (Sheet 7):**

1. Provide additional valves (a total of two) on either side of the tee at Beachwood Way / Dogwood Drive intersection.

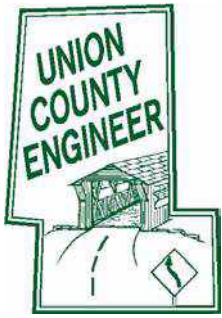
Please contact us if you need additional clarification or wish to discuss these comments further.

Sincerely,



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

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



**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](http://www.co.union.oh.us/engineer)

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

**Richwood Outpost**  
190 Beatty Avenue  
Richwood, Ohio 43344

*Public Service with integrity*

May 1, 2013

Jenny Snapp, Director  
LUC Regional Planning Commission  
Box 219  
East Liberty, Ohio 43319

Re: Preliminary Plat Review  
Jerome Village Subdivision  
GPN-3

Jenny,

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

1. Due to open space being located in Delaware County, along with the ultimate stormwater discharge from the site, coordinate supplemental plan review with the Delaware County Engineer's Office, as well as Delaware County Regional Planning Commission and Concord Township.
2. Existing structures on site will require a demolition permit from our office.
3. Additional verification from the OEPA regarding the presence/lack of an isolated wetland on-site will be required prior to construction plan review.
4. A variance from the requirement for 80' separation from driveways to existing or proposed roadways has previously been approved within the subdivisions, but is not shown on the plan. This variance will be needed based on the lot sizes.
5. Based on a previous concern expressed at LUC, the variance from the requirement for a 60' right of way in lieu of a 50' right of way has been approved for the entire development, and should be worded as such on the title sheet.
6. The centerline variance referenced is not needed, as all centerline radii meet Union County standards.
7. Based on our sketch plan meeting, it was determined that Ohio Edison would be the electric service provider for this site. They should be listed along with the other utility providers.
8. Revise the pavement composition for Jerome Road to include the following buildup:
  - a. 1-1/2" Surface Course
  - b. 1-3/4" Intermediate Course
  - c. 11-1/2" ODOT Item #301
  - d. 6" ODOT Item #304
9. For the Jerome Road widening section a minimum 4' berm will be required.

10. Currently, the offsite roadway geometrics do not meet minimum ODOT standard based on design speeds. Our office is reviewing correspondence submitted early on in the master development generation justifying using these lower design speeds. Note that based on this review, the geometrics of the widening of Jerome Road and the re-alignment of Wells Road may change.
11. An access plan to provide the existing parcels access to relocated Wells Road will need to be devised and presented to our office, along with the property owners. This access plan will be required to be included in the construction drawings for the re-alignment of Wells Road.
12. No open cut installation will be allowed for any utility construction. All crossings shown under existing roadways will be required to be jack and bored or directional drilled.
13. Verify storm pipe angles into structures. There appear to be numerous areas where potential issues may arise due to sharp pipe angles into curb and gutter structures.
14. Where possible, move storm structures and easements completely within open space areas to prevent a future maintenance conflict with homeowners.
15. Verify all vertical curve K factor calculations. It appears that several are incorrect or typos.
16. Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.
17. All drainage easements will be reviewed in more detail during the final design process, but should be a minimum of 20' in width.
18. A more detailed drainage analysis will be conducted during final plan review.
19. Include signage plan for roadway network.
20. Detail all flood routing swales, including 100 year flows, water surface elevation, and ditch dimensions. All flood routing swales shall be covered by an easement, ensuring at least 1' of freeboard between the 100 year water surface and the limits of the drainage easement.
21. Include finished grade (FG) elevations on all buildings, and possible walkout locations and elevations.
22. Show water and storm profiles.
23. Sight distance requirements for right and left turns onto Jerome Road and Wells Road are reversed, although appear to meet acceptable limits based on design speed.
24. A Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat.
25. Provide detailed construction drawings to private utility providers.

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

Sincerely,



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



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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE  
May 9, 2013

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### DARBY TOWNSHIP (UNION CO.) ZONING TEXT AMENDMENTS

---

**APPLICANT:** Darby Township Zoning Commission

**REQUEST:** Review of proposed zoning text amendments to for the following items:

- Definition of "Agriculture"
- Home Occupation - Definition of "Home Occupation" and Section 1013 "Home Occupations"
- Decks & Porches - Definition of "Deck", "Patio", "Porch", Section 300 "Zoning Permits Required" and Section 1050 "Decks and Porches"
- Fences, Walls, & Vegetation - Section 1011 "Fences, Walls, and Vegetation"

LUC Staff/Jenny Snapp has worked with Darby Township on these zoning text amendments. She has attended meetings in Darby Township on February 7, March 4, and April 14.

**STAFF ANALYSIS:**

- **Definition of "Agriculture" - Staff has no issues with this change.**  
The Township wishes to add the ORC citation for the Definition in case the State of Ohio changes the definition, they then would not have to amend their zoning.
- **Home Occupation - Staff has two suggestions for change.**  
The Township has recently had some issues with Home Occupation. They want to ensure they are "firming up" their regulations on this issue.
  - Staff recommends that in Section 1013 "Home Occupation", a portion of the first sentence be kept in #7, *"There shall be no change in the outside appearance of the building or premises, or other visible evidence of the*

---

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

• Phone: 937-666-3431 • Fax: 937-666-6203  
• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

*conduct of such home occupation." The new portion of #7 (last sentence) should become a new number. Therefore, all numbers would shift.*

- Per the bullet point above, a new #8 should be created as follows to read "*8. All signs shall comply with Sign Regulations in Section 1210 of this Zoning Resolution.*"
- **Decks & Porches - Staff has no issues with these changes.**  
The Township wishes to begin issuing zoning permits for decks and porches as they believe some of them are not going through County Building Regulations and would like to have an extra layer of inspections on their end to ensure deck and porch safety. LUC recommended that the Township Regulations in Section 1050 "Decks & Porches" mirror those of the County Building Regulations which the proposed now does.
- **Fences, Walls, & Vegetation - Staff has no issues with these changes.**  
The Township feels that the Regulations as written in #2 are too strict as written. The new regulations address properties that are not meeting the regulations in #2 while at the same time are not impeding safety.

## **STAFF RECOMMENDATIONS:**

- Given that LUC worked closely with the Darby Township, staff recommends **APPROVAL** of the proposed zoning text amendments to the Darby Township Zoning Resolution with the recommendation that the Township consider incorporation of the suggested changes outlined above.

## **ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:**

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

- Phone: 937-666-3431 • Fax: 937-666-6203
- Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)



**Zoning Text Amendment Checklist**

Date: April 22, 2013 Township: Darby (Union County)

Amendment Title: Various Zoning text Amendments  
(Ag. Def, Home Occupation, Decks + Porches, Fences)

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

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

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter) <u>May 16, 7:30pm</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter) <u>Mary Dick, Fiscal officer</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable <u>N/A member</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

*OK*  
*Jenny R. Snapp*  
*Jenny R. Snapp, Director*

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

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

**Darby Township, Union County**

**Doug Alderman, Trustee**  
**Dennis Blumenschein, Trustee**  
**Roger Davenport, Trustee**  
**Mary Dick, Fiscal Officer**

April 22, 2013

LUC Regional Planning  
P.O. Box 219  
East Liberty, OH 43319

Dear Jenny Snapp:

On behalf of Darby Township, we formally request that you please review the attached zoning text amendments regarding the following Sections/Items:

- ✓ Agriculture - Definition of "Agriculture"
- ✓ Home Occupation - Section 1013 "Home Occupations" along with the Definition of "Home Occupation"
- ✓ Decks & Porches - Section 300 "Zoning Permits Required", new Section 1050 "Decks and Porches" along with new definitions for "Decks", "Patio", and "Porch"
- ✓ Fences - Section 1011 "Fences, Walls, and Vegetation"

I have attached the proposed zoning text amendments for your review. Changes and additions can be found in **Red**.

The Zoning Commission has scheduled a Public Hearing for Thursday, May 16 at 7:30 PM at the Darby Township Hall, 508 Fourth Street, Unionville Center. LUC Director Jenny Snapp will be attending this public hearing and has assisted the Township with these zoning amendments.

Thanks, and we look forward to your review of this zoning amendment. If you have any questions, please contact me at 614-771-9161 or by email at [maryd@cleaninter.net](mailto:maryd@cleaninter.net).

Sincerely,

*Mary Dick*

Mary Dick  
Darby Township Fiscal Officer

Darby Township Zoning Commission  
Public Hearing  
Thursday, May 16, 7:30 PM

**Agriculture:**

**Proposed Changes in Red as follows:**

✓ **Definition:**

**Agriculture** - "Agriculture" includes farming; ranching; aquaculture; apiculture; horticulture; viticulture; animal husbandry, including but not limited to, the care and raising of livestock, equine, and fur bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber, pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production *or as defined in Ohio Revised Code (ORC) 519.01.*



## Home Occupation:

Proposed Changes in **Red** as follows:

✓ **Definition:**

**Home Occupation** - A use which is an activity, profession, occupation, service, craft, or revenue-enhancing hobby conducted by a person on the same premises as the principal place of residence which is clearly subordinate and incidental to use of the premises for residential purposes **and is conducted entirely within the dwelling unit, without any significant adverse effect upon the surrounding neighborhood.**

✓ **Section 1013 – Home Occupations**

The following standards shall govern home occupations as a permitted use within Darby Township.

1. The owner of the premises must reside in the dwelling unit used for the home occupation.
2. No person or persons, other than the owners and family members living on the premises shall operate a home occupation.
3. Not more than two workers exclusive of the owners shall be employed in a home occupation at any one time.
4. All activities conducted on site shall be conducted entirely within the dwelling unit, and the use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants.
5. Not more than thirty (30) percent or six hundred (600) square feet of the gross floor area, whichever is less, of any dwelling unit shall be used for a home occupation.
6. Home occupations shall not be permitted in any accessory building within any district unless a conditional use permit is received from the Board of Zoning Appeals.
7. ~~There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding six (6) square feet in area, non-illuminated, and mounted flat against the wall of the building in which the home occupation is located.~~ All signs shall comply with Sign Regulations in Section 1210 of this Zoning Resolution.
8. There shall be no sale on the premises of commodities other than those produced as the result of the home occupation.
9. No additional parking places proposed in conjunction with the home occupation shall be located in ~~a~~ the required front yard-setback.
10. ~~Equipment or processes shall not be used in such Home Occupations that creates noise, dust, vibrations, glare, fumes, odors, or visual, audible, or electrical interference detectable off the Lot or beyond the property line.~~
11. ~~There shall be no increased burden placed upon existing Township public services provided to the residence as a result of a Home Occupation.~~

## Decks/Enclosed Porch:

Proposed Changes in Red as follows:

✓ **Definitions:**

**Decks** - An exterior floor system supported on at least two opposing sides by an adjoining structure and/or posts, piers, or other independent supports.

**Patio** - An impervious roofless inner space or space adjoining a residence which is used for dining and recreation.

**Porch** - A roofed structure projecting from a residential building and separated from the building by the walls of the building, and partially supported by piers, posts or columns, and which is open, enclosed or partially enclosed.

✓ **Section 300 – Zoning Permits Required**

No building or other structures **including decks and porches**, shall be erected, moved, added to, structurally altered, nor shall any building, structure or land be established or changed in use without a permit therefore, issued by the Zoning Inspector. Zoning permits shall be issued only in conformity with the provisions of this Resolution unless the Zoning Inspector receives a written order from the Board of Zoning.

✓ **Section 1050 - Decks and Porches**

**Decks and porches shall require a zoning permit (Section 300). However, decks and porches that do not require a zoning permit are those not exceeding two hundred (200) square feet in area, that are not more than thirty (30) inches above grade at any point, are not attached to a dwelling, and do not serve the exit door or as exempted from the Union County Building Regulations.**

## Fences:

Proposed Changes in **Red** as follows:

- ✓ **Section 1011 - Fences, Walls and Vegetation**
  1. Fences and walls shall not be permitted within any right of way.
  2. No fence ~~on residential lots~~ shall exceed six (6) feet in height unless approved by the Board of Zoning Appeals ~~and no fence shall exceed three (3) feet in height between the street right-of-way line and the front building setback line.~~ All fences greater than three (3) feet shall be a minimum of ten (10) feet from the street right-of-way line. Supporting members for walls and fences shall be installed on the interior of the lot being fenced. ~~This regulation shall not apply to fences or walls that are designed so that the supporting materials are identical in appearance from both sides of the fence or wall.~~
  3. Fences shall be kept in proper repair and maintained so as not to create conditions that endanger the health, comfort and safety of the public.
  4. No accessory structure, wall, fence, or vegetation of any kind may be constructed, placed, planted, or allowed to grow which would visibly obscure, hide, or screen fire hydrants, street address numbering, and other security or emergency service equipment, controls, or components.



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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE  
May 9, 2013

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### JACKSON TOWNSHIP (CHAMPAIGN COUNTY) REVIEW OF ZONING TEXT AMENDMENT SECTION 1024 -DRAINAGE

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- APPLICANT:** Jackson Township Zoning Commission
- REQUEST:** Review of proposed zoning text amendment to *Section 1024 – Adequate Drainage Outlet* of the Jackson Township Zoning Resolution.
- STAFF ANALYSIS:** Over the last several months, Jackson Township has been working on developing a Memorandum of Understanding with the Champaign County Soil and Water Conservation District to perform drainage inspections on lots in Jackson Township. Last month the Jackson Township Trustees and the Champaign County Soil and Water Conservation District indicated that they were in favor of this MOU. The Jackson Township Trustees directed the Zoning Commission to incorporate language into the Jackson Township Zoning Resolution to address the MOU and subsequent drainage inspections.
- STAFF RECOMENDATIONS:** Staff provided the Jackson Township Zoning Commission with language for drainage from Darby Township in Union County. The proposed MOU for Jackson Township is also based on the MOU in place between townships and the Soil and Water Conservation District in Union County.
- To Staff's knowledge, the language from Darby Township regarding drainage and inspections from Soil and Water has worked out well. Staff feels that there is no reason that it would not have similar results in Jackson Township.

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East Liberty, Ohio 43319

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# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

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Staff has the following recommendations:

- The language submitted by Jackson Township is taken verbatim from the Darby Township Zoning Resolution. Staff recommends the township ensure all references to the *Union County Soil and Water Conservation District* are change to the ***Champaign County Soil and Water Conservation District***.

Given that staff has recommended this language to Jackson Township, and the fact that it has worked well in Union County, Staff recommends **APPROVAL** of the proposed language with the incorporation of comments above.

## ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

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**JACKSON TOWNSHIP ZONING**  
Champaign County

LUC Regional Planning Commission

Mrs. Jenny Snapp, Director

9676 E. Foundry Street

East Liberty, OH 43319

Jenny,

At a meeting 4/1/2013, Jackson Township Trustees were supportive of the Jackson Zoning Commission to expand the efforts of the township zoning officer and Champaign County Soil & Water District to determine an adequate drainage for lot splits and before zoning permits are issued for construction.

As you are aware, the Commission has been working with CCSWD on a Memorandum of Understanding. At the meeting of a partial board of the CCSWD on 3/25, Dale Circle, and myself, presented the final draft of the MOU to determine their support. Steve McCall, CC Engineer was present and gave his interpretation and support of the MOU. CCSWD indicated their continued support. The full board will meet in April to vote its approval or denial of the MOU.

During discussion at the Jackson Township Trustees meeting 4/1, the trustees suggested that the Zoning Commission amend the zoning ordinance to expand the language in Section 1024. The Zoning Commission is familiar with the language that is in the Darby Township, Union County Zoning Resolution sent to us by LUC at the beginning of this whole process. We have reviewed it and propose to amend Section 1024 of the Jackson Township Zoning Resolution with the language attached.

Please review and make recommendations,

Thank you,



Patricia A Hill

Secretary,

Jackson Township Zoning Commission

**Darby Township, Union County**

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

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

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**MEMORANDUM OF UNDERSTANDING**  
**BETWEEN THE**  
**CHAMPAIGN COUNTY SOIL & WATER CONSERVATION DISTRICT**  
**AND**  
**THE JACKSON TOWNSHIP TRUSTEES**  
**CHAMPAIGN COUNTY, OHIO**

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

An on-site inspection should be done cooperatively by the Champaign County Soil & Water Conservation District and the Jackson Township Zoning Officer for the purpose of identifying and recommending an appropriate drainage outlet for discharging water from an approved septic system, water softener, geo-thermal system and/or foundation drain. This inspection would be done to achieve the best possible outlet to protect you, your family, your neighbors, and the environment.

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

**The District Will:**

1. Make a physical inspection of each proposed building site/lot split concerning drainage outlets and/or easements to accommodate an adequate drainage outlet.
2. Review proposed home-sites/building sites to identify and recommend an adequate drainage outlet.
3. Make consultative technical services available to the Township upon request. Services for site investigations may include, but are not limited to, determining soil suitability, storm water runoff management, and erosion control on home-site/building sites.

**The Township Will:**

1. Observe sound soil and water conservation principles for water management, sediment control, soil stabilization and vegetative protection and require the incorporation of recommended practices in development of building site plans under their jurisdiction.



2. Confer with the District in the development of alternatives for the protection of the environment during land use changes.
3. Provide the District with a copy of their set back requirements.
4. Make available the Adequate Drainage Outlet Information Sheets and/or Site Recommendation Sheets to any interested parties.

**It is Mutually Agreed:**

1. That the inspection should take place before the land survey and sale of lot, or within 45 days from sale of lot. If the inspection cannot be done before the sale of the lot, it shall be done before the zoning permit is issued.
2. That the Township and District will perform the physical on-site inspections together within 45 days of the request and come to a mutual recommendation concerning drainage outlets and/or easements to accommodate an adequate outlet.
3. That Jackson Township will invoice the applicant at a rate according to the Fee Schedule set by the Township Trustees. The Schedule includes applicable Jackson Township Zoning Officer fees and applicable CCSWCD fees.
4. That the Township and the District will meet when necessary to review and update programs.
5. That standards and specifications developed by the Natural Resources Conservation Service will be used in planning and application of conservation measures.
6. This Memorandum may be amended or terminated at any time by mutual consent of the parties hereto, or may be terminated by either party by giving sixty (60) days notice in writing to the other.

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

\_\_\_\_\_ Township

Champaign County SWCD

\_\_\_\_\_ Chairman

\_\_\_\_\_ Chairman

\_\_\_\_\_ Jackson Township

Trustees, Board of Supervisors, Champaign County SWCD

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**JOINT SITE RECOMMENDATION SHEET**

**CHAMPAIGN COUNTY SOIL & WATER**

**JACKSON TOWNSHIP**

**CONSERVATION DISTRICT**

**PO BOX 114**

**1512 S. HWY 68, SUITE E100**

**CHRISTIANSBURG, OH 45389**

**URBANA, OH 43078**

**937-484-1507**

Inspection Date: \_\_\_\_\_

Time: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Application Number: \_\_\_\_\_

Nature of Request: \_\_\_\_\_

Property Location: \_\_\_\_\_

Soils: \_\_\_\_\_

Approved Outlet Location: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Recommended:** \_\_\_\_\_

**Not Recommended:** \_\_\_\_\_

Jackson Township Zoning Officer: \_\_\_\_\_

Champaign County SWCD Technician: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## ADEQUATE DRAINAGE OUTLET INFORMATION

A good drainage outlet is essential for most building sites in Jackson Township. The drainage outlet should have adequate capacity, depth and stability. If the outlet is inadequate, the value of the entire drainage system can be greatly reduced or lost. This drainage system can include, but is not limited to, the necessary outlet for on-site sewage systems, sump pump drains, foundation drains, geo-thermal and water softener discharge.

Criteria of an adequate outlet:

An adequate outlet is an existing tile main or stream which is deep enough and has sufficient capacity to provide a free outlet with adequate cover over a connecting subsurface drain. There are several references which will be used to determine the adequacy of the outlet: the USDA Soil Survey of Champaign County, the USGS Topographic Maps, and the County Watershed Maps. An indicator of an adequate outlet is a three dot stream in the USDA Soil Survey, a blue line stream on the USGS Topographic Maps, and/or a county maintained ditch or tile on the County Watershed Maps.

The outlet also needs to be relatively free from obstructions that would hinder flow of water. Public road ditches are not considered acceptable outlets. Ponds are typically not an acceptable outlet.

When subsurface drain outlets into an open ditch, the end of the drain should be protected against erosion, damaging periods of submergence, and entry of rodents and other animals into the drain.

The vertical distance between the bottom of the subsurface drain and the ditch bottom should be at least 1.0 foot. (This vertical distance may be reduced if (1) the outlet ditch is not subject to any significant deposition of sediment, or (2) there is an effective maintenance program on the ditch). In all cases, the subsurface drain shall outlet above the normal low water stage in the outlet ditch.

The outlet pipe of the subsurface drain shall be a continuous section of rigid pipe and shall be 20 feet in length. At least two-thirds of the outlet pipe should be embedded into the ditch bank with the overhanging length discharging at the toe of the ditch slope. If the outlet pipe discharges on the ditch side slope, the slope shall be protected from erosion. The recommended materials for outlet pipes are smooth-wall Polyethylene and Schedule 40 PVC pipe. Animal guards are needed on all outlets to exclude small animals. Gratings or attached screens should not be used, since debris may enter through the inlets and collect on the gratings.

Existing tile mains that are used for outlets for proposed subsurface drains shall be carefully checked to see that they are an acceptable outlet. To be adequate as an outlet for proposed subsurface drains, or to accommodate additional tile laterals, an existing tile main should:

1. Be free from breakdowns, fractured tile, excessive sedimentation or root dogging.
2. Appear to be working properly and have adequate outlet as described above.

3. Have sufficient capacity based on the grade(slope of tile main) and degree of drainage required for the area presently drained and for areas to be drained into the tile main in the future. Please note that most existing tile mains in Champaign County were not designed to handle the amount of discharge required by residential development.
4. Have sufficient depth to provide a minimum cover of 2.5 feet on all subsurface drains used as part of the drainage system. If there is insufficient cover, smooth-wall pipe, as described above, may be used until adequate cover is obtained.

This "on-site" inspection is being done by the Champaign County Soil and Water Conservation District. The purpose of this inspection is to identify and recommend an appropriate drainage outlet for discharging water from an approved septic system, water softener, geo-thermal system, and foundation drain.

This inspection has been done to achieve the best possible outlet to protect you, your family, your neighbors and the environment.

During construction you or your contractor may encounter existing clay or plastic field tiles. These must not be cut off or damaged but rather re-routed around any structure and reconnected down stream. These tiles may drain a substantial area above your property and careful re-routing benefits you by carrying this water away from your property and structure.

The size of drainage tile to properly drain your site will need to be determined. In the case of a collector tile draining numerous sites, this determination must be made by Champaign County Soil & Water Conservation District and installed correctly to an approved outlet.

This drainage outlet must discharge into no less than an intermittent stream ( a stream which flows 90% of the year). If you are fortunate enough to have this stream within the boundaries of your property no easements would be needed. However, if you must cross neighboring properties to achieve proper drainage, recorded easements must be obtained from adjacent landowners along this drainage path to the proper outlet from your property, or properties being drained.

Your copy of this recommendation along with needed easements must be submitted to the Township Zoning Officer.

Champaign County Soil & Water Conservation District

Jackson Township Zoning Commission

Jackson Township Trustees

Jackson Township Zoning Officer



Zoning & Subdivision Committee  
Tuesday, May 9, 2013

The Zoning and Subdivision Committee met in regular session on Tuesday, May 9, 2013, at 12:18 pm at the LUC East Liberty Office. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman, Greg DeLong, Wes Dodds, Charles Hall, Paul Hammersmith, Steve McCall, Heather Martin, Jenny Snapp, Jeff Stauch, and Andy Yoder. Absent Member was Joel Kranenburg.

Guests included: Jeff Baird, City of Urbana; Thom Ries, Terrain Evolution; Bill Narducci, **Union County Engineer's Office**.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Minutes of the April 9, 2013, meeting were approved as written with Brad Bodenmiller making the first motion to approve, and Andy Yoder making the second motion to approve. All in favor.

1. Review of Jerome Village GPN-2 Preliminary Plat Amendment (Union County) - Staff Report by Jenny Snapp
  - o Bill – Do you have an update on the Dresnick parcel?
    - Thom - **I think they're trying to acquire that, but I'm not sure the status of that possibility.**
  - o Jeff Stauch made the first motion to recommend approval of the Jerome Village GPN-2 Preliminary Plat Amendment in Jerome Township with the comments made by the committee and reviewing agencies and Charles Hall made the second motion to recommend approval of the Jerome Village GPN-2 Preliminary Plat Amendment in Jerome Township with the comments made by the committee and reviewing agencies. All in favor.
2. Review of Jerome Village GPN-3 Preliminary Plat (Union County) – Staff Report by Jenny Snapp
  - o Steve McCall made the first motion to recommend approval of the Jerome Village GPN-3 Preliminary Plat in Jerome Township with the comments made by the staff and reviewing agencies and Jeff Stauch made the second motion to recommend approval of the Jerome Village GPN-3 Preliminary Plat in Jerome Township with the comments made by the staff and reviewing agencies. All in favor.
3. Zoning Text Amendments, Darby Township (Union County) - Staff Report by Jenny Snapp
  - o Charles asked for clarification of the home occupation definition.



## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- Charles Hall made the first motion to recommend approval of the Darby Township Zoning Text Amendments and Brad Bodenmiller made the second motion to recommend approval of the Darby Township Zoning Text Amendments. All in favor.
- 4. Review of Text Amendment, Jackson Township (Champaign County) - Review of Section 1024, Drainage – Staff Report by Wes Dodds
  - Brad Bodenmiller made the first motion to recommend approval of the Zoning Text Amendment for Jackson Township including comments from the staff and Greg DeLong made the second motion to recommend approval of the Zoning Text Amendment for Jackson Township including comments from the staff. All in favor.

The Zoning and Subdivision Committee adjourned at 12:40 pm with Charles Hall making the first motion to adjourn, and Brad Bodenmiller making the second motion to adjourn. All in favor.

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