



Scott Hunter
J.R. Rausch
Steven Wolfe

ORDINANCE 013-2024

TO ACCEPT THE DEDICATION OF THE VILLAGE NEIGHBORHOOD, SECTION 3, PHASES 2 THROUGH 4, PUBLIC INFRASTRUCTURE

WHEREAS, the City Administration has reported that the improvements for the water lines and associated appurtenances shown on the final as built construction plans for the Village Neighborhood, Section 3, Phases 2 through 4, have been satisfactorily completed per City of Marysville specifications, and have been maintained by the developer for a period in excess of one year; and

WHEREAS, the developer has offered for dedication for public use certain land for water lines and associated appurtenances as shown on said final as-built construction plans; now, therefore

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYSVILLE, OHIO, That:

SECTION I. Council accepts and approves the final as-built construction plans for the Village Neighborhood, Section 3, Phases 2 through 4. The Final Plat, Exhibit A, is attached and incorporated into this Dedication Ordinance.

SECTION II. The dedication of the water lines, all as shown whereon, are accepted and confirmed.

SECTION III. The Clerk of Council is authorized to cause this dedication to be recorded with the Recorder of Union County as provided by law.

1st Reading FEBRUARY 26, 2024

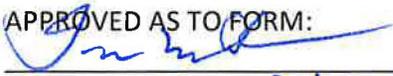


PRESIDENT OF COUNCIL

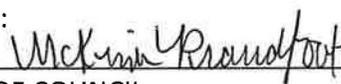
2nd Reading MARCH 11, 2024

3rd Reading MARCH 25, 2024

Passed: MARCH 25, 2024

APPROVED AS TO FORM:


Law Director Date 2/26/24

ATTEST:


CLERK OF COUNCIL

STREET, STORM & WATERLINE IMPROVEMENT PLAN FOR VILLAGE NEIGHBORHOOD SECTION 3, PHASES 2, 3 & 4 VIRGINIA MILITARY SURVEY (VMS) 3005 JEROME TOWNSHIP, UNION COUNTY, OHIO

- BENCH MARKS**
UNION COUNTY ENGINEERING DEPARTMENT MONUMENT 04-5987, ELEV = 598.117 (NAVD 88)
- SECTION**
1.2 MIRES SOUTH ALONG STATE HIGHWAY 38 FROM THE SOUTH CORNER POINT OF MARYSVILLE, UNION COUNTY AT THE JUNCTION OF A ROAD LEADING WEST, 23.9' WEST OF THE CENTERLINE OF STATE HIGHWAY 38, 23.9' SOUTH OF THE CENTERLINE OF STATE HIGHWAY 38, 23.9' WEST OF THE CENTERLINE OF STATE HIGHWAY 1022 AND SET IN THE TOP OF A CONCRETE POST ELEV = 1019.6' (NAVD 88)
- B.M. #1**
PK IN SIDE OF UTILITY POLE, SOUTH SIDE OF WELLS ROAD, 150' E. WEST OF OPS CONTROL POINT #50226 ELEV = 871.61 (NAVD 88)
- B.M. #101**
IRON PIN SET IN THE GROUND, 32' E. EAST OF THE CENTERLINE OF JEROME ROAD, 1650' S. SOUTH OF CENTERLINE OF BLANEY ROAD, 2902' N. NORTH OF CENTERLINE OF WELLS ROAD, 93' W. WEST 12' 49.00" ELEV = 862.36 (NAVD 88)
- B.M. #102**
IRON PIN SET IN THE GROUND, 62' S. SOUTH OF CENTERLINE OF OLD WELLS ROAD, 90' E. EAST OF CENTERLINE OF JEROME ROAD, 233' N. NORTH OF CENTERLINE OF WELLS ROAD ELEV = 860.81 (NAVD 88)
- B.M. #103**
IRON PIN SET IN THE GROUND, 30' E. EAST OF THE CENTERLINE OF WILSON-CRODY ROAD, 1700' ELEV = 871.75 (NAVD 88)
- B.M. #104**
IRON PIN SET IN THE GROUND, SOUTHWEST SIDE OF WELLS ROAD REGIONAL PUMP STATION, 35' N. NORTH OF CENTERLINE OF WELLS ROAD ELEV = 861.32 (NAVD 88)
- B.M. #105**
IRON PIN SET IN THE GROUND, 38.2' SOUTHWEST OF THE CENTERLINE OF US 42, 4892' S. SOUTHWEST OF THE CENTERLINE OF HARRIOT ROAD, 4892' S. NORTH OF CENTERLINE OF WELLS ROAD ELEV = 879.78 (NAVD 88)
- B.M. #106**
IRON PIN SET IN THE GROUND, NORTHEAST OF HANERWILL PARKWAY AND WELLS ROAD, 100' S. SOUTH OF CENTERLINE OF WELLS ROAD, 14011' 02.25', 93311' 24.35', ELEV = 867.05 (NAVD 88)

STORMWATER MANAGEMENT
THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM CALCULATION. THE DEVELOPED AREAS SHALL BE RECALCULATED FOR THE PROPOSED DEVELOPMENT. THE DESIGN SHALL BE GREATER IN INTENSITY THAN THAT OF THE CRITICAL STORM SHALL RELEASE AT THEIR RESPECTIVE PREDEVELOPED RATES PER UNION COUNTY REGULATIONS.

THE EXISTING LAND USE CONSISTS OF VACANT LAND THAT HAS BEEN FARMED AS WELL AS LEFT FALLOW. THE TRIBUTARY AREAS FOR THIS PROJECT ACCUMULATE AND DISCHARGE TO JEROME ROAD DITCH VIA PREVIOUSLY CONSTRUCTED PONDS P-281 AND P-282 AND TO TRY DITCH VIA PREVIOUSLY CONSTRUCTED POND P-140 ALONG WILSON-CRODY ROAD AND WILSON CRY.

EXISTING POND P-281 & P-282 WILL BE USED FOR SEWERSHED MANAGEMENT. EXISTING POND P-140 WILL BE WITH AN EASEMENT, FOND AND OUTLET ON UN-4 & WILSON-CRODY PHASE 3 DITCH MAINTENANCE EXHIBITS RESPECTIVELY.

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. OH0000004.

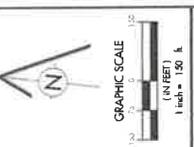
FLOODPLAIN
FLOODPLAIN ZONE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #2015003000 & #2015003000, EFFECTIVE DATE DECEMBER 16, 2006.

OPEN SPACE
OPEN SPACE INCLUDING THE DESIGNATED OPEN SPACE IN W-3 IS TO BE OWNED AND MAINTAINED BY JEROME VILLAGE COMMUNITY DEVELOPMENT. THE OPEN SPACE SHALL BE MAINTAINED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

ZONING
JEROME VILLAGE NEIGHBORHOOD, SECTION 3 WAS ZONED PUD (NOW PD) AS PART OF THE JEROME VILLAGE DEVELOPMENT APPROVED BY JEROME TOWNSHIP, APRIL 23, 2007.

PARKING
NO PARKING EXCEPT AT DESIGNATED AREAS ARE PERMITTED WITHIN THE ROADWAYS.

VARIANCE
PREVIOUSLY GRANTED
1. VARIANCE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT-OF-WAY WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN JEROME VILLAGE. RESOLUTION #248-09, DATED 07-11-09.



ENGINEER'S STATEMENT:
THIS IS TO CERTIFY THAT SOUND ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL MINIMUM STANDARDS AS DELETED IN THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, HAVE BEEN MET. ADDITIONALLY, THE DESIGN HAS BEEN REVIEWED BY THE PROFESSIONAL ENGINEER AND CERTIFIED THAT THE DESIGN MEETS ALL APPLICABLE STANDARDS. THE DESIGN HAS BEEN REVIEWED BY THE PROFESSIONAL ENGINEER AND CERTIFIED THAT THE DESIGN MEETS ALL APPLICABLE STANDARDS. THE DESIGN HAS BEEN REVIEWED BY THE PROFESSIONAL ENGINEER AND CERTIFIED THAT THE DESIGN MEETS ALL APPLICABLE STANDARDS. THE DESIGN HAS BEEN REVIEWED BY THE PROFESSIONAL ENGINEER AND CERTIFIED THAT THE DESIGN MEETS ALL APPLICABLE STANDARDS.

UNION COUNTY APPROVAL:
THE UNION COUNTY SIGNATURES ON THIS PLAN SIGNIFY ONLY CONFORMANCE WITH THE MINIMUM STANDARDS AS DELETED IN THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, AND DO NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE DETAILS SHOWN HEREON. THE PROFESSIONAL ENGINEER HAS PREPARED AND CERTIFIED THESE PLANS.

CITY OF MARYSVILLE APPROVAL:
THE CITY OF MARYSVILLE SIGNATURES ON THIS PLAN (UNLAW) SIGNIFY ONLY CONFORMANCE WITH THE MINIMUM STANDARDS AS DELETED IN THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, AND DO NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF THE DETAILS SHOWN HEREON. THE PROFESSIONAL ENGINEER HAS PREPARED AND CERTIFIED THESE PLANS.

UNION COUNTY ENGINEER
DATE: 7/15/21

CITY OF MARYSVILLE ENGINEER
DATE: 8/10/21

CITY OF MARYSVILLE ENGINEER
DATE: 7/20/21

CHANGE ORDER NO. 001

COVER SHEET

JEROME VILLAGE
SECTION 3 PHASES 2, 3 & 4

FROM TOWNSHIP UNION COUNTY (CNS)

DATE: 7/15/21

INDEX MAP
SCALE: 1" = 150'

SHEET INDEX

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INDEX MAP
SCALE: 1" = 150'

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	
OPEN SPACE	20.718
ROAD	4.549
LOT	14.051
NUMBER OF LOTS	82
52' FRONTAGE	82
DESIGNY (UNITS/ACRES)	3.938
NET (# UNITS/TOTAL AREA)	5.648

SEPARATORS

FRONT YARD	32'
REAR YARD	30'
SIDE YARD	5'

OSR = DESIGNATED OPEN SPACE
OSR = OPEN SPACE RESERVE

OWNER/DEVELOPER:
JEROME VILLAGE
AMERICA'S VILLAGES, LLC
ATTN: JON BRETT AGOSTA
1346 REDBROOK COURT
COLUMBUS, OH 43275
P: 614-857-8800
F: 614-857-2348

SURVEYOR
AMERICA'S VILLAGES, LLC
ATTN: JON BRETT AGOSTA
1346 REDBROOK COURT
COLUMBUS, OH 43275
P: 614-857-8800
F: 614-857-2348

STANDARD DRAWINGS

UC60	0001	COM
WR-03	BP-31	WR-03
WR-02	CS-11	WR-02
WR-01	MH-1.2	WR-01
0002	2319	0002
0003	2319	0003

SURVEY DATA

EXISTING PARCEL	17001001400
DESCRIPTION	MILLIAM MILLER
RECORD	1700100140000
RECORD DATE	11/07/2006

TERAIN Evolution
The Real Estate Vision and Success

PROFESSIONAL ENGINEER
DATE: 7/15/21

CITY OF MARYSVILLE ENGINEER
DATE: 8/10/21

CITY OF MARYSVILLE ENGINEER
DATE: 7/20/21