

ORDINANCE 18-18

**ACCEPTING THE DEDICATION OF THE
EVERSOLE RUN NEIGHBORHOOD SECTION 1, PHASE 1
WATER MAIN IMPROVEMENTS**

WHEREAS, the City Manager has reported that the improvements for the water lines and associated appurtenances shown on the final as-built construction plans for the Eversole Run Neighborhood Section 1, Phase 1 have been satisfactorily completed per City of Marysville Water Division 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 dedication of the final as-built waterline construction plans for the Eversole Run Neighborhood Section 1, Phase 1. These plans are attached to this Dedication Ordinance and have been designated as Exhibit A.

SECTION II. The final as-built construction plans have been previously approved and accepted. The dedication on the public uses of the water lines and associated appurtenances, all as shown thereon, is 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.

SECTION IV. The Clerk of Council and the President of Council are hereby authorized and directed to sign this document as proof of dedicated and accepted in coordination with the City Engineer

1st Reading February 12, 2018

2nd Reading February 26, 2018

3rd Reading March 12, 2018

Passed March 12, 2018



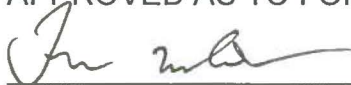
MAYOR / PRESIDENT OF COUNCIL

ATTEST:



CLERK OF COUNCIL

APPROVED AS TO FORM



Law Director Date 2/5/18

BENCH MARKS

BM#1
PK NAIL SET IN SIDE OF UTILITY POLE, SOUTH SIDE OF WELLS ROAD, 150'±
WEST OF GPS CONTROL POINT #50228
ELEV.=971.61 (NAVD 83)

BM#10
RAILROAD SPIKE SET IN THE NORTH SIDE OF POWER POLE, 25'± SOUTH OF
THE CENTERLINE OF BROOK ROAD OPPOSITE RESIDENCE #6140.
ELEV.=994.43 (NAVD 83)

BM#11
RAILROAD SPIKE SET IN THE NORTH SIDE OF POWER POLE, 25'± SOUTH OF
THE CENTERLINE OF BROOK ROAD IN FRONT OF RESIDENCE #7800.
ELEV.=989.82 (NAVD 83)

BM#12
RAILROAD SPIKE SET IN NORTH SIDE OF POWER POLE ON THE SOUTHEAST
CORNER OF HYLAND-CROFT ROAD AND BROOK ROAD.
ELEV.=996.56 (NAVD 83)

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 83)

STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM CALCULATION.
DEVELOPED AREAS SHALL BE REQUIRED TO RELEASE THE CRITICAL STORM AND ALL LESSER STORMS
AT A RATE NO GREATER THAN THE PREDEVELOPED ONE YEAR STORM EVENT. ALL STORMS OF
GREATER 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 STUDY ACCUMULATE AND DISCHARGE TO FRY DITCH AND
EVERSOLE RUN LOCATED IN THE MIDDLE OF THE SITE.

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. DHC000004.

FLOODPLAIN

THE ERN-1, 4 & 5 DEVELOPMENT SITES ARE LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN
ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39136C03902, EFFECTIVE DATE DECEMBER 18
2008.

OPEN SPACE

OPEN SPACE INCLUDING THE DEDICATED OPEN SPACE IN ERN-1, 4 & 5 IS 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 ACCESS MANAGEMENT PLAN DATED JANUARY
1, 2004, WHICH REQUIRES 80 FT OF SEPARATION FOR DRIVEWAYS FROM EXISTING OR PROPOSED
ROADS. AN ELIMINATION OF THIS REQUIREMENT FOR INTERIOR SUBDIVISION DRIVEWAYS IS REQUESTED.

VARIANCE HAS BEEN APPROVED FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406,
UNIFORM RIGHT-OF-WAY WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET
CLASSIFICATIONS WITHIN JEROME VILLAGE. RESOLUTION #306-06, DATED 6-11-06.

ZONING

EVERSOLE RUN NEIGHBORHOOD, SECTIONS 1, 4 & 5 WERE ZONED PUB AS PART OF THE JEROME
VILLAGE DEVELOPMENT APPROVED BY JEROME TOWNSHIP, APRIL 23, 2007.

SURVEY DATA

DESCRIPTION	EXISTING PARCEL ID NUMBER	BOUNDARY SURVEY DATE
WILCOX	1700120130000	3/14/2014
WILCOX	1700100200000	6/6/2007
WILCOX	1700100201000	1/15/2007
SELECT SITES	1700100190000	9/11/2007
JOHNSTON	1700120121000	7/9/2006

SURVEYOR

AMERICAN LAND SURVEYORS, LLC
ATTN: JIM (BRETT) ADDOCK
1548 HEDLOCK COURT
LANCASTER, OHIO 43130
P: 614-837-0800
F: 740-415-8508

GENERAL DEVELOPMENT SUMMARY

	SECTION 1	SECTION 4	SECTION 5
TOTAL AREA (ACRES)	102.958	23.603	58.097
OPEN SPACE	37.728	10.990	18.008
REGIONAL PUMP STATION			1.068
RIGHT-OF-WAY (50')	12.920	1.863	5.336
EXISTING RIGHT-OF-WAY DEDICATED LOTS	51.882	10.990	23.015
NUMBER OF LOTS	139	14	70
80' FRONTAGE	9	-	10
90' FRONTAGE	59	-	10
100' FRONTAGE	56	-	56
110' FRONTAGE	6	-	2
120' FRONTAGE	9	-	2
130' FRONTAGE	-	-	14
DENSITY (UNITS/ACRE)			
GROSS (# LOTS/TOTAL AREA)	1.358	0.583	1.432
NET (# LOTS/LOT AREA)	2.679	1.274	2.798
MINIMUM LOT SIZE			
80' FRONTAGE	10,400 SF		
90' FRONTAGE	11,700 SF		
100' FRONTAGE	13,000 SF		
110' FRONTAGE	15,400 SF		
120' FRONTAGE	18,000 SF		
130' FRONTAGE	27,000 SF		
SETRACKS	80' 90' 100' 110' 120' 130'		
FRONT YARD (FROM R/W)	25' 25' 25' 25' 25' 25'		
REAR YARD	30' 30' 30' 30' 30' 30'		
SIDE YARD	6' 6' 10' 10' 10' 10'		

DEVELOPER/OWNER:

JEROME VILLAGE
JEROME VILLAGE COMPANY, LLC
ATTN: GARY NUSS
3715 N. FRONT STREET
COLUMBUS, OH 43210
P: 614-887-2334
F: 614-887-2348



STREET, STORM & WATERLINE IMPROVEMENT PLANS FOR

EVERSOLE RUN NEIGHBORHOOD SECTIONS 1, 4 & 5, PART A

VIRGINIA MILITARY SURVEY (VMS) 2991 & 3005 JEROME TOWNSHIP, UNION COUNTY, OHIO



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 DELINEATED IN THE UNION
COUNTY "TECHNICAL DESIGN STANDARDS" AND "SUBDIVISION REGULATIONS" AND THE CITY OF
MARYSVILLE "WATER DIVISION SPECIFICATIONS" HAVE BEEN MET. ADDITIONALLY, THE DESIGN
INCLUDES STANDARDS GREATER THAN THE MINIMUM WHERE, IN MY OPINION, THEY ARE
NECESSARY FOR PROTECTION OF THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE
ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT
DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. ANY VARIANCE UTILIZED HAS BEEN
LISTED ON THESE PLANS AND HAVE BEEN APPROVED BY UNION COUNTY AND THE CITY OF
MARYSVILLE.



REGISTERED PROFESSIONAL ENGINEER

E-77498

12/10/14

DATE

UNION COUNTY APPROVAL:

THE UNION COUNTY SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE
GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENTS. ALL TECHNICAL
DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND
CERTIFIED THESE PLANS.

UNION COUNTY ENGINEER

DATE

CITY OF MARYSVILLE APPROVAL:

THE CITY OF MARYSVILLE SIGNATURES ON THIS PLAN (BELOW) SIGNIFY ONLY CONCURRENCE
WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROPOSED IMPROVEMENTS.
ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO
PREPARED AND CERTIFIED THESE PLANS.

Justin P. Hollenhorst
CITY OF MARYSVILLE, CITY ENGINEER

12/23/2014

DATE

John E. Nuss
CITY OF MARYSVILLE, PUBLIC SERVICE DIRECTOR

12/23/2014

DATE

John E. Nuss
CITY OF MARYSVILLE, DIRECTOR OF ADMINISTRATION

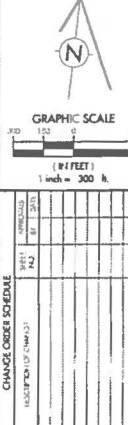
12/23/14

DATE

John E. Nuss
CITY OF MARYSVILLE, MAYOR

12-23-14

DATE



CHANGE CODES SCHEDULE
REVISIONS
NO. DATE DESCRIPTION

TerrainEvolution
Your design. Our vision. Our success.
132 East Englewood, Suite 200, Columbus, OH 43215
P: 614-253-7900 F: 614-253-1223 E: info@terrain-ev.com W: www.terrain-ev.com

JEROME VILLAGE
UNION COUNTY ENGINEER
CITY OF MARYSVILLE, CITY ENGINEER
CITY OF MARYSVILLE, PUBLIC SERVICE DIRECTOR
CITY OF MARYSVILLE, DIRECTOR OF ADMINISTRATION
CITY OF MARYSVILLE, MAYOR

COVER SHEET

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