



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

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Zoning & Subdivision Committee

Thursday, May 13, 2021, 12:15 pm

- Minutes from last meeting of April 8, 2021
- 1. Review of Mills of Watkins Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- 2. Review of VN-9 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- 3. Review of Jerome Township Parcel Amendment (VN-1 and VN-8) (Union County) – Staff Report by Aaron Smith
- 4. Review of Jerome Township Parcel Amendment (VN-10) (Union County) – Staff Report by Aaron Smith

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Ashley Gaver – City of Marysville
Steve Robinson – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC
Aaron Smith – LUC

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Logan-Union-Champaign regional planning commission

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Logan-Union-Champaign regional planning commission

Staff Report – Mills of Watkins

Applicant:	Buxton Development Co. c/o Barney Dodson & Doug Annette 7510 Merchant Road Plain City, OH 43064 doug@ohiofarmhouse.com Diamond V, LLC c/o Steve Lamphear 58 South Main Street London, OH 43140 steve.l@diamondvllc.com
Request:	Approval of Mills of Watkins – Preliminary Plat.
Location:	Located west of Watkins Road, south and adjacent to Buxton Meadows in Dover Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 17.02 acres of land and proposes 20 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 2.76 acres in right-of-way○ 8.54 acres in single-family residential lots○ 5.71 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ Individual household wells○ Pump station and central sewer (Union County) <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 05-06-21. The Engineer's Office recommended approval subject to its modifications and recommendations, which should be addressed in the final Construction Drawings or resolved as indicated. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)1. The Construction Drawings for this project are in the review process, and there are several utility locations, easement widths, etc. that do not match between the Preliminary Plat and Construction Drawings. This is anticipated, as it appears that
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	<p>the original Preliminary Plat submitted in 2018 is what was used for this Preliminary Plat submittal. The overall layout of the subdivision has not changed, so there is not an issue with this approach.</p> <ol style="list-style-type: none">2. All reviewing agency comments need to be addressed in the Construction Drawings and Final Plat.3. All comments from the September 2018 letter from the Engineer's Office need to be addressed on the final plans and Final Plat.4. A left turn lane must be installed on Watkins Road.5. A TIS will need to be submitted and approved prior to approval of the construction plans to determine right turn lane warrants.6. All off-site road improvements needed for opening day are to be constructed at the same time with the internal roadway infrastructure, pending results of the TIS.7. The perpendicular intersection of Watkins Road and Clifton Mill Drive needs to extend at least 100'.8. Provide a clear label and definition of all easements within the development, including who all easements are granted to.9. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.10. Provide a letter from the Health Department for approval of well locations. <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ No comments received as of 05-05-21. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ The Health Department submitted comments in an email dated 05-07-21. The Board of Health and Environmental Health Division are familiar with this subdivision. The proposed homesites within the Mills of Watkins will be serviced by private water systems.
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This was approved by the Board of Health 09-19-18.
Any and all previous approvals are still in effect.

• **City of Marysville**

- The City submitted comments in an email dated 05-04-21. **Some** of those comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. Please ensure that a 20' wide utility easement is provided along the entirety of all parcel's frontage with Watkins Road and along all sanitary sewer mains throughout the development.
 2. Please confirm the ownership and maintenance responsibility for each of the wastewater components.
 3. From a maintenance and access perspective, backyard sanitary sewers are not permitted. The sanitary sewer alignment and easements for Lots 1 through 5 shall be revised to reflect the approved plans and as-built conditions.
 4. From a maintenance and access perspective, a larger sanitary sewer easement (30') shall be provided for the proposed side yard sanitary sewer between Lots 16 and 17.

• **Dover Township**

- Dover Township submitted comments in an undated letter, received 05-10-21. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. Lots 10, 11, and 12 need to have the road frontage verified and displayed on the proposed plat. Zoning requires 100' of road frontage for these lots. Frontage shall be measured at the road.
 2. Lots 15, 16, 17, and 18 need to show the road frontage at the 35' setback line. The current plat shows this measurement at the 40' setback.

• **ODOT District 6**

- No comments received as of 05-05-21.

• **Union Rural Electric**

- URE submitted comments in a letter dated 05-05-21. **Some** of those comments are listed below and



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Staff Report – Mills of Watkins

	<p>summarized for reference. (Please refer to letter for all comments.)</p> <ol style="list-style-type: none">1. Sheet 3: In its letter, URE specified several locations where easements are required and specified the widths required by URE.2. Sheet 3: URE identified several locations where road crossings and conduit are required.3. Sheet 5: URE will require easements to serve the lift station and access to Hinton Mill Road.4. URE gas will reside within the utility easement adjacent to the road right-of-way. <p>• LUC Regional Planning Commission</p> <ol style="list-style-type: none">1. Note date of survey and zoning classification of adjoining properties (§313, 4. & 9.).2. Please review dimensions of lots 16, 17, 19 and rear dimensions of lots 6-11. Also, some of the open space dimensioning is apparently missing (§313, 15. & 16.).3. Please provide (if not already provided) the Base Flood Elevation determination to the Engineer's Office. The plat is not entirely Zone X as indicated (§313, 17.).4. Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§313, 12.; §414).5. An Amended Preliminary Plat is required if the comments from Dover Township necessitate the addition/removal of lots or changes to the right-of-way. Approval will be required prior to any Final Plat submittal (§320).6. A letter from Dover Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).7. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).
Staff Recommendations:	Staff recommends APPROVAL of Mills of Watkins – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies, related to Subdivision Regulation requirements, shall be



Logan-Union-Champaign regional planning commission

Staff Report – Mills of Watkins

	incorporated into the Construction Drawings and 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.
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Z&S Committee Recommendations:	
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Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Application for Preliminary Plat Approval

Date: 04/05/2021

Name of Subdivision: Mills of Watkins

Location: Watkins Road

Township: Dover Township

Military Survey: VMS 9028

Complete Parcel(s) Identification Number (PIN): 1100120010000

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

Name of Applicant: Buxton Development Co., Barney Dodson/ Doug Annette

Address: 7510 Merchant Road

City: Plain City

State: OH

Zip: 43064

Phone: 614 400 7072

Fax: _____

Email: Douglas Annette

<doug@ohiofarmhouse.com>

Name of Owner of property to be subdivided: Buxton Development Co., Barney Dodson

Address: 7510 Merchant Road

City: Plain City

State: OH

Zip: 43064

Phone: 614 400 7072

Fax: _____

Email: Douglas Annette

<doug@ohiofarmhouse.com>

Name of Applicant's Surveyor or Engineer: Diamond V, LLC/ Steve Lamphear

Address: 58 S. Main St.

City: London

State: OH

Zip: 43140

Phone: 614 620 0331

Fax: _____

Email: steve.l@diamondvllc.com

Proposed Acreage to be Subdivided: ~~51.00~~ 17.02

Current Zoning Classification: R-1

Proposed Zoning Changes: N/A

Proposed Land Use: LOW DENSITY RESIDENTIAL

(Single Family)

Development Characteristics

Number of proposed lots: 20 - PH 1/ 90 TOTAL Typical lot width (feet): 100'

Number of proposed units: 20 UNITS Typical lot area (sq. ft.): 16,000 SQ. FT.

Single Family Units: 20 Units

Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: ~~+/- 6.2 Acres~~ 5.71 Acres

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Recreation facilities to be provided: YES - PATH/ OPEN SPACE

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

1. Proposed method of Supplying Water Service: INDIVIDUAL WELLS

2. Proposed method of Sanitary Waste Disposal: CENTRAL SEWER AND PUMP STA. to County Facility
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: N/A
(If yes, please explain variances and reason for variances)

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

	Improvement	Installation	Guarantee
a.	SANITARY SEWER	YES	YES
b.	ROAD IMPROVEMENTS	YES	YES
c.	STORM WATER IMPROVEMENT	YES	YES
d.	INDIVIDUAL WELLS	YES	YES
e.	PRIVATE ELEC./ GAS/ CABLE	YES	YES

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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Preliminary Plat Review Checklist

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

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

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GEOTECHNICAL
CONSULTANTS INC.



GCI PROJECT #18-E-21962

Phase I Environmental Site Assessment Report

Proposed Buxton Mews Residential Development Property
Watkins Road
Marysville, Union County, Ohio

Prepared for:
Diamond V, LLC

July 5, 2018



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**REPORT OF
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

**PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO**

GCI PROJECT NO. 18-E-21962

Prepared for:

**Diamond V, LLC
c/o Mr. Steve Lamphear, PE, PS
8205 Smith Calhoun Rd.
Plain City, Ohio 43064**

Prepared by:

**GEOTECHNICAL CONSULTANTS, INC. (GCI)
720 Greencrest Dr.
Westerville, OH 43081**

July 5, 2018

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APPENDIX A – MAPS AND PHYSICAL SETTING INFORMATION

General Property Location Map

Site Plan

Union County Auditor's GIS Map

2016 USGS Topographic Map

ODNR Ground Water Well Location Map and Well Logs (5 pages)

USDA Web Soil Survey Map

APPENDIX B – OWNERSHIP AND HISTORICAL INFORMATION

Union County Auditor Parcel Information Sheet (4 pages)

1940, 1953, 1959, 1964, 1966, 1971, 1981, 1988, 1994, 2004, and 2015 Aerial Photographs

1916, 1961, and 1973 USGS Topographic Maps

APPENDIX C – REGULATORY DOCUMENTATION

Environmental Record Search Report (23 pages)

Marysville Fire Department Request Letter

Marysville Fire Department Response Letter

Union County Health Department Request Letter

Union County Health Department Response Letter

APPENDIX D – SITE RECONNAISSANCE AND OTHER INFORMATION

User Questionnaire

Telephone Conversation Log with Property Owner Representative

Property Photographs (Photo 1 to Photo 14)

1.0 SUMMARY

Diamond V, LLC retained Geotechnical Consultants, Inc. (GCI) to perform a Phase I environmental site assessment (Phase I ESA) of the proposed Buxton Mews residential development property located west of Watkins Road and southwest of Hinton Mill Road in Marysville, Union County, Ohio (the "property"). The property is 54± acres of vacant land identified by Union County parcel number 1100120010000.

Historical information reviewed as part of this Phase I ESA indicated the property has been agricultural and undeveloped land. The Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with this property. Therefore, it is the opinion of GCI that additional assessment of the property for RECs is not necessary at this time.

The vapor encroachment screen (VES) performed as part of the Phase I ESA indicated a vapor encroachment condition (VEC) from chemicals of concern (COCs) does not exist in the subsurface at the property.

Further information is provided in the following sections of this report, which should be read entirely.

2.0 INTRODUCTION

GCI is a geo-professional consulting firm performing environmental assessment, remediation, wetlands consulting and permitting assistance, geotechnical engineering, construction monitoring, laboratory analysis, and subsurface exploration services. Please contact our office by telephone at (614) 895-1400 or visit our web site at <http://www.GCI2000.com> for more information.

2.1 **PURPOSE**

The purpose of a Phase I ESA is to assess property for *recognized environmental conditions* (RECs). GCI performed a site reconnaissance, a driving tour of the vicinity, a review of agency databases, and a review of historical data in an effort to achieve this objective.

ASTM International defines RECs as: "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."¹ In performing this Phase I ESA report, GCI has striven to balance between competing goals of identifying signs of RECs and a scope of services limited by both cost and time constraints.

Special terms and conditions are outlined in our proposal and Terms and Conditions with our client dated April 2, 2018. This assessment is intended to permit the user to satisfy one of the requirements to qualify for the Comprehensive Environmental Response, Compensation and Liability Act's (CERCLA's) landowner liability protections (LLPs): *innocent landowner, contiguous property owner, or bona fide prospective purchaser*. This practice does not address specific requirements of local, state, or federal laws other than the *all appropriate inquiries* (AAI) provisions of the LLPs. Users are cautioned that local,

¹ ASTM Designation E1527-13 Section 3.2.78.

state, and federal laws may impose environmental assessment obligations that are beyond the scope of this assessment. The users should also be aware that there may be other legal obligations with regard to hazardous substances or petroleum products on the property that are not addressed in this assessment and could pose a risk of civil and/or criminal sanctions for non-compliance.

2.2 SPECIAL TERMS AND CONDITIONS

This report is an instrument of professional service prepared by GCI for the sole use of Diamond V, LLC and other parties that may be designated jointly by Diamond V, LLC and GCI. Any other party that wishes to use or rely upon this report, or that wishes to duplicate, otherwise reproduce or copy, or excerpt from, or quote this report must apply with GCI for authorization to do so. Any unauthorized use of or reliance on this report shall release GCI from any liability resulting from such use or reliance. Any unauthorized duplication, other reproduction or copying, or excerpt or quotation of this report shall expose the violator to all legal remedies available to GCI.

2.3 SCOPE OF SERVICES AND REPORT METHODOLOGY USED

In accordance with our proposal #18E0133 dated April 2, 2018, the scope of the Phase I ESA included the following: historical background research; review of local, state, federal, and tribal environmental agency data; visual property observations; review of area geology; and interviews.

GCI performed this Phase I ESA in substantial accordance with ASTM practice E 1527-13 guidelines; 40 CFR Part 312, Standards and Practices for All Appropriate Inquiries, Final Rule; and the generally accepted practices of environmental professionals performing similar services in the same locale under similar circumstances at the time of this assessment.

2.4 LIMITATIONS AND EXCEPTIONS OF ASSESSMENT

It is important to note that unexpected conditions may arise on any property. Identifying such conditions may not be attainable through the scope and limitations of ASTM practice E 1527-13. Having an AAI-compliant Phase I conducted will not protect a user from all forms of liability. For instance, AAI is limited to liability under federal CERCLA law but does not provide protection from liability under other federal statutes, state law, or common law. Likewise, AAI is only the first step of establishing a CERCLA defense and will not necessarily protect an owner from CERCLA litigation, particularly if the owner ignores the applicable continuing obligations over the course of property ownership. According to AAI, CERCLA liability rests with the owner or operator of the property and not with an environmental professional hired by the prospective landowner and who is not involved with the ownership or operation of the property.

AAI also does not address environmental compliance issues or health and safety compliance issues, nor is AAI designed for use in stock purchase arrangements because such deals do not involve transfers of real property. AAI is not a cure all for any environmental due diligence need. Often, the major driver for having a Phase I ESA conducted is to protect the owner from buying a problem property. Depending on the property, an AAI-compliant scope may or may not be appropriate. In some cases, a modified AAI approach may be more fitting. What the user wants to do with the property first can significantly affect what the scope of the Phase I ESA. It is therefore critical that

the user be engaged upfront to identify what their goals are and to determine the appropriate methods for reaching those goals.

The following are beyond the scope of the Phase I ESA: assessing ASTM-defined “business environmental risks”; asbestos assessments / surveys; sampling / testing of building materials, soil, air or water; assessment for jurisdictional waters (wetlands / streams); cultural resources review including state historic preservation office (SHPO) inquiries; endangered or unique habitats or species inquiry; meetings with regulatory agencies; land surveying; an industrial hygiene survey; testing for biological pollutants (e.g., mold, fungi, bacteria, etc.), radon, air quality, lead-based paints, or other testing; measurement of quantities of wastes on the property; a compliance audit of existing or former operations; and meetings to discuss the property or report findings.

A Phase I ESA is not intended to wholly eliminate uncertainty regarding the possibility of recognized environmental conditions regarding the property. This report is intended to reduce, but not eliminate, uncertainty regarding the possibility of recognized environmental conditions regarding the property.

GCI made appropriate inquiries in the performance of this Phase I ESA. This does not mean an exhaustive search was performed; the cost of information or time required gathering it may outweigh its usefulness.

Not every property needs the same level of assessment. The appropriate level of inquiry regarding the property subject to a Phase I ESA is guided by type of property, the judgment of environmental professionals, and information developed during the assessment.

In order for the protective purchaser to claim protection from CERCLA liabilities, the acquisition of the subject property must be completed within 180 days after the commencement date of the Phase I ESA. The practicability of information contained in the Phase I ESA is presumed to be valid for a period of 180 days after date of issuance. The exception is its use as a historical informational source for future environmental site assessments.

The information in this report is true to the best of our knowledge. GCI obtained some of the information presented in this report from other persons/agencies. GCI assumes no responsibility for the accuracy or completeness of information provided by others. No warranty, express or implied, is given by GCI.

The conclusions presented in this report are professional opinions based on data collected between the commencement date and the report date. They are intended for the purpose, property location, and project indicated. This report is not a definitive study of contamination at the property and should not be interpreted as such. An evaluation of subsurface soil and ground water conditions was not performed as part of this ESA. No sampling or laboratory chemical analysis was performed as part of this ESA. GCI performed activities appropriate and necessary to evaluate the environmental status of the property under current Phase I ESA guidelines.

2.5 USER-PROVIDED INFORMATION

In general, parties involved in real estate transactions will engage a title search company to perform the task of searching for title records, including liens on a property. In accordance with the agreement for the Phase I ESA, GCI has not performed a title search, including searching title records for activity and use limitations (AULs) or environmental liens.

In order to comply with the standards set forth in ASTM practice E1527-13, the user of this report should provide information (if available) to the environmental professional regarding the property. This information includes environmental cleanup liens, activity and land use limitations, specialized knowledge or experience of this type of property, knowledge of the property that would indicate a value reduction in price due to contamination, commonly known or reasonably ascertainable information about the property indicative of releases or threatened releases, and knowledge of obvious indicators of contamination at the property. This information was not received by GCI at the time of report.

3.0 PROPERTY LOCATION

This section provides a general portrayal of the property and its vicinity. Information from visual observations of the property and adjoining properties is provided in § 5.0 *Information from Site Reconnaissance and Interviews*.

3.1 LOCATION

Information provided in this section specifically describes the location of the property, as was provided by our client, the property owner, governmental agencies, or any combination thereof.

The property is located west of Watkins Road and southwest of Hinton Mill Road in Marysville, Union County, Ohio. The property consists 54± acres of primarily agricultural land with wooded areas, stream, and pond identified by Union County parcel number 1100120010000. A general property location map, site plan, and a Union County Auditor's Geographic Information System (GIS) map depicting the property location are provided in Appendix A.

3.2 PROPERTY AND VICINITY CHARACTERISTICS

This section describes the property and vicinity by generalizing a description whether they exist in a setting that may be industrial, residential, commercial, agricultural, etc. or any combination thereof. This information is a brief description that is combined from various sources. A broader description of specific adjoining properties and the property are provided under § 5.0 *Information from Site Reconnaissance and Interviews*.

The property is located in a rural area of Marysville, Ohio.

4.0 RECORDS REVIEW

This section provides information from public ascertainable recorded documents, government environmental databases, and historical information relative to identifying recognized environmental conditions regarding the property.

4.1 **PHYSICAL SETTING**

The following subsections describe reviewed information pertaining to geologic, hydrogeologic, or topographic characteristics of a property. This information is useful in identifying possible contaminant migratory pathways related to the surface, subsurface, and ground water of the property and off-property sources.

4.1.1 **USGS TOPOGRAPHIC MAP REVIEW**

GCI reviewed the current (2016) *Marysville, Ohio* United States Geological Survey (USGS) 7.5-minute series quadrangle topographic map. The map indicated the property elevation was between 960 feet above mean sea level (AMSL) and 970 feet AMSL. Surface grades in the property vicinity generally decreased in elevation to the east toward Mill Creek located approximately 1,400 feet east of the property. The map shows a stream crossing the central portion of the property in a general south to northeast direction. A copy of a portion of the map showing the property vicinity is included in Appendix A.

4.1.2 **COUNTY GROUND WATER RESOURCES MAP**

According to *The Ground Water Resources of Union County, Ohio* map, published by Ohio Department of Natural Resources (ODNR) - Division of Water in 1978, the property was in an area with a principal aquifer consisting of limestone bedrock and thin lenses of sand and gravel interbedded in thick layers of clay partially fill the buried valley.

4.1.3 **WELL LOG REVIEW**

GCI researched *Well Log and Drilling Report* information available from the ODNR, Division of Water Resources website² for ground water wells in the property area. These records did not identify registered ground water wells on the property. Reviewed well logs in the property area indicated a general subsurface profile of sand, clay, and gravel overlaying limestone bedrock. Bedrock was encountered between depths of 38 feet below the ground surface (bgs) and 72 feet bgs. Static water levels were between 15 bgs and 20 feet bgs at the time of drilling. A copy of ODNR's well location map and the reviewed well logs for the property and property area are attached in Appendix A.

4.1.4 **COUNTY SOIL SURVEY REVIEW**

GCI reviewed the US Department of Agriculture Web Soil Survey website³ for the property area. This publication indicated the property soils were:

Map ID	Map Unit Name	% Slope
Blg1A1	Bount silt loam	0 to 2
Blg1B1	Blount silt loam	2 to 4
Gwg1B1	Glynwood silt loam	2 to 6
Pk	Pewama silty clay loam	0 to 1

² <http://water.ohiodnr.gov/>

³ <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

Blount silt loams (Blg1A1, and Blg1B1) were described as a nearly level to gently sloping, somewhat poorly drained soils with slow permeability and moderate available water capacity.

Glynwood silt loam (Gwg1B1) was described as a very deep, gently sloping, moderately well drained soil with slow to very slow permeability and low available water capacity.

Pewamo silty clay loam (Pk) was described as a very deep, level, very poorly drained soil with moderately slow permeability and high available water capacity.

A USDA Web Soil Survey map depicting the property and the property area is provided in Appendix A.

4.2 HISTORICAL USE INFORMATION

The following subsections provide a history of previous uses of the property and surrounding properties. This helps to identify the possibility of past uses having led to recognized environmental conditions concerning the property.

4.2.1 COUNTY RECORD REVIEW

GCI reviewed real estate records available from the Union County Auditor's website⁴ to research the prior owners of the property. The property was identified by of Union County parcel 1100120010000. According to these records Buxton Development Co. has owned the property parcels since March 11, 2004. Union County Auditor parcel record cards are provided in Appendix B.

4.2.2 AERIAL PHOTOGRAPH REVIEW

GCI reviewed aerial photographs of the property area dated 1940, 1953, 1959, 1964, 1966, 1971, 1981, 1988, 1994, 2004, and 2015. GCI obtained these aerial photographs from Historical Information Gatherers (HIG). Photocopies of the reviewed aerial photographs are included in Appendix B of this report.

The aerial photographs indicated the property was primarily vacant, agricultural land throughout the years. The northwest portion of the property was indicated to be wooded land. A stream was indicated crossing the central portion of the property oriented in a south to north direction. The 2015 aerial photograph indicated a pond on the northeast portion of the property. A roadway bordered the eastern-most side of the property.

The surrounding property area was generally vacant, agricultural land throughout the years reviewed. Increased residential development was indicated adjoining the property to the north beginning in the 1981 aerial photograph.

4.2.3 HISTORICAL TOPOGRAPHIC MAP REVIEW

GCI reviewed the 1916 *Milford Center, Ohio* 15-minutes series USGS topographic map. This map indicated property and surrounding area was primarily undeveloped land. A stream crossed the central portion of the property oriented in southwest to northeast direction. A roadway bordered a portion of the

⁴ <https://www.co.union.oh.us/auditor>

east side of the property. Residential-sized structures were scattered along the roadway north, east, and south of the property.

GCI reviewed the 1961 and 1973 *Marysville, Ohio* 7.5-minute series USGS topographic maps. These maps were similar to the 1916 map. The western portion of the property was shown in green tint indicating a wooded area.

Photocopies of the reviewed topographic maps are included in Appendix B of this report.

4.2.4 HISTORICAL FIRE INSURANCE MAPS

GCI researched Sanborn Fire Insurance Maps on the Ohio Public Library Information Network website⁵. No Sanborn maps were available for the property. Generally, the absence of fire insurance maps for a given area tends to support evidence that the area was not in a developed urban area in the past.

4.2.5 REVIEW OF CITY DIRECTORIES

Adequate property occupancy/use information was available from other sources cited in this report; therefore, GCI did not review city directories for this property.

4.2.6 PREVIOUS ENVIRONMENTAL REPORT REVIEW

GCI is not aware of previous environmental assessment reports pertaining to this property.

4.3 STANDARD ENVIRONMENTAL RECORD SOURCES, FEDERAL AND STATE

GCI engaged Environmental Record Search (ERS) to provide a review of state and federal government environmental agency database records. Their review lists the number of database sites identified within the search radius distances of each respective database, and identities of plotted sites. The following subsections represent the databases reviewed.

The subject property was not identified in the databases provided by ERS. The ERS report is appended.

4.3.1 NATIONAL PRIORITIES LIST (NPL)

The NPL is the list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.

The ERS report identified no NPL facilities within a 1-mile radius of the property.

4.3.2 COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM (CERCLIS)

CERCLIS is the Comprehensive Environmental Response, Compensation, and Liability Information System. CERCLIS contains information on hazardous waste sites, potential hazardous waste sites, and remedial activities across the nation, including site that are on the NPL or being considered for the NPL.

⁵ <http://lib.oh.us/>

The ERS report identified no CERCLIS facilities within a ½-mile radius of the property.

4.3.3 CERCLIS ARCHIVED SITES (NFRAP)

The Archive designation means assessment at a site has been completed and EPA has determined no steps will be taken to designate the site as a priority listing it on the NPL. No further remedial action is planned (NFRAP) for these sites under the Superfund Program.

The ERS report identified no Archived NFRAP facilities within a ½-mile radius of the property.

4.3.4 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM -- LARGE AND SMALL QUANTITY GENERATORS (RCRA GENERATOR)

RCRIS contains information on hazardous waste handlers regulated by the US Environmental Protection Agency under the Resource Conservation and Recovery Act (RCRA). It is a national system used to track events and activities that fall under RCRA. The generators database is a subset of the complete RCRIS file, which includes hazardous waste generators that create more than 100 kg. of hazardous waste per month or meet other requirements of RCRA.

The ERS report identified no RCRA generating facilities on the property or adjoining the property.

4.3.5 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM -- TREATMENT, STORAGE, AND DISPOSAL FACILITIES (RCRA TSD)

RCRIS contains information on hazardous waste handlers regulated by the US Environmental Protection Agency under the Resource Conservation and Recovery Act (RCRA). It is a national system used to track events and activities, which fall under RCRA. The TSD database is a subset of the complete RCRIS file which includes facilities which treat, store, dispose, or incinerate hazardous waste.

The ERS report identified no RCRA TSD facilities within a ½-mile radius of the property.

4.3.6 RESOURCE CONSERVATION AND RECOVERY INFORMATION SYSTEM – CORRECTIVE ACTION SITES (CORRACTS)

The CORRACTS database includes RCRA sites with reported corrective actions.

The ERS report identified one CORRACTS facility within a 1-mile radius of the property:

Property: Scotts Company, 14111 Scottslawn Rd, Marysville, OH 43041
Distance from Property: 0.93-mile south
Estimated Drainage Pattern: east
Status: Large Quantity Generator

Based on the relative distance and location with respect to local drainage patterns of this CORRACTS facility coupled with the clayey soils in the property area, this facility was not likely to have impacted the property.

4.3.7 FEDERAL INSTITUTIONAL AND ENGINEERING CONTROL SITES (FEDERAL IC/EC): EPA BROWNFIELD MANAGEMENT SYSTEM (BMS)

Voluntary Action Program Sites with Institutional Controls or Engineering Controls placed on them and were identified by the EPA.

The ERS report identified no Federal IC/EC facilities on the property.

4.3.8 EMERGENCY RESPONSE NOTIFICATION SYSTEM (ERNS)

The primary function of the National Response Center is to serve as the sole national point of contact for reporting all oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

The ERS report identified no ERNS incidents on the property or adjoining properties.

4.3.9 FEDERAL BROWNFIELD SITES

This database contains Brownfield sites under the "Cleanups in My Community" program maintained by the US EPA.

The ERS report identified no Federal Brownfield facilities within a ½-mile radius of the property.

4.3.10 OHIO/TRIBAL DERR SITES LIST

This Ohio Environmental Protection Agency (Ohio EPA) Division of Environmental Response & Revitalization (DERR) database lists contaminated sites including federal facilities, cleanup of emergency releases and spills to the environment. The following programs are represented by DERR: Site Assessment, Remedial Response, Voluntary Action Program, Clean Ohio Fund, and Emergency Response.

The ERS report identified no DERR Database properties within a ½-mile radius of the property.

4.3.11 OHIO SPILLS LIST (SPILLS)

This list represents a state database that records spills reported to the Ohio EPA since 2000.

The ERS report identified no Spills sites on the property or adjoining properties.

4.3.12 OHIO/TRIBAL SOLID WASTE FACILITIES LIST (SWL)

This state database lists known active and inactive solid waste disposal sites in the State of Ohio. The following types are listed in this database: Compost, Industrial and Residual Waste landfills, Solid Waste Transfer, Municipal Solid

Waste landfills, Construction and Demolition Debris (C&DD) landfills, Scrap Tire (storage, monofill, recovery, and collection), and Mobile Scrap Tire.

The ERS report identified no SWL facilities within a ½-mile radius of the property.

4.3.13 OHIO/TRIBAL LEAKING UNDERGROUND STORAGE TANK LIST (LUST)

The Ohio LUST list provides information on known leaking underground storage tank incidents and tank removal actions in the State of Ohio. LUST incidents in Ohio are regulated by the Bureau of Underground Storage Tank Regulations (BUSTR).

The ERS report identified no LUST incidents within a ½-mile radius of the property.

4.3.14 OHIO/TRIBAL UNDERGROUND STORAGE TANK LIST (UST)

The Ohio UST list provides the location of registered underground storage tanks.

The ERS report identified no UST facilities on the property or adjoining properties.

4.3.15 OHIO/TRIBAL EC/IC SITES

Voluntary Action Program Sites with Engineering Controls and/or Institutional Controls placed on them and were identified by the Ohio EPA.

The ERS report identified no State/Tribal IC/EC facilities on the property.

4.3.16 OHIO/TRIBAL VCP (VOLUNTARY CLEANUP PROGRAMS)

This database lists sites that have voluntarily submitted information to the inventory as part of the Site Assessment and Brownfield Revitalization Program (SABR).

The ERS report identified no State/Tribal VCP facilities within a ½-mile radius of the property.

4.3.17 OHIO/TRIBAL BROWNFIELD SITES

This database contains Brownfield Inventory database identified by Ohio EPA's Division of Environmental Response and Revitalization.

The ERS report identified no Brownfield facilities within a ½-mile radius of the property.

4.3.18 UN-MAPPABLE OCCURRENCES

ERS provides a listing of sites that could not be located and mapped by a street address, but were within the postal zip code of the property area.

The ERS report identified eight Un-Mappable Occurrences sites. GCI reviewed the Union County Auditor website and other mapping programs to determine locations of Un-Mappable Occurrences sites. Based on GCI's review, these sites

were beyond the ASTM-designated search radius from the property for each respective database.

4.4 ADDITIONAL RECORD SOURCES

The following subsections describe information obtained from governmental agencies directly contacted by GCI to provide information relative to the property. Copies of the information records are included in Appendix C of this report.

4.4.1 FIRE DEPARTMENT INQUIRY

GCI requested the Marysville Fire Department to provide information pertaining to hazardous emergency responses, ASTs, AST releases, USTs, UST releases, spills, remediation, or commonly known information at the property. Their response indicated no records were on file for the property.

4.4.2 HEALTH DEPARTMENT INQUIRY

GCI requested the Union County Health Department to provide information pertaining to permits, septic tanks, wells, landfills, complaints, violations, or commonly known information at the property. Their response indicated no records were on file for the property.

5.0 INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

The following subsections provide information from observations on the property and interviews indicating a likelihood of identifying recognized environmental conditions concerning the property. Copies of photographs taken during our site reconnaissance are provided in *Appendix D*.

5.1 ENVIRONMENTAL PROFESSIONAL, DATE AND WEATHER CONDITIONS

Matthew R. Kaminski performed the site reconnaissance during the morning on Wednesday June 27, 2018. Weather conditions at that time included cloudy skies and a temperature of approximately 70 degrees Fahrenheit.

5.2 METHODOLOGY

This subsection provides the method used by the environmental professional(s) to conduct the site reconnaissance for this report (e.g., systematic approaches used in observing the property exterior or building interior).

GCI observed the property by walking along the property perimeter, randomly across the property, and driving around the property area.

5.3 LIMITING CONDITIONS OF THE SITE RECONNAISSANCE

This subsection describes conditions present during the site reconnaissance that limited observations, such as bodies of water, vegetation coverage, structures, snow, etc.

The property is covered by a corn crop, scrub vegetation, tall weeds and grasses, and wooded vegetation. Vegetation at the property interrupted line-of-sight and limited our ability to view the ground surface.

5.4 CURRENT USES OF THE PROPERTY

The property is vacant land used for agricultural purposes.

5.5 DESCRIPTIONS OF STRUCTURES, ROADS AND OTHER IMPROVEMENTS ON THE PROPERTY

This subsection describes buildings, pavements, utilities, heating and cooling systems, drains, sumps, pits, ponds, lagoons, etc.

The property is vacant agricultural land with no structures or pavements. Three ponds are located on the northeast part of the property. A wooded area comprises the northwest part of the property. A wooded stream corridor crosses the central part of the property in a general north/south direction.

5.6 PAST USES OF THE PROPERTY

This subsection describes past uses of the property by means of visual observations only.

No uses other than the current uses were apparent by observing the property.

5.7 CURRENT AND PAST USES OF ADJOINING PROPERTIES

This subsection describes current and past uses of adjoining properties that were evident when viewed from the subject property. Adjoining properties are considered those properties that border contiguous or partially contiguous to the property, and that would be contiguous or partially contiguous with the property, but are separated by a street or other public thoroughfare.

Agricultural land adjoins the south and west sides of the property. Residential properties adjoin the north and east sides of the property.

No past uses of adjoining properties, other than current uses, were apparent from our observations. No indications of recognized environmental conditions at the adjoining properties were encountered when viewed from the subject property.

5.8 STORAGE TANKS

This subsection describes identified aboveground and underground storage tanks (ASTs/USTs), or possible vent pipes, fill pipes or access ways generally associated with storage tanks, if any, on the property.

GCI did not observe signs of USTs or ASTs at the property.

5.9 POTENTIAL HAZARDOUS SUBSTANCES OR PETROLEUM AND IDENTIFIED USES

This subsection describes identified potential hazardous substances, petroleum products, and their respective containers and uses, if any, beyond the storage tanks previously discussed in Section 5.8. Additionally, treatment, storage, disposal of hazardous substances or petroleum products, stressed vegetation, and identifiable stains, slicks, spills, pools of liquid, etc., if any, are discussed.

GCI did not observe signs of hazardous substances or petroleum at the property.

5.10 INDICATIONS OF POLYCHLORINATED BIPHENYLS (PCBs)

PCBs belong to the broad family of organic compounds known as chlorinated hydrocarbons. They were manufactured approximately between the years 1927 to 1977 and used in various products until about 1979. PCBs are regulated by the US EPA under the Toxic Substances Control Act (TSCA) and the PCB regulations found at 40 CFR 761.

GCI did not observe signs of potential PCB-containing materials on the property.

5.11 INDICATIONS OF SOLID WASTE

This subsection describes solid waste at the property.

GCI did not observe signs of solid waste on the property. Piles of concrete and asphalt debris were observed east of the ponds on the northeast part of the property.

5.12 PHYSICAL SETTING ANALYSIS

This subsection describes observations at the property of topographic conditions in conjunction with information provided in § 4.1 *Physical Setting*. This information aids in providing an analytical approach to approximate possible migratory pathways of hazardous substances or petroleum products into soil and ground water, which could impact the property or impact other properties from the property.

Ground surface elevations in the area immediately surrounding the property decrease to the east, toward Mill Creek, located approximately 1,400 feet east of the property. Ground water within a shallow aquifer (e.g., ground water in soil, sand and/or gravel layer) typically mimics the drop in regional ground surface elevation; therefore, ground water on the property likely flows easterly.

Several factors influence the actual ground water flow direction (i.e., utility traces, surface topography, underground structures, seasonal fluctuations, soil and bedrock geology, production wells, etc.). Assessment of these factors and determination of actual ground water flow direction are beyond the scope of a Phase I ESA.

5.13 INTERVIEWS

This subsection documents interview information between GCI's representative and property manager(s), representative(s), occupant(s) and/or owner(s), either at the property, or by telephone or mail (see § 4.0 *Records Review* for interviews with governmental agencies).

The purpose of interviews is to obtain information in good faith regarding current and past uses of the property, and whether the interviewee(s) had knowledge of the existence of RECs at the property.

On July 2, 2018, GCI interviewed Mr. Gary Dodson, property owner representative, by telephone. Mr. Dodson indicated he had lived on the neighboring property for approximately 20 years. Mr. Dodson indicated the property had always been vacant land with no structures. Mr. Dodson indicated he had no knowledge of USTs, water wells, septic systems, or spill or releases of hazardous material at the property.

5.14 VAPOR ENCROACHMENT SCREEN

GCI performed a Tier 1 vapor encroachment screen (VES) to assess the potential for vapors to occur in the subsurface below the property from volatile chemicals of concern (COCs). The goal of conducting a VES is to identify a vapor encroachment condition (VEC), which ASTM defines as: the presence or likely presence of COCs vapors in the vadose zone of the target property caused by the release of vapors from contaminated soil and/or ground water either on or near the target property.

The VES considers search distance to determine if there are known or suspected contaminated properties in the area of concern (AOC), and applies a critical distance from the contaminated properties to the subject property, to assess the likelihood of a VEC. The AOC is 0.33-mile (1,742 feet) for COCs including petroleum hydrocarbon light nonaqueous phase liquid (LNAPL), and 0.10-mile (528 feet) for other petroleum hydrocarbon COCs.

The critical distance is defined as the lineal distance in any direction between the nearest edge of the contaminated plume and the nearest property boundary, and is equal to 100 feet for COCs including petroleum hydrocarbon LNAPL and 30 feet for other petroleum hydrocarbons COCs. For down-gradient contaminated properties, the AOC is equal to the critical distance.

For this VES, GCI utilized the review of state and federal government environmental agency database records previously discussed in this report. In addition, review of historical information, site reconnaissance, interviews and other information from this Phase I ESA were also used to identify potentially contaminated properties within the AOC.

Review of the ERS report did not identify state or federal database sites within applicable AOC distances from the property.

Based on the VES (the database review and GCI's review of historical information, site reconnaissance, interviews and other information from the Phase I ESA), sources of potential release of COCs were not identified in the soil or ground water on or near the property. Therefore, a VEC from COCs does not exist in the subsurface at the property.

6.0 DATA GAPS, DATA FAILURES, AND DEVIATIONS

This section describes the lack of, or inability to obtain, information required by this practice despite good faith efforts. This section also lists deviations from the ASTM practice, if any.

GCI believes there were no data gaps or data failures of historic research, interviews, or requested information (as defined in ASTM E 1527-13 Section 3.2.20 and Section 3.2.21) that would result in altering our findings, opinions, and conclusions listed below. It is important to note that unexpected conditions may arise on any property. Identifying such conditions may not be attainable through the scope and limitations of ASTM practice E 1527-13.

In our opinion, there were no major deviations in this report from ASTM practice E 1527-13. GCI was unaware of minor deviations from the scope and limitations of ASTM practice E 1527-13.

7.0 FINDINGS, OPINIONS, AND CONCLUSIONS

GCI performed a Phase I ESA in substantial conformance with the scope and limitations of ASTM Practice E 1527-13 of the property. Any exceptions to, or deletions from, this practice are described in Section 6.0 of this report. The property is 54± acres of vacant land identified by Union County parcel number 1100120010000.

Historical information reviewed as part of this Phase I ESA indicated the property has been agricultural and undeveloped land. The Phase I ESA has revealed no evidence of recognized environmental conditions (RECs) in connection with this property. Therefore, it is the opinion of GCI that additional assessment of the property for RECs is not necessary at this time.

The vapor encroachment screen (VES) performed as part of the Phase I ESA indicated a vapor encroachment condition (VEC) from chemicals of concern (COCs) does not exist in the subsurface at the property.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

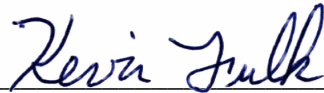
GCI personnel responsible for this report declare that to the best of our professional knowledge and belief, GCI personnel responsible for this report meet the definition of Environmental Professional (EP) as defined in §312.10 of 40 CFR Part 312. GCI personnel responsible for this report have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared by:



Samuel L. Rice
Environmental Scientist – Environmental Services

Reviewed by:



Kevin Fulk, EP, MBA
Senior Project Manager – Environmental Services

9.0 QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS PARTICIPATING IN THE PHASE I ENVIRONMENTAL ASSESSMENT

The following pages provide resumes of the environmental professionals participating in the development of this Phase I ESA report.



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**Samuel Rice
Environmental Scientist**

▪ **Education:**

2015 Bachelors in Geoscience, Cedarville University

▪ **Experience & Qualifications:**

Since joining GCI in 2015, Mr. Rice has performed, assisted, and completed projects in multiple departments. Mr. Rice has been responsible for duties as a field engineering technician, including monitoring soil removal, accepting and rejecting soil loads, monitoring soil lifts, and assisting in density testing. Mr. Rice has completed laboratory work, including soil and rock classification, proctor compaction testing, and concrete strength testing that includes satisfying the American Society for Testing and Materials (ASTM) regulations.

Mr. Rice has been responsible for conducting and assisting numerous Phase I and Phase II environmental site assessments (ESAs) of residential, commercial, industrial, and agricultural properties in the Midwest region. Environmental reporting includes satisfying ASTM and various other federal, state, and local regulations.

Mr. Rice has been responsible for coordinating site reconnaissance, managing budgets and invoicing procedures, and communicating with clients and regulatory agencies regarding various environmental projects.

▪ **Selected Projects**

- Rickenbacker Landfill Cap, Grove City, Ohio – Performed duties as a field engineering technician, including monitoring and rejecting removal of soil, communication with clients and machinery operators, and soil classification
- Jaeger Site, Columbus, Ohio – Performed duties as a field engineering technician, including monitoring soil compaction, lifts, and performing density testing;
- Minerva Park Golf Course, Columbus, Ohio – Assisted with field duties during the Phase II ESA, including soil sampling, groundwater sampling, and site monitoring;
- Bob Evans Headquarters, New Albany, Ohio – Phase I ESA of a office, training center, and warehouse;
- Spectrum Senior Living, West Chester, Ohio – Phase I ESA of a 3.6-acre property with three residential homes;
- Tally Ho Farms, Union County, Ohio – Phase I ESA of a 226-acre property with two residential houses and multiple barns;
- Kenny Road Office Building Property, Columbus, Ohio – Phase I ESA of two office buildings, assisted in asbestos and hazardous material survey;
- Southpointe Village, Columbus, Ohio – Phase I ESA of a multi-family residential property including additional considerations required by Ohio Housing Finance Agency (OFHA).



GEOTECHNICAL
CONSULTANTS INC.

MAIN OFFICE
720 Greencrest Drive
Westerville, OH 43081
614.895.1400 **phone**
614.895.1171 **fax**

YOUNGSTOWN OFFICE
8433 South Avenue
Building 1, Suite 1
Boardman, OH 44514
330.965.1400 **phone**
330.965.1410 **fax**

DAYTON OFFICE
2380 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

www.gci2000.com

Kevin J. Fulk, MBA, EP, LEED AP
Senior Project Manager

MBA

▪ **Education:**

BS Architectural / Environmental Design – Bowling Green State University.
Bowling Green, OH (1992)
MBA Business Administration – Capital University, Columbus, OH (2000)

▪ **Active Registration & Certification:**

Evaluation Specialist No. 31832 – Ohio Certified Asbestos Hazard (1989)
Construction Documents Technologist (1993)
OSHA 40-Hr. Hazardous Waste Operations (1996)
LEED Accredited Professional (2009)
Vapor Encroachment Screening (2012)

Mr. Fulk graduated from GBA's *Fundamentals of Professional Practice (FOPP)* course in 2006.

▪ **Experience & Qualifications:**

Mr. Fulk's experience includes project management of environmental studies including Phase I & II Environmental Site Assessments, asbestos surveys, operations and maintenance plans for buildings with asbestos containing materials, hazardous materials surveys, and wetland assessments.

With more than 21 years' experience as an environmental consultant, Mr. Fulk has provided field monitoring of asbestos abatement projects collected water and soil samples for laboratory analysis from monitoring wells, manholes, discharge pits, soil borings and test pits; environmental proposal/report preparation; and in-house report reviews. Environmental reporting includes satisfying HUD, FHA, and OHFA lending requirements for federal and state funded projects.

Since joining GCI in 1995, Mr. Fulk has been responsible for conducting more than 800 environmental studies and more than 400 asbestos studies for projects throughout Ohio and neighboring states.

Mr. Fulk is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation and ASTM Practice E1527-13. Mr. Fulk is a member of the Building Environment Council of Ohio.

▪ **Selected Projects:**

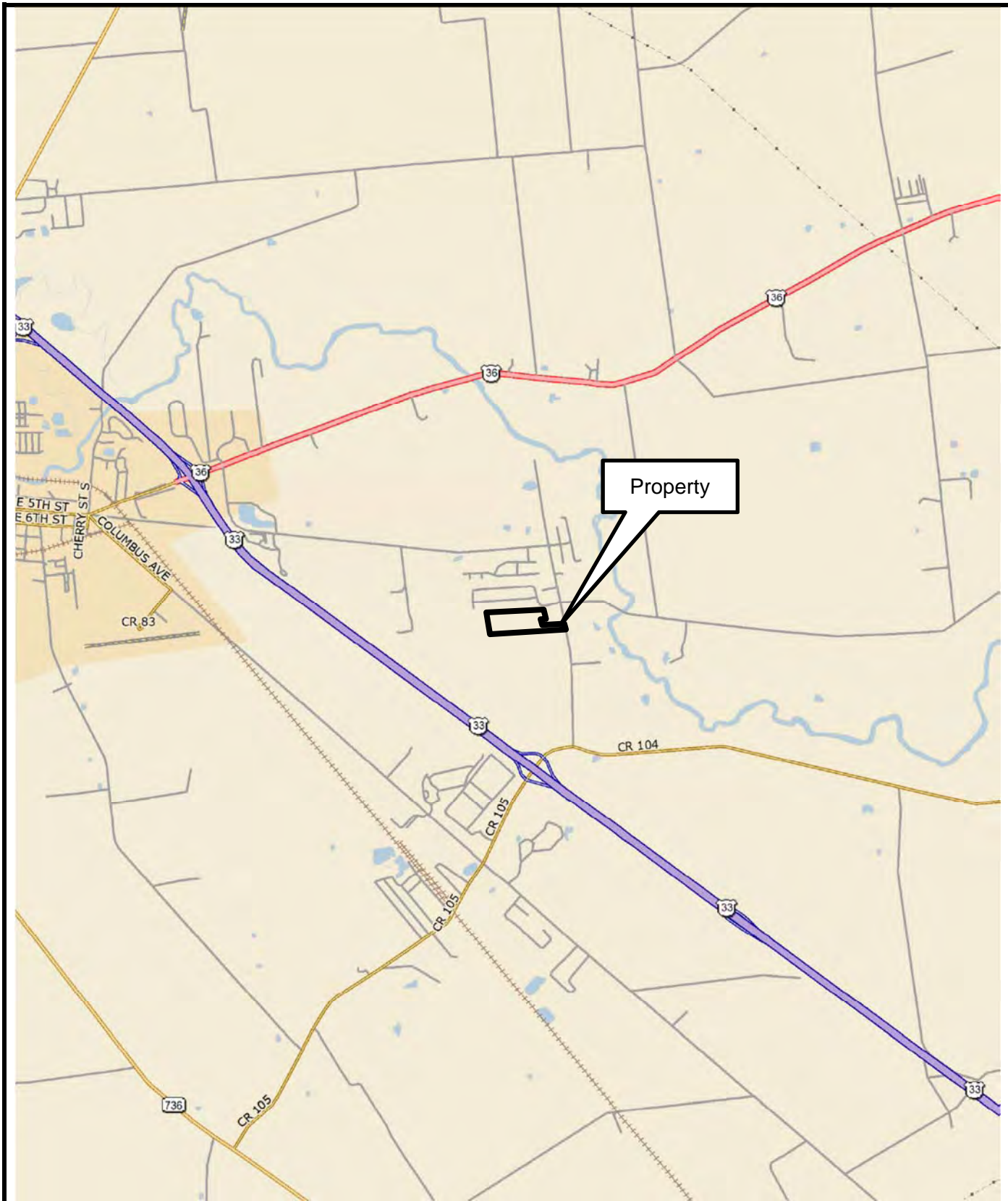
- Phase I & II ESAs of more than 30 parcels at The Waterfront, a redevelopment of a former steel mill into a mixed-use development, Pittsburgh, PA.
- Provided asbestos abatement monitoring for the Ohio Statehouse renovation projects, various government institutions and utility facilities, and school buildings.
- Performed asbestos surveys of numerous Central Ohio projects including Morse Centre, Town & Country Shopping Center and the Worthington Mall.
- Performed hazardous materials and asbestos surveys for the Grandview Yard project, Grandview Heights, OH.



GEOTECHNICAL
CONSULTANTS INC.

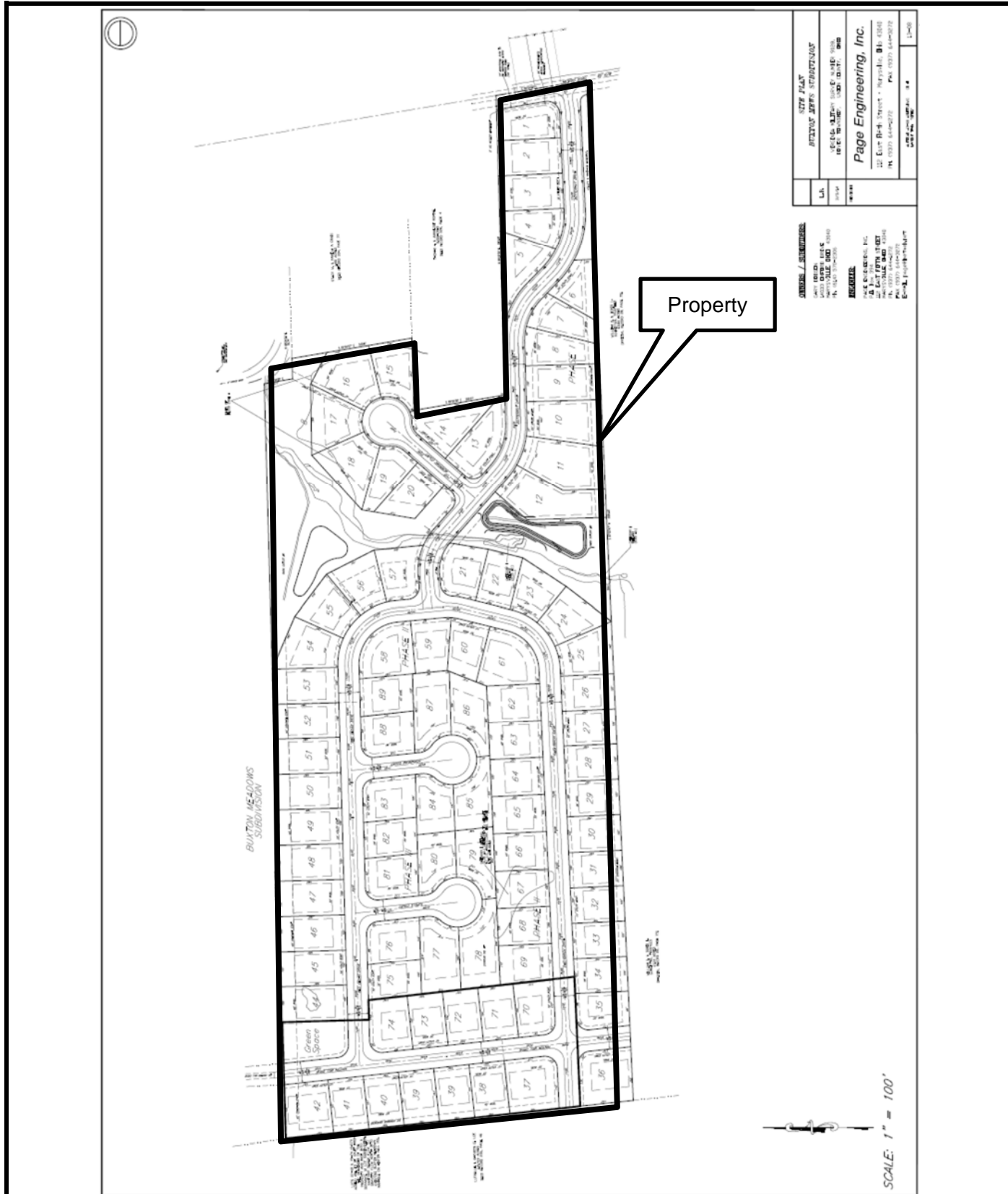


APPENDIX A – Maps and Physical Setting Information



PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO





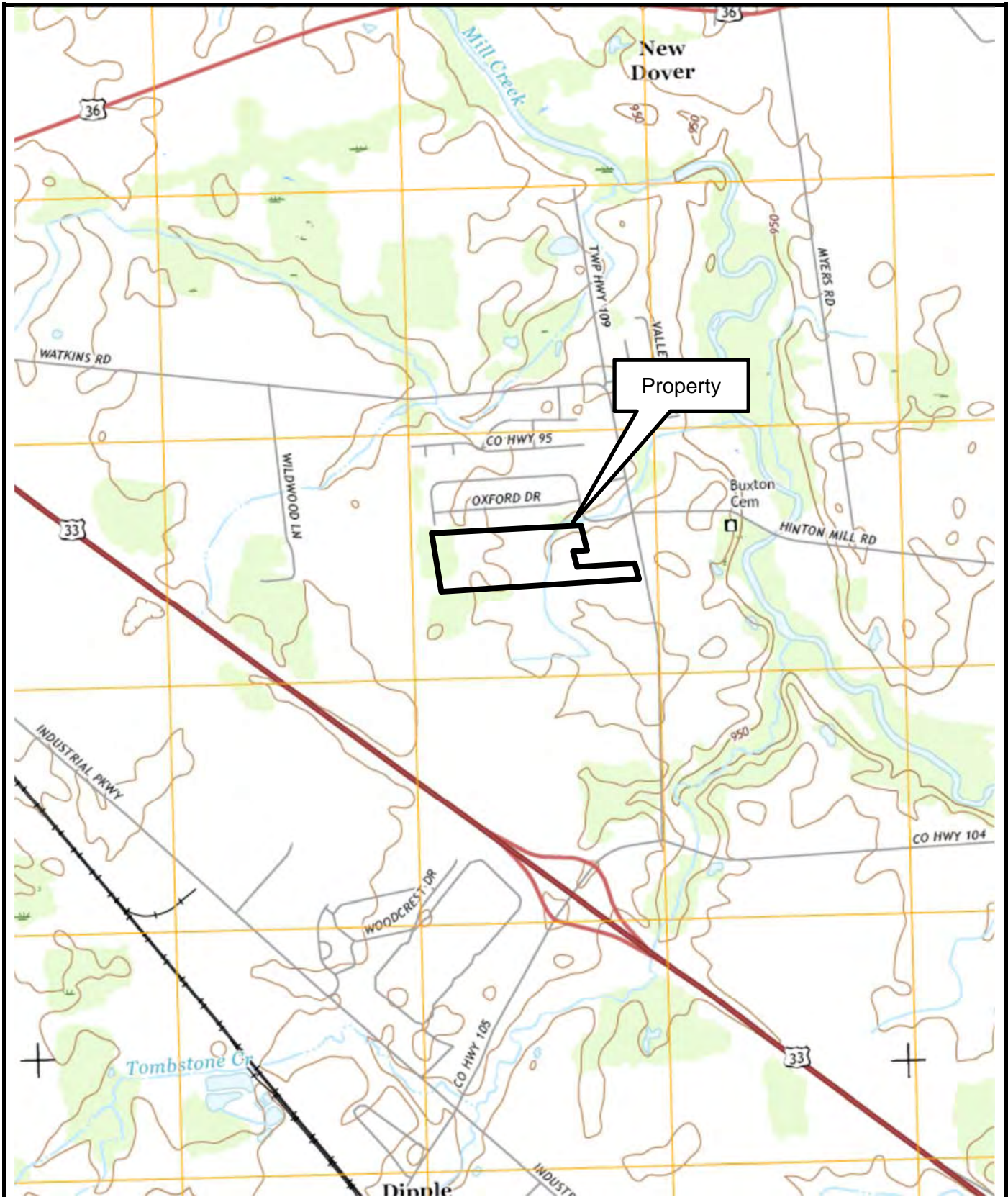
PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO





PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO

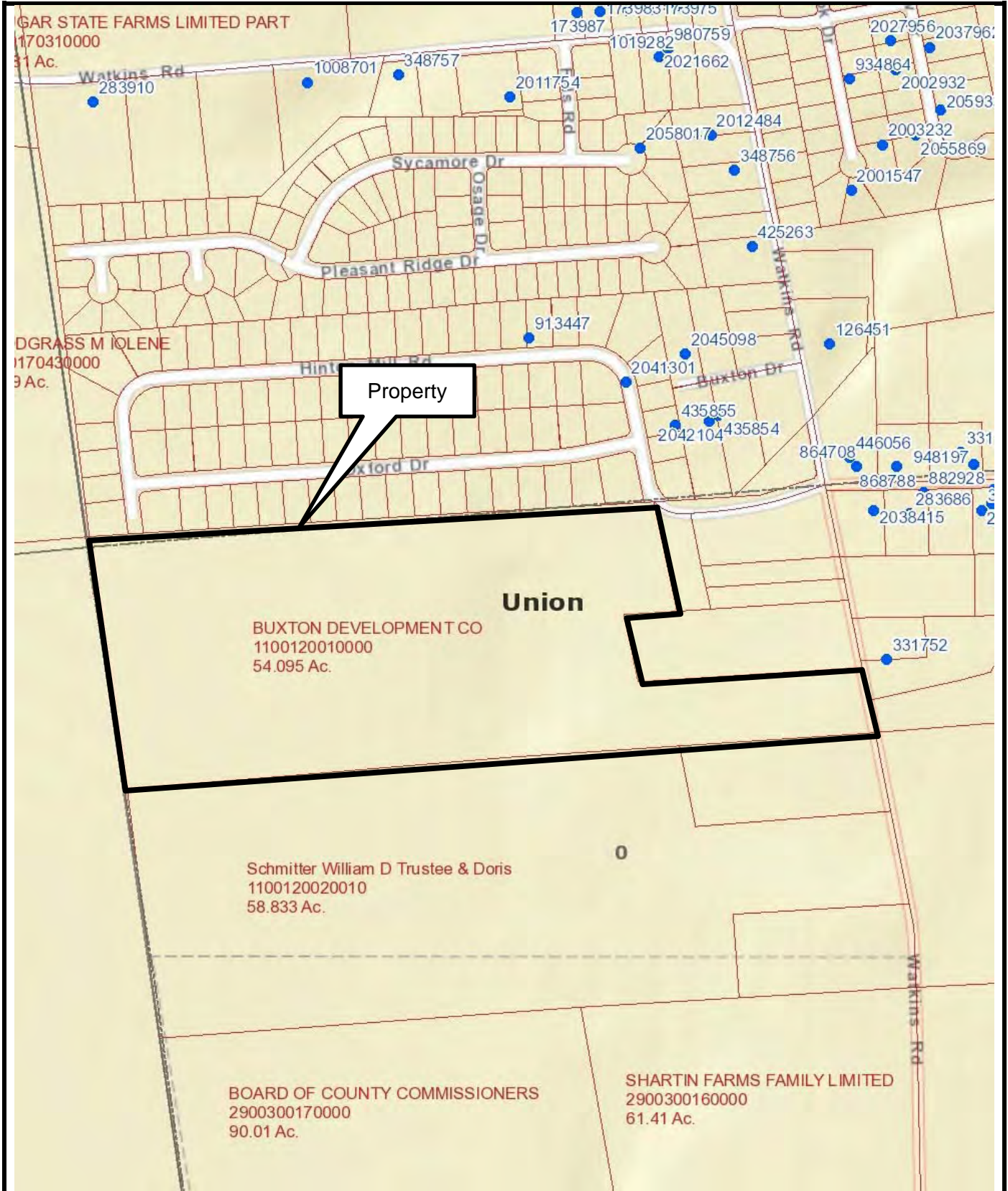




North

PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO





PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO





Water Well Log and Drilling Report

Ohio Department of Natural Resources
Division of Soil and Water
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: **2045098**

[View Image of Original Well Log](#)

ORIGINAL OWNER AND LOCATION

Original Owner Name: *BETH BONNET*

County: *UNION*

Address: *13900 BUXTON RD*

City:

Location Number:

Latitude: *40.229817*

Township: *DOVER*

State: *OH*

Location Map Year:

Longitude: *-83.3068*

Section Number:

Lot Number:

Zip Code: *43040*

Location Area:

CONSTRUCTION DETAILS

Borehole Diameter: 1: *8.75 in.*

2: *4.75 in.*

Borehole Depth: 1: *74 ft.*

2: *130 ft.*

Depth to Bedrock:

Casing Diameter: 1: *5 in.*

2:

Casing Length: 1: *74 ft.*

2:

Casing Thickness: 1: *0.327 in.*

2:

Casing Height Above Ground: *1.30*

Date of Completion: *9/25/2013*

Driller's Name: *KNICELEY WELL DRILLING*

Screen Diameter:

Type:

Set Between:

Gravel Pack Material/Size:

Method of Installation:

Grout Material/Size: *Bentonite/polymer slurry*

Method of Installation: *Pumped w/Tremie pipe*

Slot Size:

Material:

Vol/Wt Used:

Placed:

Vol/Wt Used: *425 lbs.*

Placed FROM: *74 ft.*

Well Use: *DOMESTIC*

Screen Length:

WELL TEST DETAILS

Static Water Level: *17 ft.*

Drawdown: *15 ft.*

Test Rate: *30 gpm*

Test Duration: *1 hrs.*

[Associated Reports](#)

COMMENTS: *WATER CLEAR, NO ODOR.*

WELL LOG

Formations	From	To
YELLOW GRAVELLY CLAY	0	4
GRAY GRAVELLY CLAY	4	23
DIRTY SAND & GRAVEL	23	29
GRAY GRAVELLY CLAY	29	72
BROWN LIMESTONE	72	130
WATER AT	128	130

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Water Well Log and Drilling Report

Ohio Department of Natural Resources
Division of Soil and Water
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: **913447**

[View Image of Original Well Log](#)

ORIGINAL OWNER AND LOCATION

Original Owner Name: *ED/JEANNIE WINKLER*

County: *UNION*

Township: *DOVER*

Address: *14020 HINTON MILL RD*

City:

State: *OH*

Location Number:

Location Map Year:

Latitude: *40.229980*

Longitude: *-83.30894*

Section Number:

Lot Number:

Zip Code: *43040*

Location Area:

CONSTRUCTION DETAILS

Borehole Diameter: 1: *8 in.*

Borehole Depth: 1: *41 ft.*

Depth to Bedrock:

2:

2:

Casing Diameter: 1: *5 in.*

Casing Length: 1: *42 ft.*

Casing Thickness: 1: *0.265 in.*

2:

2:

2:

Casing Height Above Ground: *1*

Aquifer Type: *LIMESTONE*

Date of Completion: *6/1/2000*

Total Depth: *57 ft.*

Well Use: *DOMESTIC*

Driller's Name: *SEISMIC DRILLING CO., INC*

Screen Diameter:

Slot Size:

Screen Length:

Type:

Material:

Set Between:

Gravel Pack Material/Size:

Vol/Wt Used:

Method of Installation:

Placed:

Grout Material/Size:

Vol/Wt Used:

Method of Installation:

Placed

WELL TEST DETAILS

Static Water Level: *15 ft.*

Test Rate: *20 gpm*

Associated Reports

Drawdown:

Test Duration:

COMMENTS:

WELL LOG

Formations

	From	To
CLAY	0	22
CLAY/SAND/GRAVEL	22	38
LIMESTONE	38	57

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Water Well Log and Drilling Report

Ohio Department of Natural Resources
Division of Soil and Water
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: **2038415**

[View Image of Original Well Log](#)

ORIGINAL OWNER AND LOCATION

Original Owner Name: *CAROL CROSS*

County: *UNION*

Address: *13759 HINTON MILL RD*

City:

Location Number:

Latitude: *40.228183*

Township: *DOVER*

State: *OH*

Location Map Year:

Longitude: *-83.304217*

Section Number:

Lot Number:

Zip Code: *43040*

Location Area:

CONSTRUCTION DETAILS

Borehole Diameter: 1: *8 in.*

2: *5 in.*

Borehole Depth: 1: *71 ft.*

2: *120 ft.*

Depth to Bedrock:

Casing Diameter: 1: *5 in.*

2:

Casing Length: 1: *72.6 ft.*

2:

Casing Thickness: 1: *0.265 in.*

2:

Casing Height Above Ground: *1.50*

Date of Completion: *7/3/2012*

Driller's Name: *BEINHOWER BROS. DRILLING CO.*

Screen Diameter:

Slot Size:

Screen Length:

Type:

Material:

Set Between:

Gravel Pack Material/Size:

Vol/Wt Used:

Method of Installation:

Placed:

Grout Material/Size: *Bentonite/polymer slurry*

Vol/Wt Used: *120 gal water/200 # grout*

Method of Installation: *Pumped w/Tremie pipe*

Placed FROM: *71 ft.*

WELL TEST DETAILS

Static Water Level: *16 ft.*

Test Rate: *15 gpm*

Associated Reports

Drawdown: *35 ft.*

Test Duration: *1 hrs.*

COMMENTS: *DUBLIN PUMP CO. TO ABANDON EXISTING WELL (SEE WELL LOG # 283686).*

WELL LOG

Formations	From	To
BROWN POTTERS CLAY	0	27
SAND & GRAVEL	27	48
GRAY POTTERS CLAY	48	52
SAND & GRAVEL	52	62
GRAY BROKEN LIMESTONE	62	66
GRAY LIMESTONE	66	77
TAN LIMESTONE	77	101
GRAY LIMESTONE	101	120

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Water Well Log and Drilling Report

Ohio Department of Natural Resources
Division of Soil and Water
Phone: 614-265-6740 Fax: 614-265-6767

Well Log Number: **331752**

[View Image of Original Well Log](#)

ORIGINAL OWNER AND LOCATION

Original Owner Name: *WALTER COLLINS*

County: *UNION*

Address: *WATKINS CR*

City:

Location Number: *142*

Latitude: *40.226618*

Township: *DOVER*

State: *OH*

Location Map Year: *1972*

Longitude: *-83.304041*

Section Number:

Lot Number:

Zip Code:

Location Area:

CONSTRUCTION DETAILS

Borehole Diameter: 1:

2:

Borehole Depth: 1: *50 ft.*

2:

Depth to Bedrock:

Casing Diameter: 1: *4.25 in.*

2:

Casing Length: 1: *53 ft.*

2:

Casing Thickness: 1:

2:

Casing Height Above Ground:

Date of Completion: *3/27/1995*

Driller's Name: *BUSHONG CHARLES BURTON*

Screen Diameter:

Type:

Set Between:

Gravel Pack Material/Size:

Method of Installation:

Grout Material/Size:

Method of Installation:

Aquifer Type: *GRAVEL*

Total Depth: *50 ft.*

Well Use:

Slot Size:

Material:

Screen Length:

Vol/Wt Used:

Placed:

Vol/Wt Used:

Placed

WELL TEST DETAILS

Static Water Level: *20 ft.*

Drawdown: *2 ft.*

Test Rate: *20 gpm*

Test Duration: *2 hrs.*

[Associated Reports](#)

COMMENTS:

WELL LOG

Formations

CLAY
MIXED GRAVEL & CLAY
SAND & GRAVEL
GRAVEL

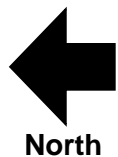
From	To
0	31
31	42
42	48
48	50

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PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO





GEOTECHNICAL
CONSULTANTS INC.



APPENDIX B – Ownership and Historical Information



11-0012001.0000

DOVER TOWNSHIP / MARYSVILLE EVSD

103-00-00-053.000

1 OF 2		
PROP. CLASS		
1	0	0
NEIGHBORHOOD		
1111100-		
M		
B		
C		

BUXTON DEVELOPMENT CO
WATKINS RD
MARYSVILLE OH 43040

LEGAL INFORMATION

VMS 9028
OR 527 PG 782
Acres:54.0950

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	BUXTON DEVELOPMENT CO	7510 MERCHANT RD	PLAIN CITY	OH	43064	03/11/2004	250,000	GWD : 301:54.0950	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>
X:		<input type="checkbox"/> TTO	LISTER: MG	DATE: 11/09/2006		TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE	
STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD		INFLUENCE FACTORS		PROPERTY LOCATION		
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS		<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> <input type="checkbox"/> SEWER <input type="checkbox"/> <input type="checkbox"/> GAS <input type="checkbox"/> <input type="checkbox"/> ELECTRIC <input type="checkbox"/> <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD		<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU		WATKINS RD , MARYSVILLE OH 43040		
								COMMENT		
								TY2017:Net Gen=\$2,810.32, Other Assessment=\$0.00 REMOVE CAUV - OCT 2012 91 split 2.261 ac to 11-12-1.100, to 11-12-1.200, 91 split 1.00 ac to 11-12-1.300 91 split .410 ac to 11-12-1.400, 91 split .922 ac to 11-12-1.500, 91 split .922 ac to 11-12-1.600, 91 split .922 ac to 11-12-1.700, 91 split .891 ac to 11-12-1.800, 92 split 5.00 ac to 11-12-1.900 92 split 1.00 ac to 11-12-1.010 96 split 14.068 ac to 11-12-1.011;97 split 2.009 ac to 11-12-1.012 REMOVE CAUV FOR 12 TAX rb (Mod SM:)60, (Mod CR:)65, (Mod WD:)65		
LAND COMPUTATIONS										
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C	
CR:Crop TOTAL		A 44.3219		3,343	0			145,100	0	
BOA		A 14.6791		3,370	0			49,470	0	
BOB		A 22.3681		3,200	0			71,580	0	
MRB		A 5.0518		3,160	0			15,960	0	
PM		A 2.2229		3,640	0			8,090	0	
ROW:Right of Way:BOA		A .1852		0	0			0	0	
WA:Waste		A .4951		50	0			20	0	
WD:Woods TOTAL		A 9.0928		1,185	0			8,410	0	
BOA		A 5.4054		880	0			4,760	0	
Total Acres: 54.0950							TOTAL	153,530	0	
VALUATION SUMMARY										
VALUE YEAR (EFF RATE)		2017 (57.77)	2016 (57.11)	2015 (61.42)	2014 (61.41)	2013 (57.06)				
REASON FOR CHANGE		MISC	RAPP	Misc	MISC	RAPP				
APPRAISED	LAND	153,530	153,530	134,490	134,490	134,490				
VALUE	IMPR	0	0	0	0	0				
	TOTAL	153,530	153,530	134,490	134,490	134,490				
ASSESSED	LAND	53,740	53,740	47,070	47,070	47,070				
VALUE	IMPR	0	0	0	0	0				
	TOTAL	53,740	53,740	47,070	47,070	47,070				
NET GENERAL		2,810.32	2,774.28	2,613.62	2,613.48	2,417.28				

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH													
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD																					
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO																					
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL																					
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK																					
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL																					
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK																					
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE																					
ROOFING		ROOF TYPE																				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE																					
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP																					
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL																					
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD																					
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT																					
SUBTOTAL							0															
FLOORS		B	1	2	3	U	MULTI-FAMILY #		0	0												
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH		0 S.F.	0												
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #		0	0												
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING		0 S.F.	0												
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND		0 S.F.	0												
INT. FINISH		B	1	2	3	U	PLUMBING #		0	0												
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS			0												
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES			0												
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL			0												
ACCOMMODATIONS							GRADE FACTOR			%												
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNADJUSTED VALUE		0													
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FACTOR			%												
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL	
HEAT & AC	B	1	2	3	U		DWELLING		SK	SK												
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1															
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2															
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3															
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4															
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5															
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6															
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7															
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8															
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9															
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10															
PLUMBING	BASE		<input type="checkbox"/>				11															
X FULL BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
X HALF BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
X FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																
11-0012001.0000																			TOTAL		0	
COMMENTS																						

2 OF 2		
PROP. CLASS		
1	0	0
NEIGHBORHOOD		
1111100-		
M		
B		
C		



11-0012001.0000

DOVER TOWNSHIP / MARYSVILLE EVSD
103-00-00-053.000

BUXTON DEVELOPMENT CO
WATKINS RD
MARYSVILLE OH 43040

LEGAL INFORMATION

VMS 9028
OR 527 PG 782
Acres:54.0950

OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID	
1	BUXTON DEVELOPMENT CO	7510 MERCHANT RD	PLAIN CITY	OH	43064	03/11/2004	250,000	GWD : 301:54.0950	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: MG	DATE: 11/09/2006	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION	
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER <input type="checkbox"/>	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	WATKINS RD , MARYSVILLE OH 43040	
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER <input type="checkbox"/>	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS <input type="checkbox"/>	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. EX FRONT	<input type="checkbox"/> H. VACANCY		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC <input type="checkbox"/>	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT		
<input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU		

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
BOB	A 1.9910		680	0			1,350 0
MRB	A 1.6143		1,330	0			2,150 0
PM	A .0821		1,850	0			150 0
Total Acres: 54.0950					TOTAL	153,530	0

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)					
REASON FOR CHANGE					
APPRaised	LAND				
VALUE	IMPR				
	TOTAL				
ASSESSED	LAND				
VALUE	IMPR				
	TOTAL				
NET GENERAL					

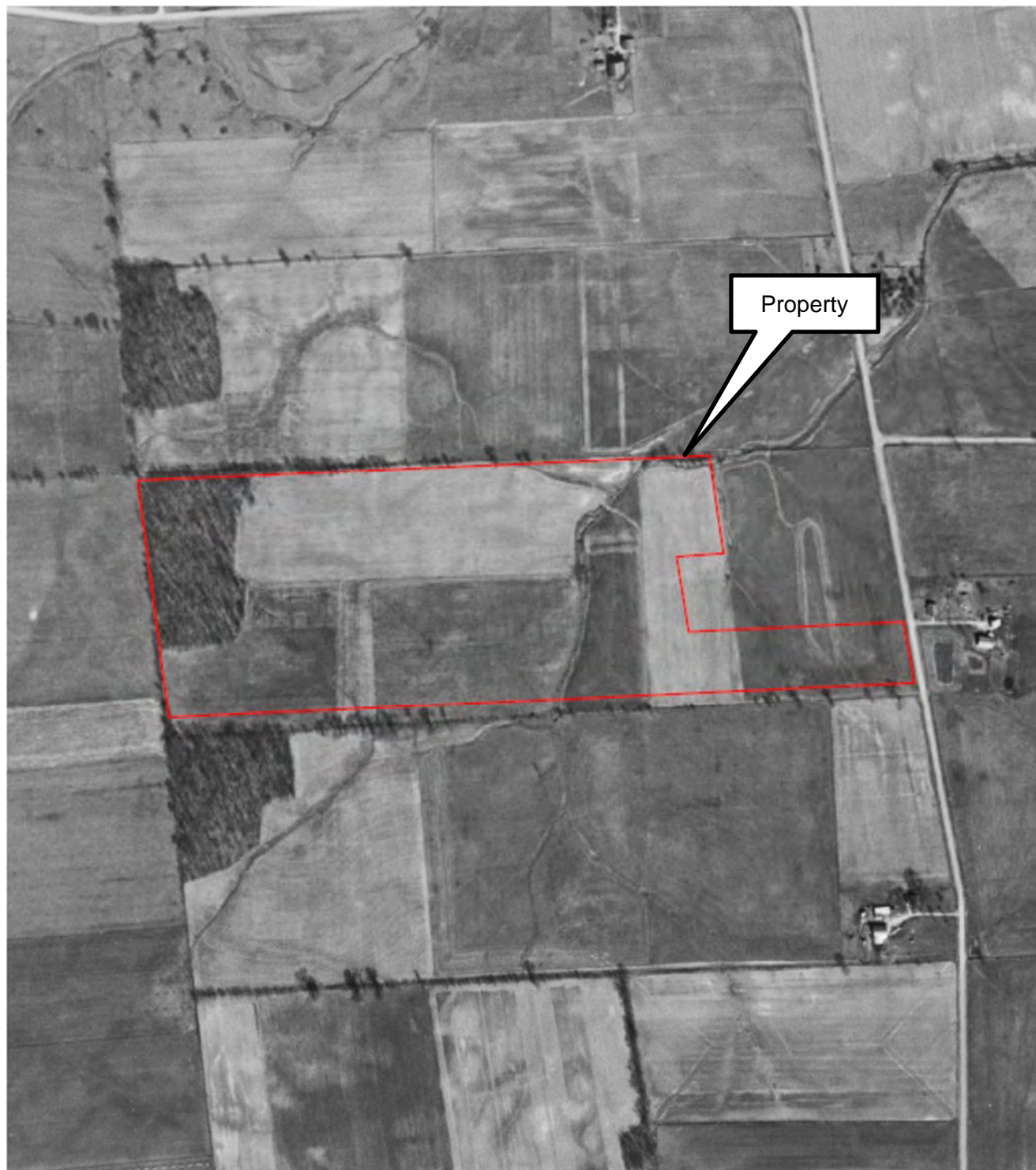
OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH														
<input type="checkbox"/> SINGL FMLY	<input type="checkbox"/> WOOD																						
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO																						
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL																						
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK																						
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL																						
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK																						
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE																						
ROOFING		ROOF TYPE																					
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE																						
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP																						
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL																						
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD																						
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT																						
SUBTOTAL							0																
FLOORS		B	1	2	3	U	MULTI-FAMILY #		0	0													
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH		0 S.F.	0													
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #		0	0													
TILE/COMPO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	HEATING		0 S.F.	0													
CARPET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	AIR COND		0 S.F.	0													
INT. FINISH		B	1	2	3	U	PLUMBING #		0	0													
PLASTER/DW	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	GARAGES & CARPORTS			0													
PANELING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	EXTRA FEATURES			0													
UNFINISHED	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SUBTOTAL			0													
ACCOMMODATIONS							GRADE FACTOR			%													
# OF ROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	UNADJUSTED VALUE		0														
BEDROOMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FACTOR			%													
FIREPLACES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																	
HEAT & AC		B	1	2	3	U	OCCUPANCY		ST.HT	SIZE	AREA	GRADE	PRICE	AGE	REMD	CND	UNADJ VAL	PHYS	PHYS VAL	FUNC	TRUE VAL		
NO HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	DWELLING			SK	SK												
CTRL HEAT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1																
HW/STEAM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2																
ELECTRIC	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3																
HEAT PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	4																
FLR/WALL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5																
STVE/SPCE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6																
GEO THERMAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7																
OUTSIDE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8																
CTRL A/C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9																
PLUMBING		BASE					<input type="checkbox"/>	10															
X FULL BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11																
X HALF BATH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																	
X FIXTURES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>																	
11-0012001.0000																				TOTAL		0	
COMMENTS																							



North

PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO

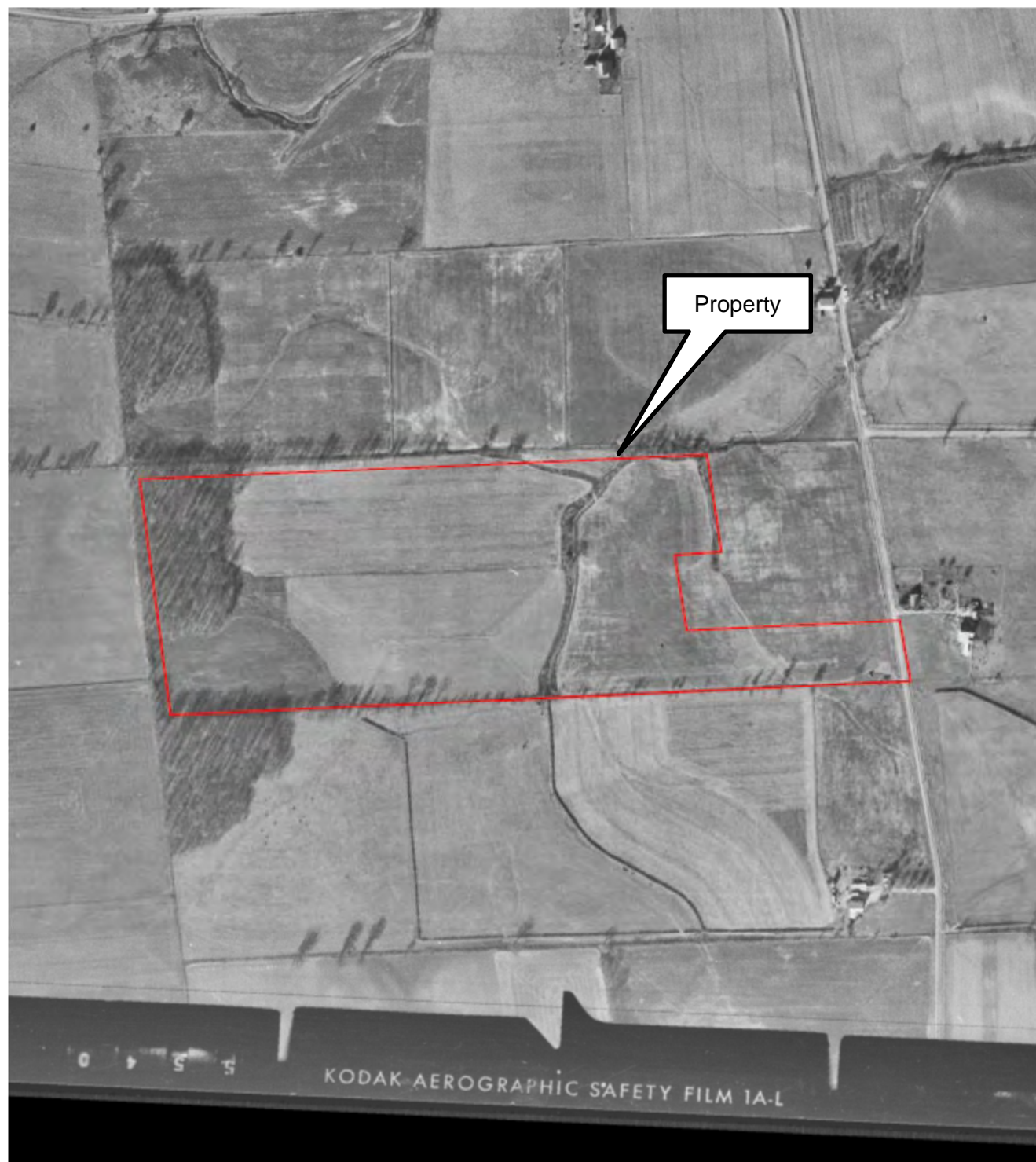




North

PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO

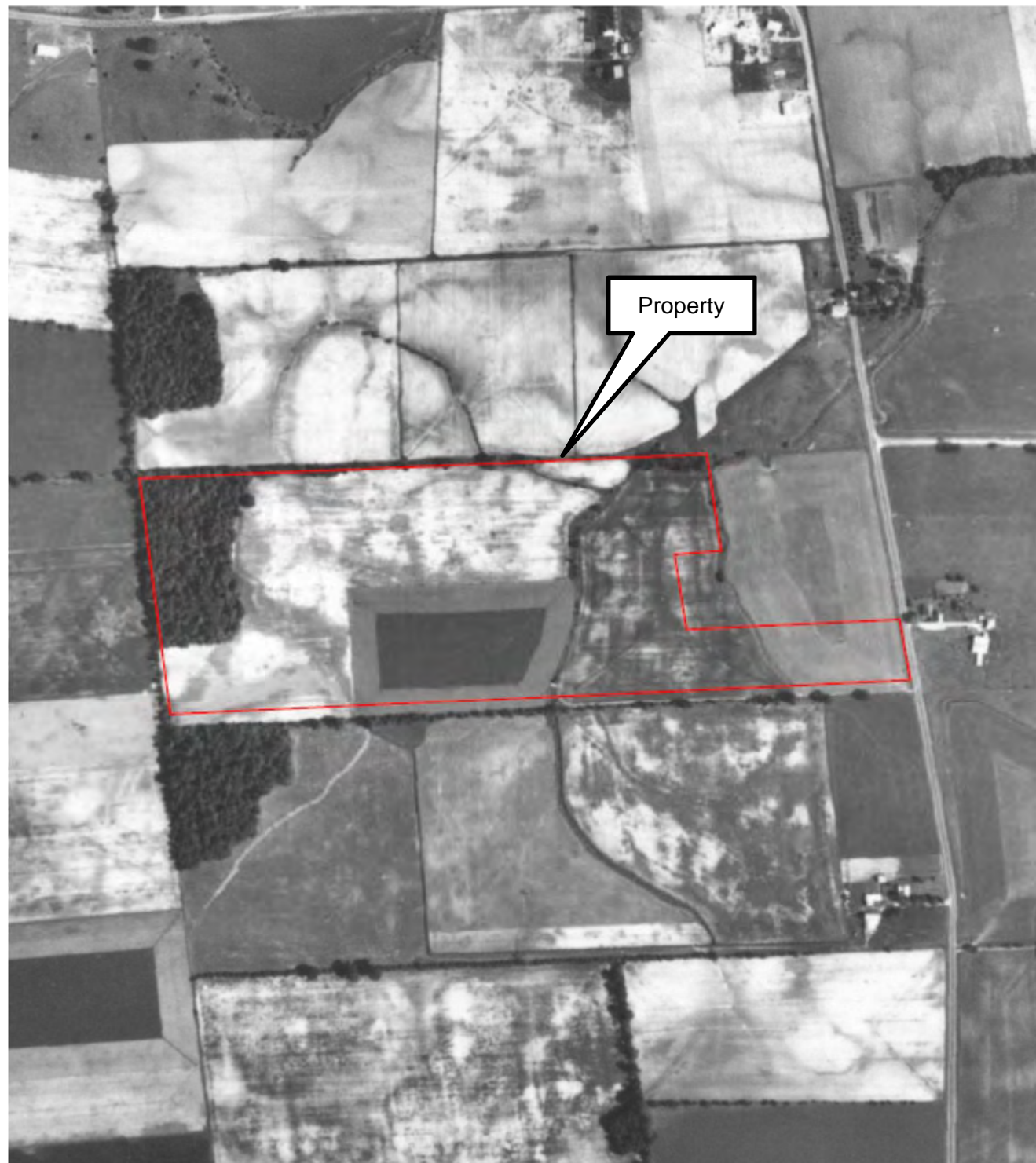




North

PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO

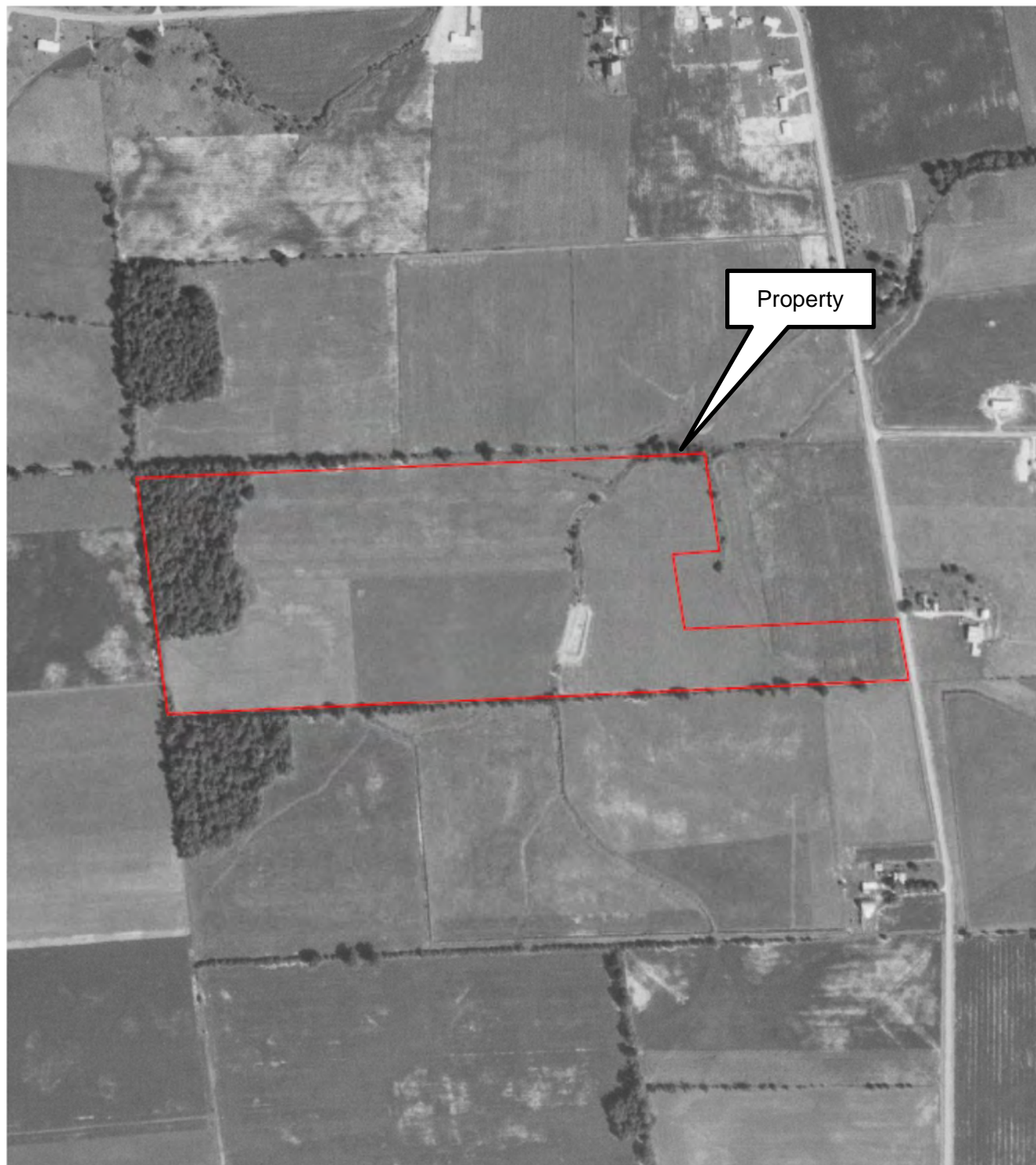




North

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MARYSVILLE, UNION COUNTY, OHIO

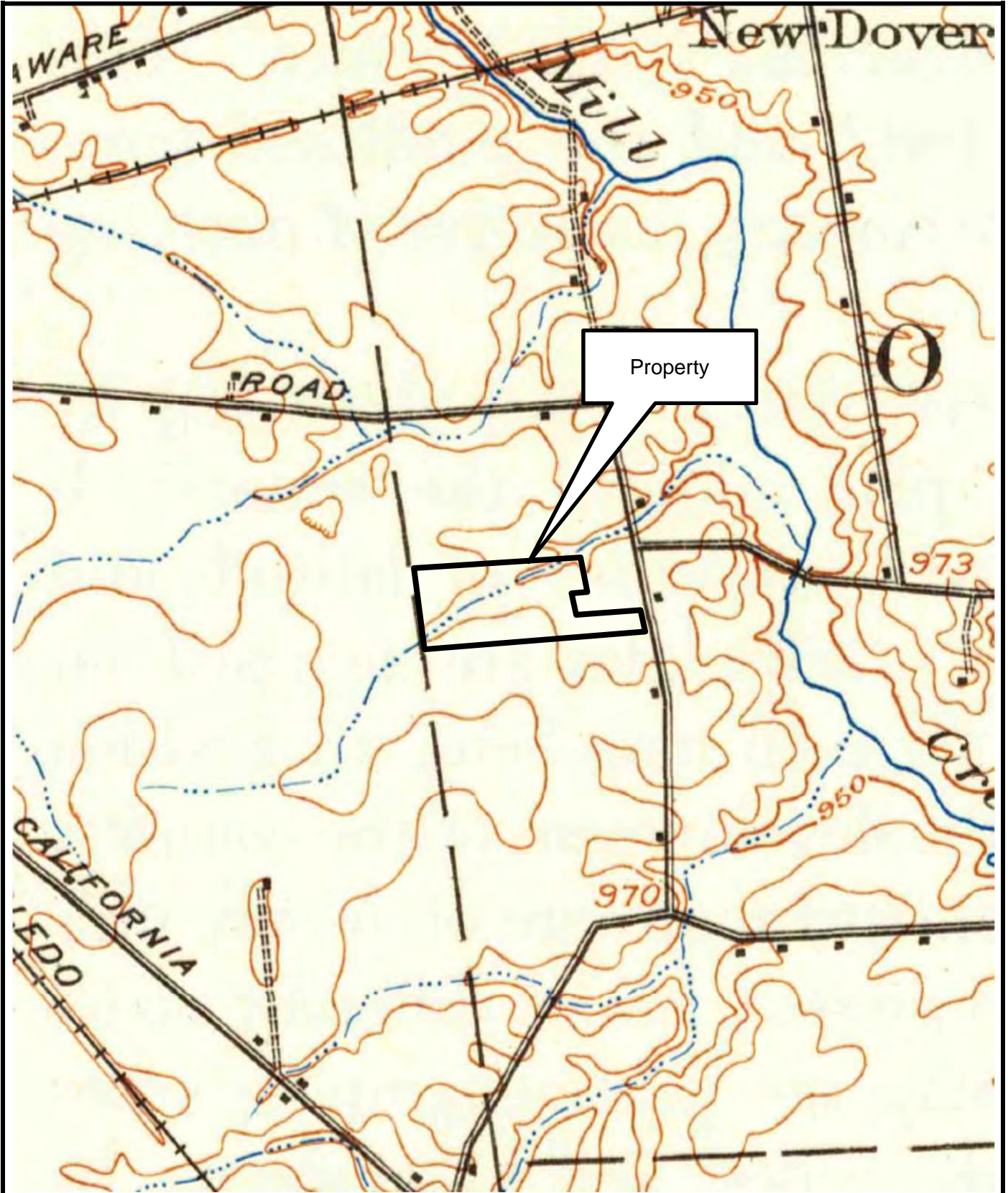




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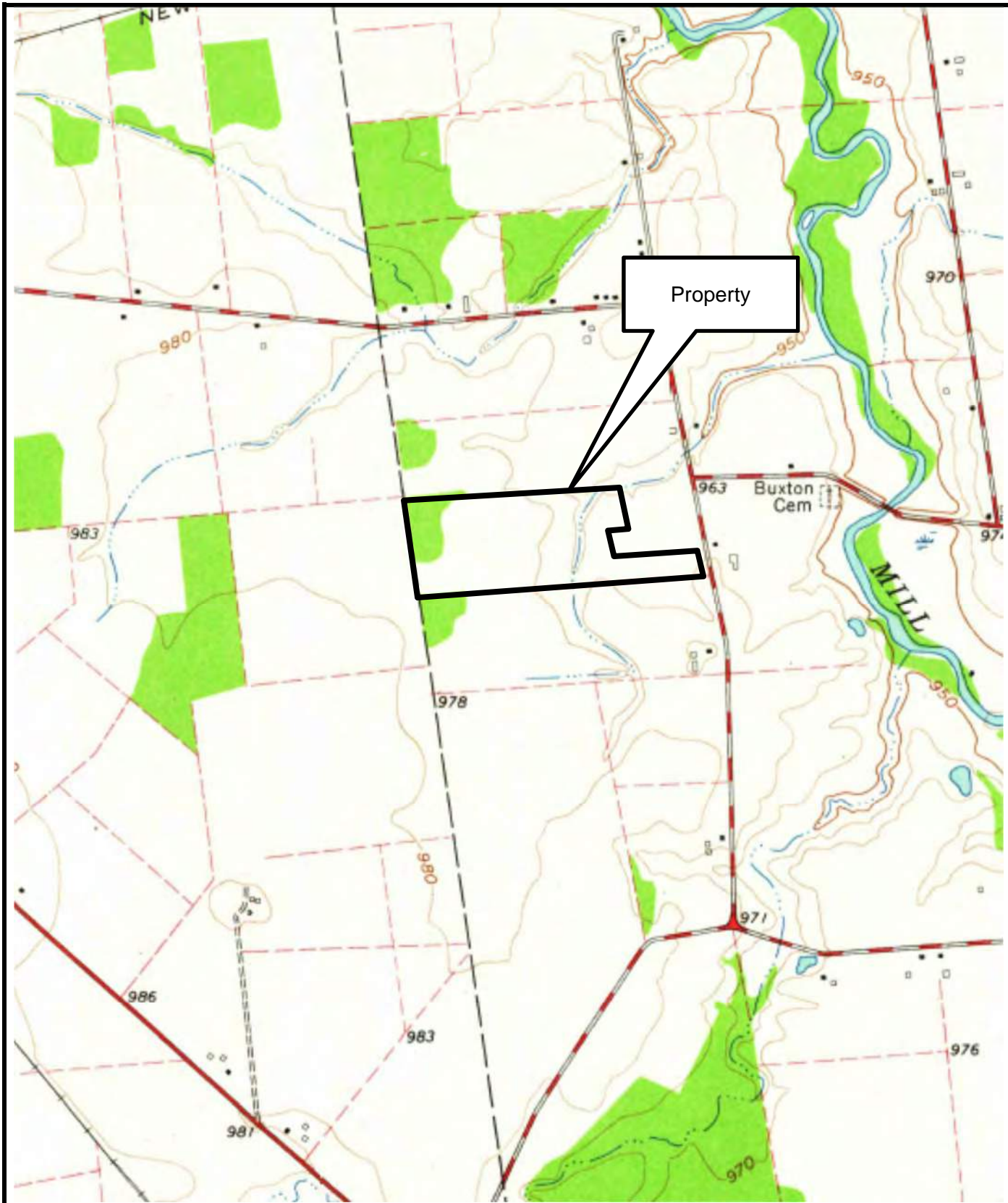
PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO





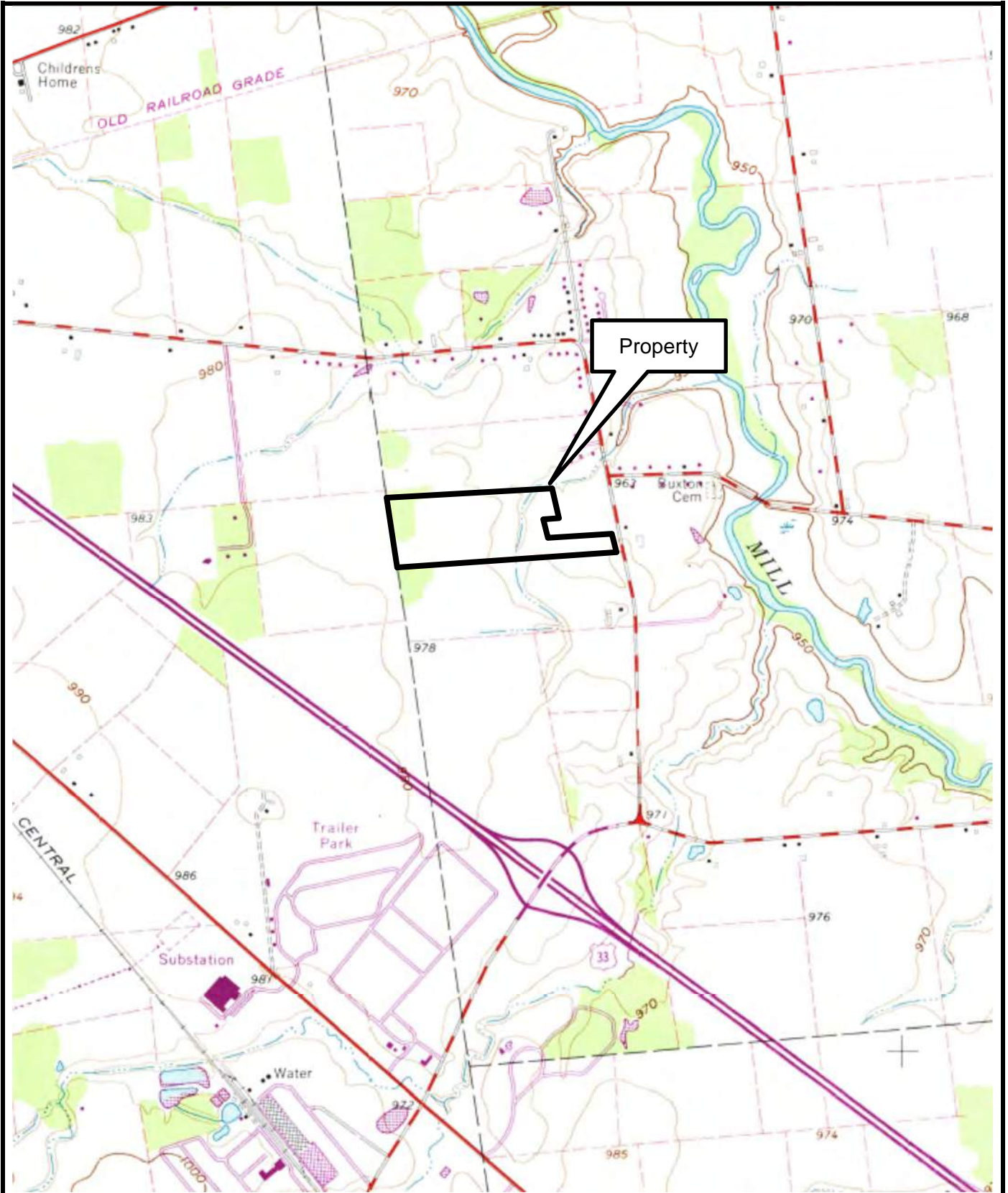
PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO





PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO





PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO





GEOTECHNICAL
CONSULTANTS INC.



APPENDIX C – Regulatory Documentation



RecCheck

The Standard for ASTM/AAI Radius Searches
(One Mile Environmental Records Search, Exceeds ASTM 1527/1528 and EPA All Appropriate Inquiry)

Report Results

REPORT RESULTS



Site Location:

Waktins Road
Marysville, OH 43040
(N 40-13-37, W 83-18-34) NAD83

Client:

Geotechnical Consultants Inc.

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EXECUTIVE SUMMARY

INFORMATION ON THE REQUESTED LOCATION

Site Address:	Waktins Road Marysville, OH 43040
Client Project Name/Number:	Buxton Mews Property 18-E-21962
Coordinates:	N 40-13-37, W 83-18-34 (NAD 83) 40.226807, -83.3094345
Date of Report	June 26, 2018
ERS Project Number:	2104698548
Subject Site Listed on the following lists:	Not Listed
Subject Site Listed as Map ID#:	N/A
USGS 7.5 Minute Quad Map:	Marysville (2016-11-17)
Subject Site Located within a Potential Area of Concern:	No
Township, Section and Range:	Electronic TRS is unavailable
Site Elevation: (feet above or below (-) mean sea level)	961
Flood Zone: (FEMA Q3 Digital Data)	Panel: 39159C0356D, Effective Date: 12/16/2008 Zone X - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.
Fire Insurance Map Coverage:	There may be coverage of your site.
Radon Information:	EPA Radon Zone: 1 (Predicted avg for county: > 4 pCi/L)For zip code 43040: Number of tests per zip code: 1157 Number of tests where radon is > 4 pCi/L: Not Reported Percentage of test where radon is > 4 pCi/L: Not Reported Other Information: Average Radon: 5.28
Search Radius Expansion Size: (In Miles)	0

Soil Type: (USDA Soil Survey Geographic Database) (SSURGO)	Blount silt loam, ground moraine, 2 to 4 percent slopes Map Unit Type: Consociation Hydric: Yes Drainage Class: Very poorly drained General Information: Fine, mixed, active, mesic Typic Argiaquolls
Zip Codes Searched for "Un-Mappable" Sites:	43040
Occurrence Count:	1

SUMMARY OF OCCURRENCES

MAP ID	ID/SITE NAME	ADDRESS	DATABASE	STATUS	DISTANCE (MILES)	ELEV DIFF (FEET)
1 Maps: 1 , 4	OHD990834483 SCOTTS COMPANY	14111 SCOTSLAWN RD MARYSVILLE	RCRA-COR-US	Listed	0.93 S	24

POTENTIAL AREAS OF CONCERN/CONTAMINATION SUMMARY

DATABASE SEARCHED	SUBJECT SITE WITHIN POTENTIAL AREA OF CONCERN	AREAS FOUND WITHIN 1-MILE RADIUS
NPL-R5-US	No	0
LF-Areas-OH	No	0

DATABASE OCCURRENCE SUMMARY

HIGH RISK* OCCURRENCES IDENTIFIED IN REQUESTED SEARCH RADIUS		
DATABASE SEARCHED	DISTANCE SEARCHED (MILES)	HIGH RISK OCCURRENCES FOUND
CERCLIS-US	0.5	0
DERR-OH	0.5	0
LUST-OPEN-OH	0.5	0
NPL-US	1	0
Proposed-NPL-US	1	0
SAA-Agreements-US	1	0
Tribal-LUST-Open-Reg5	0.5	0

* For the purposes of this report, "high risk" occurrences are those that have known contamination and have not received a "case closed" or "no further action" status from the agency that maintains the records.

ASTM/AAI STANDARD RECORD SOURCES SUMMARY

STANDARD ENVIRONMENTAL RECORD SOURCES	ASTM MIN. SEARCH DIST. / ERS SEARCH DIST. (MILES)	ERS DATABASE NAME	TOTAL LISTINGS	MAP ID #'S
Federal NPL site list	1.0 / 1.0	NPL-US	0	None Listed
		Proposed-NPL-US	0	None Listed
Federal Delisted NPL site list	0.5 / 1.0	Delisted-NPL-US	0	None Listed
Federal CERCLIS list	0.5 / 0.5	CERCLIS-US	0	None Listed
Federal CERCLIS NFRAP site list	0.5 / 0.5	CERCLIS-Archived-US	0	None Listed
Federal RCRA CORRACTS facilities list	1.0 / 1.0	RCRA-COR-US	1	1
Federal RCRA non-CORRACTS TSD facilities list	0.5 / 0.5	RCRA-TSDF-US	0	None Listed
Federal RCRA generators list	Property and adjoining properties / 0.25	RCRA-CESQG-US	0	None Listed
		RCRA-LQG-US	0	None Listed
		RCRA-NON-US	0	None Listed
		RCRA-SQG-US	0	None Listed
Federal Inst/Eng control	Property	Controls-RCRA-US	0	None Listed

registries	Only / 0.25			
		Controls-US	0	None Listed
		Hist-US-EC	0	None Listed
		Hist-US-IC	0	None Listed
		LIENS-US	0	None Listed
Federal ERNS list	Property Only / 0.0625	ERNS-US	0	None Listed
State and Tribal-Equivalent NPL	1.0 / 1.0	Not Reported by Agency	0	None Listed
State and Tribal-Equivalent CERCLIS	0.5 / 0.5	DERR-OH	0	None Listed
State and Tribal landfill and/or solid waste disposal sites	0.5 / 0.5	Debris-US	0	None Listed
		Hist-Dumps-US	0	None Listed
		HIST-LF-OH	0	None Listed
		Hist-OLDSWLF-OH	0	None Listed
		SWF-OH	0	None Listed
		SWLF-US	0	None Listed
		Tribal-ODI-US	0	None Listed
State and Tribal Leaking Storage Tank Lists	0.5 / 0.5	ClassC-OH	0	None Listed
		LUST-CLOSED-OH	0	None Listed
		LUST-OPEN-OH	0	None Listed
		Tribal-LUST-Closed-Reg5	0	None Listed
		Tribal-LUST-Open-Reg5	0	None Listed
State and Tribal Registered Storage Tank Lists	Property and adjoining properties / 0.25	FEMA-UST-US	0	None Listed
		Tribal-UST-Reg5	0	None Listed
		UST-Inactive-OH	0	None Listed
		UST-OH	0	None Listed
State and Tribal Inst/Eng Control Registries	Property Only / 0.5	EC-OH	0	None Listed
		IC-OH	0	None Listed
State and Tribal Voluntary Cleanup Sites	0.5 / 0.5	MOA-OH	0	None Listed
		Tribal-VCP-US	0	None Listed
		VCP-OH	0	None Listed
State and Tribal Brownfield Sites	0.5 / 0.5	BF-Tribal-US	0	None Listed
		Brownfield-OH	0	None Listed

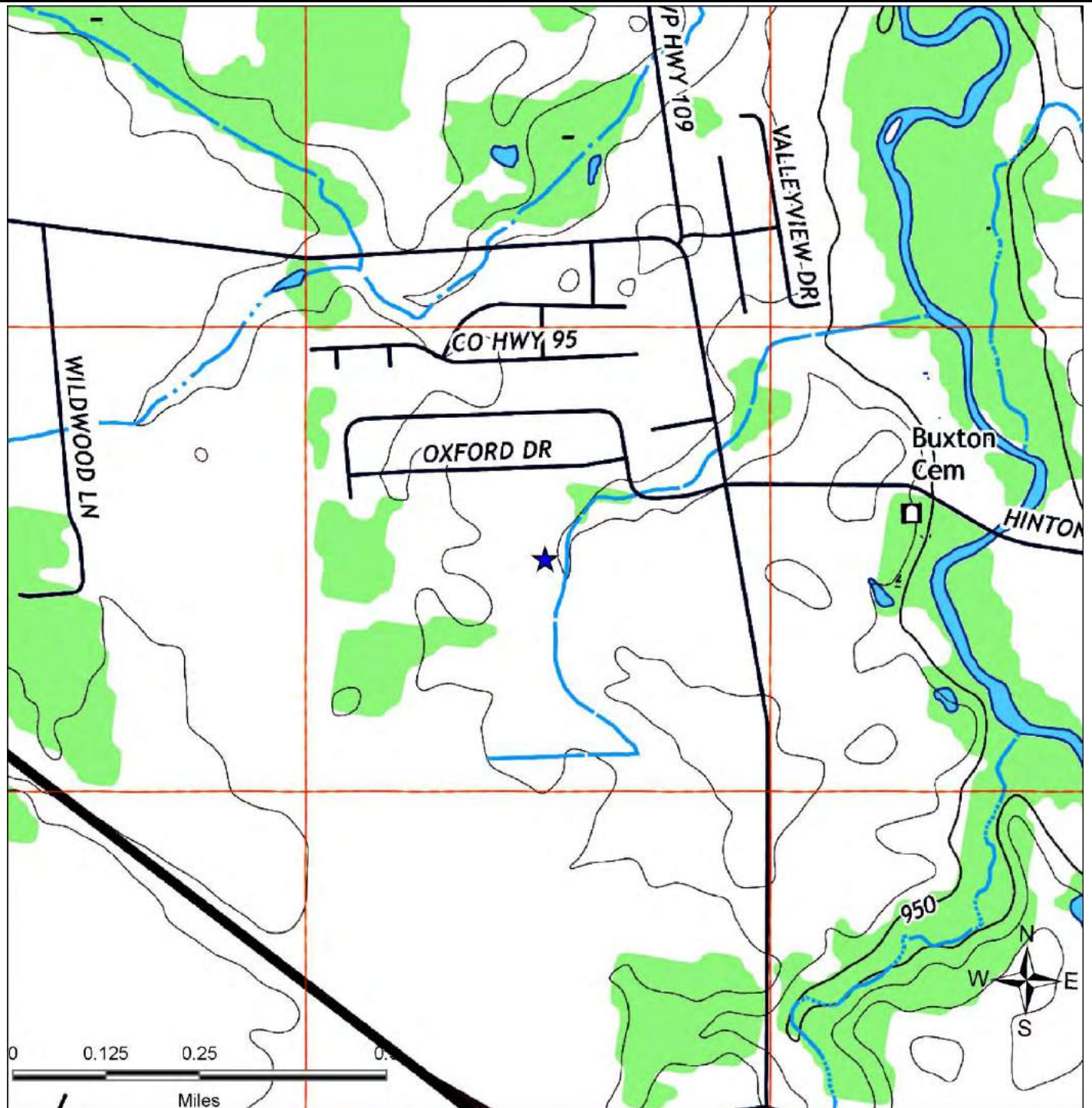
FEDERAL ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
BF-Tribal-US	0.5	0	0	0	0	-	0
BF-US	0.5	0	0	0	0	-	0
CERCLIS-Archived-US	0.5	0	0	0	0	-	0

FEDERAL ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
CERCLIS-US	0.5	0	0	0	0	-	0
Controls-RCRA-US	0.5	0	0	0	0	-	0
Controls-US	0.5	0	0	0	0	-	0
Debris-US	0.5	0	0	0	0	-	0
Delisted-NPL-US	1	0	0	0	0	0	0
ERNS-US	0.0625	0	0	-	-	-	0
FEMA-UST-US	0.25	0	0	0	-	-	0
FTTS-ENF-US	0.25	0	0	0	-	-	0
Hist-Dumps-US	0.5	0	0	0	0	-	0
Hist-US-EC	0.5	0	0	0	0	-	0
Hist-US-IC	0.5	0	0	0	0	-	0
HMIS-US	0.0625	0	0	-	-	-	0
LIENS-US	0.0625	0	0	-	-	-	0
NPL-US	1	0	0	0	0	0	0
PADS-US	0.0625	0	0	-	-	-	0
PCB-US	0.25	0	0	0	-	-	0
Proposed-NPL-US	1	0	0	0	0	0	0
RCRA-CESQG-US	0.25	0	0	0	-	-	0
RCRA-COR-US	1	0	0	0	0	1	1
RCRA-LQG-US	0.25	0	0	0	-	-	0
RCRA-NON-US	0.25	0	0	0	-	-	0
RCRA-SQG-US	0.25	0	0	0	-	-	0
RCRA-TSDF-US	0.5	0	0	0	0	-	0
SAA-Agreements-US	1	0	0	0	0	0	0
SWLF-US	0.5	0	0	0	0	-	0
Tribal-LUST-Closed-Reg5	0.5	0	0	0	0	-	0
Tribal-LUST-Open-Reg5	0.5	0	0	0	0	-	0
Tribal-ODI-US	0.5	0	0	0	0	-	0
Tribal-UST-Reg5	0.25	0	0	0	-	-	0
Tribal-VCP-US	0.5	0	0	0	0	-	0

STATE ASTM/AAI DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Brownfield-OH	0.5	0	0	0	0	-	0
ClassC-OH	0.5	0	0	0	0	-	0
DERR-OH	0.5	0	0	0	0	-	0
EC-OH	0.5	0	0	0	0	-	0
HIST-LF-OH	0.5	0	0	0	0	-	0
Hist-OLD SWLF-OH	0.25	0	0	0	-	-	0
IC-OH	0.5	0	0	0	0	-	0
LUST-CLOSED-OH	0.5	0	0	0	0	-	0
LUST-OPEN-OH	0.5	0	0	0	0	-	0
Manifest2-RI	0.0625	0	0	-	-	-	0
MOA-OH	0.5	0	0	0	0	-	0
Spills-OH	0.0625	0	0	-	-	-	0
SWF-OH	0.5	0	0	0	0	-	0
SWRCY-OH	0.5	0	0	0	0	-	0
UST-Inactive-OH	0.25	0	0	0	-	-	0
UST-OH	0.25	0	0	0	-	-	0
VCP-OH	0.5	0	0	0	0	-	0

SUPPLEMENTAL DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Not Searched							

PROPRIETARY HISTORIC DATABASES							
DATABASE SEARCHED	DISTANCE SEARCHED	SUBJECT SITE	0.125 MILES	0.25 MILES	0.5 MILES	1.0 MILES	TOTAL
Not Searched							



SITE LOCATION TOPOGRAPHIC MAP

U.S. Geological Survey. Marysville (2016-11-17) Quadrangle, 7.5 Minute Series

Geotechnical Consultants Inc.

Waktins Road
Marysville, OH 43040

FIGURE: 1
JOB: 18-E-21962
DATE: 6/26/2018



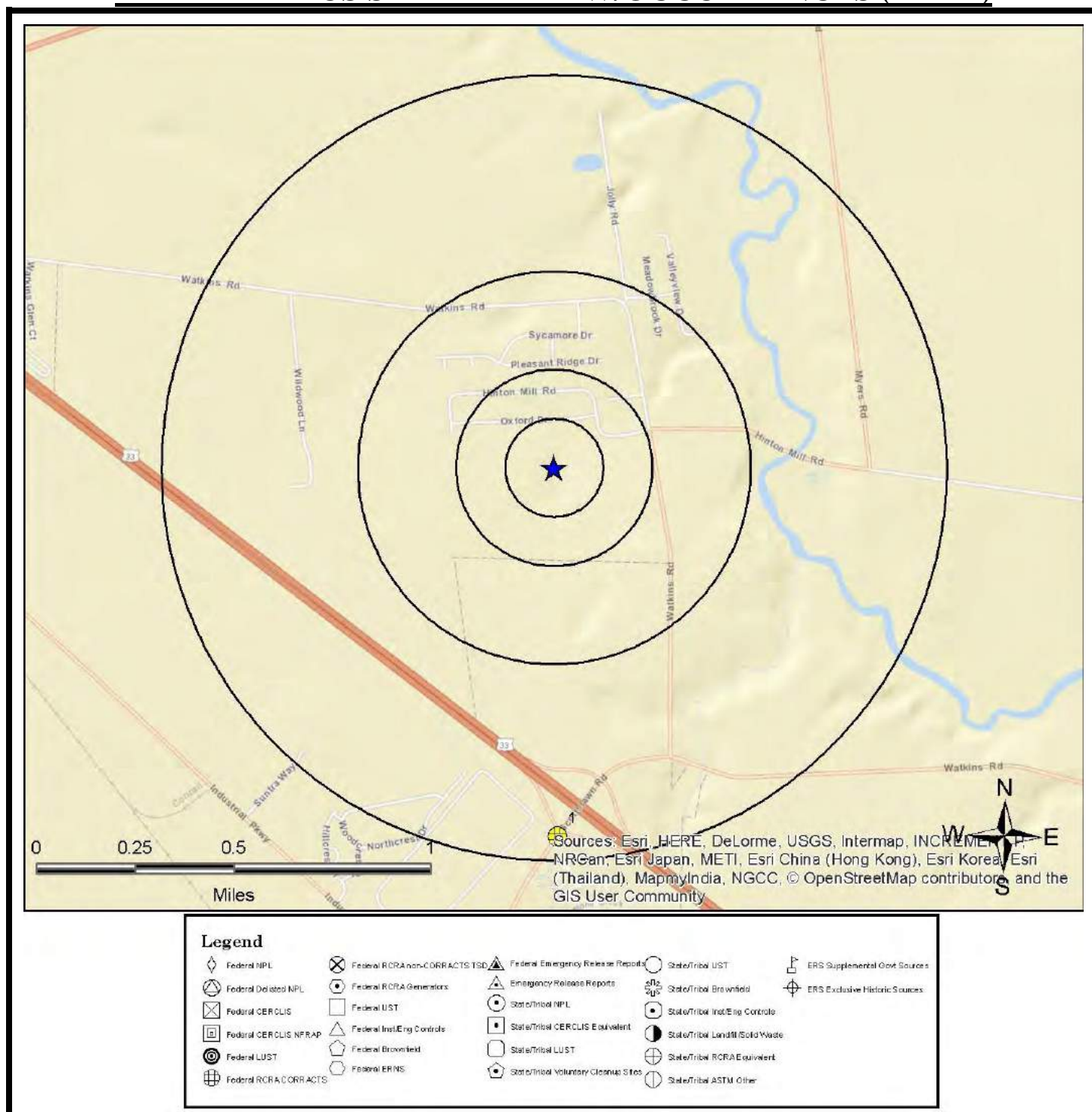
SITE LOCATION MAP

Geotechnical Consultants Inc.

Waktins Road
Marysville, OH 43040

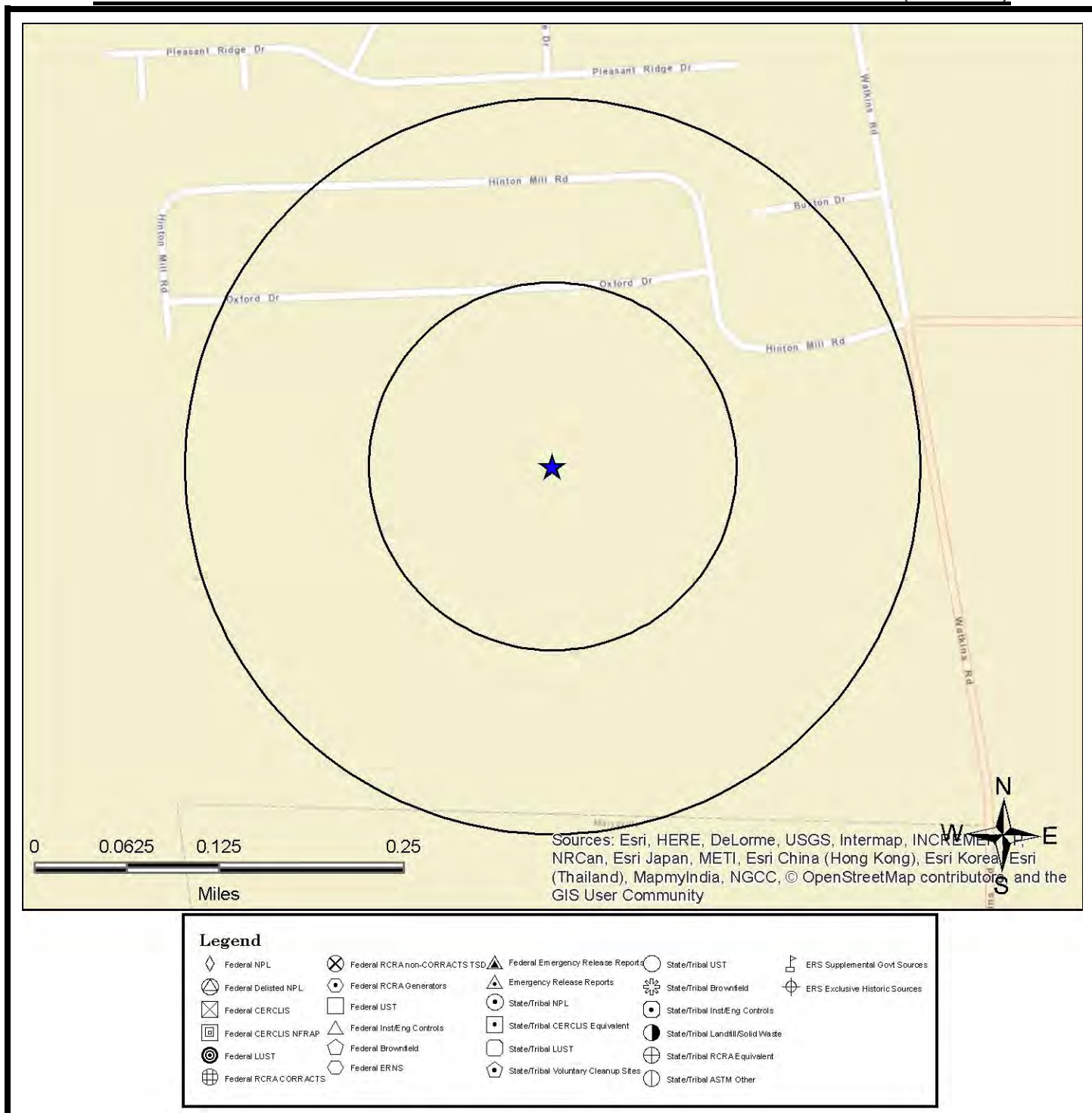
FIGURE: 2
JOB: 18-E-21962
DATE: 6/26/2018

1-MILE RADIUS STREET MAP W/OCCURRENCES (MAP1)



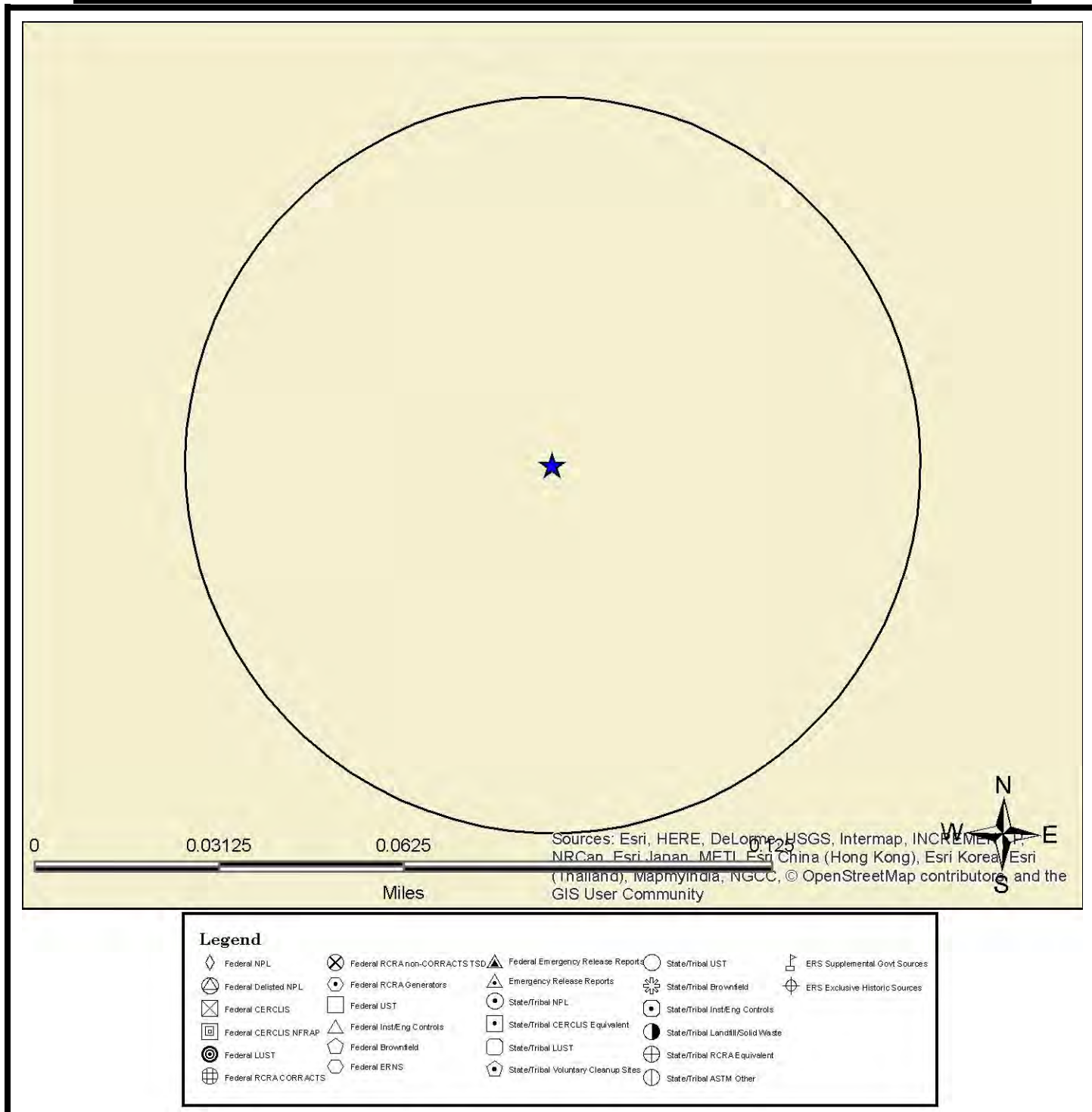
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. Occurrences are shown in three colors to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

0.25-MILE RADIUS STREET MAP W/OCCURRENCES (MAP2)



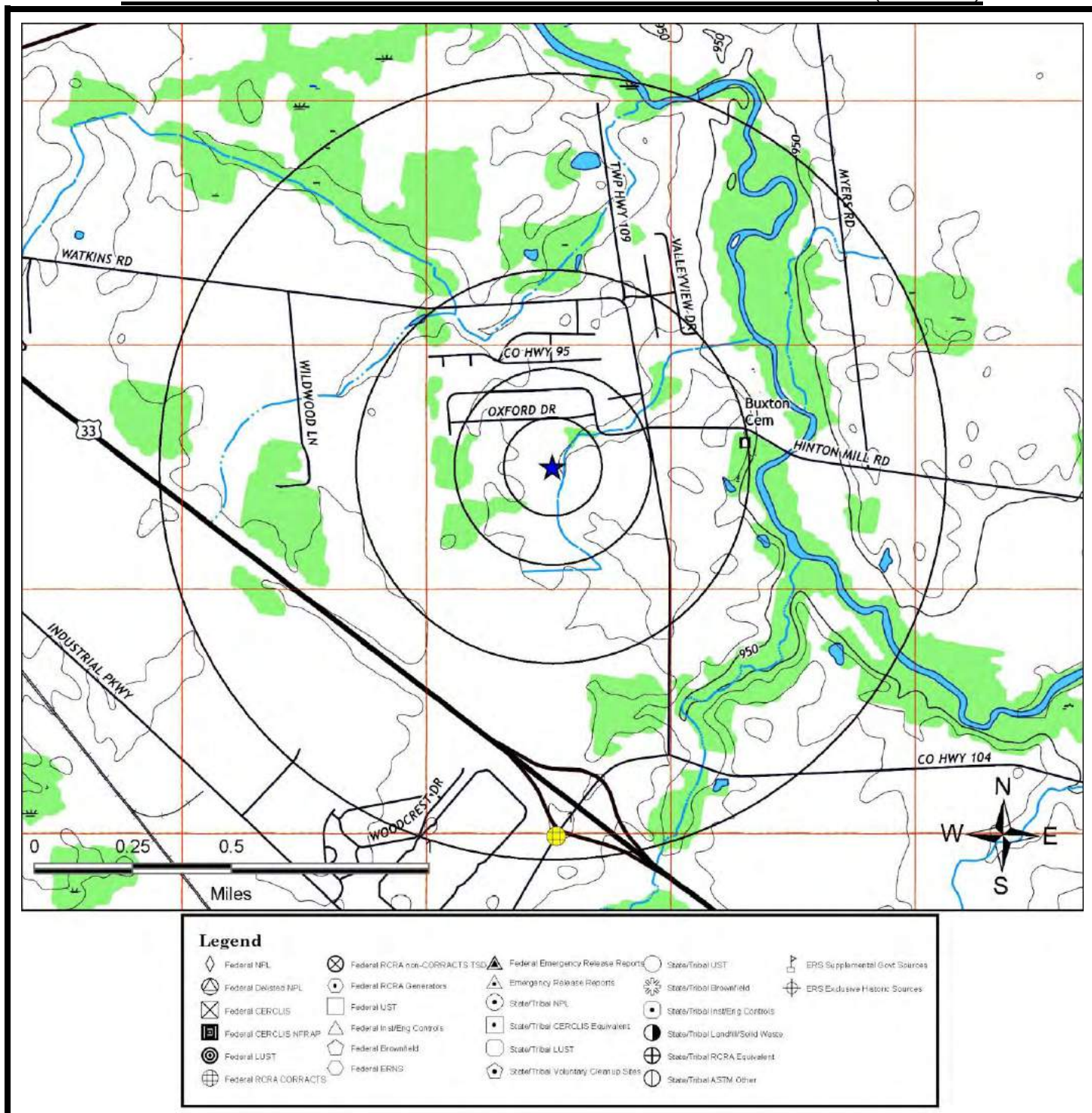
All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

0.0625-MILE RADIUS STREET MAP W/ OCCURRENCES (MAP3)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

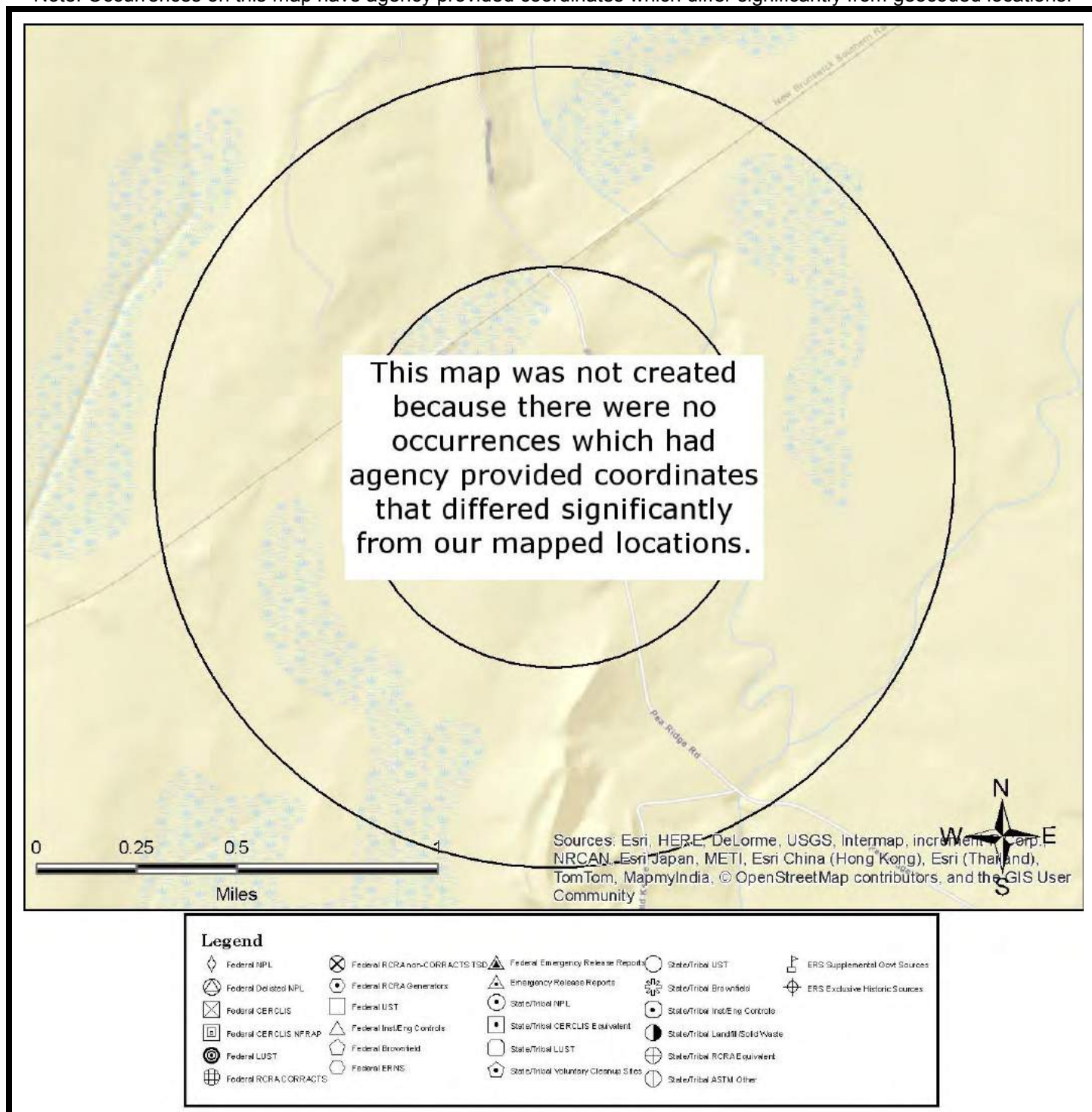
1-MILE TOPOGRAPHIC MAP W/OCCURRENCES (MAP4)



All plotted occurrences represent approximate locations based on geographic information provided by the respective agency. Actual locations may vary due to numerous reasons such as: the size of the property, accuracy of the provided location, accuracy of the software used to determine the location, etc. **Occurrences are shown in three colors** to give a visual indication of the potential risk of the listed occurrence based on the type of list and the current status of the occurrence. Occurrences shown in **RED** are locations with known contamination that have not received a "case closed" or "no further action" status. Occurrences shown in **YELLOW** have been listed by the respective agency, but do not always represent an environmental risk. The detailed status information and description of the listing should be reviewed for further information. Occurrences shown in **GREEN** are occurrences that have active permits or have had contamination in the past but have received a "case closed" or "no further action" status and therefore, do not likely present an environmental risk.

AGENCY DIFFERENCES IN MAPPED LOCATIONS (MAP5)

Note: Occurrences on this map have agency provided coordinates which differ significantly from geocoded locations.



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SUMMARY OF AGENCY DIFFERENCES

MAP ID	ID / SITE NAME	ADDRESS / DATABASE	AGENCY COORDINATES	DISTANCE (MILES)	DIRECTION
N/A	No occurrences were identified where the agency provided coordinates that differed significantly from our mapped locations.				

LISTED OCCURRENCE DETAILS

DATABASE	STATUS	DISTANCE	ELEVATION	MAP ID
RCRA-COR-US	Listed	0.93 miles S	985 ft (24 ft higher than site)	1
SITE NAME			MAPS	ID
SCOTTS COMPANY			1, 4	OHD990834483
ADDRESS			CITY	ZIP
14111 SCOTTS LAWN RD			MARYSVILLE	43041
DETAILS				
<p>Additional details may be found online using the following link: http://oaspub.epa.gov/enviro/fii_query_dtl_disp_program_facility?pgm_sys_id_in=OHD990834483&pgm_sys_acrnm_in=RCRAINFO Source Type: A Generator Status Universe: LQG Generator Status: Large Quantity Generator Active Site Indicator: HPA-- Owner Name: THE SCOTTS COMPANY Operator Name: THE SCOTTS COMPANY In Handler Universes: Y In a Universe: Y Short Term Generator: N Importer Activity: N Mixed Waste Generator: N Transporter Activity: N Transfer Facility: N Recycler Activity: N Onsite Burner Exemption: N Furnace Exemption: N Underground Injection Activity: N Receives Waste From Off-site: N Universal Waste: N Universal Waste Destination Facility: N Used Oil Universe: NNNNNNN Federal Universal Waste: N Active Site Federally Regulated TSDF: L----- Active Site Converter TSDF: ----- Active Site State Regulated TSDF: ----- More Details Link</p>				

RECORDS SOURCES SEARCHED

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
BF-Tribal-US	Historical Tribal Brownfields	Federal Brownfield	Click Here	None Found
BF-US	Brownfields Sites	Federal Brownfields	Click Here	None Found
Brownfield-OH	Ohio Brownfield Inventory	State/Tribal Brownfield	Click Here	None Found
CERCLIS-Archived-US	CERCLIS sites that have been archived	Federal CERCLIS NFRAP	Click Here	None Found
CERCLIS-US	Comprehensive Environmental Response, Compensation, and Liability Information System	Federal CERCLIS	Click Here	None Found
ClassC-OH	Class C Release List	State/Tribal LUST	Click Here	None Found
Controls-RCRA-US	RCRA Institutional and Engineering Controls Summary (aka Federal RCRA with Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Controls-US	US CERCLA Sites with Controls (aka US IC/EC, Institutional/Engineering List Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
Debris-US	Historical Debris Sites	Federal Solid Waste	Click Here	None Found
Delisted-NPL-US	Delisted NPL Sites	Federal Delisted NPL	Click Here	None Found
DERR-OH	Division of Environmental Response and Revitalization	State/Tribal CERCLIS Equivalent	Click Here	None Found
EC-OH	Engineering Controls (aka ENG CONTROLS)	State/Tribal Inst/Eng Controls	Click Here	None Found
ERNS-US	Emergency Response Notification System	Federal ERNS	Click Here	None Found
FEMA-UST-US	Historical FEMA Underground Storage Tanks	Federal UST	Click Here	None Found
FTTS-ENF-US	Historical FIFRA/TSCA Tracking System (FTTS) Enforcement Actions	Federal ASTM Other	Click Here	None Found
Hist-Dumps-US	Historical Dumps Inventory of 1985	Federal Solid Waste	Click Here	None Found
HIST-LF-OH	Historic Landfills	State/Tribal Landfill/Solid Waste	Click Here	None Found
Hist-OLDSWLF-OH	Historical Abandoned Dumps or Landfills	State/Tribal Landfill/Solid Waste	Click Here	None Found
Hist-US-EC	Historical Engineering Controls Sites (aka US EC, Engineering Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
Hist-US-IC	Historical Sites with Institutional Controls (aka US IC, Institutional Controls, Land Use Controls)	Federal Institutional/Engineering Controls	Click Here	None Found
HMIS-US	Hazardous Materials Information System	Federal Emergency Release Reports	Click Here	None Found
IC-OH	Institutional Controls (aka INST CONTROL)	State/Tribal Inst/Eng Controls	Click Here	None Found
LF-Areas-OH	Landfill Areas	State/Tribal Landfill/Solid Waste	Click Here	None Found
LIENS-US	Superfund Liens	Federal Institutional/Engineering Controls	Click Here	None Found
LUST-CLOSED-OH	Leaking Underground Storage Tanks, Closed Cases	State/Tribal LUST	Click Here	None Found
LUST-OPEN-OH	Leaking Underground Storage Tanks, Open Cases	State/Tribal LUST	Click Here	None Found
Manifest2-RI	Hazardous Waste Manifest	State/Tribal RCRA Equivalent	Click Here	None Found
MOA-OH	MOA Track Site Listings	State/Tribal Voluntary Cleanup Sites	Click Here	None Found
NPL-R5-US	NPL Region 5 Site Boundaries	Federal NPL	Click Here	None Found
NPL-US	National Priorities List	Federal NPL	Click Here	None Found
PADS-US	PCB Registration Database System	Federal ASTM Other	Click Here	None Found
PCB-US	PCB Transformers	Federal ASTM Other	Click Here	None Found
Proposed-NPL-US	Proposed NPL Sites	Federal NPL	Click Here	None Found
RCRA-CESQG-US	Resource Conservation and Recovery Act, Conditionally Exempt Small Quantity Generators (aka RCRA CESQG)	Federal RCRA Generators	Click Here	None Found
RCRA-COR-US	Resource Conservation and Recovery Act, - Corrective Actions (aka RCRA CORRACTS)	Federal RCRA CORRACTS	Click Here	1
RCRA-LQG-US	Resource Conservation and Recovery Act, Large Quantity Generators (aka RCRA LQG)	Federal RCRA Generators	Click Here	None Found
RCRA-NON-US	Resource Conservation and Recovery Act, Non-Hazardous Generators (aka RCRA Non-Haz, RCRA NonGen, RCRA No longer Regulated)	Federal RCRA Generators	Click Here	None Found
RCRA-SQG-US	Resource Conservation and Recovery Act, Small Quantity Generators (aka RCRA SQG)	Federal RCRA Generators	Click Here	None Found

ABREVIATION	DATABASE FULLNAME	DATABASE CATEGORY	DATABASE DETAILS LINK	TOTAL LISTINGS
RCRA-TSDF-US	Resource Conservation and Recovery Act -, Treatment, Storage, and Disposal Facilities (aka RCRA TSD, RCRA TSDF)	Federal RCRA non-CORRACTS TSD	Click Here	None Found
SAA-Agreements-US	Sites with Superfund Alternative Approach Agreements	Federal ASTM Other	Click Here	None Found
Spills-OH	Spill Sites	Emergency Release Reports	Click Here	None Found
SWF-OH	Solid Waste Facilities	State/Tribal Landfill/Solid Waste	Click Here	None Found
SWLF-US	Solid Waste Facilities	Federal Solid Waste	Click Here	None Found
SWRCY-OH	Recycling Facilities Database	State/Tribal ASTM Other	Click Here	None Found
Tribal-LUST-Closed-Reg5	Tribal Leaking Underground Storage Tanks, Region 5, Closed Cases (aka Indian Lust)	Federal LUST	Click Here	None Found
Tribal-LUST-Open-Reg5	Tribal Leaking Underground Storage Tanks, Region 5, Open Cases (aka Indian Lust)	Federal LUST	Click Here	None Found
Tribal-ODI-US	Tribal Open Dump Sites	Federal Solid Waste	Click Here	None Found
Tribal-UST-Reg5	Tribal Underground Storage Tanks (aka INDIAN UST)	Federal UST	Click Here	None Found
Tribal-VCP-US	Tribal VCP	Federal Tribal VCP	Click Here	None Found
UST-Inactive-OH	Inactive Underground Storage Tank Sites	State/Tribal UST	Click Here	None Found
UST-OH	Underground Storage Tanks	State/Tribal UST	Click Here	None Found
VCP-OH	Voluntary Cleanup Program Sites	State/Tribal Voluntary Cleanup Sites	Click Here	None Found

UN-MAPPABLE OCCURRENCES

The following occurrences were not mapped primarily due to incomplete or inaccurate address information. All of the following occurrences were determined to share the same zip code as the area searched. General status information is given with each occurrence along with any address information entered by the agency responsible for the list.

Requested all "un-mapped" sites.

ID	Facility Name	Address	Database	Status
OHD000772988	MARYSVILLE SEWAGE TRMT FAC (SIA)	NORTH MAIN ST, MARYSVILLE, OH 43040	CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information
OHD981099880	MARYSVILLE LANDFILL	NORTH OF & ADJ MARYSVILLE STREET FAC, MARYSVILLE, OH 43040	CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information
OHD990834483	SCOTT O M & SONS CO	SCOTTLAWN ROAD, MARYSVILLE, OH 43040	CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information
OHN000508114	TOWN RUN	TOWN RUN STREAM & SEVENTH STREET RD., MARYSVILLE, OH 43040	CERCLIS-Archived-US	NFRAP-Site does not qualify for the NPL based on existing information
OHN000505867	RAY LEWIS PHARISBURG	700 feet NW of State Route 4 and State Route 347 , PHARISBURG, OH 43040	CERCLIS-US	Listed
180003123	Ray Lewis and Son	SR 4 & SR 347 (200 ft North), Pharisburg, OH 43040	DERR-OH	Listed
OHD004521647	GENERAL INDUSTRIES CO THE	1/2 MI OFF CLYMER RD IN MARYSV, MARYSVILLE, OH 43040	RCRA-CESQG-US	Listed
180000722	Scott OM & Sons Co, Marysville	*Scottslawn Rd, Marysville, OH 43040	VCP-OH	Listed

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The data presented in this report should only be interpreted by an experienced environmental professional, as per EPA definition, that completely understands the potential inaccuracy of the data derived from others, the possible existence of contaminated occurrences that have not been listed, and the possibility that the governmental database misrepresents the actual status of an occurrence or listing. Prior to relying completely on any of the data within this report, an environmental professional should verify the accuracy of the information presented unless one of ERS's Environmental Professionals has interpreted the data and/or report.

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**GEOTECHNICAL
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MAIN OFFICE
720 Greencrest Drive
Westerville, OH 43081
614.895.1400 **phone**
614.895.1171 **fax**

YOUNGSTOWN OFFICE
8433 South Avenue
Building 1, Suite 1
Boardman, OH 44514
330.965.1400 **phone**
330.965.1410 **fax**

DAYTON OFFICE
2380 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 **phone**

www.gci2000.com

June 26, 2018

Mr. Jay Riley
Marysville Fire Department
16300 County Home Road
Marysville, Ohio 43040

fax: (937) 642-6326

**Reference: Request for Information on Hazardous Emergency Responses, ASTs
or USTs, UST or AST Releases, Spills, or Remediation
GCI Project No. 18-E-21962**

Dear Mr. Jay Riley:

We are requesting a review of your department's records for any of the above referenced actions at the following location:

- Union County Parcel Number **1100120010000**. 54 Acres of vacant land west of Watkins Road and southwest of Hinton Mill Road in Dover Township, Union County, Ohio.

If you have any questions or need for additional information, please contact me at 614-818-1122 or srice@gci2000.com. Thank you for your assistance with this information.

Sincerely,

Geotechnical Consultants, Inc.

Samuel Rice
Environmental Services

cc: File

FAXED
10:30 AM

Sam Rice

From: Keith Watson <kwatson@marysvilleohio.org>
Sent: Wednesday, June 27, 2018 2:53 PM
To: Sam Rice
Subject: parcel #1100120010000

Mr. Rice,
We have no records on file for this parcel

Lt. Keith Watson

Marysville Division of Fire
Fire Prevention Bureau
937-642-2065



**GEOTECHNICAL
CONSULTANTS INC.**

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720 Greencrest Drive
Westerville, OH 43081
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330.965.1400 phone
330.965.1410 fax

DAYTON OFFICE
2380 Bellbrook Avenue
Xenia, OH 45385
937.736.2053 phone

www.gci2000.com

June 26, 2018

Union County Health Department
940 London Ave.
Marysville, Ohio 43040

fax: (937) 645-3047

**Reference: Request for Information
GCI Project No. 18-E-21962**

We are requesting information from your department regarding demolition permits, septic systems, ground water wells, health permits, landfills, and/or violations in regards to the following location:

- Union County Parcel Number **1100120010000**. 54 Acres of vacant land west of Watkins Road and southwest of Hinton Mill Road in Dover Township, Union County, Ohio.

If you have any questions or need for additional information, please contact me at 614-818-1122 or srice@gci2000.com. Thank you for your assistance with this information.

Sincerely,

Geotechnical Consultants, Inc.

Samuel Rice
Environmental Scientist – Environmental Services

cc: GCI File

FAXED
10:50 am

940 London Ave
Suite 1100
Marysville, Ohio 43040

**Administration
Environmental Health
Health Education**

Phone: (937) 642-2053
Fax: (937) 645-3047

Nursing

Phone: (937) 642-2053
Fax: (937) 642-9725

Toll Free

1-888-333-9461

Web Address

www.uchd.net

HEALTH COMMISSIONER
Dr. Jason E. Orcena

BOARD OF HEALTH
Mr. James "Al" Channell
President

Mr. Keith Watson
Vice-President

Dr. Gary Bowman

Ms. Donna Burke

Dr. Justin Krueger

Mr. Mark Smith

Ms. Tiffany Wood

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

**An equal opportunity
employer/ provider**



June 28, 2018

Samuel Rice
Geotechnical Consultants Inc.
720 Greencrest Drive
Westerville, OH 43081

RE: Information Request Parcel # 1100120010000 Hinton Mill Rd.,
Marysville, OH 43040

Dear Mr. Rice:

Based on the information provided, the Union County Health Department has no
records for the above named property.

If you have any questions, please contact this office.

Sincerely,

Marcia L. Dreiseidel, MS, RS
Director of Environmental Health



GEOTECHNICAL
CONSULTANTS INC.



APPENDIX D – Site Reconnaissance and Other Information

USER QUESTIONNAIRE

Geotechnical Consultants, Inc. (GCI) is proposing a Phase I Environmental Site Assessment (ESA) report for the property identified in the accompanying proposal. As part of the Phase I ESA we request the client provide GCI with a drawing showing the property location, boundaries, and buried utilities; owner, property manager or occupant information; and responses to the questions below. Please respond by one or more of the following:

Facsimile: (614) 895-1171; E-mail: gci@gci2000.com; U.S. mail: GCI, 720 Greencrest Dr., Westerville, OH 43081; or Telephone to the sender: (614) 895-1400

What is the reason for performing this Phase I ESA?

- ☐ **Financing** ☐ **Refinancing** ☐ **Property transfer** ☐ **Personal use**
☐ **Other** _____

Can you provide GCI with title record information pertaining to the property?

- ☐ **No** ☐ **Yes** (*if yes, when can GCI receive the information?*)

Do you or your company have knowledge of any environmental liens at the property?

- ☐ **No** ☐ **Yes** (*if yes, please explain*)

Do you or your company have knowledge of activity and/or land use limitations placed on the property such as engineering or institutional controls?

- ☐ **No** ☐ **Yes** (*if yes, please explain*)

Do you or your company have specialized knowledge of recognized environmental conditions¹ (such as releases of hazardous chemicals/materials or petroleum) regarding the property or property vicinity?

- ☐ **No** ☐ **Yes** (*if yes, please explain*)

Do you or your company have knowledge of the property that would indicate a value reduction in price due to environmental conditions?

- ☐ **No** ☐ **Yes** (*if yes, please explain*)

Are you or your company aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional assess the property?

- ☐ **No** ☐ **Yes** (*if yes, please explain*)

Are you or your company, based on your knowledge and experience to the site, aware of any obvious indicators that point to the presence or likely presence of contamination at the property?

- ☐ **No** ☐ **Yes** (*if yes, please explain*)

Signature

Date

Thank you!

¹ If you or your company have any questions about a recognized environmental conditions (RECs), GCI can provide you with a more detailed questionnaire. Additionally, if requested, GCI can take your responses by personal or telephone interview.



TELEPHONE CONVERSATION LOG

Date of Conversation: July 2, 2018 Time: 9:50 AM/PM

Conversation With: Mr. Gary Dodson Telephone No: 614-570-2306

Their Affiliation: Property Owner Rep. Project No: 18-E-21962

Notes: - ~~He~~ Has lived on neighboring property
for 20+ years.

- Property has always been vacant
land with no structures.

- No knowledge of underground structures
(USTs, water wells, septic systems). No
spills or hazardous chemical storage.

- No other enviro. concerns

Interviewer: Samuel Riza



Photo 1: Southerly view along a clearing and proposed Hinton Mill Road extension on the northwest part of the property.



Photo 2: Typical view of the wooded northwest part of the property.



Photo 3: Easterly view from the southwest part of the property.



Photo 4: Northerly view across the southwest part of the property.



Photo 5: Westerly view from the south central part of the property.



Photo 6: Northerly view along a stream crossing the central part of the property.



Photo 7: Easterly view from the south central part of the property.



Photo 8: Northerly view from the south central part of the property.



Photo 9: Easterly view across the southeast part of the property.



Photo 10: View of concrete debris observed on the northeast part of the property.



Photo 11: View of asphalt debris observed on the northeast part of the property.



Photo 12: Westerly view of a pond on the northeast part of the property.



Photo 13: Easterly view of a second pond on the northeast part of the property.



Photo 14: Westerly view along the north property boundary.



GEOTECHNICAL
CONSULTANTS INC.



GCI PROJECT #18-E-21962-A

Report of Jurisdictional Waters Delineation

Proposed Buxton Mews Residential Development
Watkins Road
Marysville, Union County, Ohio

Prepared for:
Mr. Gary T. Dodson

July 23, 2018



GEOTECHNICAL
CONSULTANTS INC.

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330.965.1410 **fax**

DAYTON OFFICE
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Xenia, OH 45385
937.736.2053 **phone**

www.gci2000.com

**REPORT OF
JURISDICTIONAL WATERS DELINEATION**

**PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO**

GCI PROJECT NO. 18-E-21962-A

Prepared for:

**Mr. Gary T. Dodson
7510 Merchant Rd.
Plain City, Ohio 43064**

Prepared by:

**GEOTECHNICAL CONSULTANTS, INC. (GCI)
720 Greencrest Dr.
Westerville, OH 43081**

July 23, 2018

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APPENDIX INFORMATION

Union County Auditor Parcel Information Sheet

General Property Location Map

Property Location Map

Union County Auditor's GIS Map

1961, 1973, and 2016 USGS Topographic Maps

USDA Web Soil Survey Map

National Wetlands Inventory (NWI) Map

FEMA Flood Insurance Rate Map

Aerial Photographs Dated:

- 1940,
- 1953,
- 1959,
- 1964,
- 1966,
- 1971,
- 1981,
- 1988,
- 1994,
- 2004,
- 2009,
- 2011, and
- 2015

Jurisdictional Waters Location Map

Photo Key

Photographs (Photo 1 through Photo 26)

Midwest Region Wetland Determination Data Forms (2 pages)

ORAM Scoresheet (10 pages)

1.0 INTRODUCTION

Mr. Gary T. Dodson retained Geotechnical Consultants, Inc. (GCI) to perform a jurisdictional waters delineation of the proposed Buxton Mews residential development property located west of Watkins Road and southwest of Hinton Mill Road in Marysville, Union County, Ohio (the "property"). The property consists of 54± acres of vacant land identified by Union County parcel number 1100120010000. The property is vacant land used for agricultural purposes.

The delineation consists of three parts: 1) preliminary off-site determination (research of existing published data), 2) on-site delineation, and 3) data compilation/report preparation.

The purpose of the delineation was to locate and delineate the quantity and quality of jurisdictional waters on the property, as outlined in the agreement dated April 2, 2018 between GCI and Mr. Gary T. Dodson. GCI performed this delineation for specific application to the property described herein, in accordance with the U.S. Army Corps of Engineers (USACE) Wetlands Delineation Manual (1987) and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region.

This report is an instrument of professional service prepared by GCI for the sole use of Mr. Gary T. Dodson and other parties that may be designated jointly by Mr. Gary T. Dodson and GCI. Any other party that wishes to use or rely upon this report, or that wishes to duplicate, otherwise reproduce or copy, or excerpt from, or quote this report must apply for authorization to do so. Any unauthorized use of or reliance on this report shall release GCI from any liability resulting from such use or reliance. Any unauthorized duplication, other reproduction or copying, or excerpt or quotation of this report shall expose the violator to all legal remedies available to GCI. This report will become public information upon submittal to the USACE.

2.0 PROPERTY DESCRIPTION AND PROJECT SCOPE

The property is located in a rural-residential area west of Watkins Road and southwest of Hinton Mill Road in Marysville, Union County, Ohio. The property comprises 54± acres of land identified Union County parcel number 1100120010000. The property is predominately agricultural land with a wooded area comprising the northwest part of the property. A wooded stream corridor crosses the central part of the property in a general north/south direction. Areas surrounding the property are used for residential and agricultural purposes. Approximate latitude / longitude coordinates for the center of the property are 40.226856 / -83.309726.

The property is generally flat to gently sloping agricultural land with a wooded area comprising the northwest portion. Dominant tree and sapling species observed in the interior of the wooded northwest portion of the property included hickory, white oak, red oak, green ash, white ash, basswood, red maple, silver maple, and hackberry. The northeast part of the property contained weeds, grasses, and other non-woody plants. The property was bound by an existing residential development to the north, sparse residences to the east along Watkins Road, and vacant farmland to the west and south. Property location maps, a Union County Auditor's GIS Map, USGS (Marysville, Ohio) topographic maps, and aerial photographs showing the approximate property area are attached to this report. Photographs showing representative vegetation, property features, and views from several locations around the property are also included.

GCI identified one (1) wetland area (Wetland 1) totaling **0.14± acre**, one (1) stream (Stream 1) totaling **1,261± linear feet**, and three (3) ponds (Pond 1 through Pond 3) totaling **0.78± acre** within the property boundary. Attached to the report is a **Jurisdictional Waters Location Map** showing the location of the delineated wetland, ponds, and stream. The wetland, stream, and ponds were surveyed Diamond V, LLC with mapping completed by GCI.

The following report provides additional information, and should be read entirely.

3.0 RECORDS REVIEW AND DETERMINATION

The preliminary off-site determination consisted of a desktop review of published information including USGS topographic maps, US Department of Agriculture (USDA) soils map, US Fish & Wildlife Service (USFWS) National Wetland Inventory (NWI) map, and aerial photographs from local governmental agencies. GCI used this information to determine the geo-morphological setting at the property, soil types present, whether disturbed conditions existed at the property, and to determine the appropriate field delineation method to be used.

3.1 TOPOGRAPHY

GCI reviewed the 1961, 1973, and 2016 *Marysville, Ohio* United States Geological Survey (USGS) 7.5-minute series topographic maps. According to the maps, surface elevations range from approximately 960 feet above mean sea level (AMSL) to approximately 970 feet AMSL. Surface elevations in the general vicinity of the property decrease to the east, toward Mill Creek, located approximately 1,400 feet east of the property. An unnamed tributary of Mill Creek is shown crossing the central portion of the property in a general north/south direction. The confluence of the on-site stream with Mill Creek is located approximately 2,500 feet northeast of the property. The maps indicate no other streams, drainages, ponds, wetlands, or other surface waters within the property boundary.

GCI uses USGS topographic maps as an indicator of watershed characteristics on the property. USGS maps should not be relied upon to identify wetlands, ponds, or streams because the maps are created from widely scattered spot elevations averaged across an area. The maps may not identify small depressional areas or streams and are not updated frequently. The appendix of this report includes photocopies of portions of these USGS maps showing the property area.

3.2 SOILS

GCI reviewed information from the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), the USDA Web Soil Survey website¹ for the property area, and the list of *Hydric Soils of the United States* (published by NRCS in cooperation with the National Technical Committee for Hydric Soils). These sources indicate soils underlying the property consist of the following:

TABLE 1
Property Soil Designation

Map ID	Map Unit Name	% Slope	Hydric Classification
Blg1A1	Blount silt loam, ground moraine	0-2	Non-hydric with hydric components
Blg1B1	Blount silt loam, ground moraine	2-4	Non-hydric with hydric components
Gwg1B1	Glynwood silt loam, ground moraine	2-6	Non-hydric
Pk	Pewamo silty clay loam	0-2	Hydric

Blount silt loam (Blg1A1 and Blg1B1) is described as a very deep, nearly level to gently sloping, somewhat poorly drained soil with slow permeability and moderate available

¹ <http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>

water capacity.

Glynwood silt loam (Gwg1B1) is described as a very deep, gently sloping, moderately well drained soil with slow to very slow permeability and low available water capacity.

Pewamo silty clay loam (Pk) is described as a very deep, level, very poorly drained soil with moderately slow permeability and high available water capacity.

According to the soil map, hydric Pewamo soil is located on the southwest part of the property.

Mineral based soils (as opposed to carbon- or organic-based soils) generally contain significant amounts of iron and manganese. As the iron component of the soil matrix comes into contact with the atmosphere, the iron tends to oxidize giving soils a high “chroma” or rust-like color. This characteristic is typically observed in upland (i.e., non-wetlands) areas where oxygen is abundant. On the contrary, mineral soils that are saturated for extended periods (e.g., hydric soils) tend to have oxygen ions stripped, chemically reducing iron and giving these soils bluish-grayish coloring or low chroma. This reduced condition in mineral soils is known as “gleying” and is typically observed in wetlands, where soil oxygen contents are generally lower relative to upland soils. Low oxygen levels in reduced soils also tend to slow decomposition, leading to increased organic content. (Note: high organic levels in soils can present construction challenges and thus should be geotechnically assessed by a soils engineer for load bearing capacities if construction is planned in areas having organic soils.)

3.3 NATIONAL WETLANDS INVENTORY (NWI) MAP

GCI reviewed the NWI Map for wetlands information in the property area. The United States Fish and Wildlife Service (USFWS) produced NWI mapping as an attempt to document wetlands in the United States. The USFWS drafted NWI maps using high-altitude infrared aerial photography to identify areas with saturated or inundated soils. Areas that are saturated or inundated are typically lower in temperature than dryer areas, giving wet areas unique heat signatures compared with surrounding upland areas. The USFWS mapped these cooler areas as wetlands without field verification.

GCI uses NWI maps as a desk top determination tool. NWI maps may not reflect actual field conditions due to meteorological or seasonal conditions that may have existed at the time of data collection. GCI typically uses NWI maps to plan field reconnaissance and as an indicator of areas that may support wetlands; however, USACE-approved delineations often deviate significantly from the NWI Maps.

Review of the NWI map identifies one wetland mapping symbol within a stream corridor on the south central part of the property, and two pond symbols on the northeast part of the property. The two pond symbols have PUBGx designations. The PUBGx designation signifies an area that is palustrine (non-tidal wetlands dominated by trees, shrubs, persistent emergents, or emergent mosses or lichens), has an unconsolidated bottom, is intermittently exposed, and is excavated. The wetland symbol on the south central part of the property has a PEM1C designation, indicating an area that is palustrine, contains emergent, persistent vegetation (characterized by erect, rooted, herbaceous vegetation which is present for most of the growing season and remains standing at least until the beginning of the next growing season), and has surface water (seasonally flooded) present for extended periods, especially early in the growing season.

The appendix of this report includes a copy of the NWI map for the property area.

3.4 FEMA FLOOD INSURANCE RATE MAP (FIRM)

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map for the property area indicates the majority of the property is within Zone X, which is an area determined to be of minimal flood hazard. The exception is the central part of the property, where a stream (Unnamed Tributary to Mill Creek) is shown crossing the property. This stream corridor is depicted as Zone A; an area subject to inundation by the 1% annual flood. Base flood elevations have not been determined in Zone A.

3.5 AERIAL PHOTOGRAPHS

Current regulations require that wetland delineations be performed in accordance with the 1987 USACE Wetland Delineation Manual and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region. These manuals specify two primary methods of delineation: the *routine method* and the *disturbed condition method*. The *routine method* is used on undisturbed properties and is preferred by USACE because wetland boundaries can be accurately identified by a wetland professional based on actual field boundaries. The *disturbed condition method* is used on properties that have had previous land disturbance. Disturbed properties often require reliance on historical aerial photography, soil maps, and NWI maps, and can result in an over-estimation of jurisdictional water area size.

GCI reviewed aerial photographs dated 1940, 1953, 1959, 1964, 1966, 1971, 1981, 1988, 1994, 2004, 2009, 2011, and 2015. GCI uses aerial photographs as an indicator to determine historical uses of the property, whether the property had been significantly disturbed within the past few years, and for visual evidence of ponds, streams, or saturated or inundated soils and wetlands on the property.

Throughout the reviewed aerial photographs, the property appears to be agricultural land with a wooded area on the northwest portion. A stream is apparent crossing the central portion of the property in a general north/south direction. A second stream/drainage can be seen converging with this stream on the northeast portion of the property in the 1940 through 1964 aerial photographs. This second stream/drainage appears to drain agricultural areas to the north, and becomes less visible in the 1966 through 1971 aerial photographs. The north adjoining property appears developed with a residential neighborhood beginning in the 1981 aerial photograph.

Two ponds are visible on the northeast part of the property in the 2009 and 2011 aerial photograph. A third pond is visible in this area in the 2015 aerial photograph.

The 2015 aerial photograph indicates the property is similar in appearance to what was observed during our site visit on June 27, 2018.

Copies of the aerial photographs showing the assessed area are attached to this report.

3.6 RECORDS REVIEW DETERMINATION CONCLUSIONS

The published information reviewed indicated property conditions were generally unchanged for several years prior to this delineation, such that the property was considered undisturbed for data collection. Therefore, the routine method was used in this assessment.

Information obtained from USGS topographic maps and aerial photographs indicate the potential for one stream crossing the central part of the property and three ponds located on the northeast part of the property. The NWI map indicates the potential for a wetland within the stream corridor on south central part of the property.

Two of the ponds on the northeast portion of the property appear to have been constructed sometime between 2004 and 2009. A third pond was constructed further east of the two original ponds sometime between 2011 and 2015. No other streams, ponds, or potential wetland areas are apparent on the property from review of the published information.

The potential for wetlands and streams within an area cannot be determined solely from a records review determination; therefore, an on-property investigation is required to verify on-property conditions.

4.0 JURISDICTIONAL WATERS DELINEATION

GCI performs their field visits for Jurisdictional Waters Delineations using criteria and guidance in the Corps of Engineers' Wetland Delineation Manual (USACE, 1987) and the 2010 Midwest Regional Supplement to the 1987 Wetland Delineation Manual. In this method, vegetation, hydrology, and soil criteria are used to identify jurisdictional wetlands. The delineation method and vegetation sampling methodology uses the procedures for Routine Determinations found in the 1987 and 2010 manuals.

The property was assessed in accordance with guidelines from the USACE pertaining to potential jurisdictional waters of the United States. All potential wetlands, streams, and drainage ditches were followed to determine the flow regime and whether a significant nexus to a jurisdictional water of the U.S. could be established.

The field investigation was conducted by walking and visually surveying the subject property, and in the vicinity, to collect wetland and stream data, as necessary.

Photographic documentation of the potential wetlands, vegetation, streams, and general landscape photographs are attached. GCI recorded observations concerning soils, hydrology, and vegetation in potential wetland areas on the attached data forms.

5.0 PROPERTY VISIT AND ON-PROPERTY DETERMINATION

Mr. Matthew R. Kaminski with GCI conducted the Jurisdictional Waters Delineation during the morning hours on Wednesday June 27, 2018. The atmospheric conditions during the property reconnaissance included clear skies with a temperature of approximately 70 degrees Fahrenheit.

Section 404 of the Clean Water Act requires a pre-discharge notification to the USACE for approval, prior to placing dredged or fill material into jurisdictional waters connected to navigable waters. Connection to navigable waters is characterized as any surface water connection with a defined bed and bank to streams or other open waters. House Bill 231 requires an Ohio Isolated Wetland Permit (OIWP) from Ohio EPA prior to impacting isolated wetlands not determined to be connected to navigable waters.

Three wetland criteria are required to be present to establish the presence of wetlands: hydric soils, hydrophytic vegetation, and wetland hydrology; and, all three criteria must be present for an

area to be identified as wetland. These three criteria are defined and explained in detail in the Corps of Engineers' Wetland Delineation Manual (USACE, 1987) and the 2010 Midwest Regional Supplement to the 1987 Wetland Delineation Manual. The Wetlands Research Program of the USACE Waterways Experiment Station developed the manual in 1987. GCI followed the methods described in these manuals in performing the delineation. No other warranty is expressed or implied.

After collecting pertinent information through the preliminary off-site determination, GCI used the routine method to determine if wetland areas existed on property. The approach used for the routine determination was the plant community assessment procedure. This approach required initial identification of representative plant community types in the subject area followed by characterization of vegetation, soils, and hydrology for each community type.

Upon identification of hydrophytic (wetland) and non-wetland communities, the wetland boundary was flagged. Field notes were taken at points where the dominant vegetation species changed from wetland to upland or hydrologic indicators became transitional. GCI recorded observations concerning hydrology and vegetation on the attached data forms.

5.1 HYDRIC SOILS CRITERIA

GCI performs shovel test pits to characterize soil conditions and to evaluate the presence or absence of hydric soil features. A drain spade is used to collect soil samples from a maximum depth of approximately 20 inches below ground surface. GCI determines the presence or absence of hydric soils by comparing soil samples to a Munsell soil color chart, as soil colors often reveal whether a soil is hydric or non-hydric. The standardized Munsell soil colors consist of three components: hue, value, and chroma. Soil in hydric soil areas typically show yellow-red hues, varying gray color values, and chromas of one or two. Chromas of two or less are considered low, and are often diagnostic of hydric soils. Soils are considered hydric if at least one primary indicator or at least one problematic hydric soil indicator is present, as defined by the USACE.

Hydric mineral soils saturated for long periods of the growing season, but unsaturated for some time, often develop mottles and/or a low chroma matrix. GCI observed these soil characteristics at the property. Therefore, the property satisfied the hydric soil criteria for jurisdictional wetlands.

5.2 WETLAND HYDROLOGY CRITERIA

Wetland hydrology is determined present in areas that are periodically inundated or have soils saturated to the surface sometime during the growing season. This is a dynamic characteristic and is usually not present during drier periods of the year. Primary wetland hydrology indicators include, but are not limited to, surface water, high water table, inundation, soil saturation in the upper 12 inches of the soil, water marks, sediment deposits, drift deposits, and water-stained leaves. Secondary wetland hydrology indicators include surface soil cracks, drainage patterns, dry-season water table, crayfish burrows, saturation visible on aerial imagery, stunted or stressed plants, geomorphic position, and FAC-Neutral Test of vegetation. One primary indicator or two or more secondary indicators are required to establish a positive indication of hydrology.

GCI performed a site walkover on June 27, 2018. At that time, GCI observed primary and secondary hydrology indicators on the property; therefore, the property satisfied the hydrology criteria for jurisdictional wetlands.

5.3 HYDROPHYTIC VEGETATION CRITERIA

Hydrophytic vegetation is present if more than 50 percent of plant species within a plant community have an indicator status of obligate wetland (OBL), facultative wetland (FACW), and/or facultative (FAC). The indicator status of plant species found in wetlands is listed in the Midwest 2012 Final Regional Wetland Plant List published by the USACE. GCI used this data, and determined hydrophytic vegetation dominance was present in several areas of the property. Therefore, the property satisfied the vegetation criteria for jurisdictional wetlands.

5.4 ON-PROPERTY DETERMINATION CONCLUSIONS

The field investigation confirmed:

- One (1) potentially jurisdictional stream located on the central portion of the property,
- One (1) potentially jurisdictional wetland located within the stream corridor/floodplain on the central portion of the property, and
- Three (3) isolated ponds on the northeast part of the property.

Refer to the Jurisdictional Waters Location Map attached to this report for the locations and identities of the wetland, ponds, and stream delineated on the property.

6.0 JURISDICTIONAL WATERS

According to Section 404 of the Clean Water Act (CWA), the USACE asserts jurisdiction over Traditional Navigable Waters, which includes all waters as outlined in 33 C.F.R. § 328.3(a)(I), and 40 C.F.R. § 230.3 (s)(I). This includes non-navigable tributaries of traditional navigable waters that flow relatively permanently for at least 3 months of the year. Moreover, the USACE will also assert jurisdiction over non-navigable, not relatively permanent tributaries, where such tributaries have a significant nexus to traditional navigable waters.

GCI identified one (1) wetland area (Wetland 1) totaling **0.14± acre**, one (1) stream (Stream 1) totaling **1,261± linear feet**, and three (3) ponds (Pond 1 through Pond 3) totaling **0.78± acre** within the property boundary. Attached to this report is a **Jurisdictional Waters Location Map** showing the location of the delineated wetland, ponds, and stream.

TABLE 2
Stream Information

Stream ID	Length of Stream On-Site	Classification	Start Location	End Location
Stream 1	1,261	Perennial	40.225573 -83.309242	40.228257 -83.307792
Total	1,261			

Stream 1 is a perennial stream that crosses the central portion of the property from south to north. Stream 1 appears to have a direct surface water connection to Mill Creek; therefore, is likely jurisdictional.

TABLE 3
Wetland Information

Wetland ID	Acreage	Description	Classification	Location
Wetland 1	0.14	Emergent	Jurisdictional	40.226723 -83.308795
Total	0.14			

Wetland 1 is an emergent wetland located within the floodplain of Stream 1. This wetland is generally dominated by reed canary grass. It is GCI's opinion that Wetland 1 is likely a considered waters of the U.S due to its close proximity to Stream 1, therefore, is likely jurisdictional.

TABLE 4
Pond Information

Pond ID	Acreage	Description	Classification	Location
Pond 1	0.39	Deep Water Habitat	Isolated	40.227946 -83.308839
Pond 2	0.21	Excavation	Isolated	40.227767 -83.309209
Pond 3	0.18	Excavation	Isolated	40.227790 -83.308006
Total	0.78			

Review of aerial photographs indicate Pond 1 and Pond 2 were constructed sometime between 2004 and 2009. Pond 3 was constructed sometime between 2011 and 2015. Information from the property owner indicates Pond 2 and Pond 3 were originally created due to excavation and use of the soils elsewhere for construction purposes.

Pond 1, Pond 2, and Pond 3 have no apparent surface water connection to nearby streams. Pond 1 meets the criteria for deep water habitat and lacks a wetland fringe. GCI observed emergent vegetation (cattails) growing around the perimeter of Pond 2 and Pond 3.

6.1 OHIO RAPID ASSESSMENT METHOD (ORAM)

GCI completed ORAM score sheets for the wetland area delineated on the property. The ORAM score for Wetland 1 was calculated at **38.0**. This puts Wetland 1 in Category 2, according to Ohio EPA standards. Copies of the ORAM forms are appended.

7.0 PERMITS

The USACE administers Nationwide Permits (NWP) under the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act (CWA). Section 404 deals with the physical aspects of ground modification or "impacts" (e.g., draining, dredging, and filling). Mucking out a wetland and culverting a stream for a road crossing are examples of such impacts. The USACE must generally be involved in all jurisdictional wetland, pond, or stream related activities.

Ohio EPA issues section 401 permits of the CWA. Section 401 deals with how a specific activity will affect water quality. Parameters such as sedimentation and nutrients are

considered in 401 permitting. Wetlands are able to trap sediment and convert nutrients; hence, negative wetland or stream impacts effectively may lower water quality downstream. The Ohio EPA has jurisdiction over wetlands or other waters the USACE has determined to be “isolated” and not connected to navigable waters by direct surface water drainage.

The USACE Districts for the State of Ohio have imposed regional, general, and specific conditions on NWP for the entire state. Specific conditions imposed on NWP for the State of Ohio include Ohio EPA 401 Water Quality Certification (WQC). Impacts to jurisdictional waters must meet the Ohio EPA eligibility criteria for 401 WQC for NWP to be valid. If 401 WQC eligibility requirements are not met, individual 401 WQC or Director’s Authorization is required.

Individual section 401 and 404 permits generally are costly and often take several months to receive complete regulatory agency review. Under the CWA, NWP are issued to speed up the permitting process and reduce administrative burdens for minor activities. Whether filling, re-routing, or enhancing jurisdictional waters, the USACE must be notified at a minimum under most NWP.

Under the NWP, stream impacts are generally limited to 300 linear feet, while wetland impacts are generally limited to ½ acre. Limitations and conditions vary from permit to permit and are dependent on property development plans. Mitigation may be necessary for impacts to jurisdictional waters. The NWP cannot be used if any the following are to be impacted:

- high quality, isolated, or rare wetlands,
- wetlands within the 100 year flood plain,
- state or National Scenic Rivers,
- navigable waterways,
- areas where endangered species are known to exist,
- areas where historic or archeological sites or structures are known to exist,
- areas containing a large concentration of shellfish beds,
- areas where water quality will be significantly degraded, and
- Critical Resource Waters.

8.0 CLOSING

GCI identified one (1) wetland area (Wetland 1) totaling 0.14± acre, one (1) stream (Stream 1) totaling 1,261± linear feet, and three (3) ponds (Pond 1 through Pond 3) totaling 0.78± acre within the property boundary. Attached to this report is a Jurisdictional Waters Location Map showing the location of the delineated wetland, ponds, and stream.

It is GCI’s opinion that Wetland 1 and Stream 1 are potentially jurisdictional waters of the U.S. Pond 1, Pond 2, and Pond 3 have no apparent surface water connection to nearby streams and were created by excavation for construction purposes within the last 5 to 10 years. Pond 1 meets the criteria of deep water habitat and lacks a wetland fringe; therefore, appears to be a non-jurisdictional open-water feature. Pond 2 and Pond 3 have emergent vegetation (cattails) growing around their perimeter; therefore, may be considered isolated waters of the State of Ohio.

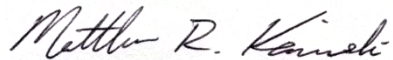
Section 404 of the CWA requires pre-construction notification (PCN) to the USACE and a Department of the Army (DA) permit prior to discharging dredged or fill material into waters of the U.S., including wetlands. Wetlands determined by the USACE to be isolated are regulated by the Ohio EPA.

GCI recommends obtaining USACE verification of this delineation prior to development of the property to determine permitting requirements for proposed wetland, pond, and stream impacts. With your authorization, GCI will supply a copy of this report to the USACE, Huntington, WV District Office for verification. With this reported information and/or a property visit, the USACE will make the official determination on jurisdiction.

GCI appreciates the opportunity to serve you on this project. Please contact our office with any questions or concerns regarding our report.

9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Prepared by:



Matthew R. Kaminski, EP
Senior Project Manager – Environmental Services
Wetland Scientist, 401/404 Specialist

Reviewed by:



Kevin J. Fulk, MBA, EP
Senior Project Manager – Environmental Services



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▪ **Education:**

2003 BS Environmental Geography, Ohio University

▪ **Active Registration & Certification:**

2006 38 Hour Army Corps of Engineers Wetland Delineation & Management Training Program

2011 OSHA 40-hour Hazardous Waste Operations

2017 GBA's *Fundamentals of Professional Practice (FOPP)*

Mr. Kaminski is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation, and by ASTM Practice E1527-13.

▪ **Experience & Qualifications:**

Since joining GCI in 2005, Mr. Kaminski has been responsible for conducting numerous Phase I environmental site assessments (Phase I ESAs) of residential, commercial, industrial, and agricultural properties in Ohio, Michigan, West Virginia, and Pennsylvania.

Mr. Kaminski is responsible for preparing reports required to meet compliance under the American Society for Testing and Materials (ASTM), and federal, state, and local regulations including the National Environmental Policy Act (NEPA), Ohio Department of Development (ODOD), Ohio Housing Finance Agency (OHFA), and the U.S. Department of Housing and Urban Development (HUD).

Mr. Kaminski's experience includes managing and performing multidisciplinary environmental projects including Phase I ESAs, Ohio Voluntary Action Program (Ohio VAP) Phase I property assessments, wetland delineations, stream evaluations, 401/404 permit applications, groundwater sampling, and hazardous materials surveys.

▪ **Selected Projects**

- Performed ground water well development and sampling using low-flow methods in accordance with Ohio EPA requirements for numerous Ohio Voluntary Action Program (VAP) projects.
- Multiple hazardous materials surveys and Phase I ESAs for the Grandview Yard project, Grandview Heights, OH
- Phase I ESA Nine Brooksedge Corporate Center Office Buildings, Westerville, OH
- Phase I ESA Shell Station, Bexley, Franklin County, OH
- Jurisdictional Water Delineation 25-Acre Property, Mansfield, OH
- Phase I ESA and Preliminary Wetland and Stream Assessment 7+ Acre Proposed Office/Warehouse Property, Delaware, Delaware County, OH
- Jurisdictional Water Delineation 735-Acre Property, Sunbury, OH



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Senior Project Manager

▪ **Education:**

BS Architectural / Environmental Design – Bowling Green State University.
Bowling Green, OH (1992)
MBA Business Administration – Capital University, Columbus, OH (2000)

▪ **Active Registration & Certification:**

Evaluation Specialist No. 31832 – Ohio Certified Asbestos Hazard (1989)
Construction Documents Technologist (1993)
OSHA 40-Hr. Hazardous Waste Operations (1996)
LEED Accredited Professional (2009)
Vapor Encroachment Screening (2012)

Mr. Fulk graduated from GBA's *Fundamentals of Professional Practice (FOPP)* course in 2006.

▪ **Experience & Qualifications:**

Mr. Fulk's experience includes project management of environmental studies including Phase I & II Environmental Site Assessments, asbestos surveys, operations and maintenance plans for buildings with asbestos containing materials, hazardous materials surveys, and wetland assessments.

With more than 21 years' experience as an environmental consultant, Mr. Fulk has provided field monitoring of asbestos abatement projects collected water and soil samples for laboratory analysis from monitoring wells, manholes, discharge pits, soil borings and test pits; environmental proposal/report preparation; and in-house report reviews. Environmental reporting includes satisfying HUD, FHA, and OHFA lending requirements for federal and state funded projects.

Since joining GCI in 1995, Mr. Fulk has been responsible for conducting more than 800 environmental studies and more than 400 asbestos studies for projects throughout Ohio and neighboring states.

Mr. Fulk is qualified as an Environmental Professional as defined by U.S. EPA's All Appropriate Inquiry legislation and ASTM Practice E1527-13. Mr. Fulk is a member of the Building Environment Council of Ohio.

▪ **Selected Projects:**

- Phase I & II ESAs of more than 30 parcels at The Waterfront, a redevelopment of a former steel mill into a mixed-use development, Pittsburgh, PA.
- Provided asbestos abatement monitoring for the Ohio Statehouse renovation projects, various government institutions and utility facilities, and school buildings.
- Performed asbestos surveys of numerous Central Ohio projects including Morse Centre, Town & Country Shopping Center and the Worthington Mall.
- Performed hazardous materials and asbestos surveys for the Grandview Yard project, Grandview Heights, OH.





NOTICE: All PROPERTY VALUE information reflects Tax Year 2017 CERTIFIED VALUES. To obtain any 2018 value information, such as New Construction value, please call the Auditor's Office at 937-645-3003 or email at auditor@co.union.oh.us.

Submit

Parcel 1100120010000

2017 VALUES AND TAXES DUE IN 2018

Owner Name	BUXTON DEVELOPMENT CO	Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Property Location	WATKINS RD	153,530	53,740	24,831.63	2,810.32	477.52	(3,883.42)	24,236.05

Main Menu

- General Information
- Land Detail
- Buildings Detail
- Value History
- Sales History
- Tax Charges and Payments
- Current Tax Rates
- Where Your Taxes Go
- Tax Estimator
- Map
- Sketch
- Property Record Card
- Photo Gallery
- Deed Record
- New Search

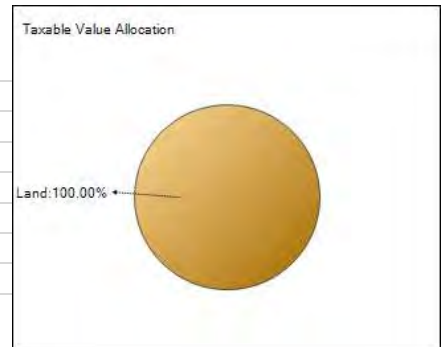
GENERAL INFORMATION

Neighborhood 1111100-
DOVER/MARYSVILLE RES/AG
Map Number 1030000053000

Parcel Number*	Land Use	Market Land	Market Buildings	Market Total	Taxable Land	Taxable Buildings	Taxable Total**
1100120010000	100 - Agricultural Vacant Land				153,530	0	153,530
		Totals: 153,530	0	153,530	53,740	0	53,740

Pie Chart Summary Level

All Parcels ▼



Owners

BUXTON DEVELOPMENT CO

DELINQUENT TAX STATUS

Delinquent Since	2009
Advertised Delinquent	Yes
Under Payment Contract	Yes
Certified Delinquent	Yes
In Bankruptcy	No
In Foreclosure	No
In Dispute	No
Last Delinquent	n/a

Legal Description

VMS 9028

OR 527 PG 782

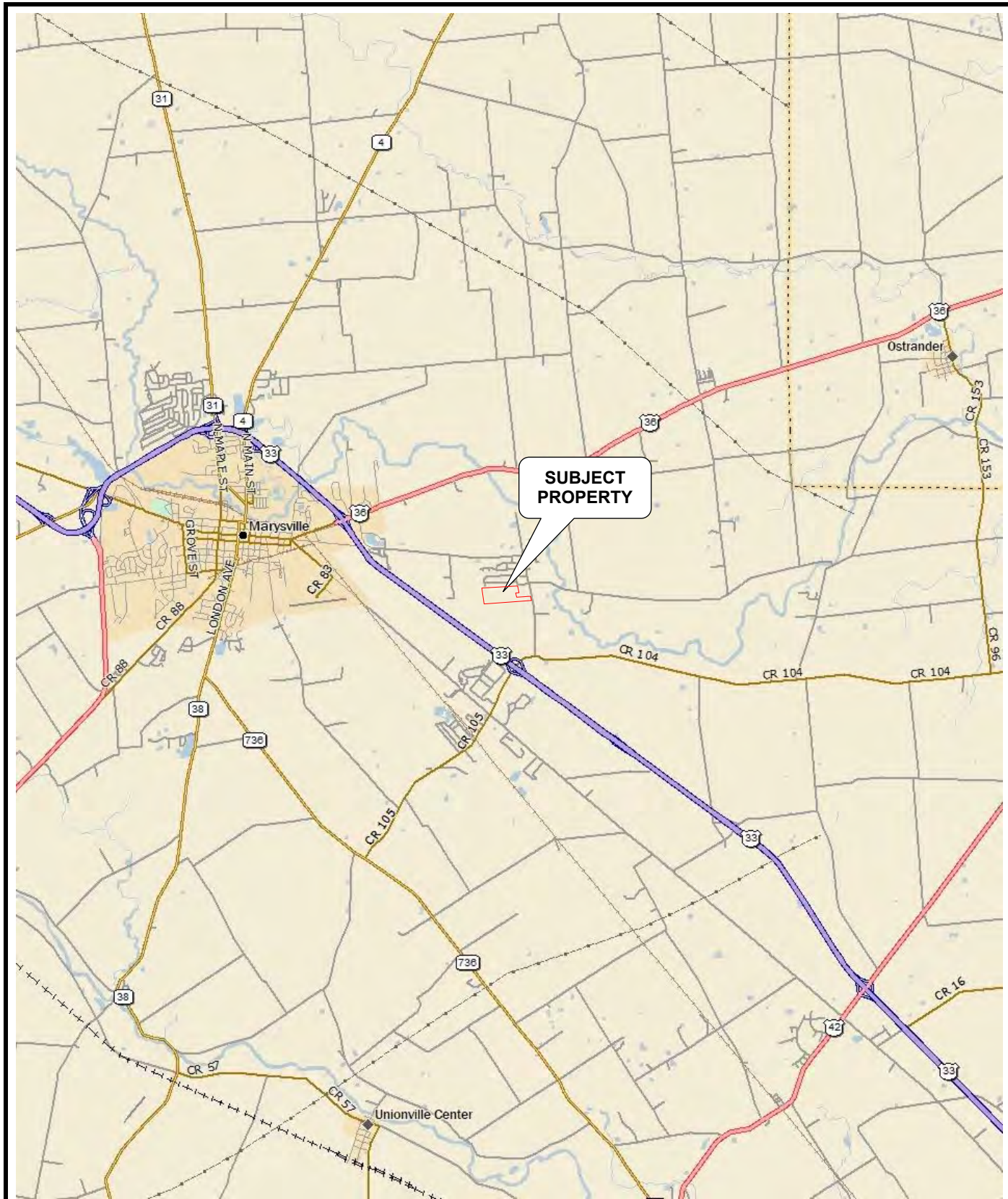
* Value may be allocated to more than one parcel. Examples: (1) The value basis for Homestead Credit may be shared between a mobile home parcel and its situs land parcel. (2) Property under one or more Tax Incentive Programs (e.g. TIF district, Enterprise Zone, etc.) may have a base parcel with pre-program values and one or more parcels with values subject to the terms of the program agreements.

** Taxable Value is 35% of Market Value for most taxpayers. The rate is 40% for mobile homes purchased prior to 2000 whose Market Value is based on a depreciation schedule. Taxable Value for Public Utility (PU) parcels is set by the State. The State does not report PU Market Value to the County, so PU Market Value is set equal to Taxable Value.

MOST RECENT TAX SAVINGS	Qualified	Tax Basis Value	Savings
Non-Business Credit	Yes	53,740	294.38
Owner Occupancy Credit	No	0	0.00
Homestead Credit	No	0	0.00
Other	No	0	0.00
			Total: 294.38

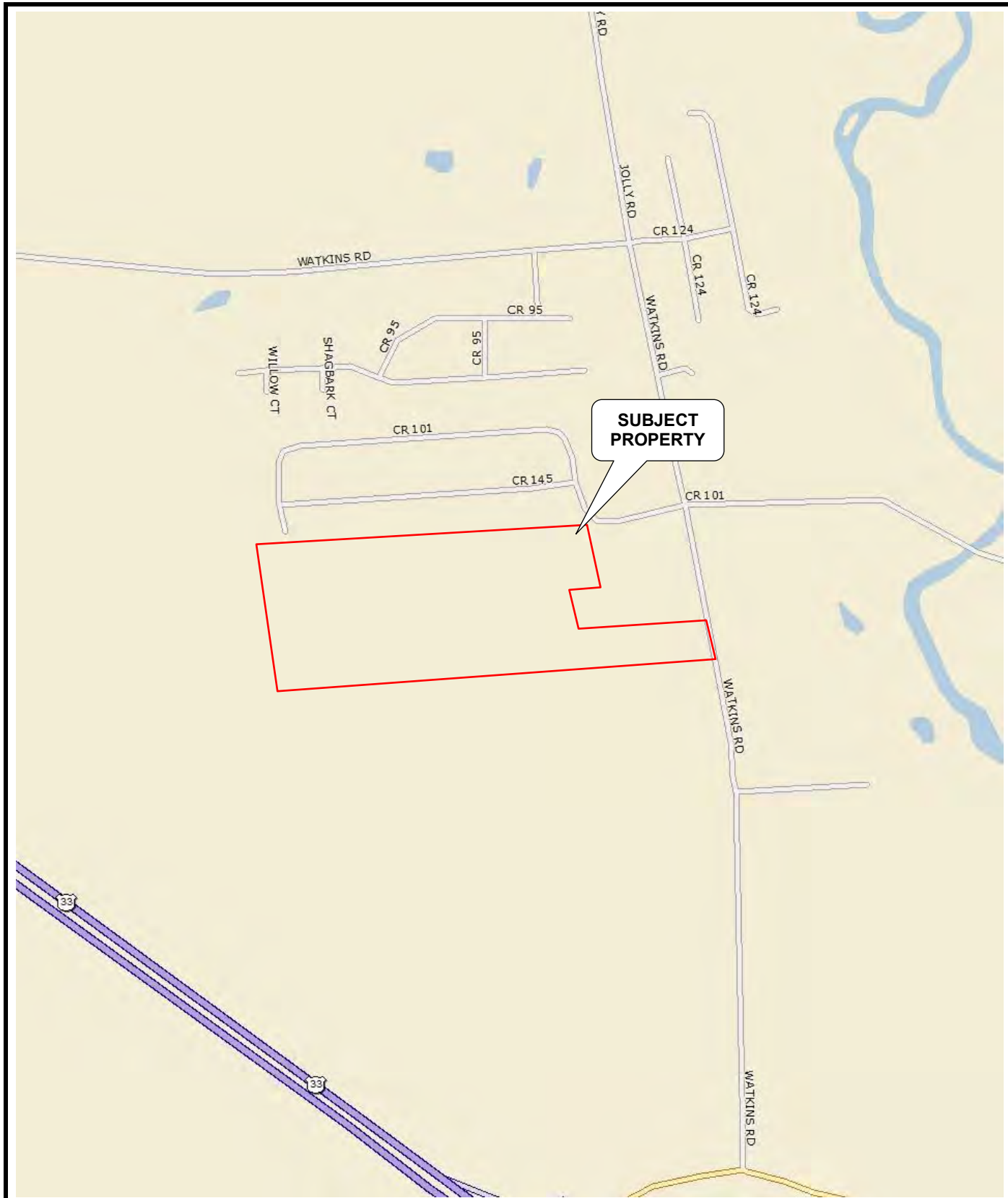
Data extracted from County files
6/28/2018 11:07:37 PM

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Research Corporation



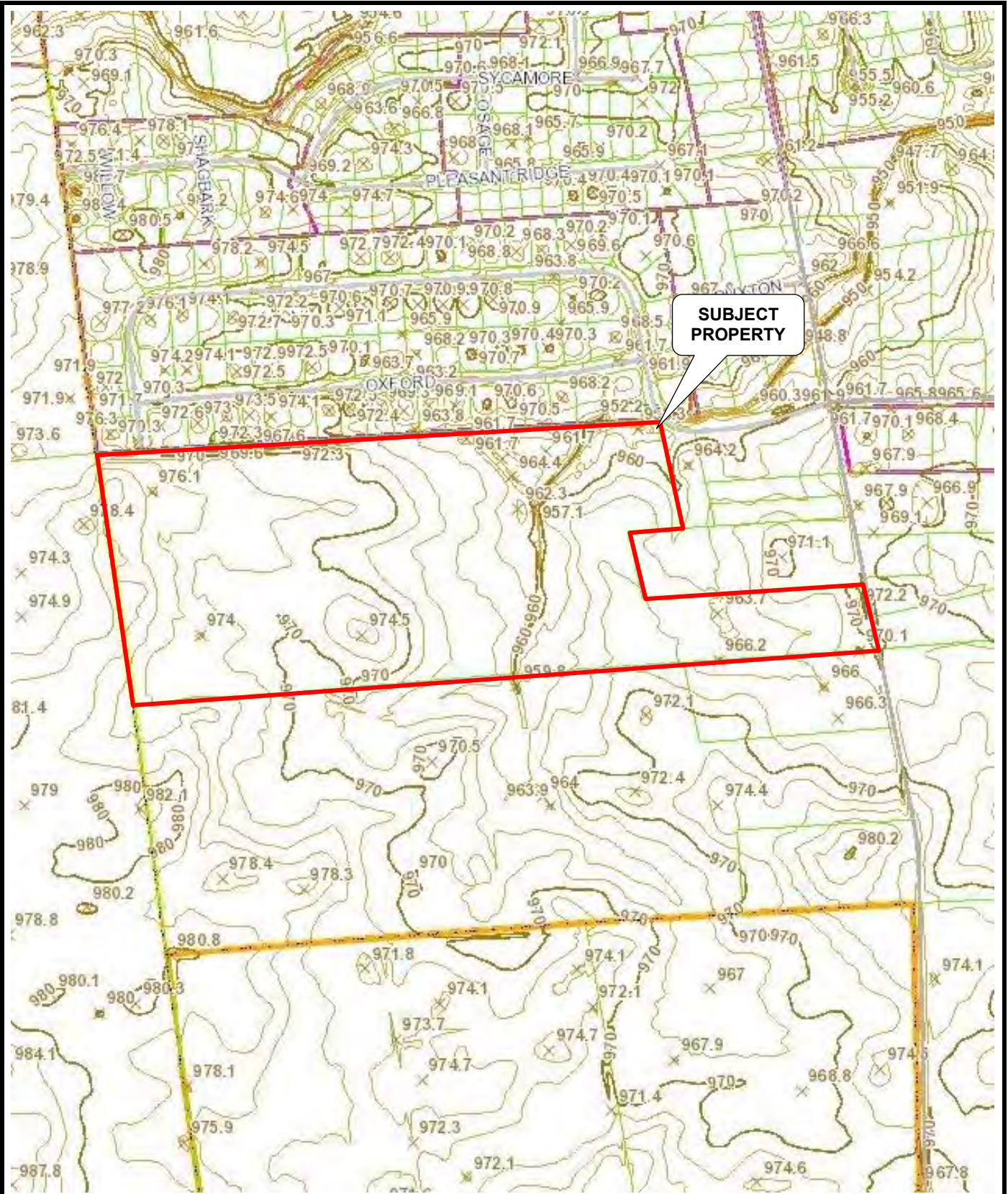
**PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO**





PROPOSED BUXTON MEWS RESIDENTIAL DEVELOPMENT
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO





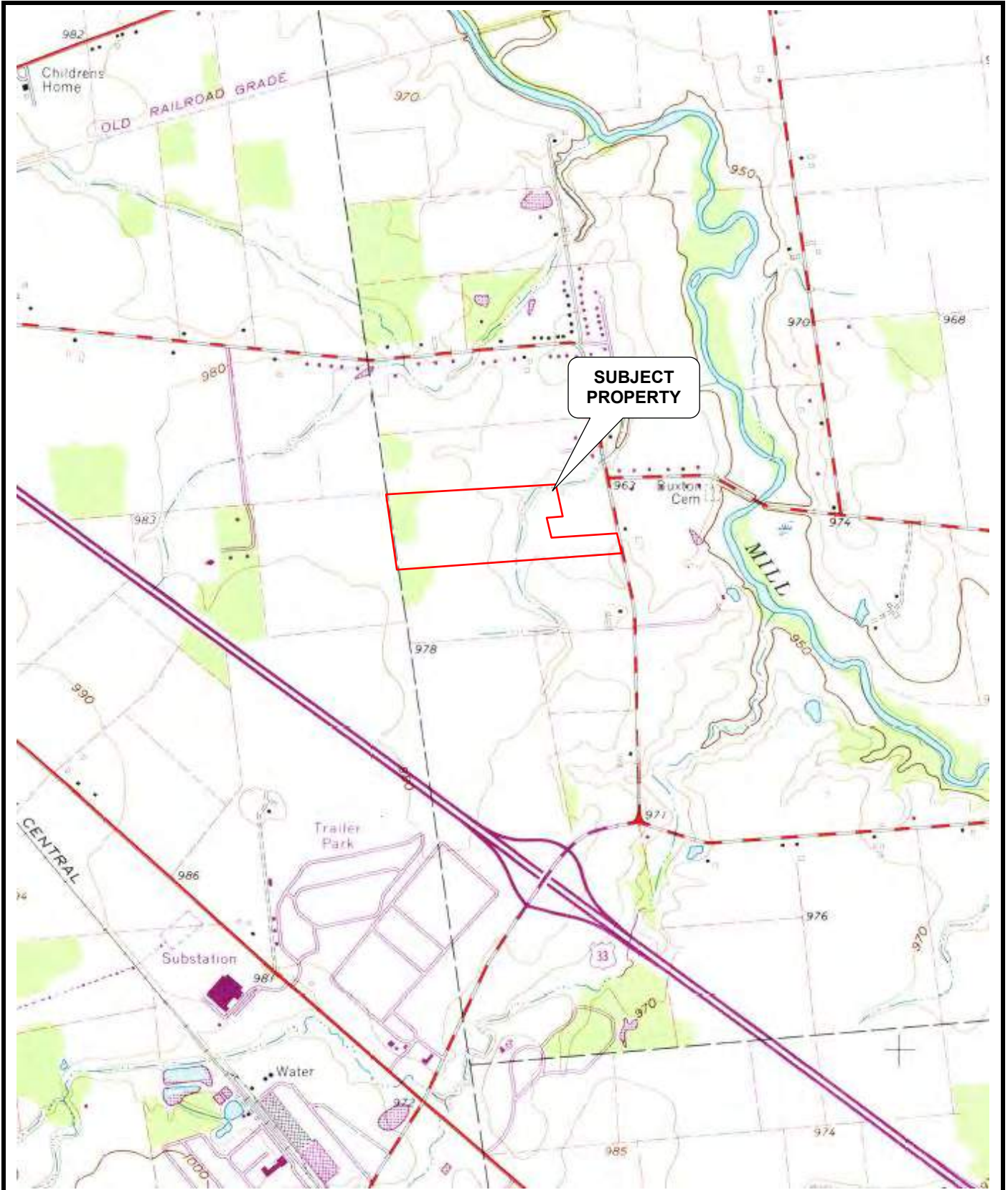
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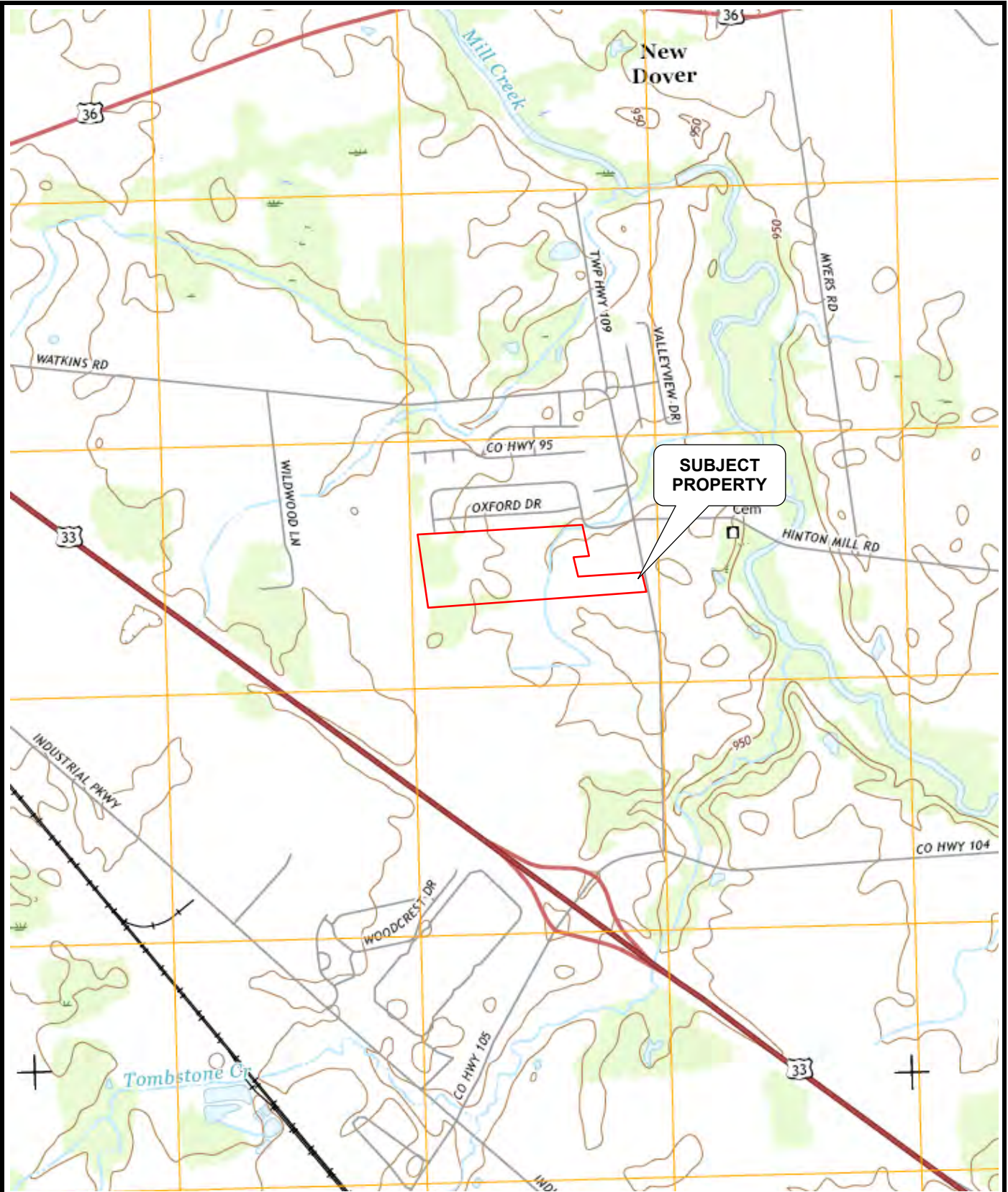




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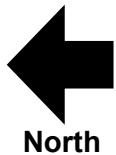
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North

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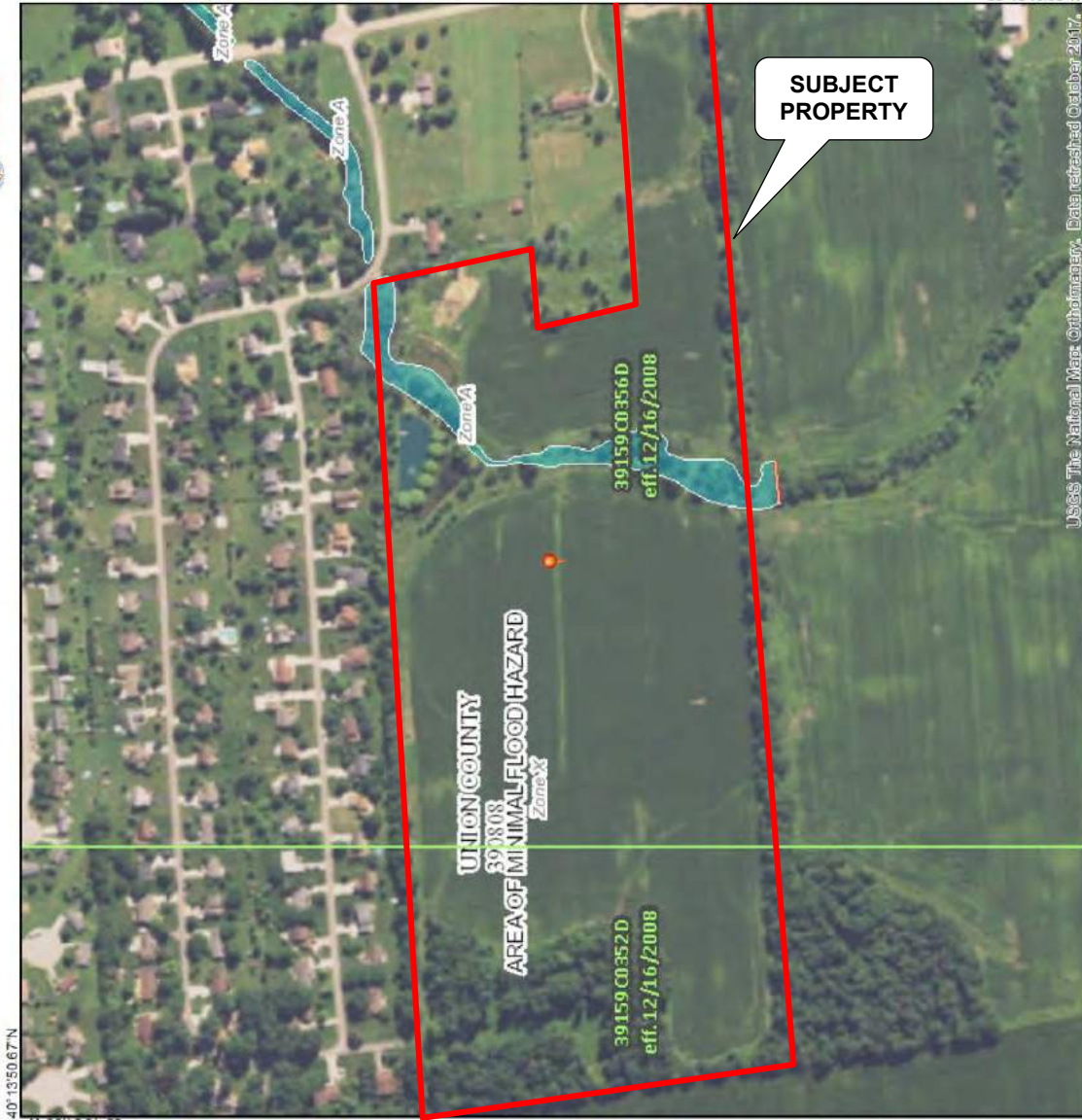
North

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GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171

National Flood Hazard Layer FIRMette



Legend

SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
- With BFE or Depth Zone AE, AH, VE, AI
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Tract
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Tract Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/13/2018 at 10:13:30 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

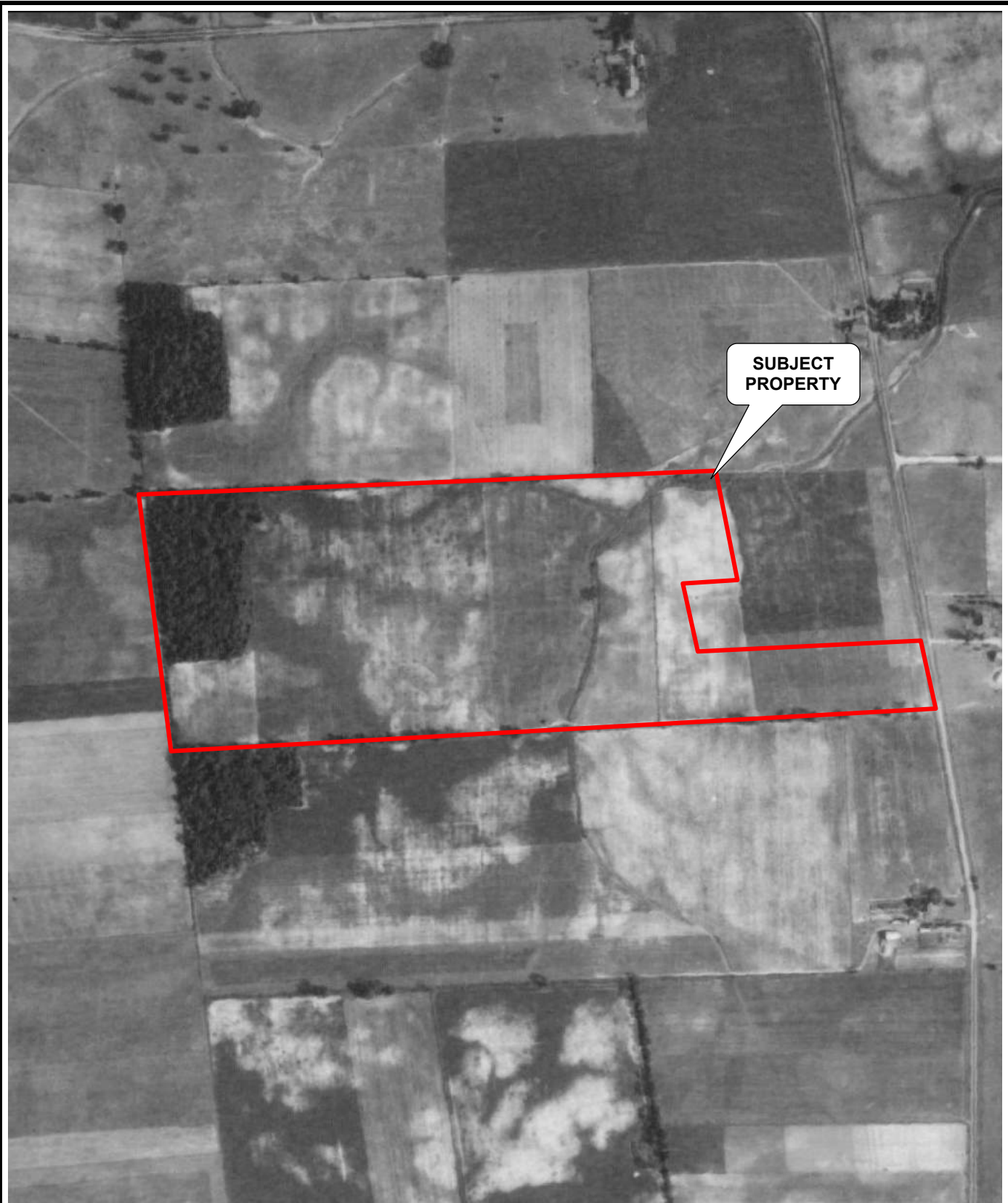
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.



North

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WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO**

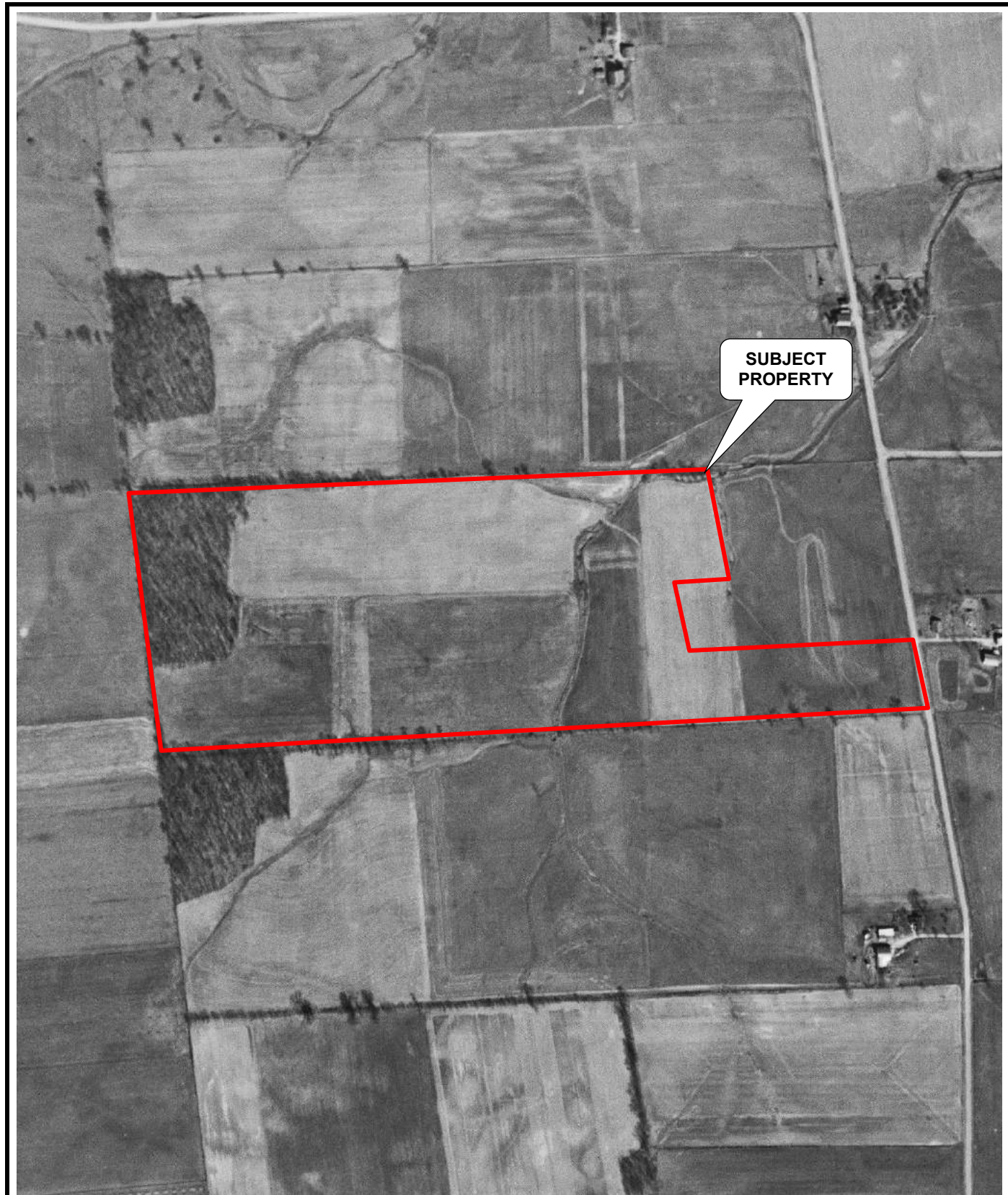




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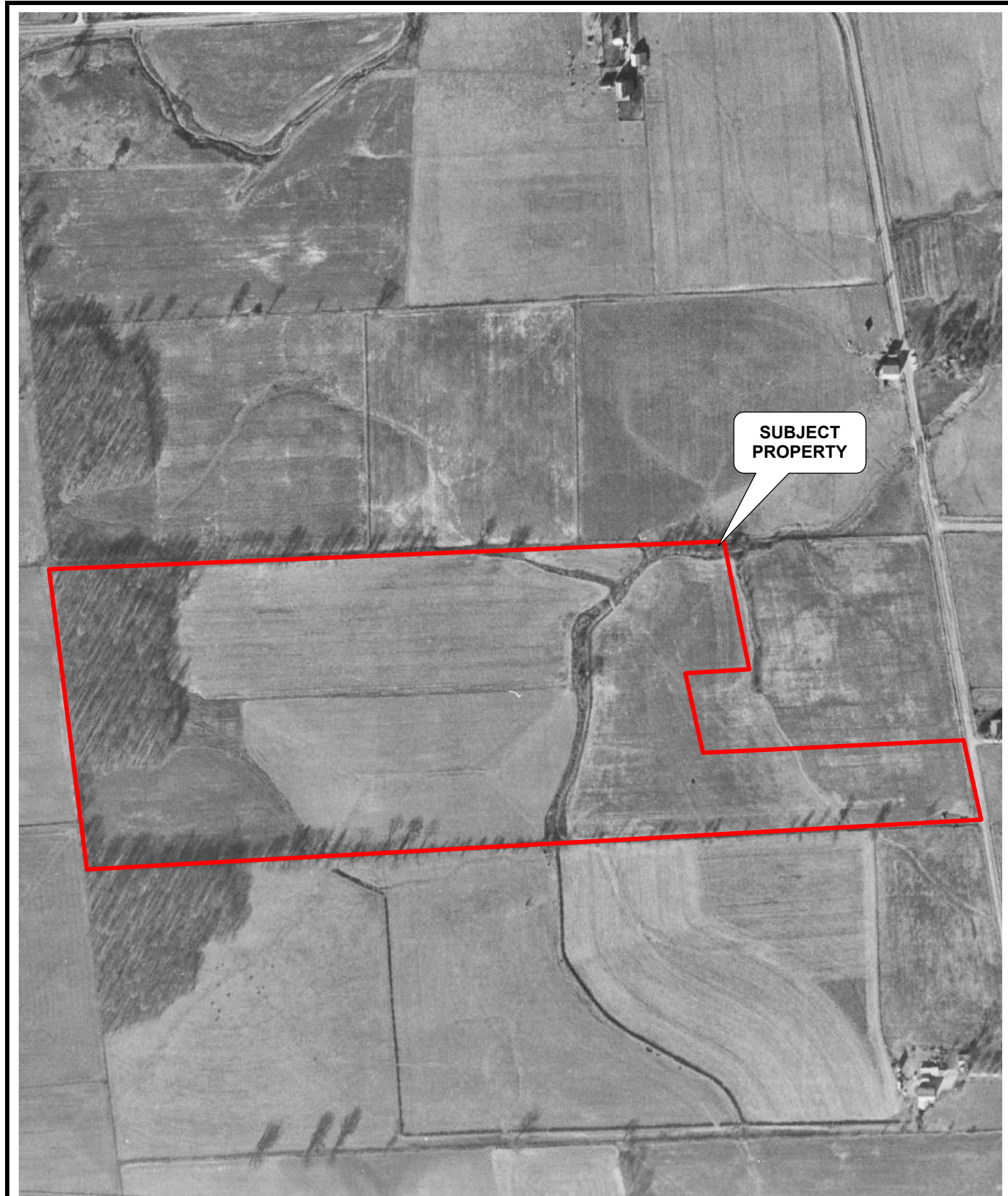
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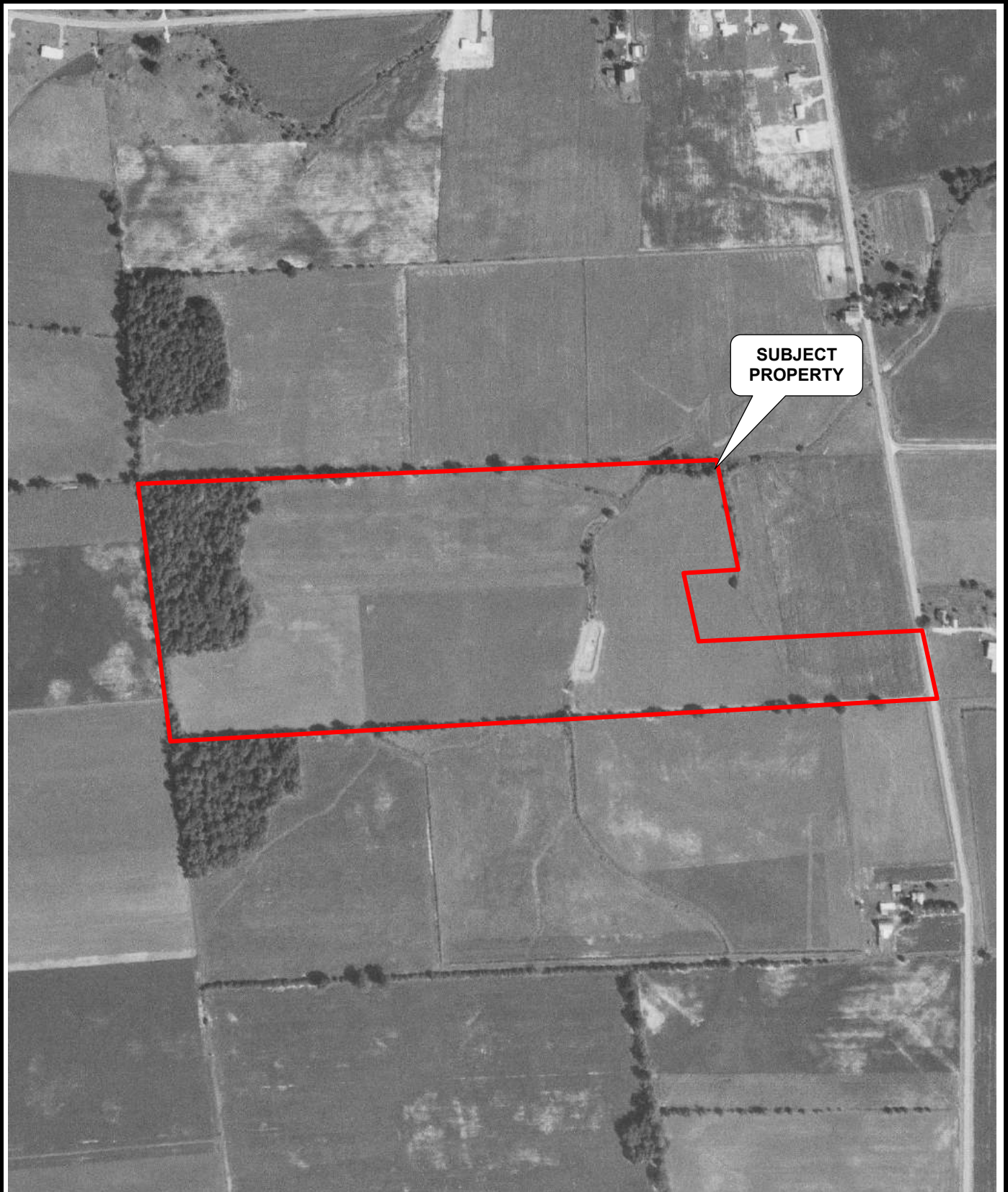




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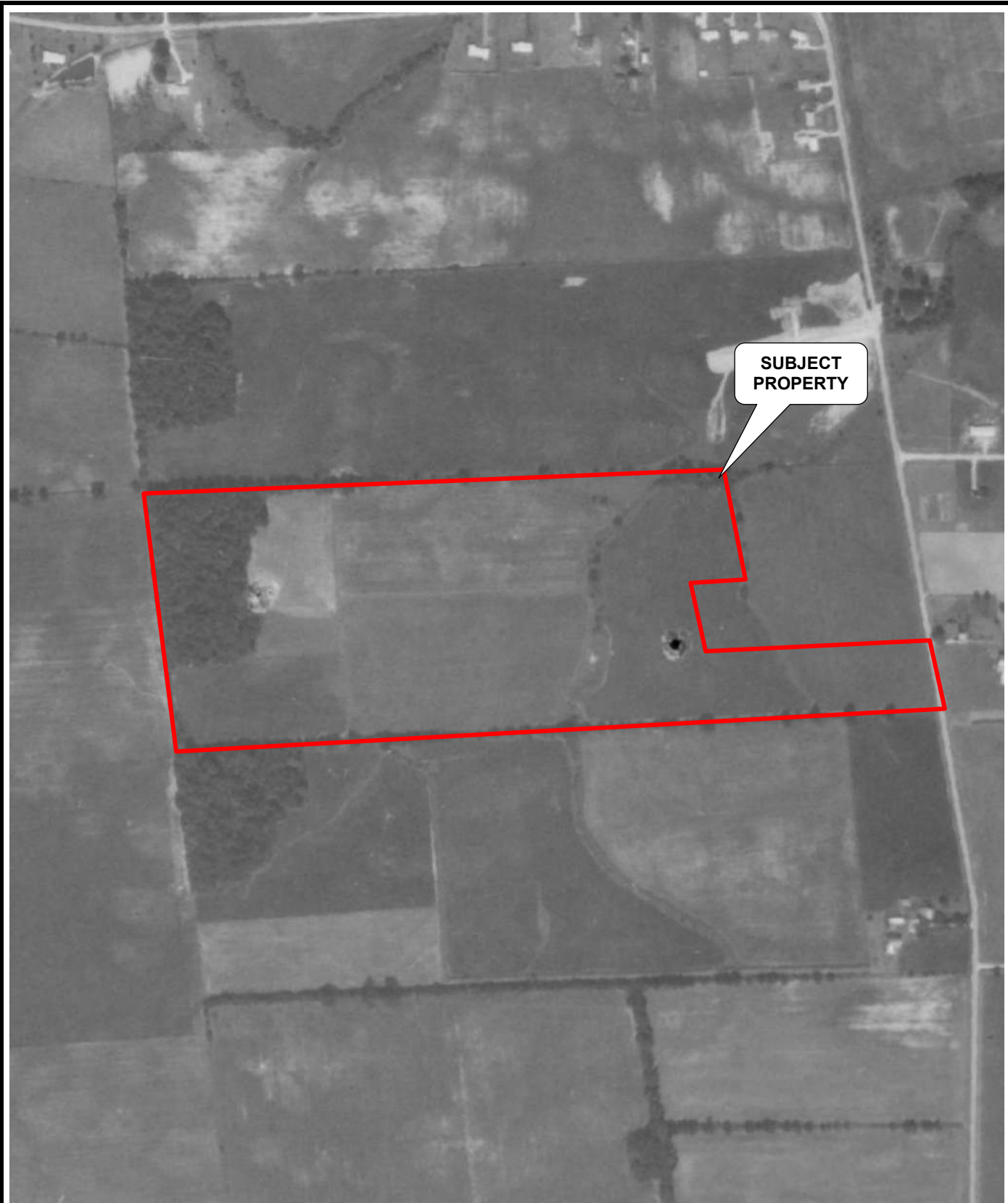




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MARYSVILLE, UNION COUNTY, OHIO**





BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO





North

BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY
WATKINS ROAD
MARYSVILLE, UNION COUNTY, OHIO





Photo 1: Southerly view along a clearing and proposed Hinton Mill Road extension on the northwest part of the property.



Photo 2: Typical view of the wooded northwest part of the property.



Photo 3: Typical view of the wooded west central part of the property.



Photo 4: Southerly view along a clearing and proposed Hinton Mill Road extension on the west central part of the property.



Photo 5: Typical view of the wooded northwest part of the property.



Photo 6: Typical view of the wooded west central part of the property.

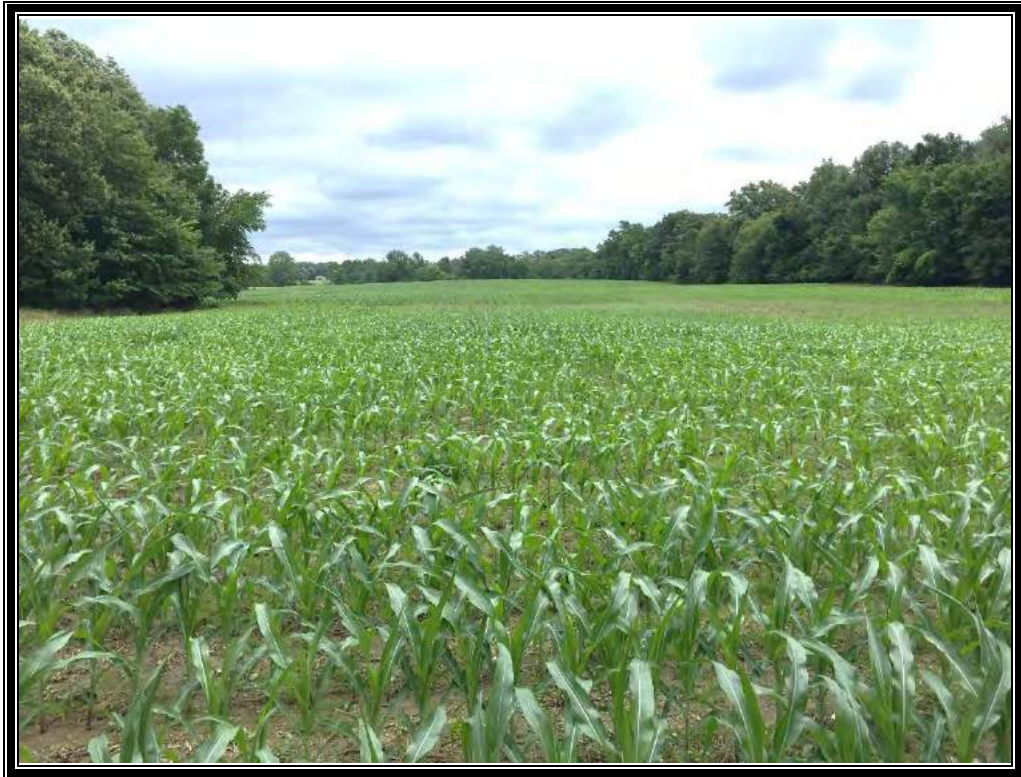


Photo 7: Easterly view from the southwest part of the property.



Photo 8: Northerly view across the southwest part of the property.



Photo 9: Northwesterly view across a swale within an agricultural area on the southwest part of the property.



Photo 10: Westerly view from the south central part of the property.



Photo 11: Northerly view along the wooded stream corridor crossing the central part of the property.



Photo 12: Northerly view along a Stream 1 crossing the central part of the property.



Photo 13: Northerly view along a Stream 1 and Wetland 1 on the central part of the property.



Photo 14: Southerly view from the northern part of Wetland 1.



Photo 15: Easterly view from the south central part of the property.



Photo 16: Northerly view from the south central part of the property.



Photo 17: Easterly view across the southeast part of the property.



Photo 18: Northwesterly view across the northeast part of the property.



Photo 19: Westerly view of Pond 3 on the northeast part of the property.



Photo 20: Easterly view of Pond 3 on the northeast part of the property.



Photo 21: Easterly view of Pond 1 on the northeast part of the property.



Photo 22: Northwesterly view of Pond 1 on the northeast part of the property.



Photo 23: Southwesterly view along the eastern berm of Pond 1.



Photo 24: Northwesterly view of Pond 2 on the northeast part of the property.



Photo 25: Southeasterly view of Pond 2 on the northeast part of the property



Photo 26: Westerly view along the north property boundary.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Buxton Mews City/County: Marysville/Union Sampling Date: June 27, 2018
 Applicant/Owner: Gary Dodson State: Ohio Sampling Point: DP-1
 Investigator(s): Matt Kaminski Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): till plains Local relief (concave, convex, none): concave
 Slope (%): 2-6 Lat: 40.226723 Long: -83.308795 Datum: Wetland 1
 Soil Map Unit Name: Blount silt loam (Blg1B1) NWI or WWI classification: PEM1C

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Hydric Soil Present?	Yes <input checked="" type="checkbox"/> No _____	
Wetland Hydrology Present?	Yes <input checked="" type="checkbox"/> No _____	
Remarks: Area is delineated Wetland 1.		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____ 30')	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ 3 (A) Total Number of Dominant Species Across All Strata: _____ 3 (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ 100.00 (A/B)																
1. <u>Populus deltoides</u>	10	Y	FAC																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____	Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species _____ 0</td> <td>x 1 = _____ 0</td> </tr> <tr> <td>FACW species _____ 105</td> <td>x 2 = _____ 210</td> </tr> <tr> <td>FAC species _____ 10</td> <td>x 3 = _____ 30</td> </tr> <tr> <td>FACU species _____ 0</td> <td>x 4 = _____ 0</td> </tr> <tr> <td>UPL species _____ 0</td> <td>x 5 = _____ 0</td> </tr> <tr> <td>Column Totals: _____ 115 (A)</td> <td>_____ 240 (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = _____ 2.09</td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species _____ 0	x 1 = _____ 0	FACW species _____ 105	x 2 = _____ 210	FAC species _____ 10	x 3 = _____ 30	FACU species _____ 0	x 4 = _____ 0	UPL species _____ 0	x 5 = _____ 0	Column Totals: _____ 115 (A)	_____ 240 (B)	Prevalence Index = B/A = _____ 2.09	
Total % Cover of:	Multiply by:																			
OBL species _____ 0	x 1 = _____ 0																			
FACW species _____ 105	x 2 = _____ 210																			
FAC species _____ 10	x 3 = _____ 30																			
FACU species _____ 0	x 4 = _____ 0																			
UPL species _____ 0	x 5 = _____ 0																			
Column Totals: _____ 115 (A)	_____ 240 (B)																			
Prevalence Index = B/A = _____ 2.09																				
Sapling/Shrub Stratum (Plot size: _____ 15')																				
1. <u>Salix alba</u>	10	Y	FACW																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: <input checked="" type="checkbox"/> Dominance Test is >50% <input checked="" type="checkbox"/> Prevalence Index is ≤3.0 ¹ _____ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) _____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
Herb Stratum (Plot size: _____ 5')																				
1. <u>Phalaris arundinacea</u>	95	Y	FACW																	
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____																
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____	Woody Vine Stratum (Plot size: _____ 30')																
1. _____	_____	_____	_____																	
2. _____	_____	_____	_____																	
_____	_____	_____	_____																	
_____	_____	_____	_____																	

Remarks: (Include photo numbers here or on a separate sheet.)

Dominance of hydrophytic vegetation satisfies the vegetation criteria for wetlands. Refer to photos 12 through 14 in GCI's Jurisdictional Waters Delineation Report.

SOIL

Sampling Point: DP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-16	10YR 5/2	90	10YR 5/6	10	C	M	SCL	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ☐ Histosol (A1)
- ☐ Histic Epipedon (A2)
- ☐ Black Histic (A3)
- ☐ Hydrogen Sulfide (A4)
- ☐ Stratified Layers (A5)
- ☐ 2 cm Muck (A10)
- ☐ Depleted Below Dark Surface (A11)
- ☐ Thick Dark Surface (A12)
- ☐ Sandy Mucky Mineral (S1)
- ☐ 5 cm Mucky Peat or Peat (S3)

- ☐ Sandy Gleyed Matrix (S4)
- ☐ Sandy Redox (S5)
- ☐ Stripped Matrix (S6)
- ☐ Loamy Mucky Mineral (F1)
- ☐ Loamy Gleyed Matrix (F2)
- ☒ Depleted Matrix (F3)
- ☐ Redox Dark Surface (F6)
- ☐ Depleted Dark Surface (F7)
- ☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils³:

- ☐ Coast Prairie Redox (A16)
- ☐ Iron-Manganese Masses (F12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Depleted matrix satisfies the hydric soil criteria for wetlands.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
- ☐ High Water Table (A2)
- ☒ Saturation (A3)
- ☒ Water Marks (B1)
- ☒ Sediment Deposits (B2)
- ☒ Drift Deposits (B3)
- ☐ Algal Mat or Crust (B4)
- ☐ Iron Deposits (B5)
- ☐ Inundation Visible on Aerial Imagery (B7)
- ☐ Sparsely Vegetated Concave Surface (B8)

- ☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
- ☐ True Aquatic Plants (B14)
- ☐ Hydrogen Sulfide Odor (C1)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- ☐ Presence of Reduced Iron (C4)
- ☐ Recent Iron Reduction in Tilled Soils (C6)
- ☐ Thin Muck Surface (C7)
- ☐ Gauge or Well Data (D9)
- ☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☒ Drainage Patterns (B10)
- ☐ Dry-Season Water Table (C2)
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Stunted or Stressed Plants (D1)
- ☒ Geomorphic Position (D2)
- ☒ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ☐ No ☒ Depth (inches): _____
Water Table Present? Yes ☐ No ☒ Depth (inches): _____
Saturation Present? Yes ☒ No ☐ Depth (inches): 6
(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐


Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Primary and secondary hydrology indicators present that satisfy the hydrology criteria for wetlands.

Background Information

Name:	Matt Kaminski	
Date:	6/27/2018	
Affiliation:	Geotechnical Consultants, Inc.	
Address:	720 Greencrest Drive, Westerville, Ohio 43081	
Phone Number:	614-895-1400	
e-mail address:	mkaminski@gci2000.com	
Name of Wetland:	Wetland 1	
Vegetation Communit(ies):	emergent	
HGM Class(es):	riverine	
Location of Wetland: include map, address, north arrow, landmarks, distances, roads, etc. <p>Wetland 1 is located within the corridor of Stream 1 on the central part of Union County parcel 1100120010000. The wetland is located approximately 1,100 feet west of Watkins Road and approximately 600 feet south of Oxford Drive. The approximate coordinates for this wetland are 40.226723 / -83.308795. Refer to GCI's delineation report and jurisdictional waters location maps for additional information of the location of this wetland.</p>		
Lat/Long or UTM Coordinate	40.226723 / -83.308795	
USGS Quad Name	Marysville Ohio	
County	Union	
Township	Dover	
Section and Subsection		
Hydrologic Unit Code	05060001	
Site Visit	6/27/2018	
National Wetland Inventory Map	PEM1C	
Ohio Wetland Inventory Map	N/A	
Soil Survey	Blount silt loam, ground moraine (Blg1B1)	
Delineation report/map	Jurisdictional Waters Location Map	

Name of Wetland: Wetland 1	
Wetland Size (acres, hectares): 0.14 acre	
Sketch: Include north arrow, relationship with other surface waters, vegetation zones, etc. <div style="display: flex; justify-content: space-between; font-size: small;"> JURISDICTIONAL WATERS LOCATION MAP GCI PROJECT #18-E-21962-A </div>  <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 10px;"> <div style="text-align: center;">  orth </div> <div style="text-align: center;"> BUXTON MEWS RESIDENTIAL DEVELOPMENT PROPERTY WATKINS ROAD MARYSVILLE, UNION COUNTY, OHIO </div> <div style="text-align: center;">  </div> </div> <div style="font-size: x-small; margin-top: 5px;"> GEOTECHNICAL CONSULTANTS, INC. • 720 GREENCREST DRIVE • WESTERVILLE, OHIO 43081 • 614-895-1400 • FAX 614-895-1171 </div>	
Comments, Narrative Discussion, Justification of Category Changes: Wetland 1 is located along an intermittent/perennial stream between two active agricultural fields. The fields are drained by subterranean tile. The wetland scored 38.0 which falls in the modified category 2 zone.	
Final score : 38	Category: 2

Scoring Boundary Worksheet

INSTRUCTIONS. The initial step in completing the ORAM is to identify the “scoring boundaries” of the wetland being rated. In many instances this determination will be relatively easy and the scoring boundaries will coincide with the “jurisdictional boundaries.” For example, the scoring boundary of an isolated cattail marsh located in the middle of a farm field will likely be the same as that wetland’s jurisdictional boundaries. In other instances, however, the scoring boundary will not be as easily determined. Wetlands that are small or isolated from other surface waters often form large contiguous areas or heterogeneous complexes of wetland and upland. In separating wetlands for scoring purposes, the hydrologic regime of the wetland is the main criterion that should be used. Boundaries between contiguous or connected wetlands should be established where the volume, flow, or velocity of water moving through the wetland changes significantly. *Areas with a high degree of hydrologic interaction should be scored as a single wetland.* In determining a wetland’s scoring boundaries, use the guidelines in the ORAM Manual Section 5.0. In certain instances, it may be difficult to establish the scoring boundary for the wetland being rated. These problem situations include wetlands that form a patchwork on the landscape, wetlands divided by artificial boundaries like property fences, roads, or railroad embankments, wetlands that are contiguous with streams, lakes, or rivers, and estuarine or coastal wetlands. These situations are discussed below, however, it is recommended that Rater contact Ohio EPA, Division of Surface Water, 401/Wetlands Section if there are additional questions or a need for further clarification of the appropriate scoring boundaries of a particular wetland.

#	Steps in properly establishing scoring boundaries	done?	not applicable
Step 1	Identify the wetland area of interest. This may be the site of a proposed impact, a reference site, conservation site, etc.	✓	
Step 2	Identify the locations where there is physical evidence that hydrology changes rapidly. Such evidence includes both natural and human-induced changes including, constrictions caused by berms or dikes, points where the water velocity changes rapidly at rapids or falls, points where significant inflows occur at the confluence of rivers, or other factors that may restrict hydrologic interaction between the wetlands or parts of a single wetland.	✓	
Step 3	Delineate the boundary of the wetland to be rated such that all areas of interest that are contiguous to and within the areas where the hydrology does not change significantly, i.e. areas that have a high degree of hydrologic interaction are included within the scoring boundary.	✓	
Step 4	Determine if artificial boundaries, such as property lines, state lines, roads, railroad embankments, etc., are present. These should not be used to establish scoring boundaries unless they coincide with areas where the hydrologic regime changes.	✓	
Step 5	In all instances, the Rater may enlarge the minimum scoring boundaries discussed here to score together wetlands that could be scored separately.	✓	
Step 6	Consult ORAM Manual Section 5.0 for how to establish scoring boundaries for wetlands that form a patchwork on the landscape, divided by artificial boundaries, contiguous to streams, lakes or rivers, or for dual classifications.	✓	

End of Scoring Boundary Determination. Begin Narrative Rating on next page.

Narrative Rating

INSTRUCTIONS. Answer each of the following questions. Questions 1, 2, 3 and 4 should be answered based on information obtained from the site visit or the literature *and* by submitting a Data Services Request to the Ohio Department of Natural Resources, Division of Natural Areas and Preserves, Natural Heritage Data Services, 1889 Fountain Square Court, Building F-1, Columbus, Ohio 43224, 614-265-6453 (phone), 614-265-3096 (fax), <http://www.dnr.state.oh.us/dnap>. The remaining questions are designed to be answered primarily by the results of the site visit. Refer to the User's Manual for descriptions of these wetland types. Note: "Critical habitat" is legally defined in the Endangered Species Act and is the geographic area containing physical or biological features essential to the conservation of a listed species or as an area that may require special management considerations or protection. The Rater should contact the Region 3 Headquarters or the Columbus Ecological Services Office for updates as to whether critical habitat has been designated for other federally listed threatened or endangered species. "Documented" means the wetland is listed in the appropriate State of Ohio database.

#	Question	Circle one	
1	Critical Habitat. Is the wetland in a township, section, or subsection of a United States Geological Survey 7.5 minute Quadrangle that has been designated by the U.S. Fish and Wildlife Service as "critical habitat" for any threatened or endangered plant or animal species? Note: as of January 1, 2001, of the federally listed endangered or threatened species which can be found in Ohio, the Indiana Bat has had critical habitat designated (50 CFR 17.95(a)) and the piping plover has had critical habitat proposed (65 FR 41812 July 6, 2000).	YES Wetland should be evaluated for possible Category 3 status Go to Question 2	NO Go to Question 2
2	Threatened or Endangered Species. Is the wetland known to contain an individual of, or documented occurrences of federal or state-listed threatened or endangered plant or animal species?	YES Wetland is a Category 3 wetland. Go to Question 3	NO Go to Question 3
3	Documented High Quality Wetland. Is the wetland on record in Natural Heritage Database as a high quality wetland?	YES Wetland is a Category 3 wetland Go to Question 4	NO Go to Question 4
4	Significant Breeding or Concentration Area. Does the wetland contain documented regionally significant breeding or nonbreeding waterfowl, neotropical songbird, or shorebird concentration areas?	YES Wetland is a Category 3 wetland Go to Question 5	NO Go to Question 5
5	Category 1 Wetlands. Is the wetland less than 0.5 hectares (1 acre) in size and hydrologically isolated and either 1) comprised of vegetation that is dominated (greater than eighty per cent areal cover) by <i>Phalaris arundinacea</i> , <i>Lythrum salicaria</i> , or <i>Phragmites australis</i> , or 2) an acidic pond created or excavated on mined lands that has little or no vegetation?	YES Wetland is a Category 1 wetland Go to Question 6	NO Go to Question 6
6	Bogs. Is the wetland a peat-accumulating wetland that 1) has no significant inflows or outflows, 2) supports acidophilic mosses, particularly <i>Sphagnum</i> spp., 3) the acidophilic mosses have >30% cover, 4) at least one species from Table 1 is present, and 5) the cover of invasive species (see Table 1) is <25%?	YES Wetland is a Category 3 wetland Go to Question 7	NO Go to Question 7
7	Fens. Is the wetland a carbon accumulating (peat, muck) wetland that is saturated during most of the year, primarily by a discharge of free flowing, mineral rich, ground water with a circumneutral ph (5.5-9.0) and with one or more plant species listed in Table 1 and the cover of invasive species listed in Table 1 is <25%?	YES Wetland is a Category 3 wetland Go to Question 8a	NO Go to Question 8a
8a	"Old Growth Forest." Is the wetland a forested wetland and is the forest characterized by, but not limited to, the following characteristics: overstory canopy trees of great age (exceeding at least 50% of a projected maximum attainable age for a species); little or no evidence of human-caused understory disturbance during the past 80 to 100 years; an all-aged structure and multilayered canopies; aggregations of canopy trees interspersed with canopy gaps; and significant numbers of standing dead snags and downed logs?	YES Wetland is a Category 3 wetland. Go to Question 8b	NO Go to Question 8b

8b	Mature forested wetlands. Is the wetland a forested wetland with 50% or more of the cover of upper forest canopy consisting of deciduous trees with large diameters at breast height (dbh), generally diameters greater than 45cm (17.7in) dbh?	YES Wetland should be evaluated for possible Category 3 status. Go to Question 9a	NO Go to Question 9a
9a	Lake Erie coastal and tributary wetlands. Is the wetland located at an elevation less than 575 feet on the USGS map, adjacent to this elevation, or along a tributary to Lake Erie that is accessible to fish?	YES Go to Question 9b	NO Go to Question 10
9b	Does the wetland's hydrology result from measures designed to prevent erosion and the loss of aquatic plants, i.e. the wetland is partially hydrologically restricted from Lake Erie due to lakeward or landward dikes or other hydrological controls?	YES Wetland should be evaluated for possible Category 3 status Go to Question 10	NO Go to Question 9c
9c	Are Lake Erie water levels the wetland's primary hydrological influence, i.e. the wetland is hydrologically unrestricted (no lakeward or upland border alterations), or the wetland can be characterized as an "estuarine" wetland with lake and river influenced hydrology. These include sandbar deposition wetlands, estuarine wetlands, river mouth wetlands, or those dominated by submersed aquatic vegetation.	YES Go to Question 9d	NO Go to Question 10
9d	Does the wetland have a predominance of native species within its vegetation communities, although non-native or disturbance tolerant native species can also be present?	YES Wetland is a Category 3 wetland Go to Question 10	NO Go to Question 9e
9e	Does the wetland have a predominance of non-native or disturbance tolerant native plant species within its vegetation communities?	YES Wetland should be evaluated for possible Category 3 status Go to Question 10	NO Go to Question 10
10	Lake Plain Sand Prairies (Oak Openings) Is the wetland located in Lucas, Fulton, Henry, or Wood Counties and can the wetland be characterized by the following description: the wetland has a sandy substrate with interspersed organic matter, a water table often within several inches of the surface, and often with a dominance of the gramineous vegetation listed in Table 1 (woody species may also be present). The Ohio Department of Natural Resources Division of Natural Areas and Preserves can provide assistance in confirming this type of wetland and its quality.	YES Wetland is a Category 3 wetland. Go to Question 11	NO Go to Question 11
11	Relict Wet Prairies. Is the wetland a relict wet prairie community dominated by some or all of the species in Table 1. Extensive prairies were formerly located in the Darby Plains (Madison and Union Counties), Sandusky Plains (Wyandot, Crawford, and Marion Counties), northwest Ohio (e.g. Erie, Huron, Lucas, Wood Counties), and portions of western Ohio Counties (e.g. Darke, Mercer, Miami, Montgomery, Van Wert etc.).	YES Wetland should be evaluated for possible Category 3 status Complete Quantitative Rating	NO Complete Quantitative Rating

Table 1. Characteristic plant species.

invasive/exotic spp	fen species	bog species	Oak Opening species	wet prairie species
<i>Lythrum salicaria</i>	<i>Zygadenus elegans</i> var. <i>glaucus</i>	<i>Calla palustris</i>	<i>Carex cryptolepis</i>	<i>Calamagrostis canadensis</i>
<i>Myriophyllum spicatum</i>	<i>Cacalia plantaginea</i>	<i>Carex atlantica</i> var. <i>capillacea</i>	<i>Carex lasiocarpa</i>	<i>Calamagrostis stricta</i>
<i>Najas minor</i>	<i>Carex flava</i>	<i>Carex echinata</i>	<i>Carex stricta</i>	<i>Carex atherodes</i>
<i>Phalaris arundinacea</i>	<i>Carex sterilis</i>	<i>Carex oligosperma</i>	<i>Cladium mariscoides</i>	<i>Carex buxbaumii</i>
<i>Phragmites australis</i>	<i>Carex stricta</i>	<i>Carex trisperma</i>	<i>Calamagrostis stricta</i>	<i>Carex pellita</i>
<i>Potamogeton crispus</i>	<i>Deschampsia caespitosa</i>	<i>Chamaedaphne calyculata</i>	<i>Calamagrostis canadensis</i>	<i>Carex sartwellii</i>
<i>Ranunculus ficaria</i>	<i>Eleocharis rostellata</i>	<i>Decodon verticillatus</i>	<i>Quercus palustris</i>	<i>Gentiana andrewsii</i>
<i>Rhamnus frangula</i>	<i>Eriophorum viridicarinatum</i>	<i>Eriophorum virginicum</i>		<i>Helianthus grosseserratus</i>
<i>Typha angustifolia</i>	<i>Gentianopsis</i> spp.	<i>Larix laricina</i>		<i>Liatris spicata</i>
<i>Typha xglauca</i>	<i>Lobelia kalmii</i>	<i>Nemopanthus mucronatus</i>		<i>Lysimachia quadriflora</i>
	<i>Parnassia glauca</i>	<i>Scheuchzeria palustris</i>		<i>Lythrum alatum</i>
	<i>Potentilla fruticosa</i>	<i>Sphagnum</i> spp.		<i>Pycnanthemum virginianum</i>
	<i>Rhamnus alnifolia</i>	<i>Vaccinium macrocarpon</i>		<i>Silphium terebinthinaceum</i>
	<i>Rhynchospora capillacea</i>	<i>Vaccinium corymbosum</i>		<i>Sorghastrum nutans</i>
	<i>Salix candida</i>	<i>Vaccinium oxycoccos</i>		<i>Spartina pectinata</i>
	<i>Salix myricoides</i>	<i>Woodwardia virginica</i>		<i>Solidago riddellii</i>
	<i>Salix serissima</i>	<i>Xyris difformis</i>		
	<i>Solidago ohioensis</i>			
	<i>Tofieldia glutinosa</i>			
	<i>Triglochin maritimum</i>			
	<i>Triglochin palustre</i>			

End of Narrative Rating. Begin Quantitative Rating on next page.

Site: Buxton Mews

Rater(s): Matt Kaminski

Date: 6/27/2018

1	1
max 6 pts.	subtotal

Metric 1. Wetland Area (size).

Select one size class and assign score.

- ☐ >50 acres (>20.2ha) (6 pts)
- ☐ 25 to <50 acres (10.1 to <20.2ha) (5 pts)
- ☐ 10 to <25 acres (4 to <10.1ha) (4 pts)
- ☐ 3 to <10 acres (1.2 to <4ha) (3 pts)
- ☐ 0.3 to <3 acres (0.12 to <1.2ha) (2pts)
- ☒ 0.1 to <0.3 acres (0.04 to <0.12ha) (1 pt)
- ☐ <0.1 acres (0.04ha) (0 pts)

2	3
max 14 pts.	subtotal

Metric 2. Upland buffers and surrounding land use.

2a. Calculate average buffer width. Select only one and assign score. Do not double check.

- ☐ WIDE. Buffers average 50m (164ft) or more around wetland perimeter (7)
- ☐ MEDIUM. Buffers average 25m to <50m (82 to <164ft) around wetland perimeter (4)
- ☒ NARROW. Buffers average 10m to <25m (32ft to <82ft) around wetland perimeter (1)
- ☐ VERY NARROW. Buffers average <10m (<32ft) around wetland perimeter (0)

2b. Intensity of surrounding land use. Select one or double check and average.

- ☐ VERY LOW. 2nd growth or older forest, prairie, savannah, wildlife area, etc. (7)
- ☐ LOW. Old field (>10 years), shrub land, young second growth forest. (5)
- ☐ MODERATELY HIGH. Residential, fenced pasture, park, conservation tillage, new fallow field. (3)
- ☒ HIGH. Urban, industrial, open pasture, row cropping, mining, construction. (1)

23	26
max 30 pts.	subtotal

Metric 3. Hydrology.

3a. Sources of Water. Score all that apply.

- ☐ High pH groundwater (5)
- ☐ Other groundwater (3)
- ☒ Precipitation (1)
- ☒ Seasonal/Intermittent surface water (3)
- ☐ Perennial surface water (lake or stream) (5)

3c. Maximum water depth. Select only one and assign score.

- ☐ >0.7 (27.6in) (3)
- ☐ 0.4 to 0.7m (15.7 to 27.6in) (2)
- ☒ <0.4m (<15.7in) (1)

3e. Modifications to natural hydrologic regime. Score one or double check and average.

- ☒ None or none apparent (12)
- ☐ Recovered (7)
- ☐ Recovering (3)
- ☐ Recent or no recovery (1)

3b. Connectivity. Score all that apply.

- ☐ 100 year floodplain (1)
- ☒ Between stream/lake and other human use (1)
- ☐ Part of wetland/upland (e.g. forest), complex (1)
- ☒ Part of riparian or upland corridor (1)

3d. Duration inundation/saturation. Score one or dbl check.

- ☐ Semi- to permanently inundated/saturated (4)
- ☒ Regularly inundated/saturated (3)
- ☐ Seasonally inundated (2)
- ☒ Seasonally saturated in upper 30cm (12in) (1)

Check all disturbances observed	
<input type="checkbox"/> ditch	<input type="checkbox"/> point source (nonstormwater)
<input type="checkbox"/> tile	<input type="checkbox"/> filling/grading
<input type="checkbox"/> dike	<input type="checkbox"/> road bed/RR track
<input type="checkbox"/> weir	<input type="checkbox"/> dredging
<input type="checkbox"/> stormwater input	<input type="checkbox"/> other _____

14	40
max 20 pts.	subtotal

Metric 4. Habitat Alteration and Development.

4a. Substrate disturbance. Score one or double check and average.

- ☒ None or none apparent (4)
- ☐ Recovered (3)
- ☐ Recovering (2)
- ☐ Recent or no recovery (1)

4b. Habitat development. Select only one and assign score.

- ☐ Excellent (7)
- ☐ Very good (6)
- ☐ Good (5)
- ☐ Moderately good (4)
- ☐ Fair (3)
- ☐ Poor to fair (2)
- ☒ Poor (1)

4c. Habitat alteration. Score one or double check and average.

- ☒ None or none apparent (9)
- ☐ Recovered (6)
- ☐ Recovering (3)
- ☐ Recent or no recovery (1)

Check all disturbances observed	
<input type="checkbox"/> mowing	<input type="checkbox"/> shrub/sapling removal
<input type="checkbox"/> grazing	<input type="checkbox"/> herbaceous/aquatic bed removal
<input type="checkbox"/> clearcutting	<input type="checkbox"/> sedimentation
<input type="checkbox"/> selective cutting	<input type="checkbox"/> dredging
<input type="checkbox"/> woody debris removal	<input type="checkbox"/> farming
<input type="checkbox"/> toxic pollutants	<input type="checkbox"/> nutrient enrichment

40
subtotal this page

Wetland 1

ORAM v. 5.0 Field Form Quantitative Rating

Site: Buxton Mews	Rater(s): Matt Kaminski	Date: 6/27/2018
--------------------------	--------------------------------	------------------------

40

subtotal first page

0

40

max 10 pts.

subtotal

Metric 5. Special Wetlands.

Check all that apply and score as indicated.

- ☐ Bog (10)
- ☐ Fen (10)
- ☐ Old growth forest (10)
- ☐ Mature forested wetland (5)
- ☐ Lake Erie coastal/tributary wetland-unrestricted hydrology (10)
- ☐ Lake Erie coastal/tributary wetland-restricted hydrology (5)
- ☐ Lake Plain Sand Prairies (Oak Openings) (10)
- ☐ Relict Wet Prairies (10)
- ☐ Known occurrence state/federal threatened or endangered species (10)
- ☐ Significant migratory songbird/water fowl habitat or usage (10)
- ☐ Category 1 Wetland. See Question 1 Qualitative Rating (-10)

-2

38

max 20 pts.

subtotal

Metric 6. Plant communities, interspersions, microtopography.

6a. Wetland Vegetation Communities.

Score all present using 0 to 3 scale.

- ☐ Aquatic bed
- ☐ Emergent
- ☐ Shrub
- ☐ Forest
- ☐ Mudflats
- ☐ Open water
- ☐ Other

6b. horizontal (plan view) Interspersion.

Select only one.

- ☐ High (5)
- ☐ Moderately high(4)
- ☒ Moderate (3)
- ☐ Moderately low (2)
- ☐ Low (1)
- ☐ None (0)

6c. Coverage of invasive plants. Refer to Table 1 ORAM long form for list. Add or deduct points for coverage

- ☒ Extensive >75% cover (-5)
- ☐ Moderate 25-75% cover (-3)
- ☐ Sparse 5-25% cover (-1)
- ☐ Nearly absent <5% cover (0)
- ☐ Absent (1)

6d. Microtopography.

Score all present using 0 to 3 scale.

- ☐ 0 Vegetated hummocks/tussucks
- ☐ 0 Coarse woody debris >15cm (6in)
- ☐ 0 Standing dead >25cm (10in) dbh
- ☐ 0 Amphibian breeding pools

Vegetation Community Cover Scale

0	Absent or comprises <0.1ha (0.2471 acres) contiguous area
1	Present and either comprises small part of wetland's vegetation and is of moderate quality, or comprises a significant part but is of low quality
2	Present and either comprises significant part of wetland's vegetation and is of moderate quality or comprises a small part and is of high quality
3	Present and comprises significant part, or more, of wetland's vegetation and is of high quality

Narrative Description of Vegetation Quality

low	Low spp diversity and/or predominance of nonnative or disturbance tolerant native species
mod	Native spp are dominant component of the vegetation, although nonnative and/or disturbance tolerant native spp can also be present, and species diversity moderate to moderately high, but generally w/o presence of rare threatened or endangered spp
high	A predominance of native species, with nonnative spp and/or disturbance tolerant native spp absent or virtually absent, and high spp diversity and often, but not always, the presence of rare, threatened, or endangered spp

Mudflat and Open Water Class Quality

0	Absent <0.1ha (0.247 acres)
1	Low 0.1 to <1ha (0.247 to 2.47 acres)
2	Moderate 1 to <4ha (2.47 to 9.88 acres)
3	High 4ha (9.88 acres) or more

Microtopography Cover Scale

0	Absent
1	Present very small amounts or if more common of marginal quality
2	Present in moderate amounts, but not of highest quality or in small amounts of highest quality
3	Present in moderate or greater amounts and of highest quality

38

End of Quantitative Rating. Complete Categorization Worksheets.

ORAM Summary Worksheet

Wetland 1

		circle answer or insert score	Result
Narrative Rating	Question 1. Critical Habitat	YES <u>NO</u>	If yes, Category 3.
	Question 2. Threatened or Endangered Species	YES <u>NO</u>	If yes, Category 3.
	Question 3. High Quality Natural Wetland	YES <u>NO</u>	If yes, Category 3.
	Question 4. Significant bird habitat	YES <u>NO</u>	If yes, Category 3.
	Question 5. Category 1 Wetlands	YES <u>NO</u>	If yes, Category 1.
	Question 6. Bogs	YES <u>NO</u>	If yes, Category 3.
	Question 7. Fens	YES <u>NO</u>	If yes, Category 3.
	Question 8a. Old Growth Forest	YES <u>NO</u>	If yes, Category 3.
	Question 8b. Mature Forested Wetland	YES <u>NO</u>	If yes, evaluate for Category 3; may also be 1 or 2.
	Question 9b. Lake Erie Wetlands - Restricted	YES <u>NO</u>	If yes, evaluate for Category 3; may also be 1 or 2.
	Question 9d. Lake Erie Wetlands – Unrestricted with native plants	YES <u>NO</u>	If yes, Category 3
	Question 9e. Lake Erie Wetlands - Unrestricted with invasive plants	YES <u>NO</u>	If yes, evaluate for Category 3; may also be 1 or 2.
	Question 10. Oak Openings	YES <u>NO</u>	If yes, Category 3
Question 11. Relict Wet Prairies	YES <u>NO</u>	If yes, evaluate for Category 3; may also be 1 or 2.	
Quantitative Rating	Metric 1. Size	1	
	Metric 2. Buffers and surrounding land use	2	
	Metric 3. Hydrology	23	
	Metric 4. Habitat	14	
	Metric 5. Special Wetland Communities	0	
	Metric 6. Plant communities, interspersions, microtopography	-2	
	TOTAL SCORE	38	Category based on score breakpoints Modified Category 2

Complete Wetland Categorization Worksheet.

Wetland 1

Wetland Categorization Worksheet

Choices	Circle one		Evaluation of Categorization Result of ORAM
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 2, 3, 4, 6, 7, 8a, 9d, 10	YES Wetland is categorized as a Category 3 wetland	NO	Is quantitative rating score <i>less</i> than the Category 2 scoring threshold (<i>excluding</i> gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been over-categorized by the ORAM
Did you answer "Yes" to any of the following questions: Narrative Rating Nos. 1, 8b, 9b, 9e, 11	YES Wetland should be evaluated for possible Category 3 status	NO	Evaluate the wetland using the 1) narrative criteria in OAC Rule 3745-1-54(C) and 2) the quantitative rating score. If the wetland is determined to be a Category 3 wetland using either of these, it should be categorized as a Category 3 wetland. Detailed biological and/or functional assessments may also be used to determine the wetland's category.
Did you answer "Yes" to Narrative Rating No. 5	YES Wetland is categorized as a Category 1 wetland	NO	Is quantitative rating score <i>greater</i> than the Category 2 scoring threshold (<i>including</i> any gray zone)? If yes, reevaluate the category of the wetland using the narrative criteria in OAC Rule 3745-1-54(C) and biological and/or functional assessments to determine if the wetland has been under-categorized by the ORAM
Does the quantitative score fall within the scoring range of a Category 1, 2, or 3 wetland?	YES Wetland is assigned to the appropriate category based on the scoring range	NO	If the score of the wetland is located within the scoring range for a particular category, the wetland should be assigned to that category. In all instances however, the narrative criteria described in OAC Rule 3745-1-54(C) can be used to clarify or change a categorization based on a quantitative score.
Does the quantitative score fall with the "gray zone" for Category 1 or 2 or Category 2 or 3 wetlands?	YES Wetland is assigned to the higher of the two categories or assigned to a category based on detailed assessments and the narrative criteria	NO	Rater has the option of assigning the wetland to the higher of the two categories or to assign a category based on the results of a nonrapid wetland assessment method, e.g. functional assessment, biological assessment, etc, and a consideration of the narrative criteria in OAC rule 3745-1-54(C).
Does the wetland otherwise exhibit <i>moderate OR superior</i> hydrologic OR habitat, OR recreational functions AND the wetland was <i>not</i> categorized as a Category 2 wetland (in the case of moderate functions) or a Category 3 wetland (in the case of superior functions) by this method?	YES Wetland was undercategorized by this method. A written justification for recategorization should be provided on Background Information Form	NO Wetland is assigned to category as determined by the ORAM.	A wetland may be undercategorized using this method, but still exhibit one or more superior functions, e.g. a wetland's biotic communities may be degraded by human activities, but the wetland may still exhibit superior hydrologic functions because of its type, landscape position, size, local or regional significance, etc. In this circumstance, the narrative criteria in OAC Rule 3745-1-54(C)(2) and (3) are controlling, and the under-categorization should be corrected. A written justification with supporting reasons or information for this determination should be provided.

Final Category			
Choose one	Category 1	Category 2	Category 3

End of Ohio Rapid Assessment Method for Wetlands.



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GCI PROJECT No. 18-G-21962

Subsurface Exploration and Geotechnical Engineering Report

**Buxton Mews Residential Development
Watkins Road & Hinton Mill Road
Union County, Ohio**

**Prepared for:
Buxton**

July 6, 2018



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July 6, 2018

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**Reference: Subsurface Exploration and Geotechnical Engineering Report
Buxton Mews Residential Development
Watkins Road & Hinton Mill Road
Union County, Ohio
GCI Project No. 18-G-21962**

Dear Mr. Dodson:

As authorized, Geotechnical Consultants, Inc. (GCI) performed a subsurface exploration and prepared this geotechnical engineering report for the above referenced project. In summary, the borings encountered a topsoil cover (average 0.9 feet thick), overlying natural cohesive soils, including glacial tills. Bedrock was not encountered in the borings, and groundwater seepage was not encountered.

Based on our findings, we are of the opinion that the site soils are generally suitable to support the proposed residential development. Geotechnical considerations for the project include proper removal of surface vegetation and topsoil; stabilization of any soft subgrades; and proper placement and compaction of good quality structural fill, as needed. We discuss these issues in more detail in the attached report, as well as provide recommendations relative to foundations, slabs, pavements, and earthwork.

After you have reviewed the report, feel free to contact us with any questions you may have. We appreciate the opportunity to provide our services for this project and hope to continue providing our services through construction.

Respectfully submitted,
Geotechnical Consultants, Inc.

Kevin M. O'Connor, P.E.
Senior Project Manager

Curtis L. Miller, P.E.
In-House Reviewer

Distribution: Mr. Gary Dodson @ Buxton – pdf via email
Mr. Steve Lamphear @ Diamond V LLC – pdf via email
GCI File – 1 copy



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INTRODUCTION

As requested by Mr. Steve Lamphear of Diamond V, LLC and as authorized by Mr. Gary Dodson on behalf of Buxton, Geotechnical Consultants Inc. (GCI) has performed a subsurface exploration and prepared this geotechnical engineering report for the proposed Buxton Mews residential development to be located in Union County, Ohio. GCI previously performed a subsurface exploration for this site and prepared a geotechnical engineering report (No. 05-G-12306) in March 2005. The current study was performed with deeper borings for the updated site development plan prepared by Page Engineering (dated 3/5/14).

GCI's current subsurface study consisted of four (4) standard penetration test borings drilled across the project site. GCI field-located the borings using the site plan and existing site landmarks; locations should be considered approximate. Surface elevations at the boring locations were not provided for the current borings; however Page Engineering provided elevations for the 2005 borings. Two plans showing the approximate boring locations and copies of the boring logs are appended to this report.

The intent of this study was to evaluate subsurface conditions and offer geotechnical recommendations relative to site preparation, earthwork, foundations, slabs, and pavements for the proposed development. We issue this report prior to the receipt of final site layout and grading plans. GCI should review these plans when available, and provide additional recommendations, if necessary.

GCI prepared this report for the exclusive use of Buxton, Diamond V LLC, and their consultants for specific application to the above referenced project in Union County, Ohio in

accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

SITE LOCATION AND PROJECT DESCRIPTION

The site is an irregular-shaped, agricultural parcel (ID 1100 1200 10000) that is located southwest of the intersection of Watkins Road and Hinton Mill Road (CR101) in Union County, Ohio. The general site location is shown on a map in the appendix (DeLorme Street Atlas).

There are tree lines along the south border and a wooded area in the west portion of the site. There are ponds in the northeast portion of the site and a stream that crosses from north to south across the site. There is an existing residential development adjoining the north border as shown in the aerial photograph below:



Aerial Photograph from Union County Auditor

The proposed project will include developing about 54 acres with 89 residential lots. We anticipate 1-story and 2-story structures with slab-on-grade or basements. Two ponds are shown on the site plan. Roadways will connect with existing Hinton Mill Road to the north, and with Watkins Road to the east, and there will be a stream crossing.

SUBSURFACE CONDITIONS

GCI mobilized an ATV-mounted, rotary drill rig (with automatic sampling hammer) to the site on June 28, 2018. GCI drilled four borings (B-101 to B-104) across the project site. The borings were extended to a depth of 20 feet below existing surface grades. The ten borings performed in 2005 (B-1 to B-10) were extended to a depth of 10 feet.

The boring logs, two boring location plans, and a summary table of encountered subsurface conditions are attached in the appendix. The subsurface findings are summarized below. Please refer to the individual boring logs for more detailed subsurface information at specific boring locations.

Surface Cover

The borings encountered a natural topsoil surface cover, ranging from about 0.7 to 1.2 feet in thickness. An average of 0.9 feet of topsoil was recorded at the boring locations. Note that topsoil thicknesses will vary across the undeveloped, agricultural land and can be thicker in low-lying and poorly-drained areas of the property.

Natural Soils

Beneath the topsoil surface, the borings (except B-7) encountered natural, brown, brown mottled gray, and gray lean clay, silty clay, and fat clay (classified as CL, CL-ML, and CH

under the Unified Soil Classification System). The clay soils extended to depths of about 2.5 to 12 feet below grade. Standard penetration N-values indicated the clay soils were generally medium stiff to stiff (locally very stiff) in cohesive consistency. Borings B-1 and B-2 terminated in gray lean clay at a depth of 10 feet.

The borings (except B-1, B-2, B-5, and B-103) encountered moderately plastic, brown glacial till below the upper lean clay mantle at depths of 0.6 to 6.5 feet. The brown till was visually classified as lean clay with sand (CL) and contained occasional layers of silty sand and gravel. Standard penetration N-values indicated medium stiff to very stiff cohesive consistencies in the brown tills. Borings B-3 and B-7 to B-9 terminated within the brown till at 10 feet below grade.

At depths of 8 to 14 feet, the till graded to gray sandy lean clay (CL) in the remaining borings. The gray till was less plastic and contained greater amounts of embedded sand and gravel when compared to the brown till. Standard penetration N-values indicated the gray till soils were stiff to hard in cohesive consistency. Borings B-4 to B-6 and B-10 were terminated within the gray till at 10 feet below grade, and borings B-101 to B-104 terminated in gray till at 20 feet.

Bedrock

Bedrock was not encountered within the maximum drilled boring depth (20 feet).

Groundwater and Moisture

Groundwater seepage was not encountered during drilling or immediately upon completion of drilling.

GCI's drillers generally characterized the retrieved soil samples as moist to very moist, and the upper level natural soils with typically very moist. Note that soil moisture conditions and groundwater levels fluctuate in response to precipitation events, seasonal climate changes, stabilization time, and other factors that may differ from the time the borings were drilled.

LABORATORY TESTING

As part of the study in 2005, GCI performed laboratory tests on selected split spoon samples from borings B-2, B-4, B-5, B-10, and a bulk sample from boring location B-1. The tests included Atterberg Limits, gradation analyses, natural moisture content, Standard Proctor moisture-density, and California Bearing Ratio (ASTM D-1883). The tests were performed to refine our visual classification of the soils, provide parameters for compaction and pavement design.

The testing indicated that the upper level cohesive soils had natural moisture contents that ranged from 17.6% to 27.0%, and the upper portion of the brown glacial till had natural moisture contents of 15.1% to 15.5%. The upper level cohesive soils had liquid limits of 36% to 54% and plastic indices of 19% to 37%. These soils contained 82% to 93% fines with 46% to 60% clay. These soils were classified as lean clay (CL), lean clay with sand (CL), and fat clay (CH) in the ASTM/Unified classification system.

The results of Standard Proctor testing of the bulk sample from 1 ft to 5 ft at location B-1 yielded a maximum dry density of 106.7 pcf occurring at an optimum moisture content of 19.2%. The sample had a natural moisture content that was about 5.7% 'wet' of the Standard Proctor's optimum moisture content, suggesting that moisture adjustment (drying)

of the clay soils should be expected to be able to achieve compaction. This could change depending on the season the earthwork is performed.

The bulk sample from boring B-1 yielded a CBR value of 3.3. The sample swelled 2.2% during the 96-hour soak period, indicating low swell potential. This CBR value is typical for soils in the area, and indicates adequate strength for support of pavements.

ANALYSIS AND CONCLUSIONS

GEOTECHNICAL EVALUATION

It is GCI's opinion that the site geotechnical conditions will be suitable for the proposed residential development, provided the site is prepared in accordance with the recommendations of this report. The primary geotechnical considerations for the project include proper topsoil stripping, proof-rolling and stabilization of subgrades, and proper fill placement and compaction. These and other geotechnical considerations are discussed in the following paragraphs.

Topsoil Stripping

The borings encountered a natural topsoil surface cover that ranged from 0.6 to 1.2 feet in thickness. Existing topsoil, vegetation, and other organic materials are not suitable for foundation, floor slab, or pavement support, and should be completely removed from beneath proposed building and pavement areas, plus a minimum of 5 feet laterally beyond. Topsoil and organic matter can be stockpiled for re-use in landscaping mounds, redistribution in proposed green spaces areas, or disposal at an off-site location. GCI expects that the earthwork contractor will encounter variable topsoil depths when

completing site stripping. The topsoil could be thicker in low-lying and poorly-drained areas of the site.

Subgrade Stabilization

Once the site is properly stripped, the resultant exposed soil subgrades should be carefully and thoroughly proof-rolled to delineate unstable conditions prior to placing new fill, underslab aggregate, or pavement base aggregate. Unstable areas encountered during proof-rolling should be stabilized or removed and replaced with structural fill. **Note that the upper level clay soils were typically very moist with natural moisture contents greater than optimum, and the earthwork contractor should anticipate that moisture conditioning will be required.**

Stabilization of soft subgrades by diskings, aerating/drying, and re-compaction may be feasible during traditionally drier times of the year. During wet seasons, partial undercutting and replacing of wet soils with structural fill, drying with soil additives such as lime, or use of geosynthetics may be needed to create a stable subgrade before placing controlled fills.

The use of soil additives, such as lime and flyash, or installation of geosynthetics should be reviewed by GCI prior to use in the field. Fewer problems with soft subgrades are expected if work is performed during traditionally drier times of the year (i.e., late spring, summer, and early fall). Traditionally wetter seasons (i.e., late fall, winter, and early spring) will contribute to more problems associated with soft, very moist subgrades.

New Fill Placement and Compaction

With a stable subgrade, place and compact fill to grade. Non-organic site soils can be reused as structural fill, provided proper moisture control is maintained. Fill materials within

building pads and pavement areas should be placed in a controlled manner as described in the *Site Preparation and Earthwork* section of this report. Depending on the time of year of earthwork, the fill may require drying to achieve compaction.

FOUNDATIONS

Provided the site is properly prepared, it is GCI's opinion that the proposed residential development can be constructed on conventional spread footings and continuous wall foundations. All footings should bear on stable, natural non-organic soils or on new, controlled fill placed directly over stable, natural non-organic soils. In GCI's opinion, footings bearing on acceptable soils can be designed using an allowable bearing capacity of **3,000 pounds per square foot**.

Regardless of calculated sizes, GCI recommends minimum sizes of 16 inches in width for wall footings and 30 inches square for column pads to prevent a punching effect. All exterior footings should extend to local frost bearing depth (36 inches) or to stable bearing (as stated above), whichever is deeper. Interior footings in heated areas may be placed as shallow as feasible, if bearing on acceptable soils.

Typical to local practice, if soft or unstable natural soils are encountered within footing excavations at proposed design grade, undercut to stable soils. *Soft, unstable bearing soils should be reviewed by the soil engineer prior to undercuts.* Undercut areas can be backfilled to design bottom-of-footing elevation using controlled density fill (CDF).

FLOOR SLABS

Conventional concrete slabs-on-grade are suitable for the proposed development, provided

the subgrade is thoroughly proof-rolled and any soft, yielding areas are brought to a stable condition prior to slab construction or placement of aggregate base. GCI recommends placing a minimum of 4 inches of granular fill (such as ODOT Item 304 or No.57 crushed limestone) under the floor slabs to serve as a capillary cut-off and to provide a uniform, firm subbase. Below basement slabs, we recommend that the aggregate thickness be increased to 8 inches with drains leading to a permanent sump.

Placement of a vapor barrier below the slabs is recommended in areas where moisture could cause problems with floor finishes.

SEISMIC FACTOR

Based on the boring findings, review of geological information, and in accordance with the Ohio Building Code – Site Class Definitions, the site is estimated as a Site Class D - stiff soil profile.

BELOW-GRADE WALLS

Below grade walls that will be allowed to move freely at the top of the wall should be designed as retaining walls using active-case lateral earth pressures. Walls restrained at both top and bottom such as basement walls should be designed to resist at-rest lateral soil pressures, plus any surcharge loads from adjacent slabs. The design loading depends on the type of backfill material used. The following equivalent fluid pressures are recommended:

Soil Type	Active Condition		At-Rest Condition	
	Coefficient	Equivalent Fluid Pressure (pcf)	Coefficient	Equivalent Fluid Pressure (pcf)
Free-draining Sand and Gravel	0.27	35	0.42	55
Clay-Silts (cohesive site soils)	0.38	50	0.54	70

** The above values are based on an assumed backfill density of 130 pcf placed with some compactive effort and a horizontal backfill surface behind the wall. Any lateral pressures from possible surcharge loads should also be used in design.

Free-draining sand and gravel is the recommended backfill material behind all below-grade walls. We recommend that exterior footing drains and underslab drainage (leading to a permanent sump) be installed for below grade slabs to minimize the build-up of hydrostatic forces behind the wall and below the slab.

EXCAVATIONS

The natural site soils can be excavated with conventional track hoe/hydraulic equipment. Excavations extending into any granular layers/lenses within the glacial may require layback or trench box construction techniques to prevent sidewall collapse. **All site excavations should comply with current OSHA regulations.**

GROUNDWATER

Groundwater seepage was not encountered in the borings at the time of drilling. GCI does not anticipate groundwater seepage to pose significant problems with normal shallow footings or utility excavations. If water is encountered in site excavations, the excavations

should be dewatered to allow footing construction and utility trench backfilling in dry conditions. Groundwater seepage flows should be controllable using portable sump pumps within the excavations and working mats of crushed stone, as needed. Contact GCI for additional recommendation if excessive groundwater conditions are encountered.

DETENTION PONDS

We encountered occasional layers of sand and gravel within the glacial till. If granular layers are encountered in the sides or bottom of the pond excavation, they should be undercut 18 inches and properly backfilled with clay based site soils.

SCOUR

According to ODOT for footings exposed to action of stream currents, the bottom of the footing should be placed below the depth of contraction scour. A scour analysis was beyond the scope of this study. GCI would require a detailed hydraulic analysis and final structure design to perform a scour analysis.

Regardless, GCI recommends the foundations/abutments be protected with properly designed rip-rap (Type C material). Inspect and repair rip-rap after major storm events. Provided foundations are on approved bearing conditions, GCI recommends a minimum bottom-of-footing depth set about 4 feet below the bottom of stream grade in lieu of performing a scour analysis.

APPROACH EMBANKMENTS

As discussed in the *Site Preparation* section of this report, existing fill, vegetation and associated topsoil are not suitable for embankment support and should be removed from

below the proposed embankment areas. GCI anticipates the resultant exposed subgrades will consist of lean clay soils. Exposed subgrades should be carefully proof-rolled to delineate soft/unstable conditions and properly stabilized as discussed in the section on *Subgrade Stabilization*.

Once the subgrade is stable, place and compact required fill to create approach subgrades. Structural fill should be properly benched into existing stable slopes to permit compaction of new fill in accordance with ODOT Item 203.05. A keyway should be constructed at the base of the embankments. The steepest recommended slope without geogrid reinforcement is 2H:1V. Slopes of 3H: 1V are recommended in areas that will be mowed.

As discussed in the *Fill Placement* section, new embankment fill should be free of organics, cobbles, boulders, and miscellaneous debris. The fill should be placed in loose lifts not exceeding 8 inches thick and compacted in accordance with ODOT Item 203 – Roadway Excavation and Embankment. It is recommended that GCI review potential borrow sources prior to use.

PAVEMENTS

Provided the site is properly prepared, conventional aggregate base and flexible asphalt wearing course pavements can be used. Prior to pavement construction, the subgrade should be carefully proof-rolled, and stabilized as necessary to provide a CBR value of at least 3. A specific pavement design is beyond the scope of work of this report; GCI can provide one if requested. A site-specific pavement design would require pavement use criteria.

For the single-family residential development, we anticipate that the roadways will be dedicated city streets and constructed to meet local municipal design standards. It is GCI's opinion that typical asphalt pavement sections for dedicated city streets will be adequate for the proposed development.

Providing adequate subbase drainage is important to future pavement performance.

Finger drains connecting to weep-holes in inlets, proper grading of pavement subgrades and surfaces to shed run-off, and underdrains in pavement swales are suggested subbase drainage methods and should be designed by the site civil engineer. Installing a medium-duty geogrid (Tensar BX 1100, or equivalent) below the base course aggregate course in areas subjected to stopping and turning traffic or concentrated traffic flow, such as the main entrance/exit drives, will increase the structural number of the pavement section and improve the pavement performance.

SITE PREPARATION AND EARTHWORK

As a general approach to site preparation, GCI recommends the following:

1. Strip existing topsoil, surface vegetation, and other organic materials from beneath proposed construction areas plus 5 feet laterally. Topsoil is not suitable for reuse as structural fill and should be stockpiled for redistribution in proposed green space areas and landscaping mounds or to backfill on-site borrow pits.
2. Carefully and thoroughly proof-roll the exposed natural soil subgrades with a fully-loaded, tandem-axle dump truck (or equivalent) to identify potential soft subgrade areas. Undercut soft areas or otherwise stabilize soft spots identified during the proof-roll prior to placing controlled fills, slab construction, or paving. GCI should review unstable subgrades prior to remediation to assess appropriate stabilization/undercutting procedures.
3. With stable subgrades, place controlled fills to design grade within proposed building and pavement areas, as required. Non-organic site soils are suitable for reuse in controlled fills. **Off-site borrow materials should be reviewed by GCI prior to use.**
4. Place controlled fills in maximum 8-inch thick loose lifts and compact each lift to a minimum of 98% of the maximum Standard Proctor dry density (ASTM D-698). The

moisture in the fill soils should be controlled to within $\pm 3\%$ of the optimum Standard Proctor moisture content. **Depending on the time of year of earthwork, moisture adjustment of the site soils may be required to achieve proper compaction.** The clay-based site soils will compact best with sheepsfoot-type equipment.

5. Excavate/install foundations after the building pad is complete. Refer to the *Foundations* section of this report for specific foundation design requirements.
6. Building slab and pavement area subgrades should be steel-wheel rolled to a smooth and stable surface prior to the placement of underslab or base course aggregate. Wet season construction may dictate the use of engineering geotextiles.
7. If work is performed during the winter (e.g., when freezing temperatures occur), special protective measures will be required during filling and footing construction procedures. Contact GCI for additional recommendations on cold-weather earthwork operations, if applicable.

CONSTRUCTION MATERIALS ENGINEERING AND TESTING

GCI provides construction materials engineering and testing services. For project continuity throughout construction, it is recommended that GCI be retained to observe, test, and document:

- earthwork procedures (stripping, fill placement, compaction, utility trench backfill, etc.),
- foundation and slab preparation (proof-rolling, excavations, undercuts, etc.),
- concrete placement and compressive strength testing (footings, structural concrete, slabs), and
- structural steel (welds, bolts, etc.).

The purpose of this work is to assess that the intent of the recommendations provided in this report is being followed and to make timely changes to the recommendations (as needed) in the event site conditions vary from those encountered in the borings. Please contact GCI's field department to initiate these services.

FINAL

It is recommended that GCI review final site layout and grading plans.

Recommendations contained in this report may be changed based on review of final site plans. If any changes in the nature, design or locations of the construction are planned, conclusions and recommendations should not be considered valid unless verified in writing by GCI. The recommendations contained in this report are the opinion of GCI based on the subsurface conditions found in the borings and available development information.

It should be noted that the nature and extent of variations between the borings might not become evident until construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations of this report. This report has been prepared for design purposes only and should not be considered sufficient to prepare an accurate bid document.

GCI appreciates the opportunity to work with you on this project, and we hope to continue our services through construction. Please contact our office if you have any questions or the need for additional services.



GEOTECHNICAL
CONSULTANTS INC.



APPENDIX – Buxton Mews Residential Development

General Notes for Soil Sampling and Classifications
General Site Location Map (DeLorme Street Atlas USA – 2014)
Aerial Photo & Boring Location Plan
Site & Boring Location Plan
Summary of Encountered Subsurface Conditions
Test Boring Logs (B-1 to B-10, B-101 to B-104)
Laboratory Test Results



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GENERAL NOTES FOR SOIL SAMPLING AND CLASSIFICATIONS

BORINGS, SAMPLING AND GROUNDWATER OBSERVATIONS:

Drilling and sampling were conducted in accordance with procedures generally recognized and accepted as standard methods of exploration of subsurface conditions. The borings were drilled using a truck-mounted drill rig using auger boring methods with standard penetration testing performed in each boring at intervals ranging from 1.5 to 5.0 feet. The stratification lines on the logs represent the approximate boundary between soil types at that specific location and the transition may be gradual.

Water levels were measured at drill locations under conditions stated on the logs. This data has been reviewed and interpretations made in the text of the report. Fluctuations in the level of the groundwater may occur due to other factors than those present at the time the measurements were made.

The Standard Penetration Test (ASTM-D-1586) is performed by driving a 2.0 inch O.D. split barrel sampler a distance of 18 inches utilizing a 140 pound hammer free falling 30 inches. The number of blows required to drive the sampler each 6 inches of penetration are recorded. The summation of the blows required to drive the sampler for the final 12 inches of penetration is termed the Standard Penetration Resistance (N). Soil density/consistency in terms of the N-value is as follows:

COHESIONLESS DENSITY		COHESIVE CONSISTENCY	
0-10	Loose	0-4	Soft
10-30	Medium Dense	4-8	Medium Stiff
30-50	Dense	8-15	Stiff
50 +	Very Dense	15-30	Very Stiff
		30 +	Hard

SOIL MOISTURE TERMS

Soil Samples obtained during the drilling process are visually characterized for moisture content as follows:

MOISTURE CONTENT	DESCRIPTION
Damp	Soil moisture is much drier than the Atterberg plastic limit (where soils are cohesive) and generally more than 3% below Standard Proctor "optimum" moisture conditions. Soils of this moisture generally require added moisture to achieve proper compaction.
Moist	Soil moisture is near the Atterberg plastic limit (cohesive soils) and generally within $\pm 3\%$ of the Standard Proctor "optimum" moisture content. Little to no moisture conditioning is anticipated to be required to achieve proper compaction and stable subgrades.
Very Moist	Soil moisture conditions are above the Atterberg plastic limit (cohesive soils) and generally greater than 3% above Standard Proctor "optimum" moisture conditions. Drying of the soils to near "optimum" conditions is anticipated to achieve proper compaction and stable subgrades.
Wet	Soils are saturated. Significant drying of soils is anticipated to achieve proper compaction and stable subgrades.

SOIL CLASSIFICATION PROCEDURE:

Soil samples obtained during the drilling process are preserved in plastic bags and visually classified in the laboratory. Select soil samples may be subjected to laboratory testing to determine natural moisture content, gradation, Atterberg limits and unit weight. Soil classifications on logs may be adjusted based on results of laboratory testing.

Soils are classified in accordance with the ASTM version of the Unified Soil Classification System. ASTM D-2487 "Classification of Soils for Engineering Purposes (Unified Soil Classification System)" describes a system for classifying soils based on laboratory testing. ASTM D-2488 "Description and Identification of Soil (Visual-Manual Procedure)" describes a system for classifying soils based on visual examination and manual tests.

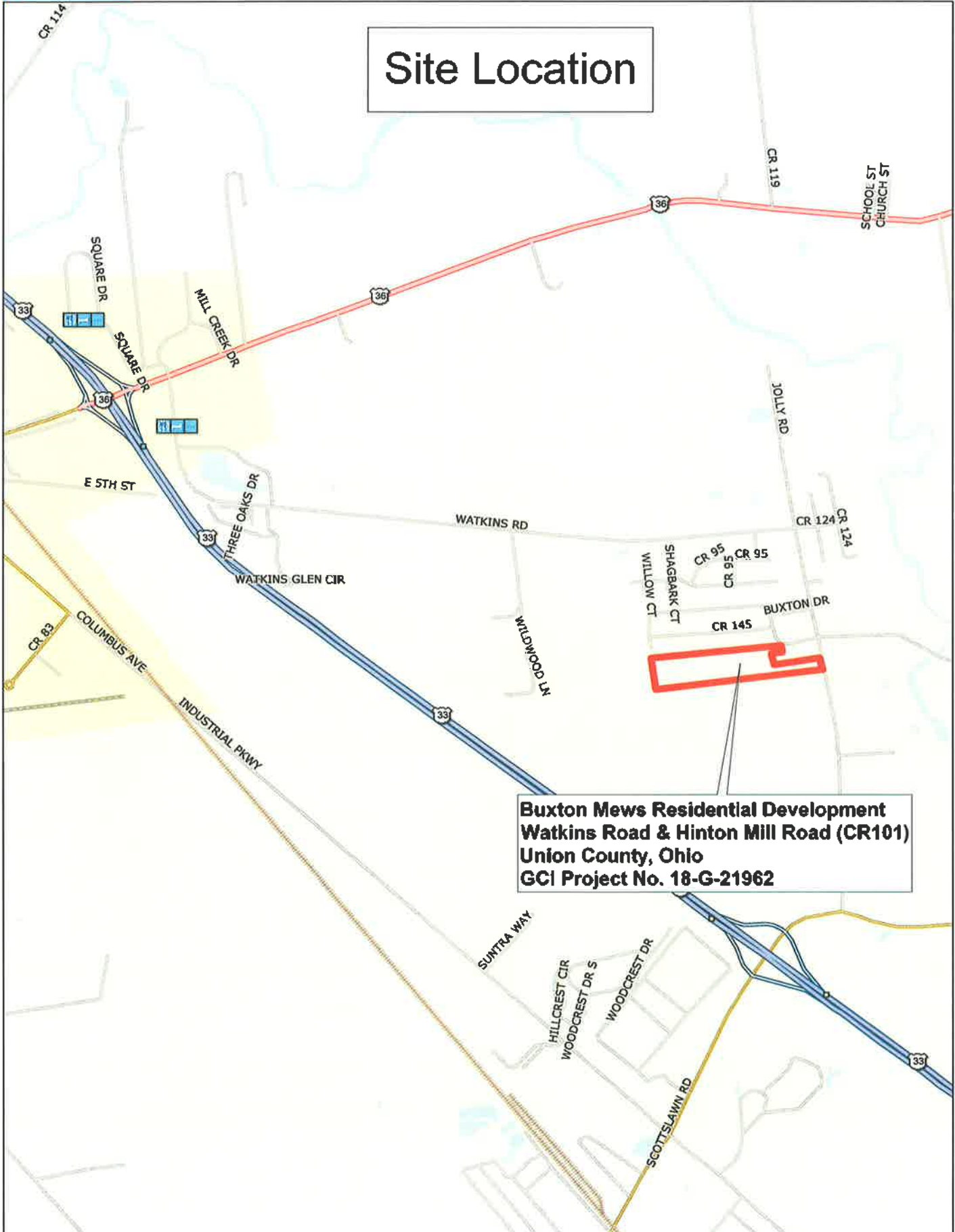
Soil classifications are based on the following tables (see reverse side):

GENERAL NOTES FOR SOIL SAMPLING AND CLASSIFICATIONS

PARTICLE SIZE DEFINITION		CONSTITUENT MODIFIERS	
Boulders:	>12"	Trace	Less than 5%
Cobbles:	3" to 12"	Few	5-10%
Gravel:	Coarse: 3/4" to 3"	Little	15-25%
	Fine: No. 4 (3/16") to 3/4"	Some	30-45%
Sand:	Coarse No. 10 (2.0mm) to No. 4 (4.75mm)	Mostly	50-100%
	Medium No. 40 (0.425mm) to No. 10 (2.0mm)		
	Fine No. 200 (0.074mm) to No. 40 (0.425mm)		
Silt & Clay	<0.074mm; classification based on overall plasticity; in general clay particles <0.005mm.		

ASTM/UNIFIED SOIL CLASSIFICATION AND SYMBOL CHART		
COARSE-GRAINED SOILS (more than 50% of materials is larger than No. 200 sieve size)		
GRAVELS More than 50% of coarse fraction larger than No. 4 sieve size	<i>Clean Gravel (less than 5% fines)</i>	
	GW	Well-graded gravel, gravel-sand mixtures, little or no fines
	GP	Poorly-graded gravels, gravel sand mixtures, little or no fines
	<i>Gravels with fines (more than 12% fines)</i>	
	GM	Silty gravels, gravel-sand-silt mixtures
SANDS More than 50% of coarse fraction smaller than No. 4 sieve size	GC	Clayey gravels, gravel-sand-clay mixtures
	<i>Clean Sands (Less than 5% fines)</i>	
	SW	Well-graded sands, gravelly sands, little or no fines
	SP	Poorly-graded sands, gravelly sands, little or no fines
	<i>Sands with fines (More than 12% fines)</i>	
	SM	Silty sands, sand-silt mixtures
	SC	Clayey sands, sand-clay mixtures
Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows:		
Less than 5 percentGW, GP, SW, SP Greater than 12 percentGM, GC, SM, SC 5 to 12 percentBorderline cases requiring dual symbols: SP-SM, GP-GM, etc.		
FINE-GRAINED SOILS (50% or more of material is smaller than No. 200 sieve size)		
SILTS AND CLAYS Liquid Limit less than 50%	ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
	CL	Inorganic clays or low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
	CL-ML	Inorganic silty clay of slight plasticity, P.I. between 4 and 7
	OL	Organic silts and organic silty clays of low plasticity
SILTS AND CLAYS Liquid Limit 50% or greater	MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
	CH	Inorganic clays of high plasticity, fat clays
	OH	Organic clays or medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS	PT	Peat and other highly organic soils

Site Location

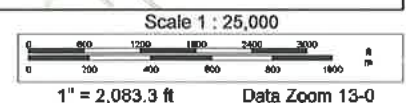


Buxton Mews Residential Development
Watkins Road & Hinton Mill Road (CR101)
Union County, Ohio
GCI Project No. 18-G-21962

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100 ft



Approximate Boring Location



AERIAL PHOTO & BORING LOCATION PLAN

Buxton Mews Residential Development

Watkins Rd & Hinton Mill Rd - Union County, Ohio

Base Map: Union County Auditor

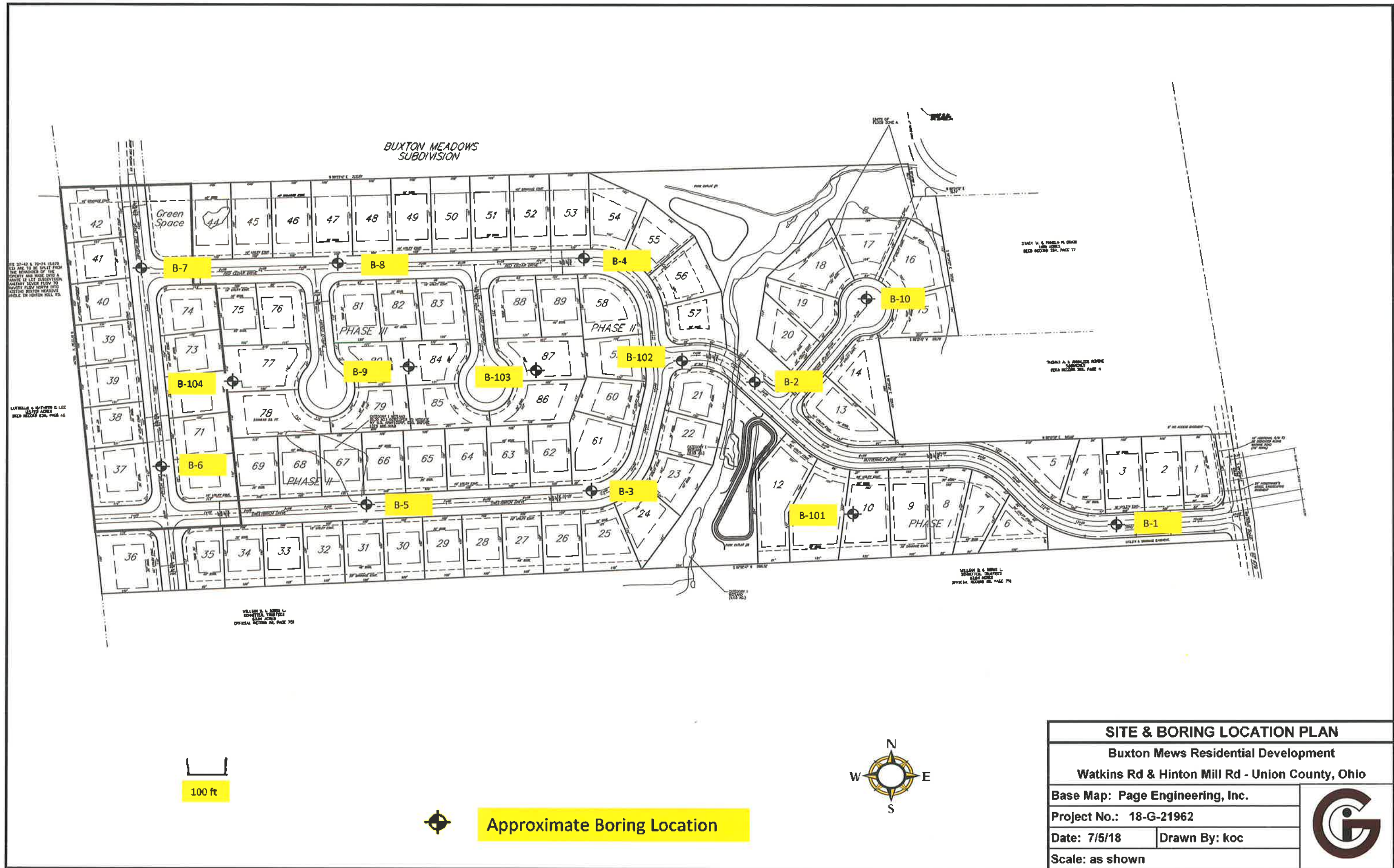
Project No.: 18-G-21962

Date: 7/5/18

Drawn By: koc

Scale: as shown





SITE & BORING LOCATION PLAN	
Buxton Mews Residential Development	
Watkins Rd & Hinton Mill Rd - Union County, Ohio	
Base Map: Page Engineering, Inc.	
Project No.: 18-G-21962	
Date: 7/5/18	Drawn By: koc
Scale: as shown	



Summary of Encountered Subsurface Conditions

Buxton Mews Residential Development
Watkins Road & Hinton Mill Road - Union County, Ohio
GCI Job Number: 18-G-21962

Borehole	Surface Elevation (feet) *	Surface Layer	Topsoil Thickness (ft.)	Groundwater: Level Encountered (ft)		Depth to Top of Lean Clay (ft)	Depth to Top of Silty Clay (ft)	Depth to Top of Fat clay, high plasticity (ft)		Depth to Top of Brown Till (ft)	Depth to Top of Gray Till (ft)	Bottom of Boring Depth (ft)
				Depth	Elevation*							
B-1	965.5	Topsoil	0.8	--	--	0.8	--	--	--	--	--	10.0
B-2	960.9	Topsoil	1.1	--	--	1.1	--	--	--	--	--	10.0
B-3	966.5	Topsoil	1.0	--	--	1.0	--	--	--	6.5	--	10.0
B-4	966.7	Topsoil	0.9	--	--	0.9	--	--	--	3.0	9.0	10.0
B-5	970.4	Topsoil	1.0	--	--	--	--	1.0	--	--	9.0	10.0
B-6	975.3	Topsoil	0.6	--	--	0.6	--	--	--	4.0	9.0	10.0
B-7	976.9	Topsoil	0.6	--	--	--	--	--	--	0.6	--	10.0
B-8	973.0	Topsoil	0.7	--	--	0.7	--	--	--	3.0	--	10.0
B-9	970.7	Topsoil	1.2	--	--	1.2	--	--	--	5.0	--	10.0
B-10	965.8	Topsoil	0.9	--	--	--	0.9	--	--	2.5	8.0	10.0
B-101	--	Topsoil	0.8	--	--	0.8	--	--	--	5.0	14.0	20.0
B-102	--	Topsoil	0.7	--	--	0.7	--	--	--	5.0	13.7	20.0
B-103	--	Topsoil	0.8	--	--	0.8	--	--	--	--	12.0	20.0
B-104	--	Topsoil	0.8	--	--	0.8	--	--	--	3.0	12.5	20.0

Average Topsoil Depth at boring locations: 0.9 feet



TEST BORING LOG

PROJECT NAME	<u>Buxton Mews Residential Development - Watkins Road & Hinton Mill Road -</u>	BORING NO.	<u>B-1</u>
	<u>Union County, Ohio</u>	PROJ.	SURF. ELEV. <u>965.5 ±</u>
CLIENT	<u>Buxton</u>	NO. <u>18-G-21962</u>	DATE DRILLED <u>2/18/2005</u>

[illegible]

* The stratification lines represent the approximate boundary between soil types and the transition may be gradual.



TEST BORING LOG

PROJECT NAME **Buxton Mews Residential Development - Watkins Road & Hinton Mill Road -** BORING NO. **B-2**
Union County, Ohio PROJ. SURF. ELEV. **960.9 ±**
 CLIENT **Buxton** NO. **18-G-21962** DATE DRILLED **2/18/2005**

GROUND WATER OBSERVATION							Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler			
None FEET BELOW SURFACE AT COMPLETION							Trace	Less than 5%	Cohesionless Density		Cohesive Consistency	
FEET BELOW SURFACE AT 24 HOURS							Few	5 to 10%	0 - 10	Loose	0 - 4	Soft
FEET BELOW SURFACE AT _____ HOURS							Little	15 to 25%	10 - 30	Medium Dense	4 - 8	Medium Stiff
							Some	30 to 45%	30 - 50	Dense	8 - 15	Stiff
							Mostly	50 to 100%	50 +	Very Dense	15 - 30	Very Stiff
											30 +	Hard
LOCATION OF BORING See Boring Location Plan												
DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness			
		0.0-1.5	D	1	1	2	Very Moist	1.1	TOPSOIL			
		2.0-3.5	D	2	3	3	Moist		Dark Brown to Brown Mottled Gray Lean Clay (CL) contains Trace Sand			
		4.0-5.5	D	2	3	3	Moist	6.0	Dark Gray Lean Clay (CL) contains Little Sand			
		8.5-10.0	D	6	8	9	Moist	10.0	BOTTOM OF BORING: 10.0'			

* The stratification lines represent the approximate boundary between soil types and the transition may be gradual.



TEST BORING LOG

PROJECT NAME Buxton Mews Residential Development - Watkins Road & Hinton Mill Road - BORING NO. B-3
Union County, Ohio PROJ. SURF. ELEV. 966.5 ±
 CLIENT Buxton NO. 18-G-21962 DATE DRILLED 2/18/2005

[illegible]

* The stratification lines represent the approximate boundary between soil types and the transition may be gradual.



TEST BORING LOG

PROJECT NAME	<u>Buxton Mews Residential Development - Watkins Road & Hinton Mill Road -</u>	BORING NO.	<u>B- 4</u>
	<u>Union County, Ohio</u>	PROJ.	<u>SURF. ELEV. 966.7 ±</u>
CLIENT	<u>Buxton</u>	NO.	<u>18-G-21962</u>
		DATE DRILLED	<u>2/18/2005</u>

GROUND WATER OBSERVATION							Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler		Cohesionless Density		Cohesive Consistency					
None FEET BELOW SURFACE AT COMPLETION							Trace	Less than 5%			0 - 10		Loose		0 - 4		Soft	
_____ FEET BELOW SURFACE AT 24 HOURS							Few	5 to 10%			10 - 30		Medium Dense		4 - 8		Medium Stiff	
_____ FEET BELOW SURFACE AT _____ HOURS							Little	15 to 25%			30 - 50		Dense		8 - 15		Stiff	
							Some	30 to 45%			50 +		Very Dense		15 - 30		Very Stiff	
							Mostly	50 to 100%							30 +		Hard	
LOCATION OF BORING							See Boring Location Plan											
DEPTH	Pocket Penetrometer (tst)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness									
				From	To	12-18												
5		0.0-1.5	D	1	2	2	Very Moist to Moist	0.9	TOPSOIL									
							Moist	3.0	Dark Brown to Brown Mottled Gray Lean Clay (CL) contains Trace Sand									
		2.0-3.5	D	4	5	6												
							Moist		Brown Mottled Gray Lean Clay with Sand (CL) - glacial till contains Little Sand, Trace Gravel									
		4.0-5.5	D	4	6	8												
								9.0	Gray Lean Clay with Sand (CL) - glacial till contains Little Sand									
		8.5-10.0	D	6	9	11												
10								10.0										
							BOTTOM OF BORING: 10.0'											
15																		

* The stratification lines represent the approximate boundary between soil types and the transition may be gradual.



TEST BORING LOG

PROJECT NAME	<u>Buxton Mews Residential Development - Watkins Road & Hinton Mill Road -</u>	BORING NO.	<u>B- 5</u>
	<u>Union County, Ohio</u>	PROJ.	<u>SURF. ELEV. 970.4 ±</u>
CLIENT	<u>Buxton</u>	NO.	<u>18-G-21962</u>
			<u>DATE DRILLED 2/18/2005</u>

[illegible]

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TEST BORING LOG

PROJECT NAME	<u>Buxton Mews Residential Development - Watkins Road & Hinton Mill Road -</u>	BORING NO.	<u>B- 6</u>
	<u>Union County, Ohio</u>	PROJ.	SURF. ELEV. <u>975.3 +</u>
CLIENT	<u>Buxton</u>	NO. <u>18-G-21962</u>	DATE DRILLED <u>2/18/2015</u>

[illegible]

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TEST BORING LOG

PROJECT NAME **Buxton Mews Residential Development - Watkins Road & Hinton Mill Road -** BORING NO. **B-7**
Union County, Ohio PROJ. SURF. ELEV. **976.9 ±**
 CLIENT **Buxton** NO. **18-G-21962** DATE DRILLED **2/18/2005**

GROUND WATER OBSERVATION							Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler				
None FEET BELOW SURFACE AT COMPLETION							Trace	Less than 5%	Cohesionless Density		Cohesive Consistency		
FEET BELOW SURFACE AT 24 HOURS							Few	5 to 10%	0 - 10	Loose	0 - 4	Soft	
FEET BELOW SURFACE AT _____ HOURS							Little	15 to 25%	10 - 30	Medium Dense	4 - 8	Medium Stiff	
							Some	30 to 45%	30 - 50	Dense	8 - 15	Stiff	
							Mostly	50 to 100%	50 +	Very Dense	15 - 30	Very Stiff	
											30 +	Hard	
LOCATION OF BORING							See Boring Location Plan						
DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION				
				0-6	6-12	12-18			Remarks include color, type of soil, etc. Rock-color, type, condition, hardness				
		0.0-1.5	D	1	1	2	Very Moist to Moist	0.6	TOPSOIL				
									Brown Lean Clay with Sand (CL) - glacial till contains Little Sand, Trace Gravel				
		2.0-3.5	D	3	3	4	Moist						
		4.0-5.5	D	4	5	7	Moist						
		8.5-10.0	D	5	7	9	Moist						
10								10.0	BOTTOM OF BORING: 10.0'				
15													

* The stratification lines represent the approximate boundary between soil types and the transition may be gradual.



TEST BORING LOG

PROJECT NAME Buxton Mews Residential Development - Watkins Road & Hinton Mill Road - BORING NO. B- 8
Union County, Ohio PROJ. SURF. ELEV. 973.0 ±
 CLIENT Buxton NO. 18-G-21962 DATE DRILLED 2/18/2005

GROUND WATER OBSERVATION							Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler			
None FEET BELOW SURFACE AT COMPLETION _____ FEET BELOW SURFACE AT 24 HOURS _____ FEET BELOW SURFACE AT _____ HOURS							Trace	Less than 5%	Cohesionless Density		Cohesive Consistency	
							Few	5 to 10%	0 - 10	Loose	0 - 4	Soft
							Little	15 to 25%	10 - 30	Medium Dense	4 - 8	Medium Stiff
							Some	30 to 45%	30 - 50	Dense	8 - 15	Stiff
							Mostly	50 to 100%	50 +	Very Dense	15 - 30	Very Stiff
											30 +	Hard
LOCATION OF BORING See Boring Location Plan												
DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION			
				0-6	6-12	12-18			Remarks include color, type of soil, etc. Rock-color, type, condition, hardness			
5		0.0-1.5	D	1	2	2	Very Moist to Moist	0.7	TOPSOIL			
									Dark Brown to Brown Mottled Gray Lean Clay (CL) contains Trace Sand			
		2.0-3.5	D	3	5	5	Moist	3.0				
10		4.0-5.5	D	4	6	8	Moist		Brown Mottled Gray Lean Clay with Sand (CL) - glacial till contains Little Sand, Trace Gravel			
		8.5-10.0	D	5	6	9	Moist	10.0				
15									BOTTOM OF BORING: 10.0'			

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TEST BORING LOG

PROJECT NAME **Buxton Mews Residential Development - Watkins Road & Hinton Mill Road -** BORING NO. **B-9**
Union County, Ohio PROJ. SURF. ELEV. **970.7 ±**
 CLIENT **Buxton** NO. **18-G-21962** DATE DRILLED **2/18/2005**

GROUND WATER OBSERVATION							Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler			
None FEET BELOW SURFACE AT COMPLETION							Trace	Less than 5%	Cohesionless Density		Cohesive Consistency	
FEET BELOW SURFACE AT 24 HOURS							Few	5 to 10%	0 - 10	Loose	0 - 4	Soft
FEET BELOW SURFACE AT _____ HOURS							Little	15 to 25%	10 - 30	Medium Dense	4 - 8	Medium Stiff
							Some	30 to 45%	30 - 50	Dense	8 - 15	Stiff
							Mostly	50 to 100%	50 +	Very Dense	15 - 30	Very Stiff
											30 +	Hard
LOCATION OF BORING See Boring Location Plan												
DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness			
		0.0-1.5	D	1	1	2	Very Moist to Moist	1.2	TOPSOIL			
		2.0-3.5	D	1	2	3	Moist		Dark Brown to Brown Mottled Gray Lean Clay (CL) contains Trace Sand			
		4.0-5.5	D	2	3	4	Moist	5.0	Brown Lean Clay with Sand (CL) - glacial till contains Little Sand, Trace Gravel			
5		8.5-10.0	D	4	5	8	Moist	10.0				
10									BOTTOM OF BORING: 10.0'			
15												

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TEST BORING LOG

PROJECT NAME **Buxton Mews Residential Development - Watkins Road & Hinton Mill Road -** BORING NO. **B-10**
Union County, Ohio PROJ. SURF. ELEV. **965.8 ±**
 CLIENT **Buxton** NO. **18-G-21962** DATE DRILLED **2/18/2005**

GROUND WATER OBSERVATION							Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler			
None FEET BELOW SURFACE AT COMPLETION							Trace	Less than 5%	Cohesionless Density		Cohesive Consistency	
FEET BELOW SURFACE AT 24 HOURS							Few	5 to 10%	0 - 10	Loose	0 - 4	Soft
FEET BELOW SURFACE AT _____ HOURS							Little	15 to 25%	10 - 30	Medium Dense	4 - 8	Medium Stiff
							Some	30 to 45%	30 - 50	Dense	8 - 15	Stiff
							Mostly	50 to 100%	50 +	Very Dense	15 - 30	Very Stiff
											30 +	Hard
LOCATION OF BORING See Boring Location Plan												
DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION			
				0-6	6-12	12-18			Remarks include color, type of soil, etc. Rock-color, type, condition, hardness			
5		0.0-1.5	D	1	2	2	Very Moist to Moist	0.9	TOPSOIL			
									Dark Brown to Brown Mottled Gray Clay-Silt (CL-ML) contains Trace Sand			
		2.0-3.5	D	3	5	6	Moist	2.5	Brown Lean Clay with Sand (CL) - glacial till contains Little Sand, Trace Gravel			
		4.0-5.5	D	5	6	7	Moist					
10												
		8.5-10.0	D	3	5	6	Moist	8.0	Gray Sandy Lean Clay with Gravel (CL) - glacial till contains Some Sand, Little Gravel			
								10.0				
15	BOTTOM OF BORING: 10.0'											

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TEST BORING LOG

PROJECT NAME **Buxton Mews Residential Development - Watkins Road & Hinton Mill Road -** BORING NO. **B-101**
Union County, Ohio PROJ. _____ SURF. ELEV. _____
 CLIENT **Buxton** NO. **18-G-21962** DATE DRILLED **6/28/2018**

GROUND WATER OBSERVATION							Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler			
None FEET BELOW SURFACE AT COMPLETION							Trace	Less than 5%	Cohesionless Density		Cohesive Consistency	
_____ FEET BELOW SURFACE AT 24 HOURS							Few	5 to 10%	0 - 10	Loose	0 - 4	Soft
_____ FEET BELOW SURFACE AT _____ HOURS							Little	15 to 25%	10 - 30	Medium Dense	4 - 8	Medium Stiff
							Some	30 to 45%	30 - 50	Dense	8 - 15	Stiff
							Mostly	50 to 100%	50 +	Very Dense	15 - 30	Very Stiff
											30 +	Hard
LOCATION OF BORING							See Boring Location Plan					
DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION			
				0-6	6-12	12-18			Remarks include color, type of soil, etc. Rock-color, type, condition, hardness			
	4.5	0.0-1.5	SS	2	3	3	Moist	0.8	Topsoil			
									Brown Lean Clay (CL) contains Few Sand, low plasticity			
	4.5	2.0-3.5	SS	5	7	8	Moist					
	4.5	4.0-5.5	SS	7	9	12	Moist	5.0	Brown Lean Clay with Sand (CL) - glacial till contains Little Sand, Few Gravel, low plasticity			
5												
	4.5	8.5-10.0	SS	8	13	16	Moist					
10												
	4.5	13.5-15.0	SS	8	14	14	Moist to Very Moist	14.0	Gray Sandy Lean Clay with Gravel (CL) - glacial till contains Little to Some Sand, Few Gravel, low plasticity, silty sand seams			
15												
	4.5	18.5-20.0	SS	8	16	14	Very Moist	20.0				
									BOTTOM OF BORING: 20'			

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TEST BORING LOG

PROJECT NAME **Buxton Mews Residential Development - Watkins Road & Hinton Mill Road -** BORING NO. **B-102**
Union County, Ohio PROJ. _____ SURF. ELEV. _____
 CLIENT **Buxton** NO. **18-G-21962** DATE DRILLED **6/28/2018**

GROUND WATER OBSERVATION				Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler			
None FEET BELOW SURFACE AT COMPLETION _____ FEET BELOW SURFACE AT 24 HOURS _____ FEET BELOW SURFACE AT _____ HOURS				Trace	Less than 5%	Cohesionless Density		Cohesive Consistency	
				Few	5 to 10%	0 - 10	Loose	0 - 4	Soft
				Little	15 to 25%	10 - 30	Medium Dense	4 - 8	Medium Stiff
				Some	30 to 45%	30 - 50	Dense	8 - 15	Stiff
				Mostly	50 to 100%	50 +	Very Dense	15 - 30	Very Stiff
								30 +	Hard
LOCATION OF BORING See Boring Location Plan									
DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness
				0-6	6-12	12-18			
5	3.0	0.0-1.5	SS	1	2	2	Moist to Very Moist	0.7	Topsoil
									Brown Mottled Gray Lean Clay (CL) contains Few Sand, low plasticity
	4.5	2.0-3.5	SS	3	4	4	Moist		
	4.5	4.0-5.5	SS	7	7	9	Moist	5.0	
10									Brown Lean Clay with Sand (CL) - glacial till contains Little Sand, Few Gravel, shale fragments, low plasticity
	4.5	8.5-10.0	SS	10	11	14	Moist		
15									Gray Lean Clay with Sand (CL) - glacial till contains Little Sand, Few Gravel, moderate plasticity Layers of sand and gravel
	3.0	13.5-15.0	SS	9	12	13	Moist to Very Moist	13.7	
									BOTTOM OF BORING: 20'
	1.0	18.5-20.0	SS	9	13	18	Very Moist		
								20.0	

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TEST BORING LOG

PROJECT NAME **Buxton Mews Residential Development - Watkins Road & Hinton Mill Road -** BORING NO. **B-103**
Union County, Ohio PROJ. _____ SURF. ELEV. _____
 CLIENT **Buxton** NO. **18-G-21962** DATE DRILLED **6/28/2018**

GROUND WATER OBSERVATION							Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler			
None FEET BELOW SURFACE AT COMPLETION							Trace	Less than 5%	Cohesionless Density		Cohesive Consistency	
FEET BELOW SURFACE AT 24 HOURS							Few	5 to 10%	0 - 10	Loose	0 - 4	Soft
FEET BELOW SURFACE AT _____ HOURS							Little	15 to 25%	10 - 30	Medium Dense	4 - 8	Medium Stiff
							Some	30 to 45%	30 - 50	Dense	8 - 15	Stiff
							Mostly	50 to 100%	50 +	Very Dense	15 - 30	Very Stiff
											30 +	Hard
LOCATION OF BORING See Boring Location Plan												
DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION Remarks include color, type of soil, etc. Rock-color, type, condition, hardness			
	4.5	0.0-1.5	SS	2	2	2	Moist to Very Moist	0.8	Topsoil			
									Brown Mottled Gray Lean Clay (CL) contains Few Sand, moderate plasticity			
	3.5	2.0-3.5	SS	3	3	5	Moist					
	4.5	4.0-5.5	SS	6	8	8	Moist to Very Moist		Layers of sand and gravel			
	4.5	8.5-10.0	SS	6	10	12	Moist					
								12.0	Gray Lean Clay with Sand (CL) - glacial till contains Little Sand, Trace Gravel, moderate plasticity			
	3.5	13.5-15.0	SS	9	13	15	Moist to Very Moist					
	2.0	18.5-20.0	SS	10	10	18	Very Moist		BOTTOM OF BORING: 20'			
								20.0				

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TEST BORING LOG

PROJECT NAME Buxton Mews Residential Development - Watkins Road & Hinton Mill Road - BORING NO. B-104
 CLIENT Union County, Ohio PROJ. NO. 18-G-21962 SURF. ELEV. ±
Buxton DATE DRILLED 6/28/2018

GROUND WATER OBSERVATION							Proportions Used		140 lb Wt. x 30" fall on 2" O.D. Sampler			
None FEET BELOW SURFACE AT COMPLETION							Trace	Less than 5%	Cohesionless Density		Cohesive Consistency	
_____ FEET BELOW SURFACE AT 24 HOURS							Few	5 to 10%	0 - 10	Loose	0 - 4	Soft
_____ FEET BELOW SURFACE AT _____ HOURS							Little	15 to 25%	10 - 30	Medium Dense	4 - 8	Medium Stiff
							Some	30 to 45%	30 - 50	Dense	8 - 15	Stiff
							Mostly	50 to 100%	50 +	Very Dense	15 - 30	Very Stiff
											30 +	Hard
LOCATION OF BORING							See Boring Location Plan					
DEPTH	Pocket Penetrometer (tsf)	Sample Depths From To	Type of Sample	Blows per 6" on Sampler From To			Moisture Density or Consist.	Strata Change Depth*	SOIL IDENTIFICATION			
	2.5	0.0-1.5	SS	2	1	2	Moist	0.8	Topsoil			
									Brown Mottled Gray Lean Clay (CL) contains Few Sand, moderate plasticity			
	4.5	2.0-3.5	SS	2	3	3	Moist	3.0	Brown Lean Clay with Sand (CL) - glacial till contains Little Sand, Few Gravel, low plasticity			
5	2.5	4.0-5.5	SS	4	6	6	Moist to Very Moist					
	4.5	8.5-10.0	SS	6	8	9	Moist					
10												
	4.5	13.5-15.0	SS	8	8	8	Moist to Very Moist	12.5	Gray Lean Clay with Sand (CL) - glacial till contains Little Sand, Trace Gravel, low to moderate plasticity			
15												
	2.0	18.5-20.0	SS	6	9	8	Very Moist					
								20.0	BOTTOM OF BORING: 20'			

* The stratification lines represent the approximate boundary between soil types and the transition may be gradual.



Summary of Laboratory Results

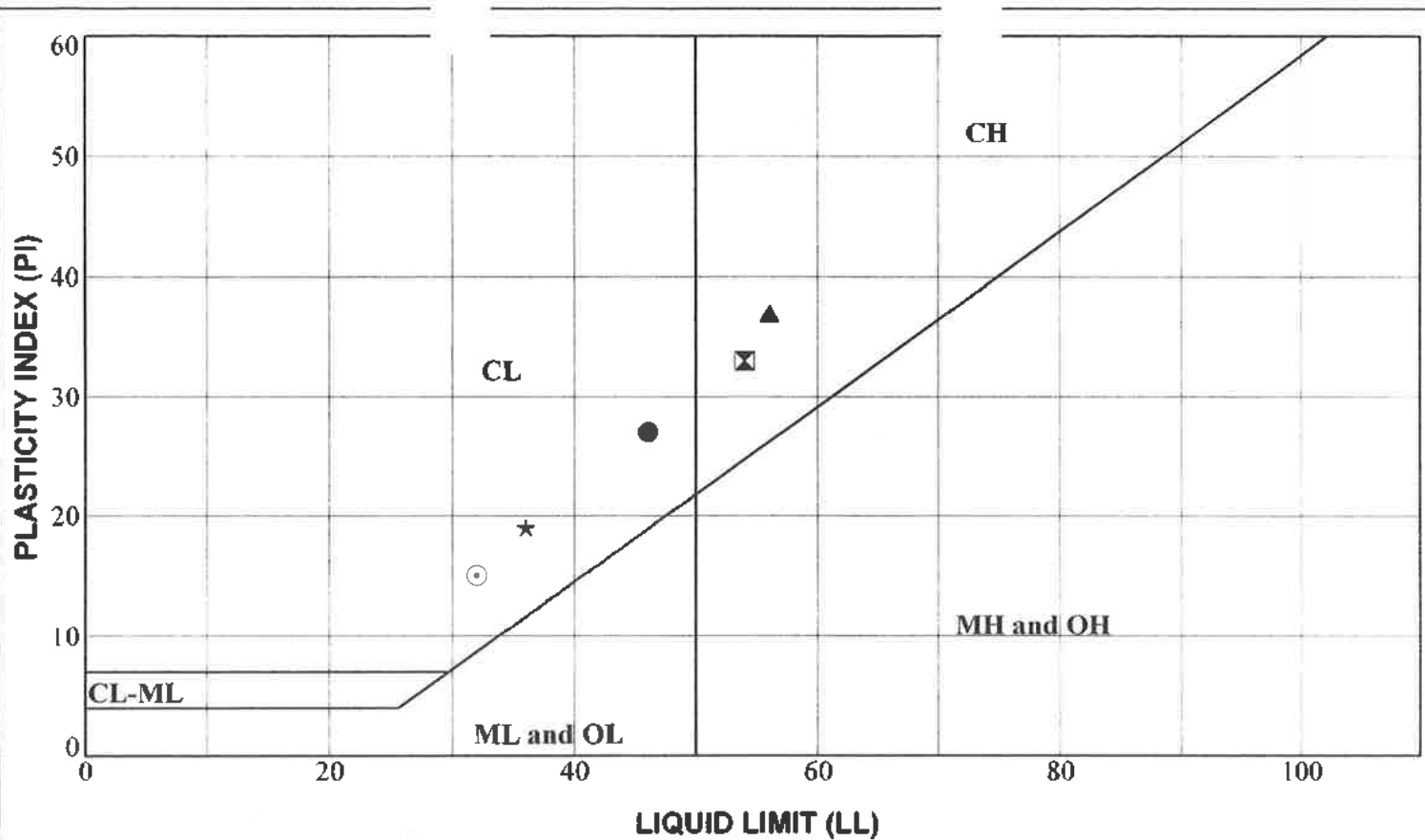
Watkins Run Subdivision
Watkins Road - Union County, Ohio
GCI Job Number: 05-G-12306

Test Hole	Depth:	Water Content (%)	Liquid Limit	Plastic Limit	Plasticity Index	% Fines (< #200 Sieve)	% Clay (< 0.005 mm)	Dry Density (pcf)	Optimum Moisture (%)	C.B.R.	Swell (%)	ASTM Classification	ASTM Description
B-1	1.0	24.9	46	19	27	89	56	106.7	19.2	3.3	2.2	CL	Lean Clay
B-2	0.0	25.9						-	-	-	-		
B-2	2.0	24.1						-	-	-	-		
B-2	4.0	22.5						-	-	-	-		
B-2	8.0	17.6						-	-	-	-		
B-4	0.0	27.0						-	-	-	-		
B-4	2.0	16.8						-	-	-	-		
B-4	4.0	15.5						-	-	-	-		
B-5	2.0	26.4	54	21	33	92	60	-	-	-	-	CH	Fat Clay
B-5	4.0	26.6	56	19	37	93	60	-	-	-	-	CH	Fat Clay
B-10	2.0	17.8	36	17	19	82	46	-	-	-	-	CL	Lean Clay With Sand
B-10	4.0	15.1	32	17	15	80	43	-	-	-	-	CL	Lean Clay With Sand

March 2005

Sheet 1 of 1





LEGEND:

TEST HOLE	DEPTH	w _L	LL	PL	PI	ASTM CLASSIFICATION
● B-1	1.0	24.9	46	19	27	CL
⊠ B-5	2.0	26.4	54	21	33	CH
▲ B-5	4.0	26.6	56	19	37	CH
★ B-10	2.0	17.8	36	17	19	CL
⊙ B-10	4.0	15.1	32	17	15	CL

Job No: 05-G-12306

Method: ASTM D4318

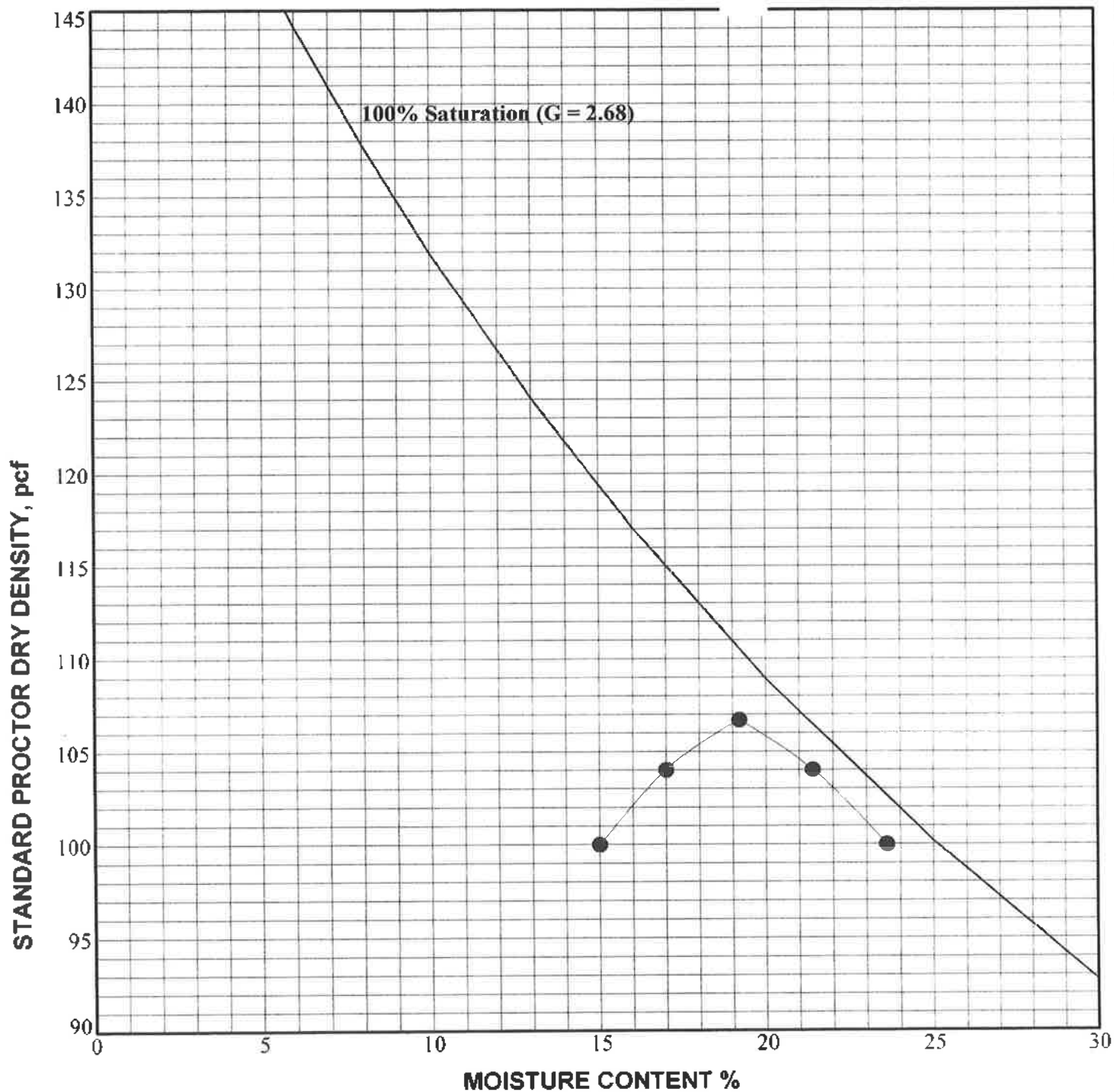
Date: March 2005

ATTERBERG LIMITS TEST RESULTS

*Watkins Run Subdivision
Watkins Road - Union County, Ohio*

Geotechnical Consultants, Inc. - Westerville, Ohio 43081





LEGEND:

Test Hole	Depth	ASTM Classification	Maximum Dry Density, pcf	Optimum Moisture Content, %	Natural Moisture Content, %	CBR
● B-1	1.0	CL	106.7	19.2	24.9	3.3

Job No: 05-G-12306

Method: ASTM D698A

Date: March 2005

LABORATORY COMPACTION TEST

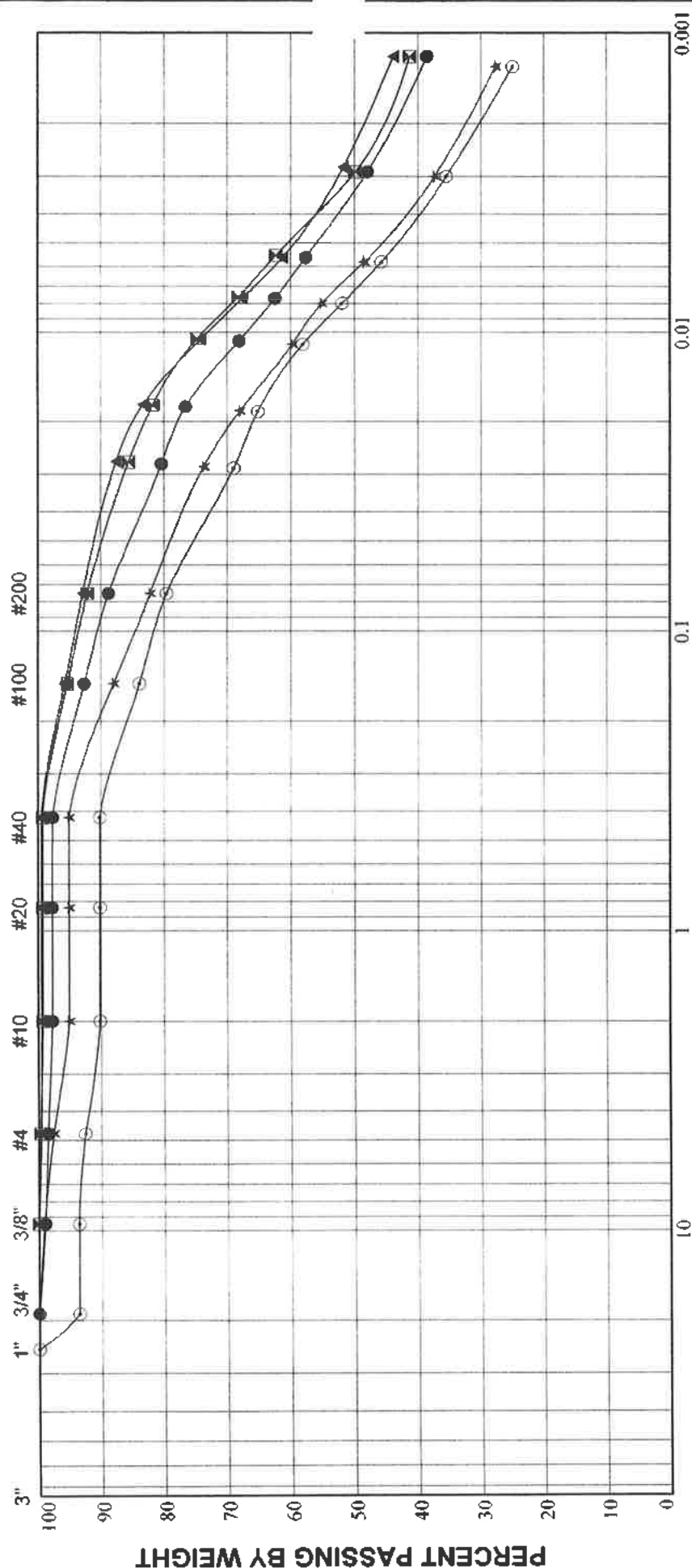
Watkins Run Subdivision
Watkins Road - Union County, Ohio

Geotechnical Consultants, Inc. - Westerville, Ohio 43081



HYDROMETER

U.S. STANDARD SIEVES



PARTICLE SIZE IN MILLIMETERS

GRAVEL			SAND			SILT		CLAY
coarse		fine	coarse		medium	fine		
TEST HOLE		DEPTH	LL	w _n	PL	ASTM CLASSIFICATION	ASTM SOIL DESCRIPTION	C.B.R.
●	B-1	1.0	46	24.9	19	CL	Lean Clay	3.3
☒	B-5	2.0	54	26.4	21	CH	Fat Clay	---
▲	B-5	4.0	56	26.6	19	CH	Fat Clay	---
★	B-10	2.0	36	17.8	17	CL	Lean Clay With Sand	---
⊙	B-10	4.0	32	15.1	17	CL	Lean Clay With Sand	---

Job No: 05-G-12306

Method: ASTM D421 D422

Date: March 2005

COMBINED PARTICLE SIZE DISTRIBUTION

Watkins Run Subdivision - Watkins Road - Union County, Ohio

Geotechnical Consultants, Inc. - Westerville, Ohio 43081



GENERAL WARRANTY DEED

Gloria Counts Davis aka Gloria V.Counts, married, Arlie Davis, her husband, of Union County, for valuable consideration paid, GRANT(S), with general warranty covenants, to Buxton Development, ^{Co.} whose tax mailing address is: the following **REAL PROPERTY**: Situated in the County of Union in the State of Ohio and in the Township of Dover
See attached legal description:

Map number 103-00-00-053.000

Parcel number 11-0012001.000

Also Known as: Watkins Rd., Marysville, OH

EXCEPT FOR REAL ESTATE TAXES AND ASSESSMENTS FOR THE YEAR 2004 AND THEREAFTER.
EXCEPT FOR EASEMENTS AND RESTRICTIONS OF RECORD.

Prior Instrument: Volume 281 Page 485 Official Deed Records Union County, Ohio.

Gloria V. Davis aka Gloria V. Counts, married, Arlie Davis her husband releases all rights of dower therein. Witness their hand(s) this ^{OH} 1 day of March, 2004

Gloria V. Davis AKA Gloria V. Counts
Gloria V. Davis aka Gloria V. Counts (grantor)

Arlie Davis (grantor)

STATE OF OHIO

COUNTY OF

Union

SS.

Be it remembered, that on this ^{OH} 1 day of March, 2004, before me, the Subscriber, a Notary Public in and for said state, personally came, the GRANTOR(S) Gloria V. Davis, aka Gloria V. Counts, married, Arlie Davis, her husband who acknowledged the signing of this DEED and that the signing was their voluntary act and deed for the uses and purposes therein mentioned.

In testimony whereof, I have hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Tamara Dowell

This instrument was prepared by: Schulze Phillips and Chase Law Office, 110 S. Main St., Marysville, OH 43040

(recording transfer information)



Tamara Dowell
Logan County, State of Ohio
My Commission Expires May 5, 2008

TRANSFERRED

MAR 11 2004

MARY H. SNIDER, AUDITOR.
This Conveyance has been examined and the Grantor has
complied with section 319.202 of the Revised Code.

FEE \$ 500.00
EXEMPT EMA

OR 527 PG 782

EXCEPTING:

EXHIBIT "A"

Situated in the Count of Union in the State of Ohio and in the Township of Dover, Part of Survey No. 9028:

Beginning at a stake in the North line of said Survey and in the center of the Hinton Mill Gravel Road at a point North 62° West 41.08 poles along said road from the center of Mill Creek; thence with said Survey line South 85-3/4° West 251.08 poles to a stone in the Northwest corner of said Survey; thence with the West line of said Survey South 8° East 59.76 poles to a stone and tile, Northwest corner to the lands of Thomas Henderson's heirs; thence with the North line of said land North 85° East, passing over a stone on the bank of Mill Creek 261 poles to a stake in the center of said creek and Northeast corner to the lands of said Henderson; thence up said creek with the meanderings thereof North 28° West 5.40 poles; North 6° West 6 poles; North 15° East 12 poles; North 66° East 18 poles; and North 25° East 5 poles to a point in the center of said creek and under the center of the bridge on said Hinton Mill Gravel road; thence with the center of said road North 62° West 41.80 poles to the place of beginning, containing 96.18 acres, more or less.

Except therefrom a cemetery lot bounded as follows: Beginning at a stake in the North line of said Survey and in the angle of the Hinton Mill Gravel Road; thence with said Survey line and the center of said road South 85-3/4° West 2.30 poles to a stake; thence South 6° West 16.96 poles to a stake; thence South 88-1/2° East 11.20 poles to a stake; thence North 10° East 13.20 poles to a stake in the center of said gravel road; thence with the center of said road North 62° West 9.60 poles to the place of beginning, containing .75 of an acre, more or less; and leaving, exclusive of said exception, 95 acres, more or less.

Also excepting the following premises (see Deed Book Vol. 213, page 529), Being part of Survey No. 9028 in Dover Township, and beginning at the point of intersection of the Survey line between Original Surveys #9028 and #5135, and the center-line of County Road #104; Cse. #1: Thence with the center-line of County Road #104, S. 8° E. 256.65' more or less to the south line of a proposed 7-lot layout extended westwardly to an intersection with said center-line of County Road #104; Cse. #2: Thence parallel with the center-line of County Road #101, along said south line of said proposed 7-lot layout, passing iron pins at 30', 171.7', 341.7', 511.7', 681.7', 851.7', and 1021.7', - 1185.9' to the south-west corner of the Cemetery Lot, as marked by a steel post encased in a concrete base; Cse. #3: Thence N. 10° E. with the west line of said Cemetery Lot, 278.5' more or less to a point on the above mentioned Survey Line between Original Surveys #9028 and #5135; Cse. #4: Thence S. 85-3/4° W. with said line between Surveys #9028 and #5135, 1257.87' more or less to the point of beginning.

Containing an area of 7.027 Ac., more or less, subject to County Roads #101 and #104.

EXCEPTING:

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Also excepting the following premises (see Deed Book Vol. 270, page 772), Beginning at a railroad spike in the centerline of Watkins Road County Road No. 104-C (50 feet wide), in the north line of said Virginia Military Survey No. 9028 and in the north line of said 87.793 acre tract, said railroad spike being S. 9° 34' E a distance of 30.00 feet from a nail found at the intersection of the centerline of Watkins Road with the centerline of Hinton Mill Road - County Road No. 101-A;

thence S. 9° 34' E along the centerline of Watkins Road a distance of 80.77 feet to a railroad spike;

thence S 88° 21' W parallel with and 80.00 feet southerly by perpendicular measurement from the north line of said Virginia Military Survey No. 9028 and from the north line of said 87.793 acre tract a distance of 700.00 feet to an iron pin (passing an iron pin in the west right-of-way line of Watkins Road at 25.24 feet);

thence N 9° 34' W parallel with the centerline of Watkins Road a distance of 80.77 feet to an iron pin in the north line of said 87.793 acre tract and in the north line of said Virginia Military Survey No. 9028;

thence N 88° 21' E along a portion of the north line of said 87.793 acre tract and along a portion of the north line of said Virginia Military Survey No. 9028 a distance of 700.00 feet to the place of beginning (passing an iron pin in the west right-of-way line of Watkins Road at 674.76 feet);

containing 1.286 acres of land more or less and being subject to all legal highways, easements and restrictions of record.

EXCEPTING THEREFROM THE FOLLOWING:

Situated in Part of Survey 9028 in the Virginia Military Lands, Dover Township, Union County, State of Ohio; Being part of a 83.50 acre tract now or formerly owned by G. V. Davis (Deed Book 281 pg. 485); and being more particularly described as follows;

Commencing at an existing railroad spike located at the intersection of the County Road 101 with the centerline of County Road 104 in V.M.S. 5135;
thence along said centerline of County Road 104 S 9° 34' 00" E (for basis of bearing, see Deed Book 289 pg. 142, Union County Recorder's Office) for a distance of 281.77 feet to Grantor's North line (also being the Southeast Corner of a 2.00 acre tract now or formerly owned by R. L. & D. R. Borden (Deed Book 289 pg. 142)) and the point of beginning (said point being referenced by an existing railroad spike 0.43 feet South and 0.04 feet East) (passing over the North Line of V.M.S. 9028 at 30.00 feet);
thence continuing along said centerline S 9° 34' 00" E for a distance of 85.50 feet to a survey nail and flasher set;
thence S 88° 21' 00" W for a distance of 514.38 feet to a 5/8" dia. iron pin set;
thence N 9° 34' 00" W for a distance of 85.50 feet to a point on Grantor's North line (also being the Southwest Corner of said Borden tract) (said point being referenced by an existing iron pin 0.63 feet North and 0.43 feet West);
thence along Grantor's North line N 88° 21' 00" E for a distance of 514.38 feet to the point of beginning.

Containing 1.000 acre more or less and being subject to legal highways, easements, restrictions, and agreements of record. This description prepared from a survey performed by Thomas L. Boblenz, Registered Surveyor 5719, and dated September 26, 1991. All 5/8" dia. iron pins set have a plastic identity cap with the following caption, "TLB & Associates."

OR 527 PG 784

EXCEPTING:

Situated in Part of Survey 8028 in the Virginia Military Lands, Dover Township, Union County, State of Ohio; Being part of a 83.50 acre tract now or formerly owned by G. V. Davis (Deed Book 281 pg. 485)); and being more particularly described as follows;

Commencing at an existing railroad spike located at the intersection of the County Road 101 with the centerline of County Road 104 in V.M.S. 5135;
thence along said centerline of County Road 104 S 9° 34' 00" E (for basis of bearing, see Deed Book 289 pg. 142, Union County Recorder's Office) for a distance of 367.27 feet to a survey nail and flasher set and the point of beginning (passing over the North Line of V.M.S. 9028 at 30.00 feet and Grantor's North line (also being the Southeast Corner of a 2.00 acre tract now or formerly owned by R. L. & B. R. Borden (Deed Book 289 pg. 142) at 281.77 feet);
thence continuing along said centerline S 9° 34' 00" E for a distance of 85.50 feet to a railroad spike set;
thence S 88° 21' 00" W for a distance of 514.38 feet to a 5/8" dia. iron pin set (passing over a 5/8" dia. iron pin set at 25.24 feet);
thence N 9° 34' 00" W for a distance of 85.50 feet to a 5/8" dia. iron pin set;
thence N 88° 21' 00" E for a distance of 514.38 feet to a survey nail and flasher set on the centerline of County Road 104 the point of beginning.

Containing 1.000 acre more or less and being subject to legal highways, easements, restrictions, and agreements of record. This description prepared from a survey performed by Thomas L. Bohlentz, Registered Surveyor 5719, and dated September 26, 1991. All 5/8" dia. iron pins set have a plastic identity cap with the following caption, "TLB & Associates."

Situated in the State of Ohio, County of Union, Township of Dover, in Virginia Military Survey No. 9028, and being a portion of an original 87.117 acre tract of land conveyed to Gloria V. Davis, a.k.a. Gloria V. Counts, by deed of record in Deed Book 281, Page 485, Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning, for reference, at a railroad spike found at the intersection of the centerline of Watkins Road - County Road No. 104-C (50 feet wide) with the centerline of Hinton Mill Road - County Road No. 101-A (60 feet wide) and in an east line of Buxton Meadows Subdivision, as shown of record in Plat Book 4, Page 76, Recorder's Office, Union County, Ohio;

thence S 9° 34' 00" E along the centerline of Watkins Road and along a portion of an east line of said Buxton Meadows Subdivision a distance of 110.77 feet to a railroad spike found at the southeast corner of said Buxton Meadows Subdivision and at the northeast corner of a 2.00 acre tract of land conveyed out of said original 87.117 acre tract to Robert L. and Betty R. Borden by deed of record in Deed Book 289, Page 142, Recorder's Office, Union County, Ohio (passing a point in the south line of Virginia Military Survey No. 5135 and in the north line of said Virginia Military Survey No. 9028 at 30.00 feet);

thence S 88° 21' 00" W along a portion of a south line of said Buxton Meadows Subdivision, along the south line of Hinton Mill Road (variable width) and along the north line of said 2.00 acre tract a distance of 514.38 feet to a 5/8-inch solid iron pin found at the northwest corner of said 2.00 acre tract and at the true place of beginning of the tract herein intended to be described;

thence S 9° 34' 00" E parallel with the centerline of Watkins Road, along the west line of said 2.00 acre tract, along the west line of a 1.000 acre tract of land conveyed as Tract #1 out of said original 87.117 acre tract to Robert L. and Betty R. Borden by deed of record in Deed Book 325, Page 88, Recorder's Office, Union County, Ohio, and along the west line of a 1.000 acre tract

205

PG 308 5

OR 527 PG 785

EXCEPTING:

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of land conveyed as Tract #2 out of said original 87.117 acre tract to Robert L. and Betty R. Borden by deed of record in Deed Book 325, Page 88, Recorder's Office, Union County, Ohio, a distance of 342.00 feet to a 5/8-inch solid iron pin found at the southwest corner of said 1.000 acre Tract #2;

thence S 88° 21' 00" W along the south line extended westerly of said 1.000 acre Tract #2 a distance of 128.59 feet to a 3/4-inch I.B. iron pipe set;

thence N 9° 34' 00" W parallel with the centerline of Watkins Road a distance of 342.00 feet to a 3/4-inch I.D. iron pipe set in the south line of Hinton Mill Road and in a south line of said Duxton Meadows Subdivision;

thence N 88° 21' 00" E along the south line of Hinton Mill Road and along a portion of a south line of said Duxton Meadows Subdivision a distance of 128.59 feet to the true place of beginning;

containing 1.000 acres of land more or less and being subject to all easements and restrictions of record.

Situated in the State of Ohio, County of Union, Township of Dover, in Virginia Military Survey No. 9028, and being a portion of an original 87.117 acre tract of land conveyed to Gloria V. Davis, a.k.a. Gloria V. Counts, by deed of record in Deed Book 281, Page 485, Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe previously set in the south line of Lot Number Three (3) in Heritage Acres, as shown of record in Plat Book 3, Page 298, Recorder's Office, Union County, Ohio, in a north line of said original 87.117 acre tract and at the northeast corner of a 2.261 acre tract of land conveyed out of said original 87.117 acre tract to Russell C. and H. Juanita Huffman by deed of record in Deed Book 317, Page 548, Recorder's Office, Union County, Ohio, said iron pipe being N 88° 51' 06" E a distance of 414.78 feet from a P.K. Nail previously set in the centerline of Watkins Road-County Road No. 104-C (50 feet wide-to the south), at the southwest corner of said Heritage Acres and at the northwest corner of said 2.261 acre tract;

thence N 88° 51' 06" E along a portion of the south line of said Lot No. 3, along the south lines of Lots Numbers Four (4), Five (5), Six (6) and Seven (7) in said Heritage Acres and along a portion of a north line of said original 87.117 acre tract a distance of 770.19 feet to a steel post found encased in a concrete base at the southeast corner of said Lot No. 7, at a corner of said original 87.117 acre tract and at the southwest corner of a 0.75 acre tract of land established as a cemetery;

thence S 1° 05' 54" E perpendicular to the south line of said Heritage Acres and perpendicular to a north line of said original 87.117 acre tract a distance of 236.61 feet to a 3/4-inch I.D. iron pipe set;

thence S 88° 51' 06" W parallel with and 236.61 feet southerly by perpendicular measurement from the south line of said Heritage Acres and from a north line of said original 87.117 acre tract a distance of 727.49 feet to a 3/4-inch I.D. iron pipe previously set at the southeast corner of said 2.261 acre tract;

thence N 11° 22' 45" W along the east line of said 2.261 acre tract a distance of 240.43 feet to the place of beginning;

containing 4.067 acres of land more or less and being subject to all easements and restrictions of record.

EXCEPTING:

Situated in the State of Ohio, County of Union, Township of Dover, in Virginia Military Survey No. 9028, and being a portion of an original 87.117 acre tract of land conveyed to Gloria V. Davis, a.k.a. Gloria V. Counts, by deed of record in Deed Book 281, Page 485, Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning, for reference, at a railroad spike found at the intersection of the centerline of Watkins Road - County Road No. 104-C (50 feet wide) with the centerline of Hinton Mill Road - County Road No. 101-A (60 feet wide) and in an east line of Buxton Meadows Subdivision, as shown of record in Plat Book 4, Page 76, Recorder's Office, Union County, Ohio;

thence S 9° 34' 00" E along the centerline of Watkins Road and along a portion of an east line of said Buxton Meadows Subdivision a distance of 452.77 feet to a railroad spike found at the southeast corner of a 1.000 acre tract of land conveyed as Tract #2 out of said original 87.117 acre tract to Robert L. and Betty R. Borden by deed of record in Deed Book 325, Page 88, Recorder's Office, Union County, Ohio, and at the true place of beginning of the tract herein intended to be described (passing a point in the south line of Virginia Military Survey No. 5135 and in the north line of said Virginia Military Survey No. 9028 at 30.00 feet and passing a railroad spike found at the southeast corner of said Buxton Meadows Subdivision at 110.77 feet);

thence continuing S 9° 34' 00" E along the centerline of Watkins Road a distance of 260.00 feet to a P.K. Nail set;

thence S 88° 21' 00" W parallel with a south line of said Buxton Meadows Subdivision a distance of 845.75 feet to a 3/4-inch I.D. iron pipe set (passing a 3/4-inch I.D. iron pipe set in the west right-of-way line of Watkins Road at 25.24 feet);

thence N 9° 34' 00" W parallel with the centerline of Watkins Road a distance of 260.00 feet to a 3/4-inch I.D. iron pipe set;

thence N 88° 21' 00" E parallel with a south line of said Buxton Meadows Subdivision and along the south line of said 1.000 acre tract a distance of 845.75 feet to the true place of beginning (passing a 3/4-inch I.D. iron pipe set at 202.78 feet, passing a 5/8-inch solid iron pin found at the southwest corner of said 1.000 acre tract at 331.37 feet and passing a 5/8-inch solid iron pin found in the west right-of-way line of Watkins Road at 20.51 feet);

containing 5.000 acres of land more or less and being subject to all legal highways, easements and restrictions of record.

Real estate situated in the State of Ohio, County of Union, Township of Dover, in Virginia Military Survey No. 9028, and being a portion of an original 87.793 acre tract of land conveyed to Gloria V. Counts (now Davis) (1/2 interest) by deed of record in Deed Book 222, Page 282, Recorder's Office, Union County, Ohio, and to Robert C. and Janette Counts (1/2 interest) by deed of records in Deed Book 255, Page 476, Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning at a railroad spike set in the centerline of Watkins Road - County Road No. 104-C (50 feet wide), said railroad spike being S 11 degrees 22' 45" E a distance of 549.55 feet from a railroad spike found at the intersection of the centerline of Watkins Road with the centerline of Hinton Mill Road - County Road No. 101-A, the first said railroad spike also being N 11 degrees 22' 45" W a distance of 447.00 feet from a railroad spike found in the centerline of Watkins Road, in the south line of said original 87.793 acre tract and at the northwest corner of a 33.697 acre tract of land conveyed to Paul S. and Laura L. Florence by deed of record in Deed Book 238, Page 159, Recorder's Office, Union County, Ohio; thence N 88 degrees 36' 45" E a distance of 278.69 feet to a 3/4-inch I.D. iron pipe set (passing a 3/4-inch I.D. iron pipe set in the east right-of-way line of Watkins Road at 25.39 feet); thence S 6 degrees 00' 00" E a distance of 165.16 feet to a 3/4-inch I.D. iron pipe set; thence S 88 degrees 06' 00" W a distance of 254.58 feet to a railroad spike set in the centerline of Watkins Road (passing a 3/4-inch I.D. iron pipe set in the east right-of-way line of Watkins Road at 229.23 feet); thence N 11 degrees 22' 45" W along the centerline of Watkins Road a distance of 169.47 feet to the place of beginning; containing 1.000 acres of land more or less and being subject to all legal highways, easements and restrictions of record.

EXCEPTING:

Exhibit A

Situated in the State of Ohio, County of Union, Township of Dover, in Virginia Military Survey No. 9028, and being a portion of an original 87.117 acre tract of land conveyed to Gloria V. Davis, aka Gloria V. Counts by deed of record in Deed Book 281, Page 485, Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning at a P.K. Nail set in the centerline of Watkins Road - County Road 104-C (50 feet wide), at a corner of said original 87.117 acre tract and at the southwest corner of Heritage Acres, as shown of record in Plat Book 3, Page 298, Recorder's Office, Union County, Ohio, said P.K. Nail being S 11 degrees 22' 45" E. a distance of 282.20 feet from a railroad spike found at the intersection of the centerline of Watkins Road with the centerline of Hinton Mill Road - County Road 101-A (60 feet wide);

thence N 88 degrees 51' 06" E along a portion of a north line of said original 87.117 acre tract and along a portion of the south line of said Heritage Acres a distance of 414.78 feet to a 3/4-inch I.D. iron pipe set (passing a 1-inch I.D. iron pipe found at 29.13 feet);

thence S 11 degrees 22' 45" E. parallel with the centerline of Watkins Road a distance of 240.43 feet to a 3/4-inch I.D. iron pipe set in the north line extended easterly of a 1.000 acre tract of land conveyed out of said original 87.117 acre tract to Gary L. and Carol S. Peake by deed of record in Deed Book 302, Page 169, Recorder's Office, Union County, Ohio;

thence S 88 degrees 36' 45" W along the north line extended easterly and along the north line of said 1.000 acre tract a distance of 414.47 feet to a railroad spike set in the centerline of Watkins Road and at the northwest corner of said 1.000 acre tract (passing a 3/4-inch I.D. iron pipe set at the northeast corner of said 1.000 acre tract at 143.78 feet and passing a 3/4-inch I.D. iron pipe set in the east right-of-way line of Watkins Road at 389.08 feet);

thence N 11 degrees 22' 45" W along the centerline of Watkins Road a distance of 242.19 feet to the place of beginning;

containing 2.261 acres of land more or less and being subject to all legal highways, easements and restrictions of record.

The above description was prepared by Richard J. Bull, Ohio Surveyor No. 4723, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Worthington, Ohio, from an actual field survey performed in April, 1990. Basis of bearings is Deed Book 302, page 169.

DESCRIPTION ACCEPTABLE
2.261 ACRE TRACT(S)
PLANNING COMMISSION APPROVAL
15 REQUIRED
DATE 6-6-90 *WHS*
STEVE A. STOLTE
UNION COUNTY ENGINEER

Approved By LUC
Regional Planning Commission
-NO PLAT REQUIRED-
DATE 6-6-90 *WHS*
STEVE A. STOLTE
UNION COUNTY ENGINEER

11317
PST 550

EXCEPTING:

Thence North 4°38'02" East 208.88 feet, following the east line of said cemetery and a west line of said 70.127 acre tract, passing at 174.57 feet an iron pin set, to a survey nail set in the centerline of Hilton - Mill Road;

Thence South 63°22'26" East 525.32 feet, following the centerline of Hinton - Mill Road and the north line of said 70.127 acre tract, to a survey nail found in the centerline of Bridge over Mill Creek;

Thence along the centerline of Mill Creek and the east line of said 70.127 acre tract the following courses: South 27°24'39" West 164.85 feet to a point being South 30°22'24" East 91.02 feet from an iron pin set; South 67°47'03" West 283.57 feet to a point being South 54°00'33" East 50.00 feet from an iron pin set; South 23°02'08" West 200.14 feet to a point being South 54°49'15" West 30.00 feet from an iron pin set; South 24°00'39" East 120.38 feet to a point marking the southeast corner of said 70.127 acre tract;

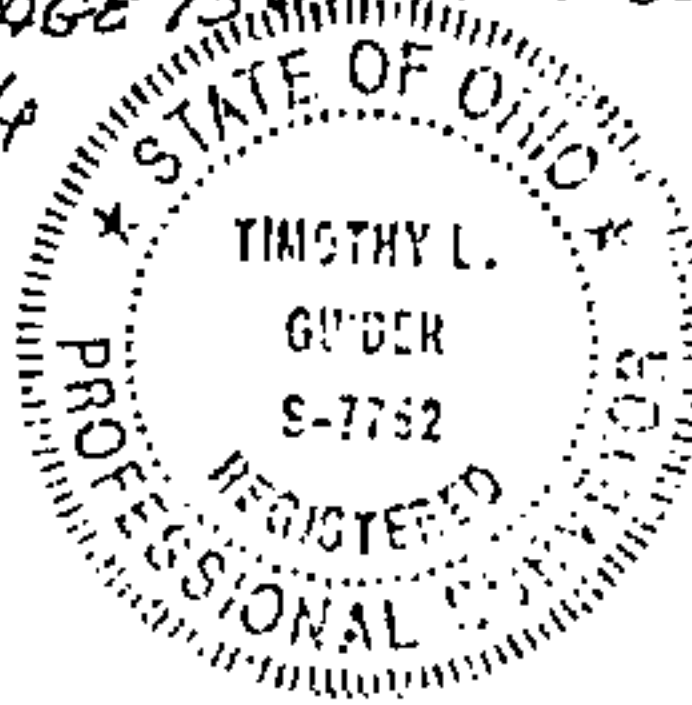
Thence South 85°21'00" West 1357.51 feet, following the south line of said 70.127 acre tract and the north line of Paul S. and Laura L. Florence's 33.697 acre tract described in deed volume 238, page 277, passing at 40.00 feet an iron pin set for reference and passing at 1327.10 feet an iron pin set, to a survey nail found in the centerline of Watkins Road;

Thence North 11°22'45" West 152.62 feet, following the centerline of Watkins Road, to the place of beginning, containing 14.068 acres, more or less, and subject to all valid easements and restrictions of record.

I hereby certify that this description was prepared from an actual field survey made by me during the month of September, 1996. Iron pins set are 5/8" by 30" re-rods with caps marked

"GUIDER S-7752." BASIS OF BEARING C/W WATKINS ROAD FROM SURVEY
BY BIRD & BULWING INC. RECORDED IN P.B. 12, PAGE 156, UNION COUNTY ENGINEER
IRON PINS SET ARE 5/8" gda 10/31/96

Timothy L. Guider
Timothy L. Guider, R.S. 7752 Date: *Sept. 28, 1996*
240 West Third Street
Marysville, Ohio 43040
(513) 644-2656



DESCRIPTION ACCEPTABLE
14.068 ACRE TRACT(S)
PLANNING COMMISSION APPROVAL
NOT REQUIRED
DATE 10-31-96 *myk*
SEAL OF COUNTY ENGINEER
UNION COUNTY ENGINEER

~~RECEIVED L. TEMPLE
RECORDS & DEEDS
96 DEC -4 AM 11:36
OK VOL 62 PAGE 727
22.00~~

~~G-729~~

EXCEPTING:

Description of 2.009 acres

The following described tract is situated in the V.M.S. 9028, Township of Dover, County of Union, State of Ohio, being part of Gloria V. Davis's 70.172 acre tract described in deed volume 281, page 485, and being more particularly described as follows: 100

Being for reference at a railroad spike found at the intersection of the centerline of Hinton -Mill Road (C.R. #101) with the centerline of Watkins Road (C.R. #104);

Thence South 11°22'45" East 693.45 feet, following the centerline of Watkins Road to a survey nail found at the southwest corner of Gary L. Peake's 1.000 acre tract described in deed volume 317, page 643, in the north line of said 70.172 acre tract and marking the point of beginning;

Thence North 88°07'30" east 254.67 feet, following the north line of said 70.172 acre tract and the south line of said 1.000 acre tract, passing at 30.41 feet an iron pipe found, to an iron pipe found;

Thence North 6°08'50" West 165.25 feet, following a west line of said 70.172 acre tract and the east line of said 1.000 acre tract, to an iron pipe found in the south line of Russell C. and H. Juanita Huffman's 2.261 acre tract described in deed volume 317, page 548;

Thence North 88°44'59" East 310.00 feet, following the north line of said 70.172 acre tract, the south line of said 2.261 acre tract, the south line of Russell C. and H. Juanita Huffman's 0.41 acre tract described in deed volume 325, page 196 and the south line of Glen D. and Teresa K. Farley's 0.922 acre tract described in deed volume 325, page 178, to an iron pin set;

Thence South 1°17'48" East 86.02 feet, entering said 70.172 acre tract, to an iron pin set;

Thence South 28°15'37 West 129.92 feet to an iron pin set;

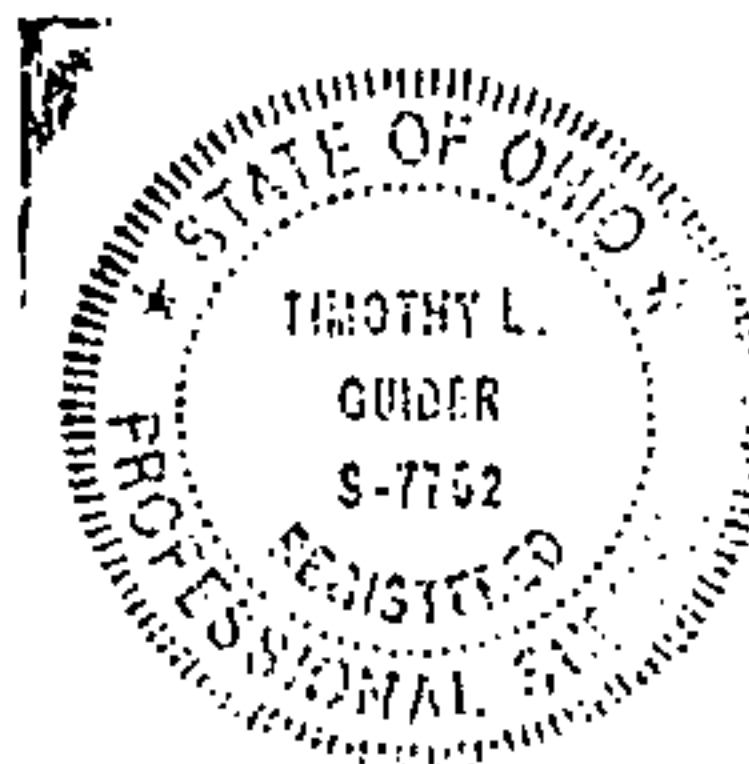
Thence South 76°11'20" West 123.14 feet to an iron pin set;

Thence South 78°07'37" West 350.45 feet to a survey nail set in the centerline of Watkins Road, passing at 320.45 feet an iron pin set;

Thence North 11°22'45" West 125.00 feet, following the centerline of Watkins Road to the place of beginning, containing 2.009 acres, more or less, and subject to all valid easements and restrictions of record.

I hereby certify that this description was prepared from an actual field survey made by me during the month of September, 1996. Basis of bearing: C/L of Watkins Road from survey by Bird & Bull, Inc. recorded in P.B. 12, page 156 Union Co. Engineer. Iron pins set are 5/8" by 30" re-rods with caps marked "GUIDER S-7752."

Timothy L. Guider Sept. 25, 1996
Timothy L. Guider, R.S. 7752 Date:
240 West Third Street
Marysville, Ohio 43040
(513) 644-2656



Containing after the following exceptions, 54.095 Acres more or less.

BETHEL L. TEMPLE
RECORDER, UNION CO., OHIO

2004 MAR 11 AM 11:46

8400

DESCRIPTION ACCEPTABLE
2.009 ACRES TRACT(S)
FURNISH & COMMISSION APPROVAL
13 REQUIRED
DATE 10-5-97
STEVE A. STOLTE
UNION COUNTY ENGINEER

OR 527 PG 790

Approved By LUC
Regional Planning Commission
-NO PLAT REQUIRED-
DATE 10-5-97 myc
STEVE A. STOLTE
UNION COUNTY ENGINEER

NEW SURVEY AND DESCRIPTION
REQUIRED BEFORE NEXT TRANSFER

54.095 Ac.

DATE 3/10/04 SB

STEVE STOLTE UNION CO. ENG

Brad Bodenmiller

From: Kyle Hoyng <khoyng@marysvilleohio.org>
Sent: Tuesday, May 4, 2021 10:54 AM
To: Brad Bodenmiller
Cc: Chad Green; Jeremy Hoyt; Bill Narducci
Subject: VN-9 and Mills of Watkins Preliminary Plat - City of Marysville Comments

Brad,

Below are the City of Marysville's comments for the May 2021 LUC Agenda Items. Let us know if you have any questions or concerns. Thanks.

Village Neighborhood Section 9 - Preliminary Plat

1. The horizontal and vertical design of the public waterline will be finalized during the final engineering process.
2. A minimum easement width of twenty (20) feet shall be provided along all public waterline infrastructure.

Mills of Watkins - Preliminary Plat

1. Please ensure that a twenty (20) foot wide utility easement is provided along the entirety of all parcel's frontage with Watkins Road and along all sanitary sewer mains throughout the development.
2. Please confirm the ownership and maintenance responsibility for each of the wastewater components.
3. From a maintenance and access perspective, backyard sanitary sewers are not permitted. The sanitary sewer alignment and easements for Lots 1 through 5 shall be revised to reflect the approved plans and as-built conditions.
4. From a maintenance and access perspective, a larger sanitary sewer easement (30 feet) shall be provided for the proposed side yard sanitary sewer between Lots 16 and 17.

Kyle Hoyng, P.E.

City Engineer

City of Marysville, Ohio

209 South Main Street

Marysville, Ohio 43040

(937) 645-7358 (office)



DECLARATION OF RESTRICTIVE COVENANTS

MILLS of WATKINS

MILLS of WATKINS, according to the map or plat thereof recorded in Volume **, Page **, according to the map or plat thereof recorded in Volume **, Page **, all of the Map Records of Union County, Ohio (collectively, the "Plats").

To establish such covenants, conditions and restrictions as are necessary and desirable to keep the Subdivision attractive for the use and enjoyment of residents and for the protection of property and property values. The restrictive covenants of this Declaration of Restrictive Covenants shall create restrictive covenants for the Subdivision.

The following restrictive covenants (the "Restrictions") shall apply only to those properties within the Subdivision for which the owners of such properties have evidenced their consent to the Restrictions by the execution of this Declaration of Restrictive Covenants. The Restrictions shall run with the land, bind and benefit each owner of property in the Subdivision which is made subject to the Restrictions, from time to time, whether or not referenced in subsequent deeds, and create a uniform plan for the Subdivision for the common benefit of the Subdivision and its owners.

The Restrictions shall be valid upon recording after this Declaration of Restrictive Covenants has been approved by the owners, excluding lienholders, contract purchasers, and the owners of mineral interests, of at least a majority of the square footage within all of the lots in the Subdivision, excluding any area dedicated or used exclusively for roadways or public purposes by utilities.

Owners of property within the Subdivision who do not sign this Declaration of Restrictive Covenants may, at any time, subject their property to the Restrictions by written instrument filed in the Official Public Records of Real Property of Union County, Ohio.

Mills of Watkins

by FARM to GABLE
Development, LLC.

RESTRICTIVE COVENANTS FOR MILLS of WATKINS

ARTICLE I. DEFINITIONS

- 0.1 "Accessory Structure" - a Structure whose use is ancillary to a House, including a storage building, greenhouse and gazebo, but not including a Garage.
- 0.2 "Building Site" - any tract used or proposed to be used for a House and to be separately owned and/or conveyed.
- 0.3 "Effective Date" - the date the Declaration of Restrictive Covenants is recorded in the Real Property Records.
- 0.4 "Front Street Line" - for interior Lots, the boundary line of a Lot with the Street. For corner lots, the boundary line of the Lot with the street which has the shortest length. Where streets border the Lot on opposite sides, the street the house faces.
- 0.5 "Garage" - a structure for storage of Vehicles, normally with an overhead door, and whether or not attached or detached to a House.
- 1.6 "Garage Apartment" - A Structure with one or more rooms with separate kitchen and bathroom facilities, constituting a dwelling unit, located within the same Lot and under the same ownership as a particular House, and whether or not attached or detached to a Garage.
- 0.7 "Grandfathering" - the right of Lots, Structures and uses non-conforming with these restrictions to continue in legal existence.
- 0.8 "Home Occupation" - a low profile commercial activity meeting the conditions of Section 2.4.
- 0.9 "House" - a single family residential structure.
- 0.10 "Interior Lot Line" - the boundary line of a Lot, which boundary line connects a front street line and a rear lot line, but does not abut a street.
- 0.11 "Lot" - any numbered lot on the Plats.
- 0.12 "Lot Grade" - The lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the structure and a line 5 feet from the structure.
- 0.13 "Owner(s)" - the record title owner(s) of fee simple interest in a Lot, specifically excluding lienholders, contract purchasers, and the owners of mineral interests.
- 0.14 "Plats" - the map or plat of Mills of Watkins Place recorded in Volume **, Page ** of the Map Records of Union County, Ohio
- 0.15 "Real Property Records" - the Official Public Records of Real Property of Union County, Ohio (or successor records).
- 0.16 "Rear Lot Line" - the boundary line of a Lot parallel to the front street line.
- 0.17 "Restrictions" - the Restrictive Covenants created herein.
- 0.18 "Side Street Line" - the boundary line of a Lot which is adjacent to a street, but which is not the front street line.
- 0.19 "Street" - the publicly dedicated rights-of-way on the Plats.
- 0.20 "Structure" - any improvement, building or House, including an Accessory Structure, but excluding fences.
- 0.21 "Subdivision" – collectively, all real property located within Mills of Watkins according to the Plat.
- 0.22 "Vehicle" - any automobile, truck, van, trailer, tractor, recreational vehicle (RV), camper, boat, motorcycle or other mode of motorized transportation.

Mills of Watkins

by FARM to GABLE
Development, LLC.

ARTICLE II. RESIDENTIAL CHARACTER/USE RESTRICTIONS

1.1 Single Family Residential. All Lots and Building Sites shall be used exclusively for single family residential purposes. Both the use of a Lot or Building Site and the Structures placed on a Lot shall be single family. Multi-family residential, condominiums, assisted living centers, group homes, commercial, industrial, fraternity, sorority, club, and rooming houses are prohibited. Institutional uses are prohibited, whether conducted on a for profit basis or not. Notwithstanding the foregoing, the Restrictions do not preclude or prohibit the erection, construction and maintenance of one (1) single family Garage on any Lot or Building Site. Any such Garage, however, must comply with the other restrictions set forth in this Declaration.

1.2 No Lot Division. No Lot may be further subdivided or reduced in size. A Lot or Building Site may be eliminated if it is divided between adjacent Lots. Multiple Lots may be used as a single Building Site.

1.3 Renting. No Structure other than a House, excepting a single Garage, may be rented separately; provided, however, that an Owner may permit a person not related by blood or adoption to the Owner to reside in a portion of a House so long as such person is providing caregiver or nanny services to the Owner in exchange for monetary or non-monetary compensation.

1.4 Home Occupation. Low profile commercial activities are allowed under the following conditions:

1.4.1 No employees.

1.4.2 No signs advertising or drawing attention to the commercial activities being conducted inside the Structure.

1.4.3 No visible storage or display of commercial products.

1.4.4 All commercial activities are conducted inside a Structure.

1.4.5 No material disruption, interference or increase in traffic or parking.

1.4.6 No sound or smell is created outside the Structure.

1.4.7 Existence of the Home Occupation is not apparent from outside the Structure. An average of ten (10) vehicles per day stopping at the Lot over any (5) day period (whether customers, business guests or deliveries) shall be deemed to be an unacceptable increase in traffic. An average of (5) vehicles per day parking on any street near the Lot by persons visiting the Lot in any consecutive (5) day period shall be deemed to be an unacceptable interference with parking.

The Home Occupation restrictions above apply to all non-residential activities, whether or not for profit.

Mills of Watkins

by FARM to GABLE
Development, LLC.

ARTICLE III. DIMENSIONS AND SETBACKS

3.1 Number of Structures; Orientation of Structures. More than one (1) House, one (1) Garage, one(1) Accessory Structure are prohibited. All Houses shall be oriented to face a Street.

3.2 Height.

3.2.1 A House exceeding thirty-seven (37) feet in height is prohibited.

3.2.2 A Garage exceeding thirty-seven (37) feet in height is prohibited.

3.2.3 An Accessory Structure or other Structure exceeding thirty-seven (22) feet in height is prohibited.

3.2.4 Height shall be determined from Grade.

3.2.5 All Residences shall conform to the following standards:

One (1) Story Homes shall be the minimum of 1400 square feet

One and a half (1 1/2) Story Homes shall be the minimum of 1600 square feet

Two (2) Story homes shall be the minimum of 1800 square feet

Enclosed garage: shall be a 2 car minimum

3.3.0 Setbacks. No Structure may exist within the following setbacks:

3.3.1 Thirty-five (35) feet from the Front Street Line.

3.3.2 Ten (10) feet from the Side Street Line.

3.3.3 Ten (10) feet from an Interior Lot Line.

3.3.4 Forty (40) feet from Rear Lot Line.

3.4.1 Garages/ Accessory Structures. Garages, and Accessory Structures shall not be located closer than (a) three (3) feet from an Interior Lot Line, and (b) seventy-five (75) feet from the Front Street Line.

3.5 Non-typical Lots. Portions of two (2) or more Lots with common ownership used as a Building Site as of the Effective Date and portions of a Lot with separate ownership used as separate building site as of the Effective Date shall be considered as one (1) Lot for the purposes of these Restrictions. The setbacks required by Section 3.3 shall apply to the exterior boundaries of each Building Site without regard to internal Lot Lines.

Mills of Watkins

by FARM to GABLE
Development, LLC.

ARTICLE IV. TERM, RENEWAL AND MODIFICATION

4.1 Term. The Restrictions are binding for forty (40) years from the Effective Date.

4.2 Termination. The Restrictions may be terminated by a document executed and acknowledged by the Owners of at least a seventy-five (75%) of the square footage within all of the Lots in the Subdivision which are then subject to the Restrictions, excluding any area dedicated or used exclusively for roadways or public purposes by utilities, and recorded in the Real Property Records. The termination shall be effective when filed in the Real Property Records.

4.3 Extension. The Restrictions shall automatically renew for successive terms of ten (10) years each, unless a document executed and acknowledged by the Owners of at least a seventy-five (75%) of the square footage within all of the Lots in the Subdivision which are then subject to the Restrictions, excluding any area dedicated or used exclusively for roadways or public purposes by utilities, is recorded in the Real Property Records to preclude the extension. Such document shall be effective to prevent the extension of the term but shall not reduce the term of the Restrictions.

4.4 Amendment. The Restrictions may be amended but not terminated, by a document executed and acknowledged by the Owners of at least sixty (60%) of the square footage within all of the Lots in the Subdivision which are then subject to the Restrictions, excluding any area dedicated or used exclusively for roadways or public purposes by utilities, and recorded in the Real Property Records. The amendment shall be effective when filed in the Real Property Records.

4.5 Existing Violations Grandfathered. A Lot, Building Site, building, structure, improvement or use of a Lot or Building Site that lawfully exists as of the Effective Date, but does not conform to the Restrictions, is considered “nonconforming” and may continue as long as it remains lawful; provided, however, that (a) all restrictions stated herein shall apply to any remodeling and/or additions to a nonconforming improvement and to any new improvements erected on the same Lot/Building Site, and (b) a nonconforming Lot/Building Site shall not be further subdivided. A nonconformity loses its allowable (grandfathered) status at such time as the Lot, building, structure, improvement or use of a Lot comes into compliance with the Restrictions and thereafter, the nonconformity may not resume. Nonconformities shall not include any Lot, Building Site, building, structure, improvement or use of a Lot which violated any applicable laws, ordinances, or regulations on the effective date of this Declaration. In the event that a nonconforming improvement is damaged or destroyed by fire or other casualty not intentionally caused by the Owner or the Owner’s agent, the permitted nonconforming structure may be restored.

Mills of Watkins

by FARM to GABLE
Development, LLC.

ARTICLE V. GENERAL PROVISIONS

5.1 Attorneys' Fees. The Owners shall recover all attorneys' fees and court costs incurred in enforcing any provision of the Restrictions.

5.2 Binding Affect. The Restrictions are binding upon and are to the benefit of the Owners and their heirs, executors, representatives, successors and assigns, where permitted.

5.3 Choice of Law. The Restrictions are subject to and governed by the laws of the State of Texas.

5.4 Construction. The Restrictions shall be liberally construed to achieve the intent of the Owners. Any rule of legal construction to strictly construe restrictive covenants or to construe restrictive covenants in favor of the free use of land is inapplicable.

5.5 Effective Date. The Restrictions are effective upon recording in the Real Property Records after this Declaration has been approved by the Owners of at least a majority of the square footage within all of the Lots in the Subdivision, excluding any area dedicated or used exclusively for roadways or public purposes by utilities.

5.6 Mortgagees. No violation of the Restrictions shall invalidate the lien of any mortgagee made in good faith and for value.

5.7 Multiple Signature Pages. The Declaration of Restrictive Covenants contains multiple signature pages and will be executed in multiple originals without all signatures on any one original. Separate signature pages may be attached to the copy of the Restrictions recorded in order to eliminate unnecessary costs of filing multiple copies of the Restrictions.

5.8 Non-Waiver. No waiver, express or implied, of any violation of the Restrictions shall preclude the subsequent enforcement of the Restrictions as to that or similar violations. No Owner has the authority to waive, modify or terminate any provision of the Restrictions.

5.9 Severability. The invalidity, abandonment or waiver of any one of the Restrictions shall not affect or impair any other of the Restrictions and any invalid, abandoned or waived Restriction shall be judicially reformed to be valid, enforceable and effectuate the intentions of the Owners.

5.10 Time. Time is of the essence in the compliance with obligations in the Restrictions. A deadline falling on a Saturday, Sunday or holiday recognized by the State of Texas is extended to the next following weekday which is not a holiday.

5.11 Existing Restrictions. The Owners acknowledge that some of the Lots made subject to the Restrictions may also subject to such restrictive covenants appearing in deeds from the original developer of the Subdivision, Guardian Trust Company, to the original purchasers of lots in the Subdivision (See e.g., General Warranty Deed dated March 24, 1924, and recorded in Volume 578, Page 85 of the Deed Records of Harris County, Texas)(the "Original Restrictions"). To the extent of any conflict between the Original Restrictions and the Restrictions, the more restrictive provision shall control.

[Remainder of page intentionally left blank. Signature pages to follow.]SIGNATURE PAGE

Mills of Watkins

by FARM to GABLE
Development, LLC.

DECLARATION OF RESTRICTIVE COVENANTS

The undersigned certify that they own record title to the real property described below. They have received, read and understood the Declaration of Restrictive Covenants (the "Declaration") and execute this document to evidence their approval and adoption of the Declaration. This signature page may be attached as an exhibit to a master copy of the Declaration to facilitate recordation of the Declaration in the Official Public Records of Union County, Ohio.

OWNER

Printed Name: _____

CO-OWNER (IF APPLICABLE)

Printed Name: _____

THE STATE OF OHIO***COUNTY OF UNION***

PROPERTY

Street Address: _____ MARYSVILLE, OHIO 43040

Legal Description:

Lot(s) _____ Block _____ MILLS OF WATKINS

This instrument was acknowledged before me on the _____ day of _____,
20_____, by _____.

[Seal]

THE STATE OF OHIO, COUNTY OF UNION

_____ Notary Public in and for the State of Ohio

This instrument was acknowledged before me on the _____ day of _____, 20_____,
by _____.

[Seal]

_____ Notary Public in and for the State of Ohio

Mills of Watkins

by FARM to GABLE
Development, LLC.

Dover Township Zoning

Keith Watson, Zoning Inspector

Mr. Brad Bodenmiller

LUC Regional Planning Commission

Re: Mills of Watkins

Mr. Bodenmiller,

From the Dover Township zoning perspective, there are some items on the proposed plat that need clarification:

Lots 10,11,12 need to have the road frontage verified and displayed on the proposed plat. Dover Township zoning requires 100 feet of road frontage for these lots. Frontage shall be measured at the road. (R-1 Low Density Residential District) pg. 15

Lots 15,16,17,18 need to show the road frontage at the 35 ft. setback line. The current plat shows this measurement at the 40 ft, setback line. (Lot Measurements) pg 69

Thank you,

Keith Watson

Zoning Inspector

Brad Bodenmiller

From: Jim Cogar <jim.cogar@uchd.net>
Sent: Friday, May 7, 2021 2:40 PM
To: Brad Bodenmiller
Subject: Re: Mills of Watkins Preliminary Plat - Board of Health action

Hi Brad,

Thank you for the email. The Union County Board of Health (BOH) and the Environmental Health Division within the Union County Health Department (UCHD) are familiar with the 'Mills of Watkins' subdivision. The proposed homesites within the Mills of Watkins will be serviced by private water systems (PWS). This was approved by the Union County Board of Health on September 19, 2018. Any and all previous approvals made by the BOH and UCHD pertaining to the PWS within the Mills of Watkins subdivision are still in effect.

Please feel free to contact me if you have any questions.

Sincerely,

Jim Cogar R.S.
Deputy Director
Environmental Health Division
Union County Health Department
940 London Ave. Suite 1100
Marysville, Ohio 43040
Main: [937-642-2053](tel:937-642-2053)
Direct: 937-645-2041
jim.cogar@uchd.net



A nationally accredited health district since March 2017.

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This message and any response to it may constitute a public record and thus may be publicly available to anyone who requests it.

On Thu, May 6, 2021 at 2:46 PM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

Jim,

Good afternoon! The **Mills of Watkins – Preliminary Plat** expired, and the developer has resubmitted it for a new approval. I am looking for a letter or an email confirming that the Board of Health has approved the use of individual household wells, and the approval remains in effect. (See attached section of Subdivision Regulations.) I understand the development is connecting to the County sewer system and not installing individual sewer systems.

I believe the Board of Health approval occurred in 2018, and am just looking for confirmation from you that the approval is still effective.

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

Brad Bodenmiller

From: Brad Bodenmiller
Sent: Tuesday, October 2, 2018 11:34 AM
To: 'steve.l@diamondvllc.com'
Cc: 'Douglas Annette'; Jim Cogar (jim.cogar@uchd.net); Dave Gulden
Subject: RE: Mills of Watkins - Well Location Plot Approval
Attachments: Health Department 09-19-2018.pdf

Hello, Steve,

I'm well, and trust you are too. I read the email string you forwarded—thanks for sharing it.

I understand the Union Co (U) Board of Health approved use of the individual household wells for this phase. I put a copy of the email string, along with the attached email, with your application. We'll get the communications on our website and share this at the LUC meeting.

You don't need to submit anything on letterhead. (We typically receive comments/updates from the governmental reviewing agencies on letterhead.)

Bradley J. Bodenmiller

Planner II | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

From: Steve Lamphear <steve.l@diamondvllc.com>
Sent: Tuesday, October 2, 2018 7:51 AM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: 'Douglas Annette' <doug@ohiofarmhouse.com>
Subject: FW: Mills of Watkins - Well Location Plot Approval

Hi Brad,

I hope all is well with you.

Recently I received notice from Jim Cogar that the water wells for the Mills of Watkins Phase I was approved by the Union County Board of Health. Please see the email below that Jim Cogar sent concerning the approval.

I wanted to make sure you received this information by the 3rd. I hope to have it included with our preliminary plat application which is scheduled to be presented to the LUC Commission on October 11th.

If you need any additional information or if I can provide any additional assistance with this application, please don't hesitate to ask.

Also, I'm not sure if I should submit this updated information on our letterhead, please let me know either way.

Thank you,

Steve Lamphear, PE, PS
Diamond V, LLC

8205 Smith Calhoun Road
Plain City, OH 43064
(614) 620-0331

----- Forwarded message -----

From: **Jim Cogar** <jim.cogar@uchd.net>

Date: Thu, Sep 20, 2018 at 4:45 PM

Subject: Re: Mills of Watkins - Well Location Plot

To: Steve Lamphear <steve.7898@gmail.com>, Douglas Annette <doug@ohiofarmhouse.com>

Hi Steve,

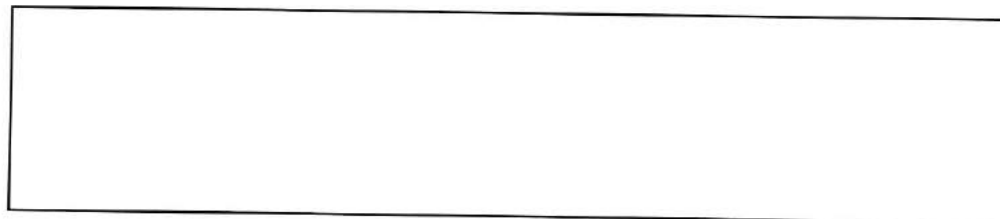
The Mills of Watkins was approved by the Union County Board of Health on September 19, 2018 (as presented - see below)

"Our office received an application for a twenty (20) lot subdivision (Phase 1) of the Mills of Watkins -- located in Dover Township. This twenty lot subdivision will be serviced by an existing sanitary sewer system (extended aeration package plant) operated by the Union County Engineer's Office. The water supply for these lots will be individual private water systems, which will be permitted by our office as each lot is developed. Jim Cogar R.S. has been working with Steve Lamphear of Diamond V, LLC Surveyors & Engineers on the preliminary plat, in coordination with the Logan-Union-Champaign (LUC) Regional Planning Commission. Mr. Lamphear has addressed all necessary revisions, including sanitary sewer easement considerations (for future connections) of existing homes (that have septic systems) adjacent to the subdivision. With the aforementioned in mind, Mr. Cogar is prepared to grant preliminary approval at this time; and also recommends that the Board grant final approval. See attached subdivision plan."

Please let me know if you have any additional questions.

Thank you,

Jim Cogar R.S.
Deputy Director
Environmental Health Division
Union County Health Department
940 London Ave. Suite 1100
Marysville, Ohio 43040
Main: [937-642-2053](tel:937-642-2053)
Direct: [937-645-2041](tel:937-645-2041)
jim.cogar@uchd.net



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This message and any response to it may constitute a public record and thus may be publicly available to anyone who requests it.

On Thu, Sep 20, 2018 at 4:30 PM, Steve Lamphear <steve.7898@gmail.com> wrote:

Hi Jim, just checking in, do you have any good news for the Watkins Rd prohect?
Thanks,
Steve@Diamond V

On Wed, Sep 12, 2018, 1:09 PM Jim Cogar <jim.cogar@uchd.net> wrote:

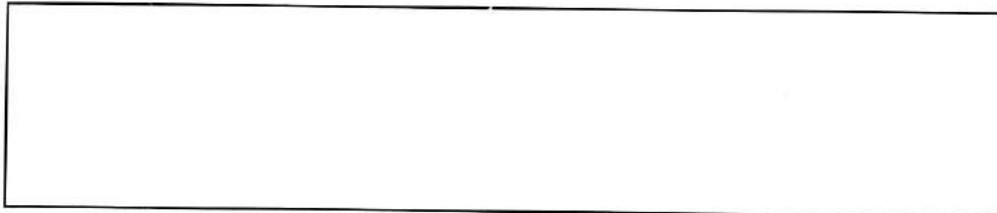
Steve,

Attached below you will find the water systems development plan page with my preliminary approval in the top right corner. With the revisions made, including the additional sanitary sewer easements (for future sanitary connections of the adjacent lots with septic systems), I have sent my recommendation of final approval to the Union County Board of Health. The Board of Health will meet on September 19, 2018 at 7:30 AM in the Union County Services Building - located at 940 London Ave. Marysville, Ohio.

Please feel free to contact me if you have any questions.

Thank you,

Jim Cogar R.S.
Deputy Director
Environmental Health Division
Union County Health Department
940 London Ave. Suite 1100
Marysville, Ohio 43040
Main: 937-642-2053
Direct: 937-645-2041
jim.cogar@uchd.net



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communication is strictly prohibited. If you have received this communication in error, please notify the originator of this message immediately.

This message and any response to it may constitute a public record and thus may be publicly available to anyone who requests it.

On Wed, Sep 12, 2018 at 11:40 AM, Steve Lamphear <steve.l@diamondvllc.com> wrote:

Jim,

Thanks for your help.

Attached for your approval is the updated plot showing the wells and updated sanitary easements for the adjoiners.

This should plot/ print to scale on 11x17 paper.

Thank you,

Steve Lamphear, PE, PS

Diamond V, LLC

8205 Smith Calhoun Road

Plain City, OH 43064

(614) 620-0331



UNION COUNTY
HEALTH DEPARTMENT

940 London Ave., Suite 1100 - Marysville, Ohio 43040
Environmental Health Division - Phone: (937) 642-2053
Fax: (937) 645-3047 - www.uchd.net

Lot Split & Subdivision Application

Please fill out the following application so that we may better serve you in this process.

Property Owner Name: Buxton Development Company
Property Address: 13629-13699 Watkins Rd.
Parcel I.D. Number: 1100020010000
Number of Lots Less Than Five Acres: 20
City: Marysville State: OH Zip: 43040 Township: Dover
Phone: 614-400-7072 Email: Doug @ Ohiofarmhouse.com
Applicant Name: Doug Annette
Applicant Address: 7116 Elmfield Dr. E.
City: Dublin State: OH Zip: 43016 Township: Wesley
Phone: 614-400-7072 Email: Doug @ Ohiofarmhouse.com
Subdivision name, if applicable: Mills at Watkins

A fee is due at the time of submittal of this application. The fees will be determined by the number of lots that require review and the current fee schedule adopted by the Union County Board of Health. A registered sanitarian will contact you should any questions arise throughout the site and plan review process.

Review the NPA lot split and RPC subdivision checklist prior to submittal to ensure your plan has all the required information. The checklist can be viewed at: www.uchd.net

Signature: [Signature] Date: 8/16/18

----- OFFICE USE ONLY -----

Receipt #: _____ Receipt Date: _____ Received by: _____

EH HDIS Entry by: _____ Date: _____ NPA/RPC #: _____

Site Review Completed by: _____ Date Completed: _____

Plat Review Completed by: _____ Date Completed: _____

Disapproval Date(s): _____



September 6, 2018

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

RE: Mills of Watkins

Mr. Bodenmiller,

Farm to Gable LLC, as the agent for Buxton Development Company LLC, acknowledges the existence of Pewamo soils within the development area of VN-3. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soils are in a farm field which has been tilled to allow the field to drain adequately for farming operations. The development will install storm sewer drainage system to provide adequate drainage to the area developed.

Section 416 of the Union County Subdivision Regulations designates areas with the said soil types as requiring improvements to render the area acceptable for the intended use. The subdivider is aware and acknowledges this requirement. The intended use is for single family residential. Providing adequate drainage system to the area shall remedy any poorly drained areas, thus rendering the area acceptable for the use. A storm sewer system is being designed to convey all surface runoff to stormwater management basins. Any and all subsurface tiles encountered during the construction of the development shall be connected to said storm sewer as to promote an adequate drainage system.

Please feel free to contact me if you have any questions at (614) 620-0331.

Steven L. Lamphear, PE, PS
Diamond V, LLC.
Project Manager

Ltr 09072018 Mills of Watkins soils.doc



Mills at Watkins

Apr. 22, 21
Aug 21, 2018

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

Attention L-U-C

Buxton Development Company is Submitting final Engineering for Mills of Watkins, a joint venture development with Farm to Gable LLC. the parent company of Modern Farmhouse LLC. Cooperatively we are looking to develop a total of 90 total lots with our Engineering and submission covering the first phase totaling 20 residential lots. Attached you will find:

Application & Checklist

Engineering and its Companions

Proposed Covenants and Restrictions

Proposed Zoning Changes aka Design Guidelines

• ~~Attached Letter of Agreement~~

• ~~Filed Easement~~

• ~~Traffic Study Contract~~

Well Correspondence (Bd. of Hlth. Notes on Plan)

We are currently engaged on the Watkins Road traffic Study with MS Consultants, a signed contract that is also included. the Study should be in our hands momentarily.

Any and all correspondences should be directed through myself, Doug Annette, the Developer ((P)614.400.7072 or doug@ohiofarmhouse.com) and/or the Engineer, Steve Lamphear PE, PS, of Diamond V, LLC.

Sincerely yours,

Douglas C. Annette

Farm to Gable, LLC.

Please See the comments that we acknowledge, agree with, and will cooperate to from Luke Sutton:

“As I mentioned in the meeting, we will not accept any pipe larger than 8” for sanitary installation that does not require an up size for capacity. The pump station will need to be either built to Marysville standards or a bond will need to be in place for Marysville to upgrade it once they take it over. Either way, this pump station will remain privately maintained until Marysville has the facilities to accept the sanitary flow from this site. The lift station will need to have a maintenance contract between the developer and the city/county to ensure routine maintenance is taken care of. This will also help to create a point of contact for the city/county when any resident complaints arise. I did not find any reference to sanitary drop installations in Marysville’s specs, but Jeremy could probably answer the question with a quick phone call. The TIS does not need to be complete before preliminary plat approval, but we would like to at least have a MOU in place by that time.

Let me know if you have any more question.

Thanks,

Luke Sutton, P.E.
Project Engineer

MILLS of WATKINS

A RESIDENTIAL COMMUNITY DESIGN GUIDELINES



These guidelines are intended to provide the home purchaser the philosophy and commitment to quality in the development Mills of Watkins

Mills of Watkins

Marysville, Ohio
by Farm to Gable
Development, LLC.

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Mills of Watkins

Marysville, Ohio
by Farm to Gable
Development, LLC.

MILLS of WATKINS

A RESIDENTIAL COMMUNITY

THE MILLS of WATKINS CONCEPT

Mills of Watkins is a Farm to Gable, LLC designed single family housing subdivision development located on approximately 45 acres in Dover Township. In this land of meadows, trees, ponds, streams and farmland, the developers of the Mills of Watkins envision a neighborhood community which provides a unique modern architectural design concept of “Farmhouses” and “Barnhouses” embracing the surrounding farm land with white clapboard, shake and board & batten siding with silver galvanized roofs.



INTRODUCTION TO THE DESIGN GUIDELINES

The Mills of Watkins Design Guidelines have been prepared to help homebuyers, homebuilders, architects and residents of the Mills of Watkins community understand and become active participants in the process to assure long-term community quality. It is not the intent of these guidelines to review plans for structural integrity, life safety issues, code compliance or any technical applications, or to modify or restate the deed restrictions. The intent of this document is to provide a foundation for design which will create a consistent character throughout the neighborhood.

Mills of Watkins

Marysville, Ohio
by Farm to Gable
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Design Review

Every proposed new home in Mills of Watkins must be reviewed by the Architectural Review Board (ARB) before construction can begin. To assist you in understanding this review, the Development Guidelines have been developed. These guidelines provide the basis for review of plans by the ARB, and serves as a checklist for you to insure all design elements have been considered in the creation of your home. Any questions in reference to the Design Guidelines should be submitted to the ARB through your builder or architect.

The following is an outline of the steps involved in the design approval process.

STEP ONE: PRELIMINARY ARCHITECTURAL REVIEW

Participating Builder must submit the construction plans as follows:

- A. Design Review Application
- B. Site Plan, Topography, Tree Survey
- C. Floor Plan
- D. Exterior Elevations (All Sides)
 - 1. Roofs, structure, materials, manufacturer
 - 2. Walls, structure, materials
 - 3. Fascia and Trim construction, materials
 - 4. Window Specifications
 - 5. Doors/Garage Doors: specifications, materials

Material samples, product photos, and color chips are to be submitted upon request.

The ARB will review all design documents, sample materials, color chips and return one set of plans to the Participating Builder within 15 days with the appropriate comments.

STEP TWO: SUBMISSION OF PLANS TO THE UNION COUNTY BUILDING DEPARTMENT

Participating Builder submits approves plans to the Building Department and any other agencies having jurisdiction for required permits.

STEP THREE: FINAL ARCHITECTURAL REVIEW

- A. Landscape Plans
- B. Color Chips (Exterior)
- C. Patio/Decks Materials, finish
- D. Fences/Walls structure, materials
- E. Screen Enclosures
- F. Mechanical Equipment, location, screening
- G. Exterior Lighting Details
- H. Driveways/ materials, finish

*If items are included with initial house plans submission, no additional charges will be made for review.

DESIGN DOCUMENT CHANGES

Mills of Watkins

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by Farm to Gable
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The Participating Builder must notify the ARB prior to making any changes to the approved plans. A letter with applicable support data (as required) must be submitted to the ARB for the file. Any major deviations (as determined solely by the ARB) may require full committee approval prior to commencement of changes. The ARB reserves the right to inspect construction in progress for conformance with approved design documents and Applicants agree to cooperate fully with members of the ARB at all times.

ADDITIONS AND REMODELING

Every house addition or remodeling in the Mills of Watkins must be reviewed by the ARB before construction can begin. The participating Builder must go through the same 3 step process as it relates to each individual remodeling or addition, decks and patios, and landscape walls are included.

FEES

ARB Approval

- A. Architectural Review \$200.00
- B. Landscape Review \$100.00
- C. Final Review \$100.00 (unless first review is 100% approved)
- D. Additions & Remodel \$100.00

ARCHITECTURAL SUBMISSION

In order to provide a systematic and uniform review of the proposed construction, the design documents should adhere to the criteria outlined below.

PRELIMINARY DESIGN REVIEW APPLICATION

GENERAL DRAWING REQUIREMENTS

- A. Drawing Size 11x17 or 24x 30 scalable
- B. Owners Name
- C. Builder and Architects name
- D. Lot Address
- E. Date of Drawing

FLOOR PLANS

- A. Room Names
- B. Exterior Doors
- C. Windows
- D. Room Dimensions
- E. Roof Plan

EXTERIOR ELEVATIONS

- A. All Exterior sides
- B. All Structures
- C. Materials, Textures and Colors

EXTERIOR COLORS, FINISHES, MATERIALS

Mills of Watkins

Marysville, Ohio
by Farm to Gable
Development, LLC.

-
- A. Specifications
 - B. Manufactures
 - C. Ex; Samples, Finishes, Product Photos, Color Chips

SITE PLAN

- A. Scale 1"= 20'
- B. Property Lines
- C. Building setback lines
- D. Easements
- E. Right of ways
- F. Driveways
- G. Patios/Decks
- H. Walkways pools
- I. Culverts
- J. Drainage Plan
- K. Dwelling Perimeters
- L. Exterior Equipment ac's, etc.

LANDSCAPE PLANS

- A. Topography
- B. Drainage
- C. Easements
- D. Right of Ways
- E. Existing Trees (6"+ diameter or 5'+ tall)
- F. Plant Material
- G. Surface Material
- H. Exterior Lighting Details
- I. Electric and Gas Meter Location

HOMESITE REQUIREMENTS

- A. All easements and right of ways shall be landscaped in conformance with easement limitations and must be included un your landscape design.
- B. All homes must have a minimum of the front landscaped. Four sided landscape is encouraged
- C. Existing trees with a diameter of 6" or more (measured 5' above grade outside the building pad) must be noted on the site plan, tree survey and landscape plan. Specimens scheduled for removal must be included on plans and tagged with the final staking. In no case should these trees be removed without approval. See Declaration of Restrictive Covenants.
- D. All Applicants and Participating Builders shall make a diligent effort to protect all remaining trees during construction, to provide staked-off areas to protect root systems from heavy vehicles and equipment in cases where fill is required around trees.

UTILITIES/SERVICE AREAS/ACCESORY STRUCTURES

- A. Refer to Declaration of Restrictive Covenants for further information
- B. Accessory structures, tool sheds, doghouses or dog runs shall not be permitted.

Mills of Watkins

Marysville, Ohio
by Farm to Gable
Development, LLC.

-
- C. All Playground equipment shall be placed to the rear of the residence and stained/painted neutral to blend with the landscape.
 - D. Outside antennas and satellite dishes shall not be permitted unless 18" or less and not in view
 - E. A flagpole for the display of the American flag is permitted, subject to approval of the size, placement, color, finish. and design.
 - F. No clothes lines shall be allowed

 - G. All garbage containers, AC compressors, water softeners, pool pump equipment, etc. shall be located in rear yards or side yards behind the setback line and shall be screened or walled from front streets and adjoining properties
 - H. Applicant shall be responsible for all utility services from the point of utility company connections underground to the Applicants home. All utilities shall be underground except temporary electrical service for homes under construction. Meters, transformers, and other utility service equipment/ gear shall be shielded by screening, walls, or landscaping.
 - I. Basketball and Tennis Courts are not permitted except otherwise approved in writing by the Developer or ARB.

GRADING AND DRAINAGE

- A. No bulldozing or clearing of trees shall be commenced until plans and specifications showing the nature, kind, shape, and location of work have been submitted and approved. Fill shall not be deposited at any location prior to approval. Cut or fill shall be replanted with plant materials which shall blend with native vegetation.
- B. All buildings will be completed at a finish floor elevation compatible with its surroundings including but not limited to existing homes.
- C. Applicant shall be responsible for grading and surface drainage so that surface run-off will not adversely affect adjoining properties. Applicant shall provide construction devices, stepped terraces, or other forms of erosion control. Downspouts shall be piped to the storm system and drainage shall be directed to the storm system and drainage shall be directed toward catch basins drainage swells. Splash blocks are not allowed.
- D. The use of 4" black corrugated storm drain is prohibited. The use of 4" white PVC (2,500,lbs) is required. Install 4" collector lines for drainage where required.

OUTDOOR LIVING AREA/ SWIMMING POOLS/SCREENED ENCLOSURES

- A. Swimming pools shall not be permitted on the street side of any residence. No above ground pools are permitted.
- B. Screen enclosure materials and colors must be approved. Pool enclosures must be neutral in color. Materials and color must be submitted for approval. Wrought iron type fence is recommended. heights and sizes governed by Union County Building Dept.
- C. All outdoor recreational devices; sandboxes, swing sets, swimming pools, basketball backboards, lawn games, etc. must be approved.

MAILBOXES

- A. Mailboxes or other similar receptacle design and specifications must be incorporated into final plans and will be uniform as designated by developer.

FENCES

Mills of Watkins

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Development, LLC.

-
- A. Refer to Declaration of Restrictive Covenants for further information
 - B. Attempts to establish property lines through individual fencing is not acceptable. Every effort must be made to retain the feeling of open spaces.
 - C. No wall, fence, coping or boundary planting may be constructed or maintained in such a manner as to interfere with the vision of the drivers at any intersection of streets or roads.
 - D. A survey and staking is required before performing work near property lines.

YOUR AUTOMOBILE

GARAGES/DRIVEWAYS/EXTERIOR LIGHTING

- A. Refer to Declaration of Restrictive Covenants for further information
- B. Carports are not permitted
- C. No street-side parking areas may be created by extending any portion of the street pavement.
- D. No overnight business vehicle or equipment parking shall be permitted outdoors including R.V.'s and boats
- E. All units shall have an approved exterior light in the driveway area unless street lights are installed. All proposed exterior lighting shall be detailed on the final landscape plan. No exterior lighting shall be permitted which in the opinion of the ARB would create a nuisance to the adjoining property owners.
- F. Where possible, access to corner lots shall be from the least traveled street.

YOUR HOME

CHARACTER

The following are suggestions and requirements to maintain the feel of the rural setting of the Mills of Watkins and to help in maintaining the farming and milling history of the surrounding area. Farmhouses and Barnhouses done in a shade of white with silver galvanized roofs represent the ARB's architectural studies for the area.

- A. Traditional Styles with American farmhouse origin. Alternatives can be found in;
 - a. New England, rural and coastal
 - b. Hampton Carriage Houses
 - c. Beach Bungalow
 - d. English countryside
 - e. Modern "Barn-Home" styles
 - f. Farmhouse or Barnhouse Industrial or Utilitarian styles

DWELLING SIZE/MINIMUM STANDARDS

All Residences shall conform to the following standards:

- A. All dwellings shall be used only for single-family purposes.
- B. 1.0 Story Homes shall be the minimum of 1400 square feet
- C. 1.5 Story Homes shall be the minimum of 1600 square feet
- D. 2.0 Story homes shall be the minimum of 1800 square feet
- E. Enclosed garage: shall be a 2 car minimum

Mills of Watkins

Marysville, Ohio
by Farm to Gable
Development, LLC.

F. Driveways: 16' minimum width at entrance to the garage

ROOF PITCH/ROOFING MATERIALS

- A. Roofs should slope at a minimum pitch of 6/12 unless otherwise approved. Roof surfacing materials are Silver Galvanized standing seam for the "Barnhouse" designs and charcoal or black Dimensional architectural shingles for the "Farmhouses" when approved. All roofing shall have a minimum lifetime guarantee of 30 years.
- B. Gutters and downspouts are required and shall drain to underground drainage.
- C. Flat roofs shall be no more than 10% of the roof area
- D. All roof Stacks, flashing and metal chimney caps shall be painted to match the approved roof type or color. Roof stacks and plumbing vents shall be placed on rear of the roofs/homes.

EXTERIOR MATERIALS

Most white-tone colors work well in tying together the continuity of buildings. The intent is for the individual house to blend into the total image.

The selection of Exterior materials shall be harmonious with the architectural motif of each dwelling and the community development as a whole. Insulation backed vinyl (crane board, etc.) is the preferred siding. Other vinyl is accepted upon approval of the thickness or gauge of material. Natural materials are allowed but require proper maintenance and paint color approval.

Depending on specific applications, the following materials have been approved by the ARB:

- A. Vinyl: CraneBoard.050, .040 Gauge Minimum Vinyl Siding; Clapboard, Board and Batten, and Shake
- B. Aluminum; Facia, Soffit, Gutters and Downspouts
- C. Galvanized; Gutters and Downspouts
- D. Cemplank or Like Siding; Clapboard, Board and Batten, and Shake
- E. Stucco (Approval subject to application, texture and home design) Natural Only (white)
- F. Masonry; Painted Brick or Cultured stone or an Ohio Blend with matching grout
- G. Windows; Vinyl Double Hung or Casement, Aluminum or Vinyl Clad
- H. Exterior applications that in the opinion of the ARB would be inharmonious discordant and/or incongruous shall not be permitted

The ARB shall have final approval of all exterior color submittal. Each applicant must submit to the ARB as part of Final Architectural Review, a color board showing the color of the roof, exterior walls, shutters, trims, etc.

A color board with manufacturer's name and number, with color/material "chip" and location of same, of 8 1/2' X 11" shall be provided if requested. Should color or materials be revised prior to completion, contractor shall update (modify) that reference file.

PATIOS, TERRACES AND DECKS (ON GRADE WHERE POSSIBLE)

The design of outside living spaces must be properly coordinated with the design of every home. Outside spaces, when designed to provide privacy, can be enclosed with planting, fences, walls, or gently mounded earth.

Mills of Watkins

Marysville, Ohio
by Farm to Gable
Development, LLC.

DESIGN RECOMMENDATIONS

Our design recommendations are suggestions that will help in maintaining the rural farm settings of the area. Identify the natural qualities of the site, and decide what they are and how they should be used, Save the trees, rocks outcroppings and scenic areas; use the views, recognize the slopes and drainage patterns. Place your house on the site to disturb a minimum of existing grades and counters. During construction, protect trees or natural areas by a temporary fence or barrier. Leave ravine areas natural and undisturbed; do not fill with dirt or debris. Remove no trees or natural features before final approval of plans and specifications.

TOPOGRAPHY

The land at Mills of Watkins varies from level to sloping. Such design elements as mounding, stone retaining walls and the stepping of slopes should be considered in developing your site. These elements should blend with your site and enhance its natural features.

GRADING

When trees or other such elements are to be preserved, they will determine the level of grading in their immediate vicinity. Retaining walls, terraced banks, and planted slopes should be considered as part of a grading plan.

Graded portions of lots outside the buildable area shall be kept near existing grade.

DRAINAGE

Drainage is often a problem for the new homeowner, often forgotten and seldom completely solved before the first big rain or spring thaw forces action. On sloping land, each neighbor receives water from those above him and deposits water on those below. Therefore a pattern of compulsory mutual responsibility is established.

The acts of excavating or filling, or destroying the natural vegetative cover, or of building impervious roofs, or paved surfaces, increase the amount of surfaces run-off and change its direction and concentration.

Storm water from buildings and pavements on each site shall be directed by pipe or swale to the street, the nearest storm sewer or natural waterway. Storm water originating from the natural watersheds of adjacent property shall be accommodated and transmitted through your site to an existing outlet.

It is required at Mills of Watkins to control storm water and sedimentation both during and after construction

Mills of Watkins

Marysville, Ohio
by Farm to Gable
Development, LLC.

SETBACKS AND SIDE YARDS

Building setbacks are flexible at the Mills of Watkins within the minimum requirements set by zoning. It is the intention that homes will have varied setbacks, not “lined up” as in a typical subdivision, and be carefully sit-in more random order where trees and topography indicate. Side Yard setbacks will vary according to lot size and are indicated on the Mills of Watkins Master Plan. Other non-buildable areas are set aside in areas of steep slope and woods and are also indicated.

COORDINATE WITH YOU NEIGHBOR

Create privacy for you and your neighbor by carefully locating and coordinating the private spaces of your home. When possible, use common screen walls or fences to help each other create privacy. Think where you place your windows, avoid windows that “look into” your neighbors windows.

Mills of Watkins

Marysville, Ohio
by Farm to Gable
Development, LLC.



11-0012001.0000

DOVER TOWNSHIP / MARYSVILLE EVSD

103-00-00-053.000

1 OF 2		
PROP. CLASS		
1	0	0
NEIGHBORHOOD		
1111100-		
M		
B		
C		

BUXTON DEVELOPMENT CO
WATKINS RD
MARYSVILLE OH 43040

LEGAL INFORMATION

VMS 9028
OR 527 PG 782
Acres:54.0950

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	BUXTON DEVELOPMENT CO	7510 MERCHANT RD	PLAIN CITY	OH	43064	03/11/2004	250,000	GWD : 301:54.0950	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>
X:		<input type="checkbox"/> TTO	LISTER: MG	DATE: 11/09/2006		TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE	
STREET/ROAD		TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD		INFLUENCE FACTORS		PROPERTY LOCATION		
<input type="checkbox"/> PAVED <input type="checkbox"/> GRAVEL <input type="checkbox"/> DIRT <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> CURBS		<input type="checkbox"/> LEVEL <input type="checkbox"/> HIGH <input type="checkbox"/> LOW <input type="checkbox"/> ROLLING <input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> WATER <input type="checkbox"/> <input type="checkbox"/> SEWER <input type="checkbox"/> <input type="checkbox"/> GAS <input type="checkbox"/> <input type="checkbox"/> ELECTRIC <input type="checkbox"/> <input type="checkbox"/> STANDARD	<input type="checkbox"/> IMPROVING <input type="checkbox"/> STATIC <input type="checkbox"/> DECLINING <input type="checkbox"/> OLD <input type="checkbox"/> STANDARD		<input type="checkbox"/> A. NO ROAD <input type="checkbox"/> F. RESTRICT <input type="checkbox"/> B. TOPGRHY <input type="checkbox"/> G. WOOD LT <input type="checkbox"/> C. EX FRONT <input type="checkbox"/> H. VACANCY <input type="checkbox"/> D. QUANTITY <input type="checkbox"/> I. WATER FRONT <input type="checkbox"/> E. SZ/SHAPE <input type="checkbox"/> J. OTHER/CDU		WATKINS RD , MARYSVILLE OH 43040		
								COMMENT		
								TY2018:Net Gen=\$2,867.92, Other Assessment=\$0.00 REMOVE CAUV - OCT 2012 91 split 2.261 ac to 11-12-1.100, to 11-12-1.200, 91 split 1.00 ac to 11-12-1.300 91 split .410 ac to 11-12-1.400, 91 split .922 ac to 11-12-1.500, 91 split .922 ac to 11-12-1.600, 91 split .922 ac to 11-12-1.700, 91 split .891 ac to 11-12-1.800, 92 split 5.00 ac to 11-12-1.900 92 split 1.00 ac to 11-12-1.010 96 split 14.068 ac to 11-12-1.011;97 split 2.009 ac to 11-12-1.012 REMOVE CAUV FOR 12 TAX rb (Mod SM:)60, (Mod CR:)65, (Mod WD:)65		
LAND COMPUTATIONS										
LAND TYPE		SIZE	M	RATE	C	INF	M	VALUE	C	
CR:Crop TOTAL		A 44.3219		3,343	0			145,100	0	
BOB		A 22.3681		3,200	0			71,580	0	
PM		A 2.2229		3,640	0			8,090	0	
MRB		A 5.0518		3,160	0			15,960	0	
BOA		A 14.6791		3,370	0			49,470	0	
ROW:Right of Way:BOA		A .1852		0	0			0	0	
WA:Waste		A .4951		50	0			20	0	
WD:Woods TOTAL		A 9.0928		1,185	0			8,410	0	
BOB		A 1.9910		680	0			1,350	0	
Total Acres: 54.0950							TOTAL	153,530	0	
VALUATION SUMMARY										
VALUE YEAR (EFF RATE)		2018 (58.64)	2017 (57.77)	2016 (57.11)	2015 (61.42)	2014 (61.41)				
REASON FOR CHANGE		MISC	MISC	RAPP	Misc	MISC				
APPAISED		153,530	153,530	153,530	134,490	134,490				
VALUE		0	0	0	0	0				
TOTAL		153,530	153,530	153,530	134,490	134,490				
ASSESSED		53,740	53,740	53,740	47,070	47,070				
VALUE		0	0	0	0	0				
TOTAL		53,740	53,740	53,740	47,070	47,070				
NET GENERAL		2,867.92	2,810.32	2,774.28	2,613.62	2,613.48				

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH													
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD																					
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO																					
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL																					
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK																					
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL																					
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK																					
<input type="checkbox"/> MOD/MAN	<input type="checkbox"/> STONE																					
ROOFING		ROOF TYPE																				
<input type="checkbox"/> METAL	<input type="checkbox"/> GABLE																					
<input type="checkbox"/> SLT/TLE	<input type="checkbox"/> HIP																					
<input type="checkbox"/> SHINGLES	<input type="checkbox"/> GAMBREL																					
<input type="checkbox"/> SHAKES	<input type="checkbox"/> MANSARD																					
<input type="checkbox"/> COMPOSITE	<input type="checkbox"/> FLAT																					
SUBTOTAL							0															
FLOORS		B	1	2	3	U	MULTI-FAMILY #		0	0												
CONCRETE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	BSMT FINISH		0 S.F.	0												
WOOD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FIREPLACE #		0	0												
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11-0012001.0000

DOVER TOWNSHIP / MARYSVILLE EVSD

103-00-00-053.000

BUXTON DEVELOPMENT CO
WATKINS RD
MARYSVILLE OH 43040

LEGAL INFORMATION

VMS 9028
OR 527 PG 782
Acres:54.0950

	OWNERSHIP	ADDRESS	CITY	STATE	ZIP	DATE	AMOUNT	DEED:CONV#: ACRES	JS	VALID
1	BUXTON DEVELOPMENT CO	7510 MERCHANT RD	PLAIN CITY	OH	43064	03/11/2004	250,000	GWD : 301:54.0950	<input type="checkbox"/>	<input type="checkbox"/>
2							0	0	<input type="checkbox"/>	<input type="checkbox"/>
3							0	0	<input type="checkbox"/>	<input type="checkbox"/>

X:	<input type="checkbox"/> TTO	LISTER: MG	DATE: 11/09/2006	TIME: 12:00:00 AM	<input type="checkbox"/> LETTER	<input type="checkbox"/> LETTER REC'D	GIS CODE
STREET/ROAD	TOPOGRAPHY	PU-UTILITIES-PR	NEIGHBORHOOD	INFLUENCE FACTORS		PROPERTY LOCATION	
<input type="checkbox"/> PAVED	<input type="checkbox"/> LEVEL	<input type="checkbox"/> WATER	<input type="checkbox"/> IMPROVING	<input type="checkbox"/> A. NO ROAD	<input type="checkbox"/> F. RESTRICT	WATKINS RD , MARYSVILLE OH 43040	
<input type="checkbox"/> GRAVEL	<input type="checkbox"/> HIGH	<input type="checkbox"/> SEWER	<input type="checkbox"/> STATIC	<input type="checkbox"/> B. TOPGRHY	<input type="checkbox"/> G. WOOD LT	COMMENT	
<input type="checkbox"/> DIRT	<input type="checkbox"/> LOW	<input type="checkbox"/> GAS	<input type="checkbox"/> DECLINING	<input type="checkbox"/> C. EX FRONT	<input type="checkbox"/> H. VACANCY		
<input type="checkbox"/> SIDEWALKS	<input type="checkbox"/> ROLLING	<input type="checkbox"/> ELECTRIC	<input type="checkbox"/> OLD	<input type="checkbox"/> D. QUANTITY	<input type="checkbox"/> I. WATER FRONT		
<input type="checkbox"/> CURBS	<input checked="" type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> STANDARD	<input type="checkbox"/> E. SZ/SHAPE	<input type="checkbox"/> J. OTHER/CDU		

LAND COMPUTATIONS							
LAND TYPE	SIZE	M	RATE	C	INF	M	VALUE C
MRB	A 1.6143	1,330	0			2,150	0
BOA	A 5.4054	880	0			4,760	0
PM	A .0821	1,850	0			150	0
Total Acres: 54.0950				TOTAL	153,530	0	

VALUATION SUMMARY					
VALUE YEAR (EFF RATE)	2013 (57.06)				
REASON FOR CHANGE	RAPP				
APPRaised	LAND	134,490			
VALUE	IMPR	0			
	TOTAL	134,490			
ASSESSED	LAND	47,070			
VALUE	IMPR	0			
	TOTAL	47,070			
NET GENERAL		2,417.28			

OCCUPANCY		EXTERIOR		FLOOR	AREA	CONST	VALUE		SKETCH													
<input type="checkbox"/> SNGL FMLY	<input type="checkbox"/> WOOD																					
<input type="checkbox"/> DUPLEX	<input type="checkbox"/> STUCCO																					
<input type="checkbox"/> TRIPLEX	<input type="checkbox"/> ALM/VYNL																					
<input type="checkbox"/> CONVR	<input type="checkbox"/> CONC BLK																					
<input type="checkbox"/> MOBILE HM	<input type="checkbox"/> METAL																					
<input type="checkbox"/> BI/L TRI/L	<input type="checkbox"/> BRICK																					
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11-0012001.0000																			TOTAL		0	
COMMENTS																						

Brad Bodenmiller

From: Jeremy Burrey <jburrey@unioncountyohio.gov>
Sent: Friday, May 7, 2021 10:02 AM
To: Brad Bodenmiller
Subject: RE: Preliminary Drainage - Mills at Watkins Run Preliminary Plat

Understood, Approved as reviewed.

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Friday, May 7, 2021 9:49 AM
To: Jeremy Burrey <jburrey@unioncountyohio.gov>
Subject: RE: Preliminary Drainage - Mills at Watkins Run Preliminary Plat

Jeremy,

I attached the section from the Subdivision Regulations about Preliminary Drainage. I'm asking if the preliminary plan they've provided is approved before we move-forward with any approval on our end during our meeting on the 13th.

I realize as it moves-through the Construction Drawing and Final Plat phases, there may be some changes since it's only a preliminary plan.

Bradley Bodenmiller

Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

From: Jeremy Burrey <jburrey@unioncountyohio.gov>
Sent: Friday, May 7, 2021 9:18 AM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Subject: RE: Preliminary Drainage - Mills at Watkins Run Preliminary Plat

Brad,

My Comments fall in line with Bill Narducci's as far as easement location and Marking on the plat. I also need to see where the access for Drainage easements will fall.

Jeremy

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Thursday, May 6, 2021 2:52 PM
To: Jeremy Burrey <jburrey@unioncountyohio.gov>
Subject: Preliminary Drainage - Mills at Watkins Run Preliminary Plat

Jeremy,

Good morning! Is the preliminary drainage plan for the **Mills at Watkins Run – Preliminary Plat** approved?

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

AUG 16 2018

Andrea L. Weaver
ANDREA L. WEAVER, AUDITOR
BY Jamie Cowell

EASEMENT

It is hereby agreed that Merrill Reed, widower, hereinafter called Grantor, for the sum of \$1.00 and other valuable consideration paid by BUXTON DEVELOPMENT COMPANY, hereinafter called Grantee, does grant, sell, and convey unto Grantee and Grantee's heirs, legal representatives, successors and assigns, forever, a nonexclusive perpetual easement and right-of-way upon and across the north twenty (20) feet of the following described property of the Grantor:

See Exhibit A

The easement is for the benefit of the land described herein, and shall be deemed to run with the land.

The right-of-way, easement, rights, and privileges herein granted shall be used for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating, and removing utility services including without limitation, a sewer line, appurtenances, couplings, connections and access points.

The easement, rights, and privileges shall be perpetual. Grantor hereby warrants that Grantor has full power and authority to grant this easement and has a good and indefeasible fee simple title to the above-described easement premises, free and clear of all liens and encumbrances except those portions that have already been dedicated to the Buxton Meadows Subdivision, and agrees to forever defend the above-described easement and rights unto Grantee, Grantee's heirs, legal representatives, successors, and assigns, against every person or entity lawfully claiming or to claim the easement property or any part of it, except as noted above.

The easement, rights, and privileges are exclusive, and Grantor covenants that he will not convey any other easement or conflicting rights within the area covered by this grant.

The easement granted by this instrument shall be binding on, and shall inure to the benefit of, the heirs, legal representatives, successors, and assigns of the parties hereto. Wherever the term Grantor or Grantee is used herein, the term shall be deemed to include the heirs, legal representatives, successors and assigns of that party.

In addition to the easement, rights, and privileges conveyed in this instrument, Grantee shall have the right to use as much of the surface of the property of Grantor as may be reasonably necessary to construct and install within the right-of-way granted hereby the facilities contemplated by this grant. On the completion of the construction and installation, Grantee shall replace and restore all fences, walls, or other structures that have been relocated or removed during the construction period. Grantee shall pay Grantor reasonable compensation for the fences, walls, or structures that are not replaceable, and for any vegetation and crops that are damaged or destroyed during the construction.

Grantor also retains, reserves, and shall continue to enjoy use of the surface of the property for any and all purposes that do not interfere with and prevent the use by Grantee of the easement, including the right to build and use the surface of the granted easement.

Grantor reserves the right, at Grantor's expense, to relocate the easement premises and the facilities installed therein provided the relocated easement can reasonably be used for its intended purpose by Grantee.

IN WITNESS WHEREOF, this instrument is executed this 16th day of August, 2018.

Merrill Reed

Merrill Reed, Grantor

ACKNOWLEDGMENT

State of Ohio
County of Union, SS:

BE IT REMEMBERED, That on this 16th day of August, 2018, before me, the subscribed, a Notary Public in and for said state, personally, came Merrill Reed, who executed the foregoing easement and acknowledged the signing thereof, to be his voluntary act and deed.

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



Kimberly Godfrey
Notary Public

KIMBERLY GODFREY, Notary Public
Union County, State of Ohio
My commission expires 5-8-2022

This instrument was prepared by:
Kevin R. Nose, Esq.
471 East Broad Street, -19th Floor
Columbus, Ohio 43215-3872
(614) 228-5151

Exhibit "A"

Permanent Easement

FROM: Merrill L. Reed and Ruthann S. Reed

Situated in the State of Ohio, County of Union, Township of Dover, and being a 20' wide strip of land with an area of 0.009 acres with said strip of land within a 0.661 acres parcel. Said parcel being lot 84, Buxton Meadows, Plat Book 4, Page 76. Said parcel being conveyed to Merrill L. Reed and Ruthann S. Reed, of record in Deed Book 1024, Page 0933 (all references to the records of the Recorder's Office, Union County, Ohio) and being within Union County Auditor's Parcel Number 1100161290000. Said 20' wide strip of land being more particularly described as follows:

Commencing at a found iron pipe located at the Southeasterly corner of said lot 84, with said corner also being on the westerly right of way line of Hinton Mill Rd (60') and the Northeast corner of a 51.69 acres tract conveyed to Buxton Development Co., OR 527, Page 782;

Thence South $88^{\circ} 21' 00''$ West - 20.19 feet along the south line of said lot 84 and the north line of said 51.69 acres tract;

Thence North $9^{\circ} 34' 00''$ West - 201.71 feet through said lot 84 to the south right of way line of Oxford Drive (60') of said Buxton Meadows Subdivision;

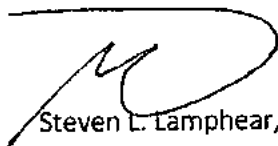
Thence with said Oxford Drive right of way line along a curve to the right with an arc distance of 34.24 feet, with said curve also having a delta of $229^{\circ} 10' 58''$, a radius of 25.00 feet and a chord bearing and distance of North $48^{\circ} 47' 53''$ West, 31.62';

Thence along the westerly right of way line of Hinton Mill Road (60') of said Buxton Meadows Subdivision, South $9^{\circ} 34' 00''$ West, 180.00 feet to the place of beginning and containing 0.009 acres.

Bearings are based on the south line of the Buxton Meadows Subdivision, PB 4, Pg. 76, with said bearing being: South $88^{\circ} 21' 00''$ West

This is to certify that this map or plat and the survey on which it is based is based on an actual field survey performed in July 2018 by registered surveyor Steven L. Lamphear. A drawing of this description is attached hereto and made a part hereof.

Diamond V, LLC



Steven L. Lamphear, PS 7876

Date: 8/13/2018



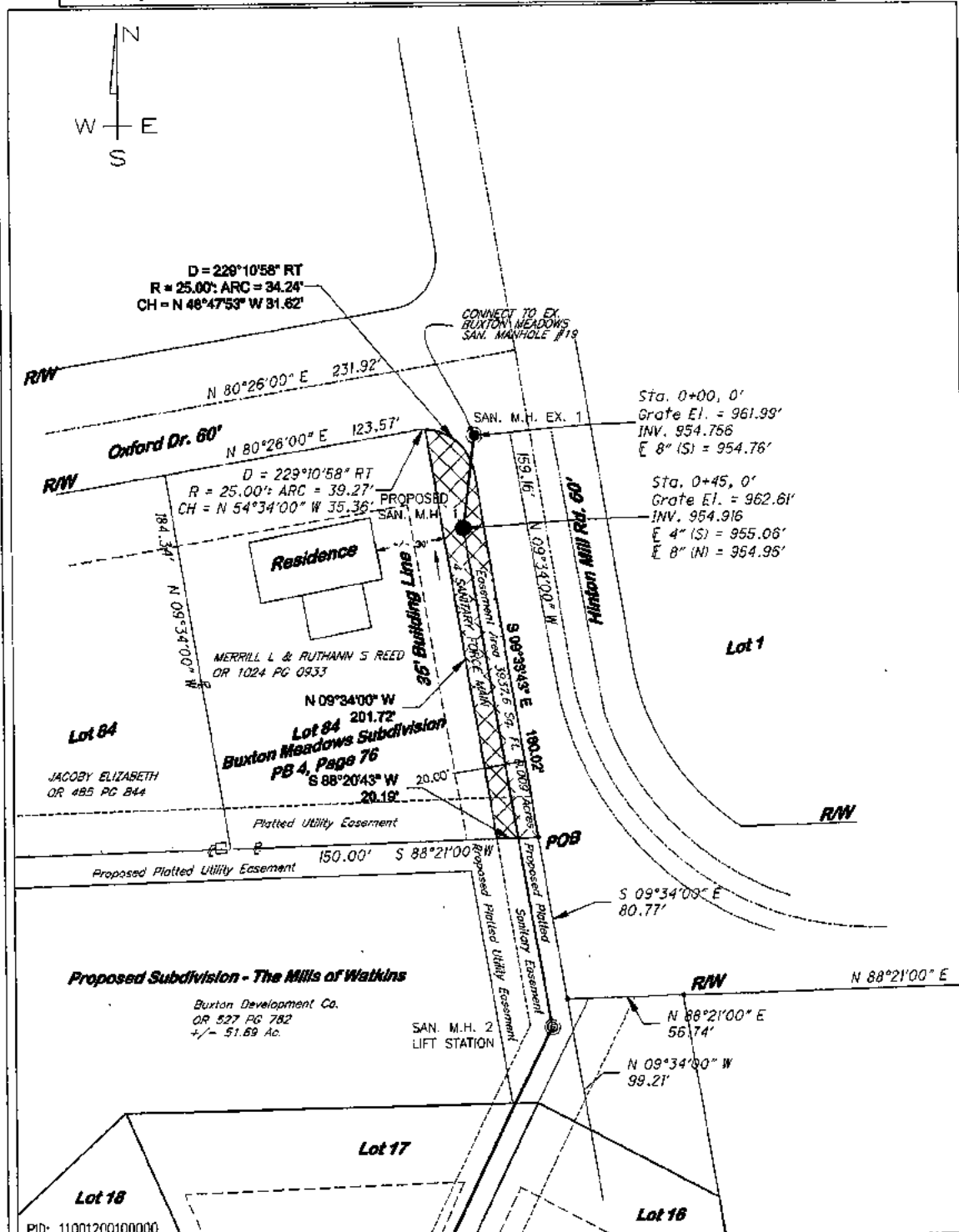
**DIAMOND V, LLC**

Surveyors & Engineers

8205 Smith Calhoun Rd., Plain City, Ohio 43084 - (614) 620-0331

SANITARY SEWER EASEMENT PLOT PLAN

for

BUXTON MEWS CO. and MERRILL L. and RUTHANN S REED, MARYSVILLE, OHLot No. 84, pid 1100161290000
OR. 1024 Pg 933Buxton Meadows Subdivision; PB 4 PG.76
13983 Oxford Dr., Marysville, OH 43040-8884Union Co. Records Office
Date of Survey: 07-09-2018



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

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

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

May 6, 2021

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

Re: Mills of Watkins – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on April 27, 2021. We recommend it be approved with the below modifications and recommendations. Items listed below should be addressed in the final construction drawings or resolved as indicated.

1. The construction drawings for this project are in the review process, and there are several utility locations, easement widths, etc. that do not match between the preliminary plat and construction drawings. This is anticipated, as it appears that the original preliminary plat submitted in 2018 is what was used for this preliminary plat submittal. The overall layout of the subdivision (lots, rights of way, etc.) has not changed, so we do not have an issue with this approach. All comments from City of Marysville, Union County Engineer, Dover Township and Union County Health Department will need to be addressed on the final construction drawings and final plat.
2. All comments from our September 2018 letter (attached) need to be addressed on the final plans and final plat.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. 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 or concerns, feel free to contact me at (937) 645-3165.

Bill Narducci

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

Enc: Preliminary Plat Comment Letter from September 2018

Cc: Jeremy Burrey, USWCD (via email)



**County Engineer
Environmental Engineer
Building Department**

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

Marysville Operations Facility

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

Richwood Outpost

190 Beatty Avenue
Richwood, Ohio 43344

September 6, 2018

Public Service with integrity

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

Re: Preliminary Plat Review
Mills of Watkins

Brad,

We have completed our review for the above preliminary plat, received by our office on August 27, 2018. We recommend it be approved with the below modifications and recommendations. Items listed below should be addressed in the final construction drawings, or resolved as indicated.

1. A left turn lane must be installed on Watkins Road.
2. A traffic impact study (TIS) will need to be submitted and approved prior to approval of the construction plans to determine right turn lane warrants.
3. All off-site road improvements needed for opening day are to be constructed at the same time with the internal roadway infrastructure, pending the results of the TIS.
4. The perpendicular intersection of Watkins Road and Clifton Mill drive needs to extend at least 100'.
5. Provide a clear label and definition of all easements within the development, including who all easements are granted to.
6. Provide intersection site distance exhibits for the intersection of Watkins road and Clifton Mill drive in the construction documents.
7. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
8. Provide detailed construction drawings to private utility providers.
9. Provide a letter from the Health Department for approval of well locations.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. 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 or concerns, feel free to contact me at (937) 645-3165.

Bill Narducci

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

Cc: Jeremy Burrey, Union Soil and Water Conservation District (via email)

Brad Bodenmiller

From: Bill Narducci <bnarducci@unioncountyohio.gov>
Sent: Thursday, May 6, 2021 5:28 PM
To: Brad Bodenmiller
Subject: RE: Mills at Watkins Run Preliminary Plat - Layout & Design

Brad,

Please accept this correspondence as our office's approval of the lots, streets, and other improvements as shown in the above referenced plat. If you have any questions, please let me know. Thanks

Bill Narducci, P.E.
Assistant County Engineer

Union County Engineer
233 West 6th St.
Marysville, Ohio 43040
Direct: 937.645.3165
Office: 937.645.3018
Fax: 937.645.3161

PLEASE NOTE NEW EMAIL AND WEBSITE ADDRESS!!

<http://www.unioncountyohio.gov/engineer>

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Thursday, May 6, 2021 2:50 PM
To: Bill Narducci <bnarducci@unioncountyohio.gov>
Subject: Mills at Watkins Run Preliminary Plat - Layout & Design

Bill,

Good afternoon! Is the layout and design of the lots, streets, and other improvements for the **Mills at Watkins Run – Preliminary Plat** approved?

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com



May 5, 2021

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO BOX 219
East Liberty, OH 43319

RE: URE comments for Mills of Watkins

Brad,

Noted comments per paper drawings received 04/27/21. Drawing set of 6 sheets issued for Mills of Watkins, Dated: 08/21/18:

- 1) Sheet 1 – Preliminary Plat
 - a. No Comments
- 2) Sheet 2 – Lot Layout Phase 1
 - a. Noted 20 Lots for development
- 3) Sheet 3 – Phase 1 plan and profile
 - a. URE Requires 10 ft Electric Easement adjacent to the proposed 20' utility easements for Rear Lot Feed for lots 1-5.
 - b. URE Requires 10 ft Electric Easement adjacent to the proposed 30' drainage easements for Rear Lot Feed for lots 6-12.
 - c. URE requires a 20' easement between lots 10 and 11
 - d. URE Requires a 10' easement adjacent to the 20' utility easement along the north side of lots 11-12 and continuing to phase 2 Reference URE Exhibit A
 - e. URE Requires 20' Easements along the back of lots 13-20, Reference URE Exhibit a
 - f. URE will need a road crossing starting between lots 10 and 11 crossing into the electric easement area for lot 13
 - g. URE will need a road crossing just past the wetlands on the western edge of the Phase one area where we will be installing an LBC on either side of the road
 - h. URE requires the developer to install 12 4" conduits for the wetlands crossing on the north and south side of Clifton mill Drive. Reference URE exhibit A
- 4) Sheet 4 – Clifton Mill Drive
 - a. No Comments
- 5) Sheet 5 – Blackhurst Mill CT.
 - a. URE will require Easements to serve the Lift station and access Hinton Mill road
- 6) Sheet 6 - Storm and Sanitary profiles
 - a. No Comments

7) URE Gas will Reside within the Utility easement adjacent to the road right of way

Please contact me with questions or concerns.

Regards,

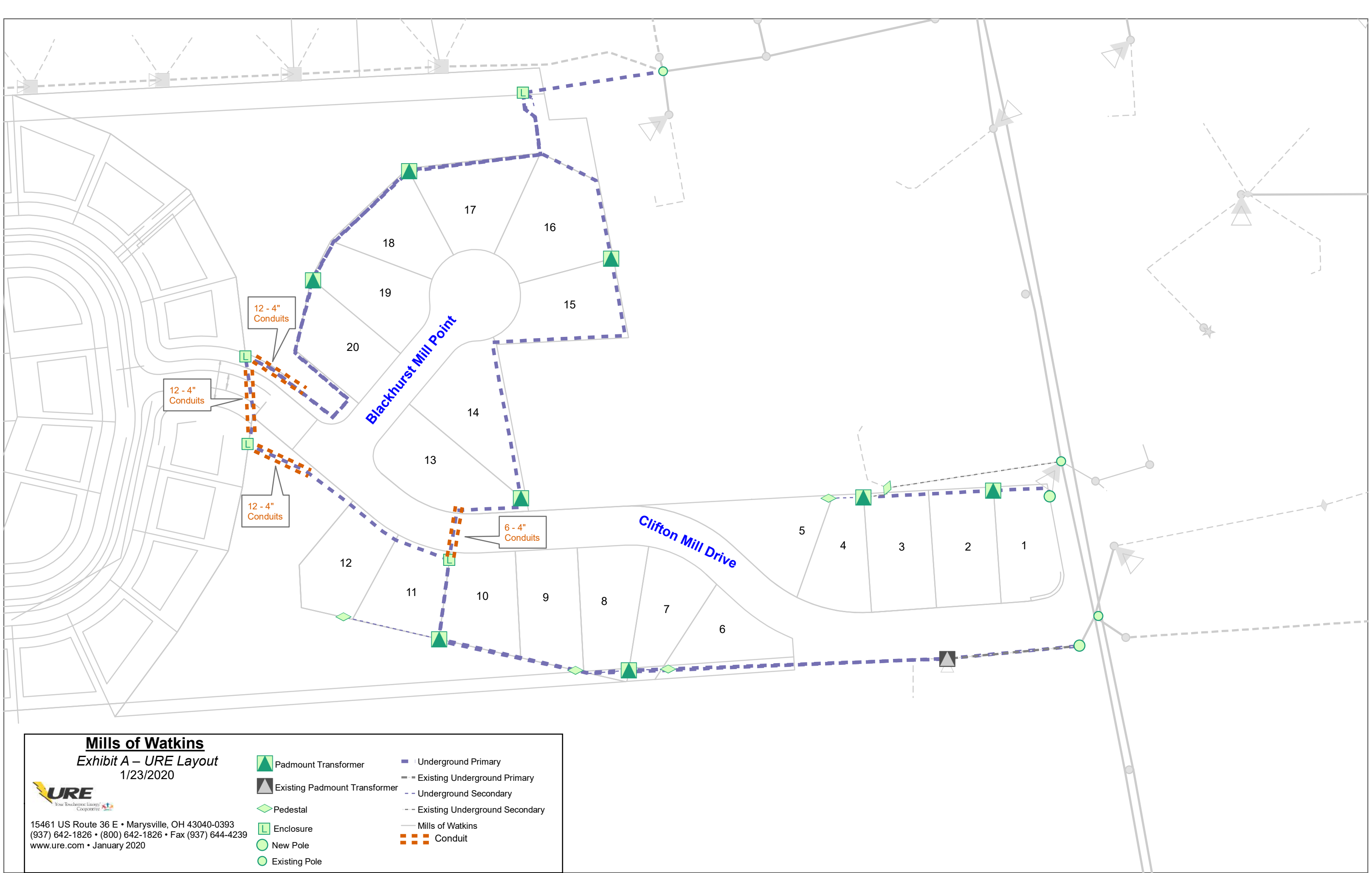
Ron McGlone

Engineer I

Union Rural Electric Cooperative, Inc.

15461 US Hwy 36, Marysville, Ohio 43040

Direct: (937) 645-9263



Mills of Watkins

Exhibit A – URE Layout
1/23/2020



15461 US Route 36 E • Marysville, OH 43040-0393
(937) 642-1826 • (800) 642-1826 • Fax (937) 644-4239
www.ure.com • January 2020



Staff Report – Village Neighborhood Section 9

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of Village Neighborhood, Section 9 – Preliminary Plat.
Location:	Located north of Ravenhill Parkway and between US 42 and Hyland-Croy Road in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 13.477 acres of land and proposes 42 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 2.031 acres in right-of-way○ 6.557 acres in single-family residential lots○ 4.889 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville water system○ Jerome Village Collection and City of Maryville sanitary waste treatment <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 05-06-21. The Engineer's Office recommended approval subject to its modifications and recommendations, which should be addressed in the final Construction Drawings or resolved as indicated. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)1. Further detail/discussion with the Township Fire Department will be required on what is presumed
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Staff Report – Village Neighborhood Section 9

	<p>to be the emergency access to/from Ewing Road at the rear of Lot 36.</p> <ol style="list-style-type: none">2. The Engineer's Office wants Township input on the placement of street trees within the right-of-way.3. All appropriate OEPA/ODNR/ACOE permitting will be required prior to start of construction.4. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final Construction Drawing review process.5. Detail all flood routing swales, including 100-year water surface elevations, ensuring at least 1' of freeboard between the 100-year water surface and the finished grade elevations of all building structures.6. Provide a stormwater management report for review.7. Provide detailed construction drawings to private utility providers. <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ No comments received as of 05-05-21. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ No comments received as of 05-05-21. Standard comments from the Health Department are below:<ol style="list-style-type: none">1. "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 (PWS) and/or sewage treatment system (SWS)."2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."3. "If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a
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Staff Report – Village Neighborhood Section 9

private water system (PWS) and sewage treatment system (STS).”

- **City of Marysville**

- The City submitted comments in an email dated 05-04-21. **Some** of those comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. The horizontal and vertical design of the public waterline will be finalized during the final engineering process.
 2. A minimum easement width of 20’ shall be provided along all public waterline infrastructure.

- **Jerome Township**

- Jerome Township submitted comments in a letter dated 05-10-21. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. A zoning map amendment was approved by the Trustees. The proposed Preliminary Plat is consistent with the Zoning Plan attached to the case. For the Township to confirm zoning compliance, approval of a Development Plan is required prior to submission of the Final Plat.
 2. Sheet 1: Regarding the zoning amendment/adoption, the Township provided language to indicate the case number, resolution number, and date of adoption.
 3. General Development Summary: The Township asked for changes to the terminology being used in the Table.

- **ODOT District 6**

- No comments received as of 05-05-21.

- **Ohio Edison**

- No comments received as of 05-05-21.

- **LUC Regional Planning Commission**

1. General Development Summary: Please review density calculations (§313, 6.).
2. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414).
3. A letter from Jerome Township certifying that the



Logan-Union-Champaign regional planning commission

Staff Report – Village Neighborhood Section 9

	<p>Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).</p> <p>4. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).</p>
Staff Recommendations:	<p>Staff recommends APPROVAL of Village Neighborhood, Section 9 – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies, related to Subdivision Regulation requirements, shall be incorporated into the Construction Drawings and 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.</p>
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

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: _____

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

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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Preliminary Plat Review Checklist

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



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
----	---	--	--

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

10820 St Rt 347, PO Box 219

East Liberty, Ohio 43319

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SHEET NO.: 2 / 11

TOTAL AREA (ACRES)	13.477
OPEN SPACE	4.889
RIGHT-OF-WAY	2.031
LOTS	6.557
NUMBER OF LOTS	42
50' FRONTAGE	42
DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	3.116
NET (# LOTS/LOT AREA)	6.450
MINIMUM LOT SIZE	
50' FRONTAGE	6240 SF
SETBACKS	50'
FRONT YARD (FROM R/W) (BS)	20'
REAR YARD	10'
SIDE YARD	5'

A horizontal number line with tick marks at 50, 25, and 0. The segment between 25 and 0 is shaded black.

[illegible][illegible]

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WINSHIP, UNION COUNTY, OHIO

EROME VILLAGE

LAGE NEIGHBORHOOD
SECTION 9

BBEIMINARY PIAT

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

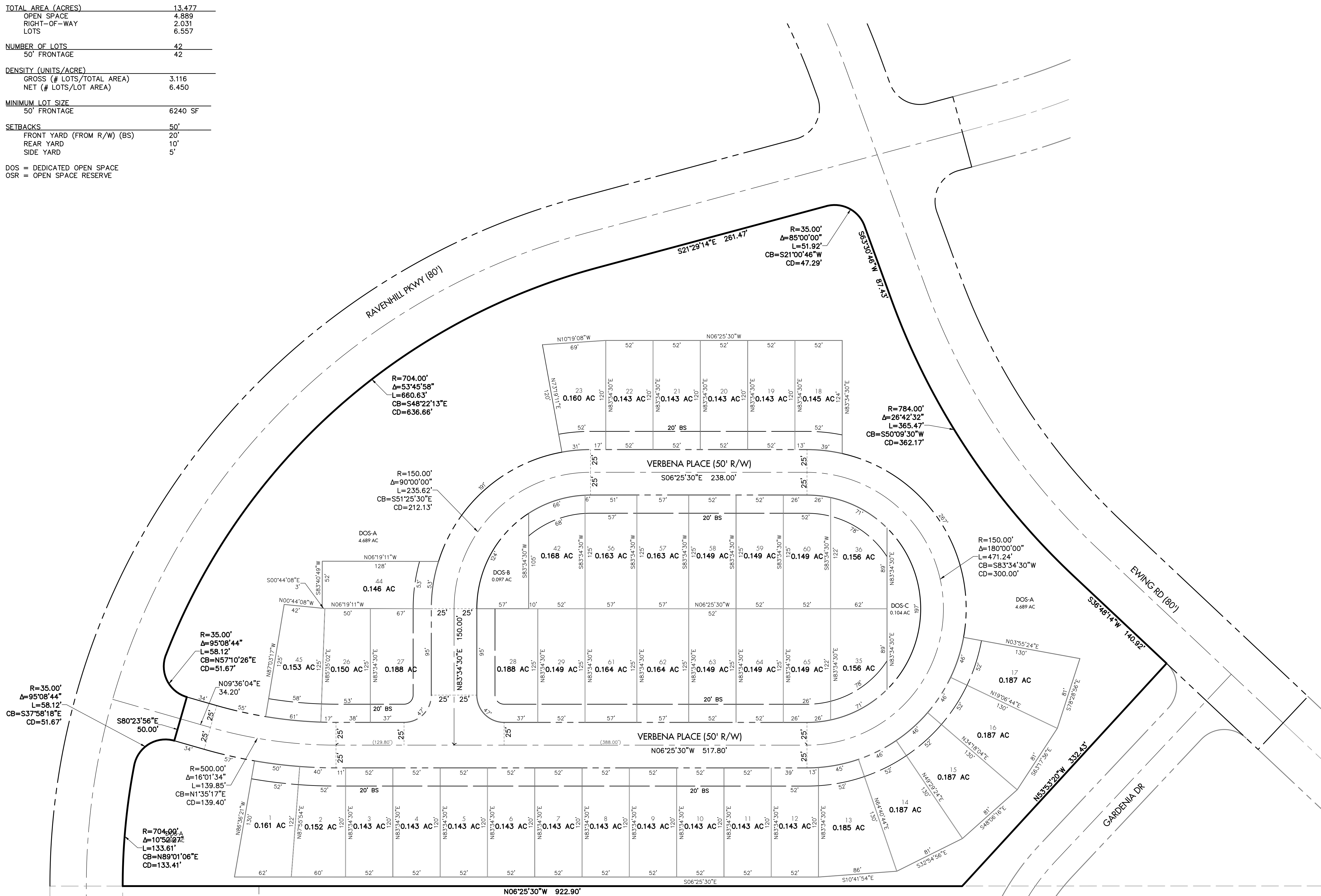
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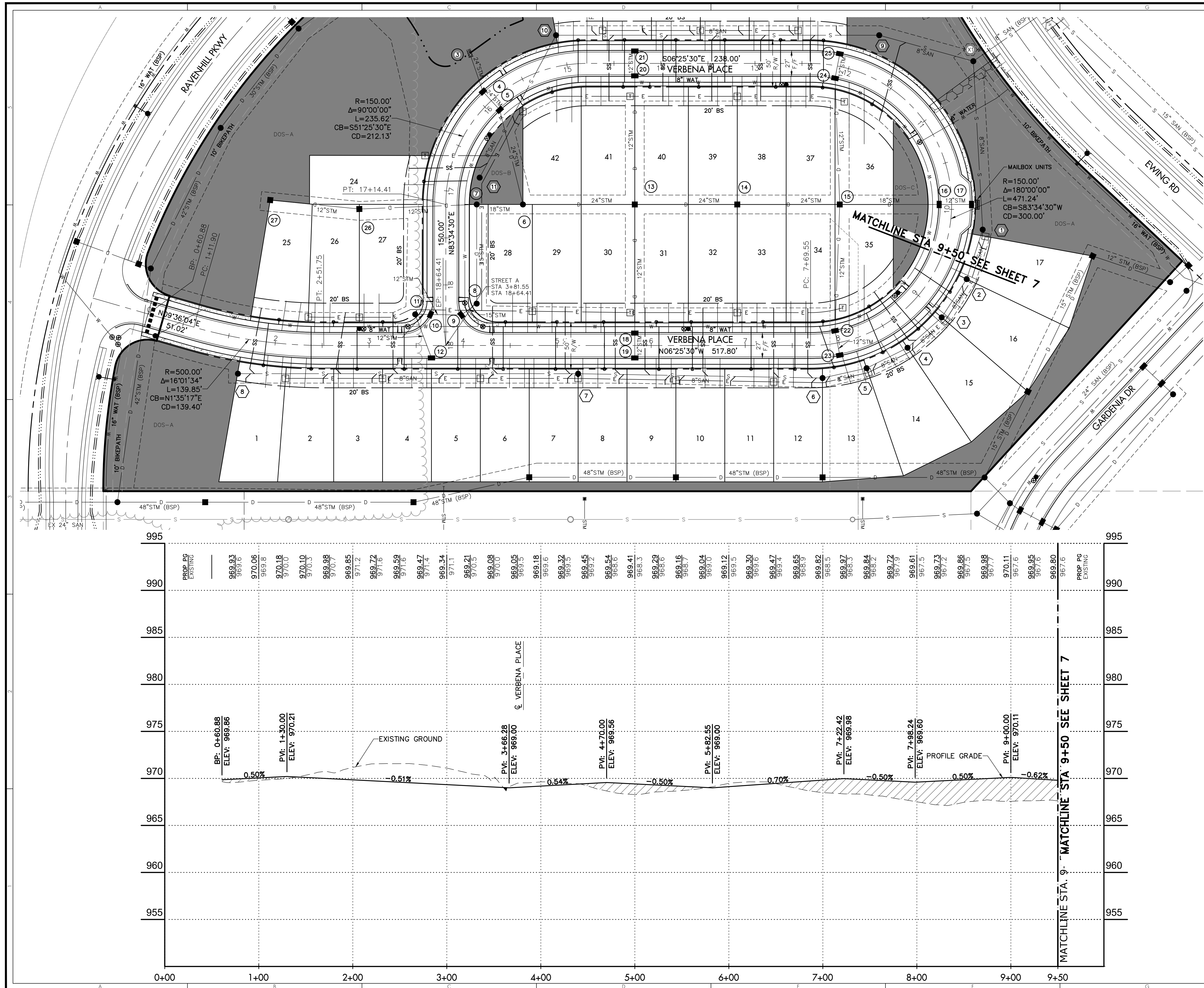
PROJECT NO.: 20-013

DATE: APRIL 2021

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

SHEET NO.: 4/11





LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE

STORM SEWER

SANITARY SEWER

ELECTRIC

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE

WATER VALVE

REDUCER

FIRE HYDRANT

WATER SERVICE

WS

STORM SEWER

STORM SEWER MANHOLE

STORM SEWER CATCH BASIN

STORM SEWER CURB INLET

SANITARY SEWER

SANITARY MANHOLE

SANITARY SERVICE

SS

ELECTRIC

ET

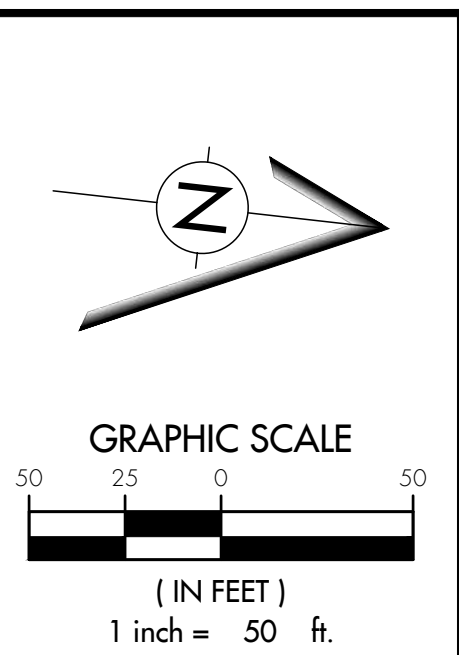
ELECTRIC TRANSFORMER BOX

ODOT 203 FILL

** COMPACTED GRANULAR BACKFILL

DEDICATED OPEN SPACE

SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

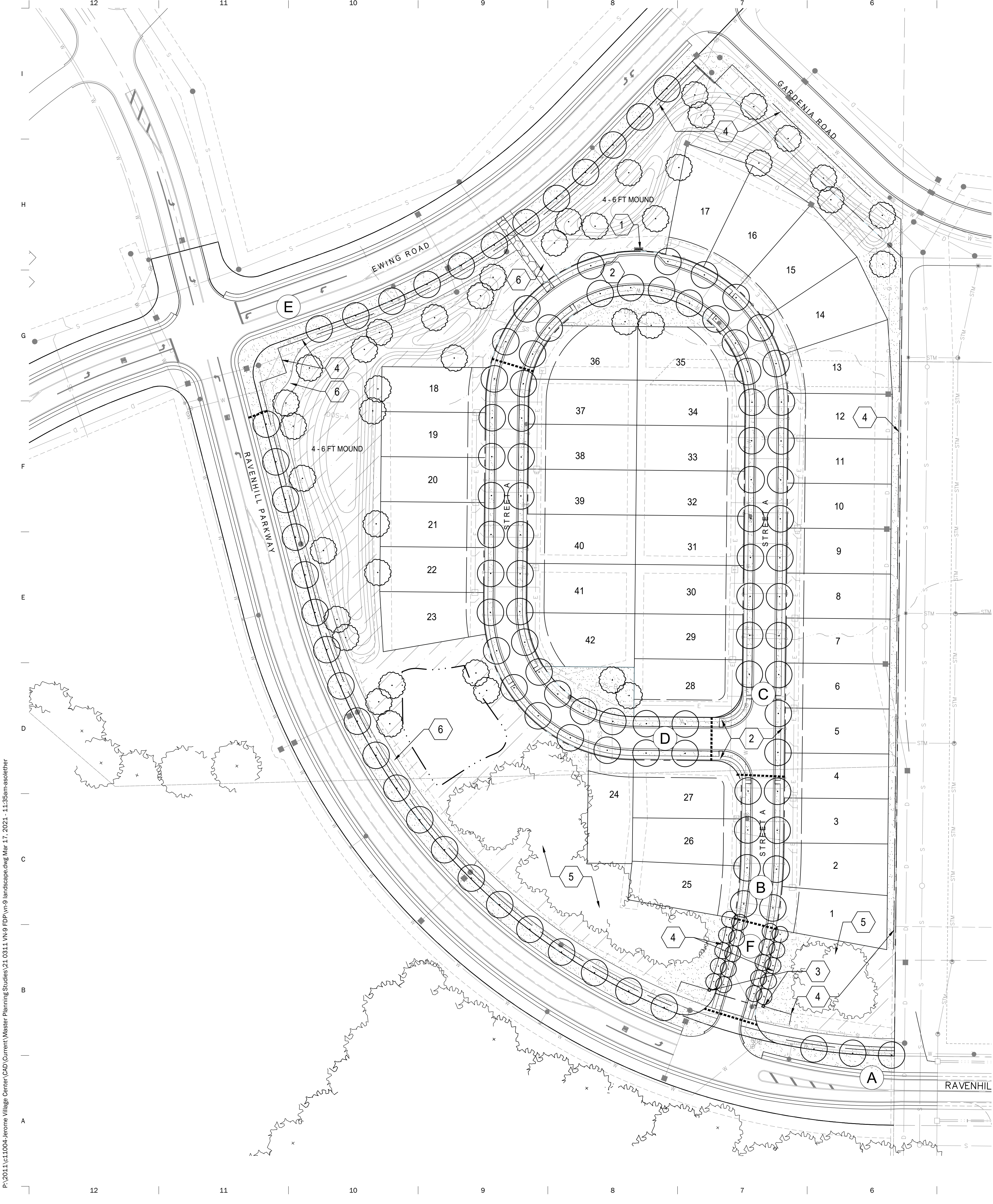
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P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO		
JEROME VILLAGE		
VILLAGE NEIGHBORHOOD SECTION 9		
PRELIMINARY STREET PLAN & PROFILE		
DRAWING SET STATUS:		
<input checked="" type="checkbox"/> PRELIMINARY DESIGN SET		
<input type="checkbox"/> AGENCY REVIEW SET		
<input type="checkbox"/> CONSTRUCTION DOCUMENT SET		
<input type="checkbox"/> ASBUILT DOCUMENT SET		
DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.:		20-013
DATE: APRIL, 2021		
SCALE:		
HORIZONTAL:	1" = 50'	
VERTICAL:	N/A	
SHEET NO.:		6 / 11



P:\2011\c11004 Jerome Village Center\CAD Current Master Planning Studies\21 0311 VN-9 FDP\vn-9 landscape.dwg Mar 17, 2021 - 11:35amasolelther

LEGEND AND CODED NOTES

- SEEDED TURF

NO-MOW TURF
- STREET TREE

OPEN SPACE TREE

ORNAMENTAL TREE
- 1 CLUSTER BOX UNIT

2 SIDEWALK

3 STONE COLUMNS

4 4-RAIL FENCE

5 EXISTING VEGETATION TO REMAIN

6 BIKE PATH

STREET TREES					
CODE	COMMON NAME	LATIN NAME	SIZE	COND.	NOTES
A	Legacy Sugar Maple	<i>Acer saccharum</i> 'Legacy'	3" cal.	B&B	
B	London Plant Tree	<i>Platanus a. Exclamation</i>	3" cal.	B&B	
C	American Sentry Linden	<i>Tilia a. American Sentry</i>	3" cal.	B&B	
D	Jefferson Elm	<i>Ulmus a. 'Jefferson'</i>	3" cal.	B&B	
E	Allee Elm	<i>Ulmus x. 'Allee'</i>	3" cal.	B&B	
ORNAMENTAL TREES					
F	Robin Hill Serviceberry	<i>Amelanchier laevis Robin Hill</i>	3" cal.	B&B	
OPEN SPACE TREES					
	Kentucky Coffee Tree	<i>Gymnocladus dioicus</i>	3" cal.	B&B	
	White Oak	<i>Quercus alba</i>	3" cal.	B&B	
	Swamp White Oak	<i>Quercus bi-color</i>	3" cal.	B&B	
	New Harmony Elm	<i>Ulmus a. New Harmony</i>	3" cal.	B&B	

FINAL DEVELOPMENT
PLAN
NOT FOR CONSTRUCTION

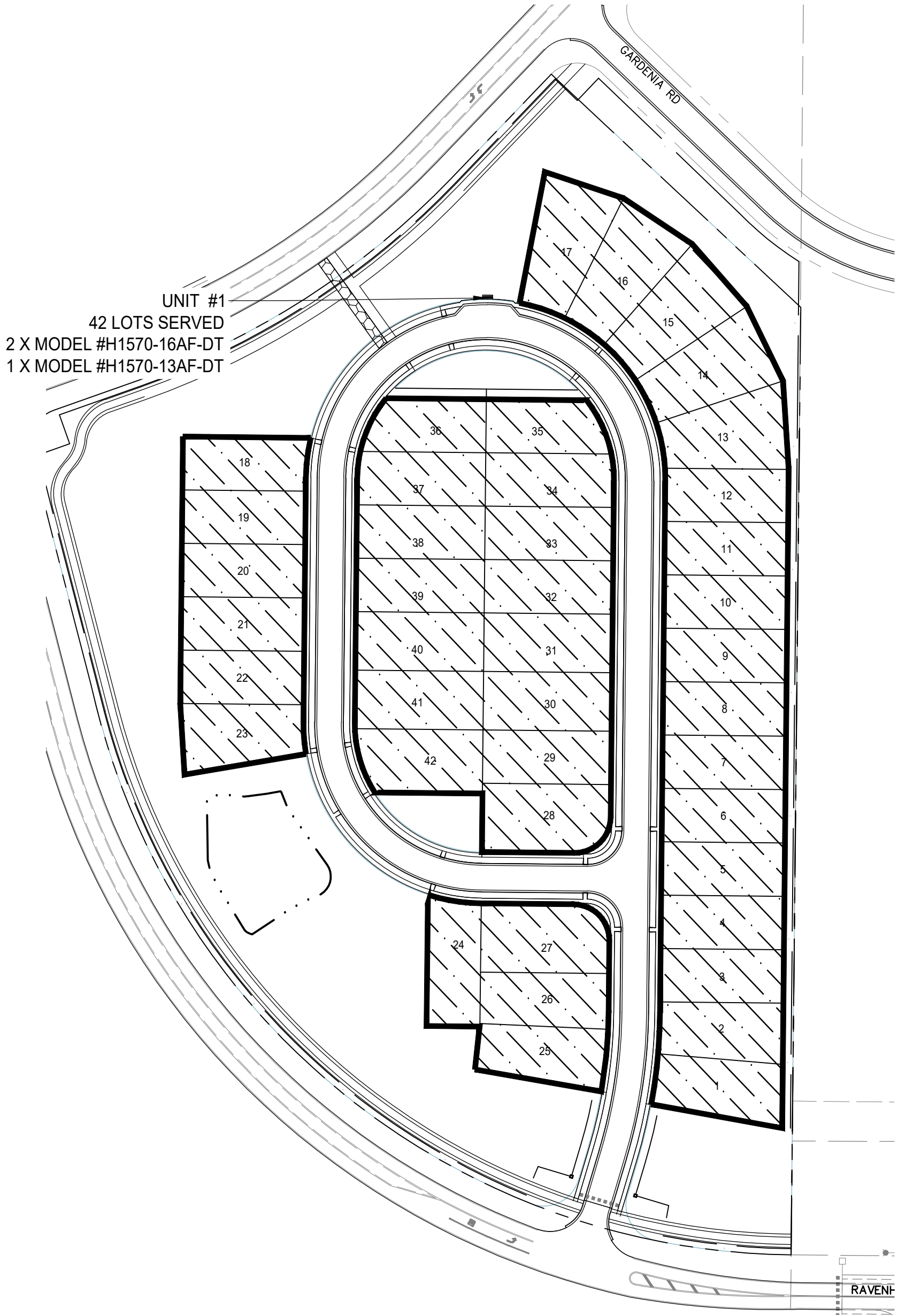
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seal

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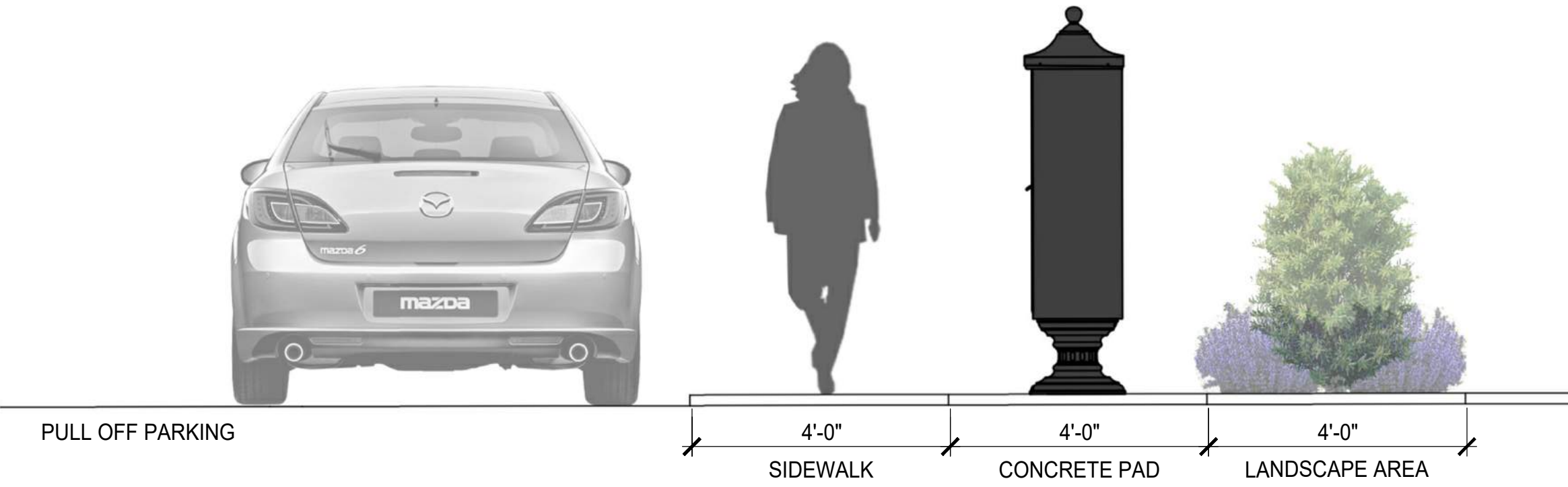
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seal

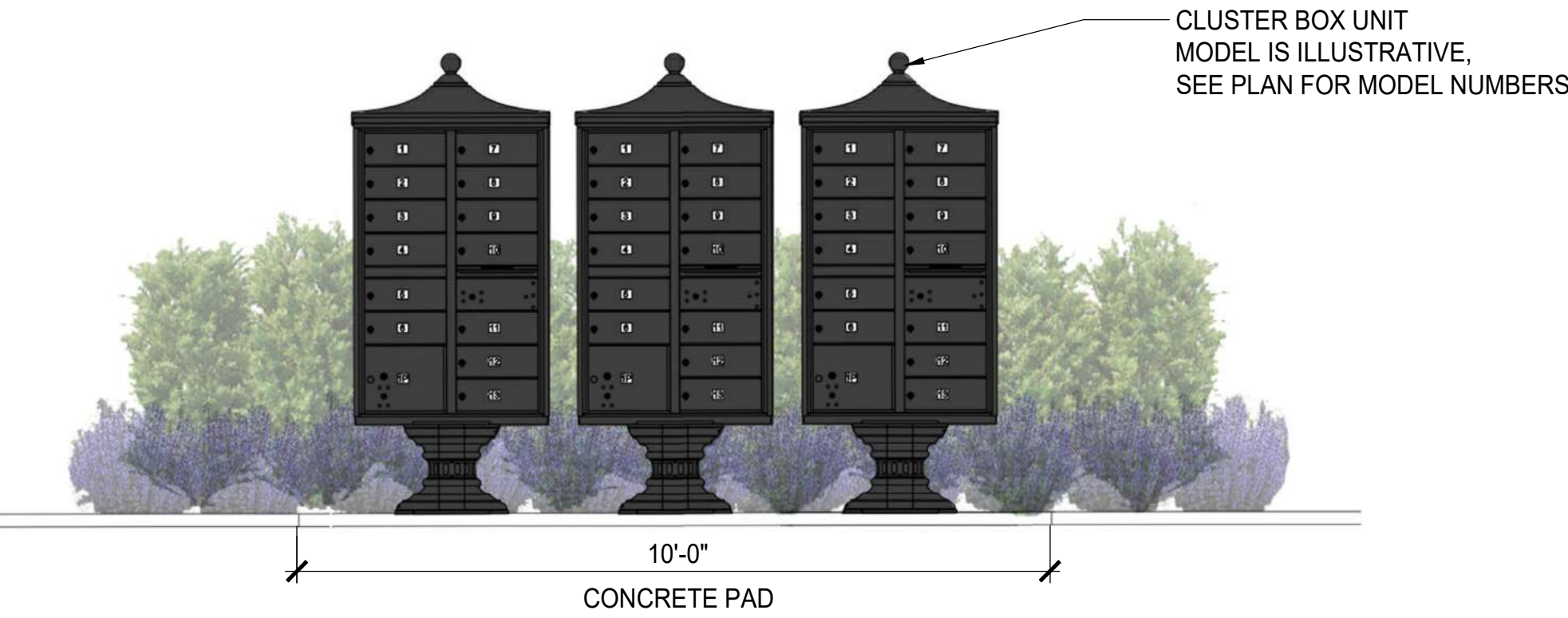


VN-9 CBU KEY

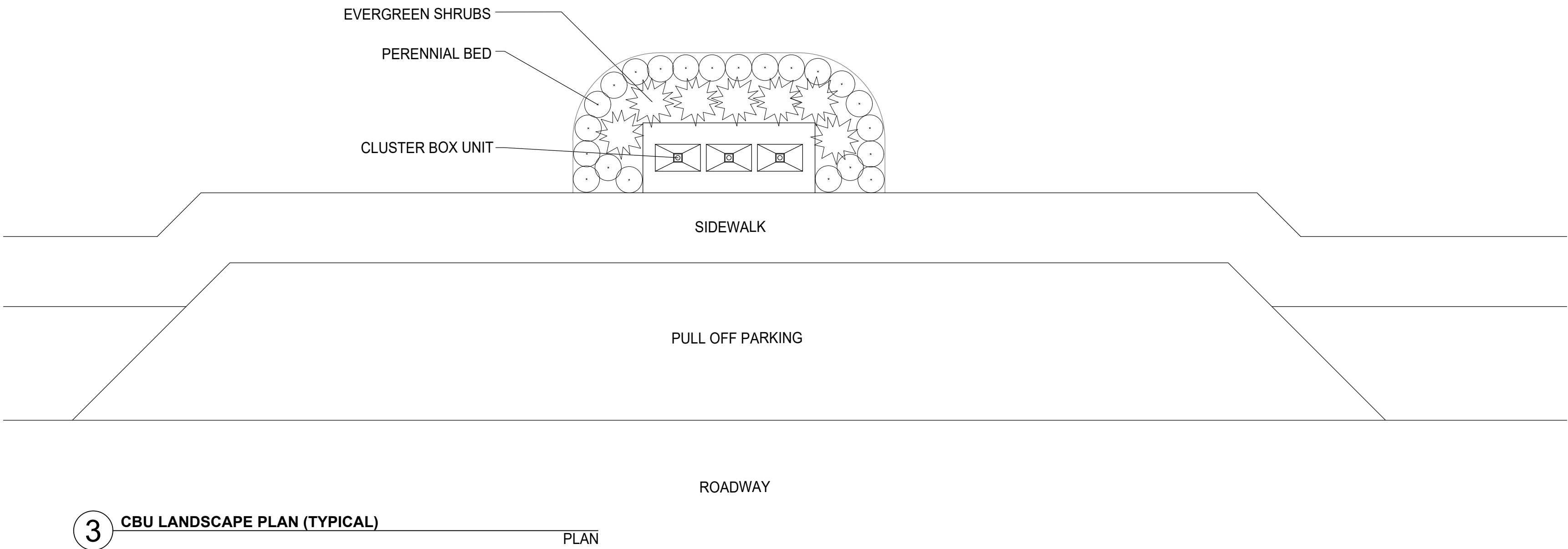
CBU #1



1 CLUSTER BOX UNIT SIDE ELEVATION



2 CLUSTER BOX UNIT ELEVATION



3 CBU LANDSCAPE PLAN (TYPICAL)



JEROME VILLAGE

VN-9

April 21, 2021

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

RE: Village Neighborhood Section 9 (VN-9) Preliminary Plat

Mr. Bodenmiller,

Terrain Evolution, as the agent for Jerome Village Company, acknowledges the existence of Wetzel soils within the development area of VN-9. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soils are in areas to be developed for lots and streets. Some wooded area within Designated Openspace (DOS) which is to remain undeveloped. In this case, the development will install storm sewer drainage system to provide adequate drainage to the area developed.

Section 416 of the Union County Subdivision Regulations designates areas with the said soil types as requiring improvements to render the area acceptable for the intended use. The subdivider is aware and acknowledges this requirement. The intended use is for single family residential. Providing adequate drainage system to the area shall remedy any poorly drained areas, thus rendering the area acceptable for the use. A storm sewer system is being designed to convey all surface runoff to stormwater management basins. Any and all subsurface tiles encountered during the construction of the development shall be connected to said storm sewer as to promote an adequate drainage system.

Please feel free to contact me if you have any questions a (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

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

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

May 6, 2021

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

Re: Jerome Village, Village Neighborhood, Section 9 (VN-9) – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on April 27, 2021. We recommend it be approved with the below modifications and recommendations. Items listed below should be addressed in the final construction drawings or resolved as indicated.

1. Further detail and discussion with Jerome Township Fire Department will be required on what is presumed to be the emergency access to/from Ewing Road at the rear of lot #36. This includes location, access type/material and signage. Per the pre-application sketch plan, this area was also planned to be a roadway crossing for the multi-use path. This shall be detailed on the final construction drawings.
2. As discussed in the pre-application sketch plan meeting, we will want Jerome Township's input on the placement of street trees within the right of way, as shown on the typical sections.
3. All appropriate OEPA/ODNR/ACOE permitting will be required prior to the start of construction.
4. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.
5. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
6. Provide a stormwater management report for review.
7. Provide detailed construction drawings to private utility providers.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. 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 or concerns, feel free to contact me at (937) 645-3165.

Bill Narducci

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

Cc: Jeremy Burrey, USWCD (via email)

Brad Bodenmiller

From: Bill Narducci <bnarducci@unioncountyohio.gov>
Sent: Thursday, May 6, 2021 5:28 PM
To: Brad Bodenmiller
Subject: RE: VN-9 Preliminary Plat - Layout & Design

Brad,

Please accept this correspondence as our office's approval of the lots, streets, and other improvements as shown in the above referenced plat. If you have any questions, please let me know. Thanks

Bill Narducci, P.E.
Assistant County Engineer

Union County Engineer
233 West 6th St.
Marysville, Ohio 43040
Direct: 937.645.3165
Office: 937.645.3018
Fax: 937.645.3161

PLEASE NOTE NEW EMAIL AND WEBSITE ADDRESS!!
<http://www.unioncountyohio.gov/engineer>

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Thursday, May 6, 2021 2:50 PM
To: Bill Narducci <bnarducci@unioncountyohio.gov>
Subject: VN-9 Preliminary Plat - Layout & Design

Bill,

Good afternoon! Is the layout and design of the lots, streets, and other improvements for **Village Neighborhood, Section 9 (VN-9) – Preliminary Plat** approved?

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com



9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

May 10, 2021

Bradley J. Bodenmiller, Director
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

Re.: Jerome Village – Village Neighborhood Section 9 - Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Preliminary Plat known as Jerome Village – Village Neighborhood Section 9 - Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

1. Zoning Map Amendment # PD21-001 was approved by the Board of Township Trustees to allow for development at the site. The proposed Preliminary Plat is consistent with the Zoning Plan attached to the case. In order to allow the Zoning Department to provide LUCRPC written notice of zoning compliance prior to approval of a final plat for this section as required by Section 324 of the Subdivision Regulations, approval of a Development Plan as provided for in the Zoning Resolution will be required prior to submission of a final plat.
2. The note labeled “zoning” on page 1 does not make sense with the terminology of the Zoning Resolution and includes an unrelated approval date. This note should read as follow: “Site has been zoned Planned Development District (PD) as part of Zoning Map Amendment Case #PD21-001, approved by the Jerome Township Board of Trustees by Res. 21-035, adopted March 16, 2021.” Staff is happy discuss alternative ways of phrasing said note if they applicant has interest or concerns.
3. All adjacent parcels are labelled “ZONED: PD”. It would be more correct to label them as follows: “ZONING DIST.: PD”
4. The applicant’s table labeled “GENERAL DEVELOPMENT SUMMARY” is using terminology that is not consistent with the Zoning Resolution. The header labeled “MINIMUM LOT SIZE” should probably be labeled “MINIMUM LOT AREA”. The applicant is using the term “lot frontage” when they probably mean “lot width” as defined by the Zoning Resolution. For example, this table would appear to indicate that the minimum lot frontage is 50ft, however, lots 14-17 and 23 have frontages of less than 50ft. Staff’s suggestion is relabel as “50’ LOT FRONTAGE OR WIDTH”. Similar notes will probably be required for the Development Plan and Final Plat.

As per usual practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee, and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio

Brad Bodenmiller

From: Kyle Hoyng <khoyng@marysvilleohio.org>
Sent: Tuesday, May 4, 2021 10:54 AM
To: Brad Bodenmiller
Cc: Chad Green; Jeremy Hoyt; Bill Narducci
Subject: VN-9 and Mills of Watkins Preliminary Plat - City of Marysville Comments

Brad,

Below are the City of Marysville's comments for the May 2021 LUC Agenda Items. Let us know if you have any questions or concerns. Thanks.

Village Neighborhood Section 9 - Preliminary Plat

1. The horizontal and vertical design of the public waterline will be finalized during the final engineering process.
2. A minimum easement width of twenty (20) feet shall be provided along all public waterline infrastructure.

Mills of Watkins - Preliminary Plat

1. Please ensure that a twenty (20) foot wide utility easement is provided along the entirety of all parcel's frontage with Watkins Road and along all sanitary sewer mains throughout the development.
2. Please confirm the ownership and maintenance responsibility for each of the wastewater components.
3. From a maintenance and access perspective, backyard sanitary sewers are not permitted. The sanitary sewer alignment and easements for Lots 1 through 5 shall be revised to reflect the approved plans and as-built conditions.
4. From a maintenance and access perspective, a larger sanitary sewer easement (30 feet) shall be provided for the proposed side yard sanitary sewer between Lots 16 and 17.

Kyle Hoyng, P.E.

City Engineer

City of Marysville, Ohio

209 South Main Street

Marysville, Ohio 43040

(937) 645-7358 (office)



Brad Bodenmiller

From: Jeremy Burrey <jburrey@unioncountyohio.gov>
Sent: Friday, May 7, 2021 10:16 AM
To: Brad Bodenmiller
Subject: RE: Preliminary Drainage - VN-9 Preliminary Plat

Approved as reviewed.

Jeremy

From: Jeremy Burrey
Sent: Friday, May 7, 2021 9:42 AM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Subject: RE: Preliminary Drainage - VN-9 Preliminary Plat

Brad,

I don't have any comments at this time.

Jeremy

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Thursday, May 6, 2021 2:52 PM
To: Jeremy Burrey <jburrey@unioncountyohio.gov>
Subject: Preliminary Drainage - VN-9 Preliminary Plat

Jeremy,

Good morning! Is the preliminary drainage plan for the **Village Neighborhood, Section 9 (VN-9) – Preliminary Plat** approved?

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com



Logan-Union-Champaign regional planning commission

Staff Report – Jerome Township Zoning Amendment: VN-10

Jurisdiction:	Jerome Township Zoning Commission c/o Zoning Commission 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480
Applicant:	Jerome Village Company, LLC 375 N. Front Street Suite 200 Columbus, OH 43215 (614) 286-2055 barokb@nationwide.com davidfisher@kephartfisher.com
Request:	<p>The Zoning Commission received an application to rezone 69.590 acres. The proposal would rezone the acreage from Rural Residential District (RU) to Planned Development District (PD).</p> <p>Parcel(s)/Acre(s) involved:</p> <ul style="list-style-type: none">• 1700100310000• 1700100560000• 1700100340000 <p>Total acreage:</p> <ul style="list-style-type: none">• 69.590 acres <p>Existing use:</p> <ul style="list-style-type: none">• Agriculture• Single Family Dwelling <p>Proposed use:</p> <ul style="list-style-type: none">• Single Family Dwellings
Location:	The land involved is on the s of the intersection of Jerome Rd and Blaney Rd (Home Rd).
Staff Analysis:	<p>Jerome Village received final approval in July 2007 and has been modified several times since 2007.</p> <p>Plan & Uses.</p> <p>The Township's Comprehensive Plan identifies this area as a Medium Density Residential (Plan, pp. 6-3) with more medium-density residential to the north and south, and Higher-Density Residential to the west across Jerome Rd.</p>



Staff Report – Jerome Township Zoning Amendment: VN-10

The Plan encourages medium-density residential developments to consist of single-family dwellings on lots of a size that offers an alternative to large-lot subdivisions to create population densities that act as a transition between higher intensity uses and lower density residential, as well as to attract neighboring commercial and office uses (Plan, pp. 6-6). These uses should range between 1 unit and 3 units per acre. Neighboring Concord Township, in Delaware County has the adjacent land zoned and planned for “Farm Residential” which is similar to Jerome Township’s Rural Residential.

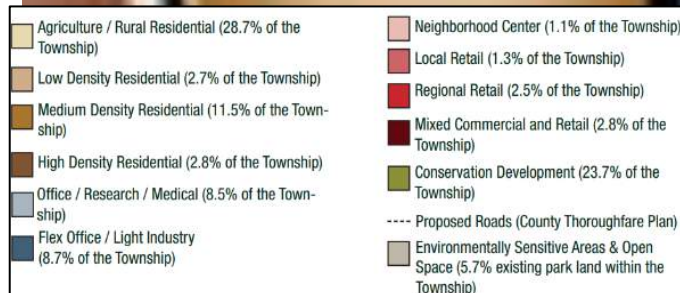


Figure 1: Jerome Township Land Use Plan (Plan pp. 6-3)

Adjacent and nearby uses appear to be mostly single-family dwellings, including the VN-5 subdivision to the south, with some agriculture as well.

The submitted application and site plan calls for 149 lots and a density of 2.14 dwelling units per acre and 25.39 acres (36%) of open space. At the completion of full build out of the Jerome Village Development, not less than 40% of the



Logan-Union-Champaign regional planning commission

Staff Report – Jerome Township Zoning Amendment: VN-10

	<p>gross land area of the development shall be open space per the Regulation Text.</p> <p>Staff recommends the Township work closely with the applicant to ensure all requirements of the Regulation Text specified by the Zoning Resolution are satisfied.</p> <p>Traffic Impact A traffic study is included with the submittal. It includes scoping/MOU correspondence with the Union County Engineer's Office, which has conditionally approved the MOU upon the condition that their comments are incorporated.</p>
Staff Recommendations:	Staff recommends APPROVAL of the proposed rezoning to Planned Development (PD) based on the Jerome Township Comprehensive Plan. Staff recommends the Township work closely with the applicant to ensure all requirements of the Regulation Text are satisfied.
Z&S Committee Recommendations:	

Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480 x102
Fax: (614) 873-8664

April 23, 2021

Aaron Smith
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Dear Aaron:

This letter is to inform you of a Jerome Township Zoning Map Amendment:

Application: PD 21-004

Name of Applicant: Jerome Village Company LLC/David Fisher, Kephart Fisher.

Rezoning: Approximately 69.59 acres located on the south side of Blaney Road , south of Harriott Road and north of Wells Road, Plain City, Ohio.

Present Zoning: RU (Rural)

Proposed Zoning: PD (Planned Development District)

Public Hearing Date has been set for: May 24, 2021 at 7:00 p.m.

The Zoning Commission would like your comments regarding this rezoning before the public hearing date.

If you need further information, please feel free to contact me.

Sincerely yours,



Anita Nicol
Zoning Clerk

Attachment



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: April 23, 2021 Township: Jerome
Amendment Title: Map Amendment

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the 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 Requester:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

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

10820 St. Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

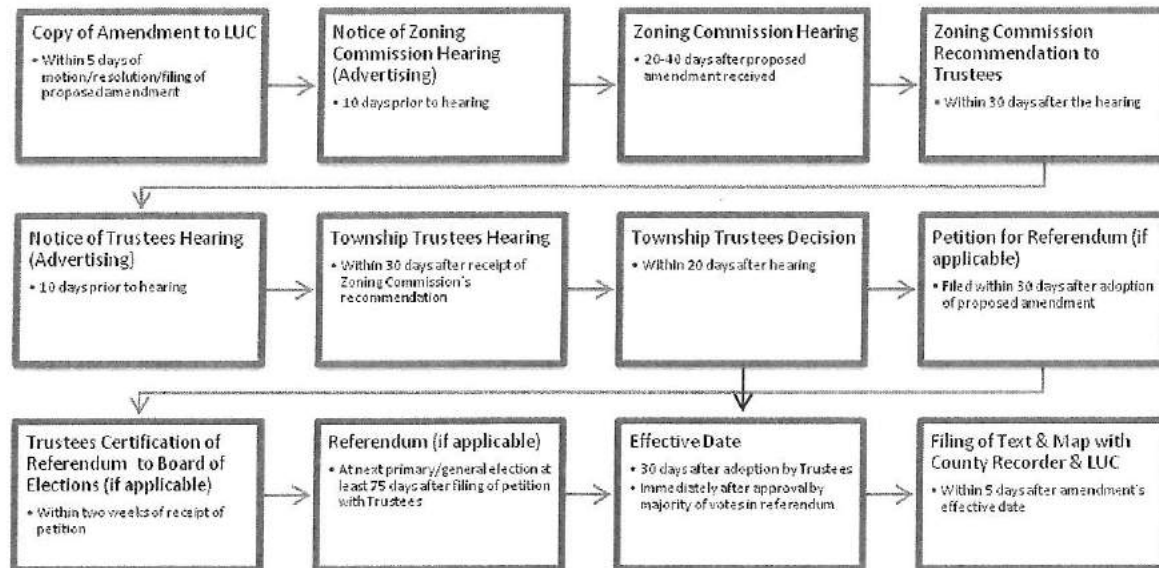
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Township Zoning Amendment Process (ORC 519.12)



10820 St. Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

**JEROME TOWNSHIP**

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

TAB 1

Case #: **PD21-004**
 App #: **7899**
 Date Submitted: **4/22/21**
 Fee Amount: **\$14979.50**
 Check #: **1010000206**

I. PARCEL INFORMATION**ZONING COMMISSION APPLICATION**

Parcel Address: DeWeese - 7297 Blaney Road, Blaney Road / Sonnenberg - Blaney Road		FOR MAP AMENDMENT ONLY	
Parcel No.(s): DeWeese:1700100310000, 1700100560000 / Sonnenberg:1700100340000		Proposed Zoning Dist.: Planned Development (PD) District	
Description of Location: South side of Blaney Road, south of Harriott Road and north of Wells Road		Number of Proposed Lots: 149	
Parcel/Tract Area: 69.590 ac	Present Zoning Dist.: RU	Present Use: Agriculture	Existing Structures: DeWeese - 1.400 acres - Residential Dwelling
Complete Where Applicable: Engineer/Surveyor: <u>Terrain Evolution</u>			
Builder/Developer: <u>Jerome Village Company, LLC</u>			

II. OWNER OF RECORD

Owner Name(s): Jerome Village Company, LLC Sonnenberg - Scott Sonnenberg	Owner Address: 375 N. Front Street, Ste 200, Columbus, Ohio 43215 Sonnenberg - 7700 Wells Rd Plain City, OH 43064
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III. APPLICANT INFORMATION

Applicant Name: Jerome Village Company, LLC - Bart Barok	Applicant Address: 375 N. Front Street, Ste 200, Columbus, Ohio 43215
Applicant Phone Number: 614-286-2055	Applicant Email: barokb@nationwide.com / davidfisher@kephartfisher.com
<input checked="" type="checkbox"/> Parcel Owner <input type="checkbox"/> Business Owner/Tenant <input checked="" type="checkbox"/> Attorney/Agent <input type="checkbox"/> Architect/Engineer	

IV. PROJECT TYPE

<input type="checkbox"/> Zoning Map Amendment - Standard Zoning District	<input type="checkbox"/> Development Plan
<input checked="" type="checkbox"/> Zoning Map Amendment - Planned Development District	<input type="checkbox"/> Development Plan Modification
<input type="checkbox"/> Zoning Map Amendment - Change to Adopted Planned Development District Zoning Plan	

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Zoning Inspector.

Applicant Signature: _____

Date: April 22, 2021

By signing, I certify that I am the owner of the parcel or the owner's agent, and that the application is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:

VN-10

LUCRPC Review Date: <u>5/13/21</u> <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Continued <input type="checkbox"/> Denied	Zoning Com. Hearing Date: <u>5/24/21</u> <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Continued <input type="checkbox"/> Denied	Trustee Hearing Date: <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Continued <input type="checkbox"/> Denied
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**APPLICATION FOR ZONING MAP AMENDMENT
PLANNED DEVELOPMENT (PD) DISTRICT
FOR
JEROME VILLAGE VN-10**

TABLE OF CONTENTS

TAB NO.	ITEM
1.	Rezoning Application
2.	Legal Description, Zoning Survey and Vicinity Map including Index Plan
3.	Zoning Plan Regulation Text
4.	Evidence of Availability of Utilities
	A. Letter from City of Marysville
	B. Letter from Columbia Gas
	C. Letter from Ohio Edison
	D. Letter from Charter Communications (cable, internet, phone)
	E. Sanitary Sewer Tributary Map
5.	Engineering Feasibility and Drawings
	A. Memorandum from Terrain Evolution, Inc.
	B. Site Dimension Plan
	C. Conceptual Utility Plan
	D. Conceptual Grading and Drainage Plan
	E. Landscape Plan and Cluster Box Unit Plan
6.	Illustrative Plan for VN-10
7.	Illustrative Master Plan for Jerome Village (including VN-10)
8.	Jerome Village Master Sub Area Land Use Plan (including VN-10)
9.	Development Schedule
10.	Property Owners (within, contiguous to and across)
11.	Traffic Study

December 7, 2020

**DESCRIPTION OF 69.590 ACRES
SOUTH OF BLAYNEY ROAD
EAST OF JEROME ROAD
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 2990, being all of that 1.488 acre tract of land described as Parcel One and all of that 50.115 acre tract of land described as Parcel Two in a deed to DeWeese Family Farms #3 LLC, also being all of that 17.141 acre tract of land as described in a deed to Janice J. Sonnenberg, of record in Official Record 751, Page 13, all references being to the records located at the Recorder's Office, Union County, Ohio and being more particularly described as follows;

BEGINNING at a point at the intersection of the centerline of Jerome Road with the centerline of Blayney Road, being a point in the westerly line of said Virginia Military Survey No. 2990 and being the northwesterly corner of said 50.115 acre tract;

Thence **North 84° 30' 11" East**, along the centerline of said Blayney Road, the northerly line of said 50.115 acre tract and the northerly line of said 1.488 acre tract, a distance of **1297.42 feet** to a point at the northeasterly corner of said 1.488 acre tract;

Thence **South 5° 32' 30" East**, along the easterly line of said 1.488 acre tract, a distance of **359.77 feet** to a point at the southeasterly corner of said 1.488 acre tract, also being a point in the northerly line of said 50.115 acre tract;

Thence **North 84° 32' 02" East**, along the northerly line of said 50.115 acre tract and a northerly line of said 17.141 acre tract, a distance of **857.34 feet** to a point;

Thence along westerly lines of said 17.141 acre tract the following courses;

1. **North 7° 51' 19" West**, a distance of **191.03 feet** to a point;
2. **North 19° 51' 57" East**, a distance of **187.43 feet** to a point in the centerline of said Blayney Road, also being a point in the northerly line of said 17.141 acre tract;

Thence **North 84° 30' 11" East**, along the centerline of said Blayney Road and the northerly line of said 17.141 acre tract, a distance of **647.59 feet** to a point in the Union County and Delaware County line, also being the northeasterly corner of said 17.141 acre tract;

Thence **South 0° 33' 44" East**, along the easterly line of said Union County and the easterly line of said 17.011 acre tract, a distance of **856.67 feet** to a point at the southeasterly corner of said 17.141 acre tract;

Thence **South 84° 44' 47" West**, along the southerly line of said 17.141 acre tract, a distance of **362.29 feet** to a point at an easterly corner to said 50.115 acre tract;

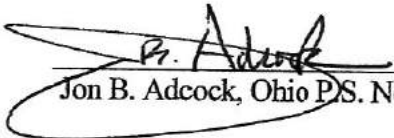
Thence along easterly and southerly lines of said 50.115 acre tract the following courses;

1. **South 6° 18' 42" East**, a distance of **472.92 feet** to a point;
2. **South 84° 38' 59" West**, a distance of **1213.36 feet** to a point;
3. **South 84° 38' 28" West**, a distance of **381.51 feet** to a point;
4. **North 44° 57' 33" West**, a distance of **305.05 feet** to a point;
5. **South 78° 44' 41" West**, a distance of **545.01 feet** to a point in the centerline of said Jerome Road, also being the southwesterly corner of said 50.115 acre tract;

Thence **North 11° 14' 50" West**, along the centerline of said Jerome Road and the westerly line of said 50.115 acre tract, a distance of **1145.74 feet** to the **PLACE OF BEGINNING** and containing **69.590 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio P.S. No. 8461.

 12/7/20
Jon B. Adcock, Ohio P.S. No. 8461 Date

ZONING EXHIBIT

69.590 ACRES
V.M.S. 2990
JEROME TWP., UNION COUNTY, OHIO

1246 Hempfield Court N.E.
Lancaster, OH 43130
Contact: Ron Adcock
(740) 554-6000 - Lancaster
(615) 527-6300 - Columbia
www.americanlandsurveyors.com

ALS AMERICAN LAND SURVEYORS

Focused on Excellence

GEORGE E. PATCH, JR. AND
TERESA PATCH
TRACT 1
14.14 ACRES
INST. No. 201907260005700
17-0010036.0000

GEORGE E. PATCH, JR. AND
MELISSA A. PATCH
O.R. 660, PG. 153
2.129 ACRES
17-0010035.1000

JAMES E. AND SHANNA S. HUBER
INST. No. 20190220001217
1.569 ACRES
17-0010035.0000

ARTHUR M. SUCHTA
0.950 ACRE
17-0010008.0000

HELEN L. FRIDAY, TRUSTEE
O.R. 706, PG. 817
TRACT 1
17.941 ACRES
17-0010007.0000

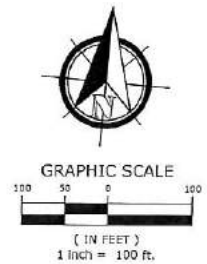
HELEN L. FRIDAY, TRUSTEE
O.R. 706, PG. 817
TRACT II PARCEL 1
2.066 ACRES
17-0010009.0010

ROMAN H. BAUTISTA
INST. No. 201408210005732
3.000 ACRES
17-0010011.6010

WILLIAM H. MARX JR. AND
CHRISTINE S. MARX
BK. 294, PG. 324
20.079 ACRES
17-0010013.0000

JEROME VILLAGE COMPANY, LLC
O.R. 716, PG. 335
REMAINDER 43.026 ACRES
17-0010014.0000
SV 20-429

VILLAGE NEIGHBORHOOD
SECTION 4 PHASE 2
P.B. 6, PGS. 64A-64D
D05-B (11.143 ACRES)



ERENY D. LANGLEY
INST. No. 201807070005226
1.162 ACRES
17-0010050.0000

ROBERT C. AND CAMPBELL
JENNIFER M. CAMPBELL
O.R. 607, PG. 782
0.564 ACRE
17-0010043.0000

MICHAEL AND ELLY KNAPPER
INST. No. 20180524004074
0.964 ACRES
17-0010048.0000

NICHOLAS PETRACCA, JR. AND
DEBORAH L. PETRACCA
O.R. 845
0.964 ACRE
17-0010047.0000

GREGORY AND MOLLY SESTILI
O.R. 593, PG. 577
0.964 ACRE
17-0010045.0000

CHRISTOPHER C. CLARK
O.R. 285, PG. 244
0.964 ACRE
17-0010045.0000

CRAG W. AND JEAN C. MILLER
O.R. 960, PG. 603
0.964 ACRE
17-0010044.0000

MITCHELL D. AND
SARATHA E. MIDMAN
INST. No. 201703090000051
0.964 ACRE
17-0010043.0000

PLACE OF BEGINNING
69.590 ACRE TRACT

DEWEESE FAMILY FARMS #3 LLC
INST. No. 201801310000849
PARCEL TWO
50.115 ACRES (DEED)
50.748 ACRES (SURVEY)
17-0010031.0000

PARCEL ONE
1.488 ACRES
17-0010056.0000

DAVID MICHAEL AND
KATHLEEN REESE
O.B. 336, PG. 720
2.558 ACRES
17-0010033.0000

TIMOTHY S. GIBBLE
O.R. 1002, PG. 161
3.108 ACRES
17-0010034.1000

BENJAMIN D. AND RACHAEL D. ECKERT
INST. No. 201810010007766
1.528 ACRES
17-0010032.0000

JANICE J. SONNENBERG
O.R. 751, PG. 13
58.25 ACRES (TOTAL)
17.141 ACRES (UNION COUNTY - DEED)
17.354 ACRES (UNION COUNTY - SURVEY)
38 ACRES (DELAWARE COUNTY - DEED)

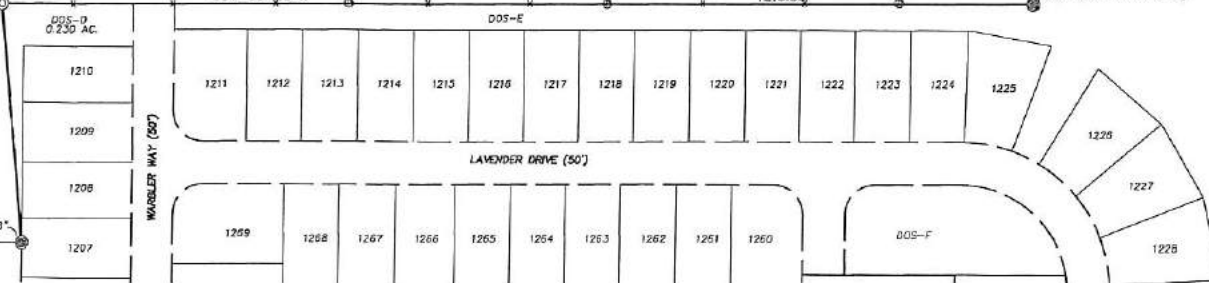
LAUREN E. MILLAT AND
JUAN P. DONOSO
O.R. 733, PG. 165
3.09 ACRES
17-0010030.0000

JOHN R. ANDREWS, TRUSTEE
O.R. 752, PG. 812
TRACT 2
5.72 ACRES
17-0010028.0000



JON B. ADCOCK, P.S.

8461
Ohio P.S. No. DECEMBER 7, 2020
Date:



FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.	20-001	
DATE:	DECEMBER 7, 2020	
SCALE:	1"=100'	

TerrainEvolution

Your bridge between Vision and Success

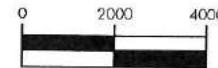
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrain-evolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
VILLAGE NEIGHBORHOOD
SECTION 10

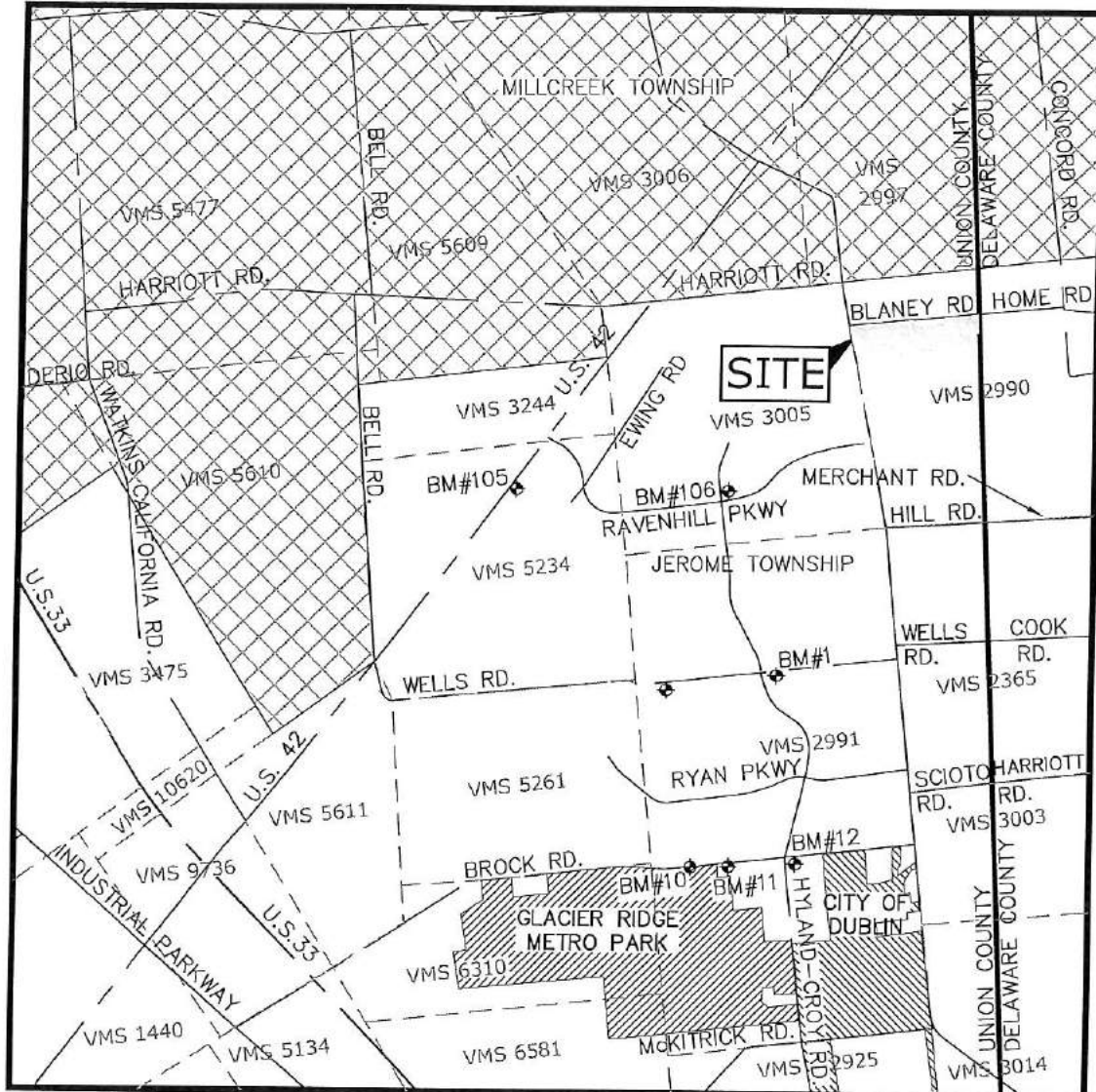
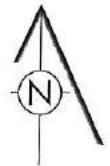
VICINITY MAP

GRAPHIC SCALE



(IN FEET)

1 inch = 4000 ft.



OWNER/DEVELOPER:

JEROME VILLAGE COMPANY
ATTN: BART BAROK
375 N. FRONT STREET, SUITE 200
COLUMBUS, OH 43215
V: 614.857.2337
F: 614.857.2346



GRAPHIC SCALE



(IN FEET)
1 inch = 120 ft.

[illegible]

TerrainEvolution

Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1035 | E: info@learninerevolution.com

EROME TOWNSHIP, UNION COUNTY, OHIO

EROME VILLAGE

AVENUE HILL PARKWAY
PHASE 4

NIDEY MAP

GENERAL DEVELOPMENT SUMMARY

<u>TOTAL AREA (ACRES)</u>	69.580
OPEN SPACE	25.517
RIGHT-OF-WAY	11.476
EXISTING	1.665
PROPOSED	9.811
LOTS	32.597

NUMBER OF LOTS	149
60' FRONTAGE	122
70' FRONTAGE	20
80' FRONTAGE	7

<u>DENSITY (UNITS/ACRE)</u>	
GROSS (# LOTS/TOTAL AREA)	2.141
NET (# LOTS/LOT AREA)	4.571

MINIMUM LOT SIZE	
60' FRONTAGE	6000 SF
70' FRONTAGE	8400 SF
80' FRONTAGE	9600 SF

SETBACKS	60'	70'
FRONT YARD (FROM R/W)	20'	20'
REAR YARD	30'	30'
SIDE YARD	5'	5'

DRAWING SET STATUS:

☒ ZONING DOCUMENT SET

☐ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

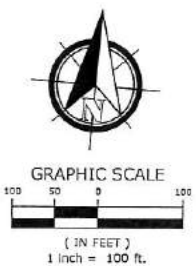
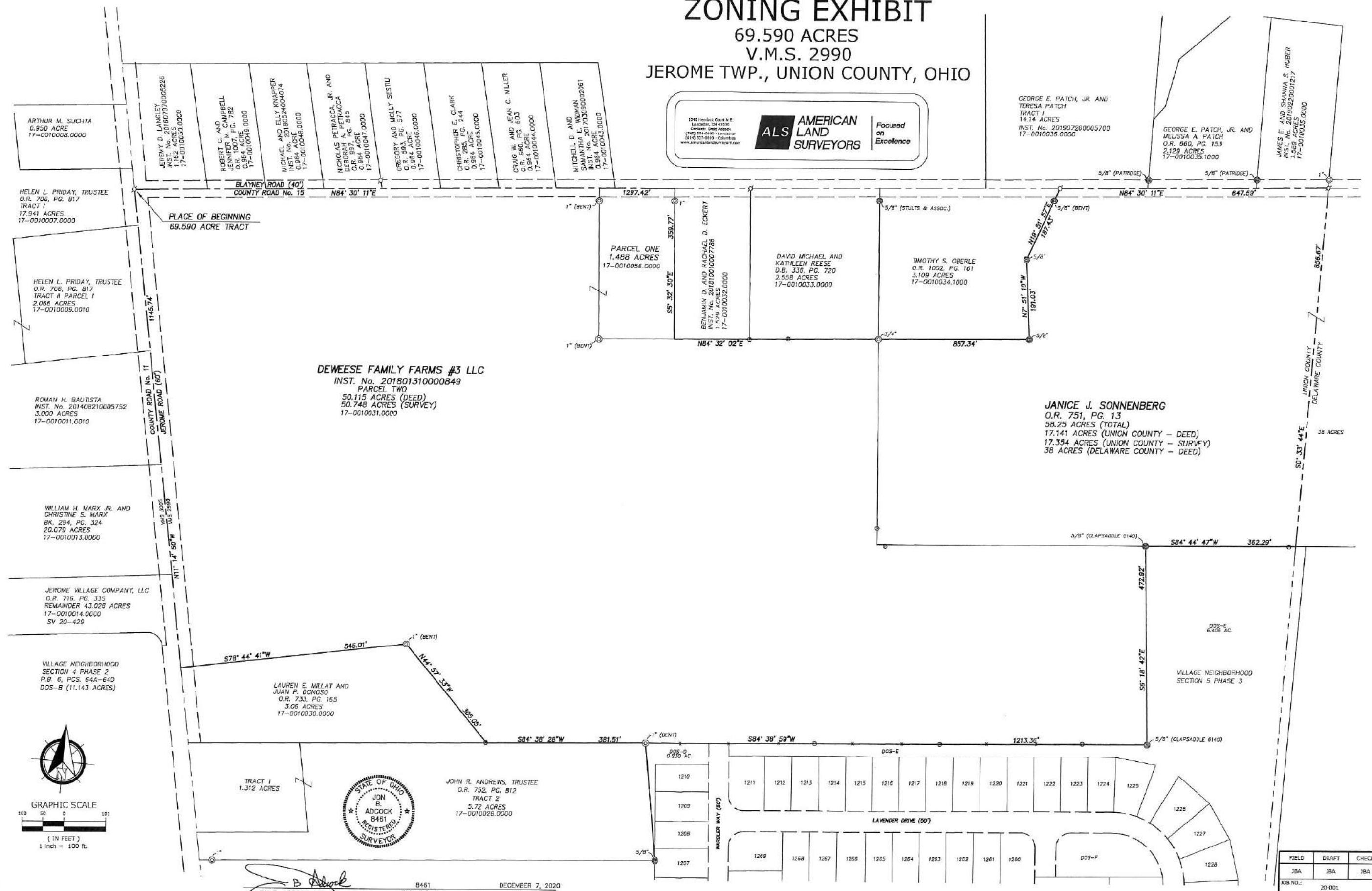
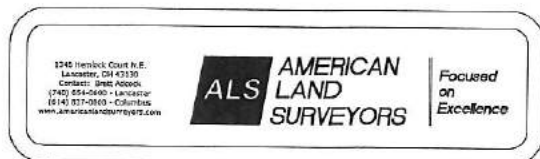
PROJECT NO.:	20044
DATE	MARCH 2021

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

SHEET NO. 1 / 14

ZONING EXHIBIT

69.590 ACRES
V.M.S. 2990
JEROME TWP., UNION COUNTY, OHIO



Jon B. Adcock, P.S.
Ohio P.S. No. 8461
Date: DECEMBER 7, 2020

JANICE J. SONNENBERG
O.R. 751, PG. 13
58.25 ACRES (TOTAL)
17.141 ACRES (UNION COUNTY - DEED)
17.354 ACRES (UNION COUNTY - SURVEY)
38 ACRES (DELAWARE COUNTY - DEED)

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	20-001	
DATE:	DECEMBER 7, 2020	
SCALE:	1"=100'	

**ZONING PLAN REGULATION TEXT
&
10TH Modification to Final Detailed Development Plan Development Text**

Name: Jerome Village: Village Neighborhood 10 (VN-10)

Applicant: Jerome Village Company, LLC
375 S. Front Street, Suite 200, Columbus Ohio 43215
c/o Bart Barok
barokb@nationwide.com
614-286-2055

Applicant Representative: Kephart Fisher LLC
207 N. Fourth Street, Columbus, Ohio 43215
c/o David W. Fisher
davidfisher@kephartfisher.com
614-469-1882 office/614-309-2600 cell

Engineer: Terrain Evolution
720 East Broad Street, Suite 203
Columbus, OH 43215
c/o Justin Wollenberg, PE, CPESC
jwollenberg@terrainevolution.com
614-385-1090 x102

Land Planner: MKSK
462 South Ludlow Alley, Columbus, OH 43215
c/o Ashley Solether
asolether@mkskstudios.com
614-686-0181

Application No: _____

Application Date: _____

Revision Date: _____

**ZONING PLAN
REGULATION TEXT
FOR
JEROME VILLAGE: VILLAGE NEIGHBORHOOD 10 (VN-10)**

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the “Applicant”), filed an Application for Planned Development (PD) District zoning on April 23, 2021 (the “Application”) with Jerome Township, Union County, Ohio (the “Township”). This Regulation Text accompanies and is an integral part of the Application to comply with the requirements of Section 500.08 of the Township Zoning Resolution.

The Application proposed to rezone an approximately 68.62 acre tract of land described on the attached Exhibit A (the “Property”), comprised of three permanent tax parcels to be combined, all of which are currently zoned Rural Residential (RU) District under the Zoning Resolution and are being annexed and added to Jerome Village. Upon final adoption by the Township of the rezoning that is the subject of the Application, all of the Property will be zoned Planned Development (PD) District and a part of Jerome Village as Village Neighborhood 10 (VN-10) (see “Incorporation into Jerome Village” and “Modifications to Jerome Village Master Development Text Regarding Overall Acreage, Maximum Unit Count, Maximum Square Footage, Minimum Lot Width, Density and Open Space” herein). The development of the Property as contemplated by the Application is sometimes referred to herein as the “Development”.

This Regulation Text constitutes a part of the Zoning Plan for the Property and is the Regulation Text required pursuant to Section 500.08(3)(q) of the Zoning Resolution. All Section references herein refer to applicable Sections of the Zoning Resolution. All development standards not specifically addressed by this Regulation Text and the Jerome Village Master Development Text, as hereinafter defined, shall be regulated by those general development standards set forth in the Zoning Resolution.

The purpose of this Regulation Text is to set forth in textual form certain information required or permitted by the Zoning Resolution, to provide certain supplemental information, and to provide for certain development standards, conditions and policies that will apply to the Property.

STATEMENTS REQUIRED BY APPLICATION: As required by the Jerome Township Zoning Commission Application, the following information is provided:

- Current Zoning District – Rural Residential (RU) District
- Current Use – Agricultural and one single-family dwelling

- Proposed Zoning District – Planned Development (PD) District
- Intended Use – Single-family dwellings
- Relationship to Comprehensive Plan – The Property is located in an area designated as Medium Density Residential in the Jerome Township Comprehensive Plan currently in effect (dated September 8, 2008, as revised September 25, 2008). As a Medium Density Residential Area, the Comprehensive Plan provides that uses in the area provide a transition between higher intensity uses and lower density residential and should have densities between 1 unit per acre and 3 units per acre. The Comprehensive Plan recommends that rezonings in this area file under a planned unit development (PUD) which is what is proposed by the Applicant. Being east of US Hwy 33 and in the transition area between Jerome Road and the eastern boundary of the Township, the Comprehensive Plan provides that Medium Density Residential is an appropriate transition between conservation development type uses and the platted uses east of the Township and recommends approved densities up to a maximum desired density of 3 units per acre. Based on the foregoing, the Zoning Plan (as hereinafter defined) for the Property is in full compliance with the comprehensive plan and in fact is being developed at a lower density (2.14 units/acre) than the maximum density permitted by the Comprehensive Plan (3 units/acre).

ZONING PLAN: This Regulation Text and all other materials included with the Application constitute the “Zoning Plan” for the Property, as required by Section 500.4(1).

LAND USE PLANS: Sub Area Land Use Plans are included in the Application and constitute official zoning documents. The Sub Area Land Use Plan depicts the entire Jerome Village Development, as modified by this Application to include the Property, is referred to herein as the “Jerome Village Master Sub Area Land Use Plan”.

FINDINGS OF FACT: The Township, acting by and through its Zoning Commission and the Board of Township Trustees, has made the following Findings of Fact as required by Section 500.08(4):

1. The Planned Development (PD) District provisions contained in the Zoning Resolution were adopted in accordance with and are to be construed and interpreted pursuant to Section 519.021(B) of the Ohio Revised Code as amended to date, and the Application, this Regulation Text and all matters pertaining to the Zoning Plan for the Property shall be construed and interpreted in accordance therewith.
2. The Development is consistent in all respects with the purpose, policies, criteria, intent, and standards of the Zoning Resolution.
3. The Development is in conformity with the applicable plans for the area, except to the extent that this Regulation Text, the Property Sub Area Land Use Plan, the Jerome Village Master Sub Area Land Use Plan and all other materials submitted with the

Application as a part of the Zoning Plan warrant exception thereto and deviation therefrom by virtue of the benefits obtained by improved arrangement and design and therefore justified.

4. The Development promotes the public health, safety and general welfare of the Township and the immediate vicinity.
5. The Zoning Plan for the Property as set forth in the Application meets the design features contained in the Zoning Resolution, except to the extent that this Zoning Plan Development Text, the Property Sub Area Land Use Plan, the Jerome Village Master Sub Area Land Use Plan and all other materials submitted with the Application as a part of the Zoning Plan warrant exception thereto.
6. The Development is in keeping with the planned land use character and physical development potential of the area.
7. The Development will be compatible in use and appearance with planned land uses.
8. The Development will have a beneficial effect upon the Township and other governmental services.
9. The area surrounding the Development can be planned, zoned and developed in coordination and substantial compatibility with the Development.
10. Existing and proposed utility and governmental services are adequate for the population densities proposed with the Development.
11. The Development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
12. The Development can be made accessible through existing and future Township roadways without creating unreasonable traffic congestion in the immediate vicinity of the Development or elsewhere in the Township.
13. The Development is located and designed in such a way as to minimize any unreasonable impact on existing residential or agricultural areas of the Township.
14. The benefits, improved arrangement and design of the Development justify rezoning to the Planned Development (PD) District.
15. This Regulation Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan constitute the official zoning documents for the Property and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3) shall be considered ancillary documents, subject to the further provisions of this Regulation Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan.
16. Open Space shall be permitted to be used for water detention and retention, utility installations and rights-of-way for water courses and other similar channels such as bio-swales (if any) planned for the Property.
17. For all purposes of this Regulation Text, the term "Open Space" shall have the meaning assigned in the Jerome Village Master Development Text, as hereinafter defined.

18. At completion of development and full build out, the Open Space of Jerome Village (including the Property) must be not less than 40% of the gross land area of the Jerome Village Development (including the Property), including the approximately 10 acres of the Jerome Village Development located in Delaware County and permanently preserved as Open Space.
19. The completion and full build out of the Jerome Village Development (including the Property) will take in excess of 10 years to complete and such extended schedule of development is hereby approved.
20. The Jerome Village Master Sub Area Land Use Plan included with the Application constitutes the amended and modified Jerome Village Master Sub Area Land Use Plan, and all Tables and Summaries contained thereon are modified and amended accordingly, including, but not limited to, amended and modified acreage and Unit counts.
21. The modifications to the Jerome Village Master Development Text contained herein are appropriate for the overall development of Jerome Village.

INCORPORATION INTO JEROME VILLAGE: The Property is depicted on the Property Sub Area Land Use Plan as being Village Neighborhood 10 (VN-10), is currently zoned Rural Residential (RU) District and is being rezoned pursuant to the Application to Planned Development (PD) District to permit its incorporation into Jerome Village. At such time as the rezoning pursuant to the Application becomes final, unappealable and no longer subject to referendum, the Property will be added to and become a part of Jerome Village, designated as Village Neighborhood 10 (VN-10), and all of the Property shall be considered a part of Jerome Village, as further provided herein. To accomplish the integration of the Property as being a part of Jerome Village, the Final Detailed Development Plan Development Text as amended to date for Jerome Village attached hereto as Exhibit B, as amended herein, and as hereinafter amended (the "Jerome Village Master Development Text") is incorporated into and made a part of this Regulation Text by this reference. Except as otherwise provided herein, the Jerome Village Master Development Text shall apply to the Property. The Jerome Village Master Sub Area Land Use Plan shall be amended and restated in its entirety by the Jerome Village Master Sub Area Land Use Plan included with the Application, such that the Property is annexed to and becomes a part of Jerome Village, and all Tables and Summaries contained thereon are modified and amended accordingly, including, but not limited to, amended and modified acreage and Unit counts. All words and terms used herein with initial capitalization that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Jerome Village Master Development Text. By imposing the standards of Jerome Village on the Property, the Applicant is furthering the Policy Considerations for the development of lands in proximity to Jerome Village as stated in the Jerome Village Master Development Text.

The Property shall be subject to the Jerome Village Master Declaration and shall join the Jerome Village Community Authority.

The Development and Architectural Documents for Jerome Village shall apply to the Property. They can be found online at <https://www.jeromevillage.com/resident-login/> and a password to access will be provided upon request to any Township officer or official requesting a password. As in the case of the original Jerome Village zoning and the Jerome Village Master Development Text, this Regulation Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan shall constitute the Zoning Plan and official zoning documents for the Property, and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3), as well as the Architectural Documents and Master Declaration, shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan.

The Property shall be subject to the Utility Access and Community Fee applicable to all lands outside the boundaries of Jerome Village as of the time of the original Jerome Village zoning.

USES: The entire Property will be developed and used for single-family dwellings with open space as provided in the Zoning Plan.

MINIMUM LOT WIDTH: The minimum lot width shall be fifty-five feet (55'). The minimum lot area will allow up to 149 lots to be developed on the Property.

DENSITY AND OPEN SPACE: The minimum lot area provided for the Property and corresponding dedicated open space, will allow a total of 25.39 acres (36%) to be devoted to open space within the Property and results in density of 2.14 DU/Acre.

MODIFICATIONS TO JEROME VILLAGE MASTER DEVELOPMENT TEXT REGARDING OVERALL ACREAGE, MAXIMUM UNIT COUNT, MAXIMUM SQUARE FOOTAGE, MINIMUM LOT WIDTH, DENSITY AND OPEN SPACE: As an integral part of the rezoning accomplished pursuant to the Application and this Regulation Text, certain modifications shall be made to the Jerome Village Master Development Text to more adequately account for increased acreage that has in the past been, will by virtue of this Application be, and may in the future be, added to Jerome Village. Specifically, from and after the rezoning accomplished pursuant to the Application and this Regulation Text, the overall acreage, maximum Unit count, maximum square footage, minimum lot width, Density and Open Space for Jerome Village and the various Subareas thereof, shall be as set forth in the Development Data Table and the Public Spaces Data Table contained in the Jerome Village Master Sub Area Land Use Plan included as a part of the Application. At such times as additional lands are added to Jerome Village in the future, the overall acreage, maximum Unit count, maximum square footage, minimum lot width, Density and Open Space for Jerome Village shall be as set forth in the applicable amendments to Development Data Table and the Public Spaces Data Table contained in the amended and updated Jerome Village Master Sub Area Land Use Plan included as a part of the Application for the rezoning of such additional lands and their incorporation into Jerome Village. Notwithstanding the foregoing, at full build out and development of Jerome Village, Open Space

shall consist of not less than 40% of the gross acreage then included in Jerome Village, including the approximately 10 acres of Jerome Village located in Delaware County.

In furtherance of the foregoing, all provisions contained in the First Modification to Final Detailed Development Plan Development Text for Jerome Village Final Approval Received on October 17, 2011 (the "First Jerome Village Zoning Amendment"), included as a part of the Jerome Village Master Development Text attached hereto as Exhibit B, shall apply to all property now included in Jerome Village, added to Jerome Village by virtue of the Application and this Regulation Text, or hereafter added to Jerome Village, except that all Single Family Sub-Areas added to Jerome Village after the adoption of the First Jerome Village Zoning Amendment shall be included in the definition of "Single Family Sub-Area(s)", all Attached Residential Sub-Areas added to Jerome Village after the adoption of the First Jerome Village Zoning Amendment shall be included in the definition of "Attached Residential Sub-Area(s)", the overall Density for Jerome Village, the overall Single Family Density and the overall Attached Residential Density as set forth in such Section 3 shall be increased accordingly as provided in the preceding paragraph from time to time, and the percentages of development set forth in such Section 3 for purposes of certain reporting and testing shall include all lands and development then a part of Jerome Village.

As set forth in the Jerome Village Master Sub Area Land Use Plan included as a part of the Application, upon the addition of the Property to Jerome Village as contemplated by the Application, the overall Density of Jerome Village shall not exceed 2,846 Units.

Notwithstanding anything else to the contrary contained in the Jerome Village Master Development Text, the overall Single Family Density shall not exceed 2,077 Units and the overall Attached Residential Density shall not exceed 769 Units; subject to the reallocations of Single Family Density and Attached Residential Density contained in the 8th Modification to Final Detailed Development Plan Development Text included as a part of Exhibit B hereto.

DEVELOPMENT PLAN APPROVAL: The Property shall be subject to the Development Plan approval process set forth in Section 500.09, and as provided for in the Jerome Village Master Development Text.

SITE DEVELOPMENT SCHEDULE: A proposed Site Development Schedule is included in the Application.

ANCILLARY DOCUMENTATION PROVIDED: The Application contains the following ancillary materials that are being provided to the Township to aid in an understanding of how the development of the Property will proceed and how it will be incorporated into Jerome Village. None of these materials shall be considered official zoning documents or a part of the Zoning Plan. These materials include the following:

- Illustrative Plan for the Property designating it as VN-10 (Tab 6)
- Illustrative Master Plan demonstrating how the Property is incorporated into Jerome Village (Tab 7)

December 7, 2020

**DESCRIPTION OF 69.590 ACRES
SOUTH OF BLAYNEY ROAD
EAST OF JEROME ROAD
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 2990, being all of that 1.488 acre tract of land described as Parcel One and all of that 50.115 acre tract of land described as Parcel Two in a deed to DeWeese Family Farms #3 LLC, also being all of that 17.141 acre tract of land as described in a deed to Janice J. Sonnenberg, of record in Official Record 751, Page 13, all references being to the records located at the Recorder's Office, Union County, Ohio and being more particularly described as follows;

BEGINNING at a point at the intersection of the centerline of Jerome Road with the centerline of Blayney Road, being a point in the westerly line of said Virginia Military Survey No. 2990 and being the northwesterly corner of said 50.115 acre tract;

Thence **North 84° 30' 11" East**, along the centerline of said Blayney Road, the northerly line of said 50.115 acre tract and the northerly line of said 1.488 acre tract, a distance of **1297.42 feet** to a point at the northeasterly corner of said 1.488 acre tract;

Thence **South 5° 32' 30" East**, along the easterly line of said 1.488 acre tract, a distance of **359.77 feet** to a point at the southeasterly corner of said 1.488 acre tract, also being a point in the northerly line of said 50.115 acre tract;

Thence **North 84° 32' 02" East**, along the northerly line of said 50.115 acre tract and a northerly line of said 17.141 acre tract, a distance of **857.34 feet** to a point;

Thence along westerly lines of said 17.141 acre tract the following courses;

1. **North 7° 51' 19" West**, a distance of **191.03 feet** to a point;
2. **North 19° 51' 57" East**, a distance of **187.43 feet** to a point in the centerline of said Blayney Road, also being a point in the northerly line of said 17.141 acre tract;

Thence **North 84° 30' 11" East**, along the centerline of said Blayney Road and the northerly line of said 17.141 acre tract, a distance of **647.59 feet** to a point in the Union County and Delaware County line, also being the northeasterly corner of said 17.141 acre tract;



*Focused
on
Excellence*

Thence **South 0° 33' 44" East**, along the easterly line of said Union County and the easterly line of said 17.011 acre tract, a distance of **856.67 feet** to a point at the southeasterly corner of said 17.141 acre tract;

Thence **South 84° 44' 47" West**, along the southerly line of said 17.141 acre tract, a distance of **362.29 feet** to a point at an easterly corner to said 50.115 acre tract;

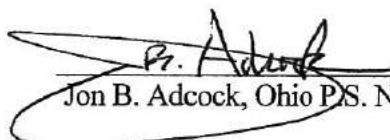
Thence along easterly and southerly lines of said 50.115 acre tract the following courses;

1. **South 6° 18' 42" East**, a distance of **472.92 feet** to a point;
2. **South 84° 38' 59" West**, a distance of **1213.36 feet** to a point;
3. **South 84° 38' 28" West**, a distance of **381.51 feet** to a point;
4. **North 44° 57' 33" West**, a distance of **305.05 feet** to a point;
5. **South 78° 44' 41" West**, a distance of **545.01 feet** to a point in the centerline of said Jerome Road, also being the southwesterly corner of said 50.115 acre tract;

Thence **North 11° 14' 50" West**, along the centerline of said Jerome Road and the westerly line of said 50.115 acre tract, a distance of **1145.74 feet** to the **PLACE OF BEGINNING** and containing **69.590 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio P.S. No. 8461.

 12/7/20
Jon B. Adcock, Ohio P.S. No. 8461 Date



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

April 6, 2021

Justin Wollenberg
Terrain Evolution
720 East Broad Street, Suite 203
Columbus, OH 43215

**Subject: Deweese/Sonneberg Development (Village Neighborhood, Sec. 10) – Marysville Utilities
Union County Parcel Nos. 1700100310000, 1700100340000**

Dear Mr. Wollenberg,

Based on the provided Conceptual Master Plan, there are downstream public utilities (i.e. sanitary sewer and waterline) at an appropriate elevation and size for the proposed 68.62 acre development containing approximately one hundred forty-nine (149) lots (Union County Parcel Nos. 1700100310000 and 1700100340000). This development is roughly located near the intersection of Blaney Road and Jerome Road. Please refer to the attached document for further reference.

Existing sanitary sewers and water mains are located on Warbler Way with an additional water main stub located the intersection of Willowbrush Drive and Jerome Road. Any waterline redundancy requirements can be coordinated with the Jerome Township Fire Department and the City of Marysville during the Preliminary / Final Plat and Engineering Plan Reviews. Also, the City's water and wastewater treatment facilities have adequate capacity to provide utility service to this development. The average daily flow of effluent is 4.3 MGD. The Marysville Water Reclamation Facility was designed for an average daily flow of 8 MGD.

Any required utility extensions or upgrades will be the sole responsibility of the Developer. Also, all utility design standards and fees (including monthly user and one-time capacity charges) for the City's Utility System can be found on our website (www.marysvilleohio.org).

Please contact us if you need additional clarification or wish to discuss this letter in further detail.

Sincerely,

Chad W. Green, P.E.
Assistant City Engineer

cc. Jeremy V. Hoyt, P.E. (City of Marysville)
Scott Sheppard (City of Marysville)
Rich Felton (City of Marysville)
Bill Narducci (Union County Engineer's Office)



A NiSource Company

290 W Nationwide Blvd, 3rd floor
Columbus, OH 43215

October 12, 2020

Terrain Evolution
Attn: Justin Wollenberg
720 E Broad St, Suite 203
Columbus, Ohio 43215

Re: Jerome Vg VN 10, Plain City, Ohio
Opportunity Id 217942

Preliminary Cost Evaluation (PCE)

Dear Mr. Wollenberg;

Columbia Gas of Ohio, Inc. (Columbia) has evaluated establishing service to the entrance of the Jerome Vg VN 10 in Plain City, Ohio. Columbia evaluated extending its main line from Jerome Rd into this development. This project generates a preliminary cost of \$216,000 upfront deposit required from you. The estimate is based upon the following information however the cost carries many assumptions and will likely change if you decide to pursue a full construction grade estimate.

- Approximately 9,945 feet of pipe to serve 151 lots

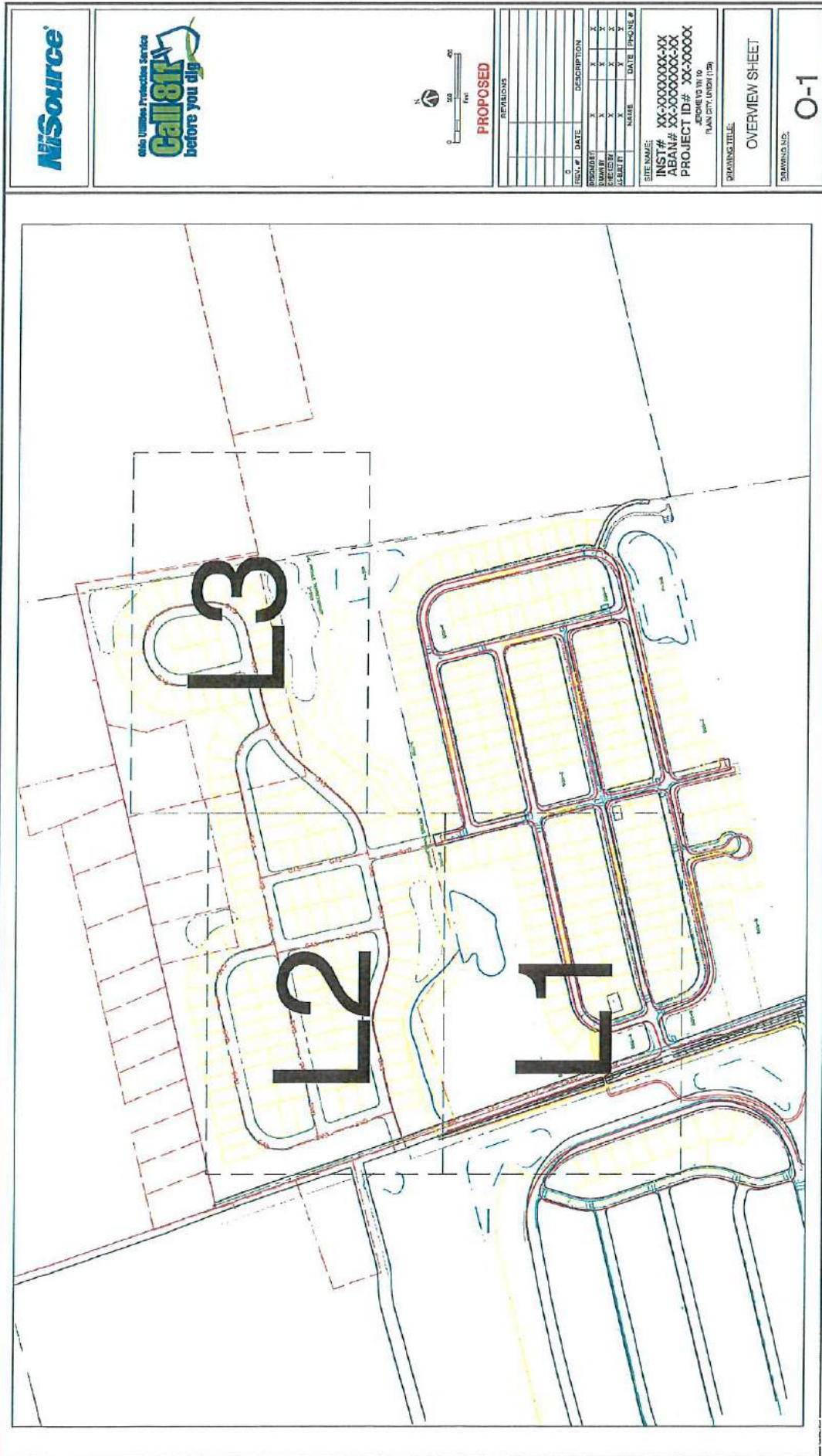
This estimate is only meant to help you decide if this utility project is within reason to consider. Please contact me if there is interest in pursuing this project further and Columbia will work toward the final costs. I appreciate that you turned to Columbia Gas of Ohio as a potential provider of natural gas and appreciated your cooperation during the evaluation process.

Sincerely,

A handwritten signature in cursive script that reads "Donyel Gibson".

Donyel Gibson
Sr New Business Development Manager
C: 614-623-2644

TAB 4.B - EXHIBIT



NiSource

Ohio Utilities Protection Service
Call 811
before you dig



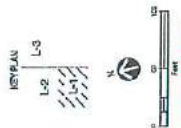
PROPOSED

REVISIONS			
REV. #	DATE	DESCRIPTION	
0			
1			
2			
3			
4			
5			
6			
7			
8			
9			

SITE NAME:
INST# XX-XXXXXXX-XX
ABAN# XX-XXXXXXX-XX
PROJECT ID# XX-XXXXXX
JACKSONVILLE TO
PLANT CITY, FLORIDA (17.5)

DRAWING TITLE:
OVERVIEW SHEET

DRAWING NO.:
O-1

[illegible]

SITE NAME: INST# XX-XXXXXXXX-XX
ABAN# XX-XXXXXXXX-XX
PROJECT ID# XX-XXXXX
JEROME VS VN 10
PLAIN CITY, OHIO (157)

ORATING TITLE:

LAYOUT SHEET

DRAFTING NO.

O-1



NiSource

Call 811
before you dig

KEY PLAN



PROPOSED

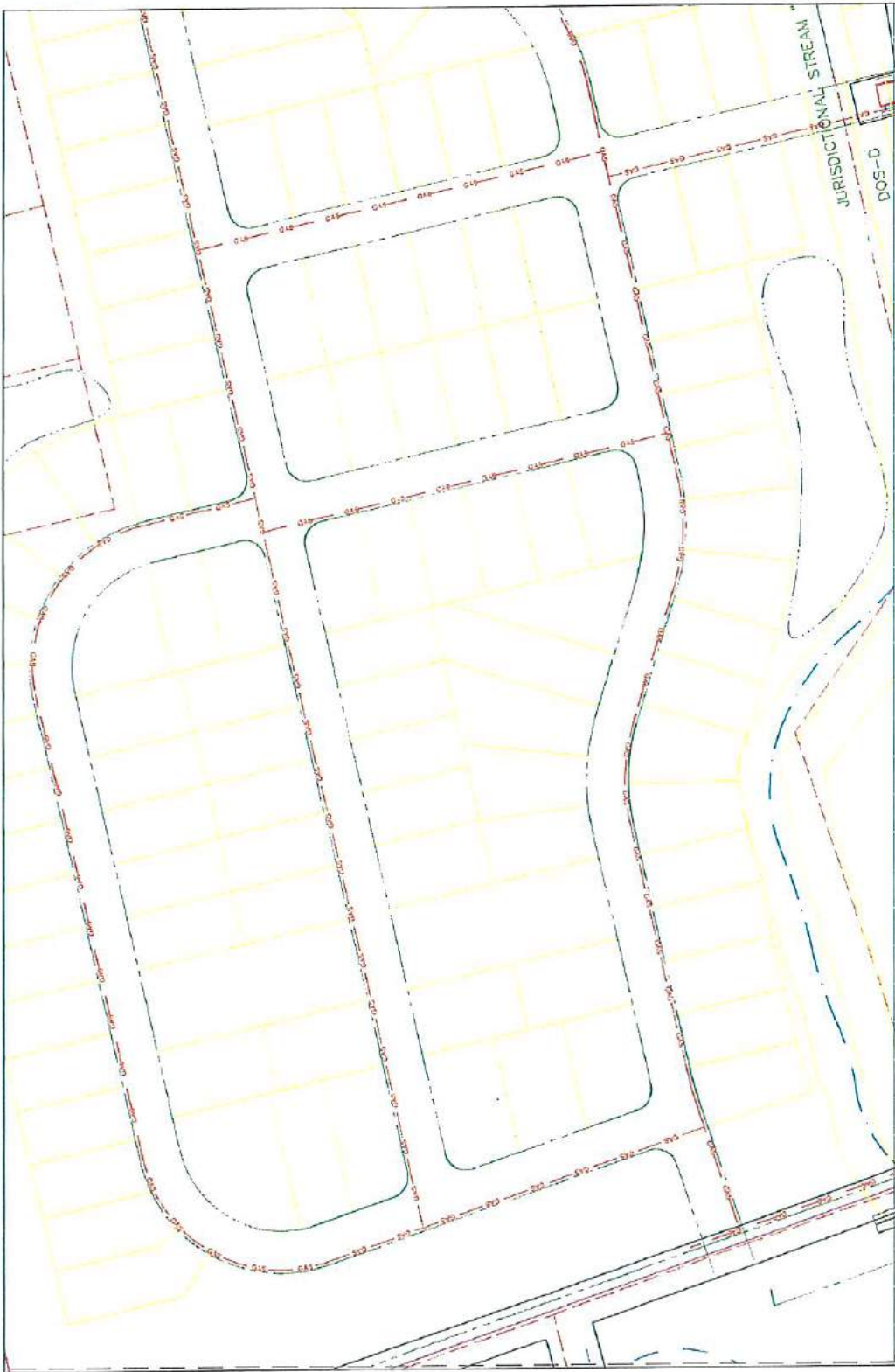
REVISIONS

REV. #	DATE	DESCRIPTION
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1		
2		
3		
4		
5		
6		
7		
8		
9		

SITE NAME
INST# XX-XXXXXX-XX
ABAN# XX-XXXXXX-XX
PROJECT ID# XX-XXXXXX
JEROME COUNTY
PLANNING DEPT (159)

DRAWING TITLE
LAYOUT SHEET

DRAWING NO.
O-1



WATER-SHEET-1

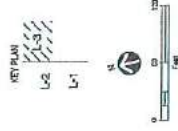
WATER-SHEET-2

WATER-SHEET-3

WATER-SHEET-4

NiSource

Call 800-447-8111
before you dig



PROPOSED

REVISIONS

REV. #	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SITE NAME
INST# XX-XXXXXXX-XX
ABAN# XX-XXXXXXX-XX
PROJECT ID# XX-XXXX
JEROME V. 10 10
PLAN CITY UNIT 100

DRAWING TITLE

LAYOUT SHEET

DRAWING NO.

O-1



TAB 4.C



TERRAIN EVOLUTION
JUSTIN WOLLENBER
720 E BROAD ST S-203
Col OH 43215

November 23, 2020
1040 S. Prospect St
Marion Oh 43302

Justin,

Re: Service Availability – JEROME VILLAGE – VN-10 – DEWEESE/SONNEBERG

Ohio Edison has facilities in the area and will provide electric to the proposed development in accordance with the approved Ohio Edison PUCO tariffs

If you have any question please do not hesitate to contact me at 740-382-7101.

Sincerely,

Gary L. Smith
Ohio Edison – Engineering Services

*P.O. Box 2553
Columbus, Ohio 43216
Tel. (614) 481-5263
Fax (614) 255-6428*



November 12, 2020

Terrain Evolution
Justin Wollenberg
720 E Broad St Suite 203
Columbus, OH 43215

RE: Jerome Village VN10, Jerome Twp, Union County, OH

Dear Mr. Wollenberg:

This letter is to confirm that Charter Communications has the capacity and ability to provide advanced cable, high speed internet and digital phone services to the Jerome Village VN10, Jerome Twp, Union County, OH project.

If you have any questions give me a call at 614-481-5263 and I will be happy to discuss any engineering/construction issues on this project.

Thank You!

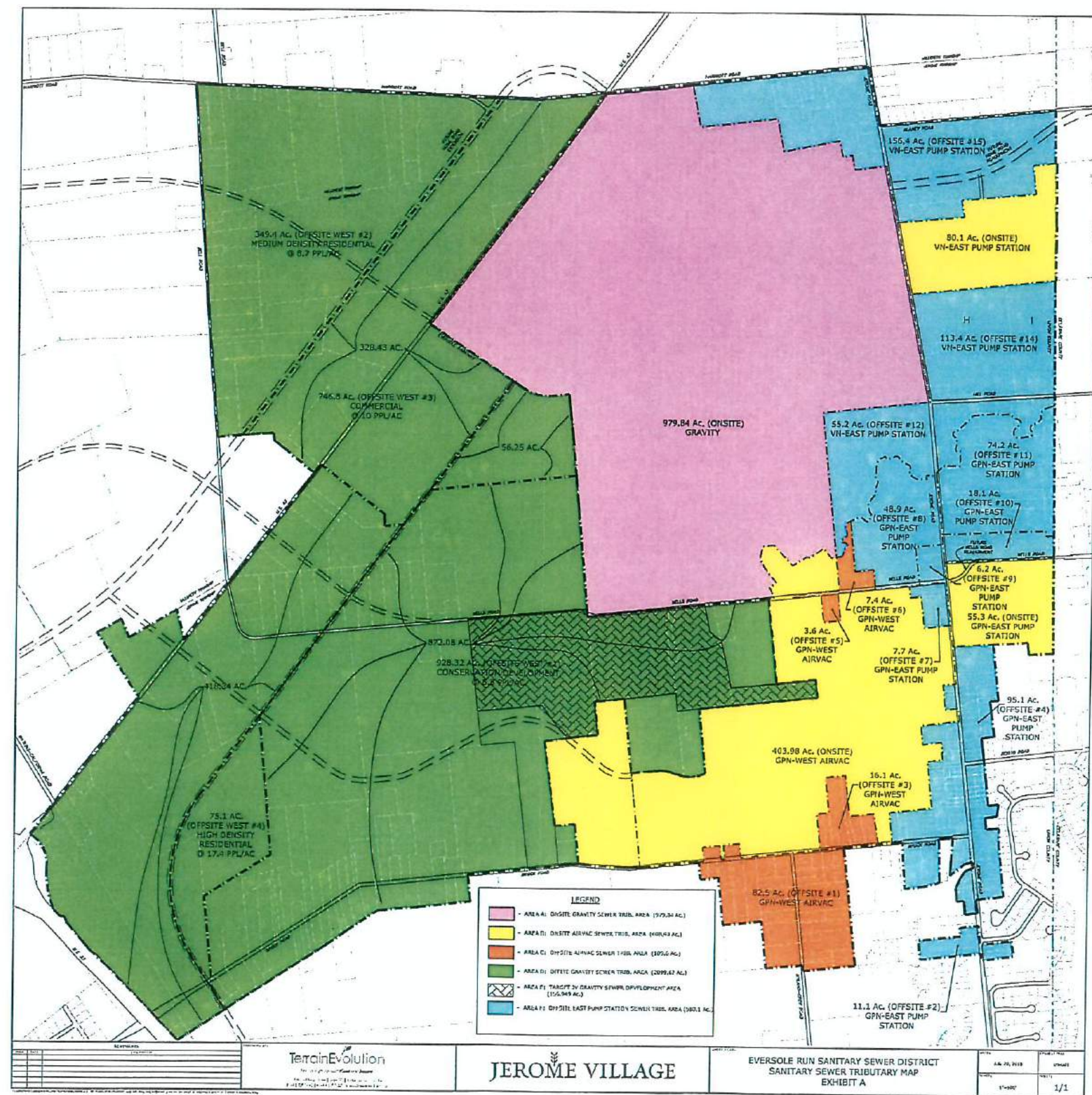
A handwritten signature in black ink, appearing to read "Kevin D. Rich", written in a cursive style.

Kevin D. Rich
Construction Manager
kevin.rich1@charter.com



TAB 4.E

TAB 4.E



Terrain¹⁰Evolution

Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.335.1090 | F: 614.335.1035 | E: info@terminelabs.com

FROM TOWNSHIP UNION COUNTY OHIO

JEROME VILLAGE

DRAWING SET STATUS

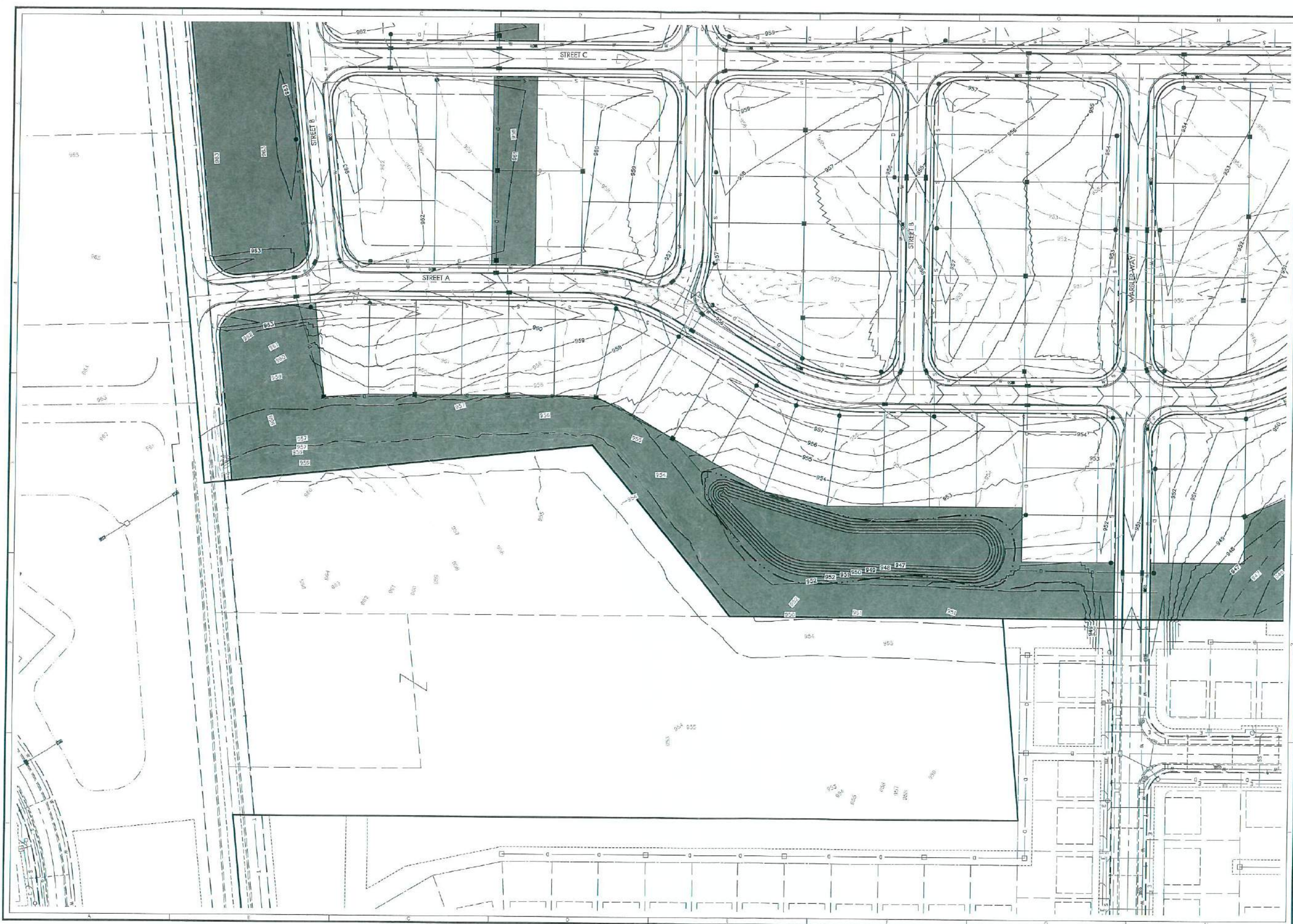
- ☒ ZONING DOCUMENT SET
- ☐ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

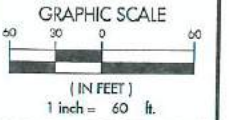
DESIGN	DRAFT	CHE
DGR	DGR	JP

PROJECT NO.	20-044
DATE	MARCH, 2021

SCALE	
HORIZONTAL:	1" = 60'
VERTICAL:	N/A

SHEET NO. 11 / 14



[illegible]

TerrainEvolution
Your bridge between Vision and Success

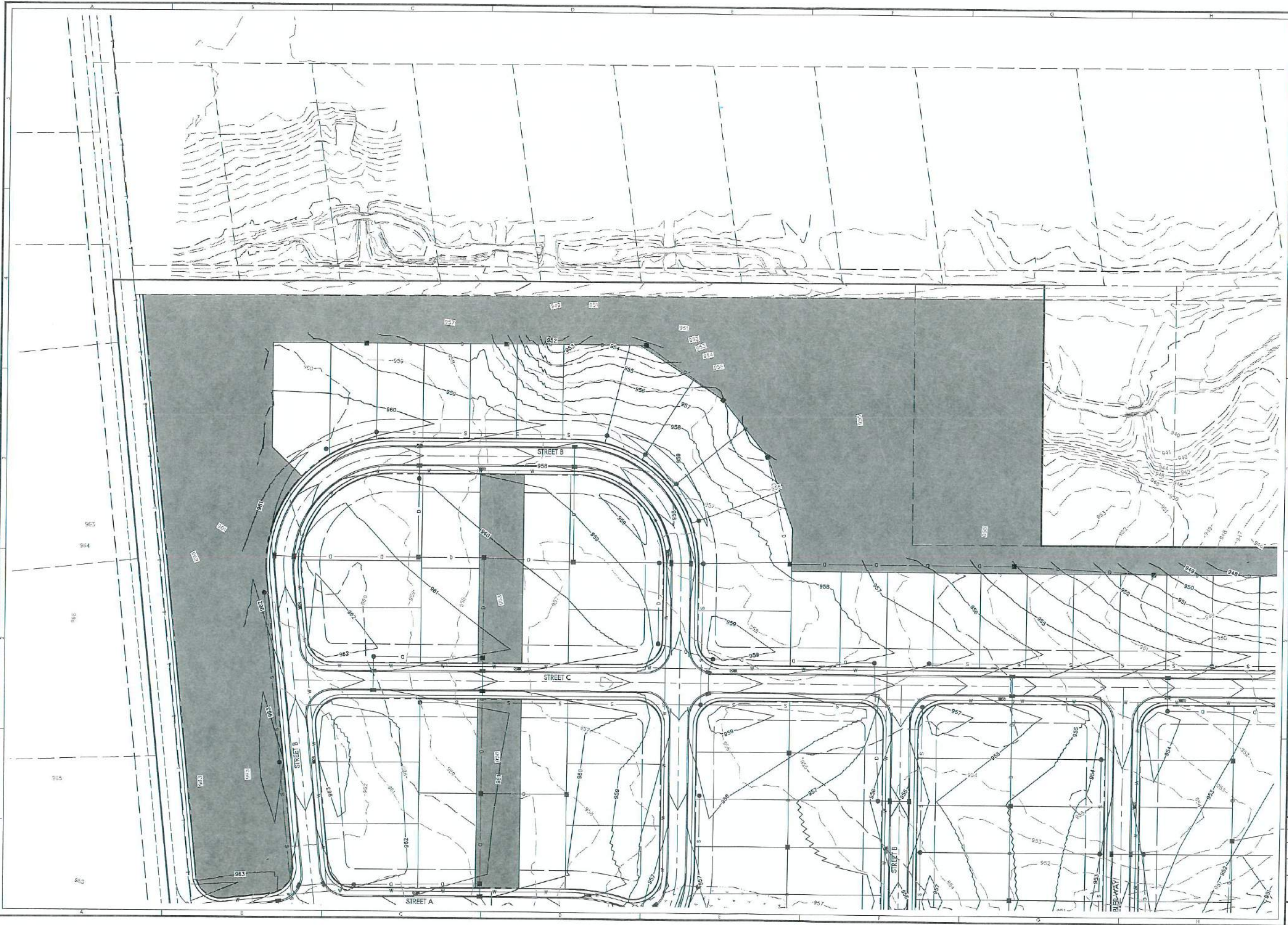
770 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME VILLAGE
RAVENHILL PARKWAY
PHASE 5

CONCEPTUAL GRADING & DRAINAGE PLAN

0' = 2' (vertical) Exaggerated, 1/8" = 1' (horizontal)

SET STATUS: ZONING DOCUMENT SET PRELIMINARY ENGINEERING SET AGENCY REVIEW SET CONSTRUCTION DOCUMENT SET AS-BUILT DOCUMENT SET		
SIGN	DRAFT	CHECK
DGR	DGR	JFW
TNO. 1 20-044		
MARCH 2021		
HORIZONTAL: VERTICAL:	1" = 60' N/A	
TNO. 12/14		





GRAPHIC SCALE

60 30 0

(IN FEET)

1 inch = 60 ft

[illegible]

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

RAVENHILL PARKWAY

CONCEPTUAL GRADING & DRAINAGE PLAN

DRAWING SET STATUS:

- ☒ ZONING DOCUMENT SET
- ☐ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

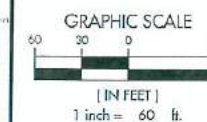
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.	20-044
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DATE MARCH, 2021

SCALE:	
HORIZONTAL:	1" = 30'
VERTICAL:	N/A

SHEET NO. 13/14

[illegible]

Terrain Evolution

Your bridge between Vision and Success

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HEROME TOWNSHIP, UNION COUNTY, OHIO

TEROME VILLAGE

RAVENHILL PARKWAY
PHASE 5

CONCEPTUAL GRADING & DRAINAGE PLAN

DRAWING SET STATUS

- DRAWING SET STATUS:**
- ☒ ZONING DOCUMENT SET
 - ☐ PRELIMINARY ENGINEERING SET
 - ☐ AGENCY REVIEW SET
 - ☐ CONSTRUCTION DOCUMENT SET
 - ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPA

PROJECT NO:-	20044
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DATE MARCH, 2021

SCALE

HORIZONTAL:	$T = 80$
VERTICAL:	N/A

SHEET NO. 14/14



Terrain Evolution

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P: 614.355.1090 | F: 614.385.1085 | E: info@gammaincubator.ca

JEROME VILLAGE

C 35M41

100

SET STATUS

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

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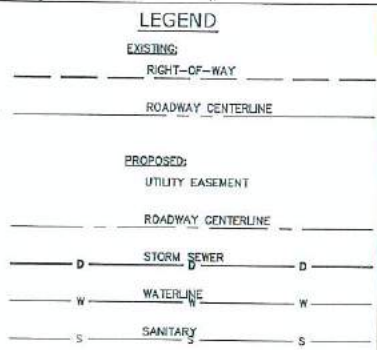
	DGR	JFW
20-044		

MARCH, 2021

HORIZONTAL	$1^\circ = 60'$
VERTICAL	$1' = 30''$

1	4	114
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0. 0/14



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720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.285.1070 | F: 614.335.1035 | E: info@terrain-ed.com

DRAWING SET STATUS:

- ☒ ZONING DOCUMENT SET
- ☐ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	J/W
PROJECT NO.: 20044		
DATE: MARCH, 2021		
SCALE:		
HORIZONTAL VERTICAL	1" = 60' N/A	
SHEET NO. 8/14		



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

[illegible]

TerrainEvolution

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P: 614.385.1090 | F: 614.385.1035 | E: info@allmaineducation.com

220 East Broad Street | Suite 202 | Columbus, OH 43215
P: 614.335.1090 | F: 614.335.1035 | E: info@harrinevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

RAVENHILL PARKWAY
PHASE 5

PHASE 5

CONCEPTUAL UTILITY PLAN

DRAWING SET STATUS:

- ☒ ZONING DOCUMENT SET
- ☐ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JW

PROJECT NO :	20-044
DATE	

MARCH, 2021

CASE

HORIZONTAL $1^\circ = 60'$

VERTICAL	N/A
SHEET NO.	0 / 14

SHEET NO. 47/14

**PRELIMINARY
DEVELOPMENT PLAN**
NOT FOR CONSTRUCTION

revision	date	issued
1		
2		
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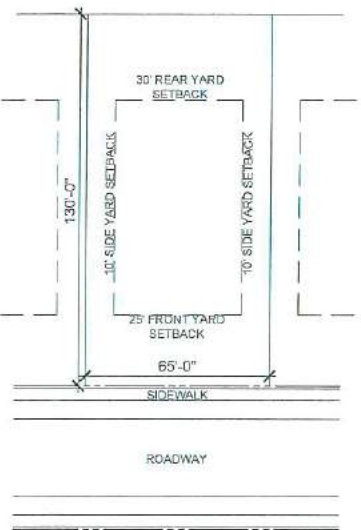
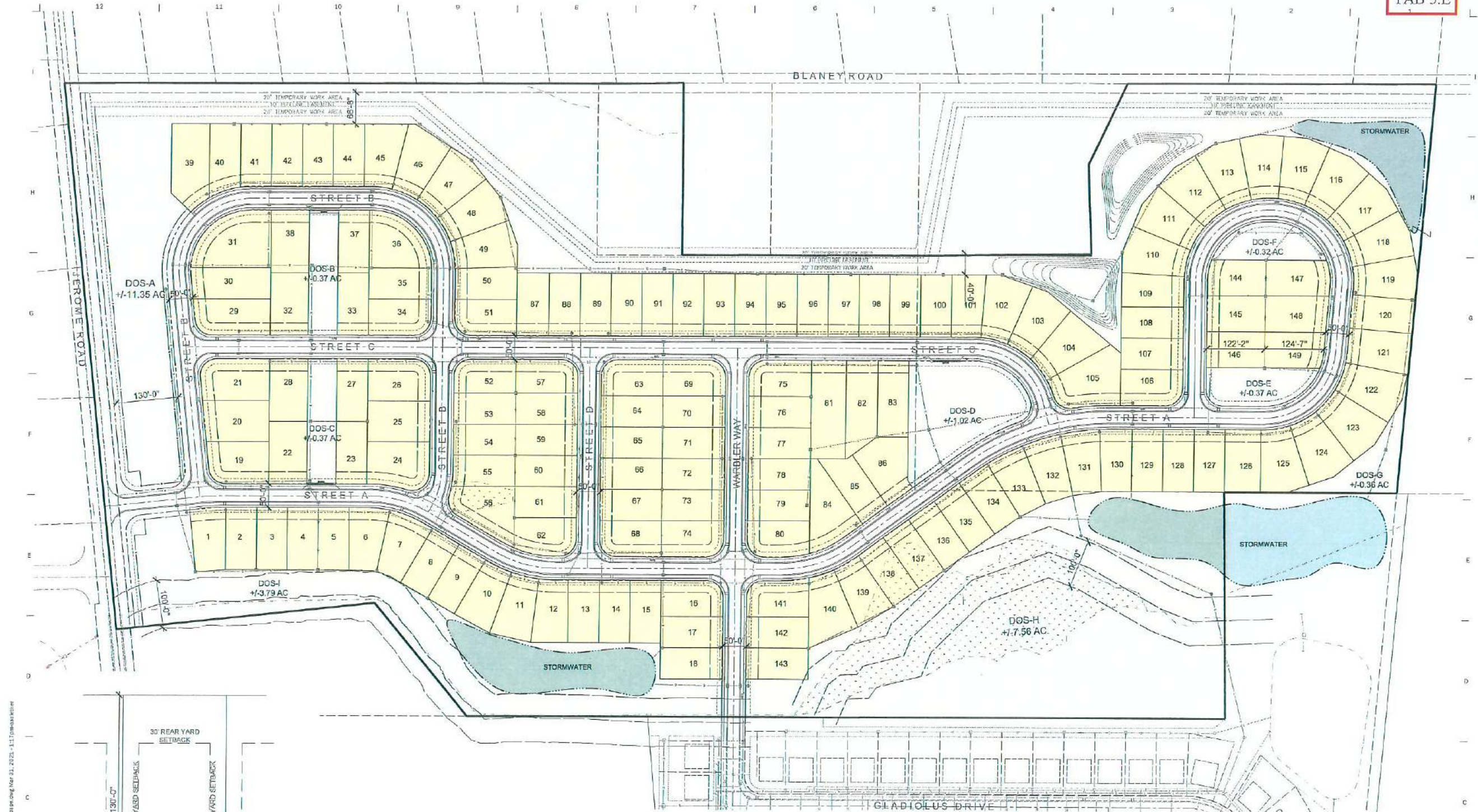
0001

issue date
04.01.2021
project number
c11004

sheet name
SUBAREA PLAN

sheet number

L1.0



VN-10 SUB AREA PLAN
Scale: 1" = 100'-0"



SITE DATA

TOTAL SITE ACREAGE	+/- 69.59 AC
TOTAL LOTS	+/- 149 LOTS(2.14 DU/AC) +/- 32.6 AC
TOTAL OPEN SPACE	+/- 25.51 AC (37%)
R.O.W.	+/- 11.48 AC

PRELIMINARY
DEVELOPMENT PLAN
NOT FOR CONSTRUCTION

revision	date	issued
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scale

issue date
04.01.2021

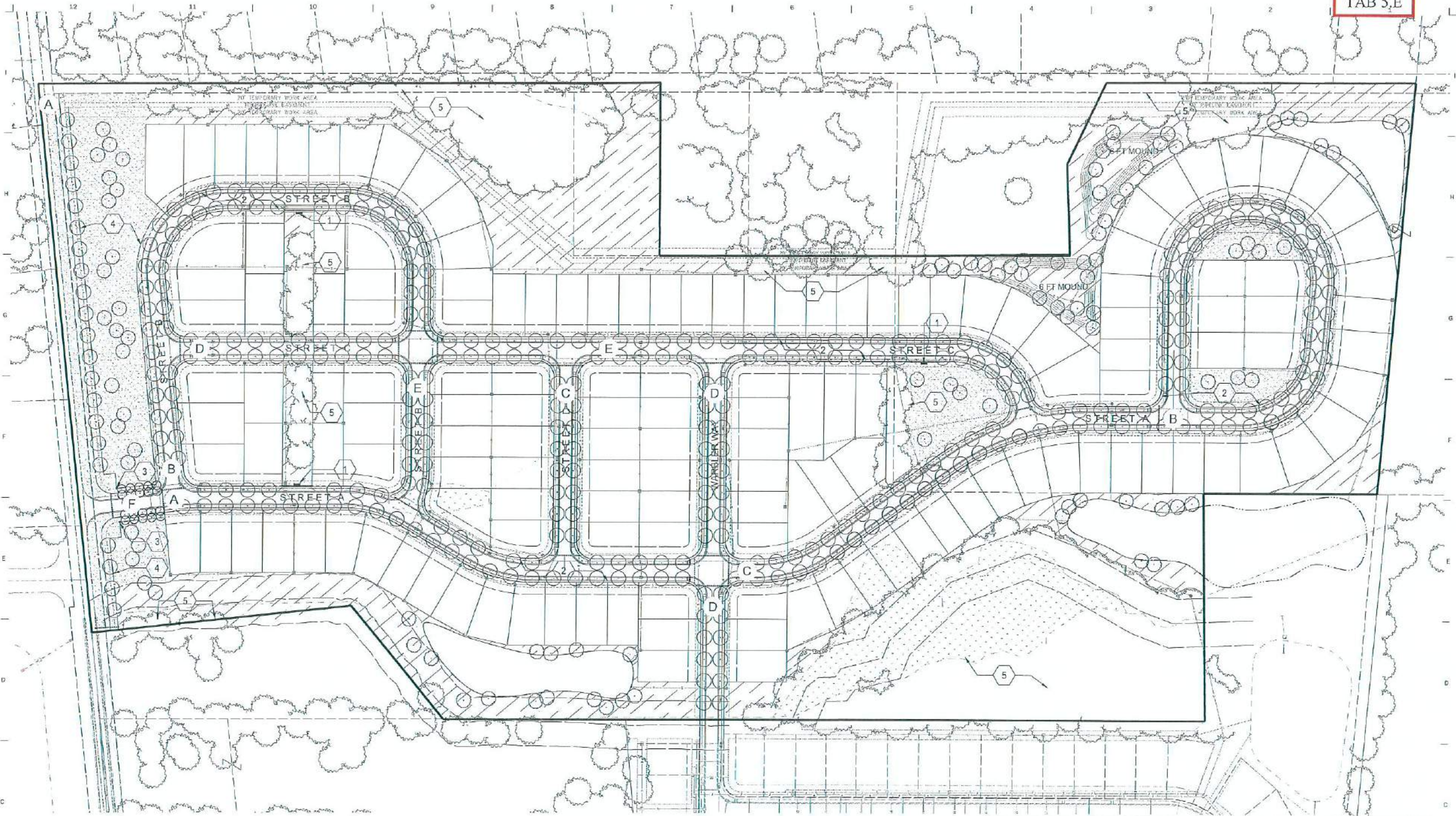
project number
c11004

sheet name

LANDSCAPE PLAN

sheet number

120



LANDSCAPE PLAN
Scale: 1" = 100'



LEGEND AND CODED NOTES



SEEDED TURF



NO-MOW TURF



STREET TREE



OPEN SPACE TREE



ORNAMENTAL TREE



CLUSTER BOX UNIT



SIDEWALK



STONE COLUMN



4-RAIL FENCE



EXISTING VEGETATION TO REMAIN

STREET TREES

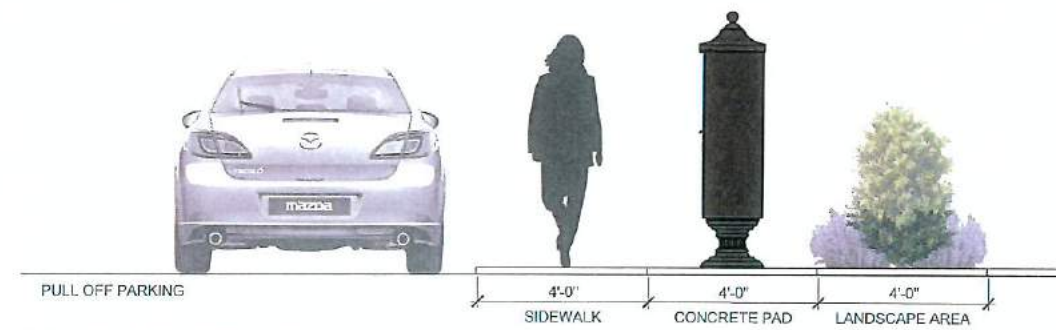
CODE	COMMON NAME	LATIN NAME	SIZE	COND.	NOTES
A	Sugar Maple	<i>Acer saccharum</i>	3" cal.	B&B	
B	Sienna Glen Red Maple	<i>Acer x f. Sienna Glen</i>	3" cal.	B&B	
C	Tulip Tree	<i>Liriodendron tulipifera</i>	3" cal.	B&B	
D	Redmond Linden	<i>Tilia a. Redmond</i>	3" cal.	B&B	
E	Princeton Elm	<i>Ulmus a. Princeton</i>	3" cal.	B&B	

ORNAMENTAL TREES

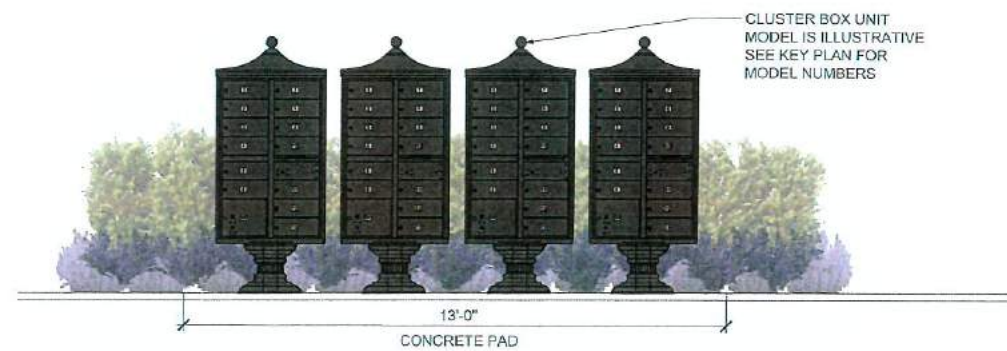
F	Robin Hill Serviceberry	<i>Amelanchier laevis Robin Hill</i>	3" cal.	B&B	
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OPEN SPACE TREES

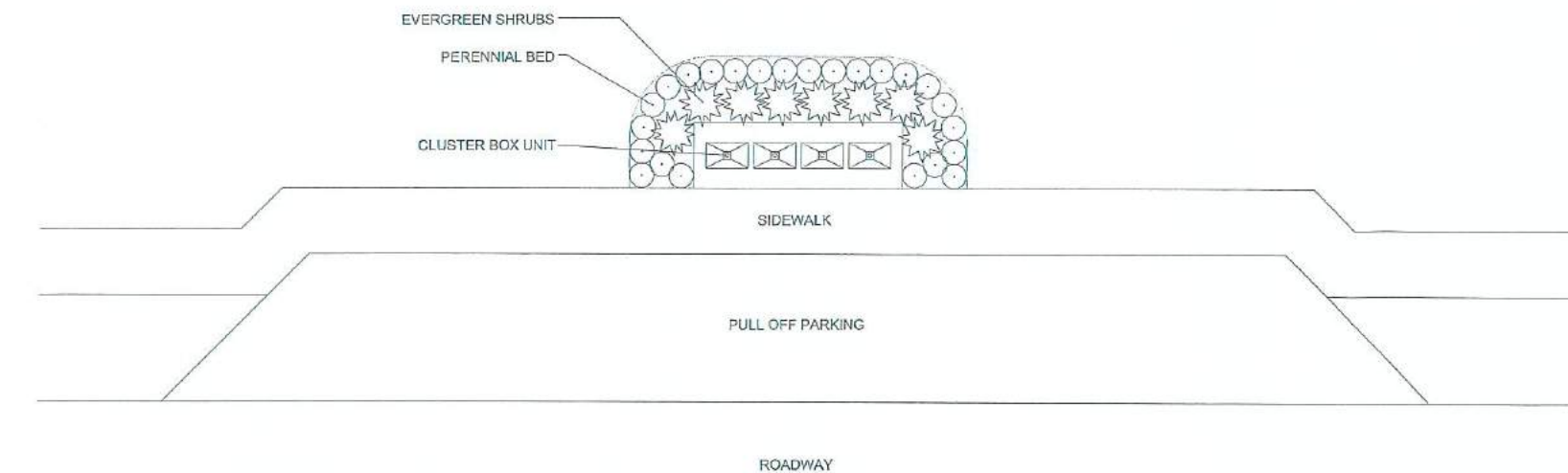
	Kentucky Coffeetree	<i>Gymnocladus dioica</i>	3" cal.	B&B	
	Blackgum	<i>Nyssa sylvatica</i>	3" cal.	B&B	
	White Oak	<i>Quercus alba</i>	3" cal.	B&B	
	Swamp White Oak	<i>Quercus bi-color</i>	3" cal.	B&B	
	Scarlet Oak	<i>Quercus coccinea</i>	3" cal.	B&B	



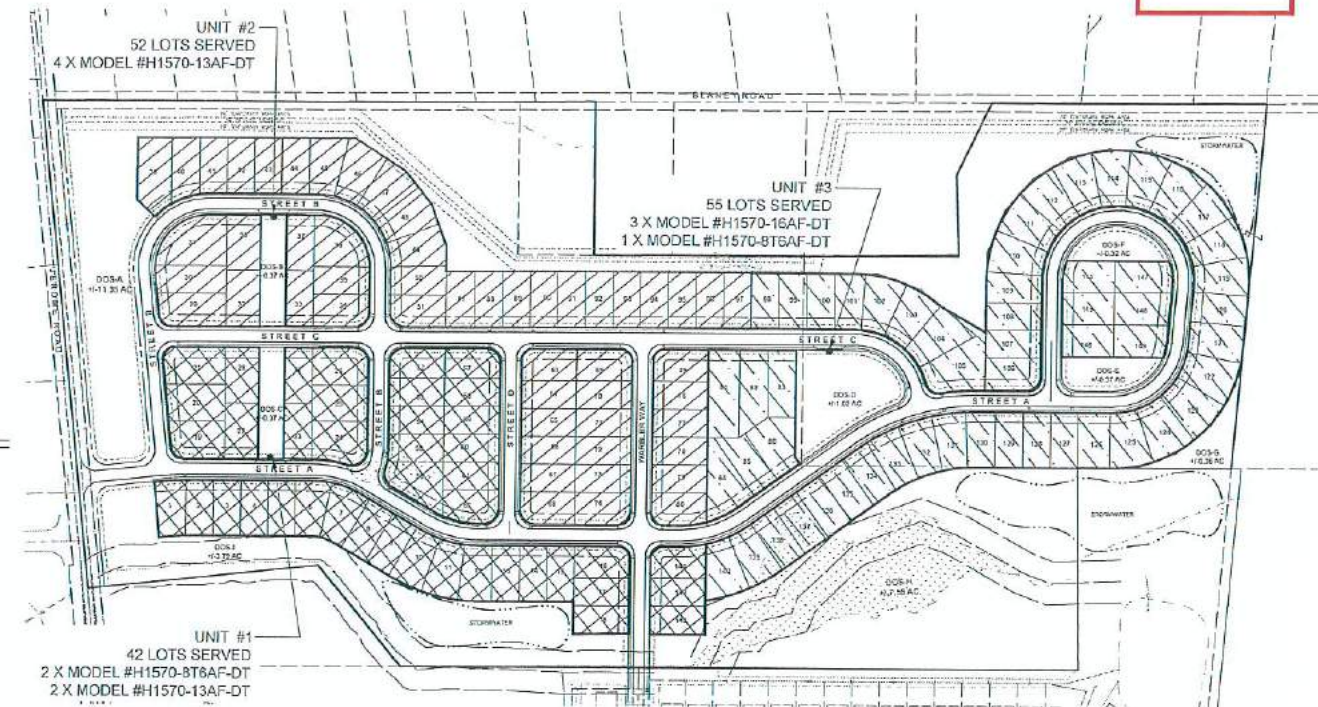
1 CLUSTER BOX UNIT SIDE ELEVATION



2 CLUSTER BOX UNIT ELEVATION



3 CBU LANDSCAPE PLAN (TYPICAL)



KEY



PRELIMINARY
DEVELOPMENT PLAN
NOT FOR CONSTRUCTION

[illegible]

Steel

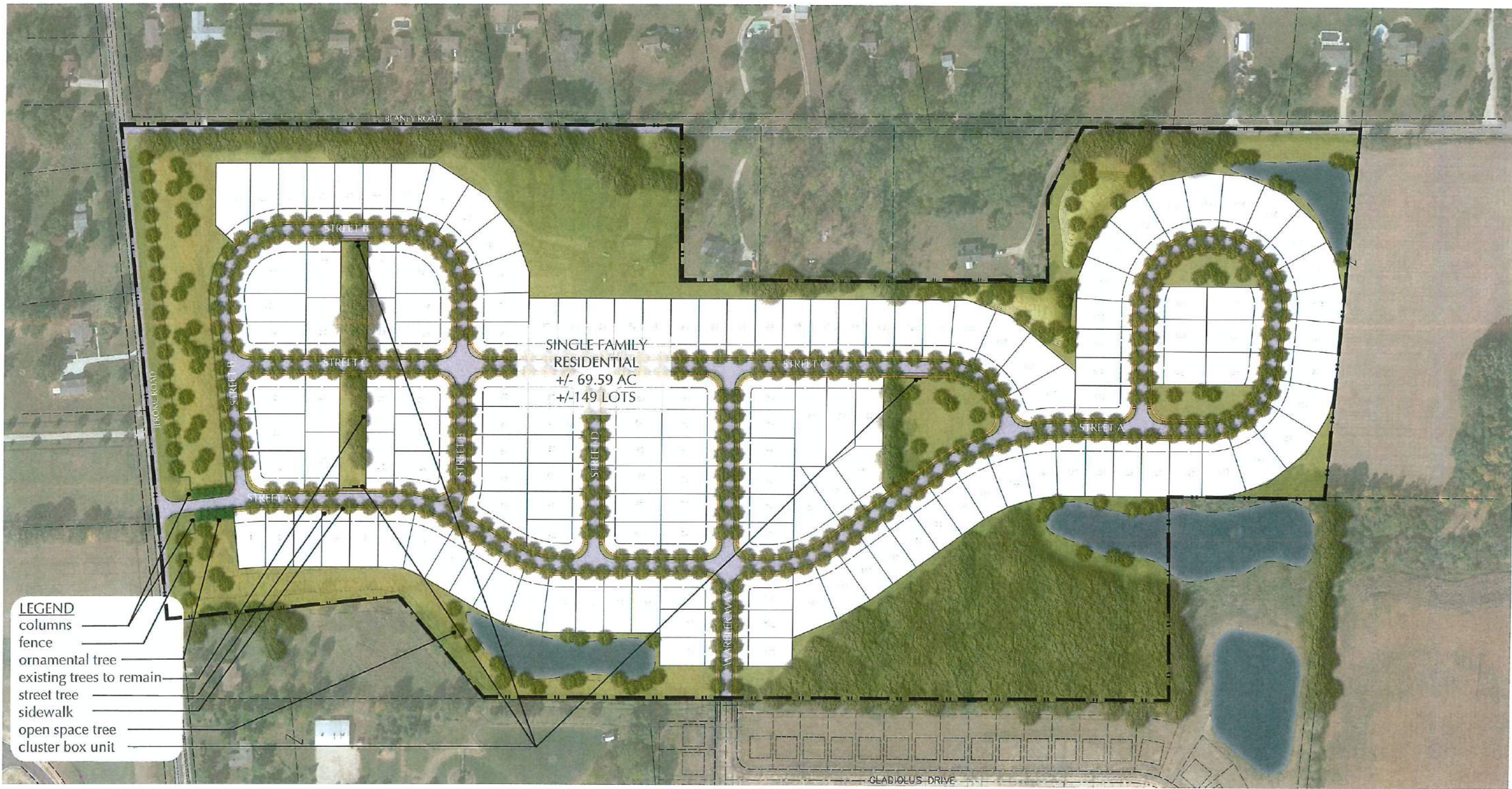
issue date 04.01.2021
project number c11004

Sheet name:

CBU PLAN

Sheet number

130



JEROME VILLAGE

VN-10

MEMORANDUM

To: Jerome Village Company
From: Terrain Evolution, Inc.
Date: April 5, 2021
Subject: Jerome Village VN-10 (Deweese/Sonnenberg tracts)

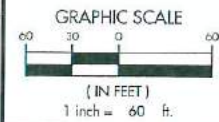
Terrain Evolution, Inc. (TE) has performed a Feasibility Analysis of the approximately 68.62 Acres of land known as the Sonnenberg and Deweese Tracts. Consideration was given to the following items:

- I. Existing Conditions
 - a. Topography
 - i. Generally level
 - b. Environmental Site Assessment
 - i. National Wetlands Inventory Map
 1. Freshwater Ponds
 - a. No freshwater Ponds were shown in the Inventory
 2. Evident Freshwater Emergent Wetland (FEW).
 - a. A 0.09 Acre and 0.13 Acre FEW are shown in the Inventory.
 - ii. Jurisdictional Streams
 1. A farm drainage swale was observed on the southern portion of the site.
 - a. It is yet to be determined if this swale is Jurisdictional.
 2. No other waters of the US were observed by TE.
 - a. Note Jurisdictional Waters are determined solely by ACOE.
 - c. Structures
 - i. An Existing house exists on the site.
- II. Record Parcels
 - a. DeWeese Family Farms
 - i. 7297 Blaney Road
 - ii. Parcel # 1700100560000
 - iii. OR 201801310000849
 - iv. 1.49 Acres
 - b. DeWeese Family Farms
 - i. Blaney Road
 - ii. Parcel # 1700100310000
 - iii. OR 201801310000849

- iv. 50.12 Acres
 - c. Sonnenberg Janice
 - i. O Blaney Road
 - ii. Parcel # 1700100340000
 - iii. OR 751 PG 013
 - iv. 17.01 Acres
- III. Utility Assessment
 - a. Sanitary Sewer Service (JVCA Sewer District, Gravity extension from VN-East Pump Station)
 - i. Sewer Main is to be extended northwest from Previous Extension in VN-5.
 - ii. Utility Service Agreement
 - 1. Study area within Area C, designated as gravity collection within Sanitary Sewer Service Area
 - b. Water Distribution Improvements
 - i. 8" Watermain extension from terminus of VN-5 on Warbler Way.
 - c. Electric Service
 - i. Ohio Edison/First Energy
 - 1. OE has facilities along Jerome Road, Blaney Road and within VN-5.
 - d. Gas Service
 - i. Columbia Gas has natural gas service in the area within VN-5.
 - e. Frontier and Spectrum have facilities in the Area along Jerome Road, Blaney Road and within VN-5.

It is the opinion of Terrain Evolution that the site is well suited to be developed as a Single Family subdivision. The topography is conducive to provide adequate drainage without substantial impact to potentially sensitive environmental features. Utilities are available and capable of serving the site with services expected in a single family development.

Please feel free to contact Justin Wollenberg at 614-385-1092 or at jwollenberg@terrainevolution.com should there be any questions.

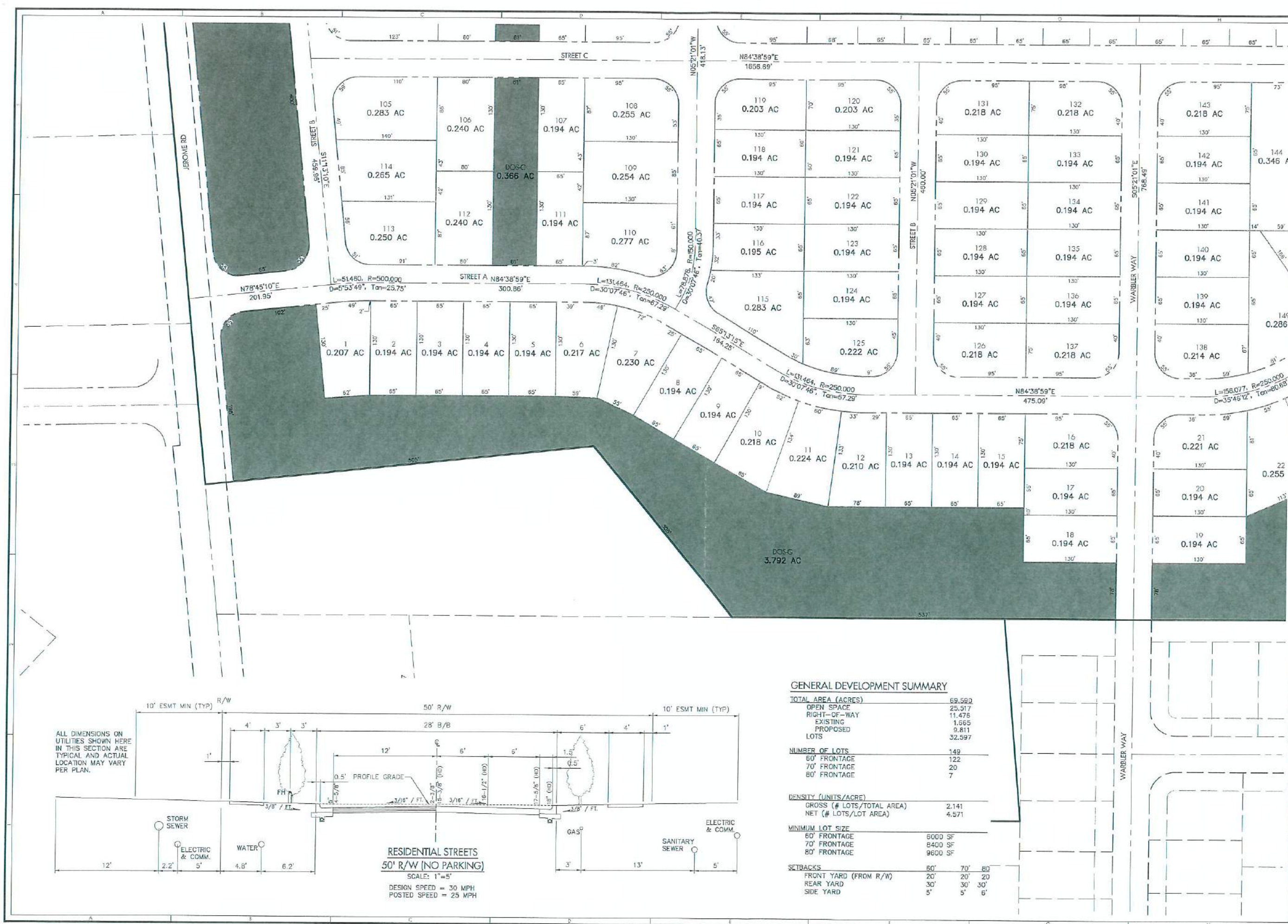


DATE	
BY	
DESCRIPTION OF CHANGE	
NO.	

TerrainEvolution
Your bridge between Vision and Success
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P: 614.285.1090 | F: 614.385.1035 | E: info@terrainevolution.com

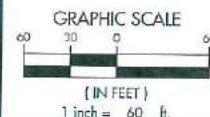
JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
RAVENHILL PARKWAY
PHASE 5
SITE DIMENSION PLAN

DRAWING SET STATUS:		
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<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
DGR	DGR	J/V
PROJECT NO.	20044	
DATE	MARCH, 2021	
SCALE	HORIZONTAL: 1" = 60'	
	VERTICAL: N/A	
SHEET NO.	2/14	



GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	69.580
OPEN SPACE	25.517
RIGHT-OF-WAY	11.476
EXISTING	1.665
PROPOSED	9.811
LOTS	32.597
NUMBER OF LOTS	149
60' FRONTAGE	122
70' FRONTAGE	20
80' FRONTAGE	7
DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	2.141
NET (# LOTS/LOT AREA)	4.571
MINIMUM LOT SIZE	
60' FRONTAGE	6000 SF
70' FRONTAGE	8400 SF
80' FRONTAGE	9600 SF
SETBACKS	
FRONT YARD (FROM R/W)	20' 20' 20'
REAR YARD	30' 30' 30'
SIDE YARD	5' 5' 6'



TOTAL AREA (ACRES)	69.590
OPEN SPACE	25.517
RIGHT-OF-WAY	11.476
EXISTING	1.665
PROPOSED	9.811
LOTS	32.597

NUMBER OF LOTS	149
60' FRONTAGE	122
70' FRONTAGE	20
80' FRONTAGE	7

DENSITY (UNITS/ACRE)

GROSS (# LOTS/TOTAL AREA)	2.141
NET (# LOTS/LOT AREA)	4.571

MINIMUM LOT SIZE	
60' FRONTAGE	6000 SF
70' FRONTAGE	8400 SF
80' FRONTAGE	9600 SF

SETBACKS	60'	70'
FRONT YARD (FROM R/W)	20'	20'
REAR YARD	30'	30'
SIDE YARD	5'	5'

[illegible]

TerrainEvolution

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FROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

HAVENHILL PARKWAY

SITE DIMENSION PLAN

DRAWING SET STATUS:

- ☒ ZONING DOCUMENT SET
- ☐ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

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PROJECT NO :	20044
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DATE	MARCH, 2021
SCALE	

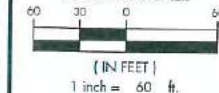
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VERTICAL:	N/A

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	69.590
OPEN SPACE	25.517
RIGHT-OF-WAY	11.476
EXISTING	1.665
PROPOSED	9.811
LOTS	32.597
NUMBER OF LOTS	149
60' FRONTAGE	122
70' FRONTAGE	20
80' FRONTAGE	7
DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	2.141
NET (# LOTS/LOT AREA)	4.571
MINIMUM LOT SIZE	
60' FRONTAGE	5000 SF
70' FRONTAGE	8400 SF
80' FRONTAGE	9600 SF
SETBACKS	
FRONT YARD (FROM R/W)	60' 70' 80'
REAR YARD	20' 20' 20'
SIDE YARD	30' 30' 30'
	5' 5' 6'



GRAPHIC SCALE



DATE	DESCRIPTION OF CHANGE

TerrainEvolution

Your bridge between Vision and Success

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P: 614.365.1090 | F: 614.365.1095 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

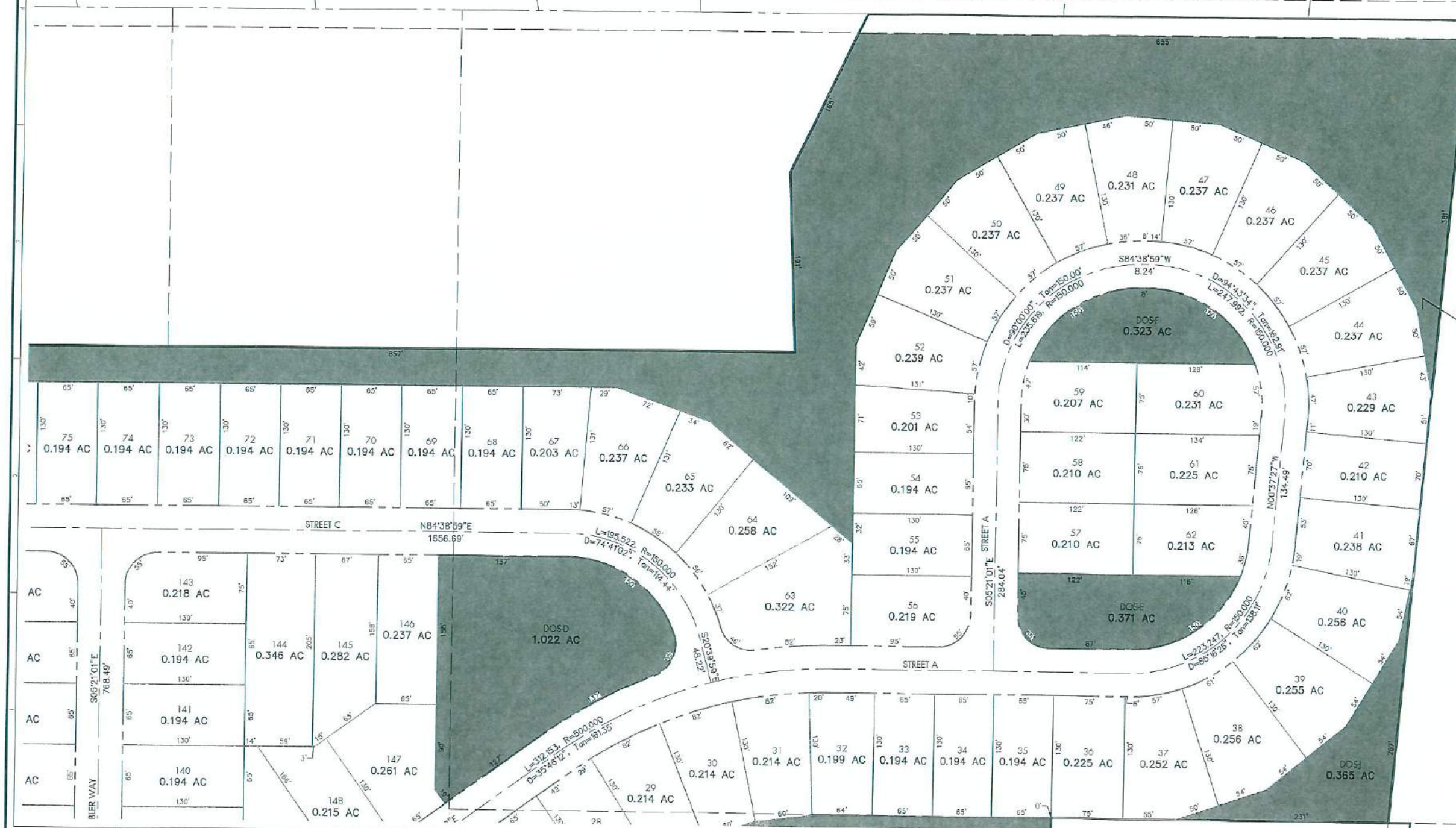
JEROME VILLAGE

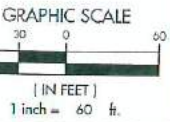
RAVENHILL PARKWAY

PHASE 5

SITE DIMENSION PLAN

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.	20-044	
DATE	MARCH, 2021	
SCALE	HORIZONTAL 1" = 30'	VERTICAL N/A
SHEET NO.	4/14	





DATE	
BY	
DESCRIPTION OF CHANGE	
#	

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

RAVENHILL PARKWAY
PHASE 3

SITE DIMENSION PLAN

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	69.590
OPEN SPACE	25.517
RIGHT-OF-WAY	11.475
EXISTING	1.655
PROPOSED	9.811
LOTS	32.597
NUMBER OF LOTS	149
60' FRONTAGE	122
70' FRONTAGE	20
80' FRONTAGE	7
DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	2.141
NET (# LOTS/LOT AREA)	4.571
MINIMUM LOT SIZE	
60' FRONTAGE	6000 SF
70' FRONTAGE	8400 SF
80' FRONTAGE	9600 SF
SETBACKS	
FRONT YARD (FROM R/W)	60' 70' 80'
REAR YARD	20' 20' 20'
SIDE YARD	5' 5' 5'

DESIGN	DRAFT	CHECK
DGR	DGR	JFW

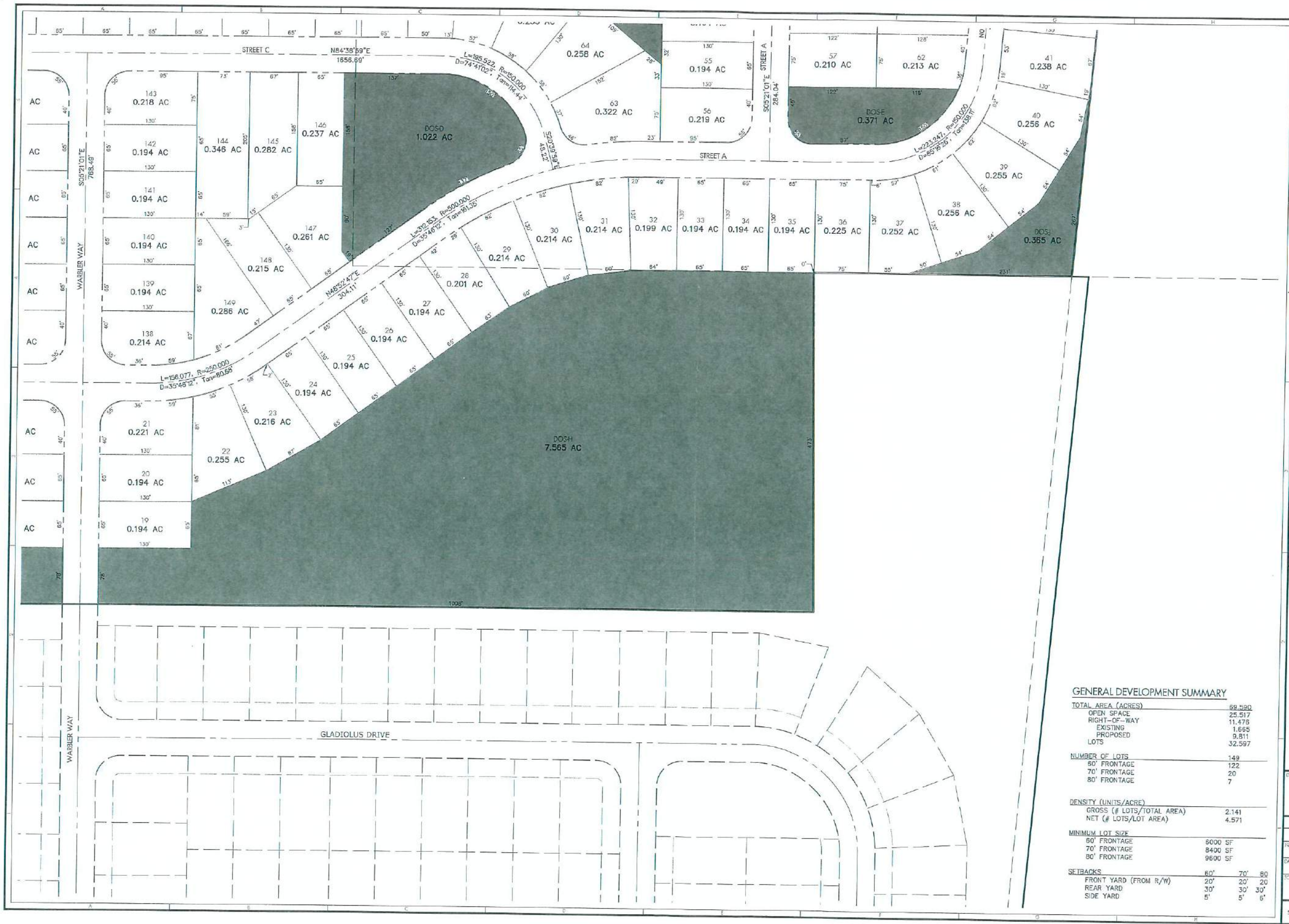
PROJECT NO: 20044

DATE: MARCH, 2021

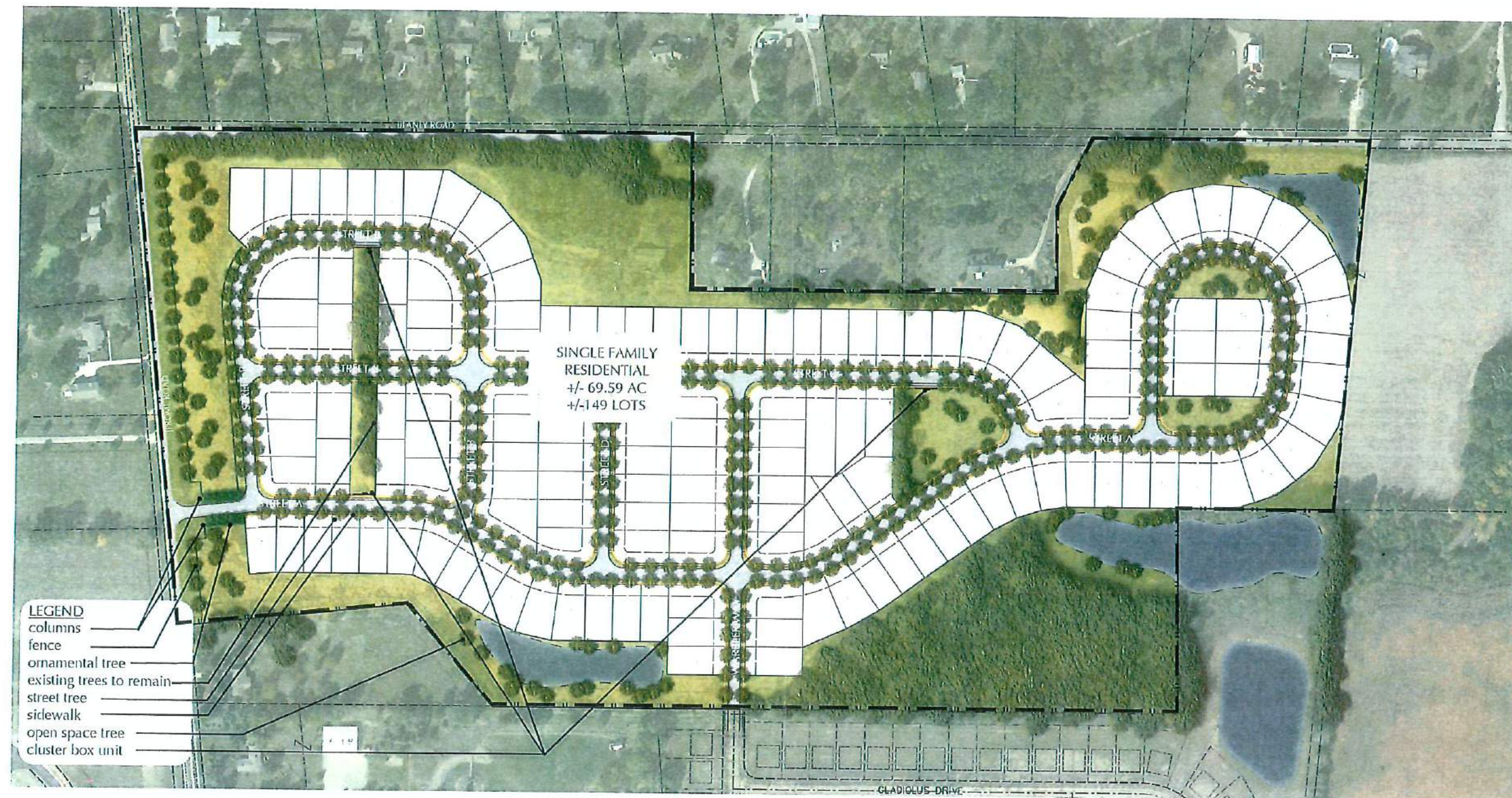
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VERTICAL N/A

SHEET NO. 5/14

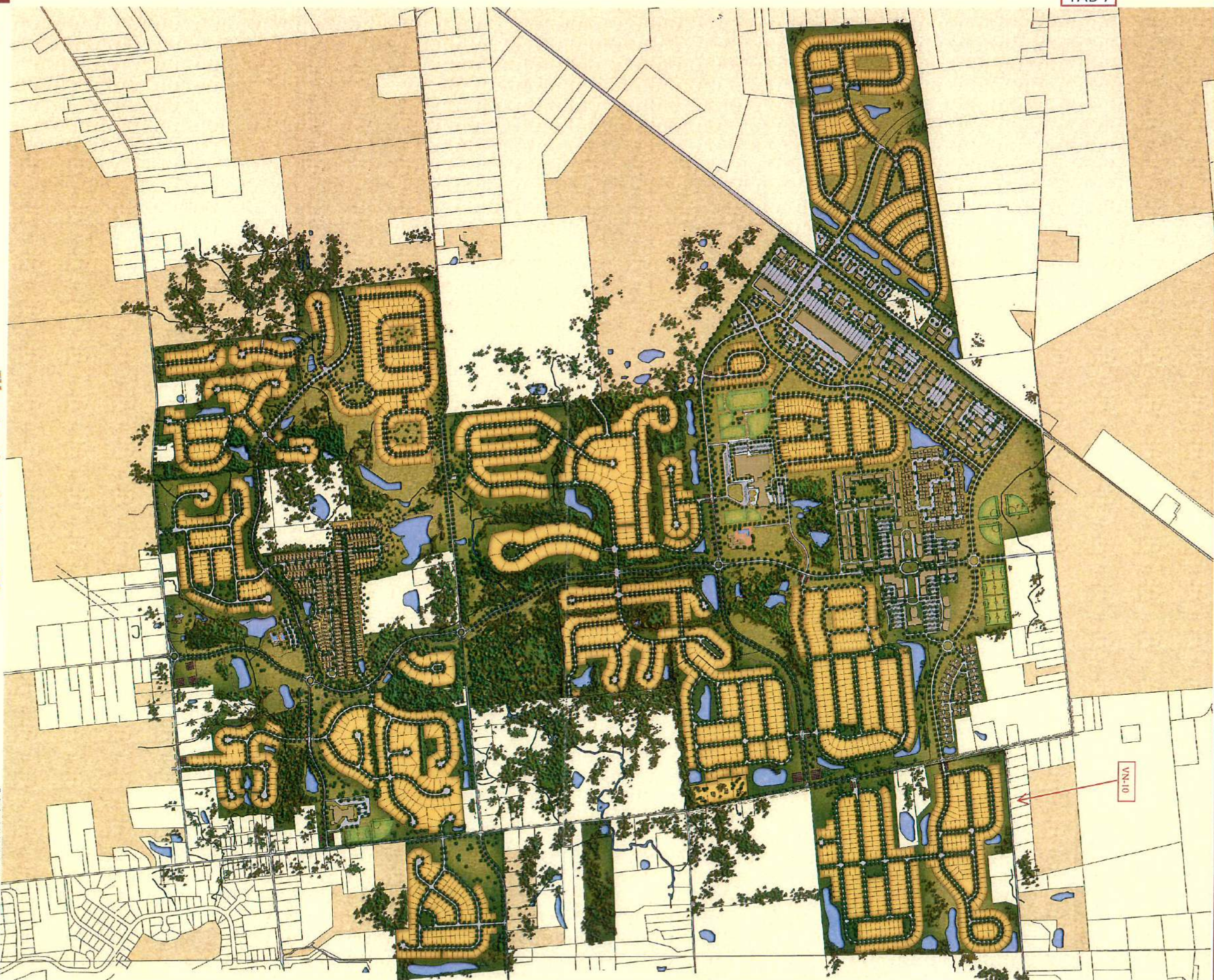


Tab 6



JEROME VILLAGE

VN-10



Illustrative Master Plan

JEROME VILLAGE

Where life is in balance.

The above image is showing a design concept for the new Jerome Village. The final design shown is for the final design only. All other details and specifications will be determined at the time of final development.

FRY PROPERTY SITE DATA

Total Site Area	+/- 153.8 ac.
Single Family	+/- 65.84 ac.
Attached Residential	+/- 41.22 ac.
Commercial	+/- 18.89 ac.
ROW	+/- 7.48 ac.
Total DU	+/- 352.21
Density	+/- 2.3 du/ac.
Open Space Summary	
Public Spaces Data Table:	+/- 29.07 ac.
Dev. Data Table Open Space:	+/- 20.79 ac.
Total Open Space:	+/- 49.86 ac.
Percent of Open Space:	30.5%

Note: By Reservation to be included as part of reserve Village Zoning.

KEY

Town Center	Commercial	Office	Attached Residential	School	Open Space	Single Family Residential	Single Family Attached Residential
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Project Summary

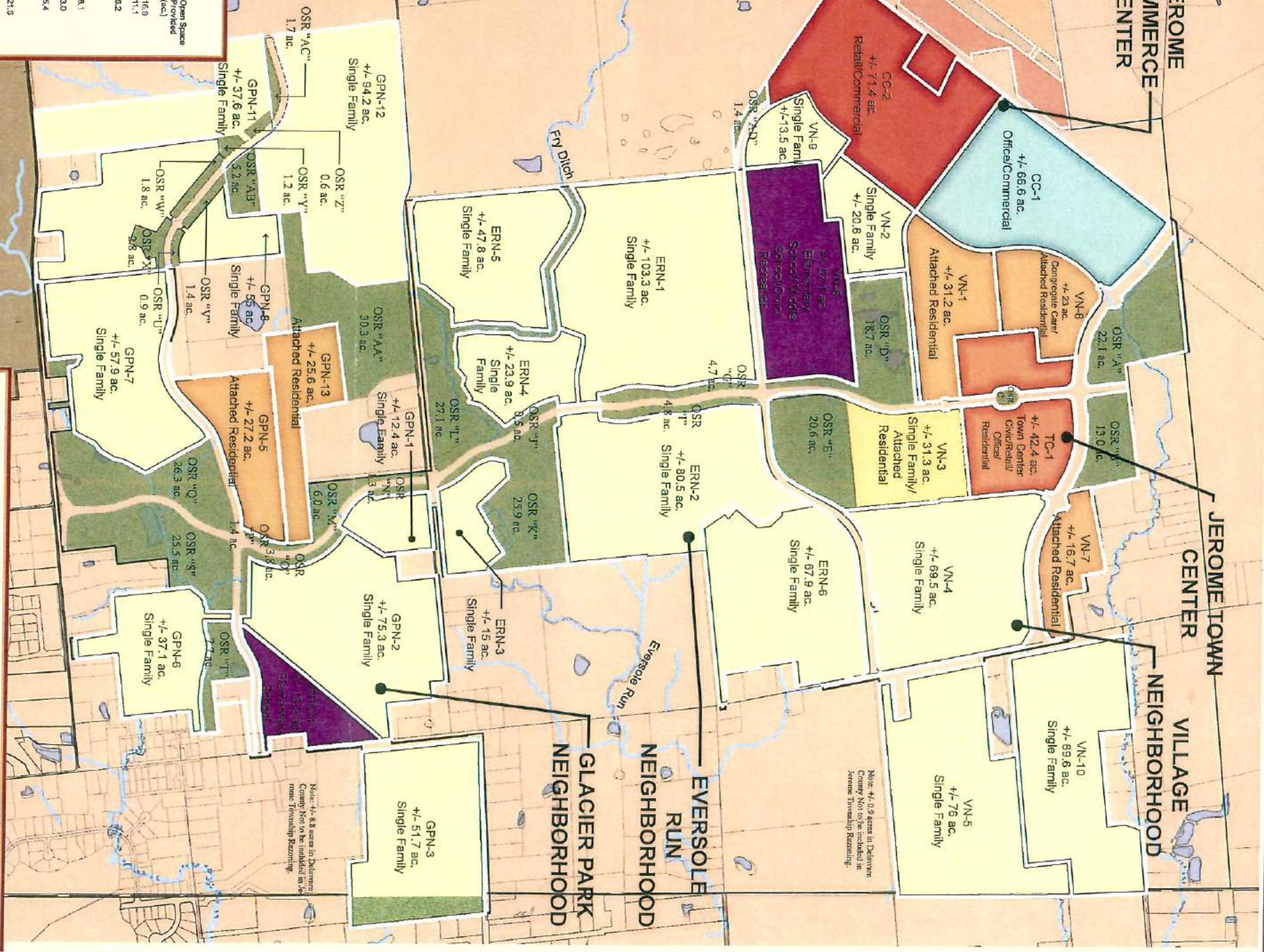
Total Site Area	+/- 1,773.6 ac.
Union County	+/- 1,753.9 ac.
DeWitt County	+/- 37.7 ac.
ROW	+/- 22.0 ac.
Total DU	+/- 1,520.6
Density	+/- 1.6 du/ac.
Open Space Summary	
Public Spaces Data Table:	+/- 301.8 ac.
Dev. Data Table Open Space:	+/- 409.0 ac.
Total Open Space:	+/- 709.8 ac.
Percent of Open Space:	40.0%

Neighborhood Summary

Jerome Commercial Center:	+/- 141.9 ac.	1,052,000 s.f.
Jerome Town Center:	+/- 42.4 ac.	472,500 s.f.
Village Neighborhood:	+/- 351.4 ac.	(75 units)
Elementary School/Chc:	+/- 57.1 ac.	1,250 units
Eversole Run Neighborhood:	+/- 338.4 ac.	545 units
Glacier Park Neighborhood:	+/- 474.0 ac.	890 units
Elementary & Middle School	+/- 13.3 ac.	
Proposed Right-of-Way:	+/- 65.9 ac.	
(Horn Road, Wyand-Coy Road, Ravenhill Parkway, Ryan Parkway)		
Ex. Right-of-Way Dedication:	+/- 26.1 ac.	

Development Data Table

Sub Use Area	Site Ac.	Min. Lot Blk. (ft.)	New Units or Sq. Ft.	Open Space Provided (ac.)
CC-1 - Office/Commercial	66.6	—	+/- 543,000 sf	16.9
CC-2 - Commercial	71.4	—	+/- 508,000 sf	11.1
TC-1 - Civic/Community (Residential over Commercial)	42.4	—	+/- 472,500 sf	6.2
VN-1 - Attached Residential	31.2	—	228 Units	8.1
VN-2 - Single Family	20.5	50	45 Units	3.0
VN-3 - Single Family	31.3	50	128 Units	5.4
VN-4 - Single Family	69.5	70	169 Units	21.5
VN-5 - Single Family	76.0	60	204 Units	22.9
VN-7 - Attached Residential	16.7	—	88 Units	2.9
VN-8 - Attached Residential	23.0	—	172 Units	9.3
Congregate Care / Assisted Living				
VN-9 - Single Family	13.5	50	42 Units	3.0
VN-10 - Single Family	69.6	60	149 Units	25.4
ERN-1 - Single Family	103.3	80	163 Units	37.4
ERN-2 - Single Family	80.5	80	117 Units	28.8
ERN-3 - Single Family	15.0	150	5 Units	10.3
ERN-4 - Single Family	23.9	150	14 Units	10.8
ERN-5 - Single Family	67.8	80	130 Units	17.4
ERN-6 - Single Family	47.9	70	131 Units	22.9
GN-1 - Single Family	12.4	90	14 Units	3.7
GN-2 - Single Family	76.3	80	138 Units	19.6
GN-3 - Single Family	51.7	65	120 Units	23.0
GN-5 - Attached Residential	27.2	—	116 Units	6.1
GN-6 - Single Family	37.1	70	68 Units	13.4
GN-7 - Single Family	57.9	60	130 Units	21.5
GN-8 - Single Family	55.0	70	94 Units	15.2
GN-11 - Single Family	37.6	80	63 Units	14.0
GN-12 - Single Family	64.2	70	161 Units	22.9
GN-13 - Attached Residential	25.6	52	90 Units	6.2
Overall Totals	1,344.2 ac.		2,246 Units	408.0
	59,553,352 sf			



Public Spaces Data Table

Sub Area	USE	Site Ac.	Open Space Provided	Sub Area	USE	Site Ac.	Open Space Provided
VN-5	Elementary School/Civic	57.1	37.8	OSR 'CV'	Open Space Reserve	3.8	3.8
GN-4	Elementary & Middle Schools	13.2	6.6	OSR 'PV'	Open Space Reserve	1.4	1.4
OSR 'V'	Open Space Reserve	22.1	22.1	OSR 'OV'	Open Space Reserve	26.3	26.3
OSR 'B'	Open Space Reserve	13.0	13.0	OSR 'PV'	Next used	26.5	26.5
OSR 'C'	Open Space Reserve	0.7	0.7	OSR 'TV'	Open Space Reserve	7.7	7.7
OSR 'D'	Open Space Reserve	18.7	18.7	OSR 'UV'	Open Space Reserve	0.9	0.9
OSR 'E'	Open Space Reserve	20.6	20.6	OSR 'V'	Open Space Reserve	1.4	1.4
OSR 'F'	Not used	4.7	4.7	OSR 'W'	Open Space Reserve	1.8	1.8
OSR 'G'	Open Space Reserve	4.7	4.7	OSR 'X'	Open Space Reserve	2.8	2.8
OSR 'H'	Not used	4.8	4.8	OSR 'Y'	Open Space Reserve	1.2	1.2
OSR 'I'	Open Space Reserve	0.5	0.5	OSR 'Z'	Open Space Reserve	0.6	0.6
OSR 'K'	Open Space Reserve	25.9	25.9	OSR 'AA'	Open Space Reserve	30.3	30.3
OSR 'L'	Open Space Reserve	27.1	27.1	OSR 'AB'	Open Space Reserve	5.2	5.2
OSR 'M'	Open Space Reserve	8.0	8.0	OSR 'AC'	Open Space Reserve	1.7	1.7
OSR 'N'	Open Space Reserve	1.3	1.3	OSR 'AD'	Open Space Reserve	1.4	1.4
Overall Totals			327.7			201.8	

Sub Area Land Use Plan

JEROME VILLAGE

Where life is in balance.

Tab 9

Village Neighborhood 10 Development Schedule

Apr-2021

Roadway Development

Turn Lane on Jerome Road

Fall 2021

Public Water and Sewer

Extended North from VN-5

Fall 2021

Pod Development - interior roads, water, sewer, landscaping

VN-10 - 149 lots

First Phase - Approximately 80 lots

Lot Construction
Home Construction

Fall 2021 - Spring 2022
June 2022 - June 2024

Second Phase - Remainder of lots

Lot Construction
Home Construction

Spring 2023 - Fall 2023
September 2023 - May 2025

Tab 10

ADJACENT PROPERTY OWNERS

DEWEESE FAMILY FARMS #3 LLC
5009 OAKCREST DR
FAIRFAX , VA 22030

ANDREWS TRUSTEE, JOHN
12196 JEROME RD
PLAIN CITY, OH 43064

ECKERT, BENJAMIN D AND
RACHEL D
7255 BLANEY RD
DELAWARE, OH 43015

MILLAT, LAUREN
PO BOX 32
SPRINGBORO, OH 45066

MONTOWSKI, JAMES AND
REBECCA LEE
7240 BLANEY RD
DELAWARE , OH 43015

JEROME VILLAGE COMPANY LLC
375 NORTH FRONT STREET STE
200
COLUMBUS, OH 43215-2258

MARX WILLIAM H JR &
CHRISTINE
12323 JEROME RD
PLAIN CITY, OH 43064-9093

BAUTISTA, ROMAN
12359 JEROME RD
PLAIN CITY, OH 43064

PRIDAY, HELEN L TRUSTEE
12423 JEROME RD
PLAIN CITY, OH 43064-8927

SUCHTA ARTHUR M
12485 JEROME ROAD
PLAIN CITY, OH 43064-9094

LANGLEY, JEREMY
12500 JEROME RD
PLAIN CITY, OH 43064

CAMPBELL, ROBERT C. &
JENNIFER M.
7460 BLANEY RD
DELAWARE, OH 43015-9101

KNAPPER, MICHAEL AND ELLY
7430 BLANEY RD
DELAWARE, OH 43015

PETRACCA, NICHOLAS ANGELO
JR & DEBORAH A
7400 BLANEY RD
DELAWARE, OH 43015-9101

SESTILI GREGORY & MOLLY
7382 BLANEY ROAD
DELAWARE, OH 43015-9101

CLARK CHRISTOPHER E
7364 BLANEY RD
DELAWARE, OH 43015-9101

MILLER CRAIG W & JEAN C
7340 BLANEY RD
DELAWARE, OH 43015-9101

SOWARDS BRADY C & KENDRA M
7320 BLANEY RD
DELAWARE, OH 43015

RHULE DANIEL A & HEATHER E
7280 BLANEY RD
DELAWARE, OH 43015-9102

KEPHART FISHER LLC
207 N. FOURTH STREET
COLUMBUS, OH 43215

BART A. BAROK
NATIONWIDE REALTY INVESTORS
LTD
375 N. FRONT ST SUITE 200
COLUMBUS, OH 43215

PATCH GEORGE E JR & TERESA
PERRY
7010 BLANEY RD
DELAWARE, OH 43015

SONNENBERG SCOTT E
7700 WELLS RD
PLAIN CITY, OH 43064

OBERLE TIMOTHY S
7131 BLANEY RD
DELAWARE, OH 43015-9480

ADJACENT PROPERTY OWNERS

REESE DAVID MICHAEL &
KATHLEEN
7245 BLANEY RD
DELAWARE, OH 43015-9480

FRY CLAUDE E & JOYCE A CO-
TRUSTEES
7441 HOME RD
DELAWARE OH 43015

PATCH GEORGE JR & MELISSA A
7010 BLANEY RD
DELAWARE, OH 43015

HUBER JAMES E & SHANNA S
HUBER
7000 BLANEY RD
DELAWARE, OH 43015

FEEHAN JOSEPH K & FRANCES M
7200 BLANEY RD
DELAWARE, OH 43015

JOHNSON MARILYN TRUSTEE
8134 CONCORD RD
DELAWARE OH 43015

CORELOGIC
C/O SIDENSTRICKER DAVID L &
ATHENA V TRUSTEES
3001 HACKBERRY
IRVING TX 75063

SIDENSTRICKER DAVID L &
ATHENA V TRUSTEES
7540 HOME RD
DELAWARE OH 43015



November 2, 2020

Mr. Bill Narducci, PE
Union County Engineer's Office
233 W. Sixth Street
Marysville, OH 43040

Re: Jerome Village VN-10 Expansion Traffic Impact Study MOU
Jerome Township, Union County, Ohio

Dear Bill:

Please consider this letter a Memo of Understanding (MOU) for the traffic study for the subject site. The proposed site contains approximately 157 single family dwelling units. A traffic impact study for *Jerome Village (JV TIS)* dated 2/13/2007 was prepared by Traffic Engineering Services, Inc. (now part of Smart Services, Inc.) and accepted by the Union County Engineer's Office. Though the *JV TIS* considered access on US 42, it was not approved by the Ohio Department of Transportation (ODOT). VN-10 which is located on the east side of Jerome Road between Jerome Village VN-5 and Blaney Road was not considered in the *JV TIS*. There is one proposed access on Jerome Road and a stub street into VN-5. The Union County Engineer's Office (UCEO) is requiring a traffic impact study (TIS) for the access on Jerome Road.

A traffic impact study titled *Jerome Village - US 42 Access TIS* is underway. This TIS is a step in the process to obtain access permits to US 42 from ODOT. VN-10 has been added to the "site" traffic of that study so its effect on US 42 will be accounted. The following is a proposed scope of TIS for Jerome Road:

- The study area is the proposed site access on Jerome Road and the intersections of Jerome Road & Blaney Road and Jerome Road & Ravenhill Parkway. **MORPC Growth Rates will be required to be incorporated.**
- The time of analysis will be the weekday AM Peak hour (one hour between 7 and 9 AM) and the PM Peak hour (one hour between 4 and 6 PM).
- New peak hour (7-9 AM & 4-6 PM) turning movement counts will be taken at the intersections of Jerome Road & Blaney Road and Jerome Road & Ravenhill Parkway.
- The horizon year will be 2030 to be consistent with the *JV TIS*. ~~If timing permits~~, growth rates will be obtained from the Mid-Ohio Regional Planning Commission (MORPC) as part of the modeling they are preparing for the *Jerome Village - US 42 Access TIS*. If the modeling information is not available, background traffic based on the *JV TIS* will be utilized.

- Trip Generation - Site traffic will be computed using *Trip Generation Manual, 10th Edition published by ITE*. The land use that represents the single-family units is "Single Family Detached Housing" (ITE Code #210).
- Unless gateway distribution information from MORPC becomes available, the distribution of traffic will be the same as Subarea 9 in the *Jerome Village TIS REV 1*. The Subarea 9 distribution is attached.
- Analyses
 - Left and right turn lane warrant analyses will be performed at all proposed accesses.
 - The length of any warranted turn lane will be provided.
 - Capacity analyses will be performed at the intersections of Jerome Road & Blaney Road and Jerome Road & Ravenhill Parkway. ← and proposed site access points

A sight distance exhibit for proposed access points will be prepared and included in the study.

If this MOU is acceptable to you, please indicate your approval in the space provided below. If not, please let us know what items need to be changed. If you have any questions, please contact me. Thank you!

Sincerely,

SMART SERVICES, INC.



Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

Submitted: One electronic copy (PDF format) via e-mail

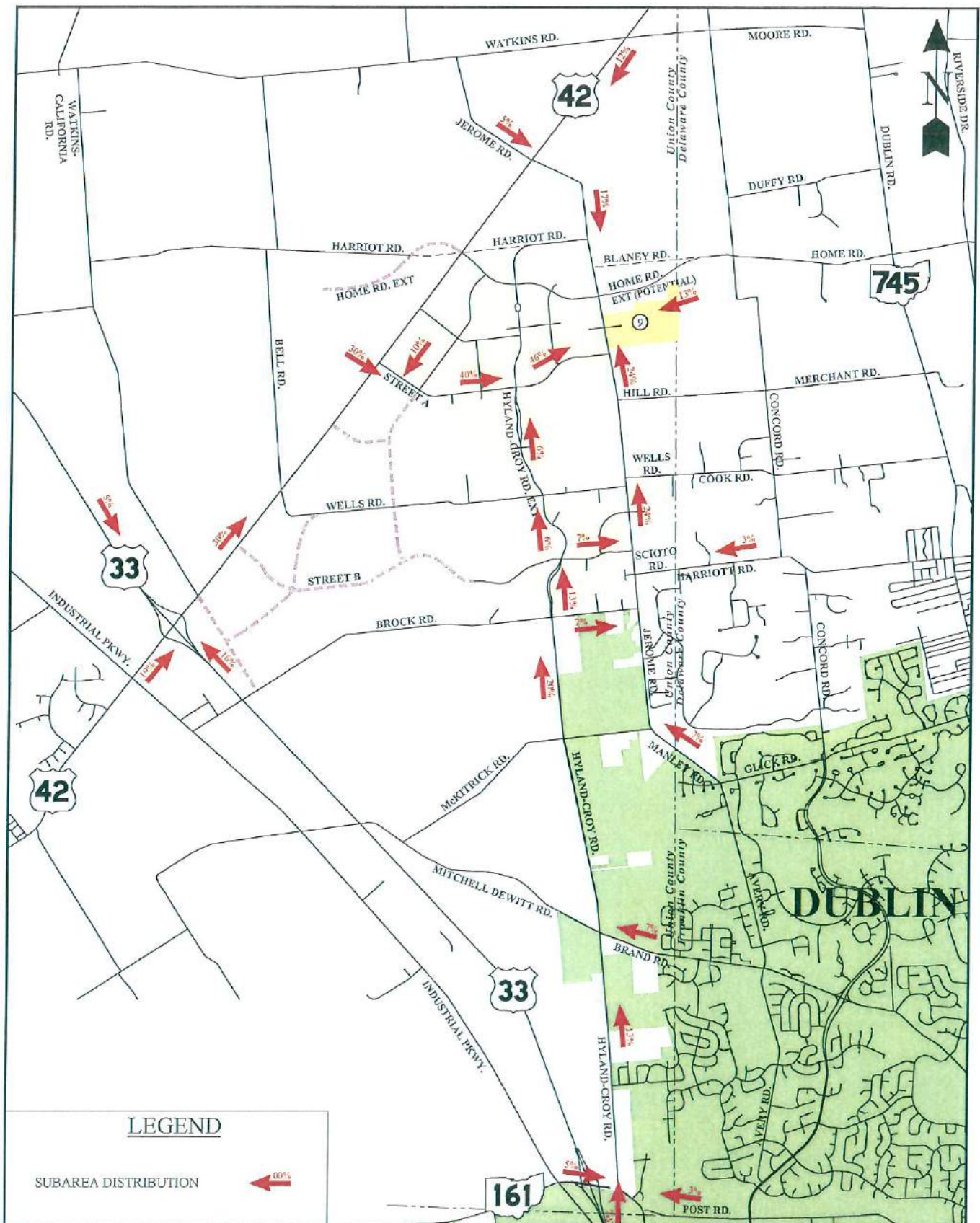
Cc: J. Wollenberg - Terrain Evolution

Union County Engineer's Office

Approved Conditionally Based On Enclosed
Comments Being Incorporated Into TIS
Bill Narducci, PE - Union County Engineer's Office

Approved: _____ Date: 4-23-21

Per discussions with the development team, this proposed development concept will result in the elimination of a proposed Blaney/Home Road re-alignment and extension concept that has been assumed and shown in master planning documents (County and developer) for a number of years (shown in the below figure). Our office is currently engaged with a consultant to explore alternative alignments to ensure that the extension of Blaney/Home Road can occur at a similar cost. We will continue to work with the consultant, developer and property owners to come up with an alignment that addresses this critical connection and extension.



JEROME VILLAGE TRAFFIC IMPACT STUDY

PREPARED BY:

TRAFFIC ENGINEERING
SERVICES, INC.

2/2007

APPENDIX C SUBAREA 9 PRIMARY TRAFFIC DISTRIBUTION



Staff Report – Jerome Township Zoning Amendment: VN-1 & VN - 8

Jurisdiction:	Jerome Township Zoning Commission c/o Zoning Commission 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480
Applicant:	Jerome Village Company, LLC 375 N. Front Street Suite 200 Columbus, OH 43215 (614) 286-2055 barokb@nationwide.com davidfisher@kephartfisher.com
Request:	<p>The Zoning Commission received an application to rezone 54.197 acres. The proposal would rezone the acreage from Planned Development District (PD) to Planned Development District (PD).</p> <p>Parcel(s)/Acre(s) involved:</p> <ul style="list-style-type: none">• 1700100180000• 1700100150010• 1400100020000 <p>Total acreage:</p> <ul style="list-style-type: none">• 54.197 acres <p>Existing use:</p> <ul style="list-style-type: none">• Vacant Land/Undeveloped <p>Proposed use:</p> <ul style="list-style-type: none">• Single family dwellings, two family dwellings, or multifamily dwellings.
Location:	The land involved is on the east side of U.S. 42 between Ravenhill Parkway and Harriot Road in Jerome Township, Union County.
Staff Analysis:	Jerome Village received final approval in July 2007 and has modified several times since 2007. This area is already zoned as PD, and the purpose for the applicant submitting this amendment is to modify the permitted uses already established within the initial PD.



Staff Report – Jerome Township Zoning Amendment: VN-1 & VN - 8

Plan & Uses.

The Township's Comprehensive Plan identifies this area as a High Density Residential and Neighborhood Center (Plan, pp. 6-13). The Plan encourages high-density residential developments to consist of single-family dwellings on smaller lots, townhouses and condominiums, congregate care facilities, or some combination of these housing types. Density can range between 3 and 6 units per gross acre (Plan, pp. 6-8). Neighborhood Centers should consist of mixed uses of limited or specialty retail, smaller offices, and higher density residential uses (Plan, pp. 6-9).



Agriculture / Rural Residential (28.7% of the Township)	Neighborhood Center (1.1% of the Township)
Low Density Residential (2.7% of the Township)	Local Retail (1.3% of the Township)
Medium Density Residential (11.5% of the Township)	Regional Retail (2.5% of the Township)
High Density Residential (2.8% of the Township)	Mixed Commercial and Retail (2.8% of the Township)
Office / Research / Medical (8.5% of the Township)	Conservation Development (23.7% of the Township)
Flex Office / Light Industry (8.7% of the Township)	Proposed Roads (County Thoroughfare Plan)
	Environmentally Sensitive Areas & Open Space (5.7% existing park land within the Township)

Figure 1: Jerome Township Land Use Plan (Plan pp. 6-3)

The boundary of the Neighborhood Center in the Township Plan and Sub Area Town Center -1 of the Jerome Village Sub-Area Land Use Plan differ slightly, and VN-8 does not



Staff Report – Jerome Township Zoning Amendment: VN-1 & VN - 8

	<p>appear to include any of the mixed uses encouraged by the Township Plan. Staff notes this is amending the existing zoning district to clarify the meaning of a permitted use, not adding or removing any other use.</p> <p>Staff recommends the Township work closely with the applicant to ensure all requirements of the Regulation Text specified beginning on page 5-4 of the Zoning Resolution are satisfied.</p> <p>Changes to Regulation Text According to the existing Regulation Text and Sub-Area Land Use Plan, the permitted uses for VN-1 include “Attached Residential” and the permitted uses for VN-8 include “Attached Residential/Congregate Care/Assisted Living”. According to the submitted application, the permitted uses for both VN-1 and VN-8 has been modified so that “Attached Residential” shall mean and include single-family dwellings, detached, two-family dwellings, and multi-family dwellings. These types of residential uses align with the higher-density residential uses identified in the Jerome Township Comprehensive Plan.</p> <p>Staff recommends reviewing the different types of residential uses because the term “detached” is ambiguous. Does it mean detached single-family dwellings, detached two-family dwellings, or something entirely different?</p>
Staff Recommendations:	Staff recommends APPROVAL of the proposed rezoning to Planned Development (PD). Staff recommends the Township work closely with the applicant to ensure all requirements of the Regulation Text are satisfied.
Z&S Committee Recommendations:	

Jerome Township
Union County, Ohio

9777 Industrial Parkway
Plain City, Ohio 43064

Tel. 614) 873-4480
Fax: (614) 873-8664
www.jerome-oh.gov

April 23, 2021

Aaron Smith
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Dear Aaron:

This letter is to inform you of a Jerome Township Zoning Map Amendment:

Application: PD 21-003

Name of Applicant: Jerome Village Company LLC/David Fisher, Kephart Fisher.

Rezoning: Approximately 54.197 acres located on the east side of 42, south of Harriott Road being a portion of parcel: 1700100180000, 1700100150010, 1400100020000.

Present Zoning: PD (Planned Development District)

Proposed Zoning: Will remain PD (Planned Development District)

Public Hearing Date has been set for: May 24, 2021 at 7:00 p.m.

The Zoning Commission would like your comments regarding this rezoning before the public hearing date.

If you need further information, please feel free to contact me.

Sincerely yours,



Anita Nicol
Zoning Clerk

Attachment



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: April 23, 2021 Township: Jerome

Amendment Title: Zoning Map Amendment

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the 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 type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

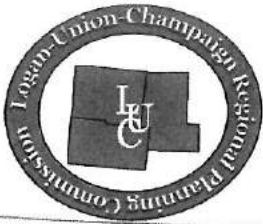
Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St. Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

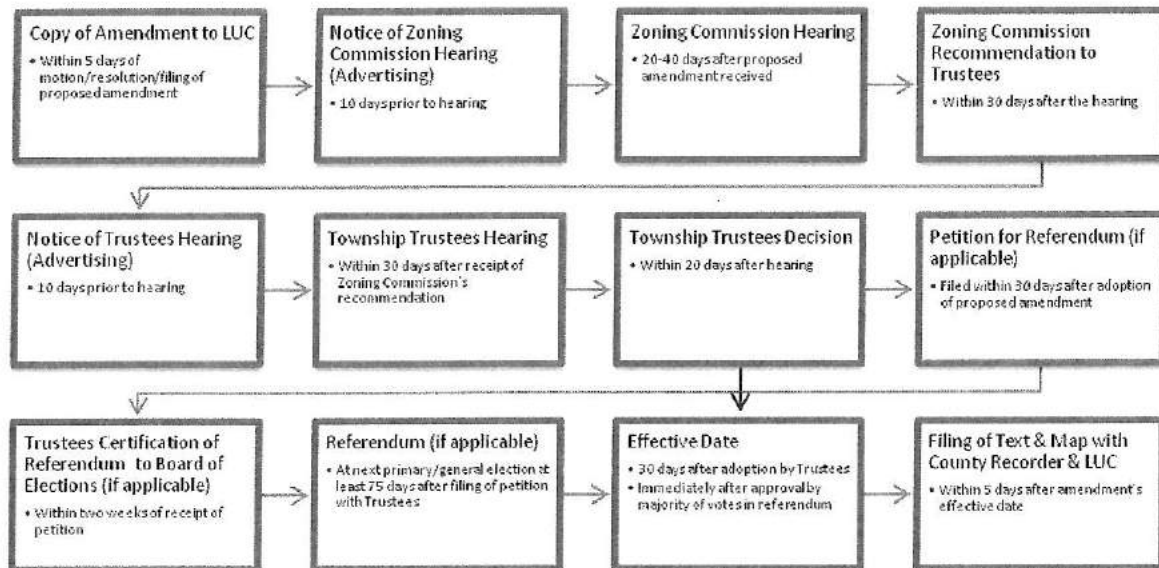
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Township Zoning Amendment Process (ORC 519.12)



10820 St. Rt 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

**JEROME TOWNSHIP**

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

Case #: PD 21-003
App. #: 7886
Date Submitted: 4/22/21
Fee Amount: \$1000.00
Check #: 31784

I. PARCEL INFORMATION**ZONING COMMISSION APPLICATION**

Parcel Address: 8059 Harriott Road, Plain City, Ohio 43064			FOR MAP AMENDMENT ONLY
Parcel No.(s): 1700100180000, 1700100150010, 1400100020000			Proposed Zoning Dist.: Planned Development (PD) District
Description of Location: East of U.S. 42; South of Harriott Road			Number of Proposed Lots: 380
Parcel/Tract Area: 54.197 ac	Present Zoning Dist.: PD	Present Use: Vacant Land	Existing Structures: None
Complete Where Applicable: Engineer/Surveyor: Terrain Evolution			
Builder/Developer: Jerome Village Company, LLC			

II. OWNER OF RECORD

Owner Name(s): Jerome Village Company, LLC	Owner Address: 375 N. Front Street, Ste 200, Columbus, Ohio 43215
---	--

III. APPLICANT INFORMATION

Applicant Name: Jerome Village Company, LLC - Bart Barok	Applicant Address: 375 N. Front Street, Ste 200, Columbus, Ohio 43215
Applicant Phone Number: 614-286-2055	Applicant Email: barokb@nationwide.com / davidfisher@kephartfisher.com
<input checked="" type="checkbox"/> Parcel Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Attorney/Agent <input type="checkbox"/> Architect/Engineer	

IV. PROJECT TYPE

<input type="checkbox"/> Zoning Map Amendment - Standard Zoning District	<input type="checkbox"/> Development Plan
<input type="checkbox"/> Zoning Map Amendment - Planned Development District	<input type="checkbox"/> Development Plan Modification
<input checked="" type="checkbox"/> Zoning Map Amendment - Change to Adopted Planned Development District Zoning Plan	

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Zoning Inspector.

Applicant Signature:  Date: April 22, 2021
*By signing, I certify that I am the owner of the parcel or the owner's agent, and that the application is authorized with the full knowledge of the owner. *

****OFFICE USE ONLY****

Additional Notes: VN-1 + VN-8	LUCRPC Review Date: 5-18-21	Zoning Com. Hearing Date: 5-24-21	Trustee Hearing Date:
	<input type="checkbox"/> Approved as Submitted	<input type="checkbox"/> Approved as Submitted	<input type="checkbox"/> Approved as Submitted
	<input type="checkbox"/> Approved w/ Conditions	<input type="checkbox"/> Approved w/ Conditions	<input type="checkbox"/> Approved w/ Conditions
	<input type="checkbox"/> Continued	<input type="checkbox"/> Continued	<input type="checkbox"/> Continued
	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied

April 23, 2021

**ZONING MAP AMENDMENT
CHANGE TO ADOPTED PLANNED DEVELOPMENT DISTRICT ZONING PLAN
FOR
JEROME VILLAGE VN-1 & VN-8**

TABLE OF CONTENTS

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1.	Zoning Commission Application
2.	Vicinity Map
3.	Zoning Survey
4.	Legal Description
	a. VN-1
	b. VN-8
5.	Zoning Plan Regulation Text
6.	Jerome Village Illustrative Plan: VN-1 & VN-8
7.	Jerome Village Master Sub Area Land Use Plan
8.	Property Owners Mailing List



Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE
VILLAGE NEIGHBORHOOD
SECTION 1 & SECTION 8**

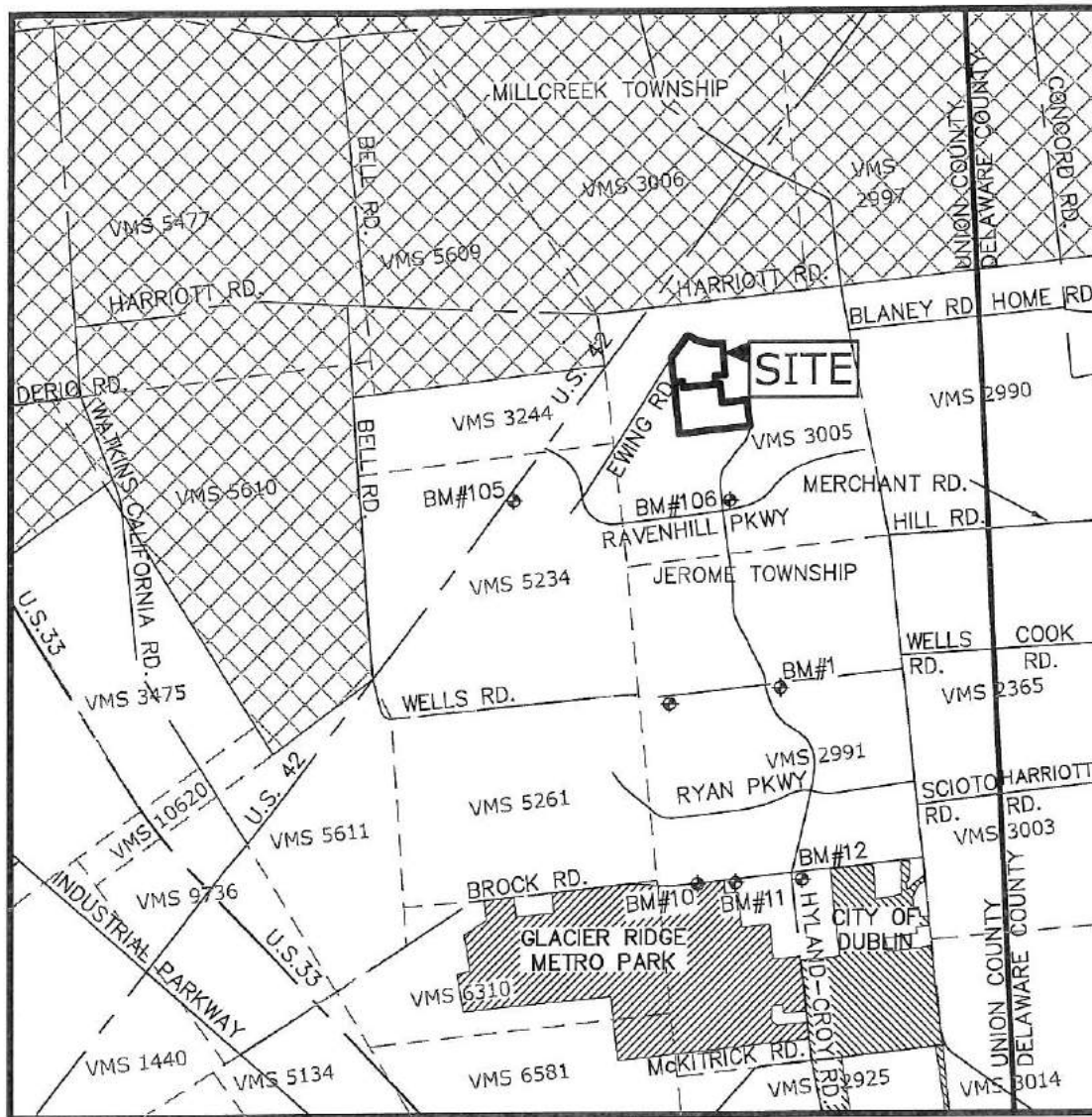
VICINITY MAP

GRAPHIC SCALE



(IN FEET)

1 inch = 4000 ft.



OWNER/DEVELOPER:

JEROME VILLAGE COMPANY
ATTN: BART BAROK
375 N. FRONT STREET, SUITE 200
COLUMBUS, OH 43215
V: 614.857.2337
F: 614.857.2346



BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983.

ZONING EXHIBIT

22.998 AND 31.199 ACRE TRACTS
LOCATED IN
VIRGINIA MILITARY SURVEY No. 3005
VIRGINIA MILITARY DISTRICT
JEROME TOWNSHIP, UNION COUNTY, OHIO

C. HARRIS ROAD (C.R. 18)

REFERENCE POINT
CENTERLINE INTERSECTION

JEROME VILLAGE COMPANY, LLC
INSTRUMENT No. 2014-00007660
PART OF ORIGINAL 164.363 ACRE TRACT
SV 19-461
14-0010002.000

R=35.00'
A=82.50744°
L=52.44'
CB=N79°43'38"E
CD=47.67'

R=1040.00'
A=38°28'12"
L=698.29'
CB=S76°35'08"E
CD=685.24'

TRUE PLACE OF BEGINNING
22.998 ACRE TRACT

JEROME VILLAGE COMPANY, LLC
O.R. 583, PG. 653 (PARCEL I)
REMANINDER OF A 164.868 ACRE TRACT
SV 19-461

22.998 ACRES
PART OF 14-0010002.000

N63°08'30"E
190.94'

SOUTHERLY LINE OF 164.868 ACRE TRACT
NORTHERLY LINE OF 164.363 ACRE TRACT

TRUE PLACE OF BEGINNING
31.199 ACRE TRACT

JEROME VILLAGE COMPANY, LLC
O.R. 576, PG. 630
REMANINDER OF A 164.363 ACRE TRACT
17-0010018.0000

31.199 ACRES
PART OF 17-0010018.0015 (15.136 AC)
PART OF 17-0010018.0000 (11.015 AC)

SOUTHERLY LINE OF 164.868 ACRE TRACT
NORTHERLY LINE OF 164.363 ACRE TRACT

(15.136 AC)

JEROME VILLAGE COMPANY, LLC
O.R. 572, PG. 527
REMANINDER OF A 164.363 ACRE TRACT
17-0010015.0010

(5.046 AC)

EASTERLY LINE OF ORIGINAL 164.363 ACRE TRACT

N63°35'49"E
562.49'

S5°51'46"W
573.60'

REMANINDER OF A 164.363 ACRE TRACT

JEROME VILLAGE COMPANY, LLC
O.R. 575, PG. 535
43.026 ACRES
SV 20-49
17-0010014.0000

JEROME VILLAGE COMPANY, LLC
O.R. 669, PG. 653 (PARCEL I)
REMANINDER OF A 164.868 ACRE TRACT

JON B. ADDOCK, P.S.
Ohio P.S. No. 8461
APRIL 19, 2021
Date:



1346 Hendrick Court N.E.
Lancaster, OH 43130
Contact: Jon Addock
(740) 675-0809 - Columbus
(614) 837-9909 - Columbus
(740) 455-2200 - Zanesville
(740) 675-0809 - Newark
www.americanlandsurveyors.com

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FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB No.	21-001	
DATE:	APRIL 17, 2021	
SCALE:	1"=200'	

April 18, 2021

**DESCRIPTION OF 31.199 ACRES
NORTH OF RAVENHILL PARKWAY
SOUTH OF HARRIOTT ROAD (C.R. 18)
EAST OF U.S. ROUTE 42
WEST OF HYLAND-CROY ROAD
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 3005, being 31.199 acres of land, 11.015 acres of which is located in the remainder of that 164.868 acre tract of land described as Parcel No. 1 in a deed to Jerome Village Company, LLC, of record in Official Record 669, Page 653, 15.138 acres of which is located in the remainder of that 194.363 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 672, Page 527 and 5.046 acres of which is located in the remainder of that 164.395 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 716, Page 335, all references herein being to the records located at the Recorder's Office, Union County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at a point at the centerline intersection of US Route 42 and Harriott Road; Thence South $10^{\circ} 01' 18''$ East, a distance of 1364.19 feet to a point; Thence South $6^{\circ} 25' 28''$ East, a distance of 549.05 feet to a point on a southerly line of said 164.868 acre tract, also being a northerly line of said 164.395 acre tract and the **TRUE PLACE OF BEGINNING**;

Thence **North $83^{\circ} 08' 30''$ East**, along the southerly line of said 164.868 acre tract and the northerly line of said 164.395 acre tract, a distance of **190.94 feet** to a corner to said tracts;

Thence **South $6^{\circ} 25' 04''$ East**, along a westerly line of said 164.868 acre tract and an easterly line of said 164.395 acre tract, a distance of **128.45 feet** to a point;

Thence through said 164.868, 194.363 and 164.395 acre tracts the following courses;

1. **North $84^{\circ} 10' 10''$ East**, a distance of **827.75 feet** to a point;
2. **South $5^{\circ} 49' 32''$ East**, a distance of **425.49 feet** to a point;
3. **North $83^{\circ} 35' 49''$ East**, a distance of **562.49 feet** to a point;
4. **South $5^{\circ} 51' 24''$ East**, a distance of **573.60 feet** to a point;
5. **South $84^{\circ} 08' 15''$ West**, a distance of **1582.03 feet** to a point;

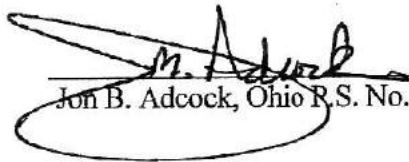


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6. North 5° 51' 46" West, a distance of **1119.37 feet** to the **TRUE PLACE OF BEGINNING** and containing **31.199 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio P.S. No. 8461. This description was prepared from records and is intended for zoning purposes only.

 4/19/21
Jon B. Adcock, Ohio P.S. No. 8461 Date



April 18, 2021

**DESCRIPTION OF 22.998 ACRES
NORTH OF RAVENHILL PARKWAY
SOUTH OF HARRIOTT ROAD (C.R. 18)
EAST OF U.S. ROUTE 42
WEST OF HYLAND-CROY ROAD
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 3005, being 22.998 acres of land located in the remainder of that 164.868 acre tract of land described as Parcel No. 1 in a deed to Jerome Village Company, LLC, of record in Official Record 669, Page 653, all references herein being to the records located at the Recorder's Office, Union County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at a point at the centerline intersection of US Route 42 and Harriott Road; Thence South $10^{\circ} 01' 18''$ East, a distance of 1364.19 feet to a point and being the **TRUE PLACE OF BEGINNING**;

Thence through said 164.868 acre tract the following courses;

1. **North $36^{\circ} 48' 14''$ East**, a distance of **572.48 feet** to a point of curvature;
2. With the arc of a curve to the right, having a radius of 35.00 feet, a central angle of $85^{\circ} 50' 44''$, an arc length of 52.44 feet, the chord of which bears **North $79^{\circ} 43' 36''$ East**, a chord distance of **47.67 feet** to a point of reverse curvature;
3. With the arc of a curve to the left, having a radius of 1040.00 feet, a central angle of $38^{\circ} 28' 12''$, an arc length of 698.12 feet, the chord of which bears **South $76^{\circ} 35' 08''$ East**, a chord distance of **685.24 feet** to a point of tangency;
4. **North $84^{\circ} 10' 46''$ East**, a distance of **73.16 feet** to a point;
5. **South $5^{\circ} 49' 50''$ East**, a distance of **695.96 feet** to a point;
6. **South $84^{\circ} 10' 28''$ West**, a distance of **238.19 feet** to a point;
7. **South $5^{\circ} 49' 50''$ East**, a distance of **177.08 feet** to a point;



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8. **South 84° 10' 10" West**, a distance of **719.29 feet** to a point on a westerly line of said 164.868 acre tract;

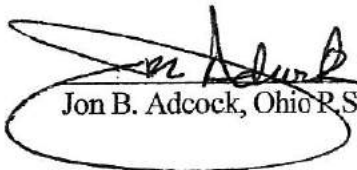
Thence **North 6° 25' 04" West**, along said westerly line, a distance of **128.45 feet** to a point at a corner to said 164.868 acre tract;

Thence **South 83° 08' 30" West**, along a southerly line of said 164.868 acre tract, a distance of **190.94 feet** to a point;

Thence **North 6° 25' 28" West**, through said 164.868 acre tract, a distance of **549.05 feet** to the **TRUE PLACE OF BEGINNING** and containing **22.998 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio P.S. No. 8461. This description was prepared from records and is intended for zoning purposes only.

 4/19/21
Jon B. Adcock, Ohio P.S. No. 8461 Date



ZONING PLAN REGULATION TEXT
&
11TH Modification to Final Detailed Development Plan Development Text

Name: Jerome Village: Village Neighborhood 1 (VN-1) and Village Neighborhood 8 (VN-8)

Applicant: Jerome Village Company, LLC
375 S. Front Street, Suite 200, Columbus Ohio 43215
c/o Bart Barok
barokb@nationwide.com
614-857-2337

Applicant Representative: Kephart Fisher LLC
207 N. Fourth Street, Columbus, Ohio 43215
c/o David W. Fisher
davidfisher@kephartfisher.com
614-469-1882 office/614-309-2600 cell

Engineer: Terrain Evolution
720 East Broad Street, Suite 203
Columbus, OH 43215
c/o Justin Wollenberg, PE, CPESC
jwollenberg@terrainevolution.com
614-385-1090 x102

Land Planner: MKSK
462 South Ludlow Alley, Columbus, OH 43215
c/o Ashley Solether
asolether@mkskstudios.com
614-686-0181

Application No: _____

Application Date: _____

Revision Date: _____

**ZONING PLAN
REGULATION TEXT
FOR
JEROME VILLAGE: VILLAGE NEIGHBORHOOD 1 (VN-1) AND
VILLAGE NEIGHBORHOOD 8 (VN-8)**

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the “Applicant”), filed an Application for Planned Development (PD) District zoning on April 23, 2021 (the “Application”) with Jerome Township, Union County, Ohio (the “Township”). This Regulation Text accompanies and is an integral part of the Application to comply with the requirements of Section 500.08 of the Township Zoning Resolution.

The Application proposed to rezone two tracts of land within the Jerome Village Development totally approximately 54.197 acres, as described on the attached Exhibit A (the “Property”), comprised of portions of three (3) permanent tax parcels, all of which are currently zoned Planned Development (PD) District under the Zoning Resolution as a part of Jerome Village. Upon final adoption by the Township of the rezoning that is the subject of the Application, the Property will continue to be zoned Planned Development (PD) District as modified by the Application and this Regulation Text and continue to be a part of Jerome Village as Village Neighborhood 1 (VN-1) and Village Neighborhood 8 (VN-8). The development of the Property as contemplated by the Application is sometimes referred to herein as the “Development”.

This Regulation Text constitutes a part of the Zoning Plan for the Property and is the Regulation Text required pursuant to Section 500.08(3)(q) of the Zoning Resolution. All Section references herein refer to applicable Sections of the Zoning Resolution. All development standards not specifically addressed by this Regulation Text and the Jerome Village Master Development Text, as hereinafter defined, shall be regulated by those general development standards set forth in the Zoning Resolution.

The purpose of this Regulation Text is to set forth in textual form certain information required or permitted by the Zoning Resolution, to provide certain supplemental information, and to provide for certain development standards, conditions and policies that will apply to the Property.

STATEMENTS REQUIRED BY APPLICATION: As required by the Jerome Township Zoning Commission Application, the following information is provided:

- Current Zoning District – Planned Development (PD) District
- Current Use – Undeveloped
- Proposed Zoning District – Planned Development (PD) District as modified by this Zoning Plan and Regulation Text
- Intended Uses – Single-family dwellings, two-family dwellings or multi-family dwellings.
- Relationship to Comprehensive Plan – The majority of the Property is located in an area designated as Higher Density Residential in the Jerome Township Comprehensive Plan currently in effect (dated September 8, 2008, as revised September 25, 2008), but all the Property is currently zoned to permit the densities currently in place for the Property which are not being modified by the Application or this Regulation Text.

ZONING PLAN: This Regulation Text and all other materials included with the Application constitute the “Zoning Plan” for the Property, as required by Section 500.4(1).

LAND USE PLANS: Two Sub Areas are included in the Land Use Plans that are included in the Application and constitute official zoning documents. The Sub Area Land Use Plan depicting the entire Jerome Village Development, is referred to herein as the “Jerome Village Master Sub Area Land Use Plan”.

FINDINGS OF FACT: The Township, acting by and through its Zoning Commission and the Board of Township Trustees, has made the following Findings of Fact as required by Section 500.08(4):

1. The Planned Development (PD) District provisions contained in the Zoning Resolution were adopted in accordance with and are to be construed and interpreted pursuant to Section 519.021(B) of the Ohio Revised Code as amended to date, and the Application, this Regulation Text and all matters pertaining to the Zoning Plan for the Property shall be construed and interpreted in accordance therewith.
2. The Development is consistent in all respects with the purpose, policies, criteria, intent, and standards of the Zoning Resolution.
3. The Development is in conformity with the applicable plans for the area, except to the extent that this Regulation Text, the Jerome Village Master Sub Area Land Use Plan and all other materials submitted with the Application as a part of the Zoning Plan warrant exception thereto and deviation therefrom by virtue of the benefits obtained by improved arrangement and design and therefore justified.
4. The Development promotes the public health, safety and general welfare of the Township and the immediate vicinity.
5. The Zoning Plan for the Property as set forth in the Application meets the design features contained in the Zoning Resolution, except to the extent that this Zoning Plan Development Text, the Jerome Village Master Sub Area Land Use Plan and all other

- materials submitted with the Application as a part of the Zoning Plan warrant exception thereto.
6. The Development is in keeping with the planned land use character and physical development potential of the area.
 7. The Development will be compatible in use and appearance with planned land uses.
 8. The Development will have a beneficial effect upon the Township and other governmental services.
 9. The area surrounding the Development can be planned, zoned and developed in coordination and substantial compatibility with the Development.
 10. Existing and proposed utility and governmental services are adequate for the population densities proposed with the Development.
 11. The Development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
 12. The Development can be made accessible through existing and future Township roadways without creating unreasonable traffic congestion in the immediate vicinity of the Development or elsewhere in the Township.
 13. The Development is located and designed in such a way as to minimize any unreasonable impact on existing residential or agricultural areas of the Township.
 14. The benefits, improved arrangement and design of the Development justify the continued zoning of the Property as Planned Development (PD) as rezoned pursuant to the Application and this Regulation Text.
 15. This Regulation Text and the Jerome Village Master Sub Area Land Use Plan constitute the official zoning documents for the Property and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3) shall be considered ancillary documents, subject to the further provisions of this Regulation Text and the Jerome Village Master Sub Area Land Use Plan.
 16. Open Space shall be permitted to be used for water detention and retention, utility installations and rights-of-way for water courses and other similar channels such as bio-swales (if any) planned for the Property.
 17. For all purposes of this Regulation Text, the term "Open Space" shall have the meaning assigned in the Jerome Village Master Development Text, as hereinafter defined.
 18. At completion of development and full build out, the Open Space of Jerome Village (including the Property) must be not less than 40% of the gross land area of the Jerome Village Development (including the Property), including the approximately 10 acres of the Jerome Village Development located in Delaware County and permanently preserved as Open Space.
 19. The completion and full build out of the Jerome Village Development (including the Property) will take in excess of 10 years to complete and such extended schedule of development is hereby approved.

20. The Jerome Village Master Sub Area Land Use Plan included with the Application continues to apply to the Property.
21. The modifications to the Jerome Village Master Development Text contained herein are appropriate for the overall development of Jerome Village.

JEROME VILLAGE: The Property is depicted on the Jerome Village Master Sub Area Land Use Plan as being Village Neighborhood 1 (VN-1) and Village Neighborhood 8 (VN-8), and is currently a part of the Jerome Village Planned Development (PD) District. The sole reason for the rezoning of VN-1 and VN-8 pursuant to the Application and this Regulation Text is to modify the uses permitted in VN-1 and VN-8. At such time as the rezoning pursuant to the Application becomes final, unappealable and no longer subject to referendum, the Property will continue to be a part of Jerome Village with the modified uses permitted by this Regulation Text. The Final Detailed Development Plan Development Text Jerome Village, as currently on file with the Township, and as amended herein and hereinafter amended (the "Jerome Village Master Development Text") is incorporated into and made a part of this Regulation Text by this reference. Except as otherwise provided herein, the Jerome Village Master Development Text shall apply to the Property. The Jerome Village Master Sub Area Land Use Plan included with the Application shall continue to apply including all Tables and Summaries contained thereon. All words and terms used herein with initial capitalization that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Jerome Village Master Development Text.

The Property shall continue to be subject to the Jerome Village Master Declaration and the Jerome Village Community Authority.

The Development and Architectural Documents for Jerome Village shall continue to apply to the Property. They can be found online at <https://www.jeromevillage.com/resident-login/> and a password to access will be provided upon request to any Township officer or official requesting a password. As in the case of the original Jerome Village zoning and the Jerome Village Master Development Text, this Regulation Text, and the Jerome Village Master Sub Area Land Use Plan shall constitute the Zoning Plan and official zoning documents for the Property, and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3), as well as the Architectural Documents and Master Declaration, shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Development Text and the Jerome Village Master Sub Area Land Use Plan.

USES: For all purposes of the Jerome Village Master Sub Area Land Use Plan and the Jerome Village Master Development Text as they relate to the Property (VN-1 and VN-8) the term "Attached Residential" shall mean and include single-family dwellings, detached, two-family dwellings, and multi-family dwellings.

MINIMUM LOT WIDTH: The minimum lot width for lots developed with a single-family dwelling shall be fifty (50) feet. The minimum lot width for lots developed with a two-

family dwelling shall be seventy-five (75) feet. Nothing in this section shall be interpreted as to require plotting of individual lots for single-family or two-family dwellings, or to prohibit the development of the Property with a mixture of dwelling types on a common parcel.

DENSITY AND OPEN SPACE: Density and Open Space shall continue to be governed by the Jerome Village Master Sub Area Land Use Plan and the Jerome Village Master Development Text.

DEVELOPMENT PLAN APPROVAL: The Property shall be subject to the Development Plan approval process set forth in Section 500.09, and as provided for in the Jerome Village Master Development Text.

ANCILLARY DOCUMENTATION PROVIDED: The Application contains the following ancillary materials that are being provided to the Township to aid in an understanding of how the development of the Property will proceed and how it will be incorporated into Jerome Village. None of these materials shall be considered official zoning documents or a part of the Zoning Plan. These materials include the following:

- Jerome Village Illustrative Plan: VN-1 & VN-8 (Tab 6)
- Jerome Village Master Sub Area Land Use Plan (Tab 7)

April 18, 2021

**DESCRIPTION OF 31.199 ACRES
NORTH OF RAVENHILL PARKWAY
SOUTH OF HARRIOTT ROAD (C.R. 18)
EAST OF U.S. ROUTE 42
WEST OF HYLAND-CROY ROAD
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Thence **North $83^{\circ} 08' 30''$ East**, along the southerly line of said 164.868 acre tract and the northerly line of said 164.395 acre tract, a distance of **190.94 feet** to a corner to said tracts;

Thence **South $6^{\circ} 25' 04''$ East**, along a westerly line of said 164.868 acre tract and an easterly line of said 164.395 acre tract, a distance of **128.45 feet** to a point;

Thence through said 164.868, 194.363 and 164.395 acre tracts the following courses;

1. **North $84^{\circ} 10' 10''$ East**, a distance of **827.75 feet** to a point;
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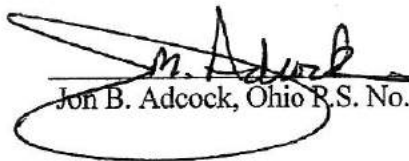


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 4/19/21
Jon B. Adcock, Ohio P.S. No. 8461 Date



April 18, 2021

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8. **South 84° 10' 10" West**, a distance of **719.29 feet** to a point on a westerly line of said 164.868 acre tract;

Thence **North 6° 25' 04" West**, along said westerly line, a distance of **128.45 feet** to a point at a corner to said 164.868 acre tract;

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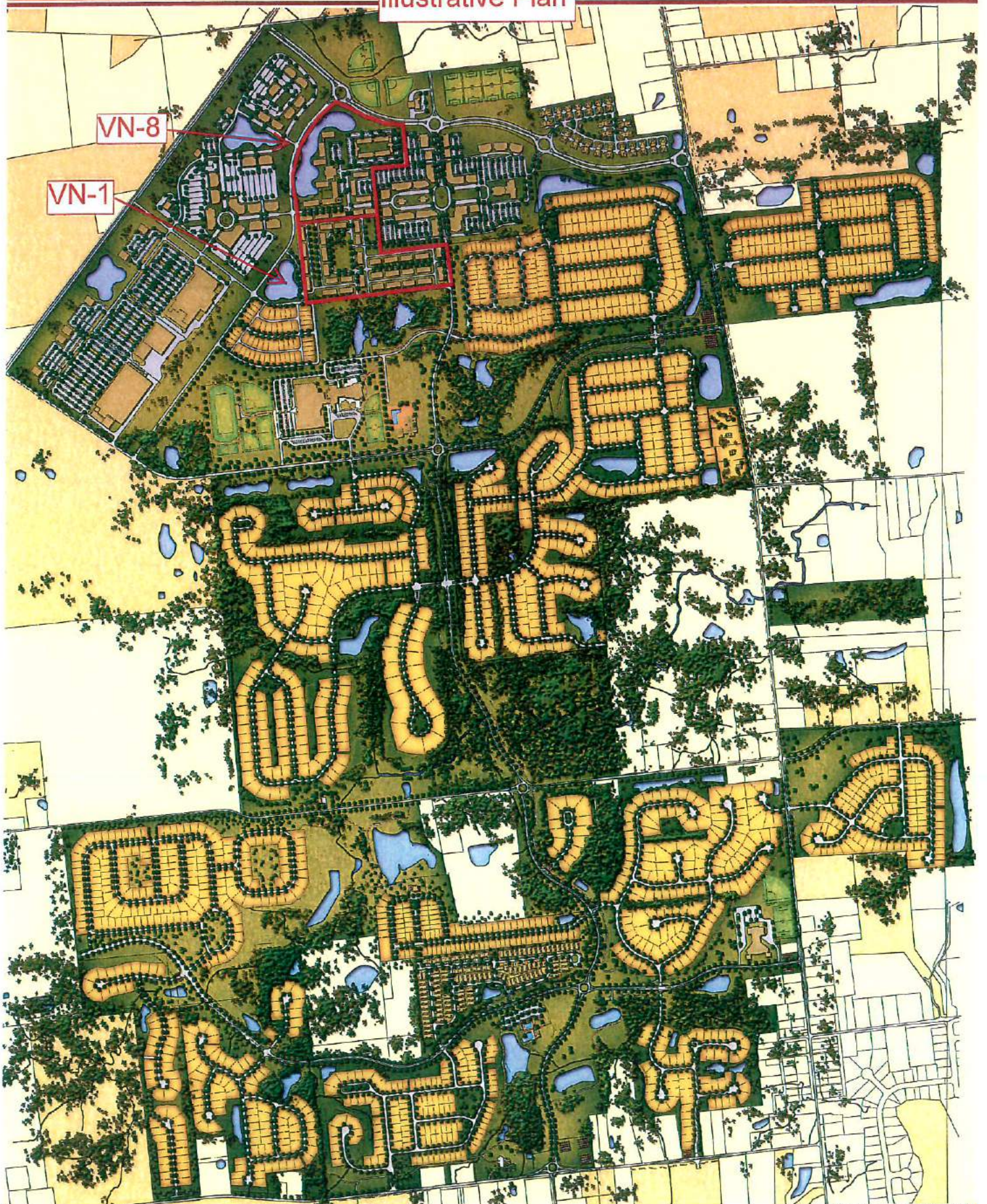
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 4/19/21
Jon B. Adcock, Ohio P.S. No. 8461 Date



Illustrative Plan

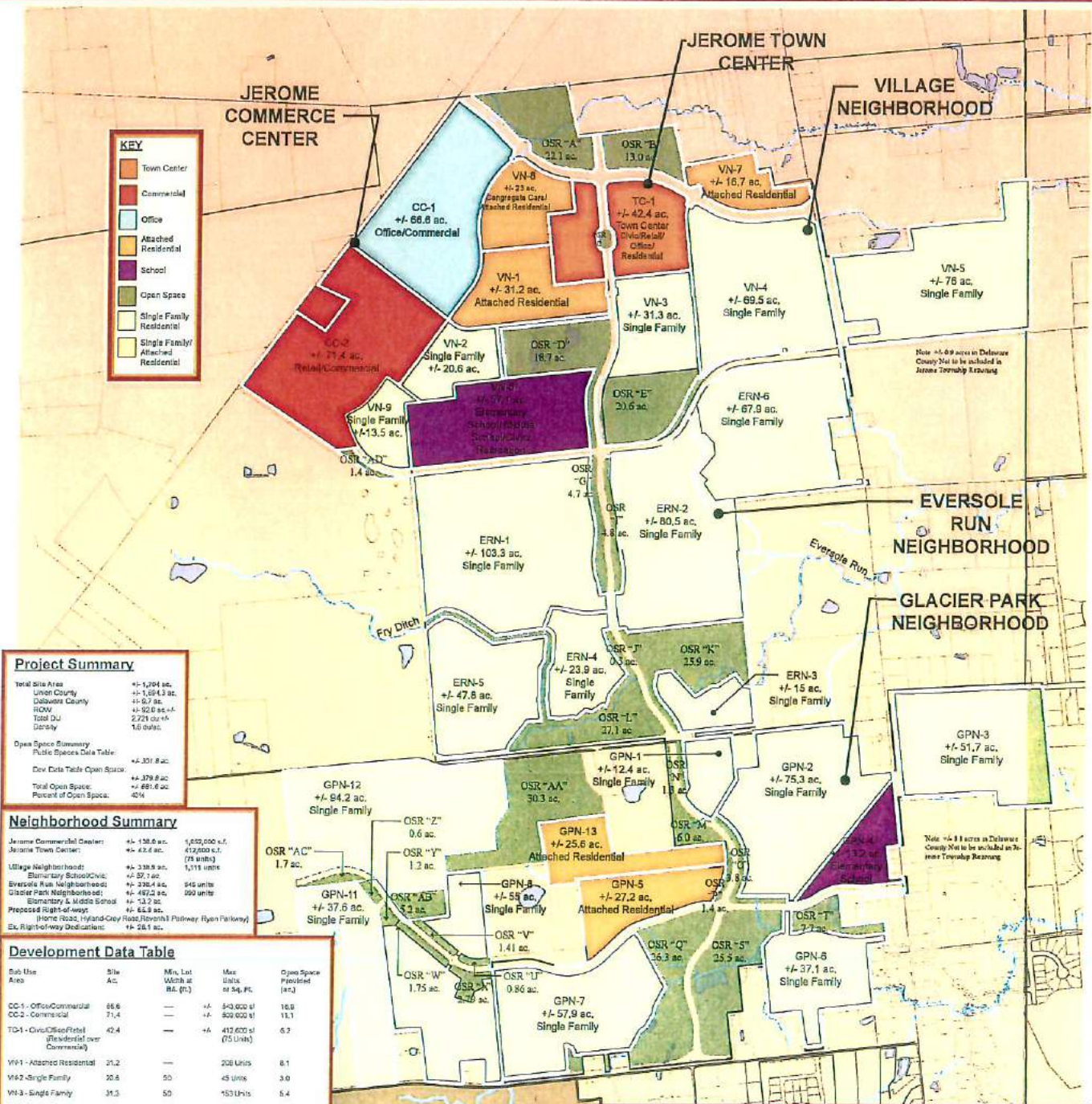


Illustrative Master Plan

JEROME VILLAGE

The above images are illustrative design ideas for the Jerome Village. The site layout shown in this plan is preliminary only. Final layout and engineering will be determined at the time of final development.





Project Summary

Total Site Area	+/- 1,794 ac.
Urban County	+/- 1,614.3 ac.
Delaware County	+/- 57 ac.
ROW	+/- 92.0 ac. +/- 2,221 cu +/- 1.6 miles
Total DU Density	

Open Space Summary

Public Spaces Data Table	+/- 301.8 ac.
Dev. Data Table Open Space	+/- 379.8 ac.
Total Open Space	+/- 681.6 ac.
Percent of Open Space	40%

Neighborhood Summary

Jerome Commerce Center	+/- 138.0 ac.	1,632,000 sq. ft.
Jerome Town Center	+/- 43.2 ac.	412,000 sq. ft. (75 units)
Village Neighborhood	+/- 338.8 ac.	1,111 units
Evergole Run Neighborhood	+/- 57.1 ac.	230.4 ac.
Glacier Park Neighborhood	+/- 492.2 ac.	945 units, 990 units
Proposed Right-of-Way	+/- 13.2 ac.	
Home Road, Hyland-Cray Road, (Hwy 100) Parkway, (Hwy 100) Parkway	+/- 16.9 ac.	
Ex. Right-of-Way Dedication	+/- 26.1 ac.	

Development Data Table

Sub Area	Site Ac.	Min. Lot Width at R.A. (ft.)	Max. Units or Sq. Ft.	Open Space Provided (ac.)
CC-1 - Office/Commercial	66.8	—	+/- 840,000 sq. ft.	16.9
CC-2 - Commercial	71.4	—	+/- 800,000 sq. ft.	11.1
TC-1 - Civic/Office/Retail (Residential over Commercial)	42.4	—	+/- 412,000 sq. ft. (75 Units)	6.7
VN-1 - Attached Residential	31.2	—	208 Units	8.1
VN-2 - Single Family	30.5	50	45 Units	3.0
VN-3 - Single Family	31.3	50	153 Units	5.4
VN-4 - Single Family	69.5	70	190 Units	21.6
VN-5 - Single Family	76.0	60	204 Units	22.9
VN-7 - Attached Residential	16.7	—	88 Units	2.8
VN-8 - Attached Residential/ Congregate Care / Assisted Living	23.5	—	172 Units, 250 Beds	6.3
VN-9 - Single Family	13.9	99	42 Units	2.0
ERN-1 - Single Family	103.3	60	163 Units	37.4
ERN-2 - Single Family	80.5	60	117 Units	26.8
ERN-3 - Single Family	15.0	100	5 Units	10.3
ERN-4 - Single Family	23.8	100	14 Units	10.8
ERN-5 - Single Family	47.8	60	70 Units	12.4
ERN-6 - Single Family	67.9	70	131 Units	22.9
ERN-7 - Single Family	12.4	90	14 Units	3.7
ERN-8 - Single Family	75.3	80	136 Units	18.0
ERN-9 - Single Family	15.7	65	120 Units	23.0
ERN-10 - Attached Residential	27.2	—	116 Units	6.1
ERN-11 - Single Family	37.1	70	66 Units	13.4
ERN-12 - Single Family	57.9	60	130 Units	21.3
ERN-13 - Single Family	55.0	70	94 Units	19.2
ERN-14 - Single Family	37.6	60	63 Units	14.0
ERN-15 - Single Family	96.2	70	161 Units	22.9
ERN-16 - Attached Residential	25.6	55	80 Units	3.4
Overall Totals	1,794 ac.		2,721 Units	379.8

Public Spaces Data Table

Sub Area or Reserve	USE	Site Ac.	Open Space Provided (ac.)	Sub Area or Reserve	USE	Site Ac.	Open Space Provided
VN-6	Elementary School/Civic	37.1	37.1	OSR "O"	Open Space Reserve	3.8	3.8
ERN-4	Elementary & Middle Schools	13.2	6.6	OSR "P"	Open Space Reserve	1.4	1.4
OSR "A"	Open Space Reserve	23.1	23.1	OSR "Q"	Open Space Reserve	25.3	20.3
OSR "B"	Open Space Reserve	13.9	13.9	OSR "R"	Not used		
OSR "C"	Open Space Reserve	0.7	0.7	OSR "S"	Open Space Reserve	25.5	25.5
OSR "D"	Open Space Reserve	16.7	16.7	OSR "T"	Open Space Reserve	7.7	7.7
OSR "E"	Open Space Reserve	20.6	20.6	OSR "U"	Open Space Reserve	0.9	0.9
OSR "F"	Not used			OSR "V"	Open Space Reserve	1.4	1.4
OSR "G"	Open Space Reserve	4.7	4.7	OSR "W"	Open Space Reserve	1.8	1.8
OSR "H"	Not used			OSR "X"	Open Space Reserve	2.8	2.8
OSR "I"	Open Space Reserve	6.8	6.8	OSR "Y"	Open Space Reserve	1.2	1.2
OSR "J"	Open Space Reserve	0.5	0.5	OSR "Z"	Open Space Reserve	0.5	0.5
OSR "K"	Open Space Reserve	25.6	25.6	OSR "AA"	Open Space Reserve	30.3	30.3
OSR "L"	Open Space Reserve	27.1	27.1	OSR "AB"	Open Space Reserve	5.2	5.2
OSR "M"	Open Space Reserve	6.0	6.0	OSR "AC"	Open Space Reserve	1.7	1.7
OSR "N"	Open Space Reserve	1.3	1.3	OSR "AD"	Open Space Reserve	1.4	1.4
				OSR "AE"	Open Space Reserve	327.7	301.8

Sub Area Land Use Plan

JEROME VILLAGE

Where life is in balance.

The above map is a planning document and is not to be used for any other purpose. The site layout shown is for illustrative purposes only. Final layout and engineering will be determined at the time of final development.

Developer

Nationwide

December 11, 2020

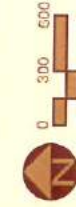
Illustrative Plan



Illustrative Master Plan

JEROME VILLAGE

Where life is in balance.

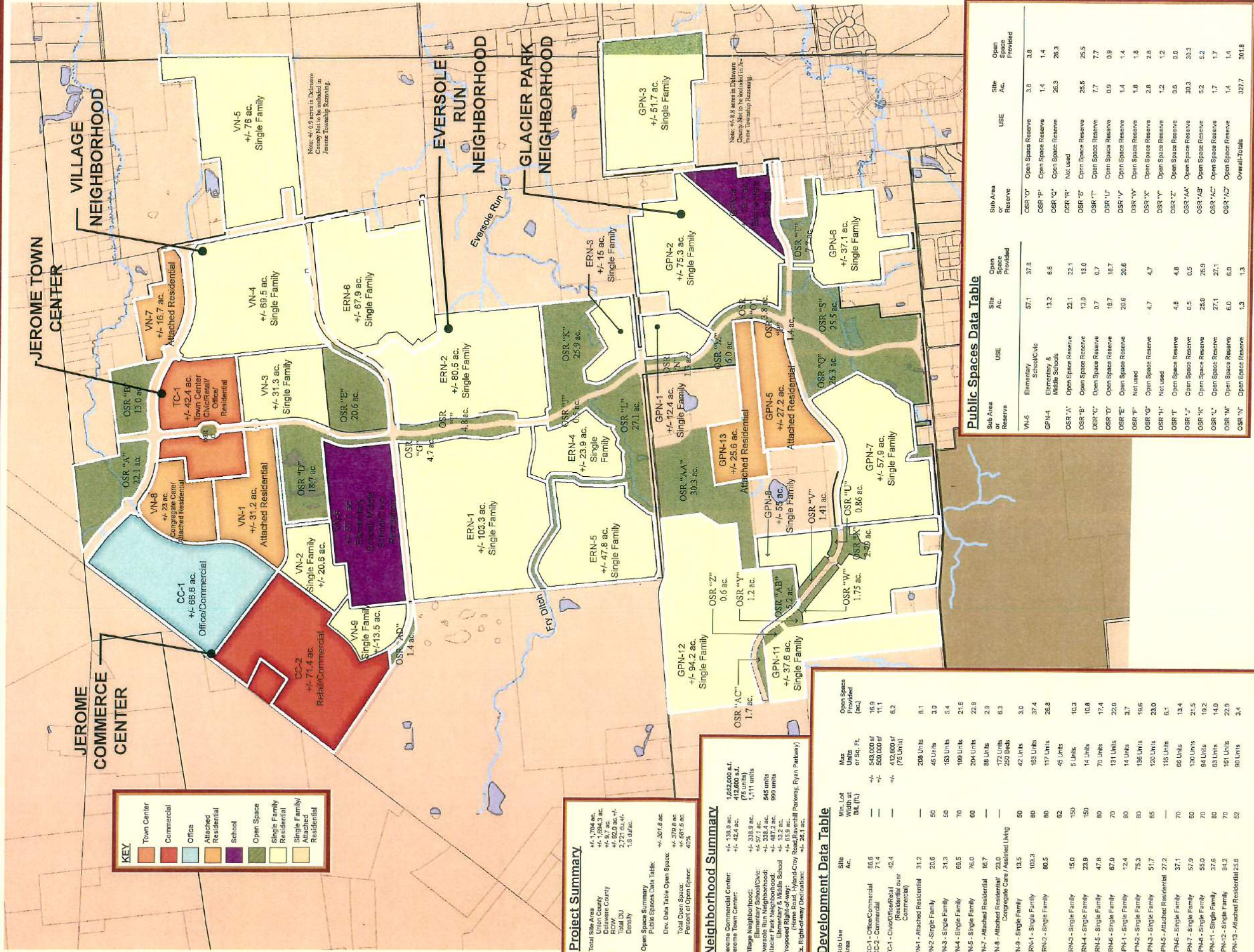


This master plan is a conceptual design and does not constitute a final engineering or architectural plan. The final design and construction will be determined by the final engineering and architectural plans.

Developer:



July 27, 2020



Project Summary

Total Site Area	+/- 1,704 ac.
Union County	+/- 1,584.3 ac.
Delaware County	+/- 9.7 ac.
ROW	+/- 92.0 ac +/- 2,721 du +/- 1.5 du/ac.
Total DU	
Density	

Open Space Summary	+/- 307.8 ac.
Public Spaces Data Table:	
Dev. Data Table Open Space:	+/- 379.8 ac.
Total Open Space:	+/- 687.6 ac.
Percent of Open Space:	40%

Neighborhood Summary

Jerome Commercial Center:	+/- 138.0 ac.	1,652,000 s.f.
Jerome Town Center:	+/- 42.4 ac.	412,600 s.f.
Village Neighborhood:	+/- 338.9 ac.	(75 units)
Eversole Run Neighborhood:	+/- 37.1 ac.	545 units
Glacier Park Neighborhood:	+/- 328.4 ac.	990 units
Proposed Right-of-Way:	+/- 65.9 ac.	
(Home Road, Hyland-Croy Road, Ravenhill Parkway, Ryan Parkway)		
Ex. Right-of-Way Dedication:	+/- 26.1 ac.	

Development Data Table

Sub Use Area	Site Ac.	Min. Lot Width BtL (ft.)	Max. Use or Sq. Ft.	Open Space Provided (ac.)
CC-1 - Office/Commercial	66.6	—	543,000 s.f.	16.9
CC-2 - Commercial	71.4	—	500,000 s.f.	11.1
TC-1 - Civic/Office/Retail (Residential over Commercial)	42.4	—	412,600 s.f. (75 Units)	6.2
VN-1 - Attached Residential	31.2	—	208 Units	6.1
VN-2 - Single Family	20.6	50	45 Units	3.0
VN-3 - Single Family	31.3	50	153 Units	5.4
VN-4 - Single Family	69.5	70	199 Units	21.6
VN-5 - Single Family	76.0	60	204 Units	22.9
VN-7 - Attached Residential	16.7	—	88 Units	2.9
VN-8 - Attached Residential/ Congregate Care / Assisted Living	23.0	—	172 Units / 250 Beds	6.3
VN-9 - Single Family	13.5	50	42 Units	3.0
ERN-1 - Single Family	103.3	80	153 Units	37.4
ERN-2 - Single Family	80.5	80	117 Units	26.8
ERN-3 - Single Family	15.0	50	45 Units	10.3
ERN-4 - Single Family	23.9	150	14 Units	10.8
ERN-5 - Single Family	47.8	80	70 Units	17.4
ERN-6 - Single Family	67.0	70	131 Units	22.9
OPN-1 - Single Family	12.4	90	14 Units	3.7
OPN-2 - Single Family	75.3	80	138 Units	19.6
OPN-3 - Single Family	51.7	65	120 Units	23.0
OPN-5 - Attached Residential	27.2	—	116 Units	6.1
OPN-6 - Single Family	37.1	70	66 Units	13.4
OPN-7 - Single Family	57.9	60	130 Units	21.5
OPN-8 - Single Family	55.0	70	94 Units	19.2
OPN-11 - Single Family	37.6	80	63 Units	14.0
OPN-12 - Single Family	94.2	70	161 Units	22.9
OPN-19 - Attached Residential	25.6	52	90 Units	3.4
Overall Totals	1,274.6 ac.		2,721 Units	379.8
	55,417,220 s.f.			

Public Spaces Data Table

Sub Area or Reserve	USE	Site Ac.	Open Space Provided
VN-6	Elementary School/Cole	57.1	37.8
GPN-4	Elementary & Middle Schools	13.2	6.6
OSR "A"	Open Space Reserve	22.1	22.1
OSR "B"	Open Space Reserve	13.0	13.0
OSR "C"	Open Space Reserve	0.7	0.7
OSR "D"	Open Space Reserve	18.7	18.7
OSR "E"	Open Space Reserve	20.6	20.6
OSR "F"	Not Used	—	—
OSR "G"	Open Space Reserve	4.7	4.7
OSR "H"	Not Used	—	—
OSR "I"	Open Space Reserve	4.8	4.8
OSR "J"	Open Space Reserve	0.5	0.5
OSR "K"	Open Space Reserve	25.0	25.9
OSR "L"	Open Space Reserve	27.1	27.1
OSR "M"	Open Space Reserve	6.0	6.0
OSR "N"	Open Space Reserve	1.3	1.3
Overall Totals		327.7	301.8

The above image is showing design intent for the new Jerome Village. The site layout above is for illustrative purposes only. Final layout and engineering will be determined at the time of final development.

Sub Area Land Use Plan



ADJACENT PROPERTY OWNERS

JEROME VILLAGE COMMUNITY
AUTHORITY
375 N FRONT STREET STE 200
COLUMBUS, OH 43215

JEROME VILLAGE COMPANY LLC
375 NORTH FRONT STREET STE
200
COLUMBUS, OH 43215-2258

BART A. BAROK
NATIONWIDE REALTY INVESTORS
LTD.
375 N FRONT ST. STE 200
COLUMBUS, OH 43215

THE BOARD OF EDUCATION OF
THE DUBLIN CITY SCHOOL
DISTRICT
5175 EMERALD PKWY 4TH FLOOR
DUBLIN, OH 43017

MARX WILLIAM H JR &
CHRISTINE
12323 JEROME RD
PLAIN CITY, OH 43064-9093

UNION COUNTY COMMISSIONERS
233 WEST 6TH STREET
MARYSVILLE, OH 43040

KEPHART FISHER LLC
207 N FOURTH STREET
COLUMBUS, OH 43215

Chapter 500 – Planned Development District (PD)**500.001 Planned Development District (PD) Generally**

The Planned Development District (PD) is established under the provisions of Ohio Revised Code 519.021(B) to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in planning and building of all types of development in accordance with the Comprehensive Plan. The regulations set forth herein are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the general classification of land uses, but also by the specific way in which such land uses are executed. In many cases, the subdivision regulations and standard zoning district classifications do not adequately regulate the design of buildings, the mix of uses, and the general character of development that are desirable in the Township. In accordance with the Comprehensive Plan and the above statements it is the intent of the Planned Development District to promote development that:

1. Provides an opportunity for a mix of open space and other uses not otherwise permitted within the standard zoning district classifications; and
2. Allows the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protects the community's natural resources by avoiding development on, and destruction of, sensitive environmental areas; and
3. Enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development; and
4. Assures compatibility between proposed land uses within and around the PD through appropriate development controls; and
5. Enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services; and
6. Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable plans for the area and are compatible with adjacent and nearby land uses. (Amd. 10-20-2020)

500.01 Residential Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to residential development are applicable:

1. A clustered neighborhood design is encouraged with a gross density which is in keeping with the comprehensive plan and the physical development potential of the area.
2. The utilization of Conservation Design principles and preservation of a substantial amount of permanent open space is encouraged, integrated into the development and providing for a pedestrian friendly environment.
3. In larger developments, a variety of different lot sizes are encouraged to create an integrated and imaginative residential environment.
4. In larger developments a variety in architectural elevations are required as follows:
 - a) Architectural Diversity – A single-family dwelling with the same or similar front elevation shall not be repeated within 4 houses on the same side of the street and within 2 houses in either direction of the house on the opposite side of the street. The builder is permitted to construct homes that use an identical elevation, but use a different main exterior material or main exterior color, provided that the homes shall be separated by

- at least 2 homes of a different elevation on the same side of the street and by at least 1 home in either direction of the house on the opposite side of the street.
5. The provision of supporting facilities is encouraged, such as schools, churches and parks to create well-designed and functional neighborhoods. These facilities should be supported with pedestrian connections to neighborhoods.
 6. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.
 7. In areas identified on the comprehensive plan as "Higher Density Residential" it may be appropriate to consider single family or multi-family development at densities higher than those appropriate in other areas of the Township and where the Planned Development District will allow more creative site planning to accommodate these densities and provide appropriate transitions between adjoining higher intensity uses and lower intensity uses. (Amd. 10-20-2020)

500.02 Residential Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to commercial and office development are applicable:

1. Commercial and office development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact of a development proposal.
2. A flexible and creative approach to commercial development is encouraged. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.
3. A pedestrian friendly environment is encouraged, interconnecting with adjacent neighborhoods.
4. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.

500.03 Industrial Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to industrial development are applicable:

1. The clustering of industrial uses is encouraged, along with flexibility and creativity in site design, in order to ensure that development is sensitive to and compatible with the Township's rural environment.
2. Industrial development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact of a development proposal.
3. Master planning of an extended area is encouraged, which ensures a stable, unified industrial development having all necessary services and facilities.
4. A unified design is encouraged which allows for greater design flexibility and better integration into the Township's rural environment. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.

500.04 General Provisions

1. Zoning Plan and Development Plan

For purposes of this Chapter, plans including all supporting documentation adopted by the

Township at the time of rezoning shall be referred to as the "Zoning Plan," and plans including all supporting documentation approved subsequent to such rezoning but prior to the initiation of any development activities are referred to as the "Development Plan." (Amd. 10-20-2020)

2. Effect of PD Approval

Each PD is considered a separate and unique zoning district wherein a Zoning Plan, including associated text describing the allowable uses and specific development standards, is adopted simultaneously with the application requesting amendment of the zoning map to apply the PD designation. The Zoning Plan, as approved by the Township and as provided under Ohio Revised Code Section 519.021(B), shall constitute the zoning regulations for and shall apply only to the property included within that particular PD. Whenever there is a conflict or difference between the provisions of this Chapter and those of other provisions of this Zoning Resolution, the provisions of this Chapter shall prevail for the development of land within the PD. Subjects not expressly covered by this Section or the applicable Zoning Plan shall be governed by the respective provisions found elsewhere in this Zoning Resolution that are most similar to the proposed use. (Amd. 10-20-2020)

3. Sub Areas

Depending upon the size and complexity of the proposed development different Sub Areas may be established within a PD. Each Sub Area may, if requested, be treated as a separate district with individual standards. However, only one PD Zoning Plan approval shall be issued for the entire development. For each Sub Area, the applicant shall indicate gross density, dwelling type, minimum development standards, and all other uses by type, size and location.

4. Type of Action

The action of the Township upon an application to approve a Zoning Plan pursuant to this Chapter and Chapter 230 of the Zoning Resolution shall be considered a legislative act, and subject to a referendum. After property has been rezoned to the PD, any action related to the subsequent use or development of such property, as being in compliance with the regulations authorized to be established by this Chapter including any action taken on a Development Plan, shall not be considered to be an amendment to the Township Zoning Resolution for the purpose of Section 519.12 of the Ohio Revised Code, but may be appealed pursuant to Chapter 2506 of the Ohio Revised Code. (Amd. 10-20-2020)

5. Zoning Amendment

A change to an adopted Zoning Plan shall be considered to be a zoning amendment and shall be processed according to the procedures set forth in Section 519.12 of the Ohio Revised Code and Chapter 230 of this Zoning Resolution. For Zoning Plans which are divided up into separate Sub Areas, as noted above, the applicant may file for an amendment to a specific Sub Area provided the requested change has no effect on the remaining Sub Areas. (Amd. 10-20-2020)

6. Development Plan

A Development Plan shall be required to be submitted to the Township for approval prior to the initiation of construction and development in each phase of the PD. Such Development Plan shall be in substantial compliance with and consistent with the approved Zoning Plan for the Property with respect to land uses, densities, architectural and landscape commitments, and open space. Minor deviations from the approved Zoning Plans may be considered for approval during the Development Plan process by the Board of Township Trustees without requiring an applicant file for an amendment to the Zoning Plan. Changes that may be considered minor, but do not limit the trustee's discretion in such matters, include:

- a) Adjustments to the layout or alignment of new roads or to the site layout that does not affect lot count, density, setbacks, or open space and does not increase curb cuts or connections to existing roadways unless required by the County Engineer during final engineering. (Amd. 10-20-2020)
- b) Increases in residential lot sizes or reductions in residential density provided such changes do not reduce the required setbacks, decrease the required open space, or change the required architectural or development standards.

500.05 Previously Approved Planned Developments

Chapter 500 of the Zoning Resolution was amended on and the amendment in effect from and after April 20, 2015. Previously approved Planned Developments and all associated preliminary development plans, detailed development plans and supporting documentation adopted and in effect prior to April 20, 2015 shall continue in effect and be considered legally conforming under this Zoning Resolution. These previously approved Planned Development Districts shall continue to be governed pursuant to the regulations contained within any previously approved Zoning Plans, preliminary development plans, detailed development plans, and supporting documents. The regulations contained within any previously approved Zoning Plans, preliminary development plans, detailed development plans, and supporting documents may be modified in accordance with this Article, as amended. (Amd. 10-20-2020)

500.06 General Standards for Planned Developments

In order to achieve the purpose and intent of the Planned Development District and the Comprehensive Plan, the following general standards are hereby established for all Planned Developments within the Township. (Amd. 10-20-2020)

1. Uses

Within the Planned Development District a creative mix of uses is encouraged provided it will establish an efficient and sustainable use of the land and infrastructure, and result in a well-integrated, pedestrian friendly development. Single use PD's may also be established by the applicant to encourage development that is more responsive to the land and environment than may be permitted through a standard zoning district. The following standards are established for uses in the PD District:

- a) Permitted Uses – Permitted uses within each PD District shall be clearly identified in the Zoning Plan submitted with the application to establish a PD. Uses not specified in the approved Zoning Plan will be prohibited. (Amd. 10-20-2020)

2. Densities

Densities within a PD should be in conformance with the recommendations of the comprehensive plan and shall promote the efficient use of land and infrastructure. Proposed densities shall be clearly identified in the Zoning Plan submitted with the application for PD.

3. Setbacks and Yard Areas

All proposed setbacks and yard areas within the PD shall be identified in the Zoning Plan submitted with the application for PD. Setbacks and yard areas within PD developments shall be established to meet the following requirements:

- a) Setbacks within a PD zoning shall support the goals of the comprehensive plan for development that respects the rural character of the township while promoting efficient use of the land and its resources.

- b) Setbacks shall be configured to appropriately balance open space and provide safe separation between buildings and uses.
- c) When a proposed commercial or industrial PD is to be located contiguous to residential uses, perimeter setbacks and/or appropriate screening from the contiguous property line should be established within the PD.
- d) To maintain the rural character of the Township, the setbacks from existing state, county and township roads should be larger than those established for new public roads established within the PD.
- e) To the greatest extent possible new residential subdivisions should be designed to minimize the number of homes where the back yards and the backs of homes face existing and proposed roads. Where such conditions are to exist along existing state, county, and township roads a minimum setback of 50' between the right-of-way of the public street and the rear lot lines, and a minimum of 80' between the right-of-way of the public street and the rear setback line of the lot. An increased landscape buffer shall be established for the entire length of road affected. (Amd. 10-20-2020)

4. Public Improvements

The PD should be developed at a minimum with the following improvements meeting the design standards of the County Engineer:

- a) Public roads shall be designed and constructed to the standards established by the County Engineer's Office.
- b) Means for safe pedestrian and bicycle access and circulation shall be provided. Pedestrian paths should be integrated into open space where applicable or allowed, with ownership and maintenance dedicated to the entity holding title to the open space.
- c) Storm water management facilities shall be provided as required by the County Engineer and State of Ohio. (Amd. 10-20-2020)

5. Access

The Zoning Plan should require direct access, not through easement, to one or more dedicated and improved public roads. Provisions for future connections to other public roads or adjacent land shall be required if recommended by the Township, County Engineer or Regional Planning Commission.

6. Buildings

To promote the purpose and intent of the Planned Development District and the goals of the comprehensive plan all applications for PD shall detail the proposed design and development standards for all residential and non-residential buildings within the PD. The following standards apply to all residential and non-residential buildings within the PD.

- a) The physical relationship of buildings and other site improvements to one another and the surrounding area, as created by building mass, size, height, shape, location on the site, and setback, shall result in a harmonious development both within the PD and in relation to its surroundings.
- b) The bulk and height of buildings within the proposed development shall be compatible with the surrounding area.
- c) Buildings, structures and parking areas shall be designed and located in such a way to conserve environmentally sensitive or unique natural, historic or cultural features.

- d) The Zoning Plan and application shall specify for all buildings and residences, at a minimum, the proposed exterior materials, size, height, roof shape and pitch.

7. Lighting

Any application for a PD shall include the type and description of all proposed street and parking lot lighting. Street lighting shall conform to the standards of the Union County Engineer and all lighting within the proposed PD shall conform to the following:

- a) The lighting plan submitted with the Zoning Plan and the application for PD shall specify the proposed pole and lantern design, maximum height, lighting source, wattage, shielding and any other information necessary to evaluate the lighting as proposed.
- b) The lighting plan submitted with the Zoning Plan and application for PD shall be designed to promote an overall cohesiveness in the development of the plan and to minimize the amount of light pollution affecting the neighboring properties and the rural character of the township.
- c) Parking lot lighting specified within the PD shall be limited in height to the minimum required to effectively illuminate the parking areas to all applicable standards and shall incorporate a "cut-off" type shielding to prevent light pollution on adjacent properties.

8. Signage

All applications for a PD shall include a signage plan and or standards to be approved by the zoning commission for all uses and areas within the PD. Signage design and standards shall ensure a constant and comprehensive character throughout the project and compatible with the character of the Township and shall meet the following:

- a) All signs and graphics within the PD shall be compatible in size, location, material, height, shape, color, and illumination.
- b) A detailed sign plan and standards shall be submitted with the application for PD and shall include the design, layout and dimensions of all proposed ground, window and wall signs as well as the setbacks from the right-of-ways and the type and intensity of illumination.
- c) Signs shall contribute to an overall cohesive design, reflect simplicity, reduce visual clutter and compliment the rural character of the township.
- d) Wall signs shall be controlled and designed in a manner to compliment the architecture of the buildings and the PD. Ground signs shall be designed to relate to and share common elements with the proposed architecture. (Amd. 10-20-2020)

9. Parking and Loading Areas

For all non-residential uses off street parking and loading shall be provided for in the design of the PD. Parking and access requirements and standards shall be as defined in the approved Zoning Plan and shall meet the requirements of the Union County Engineer, the township fire department and the following standards:

- a) Off street parking and loading shall be provided for all non-residential buildings with adequate provisions for ingress and egress.
- b) Parking areas shall be designed to discourage large single expanses of parking and shall encourage smaller defined parking areas within the total parking system. Such parking areas shall be delineated and accentuated by landscaped areas.

- c) The layout of parking areas, service areas and related entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed and located to protect the character of the area as well as those areas adjacent to the PD.
- d) To minimize the environmental impacts of large parking areas shared parking between uses shall be encouraged and supported within the PD. Where shared parking is desired the applicant shall submit a statement identifying how the parking is to be shared between the uses, and the percentage of parking and hours of parking allocated for each use.
- e) All service and delivery and loading areas for all uses shall be arranged and located to minimize the impacts and view of such uses throughout the development.

10. Landscaping

All Zoning Plans and application for PD shall include a detailed landscape plan and standards for all areas, sub areas, open spaces and uses with the proposed development. The following standards shall apply:

- a) All yards and open space not covered by structure, paving and the like shall be landscaped with lawn as a minimum.
- b) A detailed landscape plan and standards shall be submitted with the Zoning Plan and PD application for approval by the Zoning Commission. All landscaping shall be maintained and kept in accordance with the approved landscape plan.
- c) All vacant and undeveloped areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage on adjoining land.
- d) Landscaping shall be designed to enhance architectural features, screen incompatible uses, emphasize pedestrian environments, provide shade for streets and parking lots and strengthen views and vistas.
- e) The landscape plan shall be designed to preserve and capitalize on the existing natural characteristics of the site and to promote overall unity in design.
- f) Landscape design and the specification and use of trees and plant materials shall discourage monoculture. For the purpose of this Section monoculture is defined as the dominance or overabundance of any one species that may expose the development to a substantial loss of plant material should said plant material be affected by pest or disease (ex. Emerald Ash Borer)
- g) Plant material specified in the PD shall be indigenous and hearty to the area and shall be harmonious to the design and consistent with adjacent land uses.
- h) Street tree species native to the area shall be provided by the developer for all existing and proposed public streets and placed outside the public right-of-way in a maintenance easement. Size, shape, type and location of street trees shall be specified in the Zoning Plan. Street trees shall not be placed over utility lines and shall not interfere with the function or maintenance of roadways and drainage areas.
- i) Landscape buffers between lots and the County or Township road serving the PD and buffers between lots and adjacent land should be placed in landscape easements on the plat and dedicated to the Homeowners Association or such other person or entity as may be approved in the Zoning Plan. Landscape buffer design shall be specified in the Zoning Plan. (Amd. 10-20-2020)

11. Flood Plains and Environmentally Sensitive Areas

Floodplains within the PD shall be protected from building or pavement encroachment through the following standards:

- a) A riparian buffer, having a width of not less than 50' as measured from the centerline of the stream, shall be provided along the entire length and on both sides of a river or perennial stream channel.
- b) Buffer areas shall be restricted from development and managed to promote the growth of vegetation indigenous to the stream area capable of maintaining the structural integrity of the stream bank.
- c) A wetlands buffer should be provided for all wetlands required to be retained by the Army Corps of Engineers or the Ohio EPA. The buffer area should have a width of not less than 25' measured from the edge of the designated wetland. The buffer areas should not be disturbed other than necessary to establish and natural landscape and existing trees should be preserved and protected to the extent practicable.

12. Open Space

A PD should have an open space component which is compatible with the size, nature and design of the development. A recommended minimum of 20 percent of the gross land area of a PD containing a residential component, except as outlined in Section 500.07 (4), should be set aside as open space for common use, preferably interconnected with other similar spaces within this or adjacent developments. (For a PD without a residential component, a minimum of 10 percent open space set aside is recommended.) Open space shall be prohibited from further subdivision or development by deed restriction, conservation easement or other agreement, in a form satisfactory to the Township. This restriction from further subdivision or development shall also be noted in the Zoning Plan and the recorded plat.

a) Design Standards – The following design standards for open space should be followed:

- (i) Open space shall be fully integrated into the overall design and should, absent unique and special circumstances, meet all standards and guidelines contained herein. The types of uses, buildings and structures proposed to be permitted in the open space shall be specified in the Zoning Plan.
- (ii) For the purposes of the PD, public uses may be proposed for natural areas and preserves, parks and other active recreational areas, and public facilities such as public schools, libraries and community centers may likewise be proposed. Access to all public uses shall be specified.
- (iii) In identifying the location of open space, the developer shall consider as priorities existing natural features such as natural woodlands, wetlands, identified species habitat, tree lines, stream and creek corridors, and FEMA designated 100-year floodplains.
- (iv) Retention ponds (wet basins) may be permitted in an open space reserve provided such ponds are designed and maintained as natural features that blend into the landscape. A landscape design for each retention pond shall be submitted with the Zoning Plan. Detention ponds (dry basins) should ordinarily not be permitted in the designated open space unless a part of a bioswale corridor.
- (v) Except for bike paths and pedestrians trails, open space should be unified and massed so that no open space is narrower in any direction than the development's average lot width. Open space should be platted as an open space reserve,

including appropriate conservation easements.

- (vi) Open space should, when practicable, be interconnected with open space areas on abutting parcels.
 - (vii) In order to encourage the creation of large areas of contiguous open space, areas that should not be considered as open space include:
 - 1. Private road and public road rights-of-way;
 - 2. Parking areas, access ways, and driveways;
 - 3. Required setbacks between buildings, parking areas, and project boundaries;
 - 4. Required setbacks between buildings and streets;
 - 5. Easements for overhead power transmission lines unless containing bike paths as part of an overall coordinated trail network;
 - 6. Minimum spacing between buildings, and between buildings and parking areas;
 - 7. Private yards;
 - 8. Areas of fee simple lots to be conveyed for residential dwelling uses;
 - 9. Other small fragmented or isolated open space areas that have a dimension less than 75 feet in any direction. (Excessive gaps and non-usable spaces between buildings are discouraged, or pedestrian walkways should be established.)
 - (viii) Any open space intended to be devoted to active recreational activities should be of usable size and shape for the intended purposes.
 - (ix) Any area within the open space that is proposed to be disturbed during construction or otherwise not preserved in its natural state, other than required setback areas, should be noted on the Zoning Plan and the method and timing of any restoration shall be set forth in the Zoning Plan.
 - (x) The open space, including any recreational structures and public facilities proposed to be constructed in such space, shall be clearly shown on the Zoning Plan. (Amd. 10-20-2020)
- b) Open Space Ownership – Open space may be proposed to be owned by an association, the Township or other governmental entity, a land trust or other conservation organization recognized by the Township, or by a similar entity, or may remain in private ownership if appropriately restricted. The ownership of the open space shall be specified in the Zoning Plan and shall be subject to the approval of the Township. The methods of ownership, if approved as part of the Zoning Plan, may be as follows:
- (i) Offer of Dedication – The Township or other governmental entity may, but shall not be required to, accept conveyance in the form of fee simple ownership of the open space.
 - (ii) Associations – Open space may be held by the individual members of a Condominium Association as tenants-in-common or may be held in common ownership by a homeowners' association, community association, or other similar legal entity. Documents shall be submitted with the Zoning Plan which will ensure compliance with the following requirements:
 - 1) Membership in the association shall be mandatory for all purchasers of lots in the development or units in the condominium.
 - 2) The association shall be capable of and responsible for maintenance, control,

and insurance of common areas, including the open space.

3) The association shall have the right and obligation to impose assessments upon its members, enforceable by liens, in order to ensure that it will have sufficient financial resources to provide for proper care and maintenance of the open space.

(iii) Transfer of Easements to a Private Conservation Organization – With the approval of the Township, an owner may transfer conservation easements to a public or private non-profit organization, among whose purposes it is to conserve open space and/or natural resources, provided that:

1) The organization is acceptable to the Township, and is a bona fide conservation organization with perpetual existence;

2) The conveyance contains appropriate provisions for the property reverter or retransfer in the event that organization becomes unwilling or unable to continue carrying out its function; and

3) A maintenance agreement approved by the Township is entered into by the developer and the organization.

c) Open Space Management and Maintenance – The owner of the open space shall be responsible for raising all monies required for operations, maintenance, or physical improvements to the open space through annual dues, special assessments, and valid and enforceable collection methods. The owner shall be authorized, under appropriate restrictions and covenants, to place liens on the property of residents within the PD who fall delinquent in payment of such dues and assessments. In the event that the organization established to own, operate and maintain the open space shall at any time after the establishment of the PD fail to maintain the open space in reasonable order and condition in accordance with the Zoning Plan, such failure shall constitute a violation of both the Zoning Plan and this Zoning Resolution.

d) Transfer of Title of Open Space – Title to any open space required by the PD zoning which is included within any recorded subdivision plat of any section of the land zoned PD shall be transferred to the entity approved for ownership of the open space prior to the sale of more than 75% of the lots or units within that subdivision section.

500.07 Use-Specific Development Standards

In addition to the General PD Development Standards the following use specific development standards are hereby established to further fulfill the purpose and intent of the District through the application of flexible land development techniques in the arrangement, design and construction of structures and their intended uses and the integration of open space within the development. These standards, as well as applicable plans for the area, are intended as general standards as circumstances dictate. The development standards filed and approved as part of the Zoning Plan and PD application shall establish the final requirements. The development policies include the following:

1. Low and Medium Density Residential Land Use

Future development of clustered subdivisions is anticipated to occur in those areas with centralized public utilities and shall be managed to protect the area's unique quality of life and semi-rural character. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. The following shall apply when calculating suburban residential density within a PD:

- a) Calculating Residential Density – While the densities of individual residential areas may vary within a large PD, the calculation of density for the entire PD shall be based upon the total number of dwelling units proposed for the total area devoted exclusively to residential use, including open space. Where open space is included within the calculation for residential density, such open space shall permanently remain as open space within the PD unless a future rezoning of the open space is approved by the zoning commission.
- b) Additional Density Considerations – Additional density for residential developments to be serviced by centralized utilities may be permitted by the zoning commission in certain unique and special instances such as those where: the open space set-aside far exceeds the minimum recommended ; additional and substantial site amenities are provided; the development incorporates rural design characteristics into the overall design of the site and maintains compatibility with the surrounding or planned land uses; the design of the development preserves, protects and enhances the natural and historic resources located on the site; and storm water and other environmental impacts are minimized and mitigated and natural features are enhanced.
- c) Lower Density Considerations – In addition to the consideration for additional density as mentioned above, the Zoning Commission may require lower densities for a residential development in certain unique and special instances such as those where: a large portion of the site is undevelopable due to its physical features such as existing bodies of water, steep slopes and similar characteristics, and where proposed residential development is not compatible with adjacent residential development patterns. (Amd. 10-20-2020)

2. Higher Density Residential Land Use

Future development of higher density land uses is expected to occur in areas so designated in the Jerome Township Comprehensive Plan as being suitable for such uses. These areas provide an opportunity to serve differing housing needs within the community and establish an effective transition between more intense commercial and office land uses, and lower density residential uses. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. In addition increases in density should be supported for increased architectural and landscape standards and creative site planning that contributes to the desirability of the community.

3. Agriculture and Rural Residential Land Use

It is anticipated that portions of the Township will remain principally agricultural in nature, especially in those areas where centralized utilities are not anticipated to be provided. PD development standards within these areas should encourage a development pattern that minimizes impacts and intrusions to agriculture, such as clustering homes on new streets and not along existing road frontage and designating agricultural-exclusive areas.

4. Residential Conservation Development

Within the Jerome Township Comprehensive plan there exists recommendations for residential development that adheres to conservation development principles. These principles promote more compact development patterns in exchange for the preservation of important existing environmental and natural features and the set aside of significant amounts of open space. These types of developments reduce infrastructure costs for the developer, help to maintain a more open, rural feel for the township, promote a more efficient use of land, and provide a vehicle to preserve important natural features and incorporate them into a

development strategy. Land developed under a Conservation Development PD (CDPD) shall adhere to the following standards:

- a) Uses – Conservation developments may be permitted to contain a mix of uses provided that all proposed uses are identified in the Zoning Plan and application as specified in Section 500.08.
- b) Density – The overall residential density of the Conservation Development PD should conform to the recommendations and intent of the Comprehensive Plan and shall be identified in the Zoning Plan and application per Section 500.08.
- c) Lot size – The intent of a Conservation Development PD is to allow smaller lot sizes and more compact development patterns in exchange for a higher percentage of dedicated open space and natural lands. To accomplish this goal lot sizes are flexible within the CDPD and shall be established by the approved Zoning Plan and PD application. All lots less than two acres in size shall be serviced by public sewer and water systems. Proposed lots of 2 acres or more shall be served by either public sewer and water services or on site treatment and well systems subject to the approval of the Union County Engineer and Union County Health Department.
- d) Dedicated Open Space – All CDPD developments shall comply with the following minimum requirements regarding open space.
 - (i) The minimum amount of open space to be provided with a CDPD is recommended to be 40% of the total acreage of the property being included in the PD. Development of smaller parcels may be considered for a reduction in the open space requirements provided that the recommendations of (ii), (iii), and (iv) below still apply.
 - (ii) All CDPD developments shall strive to utilize open space to preserve natural features including but not limited to floodplains, waterways, stream buffers, steep slopes, woodlands, wetlands and natural habitats or shall be designed to preserve significant amounts of agricultural lands.
 - (iii) Prohibition of further Subdivision of Open Space – Open space provided for the purposes of achieving the requirements of the CDPD shall be prohibited from further subdivision or development through deed restriction, conservation easement, or other such agreement acceptable to the townships legal advisor.
 - (iv) Open spaces within the CDPD shall meet all other requirements of Section 500.06 herein. (Amd. 10-20-2020)

5. Commercial and Office Land Use

Commercial and office development should be clustered in areas serviced by centralized utilities and adequate roadway systems. The density of general commercial development should not exceed 10,000 square feet per acre, absent special circumstances. This density calculation will ordinarily be based upon the total square footage proposed for the entire area devoted exclusively to commercial and office development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. In addition a higher density may be approved by the zoning commission to accommodate mixed use projects and other innovative and sustainable planning features. Design standards should be incorporated into the Zoning Plan which will improve the aesthetic quality of this type of development.

6. Industrial Land Use

Light industry, research and development, and related office uses should be clustered in areas serviced by centralized utilities and adequate highway accessibility. Absent special circumstances, density should not exceed 10,000 square feet per acre. This density calculation will ordinarily be based upon the total square footage proposed for the entire area

devoted exclusively to industrial development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. The industrial areas should only develop in conjunction with centralized utilities. These areas should be master planned and well-coordinated, and not developed in a piecemeal (lot by lot) way. Access should be shared. Design standards should be incorporated into the Zoning Plan which will improve the aesthetic quality of this development type. In addition all industrial uses developed under the PD shall conform to the following standards:

- a) Fire and Explosion Hazards – All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.
- b) Air Pollution – No emission of air pollutants shall be permitted which violate the Clean Air Act of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.
- c) Glare, Heat, and Exterior Light – Any operation producing intense light or heat, such as high temperature processing, combustion, welding, or other shall be performed within an enclosed building and not visible beyond any lot line bounding the property whereon the use is conducted.
- d) Dust and Erosion – Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.
- e) Liquid or Solid Wastes – No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.
- f) Vibrations and Noise – No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at or beyond the property line of the subject premises. Noise standards of the Ohio Environmental Protection Agency shall be adhered to.
- g) Odors – No use shall be operated so as to produce the continuous, frequent or repetitive emission of odors or odor causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Ohio Environmental Protection Agency shall be adhered to.

500.08 Procedure for Amending to the PD

In addition to the procedure set forth in Chapter 230 of this Resolution, all applications for amendments to the zoning map to rezone property to the PD shall follow the procedures hereinafter set forth in Section 500.08, hereof.

1. Pre-application Meeting

The applicant is encouraged to engage in informal consultations with staff from the Zoning Commission and the Union County subdivision authorities (e.g. Regional Planning Commission, County Engineer, Board of Health, etc.) prior to formal submission of an application for an amendment of the Zoning Resolution. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure or formal approval required by Township or County rules or regulations. (Amd. 10-20-2020)

2. Application

The owner(s) of land may request that the Zoning Resolution be amended to include such land in the PD by filing fifteen (15) copies of an application for such amendment with the Zoning Commission, which application shall contain:

- a) name, address and telephone number of the owner and applicant;
- b) name, address and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the Zoning Plan;
- c) legal description of the property and the address of the property;
- d) description of existing uses;
- e) present zoning district;
- f) a vicinity map at a scale approved by the Zoning Commission showing the relationship of the PD to the adjacent properties, existing streets and public service facilities in the area;
- g) a list of the names and addresses of all owners of property which are within, contiguous to and directly across the street from the subject property as such addresses appear on the County Auditor's current tax list; and
- h) Any other matter or information deemed necessary or relevant by the Zoning Commission for the proposed amendment. (Amd. 10-20-2020)

3. Proposed Zoning Plan

In addition to the application required herein, fifteen (15) copies of the proposed Zoning Plan shall be submitted with the application. The proposed Zoning Plan shall be prepared and endorsed by a certified or licensed planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- a) Proposed location and size of the proposed planned district. This includes a survey map of the boundaries of the site and a legal description.
- b) A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.
- c) Concept site plan of the proposed planned district, and proposed layout of all subareas.
- d) Proposed densities, number of lots and dimension parameters, and building intensities.
- e) Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- f) Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- g) Relation to existing and future land use in surrounding area.
- h) Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- i) Proposed traffic and pedestrian circulation pattern, indicating both public and private streets and highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.
- j) An anticipated schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.

- k) Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.
- l) Site plan, showing approximate nonresidential building locations(s), various functional use areas, circulation, and their relationship.
- m) General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- n) Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.
- o) Projected schedule of site development.
- p) Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- q) Regulation Text for development in the proposed Planned Development District. That text shall set forth and define the uses to be permitted in the proposed Planned Development District and the development standards applicable to the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PD.
- r) This Regulation Text shall only apply to the PD in question and all development within that PD. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:
 - (i) All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
 - (ii) All maximum height and size requirements of buildings, mechanical areas and other structures.
 - (iii) All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
 - (iv) All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
 - (v) All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
 - (vi) All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjoining areas.
 - (vii) All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
 - (viii) All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.
 - (ix) All exterior architectural design standards, including material, color and styles.
 - (x) A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan;
 - (xi) Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
 - (xii) Accessory structure standards and limitations.
 - (xiii) Open space area, uses and structures, including proposed ownership and sample controlling instruments.

- (xiv) Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- (xv) The Regulation Text should contain the following provision: All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.

4. Basis of Approval

In determining whether or not to approve an application for a PD, the reviewing authorities shall consider all relevant factors and circumstances including, without limitation, the following:

- a) Whether the proposed development is consistent in all aspects with the purpose, policies, criteria, intent, and standards of this Zoning Resolution;
- b) Whether the proposed development is in conformity with the applicable plans for the area or such portion thereof as may apply, or whether the benefits, improved arrangement and design of the development justify any deviation there from;
- c) Whether the proposed development promotes the public health, safety and general welfare of the Township and the immediate vicinity;
- d) Whether the proposed plan meets the design features contained in this Resolution;
- e) Whether the proposed development is in keeping with the existing or planned land use character and physical development potential of the area;
- f) Whether the proposed development will be compatible in use and appearance with surrounding or planned land uses;
- g) Whether the development will have a beneficial or an adverse effect upon the Township and other governmental services.
- h) Whether the area surrounding the development can be planned, zoned and developed in coordination and substantial compatibility with the proposed development.
- i) Whether the existing and proposed utility and governmental services are adequate for the population densities and nonresidential uses proposed.
- j) Whether the development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development;
- k) Whether the development can be made accessible through existing or future roadways without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township;
- l) Whether the development is located and designed in such a way as to minimize any unreasonable adverse impact on existing residential or agricultural areas of the Township; and
- m) Whether the benefits, improved arrangement and design of the property to be developed justify rezoning the property to the PD.

5. Effect of Approval

- a) The Zoning Plan, as approved by the Board of Township Trustees, shall constitute a rezoning of the subject tract to the PD permitting development and use of said land and any structures thereon in accordance with the development standards contained in the Zoning Plan. However, in a PD, no use shall be established and no structure shall be constructed or altered on any part of said tract, until there is submitted a Development Plan for said part of said tract, and until the Development Plan is approved by the Board of Township Trustees. (Amd. 10-20-2020)
- b) The approval of the Zoning Plan shall be for a period of five (5) years, or for such other period as set forth in the approved Zoning Plan, to allow for the preparation of a required Development Plan(s). Unless the Board of Township Trustees approves

such an extension of this time limit, upon the expiration of such period, no use shall be established and no building, structure or improvement shall be constructed until an application accompanied by a new Zoning Plan has been filed with and approved by the Township, and such application for approval shall be subject to the same procedures and conditions as an original application for the Zoning Plan approval. This new application shall comply with the terms of the Zoning Resolution then in effect at the time of filing, including, without limitation, any zoning amendments enacted from and after the date of the initial request to include the property within the PD. In addition, the Board of Township Trustees or Zoning Commission may initiate a zoning amendment to rezone the property or any portion thereof to its former (or another similar) classification upon expiration of the Zoning Plan approval period. (Amd. 10-20-2020)

6. Extension of Time for Zoning Plan

Upon application by the owner(s), the Board of Township Trustees may extend the time limit provided by Section 500.08 5(b), above. Such extension may be given after application by the applicant showing the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved Zoning Plan, and that such extension is not in conflict with the general health, safety and welfare of the public. (Amd. 10-20-2020)

500.09 Development Plan

1. Application

In the PD, no use shall be established and no structure shall be constructed or altered until a Development Plan for each such use and/or structure has been approved by the Board of Township Trustees. An application, in a form approved by the Board of Township Trustees, shall be completed by the property owner and submitted with the Development Plan. A total of 15 copies of the application and supporting material shall be submitted. The application form shall be provided by the Zoning Inspector. All mapping shall be prepared using the County's graphic standards. (Amd. 10-20-2020)

2. Development Plan

In addition to the application required herein, 15 copies of the Development Plan shall be submitted with the application. The Development Plan, which may be submitted for the entire development or an individual phase, shall contain, in text and map form, the following information at a minimum:

- a) Proposed name of the development and its location;
- b) Names and addresses of owners and developers;
- c) Date, north arrow and Plan scale. Scale shall be one-inch equals 100 feet or larger scale;
- d) Boundary lines of the proposed development and the total acreage encompassed therein;
- e) Locations, widths and names of all existing public streets or other public ways, railroad and utility rights of way or easements, parks and other public open spaces, permanent structures, and section and corporation lines within or adjacent to the tract;
- f) Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract or that will be used in developing the tract, indicating pipe sizes, grades and locations;
- g) The adjoining lines of adjacent tracts, parcels or lots;

- h) Residential density, dwelling types, nonresidential building intensity and specific uses to be included within the proposed development, specified according to area or specific building location;
- i) Existing ground configuration, drainage channels, wooded areas, watercourses and other significant physical features;
- j) Layout of proposed streets, including their names and rights of way, easements, sewers, water lines, culverts, street lighting and other major improvements;
- k) Layout, numbering and dimensions of lots if more than one;
- l) Anticipated building envelope and general architectural style and character of proposed structures;
- m) Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant and for the dedications;
- n) Building setback lines with dimensions;
- o) Tentative street grades and sewer size slope;
- p) Traffic circulation, parking areas, curb cuts and pedestrian walks;
- q) Landscaping plans, including site grading and landscape design;
- r) Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Zoning Commission;
- s) For other than detached single-family structures, provide:
 - (i) Drawings for buildings to be constructed in the current phase, including floor plans, exterior elevations and sections;
 - (ii) Color rendering of buildings(s), complete with a listing of all colors, including Pantone 1999-2000 Reference Numbers or if Pantone is not available, the manufacturer's reference/serial number with sample, and materials, with samples to be used;
 - (iii) Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development;
 - (iv) Intended measures to screen rooftop mechanical equipment from view;
- t) A detailed signage and exterior lighting plan;
- u) Accommodations and access for emergency and firefighting apparatus;
- v) The management plan or mechanism to provide for the perpetual maintenance of all open space, landscaping, buffers and shared parking areas by the ultimate owner and/or user and the controlling instruments;
- w) Location of open space area and designation of intended uses; and
- x) Any additional information as may be required by the Zoning Commission.

3. Process For Development Plan(s) Approval

The application and supporting materials for the Development Plan approval shall be submitted to the Zoning Commission for hearing and recommendation. The Zoning Commission shall establish a date for the hearing within a reasonable period of time following its receipt of the application and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Zoning Commission shall make a recommendation for the approval, modification or denial of the application within a reasonable period of time after it is submitted. The recommendation shall be forwarded to the Board of Township Trustees. The Board of Township Trustees shall hold a hearing on the application within a reasonable period of time after its receipt of the recommendation and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Board of Township Trustees shall render a decision on the application within a reasonable period of time after the recommendation and application have been submitted to the Board of Township Trustees for its action. In determination of its decision

for approval or denial of the Development Plan, the Board of Township Trustees shall consider whether or not the Development Plan is in substantial compliance with and consistent with the Zoning Plan for the property based upon the requirements in Section 500.04. (Amd. 10-20-2020)

4. Commencement of Development

Upon the approval of the Development Plan, the tract which is the subject of said Development Plan may be used and developed consistent with the approved Zoning Plan and the Development Plan. The approval of the Development Plan shall be for a period of three (3) years in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the commencement of construction following the issuance of certificate of zoning compliance. If no plat has been filed within this approval period (or, if platting is not required, if construction has not commenced) and unless the Board of Township Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved using the same procedures and criteria as established for the approval of the initial Development Plan. (Amd. 10-20-2020)

5. Extension of Time for Development Plan

Upon application by the owner(s), the Board of Township Trustees may extend the time limit provided by Section 500.09 (4), above. Such extension may be given upon a showing of the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved Zoning Plan, and that such extension is not in conflict with the general health, safety and welfare of the public or the development standards of the PD. (Amd. 10-20-2020)

6. Modification of Development Plan

An applicant seeking to modify an approved Development Plan shall file an application for Development Plan Modification utilizing the same procedures and criteria as established for the approval of the initial Development Plan. (Amd. 10-20-2020)

500.10 Fees

A fee as established by Schedule of Zoning Fees shall accompany an application requesting approval of the Zoning Plan or Development Plan. In addition, the applicant shall also be responsible for all reasonable and necessary expenses incurred by the Township in using professional consulting services to review the Zoning Plan and/or Development Plan. These expenses may include, without limitation, costs for professional consultants such as architects, landscape architects, planners and engineers utilized by the Township in connection with reviewing the Zoning Plan or Development Plan and related application materials. As soon as reasonably practicable following the submission of an application for approval of a Zoning Plan or Development Plan, the Zoning Commission shall decide if it needs a professional consultant(s) to assist it in reviewing the application. If the Zoning Commission decides it needs professional consulting services, it shall designate the person(s) to be consulted and make an initial estimate of the expenses anticipated to be incurred in reviewing the application materials. The Zoning Commission shall provide the applicant with notice of its initial estimate of such expenses. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and, if such review results in an increase in the estimated professional consulting fees and charges which will be incurred in the Township's review of the application materials, the Zoning Commission

shall send the applicant written notice of the revised estimate of fees and charges. Within fourteen (14) days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within fourteen (14) days of the date of the notice of any revised estimate), the applicant shall deposit in the office of the Fiscal Officer, an amount equal to the estimated cost of the Township's expenses. In making the estimate of the professional consulting fees and charges anticipated to be incurred, the Zoning Commission shall consider the reasonable commercial rates of qualified professionals and reasonable estimates of time to complete the review. Any unused portion of the estimated amount received to cover the professional consulting fees and charges shall be returned to the applicant as soon as practicable following the final disposition of the application, along with a summary of the fees and charges expended for such services. (Amd. 10-20-2020)

500.11 Phases

A project which is the subject of the Zoning Plan may be approved for development in phases. Each phase shall require approval of a Development Plan for that phase pursuant to the procedures set forth herein. Unless otherwise specified in the Zoning Plan or absent an extension approved by the Board of Township Trustees, all phases shall be submitted for and receive Development Plan approval within the time frame set forth in Section 500.09(4). An application for Development Plan approval for each phase of a project shall be annotated as to the as built conditions and shall be supplemented with an updated construction schedule. The phasing schedule shall be fully described in the Zoning Plan in a manner sufficient to give Township officials guidelines for the timing of future phases. (Amd. 10-20-2020)

Chapter 510 – Open Space District (OS)

510.001 Open Space District (OS) Generally

The purpose and intent of the Open Space District (OS) is to preserve and enhance public and private open space, natural areas, and improved park and recreation areas primarily for more passive recreational uses and preservation. These uses contribute to the open and rural character of the township and the quality of life for its residents and visitors. The establishment of this district promotes the Environmentally Sensitive areas & Open space objectives of the Jerome Township Comprehensive Plan. This district may be applied to lands owned by public and private entities that have been reserved for open space uses such as landscape corridors, habitat migration, wetlands, wildlife, lakes trails, parks, nature preserves, and similar uses. This district supersedes the SR-3 Special Recreation District in existence prior to the enactment of this Resolution.

510.01 Permitted Uses

Within the OS District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. 712130 – Arboreta, Arboretums, Aviaries, Botanical Gardens, and Botanical Conservatories
2. 712190 – Nature Parks and Other similar Institutions
3. 713990 – Day camps
4. 713990 – Fishing clubs
5. 713990 – Recreational Horse Rental Services
6. 713990 – Recreational Horseback Riding
7. 713990 – Picnic Grounds
8. 713990 – Recreational camps
9. 713990 – Riding clubs & stables
10. 713990 – Trail riding
11. 812220 – Cemeteries, Mausoleums, and Memorial Gardens

510.02 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the OS District:

1. Minimum Lot Size

All lots within the OS District shall be a minimum of 1.5 acres in size, or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

2. Minimum Lot Width

The minimum lot width for all lots in the OS District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the County Engineer at the time of construction. The following minimum lot width shall apply:

Table 510.02.1 Lot Width Requirements for the OS District	
Road / Street Classification	Minimum Lot Width
Local Road	100 feet
Minor Collector Road	100 feet
Major Collector Road	200 feet
Minor Arterial Road	300 feet
Major Arterial Road	No Access

(Amd. 10-20-2020)

3. Maximum Lot Coverage

The total ground area occupied by all buildings and structures shall not exceed a maximum of 15 percent of the total area of the lot or tract.

4. Front Yard Setbacks

All front yard setbacks shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said public road. The functional roadway classification shall be as determined by the County Engineer. The minimum front yard setbacks for the OS District shall be as follows:

Table 510.02.2 Front Setback Requirements for the OS District		
Road / Street Classification	Minimum Front Setbacks For:	
	Principal Buildings / Structures	Parking and Circulation
Local Road	30 feet	20 feet
Minor Collector Road	30 feet	20 feet
Major Collector Road	40 feet	30 feet
Minor Arterial Road	50 feet	30 feet
Major Arterial Road	n/a	n/a

(Amd. 10-20-2020)

5. Side yard Setbacks

The side yard setbacks in the OS District shall be as follows:

- a) When any lot in the OS District adjoins any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 250 feet of any residential structure, the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 30 feet for any loading, delivery, and service/maintenance areas.
 - (iii) 50 feet for all buildings and structures.
- b) For all other lots in the OS District the side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for any loading, delivery, and service/maintenance areas.
 - (iii) 30 feet for all buildings and structures.

6. Rear Yard Setbacks

The minimum rear yard setbacks in the OS District shall be as follows:

- a) When any lot in the OS District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 250 feet of any residential structure, the minimum rear yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 50 feet for all structures, loading, delivery and service / maintenance areas.
- b) For all other lots in the OS District the rear yard setbacks shall be:

- (i) 30 feet for all buildings, parking, vehicular circulation and loading, delivery, and service/maintenance areas.

510.03 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the OS District:

1. Building Construction

Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. Greenhouses as a permanent structure in conjunction with a botanical garden or conservatory use and open shelter houses shall be permitted in this district. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited. Nothing in this Section shall prohibit the use of tents, pavilions, awnings or canopies for temporary use meeting the requirements of Chapter 640 of this Zoning Resolution. (Amd. 10-20-2020)

2. Temporary Structures

Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit. (Amd. 10-20-2020)

3. Building Height

The maximum height of all structures in the OS District shall be 30 feet, measured as defined in Chapter 300 of this Resolution. (Amd. 10-20-2020)

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the OS District:

- a) Main Entries – All buildings within the OS District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. The main entrance of each building shall be clearly delineated from the rest of the building through the use of architectural projections, a change in architectural design, a change in building materials, awnings, canopies or other such architectural features.
- b) Blank Walls – Large expanses of flat, featureless, exterior wall shall not be permitted on any building elevation within the OS District. Buildings shall be designed so that, at a minimum, exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
- c) Loading Docks and Loading Areas – Loading docks and loading areas shall not be permitted on the side of the building that faces the street. Buildings shall be designed and located on the lot so that loading docks and loading areas are at the side or rear of the building.

510.04 Loading, Delivery and Service Areas

Loading, delivery and service/maintenance areas within the OS District shall meet the following standards:

1. Screening

All loading, delivery, and service/maintenance areas in the OS District shall be screened from view in accordance with the following standards:

- a) Buffering from Non-Residential Uses – Service and delivery areas, overhead doors, and loading docks, if required, shall be buffered from adjacent non-residential uses by the installation of evergreen trees and/or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting. Evergreen trees and/or shrubbery shall be planted in such a way as to provide a minimum of a 75 percent opacity screen between the service area and/or loading dock and the adjacent use. Walls and fences may be used for the purposes of buffering service areas and/or loading docks provided that such walls and fences meet the requirements of Chapter 625 and do not contain any advertising.
- b) Screening from Adjacent Residential Uses, Industrial Parkway, US Highway 42, and US Highway 33 – All sides of any service areas and/or loading docks that are visible to adjacent residential uses or lots, Industrial Parkway, US Highway 42, and US Highway 33 shall be entirely screened from view through the use of one of the following:
 - (i) Completely opaque walls or fences, in accordance with Chapter 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height.
 - (ii) Loading docks may be screened from view by an extension of a building wall provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of mounding and evergreen shrubbery to obtain 100 percent screening of the area, to a minimum of 6 feet in height, within 3 years after planting.
 - (iv) A continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100 percent screening of the area within 3 years of planting.
 - (v) Any combination of the above.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the OS District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of Chapter 625.
- d) Maintenance of Materials – All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Chapter 620 of this Resolution. (Amd. 10-20-2020)

510.05 Off-Street Parking

Off-street parking for all uses in the OS District shall be provided at the time of construction of the main structure, building, or outdoor facility with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of Chapter 610 and the following standards:

1. Number of Parking Spaces Required

All uses in the OS District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in Chapter 610.

2. Parking Lot Landscaping

All uses in the OS District shall provide parking lot landscaping in accordance with Chapter 610 and the following standards:

- a) Parking Lot Trees – The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation. (Amd. 10-20-2020)

510.06 Landscaping

All uses within the OS District shall be landscaped in accordance with Chapter 620 of this Resolution.

510.07 Signage

Signs identifying or advertising uses within the OS District shall be in strict compliance with Chapter 620 of this Resolution and with the standards as follows:

1. **Number and Type of Signs Permitted in the OS District**
For all uses and lots within the OS District the total amount of signage permitted shall be as follows:
 - a) One ground mounted monument sign shall be permitted per parcel.
2. **Monument Signs**
All monument signs within the OS District shall comply with the requirements of Chapter 620 and the following requirements:
 - a) Construction – Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
 - b) Height – Monument signs in the OS District shall not exceed a total of 5 feet in height including the sign, sign base and support columns.
 - c) Location – Monument signs in the OS District shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections.
 - d) Display Area – The total display area of all signage surfaces shall not exceed 30 square feet as defined in Chapter 300 of this Resolution.
 - e) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs. (Amd. 10-20-2020)

510.08 Lighting

All exterior lighting within the OS District shall strictly adhere to the requirements of Chapter 620 and the following standards:

1. **Maximum Height Requirements**
The total height of exterior light fixtures used for parking lot and site lighting within the OS District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture. (Amd. 10-20-2020)



Zoning & Subdivision Committee
Thursday, May 13, 2021

The Zoning and Subdivision Committee met in regular session on Thursday, May 13, 2021, at 12:16 pm online through Zoom. Meeting information was published on LUC's agenda and posted on LUC's website.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Ashley Gaver, Steve McCall, Heather Martin, Bill Narducci, Tammy Noble, Steve Robinson, Aaron Smith, and Andy Yoder. Absent members were: Wes Dodds, Tom Scheiderer, and Jeff Stauch.

Guests included: Justin Wollenberg, Terrain Evolution; Eric Snowden, Jerome Township; and Bart Barok, Jerome Village.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Andy Yoder moved a motion to approve the minutes from the April 8, 2021 meeting as written and Tammy Noble seconded. All in favor.

1. Review of Mills of Watkins Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Steve McCall moved a motion to accept the developer's request to table the Mills of Watkins Preliminary Plat and Steve Robinson seconded. All in favor.
2. Review of VN-9 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Tammy Noble – How many total lots are you up to with Jerome Village now?
 - Bart Barok – We've got 1,300 houses on the ground; with the zonings in place we'll be over 3,100. We're zoned for 2,800 but have zonings going through the process.
 - Bill Narducci moved a motion to recommend approval of the VN-9 Preliminary Plat per the staff recommendations and conditions and Tyler Bumbalough seconded. All in favor.
3. Review of Jerome Township Parcel Amendment (VN-1 and VN-8) (Union County) – Staff Report by Aaron Smith
 - Eric Snowden added context to this agenda item.
 - Bart Barok also provided further information to the committee. This is defining attached residential.



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- Steve McCall moved a motion to recommend approval of the Jerome Township Parcel Amendment (VN-1 and VN-8) per the staff recommendation and Andy Yoder seconded. All in favor.
- 4. Review of Jerome Township Parcel Amendment (VN-10) (Union County) – Staff Report by Aaron Smith
 - Bill Narducci – In regard to the MOU and Traffic Impact Study (TIS); we've received the TIS but haven't reviewed it at this time. I submitted a letter from our office to Aaron a couple hours ago. We've been in discussions for four- or five-months regarding roadway alignment. The Township Comprehensive Land Use Plan, Jerome Village Master Preliminary Plat, County Thoroughfare Plan and many other planning documents indicate an extension of Blaney Rd through this property. Around February we were brought up to speed with Jerome Village's plan to acquire this property and develop it. That extension is not shown on these plans which created some concern. We've had several discussions with Bart's team. We're not opposed to the development, but we've hired a consultant to look at other solutions to work out an alternative roadway solution. From the County's standpoint that's a critical connector piece. We want to make sure we can provide some extension from Delaware County into US 42. Unfortunately, the timing is such that we don't have answers from our consultant regarding options. We want to work with Jerome Village to figure out a solution to preserve a corridor for that Blaney Rd extension. We're not opposed to the development in its form; we want to caution everyone that we really need to see the results of that study before we can move forward with this pod.
 - Bart Barok – We've always worked great with the Union County Engineer's Office; but a correction, the original master plan did not have that road going through because we didn't own that ground. The Regional Distribution Plans, etc. did, but our documents did not expect this to go through this ground because we didn't own it. I haven't seen Bill's letter yet. We've been working with him since we decided to acquire the parcel and have been successful every time we've met with Jeff and Bill.
 - Bill Narducci – If I said you owned it, I apologize, but it is shown on preliminary drawings from the development
 - Aaron Smith – As far as road alignment stuff, the Township is going to have their preliminary and final development plan and the trustees. The subdivision process can also deal with public improvements like that. Mentioning it here is a good thing but there's still opportunities, the way this development will work, in future parts of this development.
 - Eric Snowden – I was going to say the same thing. From the Township point of view, it will be worked out between the Engineer's Office and Jerome Village. There are opportunities to make changes down the line. It's better if that

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preliminary zoning plan accommodates something; whatever is agreed upon. It would be best if the two parties resolve it before being in front of the zoning commission.

- Bill Narducci – In the spirit of cooperation, we want to see them succeed. Us giving an approval diminishes us being able to see the extension happen. From my perspective, I'm sure we can go through another route but by allowing this to go forward, it eliminates an option. It's a timing issue. If we had a little bit more time; we've been operating for a better part of a decade believing this connection was going to happen. We need more time to vet that analysis before we feel that this can work.
- Brad Bodenmiller – I want to remind everyone that we're talking about zoning here; traffic does play-into it, that's one component of the decision; you could recommend approval with modifications; approval with conditions; or recommend denial. In my mind, I think it will work through the process.
- Bill Narducci moved a motion to recommend approval of the Jerome Township Parcel Amendment (VN-10) with considerations and conditions that the developer continue to work with the Engineer's Office with establishing feasible alignment with Blaney Road and Steve McCall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:56 pm with Steve McCall moving a motion to adjourn and Andy Yoder seconded. All in favor.

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