

OWNER/DEVELOPER
JEROME VILLAGE
JEROME VILLAGE COMPANY, LLC
ATTN: STEVE LARK
375 N. FRONT STREET, SUITE 200
COLUMBUS, OH 43215
P: 614-221-5312
F: 614-657-2346
E: LARKS@NATIONWIDE.COM

SURVEYOR
CESO, INC.
ATTN: STEVEN METCALF, P.S. 8622
175 MONTROSE WEST AVE. SUITE 400
AKRON, OHIO 44321
P: 330-396-5967
F: 888-208-4826

AMENDED PRELIMINARY PLAT & PLAN FOR

JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10

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

SEPTEMBER 2026

BENCH MARKS
BM #4
BEING A BENCH TIE SET IN THE NORTH SIDE OF A UTILITY POLE, SAID POLE BEING THE 6TH POLE WEST OF THE INTERSECTION OF JEROME AND WELLS ROAD. LOCATED 18' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF WELLS ROAD. ALSO BEING LOCATED 20' NORTH OF A FENCE LOCATED IN GLACIER PARK NEIGHBORHOOD SECTION 2.
N40°10'26.44", W83°10'50.72"
ELEV=972.18 (NAVD 88)

BM #5
BEING A CHISELED SQUARE IN THE TOP CENTER OF A HEADWALL, BEING AN OUTFLOW FOR TWO NORTHEASTERN RETENTION PONDS FOR GLACIER PARK NEIGHBORHOOD SECTION 2. LOCATED 30' SOUTH OF THE SOUTH EDGE OF PAVEMENT OF WELLS ROAD. ALSO BEING LOCATED 55' WEST OF THE 5TH POLE EAST OF THE INTERSECTION OF JEROME AND WELLS ROAD.
N40°10'26.69", W83°10'46.78"
ELEV=964.12 (NAVD 88)

BM #6
BEING A BENCH TIE SET IN THE NORTHWEST SIDE OF A UTILITY POLE, SAID POLE BEING 25' SOUTH OF A FARM ACCESS ON THE WEST SIDE OF JEROME ROAD. LOCATED 27' NORTHWEST OF MAILBOX #11166 LOCATED ON THE WEST SIDE OF JEROME ROAD. ALSO BEING LOCATED 22' WEST OF THE WEST EDGE OF PAVEMENT OF JEROME ROAD.
N40°10'35.55", W83°11'39.16"
ELEV=962.24 (NAVD 88)

STORMWATER MANAGEMENT
THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM CALCULATION. DEVELOPED AREAS SHALL BE REQUIRED TO RELEASE THE CRITICAL STORM AND ALL LESSER STORMS AT A RATE NO GREATER THAN THE PREDEVELOPED ONE YEAR STORM EVENT. ALL STORMS OF GREATER INTENSITY THAN THAT OF THE CRITICAL STORM SHALL RELEASE AT THEIR RESPECTIVE PREDEVELOPED RATES PER UNION COUNTY REGULATIONS.

THE EXISTING LAND USE CONSISTS OF EXISTING WOODED AREA AND EXISTING LARGE LOT RESIDENTIAL. THE TRIBUTARY AREA FOR THIS STUDY ACCUMULATES AND DISCHARGES TO EXISTING STREAM TRIBUTARY TO EVERSOLE RUN.

WATER QUALITY
WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED DETENTION BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHC000006.

FLOODPLAIN
THE DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0395E, EFFECTIVE DATE SEPTEMBER 21, 2023.

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

ZONING
THE SITE IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) IN ACCORDANCE WITH THE PROVISIONS OF CASE #PD06-110, AS AMENDED.

VARIANCE
VARIANCE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT-OF-WAY WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN JEROME VILLAGE. RESOLUTION #25-323. DATED 07-30-25.

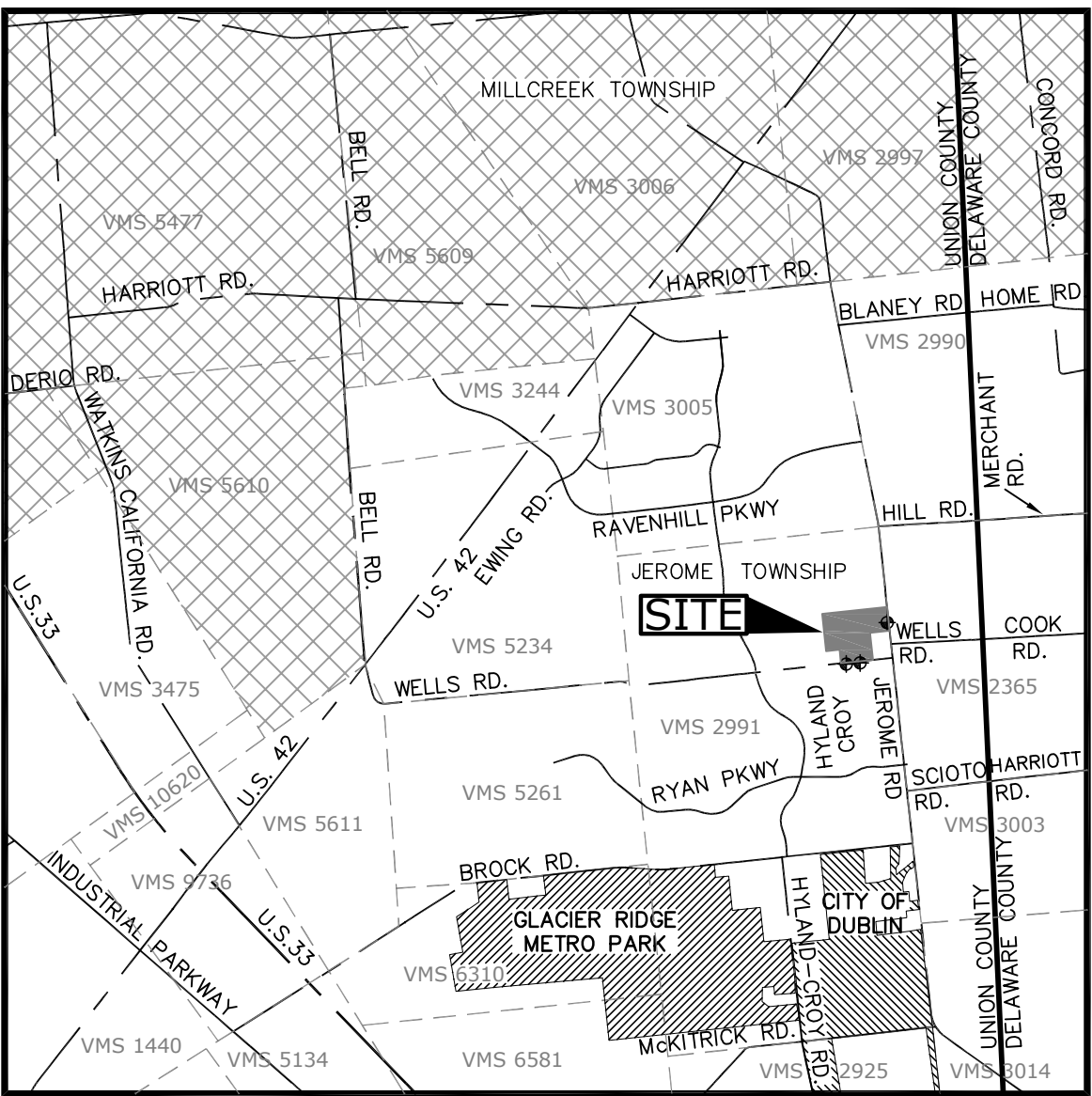


SURVEY DATA		
DESCRIPTION	EXISTING PARCEL ID NUMBER	BOUNDARY SURVEY DATE
SMITH	1700120020000	6/24/2025

- SHEET INDEX**
COVER SHEET
TYPICAL SECTIONS & DETAILS
EXISTING CONDITIONS
PRELIMINARY PLAT
COMPOSITE UTILITY PLAN
PRELIMINARY STREET PLAN & PROFILE
GRADING PLAN & EROSION & SEDIMENT CONTROL PLAN
STORMWATER TRIBUTARY MAP
SIGHT DISTANCE EXHIBIT

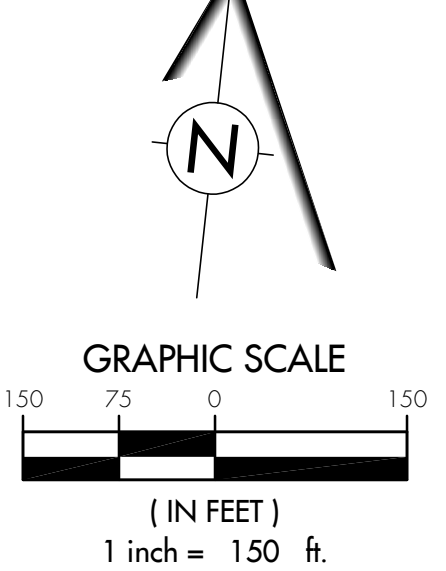
STANDARD DRAWINGS
THE FOLLOWING STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

- DDOT
BP-4.1
BP-7.1
CB-2X2B
CB-2X3
CB-2X5
MH-3
COC
2319
- DCEQ
DCED-S125
DCED-S168
CITY OF MARYSVILLE
WTR-01
WTR-04
WTR-03
WTR-05
WTR-08
WTR-09
UNION COUNTY
NO. 9



LOCATION MAP
SCALE: 1" = 4000'

		ORIGINAL	AMENDED
TOTAL AREA (ACRES)		29.567	29.567
OPEN SPACE		10.544	10.261
RIGHT-OF-WAY		5.380	5.362
EXISTING		0.857	0.857
PROPOSED		4.523	4.505
LOTS		13.643	13.944
NUMBER OF LOTS		49	51
70' LOT WIDTH		2	2
80' LOT WIDTH		27	33
90' LOT WIDTH		20	16
DENSITY (UNITS/ACRE)			
GROSS (# LOTS/TOTAL AREA)		1.657	1.725
NET (# LOTS/LOT AREA)		3.592	3.657
MINIMUM LOT AREA			
70' LOT WIDTH		9,100 SF	
80' LOT WIDTH		10,400 SF	
90' LOT WIDTH		11,700 SF	
BUILDING SETBACKS (BS)		70'	80' 90'
FRONT YARD SETBACK		20'	20' 20'
REAR YARD SETBACK		30'	30' 30'
SIDE YARD SETBACK		5'	6' 8'
DOS = DEDICATED OPEN SPACE			

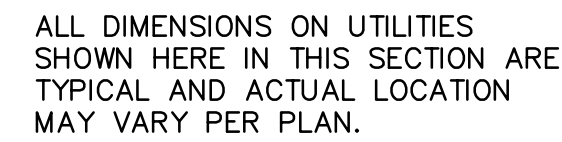


REVISION		DATE	
BY			
CHANGE ORDER SCHEDULE			
DESCRIPTION OF CHANGE			
#			

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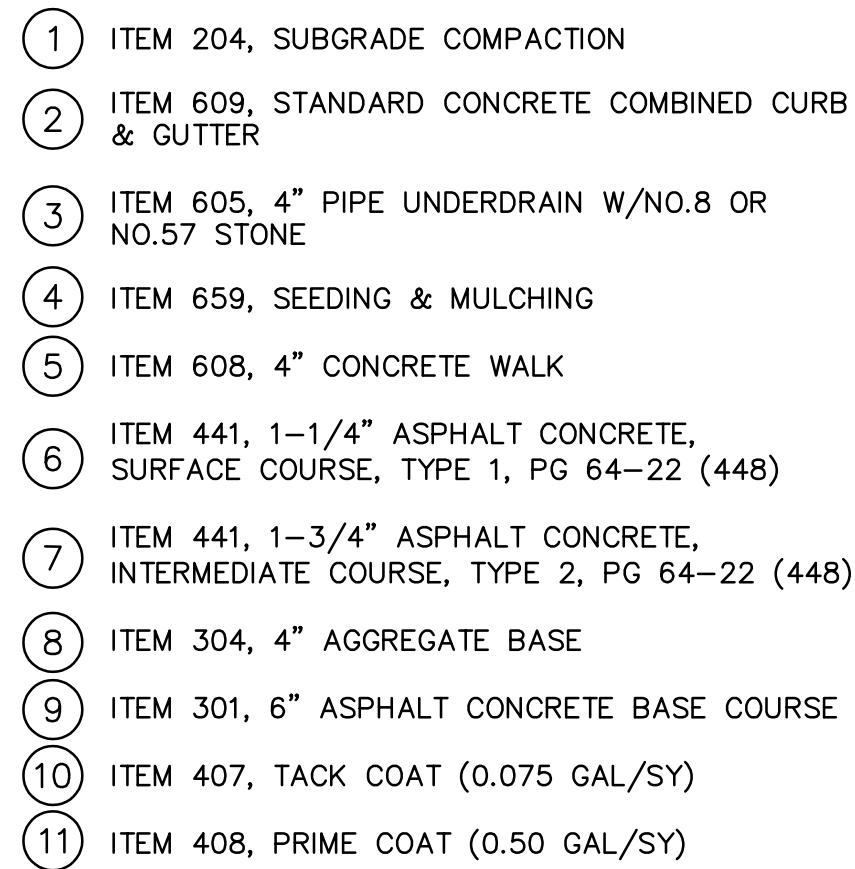
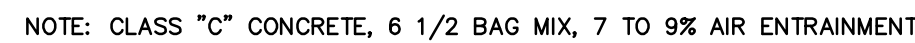
JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
EVERSOLE RUN NEIGHBORHOOD
SECTION 10
COVER SHEET

DRAWING SET STATUS:		
☒	PRELIMINARY ENGINEERING SET	
☐	AGENCY REVIEW SET	
☐	CONSTRUCTION DOCUMENT SET	
☐	ASBUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 25-024		
DATE: SEPTEMBER, 2026		
SCALE: HORIZONTAL: 1" = 150' VERTICAL: N/A		
SHEET NO.: 1/15		

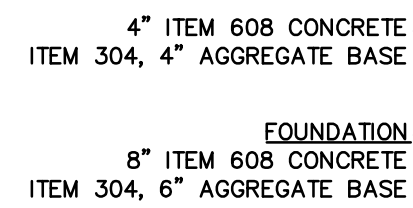


SCALE: 1"=5'

DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

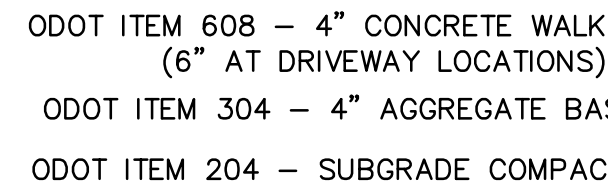

$$SN = 3.71$$


NOT TO SCALE



NOT TO SCALE

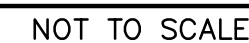
NOTE: SEE LANDSCAPE
PLAN FOR MODEL NUMBERS



NOT TO SCALE

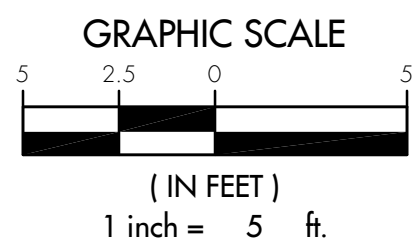
- NOTES:

- LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL
- HAND-TOOLED, 3/4" DEEP JOINT EVERY 5.0" W/ 4" TOOL (RETRACED)
- EDGES TO BE HAND-TOOLED W/ 4" TOOL (RETRACED)
- EXPANSION JOINT EVERY 5TH BLOCK (25.0')



NOTE: IF A CONCRETE OR GRAVEL DRIVE APPROACH IS BUILT,
A 4' SPACE SHALL BE LEFT BETWEEN THE EXISTING EDGE OF
PAVEMENT AND THE EDGE OF THE CONCRETE OR GRAVEL.
THIS SPACE SHALL BE FILLED IN WITH ASPHALT.

EXISTING	REPLACEMENT
ASPHALT	ODOT ITEM 448, TYPE 1 - 2" ASPHALT CONCRETE ODOT ITEM 304 - 6" AGGREGATE BASE
CONCRETE	ODOT ITEM 452 - 6" NON-REINFORCED PORTLAND CEMENT CONCRETE PAVEMENT
GRAVEL	ODOT ITEM 304 - 11" AGGREGATE BASE

[illegible]

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HEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

TYPICAL SECTION & DETAILS

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHE
DGR	DGR	JP

PROJECT NO.:	25-024
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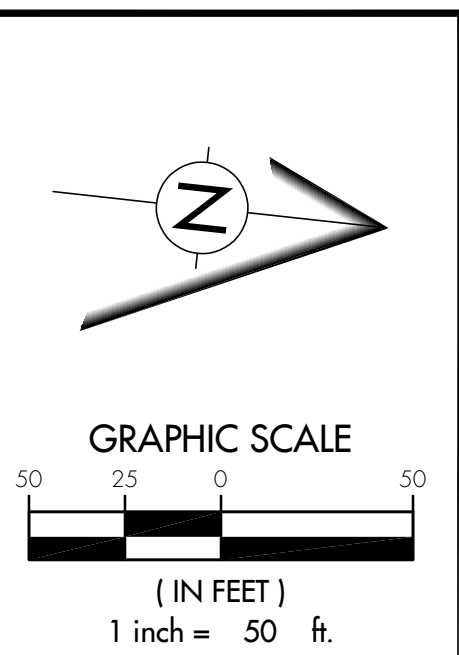
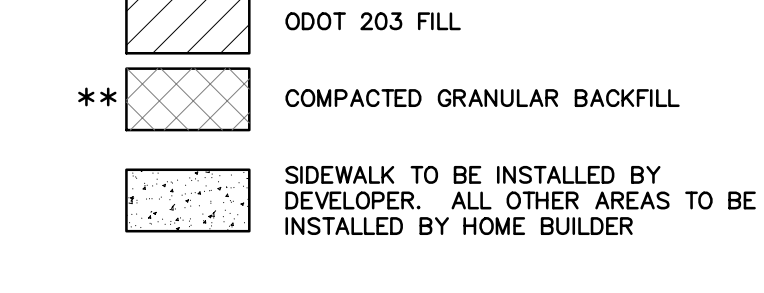
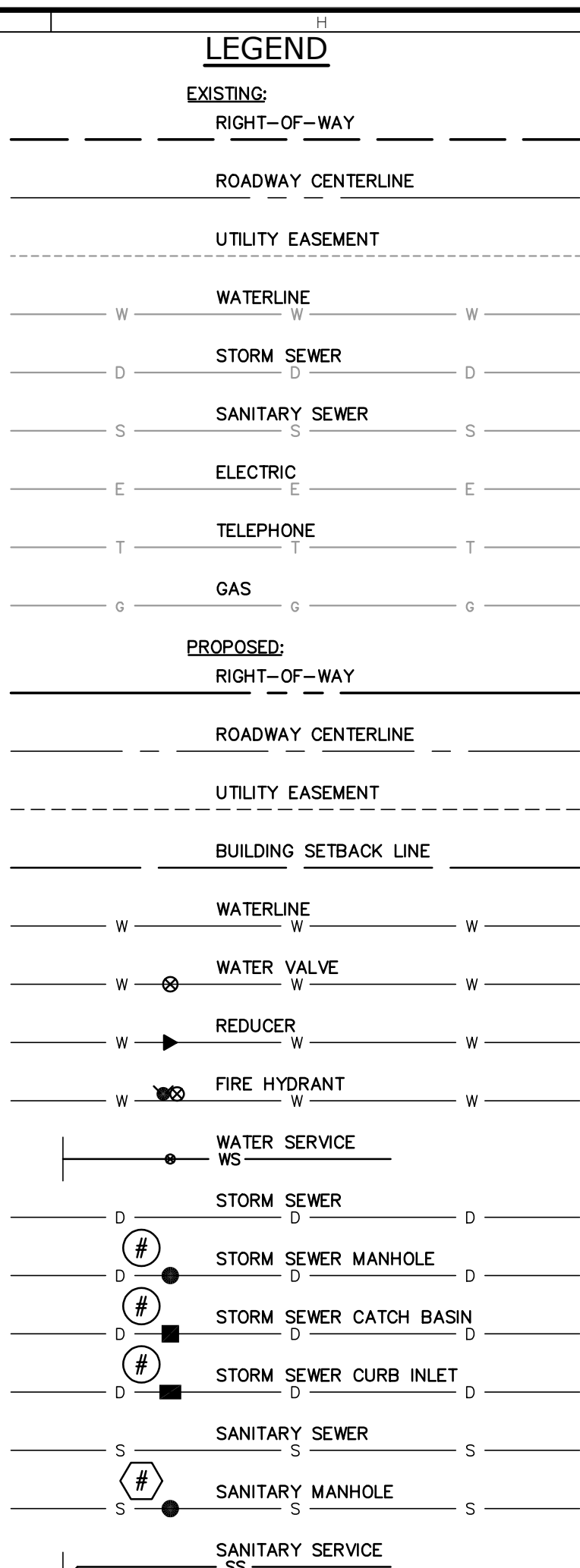
DATE: SEPTEMBER 2026

SCALE:

HORIZONTAL: 1" = 5'

VERTICAL: N/A

SHEET NO.: 2/15

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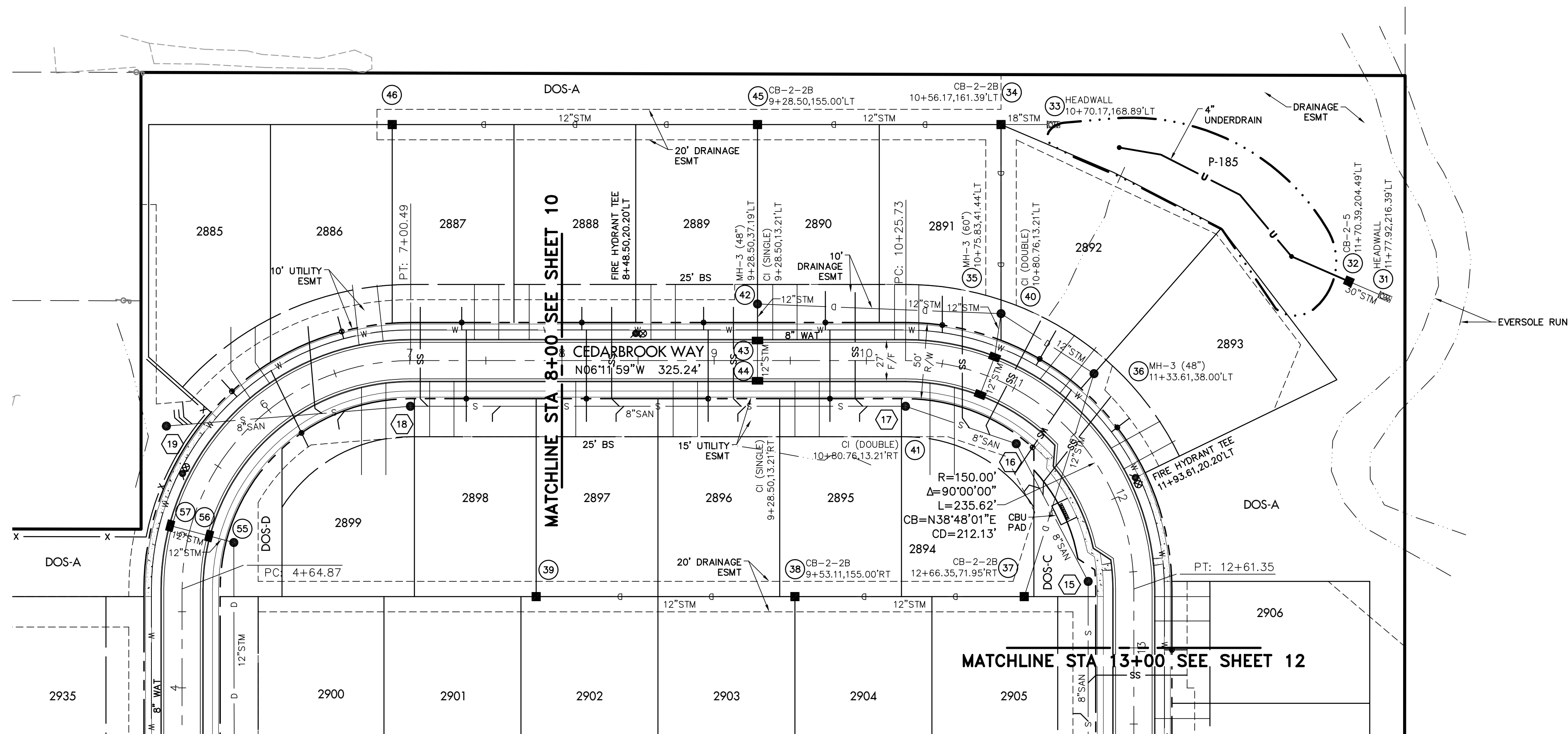
JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

PRELIMINARY STREET PLAN & PROFILE
MAPLEWOOD DRIVE

PRELIMINARY ENGINEERING SET AGENCY REVIEW SET CONSTRUCTION DOCUMENT SET AS-BUILT DOCUMENT SET								
DESIGN	DRAFT	CHECK						
DCR	DCR	JPW						
PROJECT NO.: 25-024								
DATE: SEPTEMBER, 2026								
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VERTICAL:	1" = 5'							
SHEET NO.: 6/15								

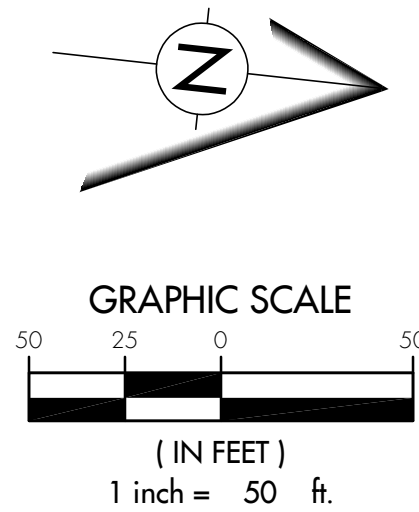


LEGEND

EXISTING:
RIGHT-OF-WAY
ROADWAY CENTERLINE
UTILITY EASEMENT
WATERLINE
STORM SEWER
SANITARY SEWER
ELECTRIC
TELEPHONE
GAS

PROPOSED:
RIGHT-OF-WAY
ROADWAY CENTERLINE
UTILITY EASEMENT
BUILDING SETBACK LINE
WATERLINE
WATER VALVE
REDUCER
FIRE HYDRANT
WATER SERVICE
STORM SEWER
STORM SEWER MANHOLE
STORM SEWER CATCH BASIN
STORM SEWER CURB INLET
SANITARY SEWER
SANITARY MANHOLE
SANITARY SERVICE

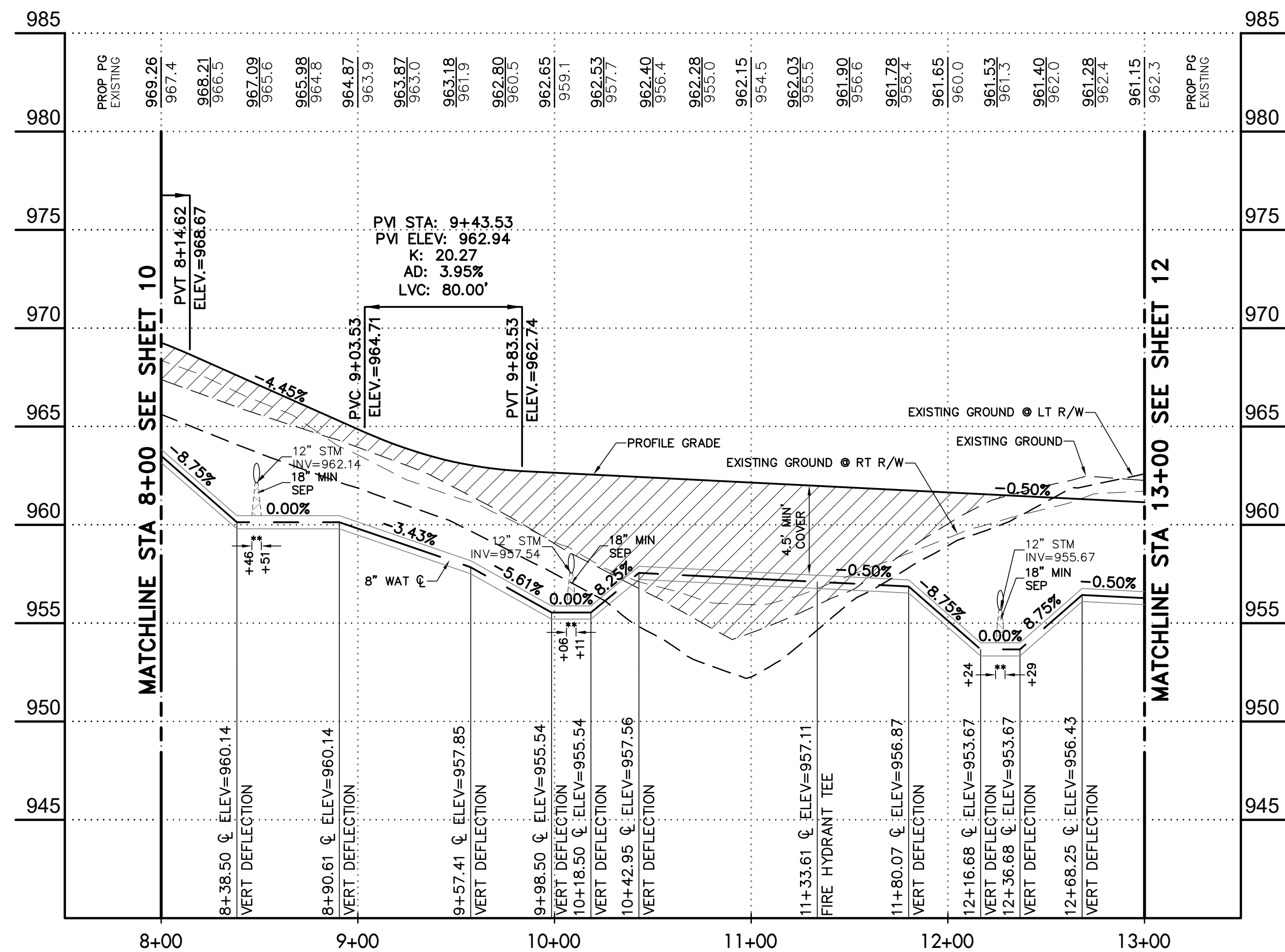
ODOT 203 FILL
COMPACTED GRANULAR BACKFILL
SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER



REVISION		DATE	BY	DESCRIPTION OF CHANGE
CHANGE ORDER SCHEDULE		DESCRIPTION OF CHANGE		
#				

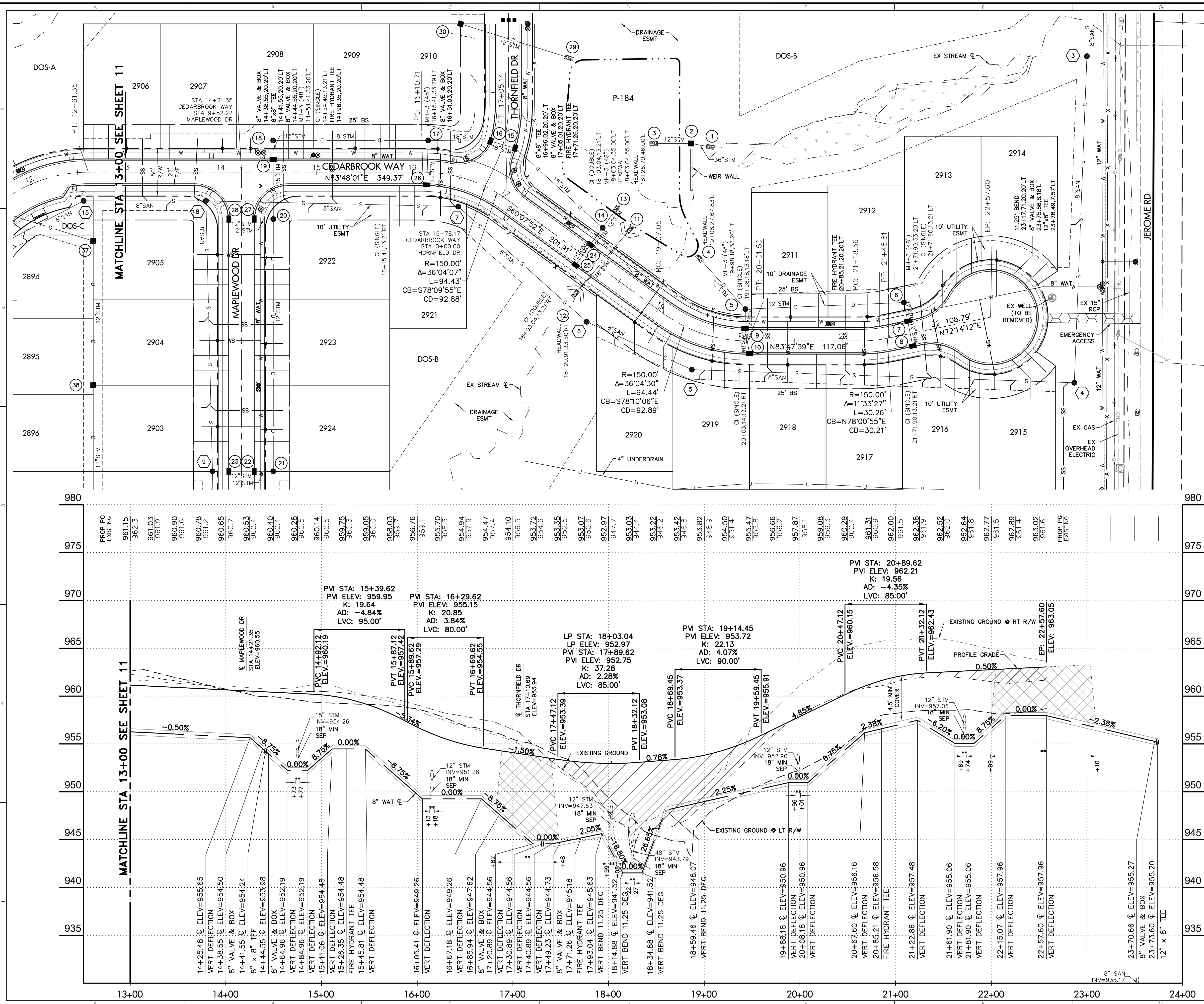
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JEROME VILLAGE
EVERSOLE RUN NEIGHBORHOOD
SECTION 10
PRELIMINARY STREET PLAN & PROFILE
CEDARBROOK WAY

DRAWING SET STATUS:		
☒	PRELIMINARY ENGINEERING SET	
☐	AGENCY REVIEW SET	
☐	CONSTRUCTION DOCUMENT SET	
☐	ASBUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 25-024		
DATE: SEPTEMBER, 2026		
SCALE: HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'		
SHEET NO.: 8/15		



LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE
W

D

STORM SEWER
D

S

SANITARY SEWER
S

E

ELECTRIC
E

T

TELEPHONE
T

G

GAS
G

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE
W

W

WATER VALVE
W

W

REDUCER
W

W

FIRE HYDRANT
W

W

WATER SERVICE
WS

D

STORM SEWER
D

D

STORM SEWER MANHOLE
D

D

STORM SEWER CATCH BASIN
D

D

STORM SEWER CURB INLET
D

D

SANITARY SEWER
S

S

SANITARY MANHOLE
S

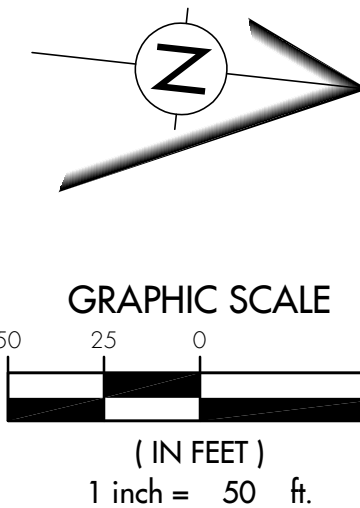
S

SANITARY SERVICE
SS

ODOT 203 FILL

** COMPACTED GRANULAR BACKFILL

SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

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EROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD

PRELIMINARY STREET PLAN & PROFILE
CEDARBROOK WAY

T:\25\25024\DWG\07Preliminary\25024PP88.3PPE.dwg byrdline on 09/16/2026 @ 10:43:37 am ~ Terrain Evolution Inc.

DRAWING SET STATUS

☒ PRELIMINARY

☐ AGENCY REVIEW

☐ CONSTRUCTION

☐ AS-BUILT DOCUMENT

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.:	25-024
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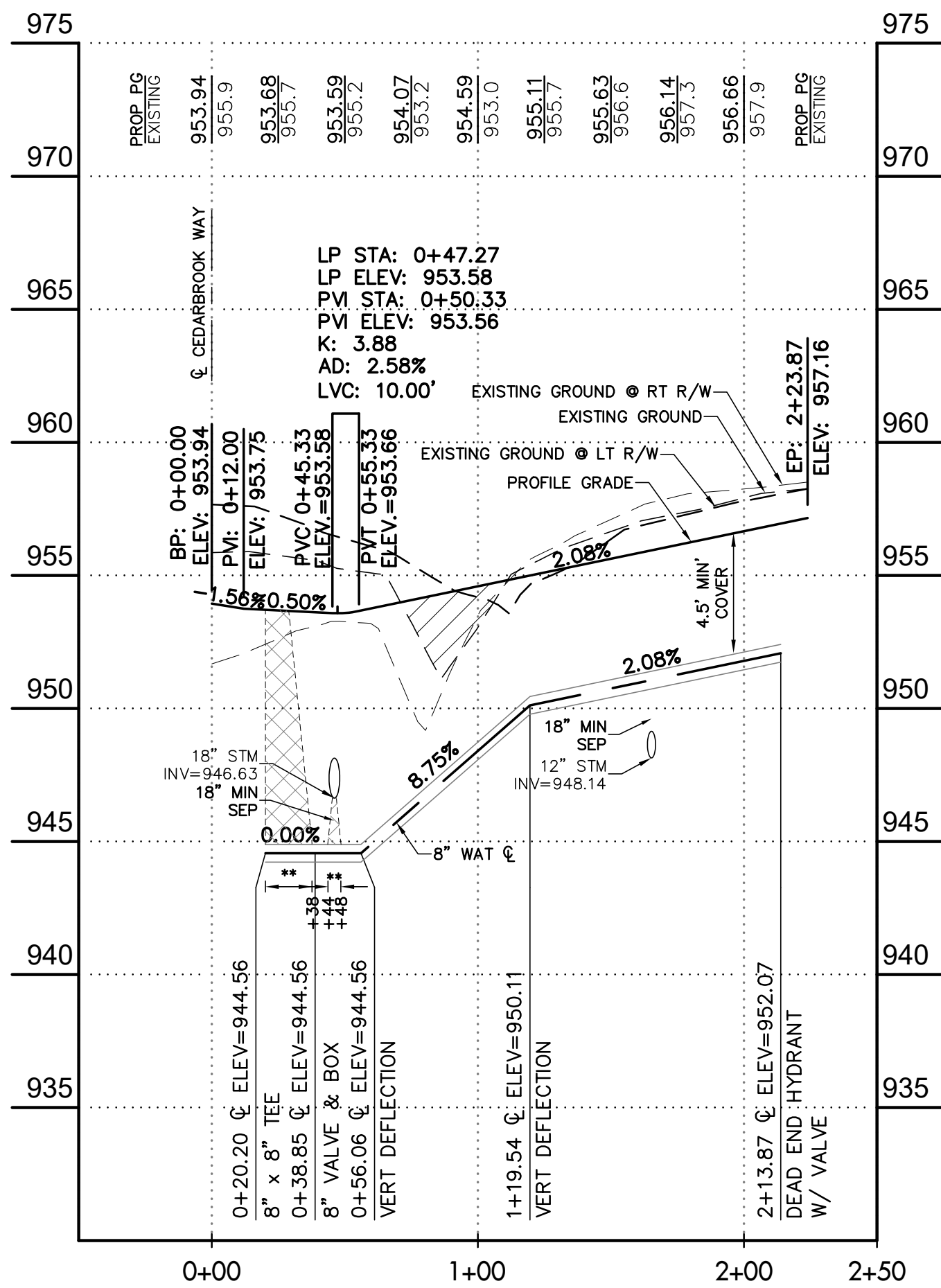
DATE: SEPTEMBER 2024

SCALE:

HORIZONTAL: 1" = 5'

VERTICAL: 1" = 5'

SHEET NO.: 9/15

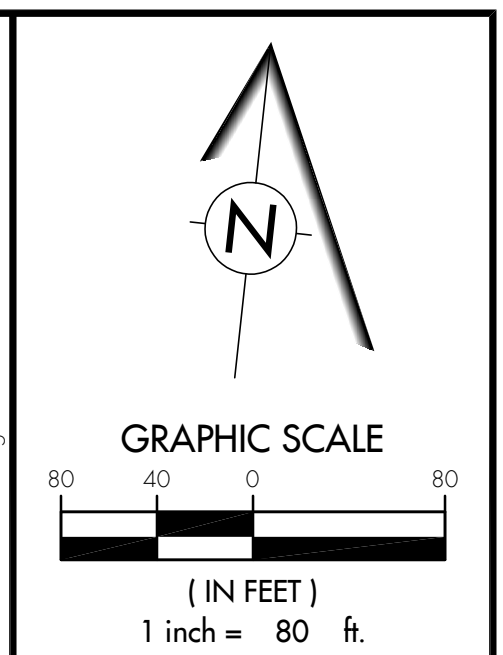


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DRAWING SET STATUS:		
☒ PRELIMINARY ENGINEERING SET ☐ AGENCY REVIEW SET ☐ CONSTRUCTION DOCUMENT SET ☐ AS-BUILT DOCUMENT SET		
DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 25-024		
DATE: SEPTEMBER, 2026		
SCALE:		
HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'		
SHEET NO.: 10/15		

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JEROME VILLAGE
 EVERSOLE RUN NEIGHBORHOOD
 SECTION 10
 STORMWATER TRIBUTARY MAP

DRAWING SET STATUS: PRELIMINARY ENGINEERING SET AGENCY REVIEW SET CONSTRUCTION DOCUMENT SET ASBUILT DOCUMENT SET									
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DESIGN	DRAFT	CHECK							
DGR	DGR	JPW							
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VERTICAL:	N/A								
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SHEET NO.:	14/15								

