

ORDINANCE 21-18

**ACCEPTING THE DEDICATION OF THE
EVERSOLE RUN NEIGHBORHOOD SECTION 6
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 6 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 6. 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
SOURCE FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENT 04-0087, ELEV.=998.117 (NAVD 88)

UNION COUNTY B.M. 1.2 MILES SOUTH ALONG STATE HIGHWAY 38 FROM THE SOUTH CORPORATION LIMIT OF MARYSVILLE, UNION COUNTY AT THE JUNCTION OF A ROAD LEADING WEST, 33.8' WEST OF THE CENTERLINE OF STATE HIGHWAY 38, 23.8' SOUTH OF THE CENTERLINE OF THE ROAD, 3.0' SOUTH OF A FENCE CORNER POST AND ABOUT 4' LOWER THAN THE HIGHWAY, A UNITED STATES GEOLOGICAL SURVEY STANDARD DISK, STAMPED 1022 AND SET IN THE TOP OF A CONCRETE POST, ELEV.=1019.61 (NAVD 88)

B.M. #1 PK IN SIDE OF UTILITY POLE, SOUTH SIDE OF WELLS ROAD, 150' WEST OF GPS CONTROL POINT #50228, ELEV.=971.81 (NAVD 88)

B.M. #101 IRON PIN SET IN THE GROUND, 32' EAST OF THE CENTERLINE OF JEROME ROAD, 1850' SOUTH OF CENTERLINE OF BLANKE ROAD, 289' NORTH OF CENTERLINE OF HILL ROAD, ELEV.=1124.78", WBS10'48.00" ELEV.=982.98 (NAVD 88)

B.M. #102 IRON PIN SET IN THE GROUND, 82' SOUTH OF CENTERLINE OF OLD WELLS ROAD, 90' EAST OF CENTERLINE OF JEROME ROAD, 233' NORTH OF CENTERLINE OF WELLS ROAD, ELEV.=980.87 (NAVD 88)

B.M. #103 IRON PIN SET IN THE GROUND, 30' EAST OF THE CENTERLINE OF MYLAND-CROY ROAD, 172' NORTH OF CENTERLINE OF WELLS ROAD, IN FRONT OF RESIDENCE #7700, ELEV.=971.75 (NAVD 88)

B.M. #104 IRON PIN SET IN THE GROUND, SOUTHWEST SIDE OF WELLS ROAD REGIONAL PUMP STATION, 30' NORTH OF CENTERLINE OF WELLS ROAD, ELEV.=986.32 (NAVD 88)

B.M. #105 IRON PIN SET IN THE GROUND, 30' SOUTHWEST OF THE CENTERLINE OF US 42, 4862' NORTH OF THE CENTERLINE OF HARRIS ROAD, 4862' NORTH OF CENTERLINE OF WELLS ROAD, ELEV.=1108.09", WBS12'28.03" ELEV.=979.78 (NAVD 88)

B.M. #108 IRON PIN SET IN THE GROUND, NORTHEAST OF FUTURE RAVENHILL PARKWAY AND MYLAND-CROY ROAD ROUNDABOUT, ELEV.=1124.38" ELEV.=987.05 (NAVD 88)

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 JEROME ROAD DITCH.

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. OH0000004.

FLOODPLAIN

THE DRN-6 DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #30159003900, EFFECTIVE DATE DECEMBER 18 2008.

OPEN SPACE

OPEN SPACE INCLUDING THE DEDICATED OPEN SPACE IN DRN-6 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

VARIANCE HAS BEEN APPROVED FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 408. MINIMUM FRONT-OF-WAY WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN JEROME VILLAGE. RESOLUTION #306-09, DATED 6-11-09.

VARIANCE HAS BEEN REQUESTED TO DEVIATE FROM TECHNICAL DESIGN STANDARDS, SECTION 102-A. ANGLE OF INTERSECTION, FOR THE INTERSECTION OF LILUM WAY AND DAHLIA LANE.

ZONING

EVERSOLE RUN NEIGHBORHOOD, SECTION 6 IS IN PROCESS OF REZONING. A PORTION WAS ZONED PUD AS PART OF THE JEROME VILLAGE DEVELOPMENT APPROVED BY JEROME TOWNSHIP, APRIL 23, 2007. THE REMAINDER IS ZONED U-1. JEROME VILLAGE COMPANY IS PREPARING THE ZONING DOCUMENTS FOR SUBMITTAL TO JEROME TOWNSHIP AND LUC REGIONAL PLANNING FOR A CHANGE TO PUD.

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	PROPOSED	ZONED
OPEN SPACE	23.118	-
RIGHT-OF-WAY (50')	11.378	-
LOTS	33,408	-
NUMBER OF LOTS	131	-
70' FRONTAGE	31	-
80' FRONTAGE	71	-
90' FRONTAGE	29	-
DENSITY (UNITS/ACRE)	1.828	-
CRDS (# LOTS/TOTAL AREA)	3.821	-
NET (# LOTS/ACRE)	11,700	-
MINIMUM LOT SIZE		
70' FRONTAGE	9,100 SF	
80' FRONTAGE	10,400 SF	
90' FRONTAGE	11,700 SF	
SETBACKS		
FRONT YARD (FROM R/W)	20'	30'
REAR YARD	30'	30'
SIDE YARD	5'	8'

DOES = DEDICATED OPEN SPACE

STANDARD DRAWINGS

CODE	CDM	GOOE
WTR-03	BP-3.1	
WTR-04	CB-1.1	
WTR-06	CB-1.2	
WTR-09	CB-1.3	
WTR-18	CB-1.4	
WTR-19	MH-1.1	
WTR-21	MH-1.2	
WTR-23		
WTR-25		



SHEET INDEX

1	COVER SHEET
2	GENERAL NOTES & DETAILS
3	TYPICAL SECTION & DETAILS
4	DETAILS
5	WATERLINE DETAILS
6	COMP. STOP LOCATIONS
7-17	STREET PLAN & PROFILE
18-22	SIDEWALK & INTERSECTION DETAIL
23-40	STORM SEWER PLAN & PROFILE
41-44	GRAZING PLAN
45-46	PRELIMINARY PLAN
48-50	POND OUTLET & STRUCTURE DETAILS
51-54	EROSION & SEDIMENT CONTROL PLAN
55-61	STORMWATER POLLUTION PREVENTION NOTES & DETAILS
62	DITCH MAINTENANCE EXHIBIT "C"

INDEX MAP

SCALE: 1" = 200'

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

AMERICAN LAND SURVEYORS, LLC.
ATTN: JON (BRETT) ADDOCK
1348 HOLLAND COURT
LANCASTER, OHIO 43130
P: 614-637-0800
F: 740-415-8589

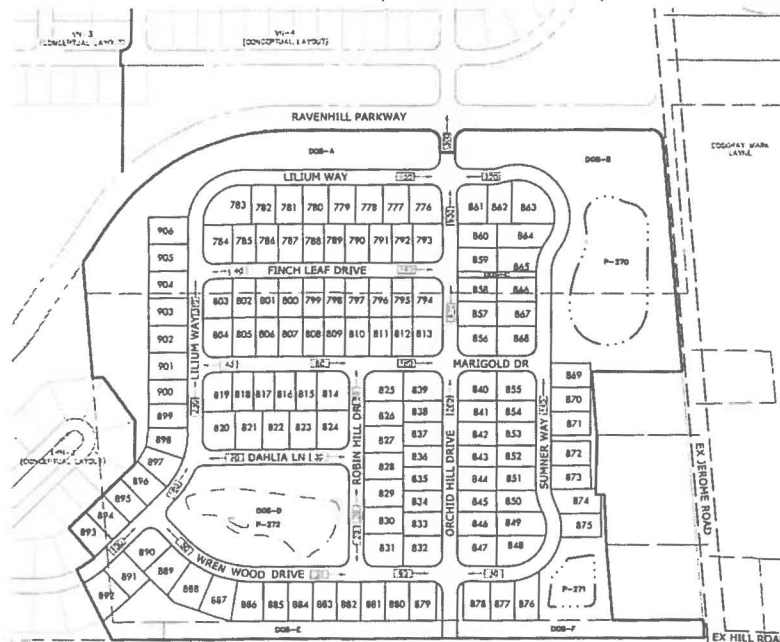
SURVEY DATA

DESCRIPTION	EXISTING PARCEL ID NUMBER	BOUNDARY SURVEY DATE
HENDERLONG	1700100210010	6/30/2014
HENDERLONG	1700100211010	12/5/2006
MILLER	1700100150010	3/13/2006
ANDREWS	1700120110000	2/1/2006

STREET, STORM & WATERLINE IMPROVEMENT PLANS FOR

EVERSOLE RUN NEIGHBORHOOD SECTION 6

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



SCALE: 1" = 4000'

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-77458

9/11/15
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.

Jon (Brett) Addock
CITY OF MARYSVILLE, OHIO ENGINEER

10/7/2015
DATE

John (Brett) Addock
CITY OF MARYSVILLE, PUBLIC SERVICE DIRECTOR

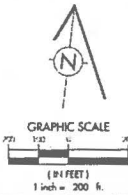
10/7/2015
DATE

CITY OF MARYSVILLE, DIRECTOR OF ADMINISTRATION

DATE

CITY OF MARYSVILLE, MAYOR

DATE



CHANGELINE	DATE	BY	REVISION
1	10/7/2015	JAA	ISSUED FOR PERMIT

Terrain Evolution
Engineering & Surveying
10000 N. HIGHWAY 100, SUITE 100
MARIETTA, OHIO 45750
P: 740-397-1234 F: 740-397-1235
E: info@terrain-evolution.com

NOTED: JAA, MARYSVILLE, OHIO
JEROME VILLAGE
PUD-6 DEVELOPMENT COO
SECTION 6
COVER SHEET

PROJECT NO.	1700100210010
DATE OF PLAN	10/7/2015
DATE OF PERMIT	10/7/2015
DATE OF AS-BUILT	10/7/2015
DATE OF FINAL	10/7/2015
DATE OF CLOSURE	10/7/2015
DATE OF REMOVAL	10/7/2015
DATE OF REPAIR	10/7/2015
DATE OF RESTORE	10/7/2015
DATE OF RECONSTRUCT	10/7/2015
DATE OF REPAIR	10/7/2015
DATE OF RESTORE	10/7/2015
DATE OF RECONSTRUCT	10/7/2015