



Zoning & Subdivision Committee
Thursday, August 9, 2018
12:30 pm

- Minutes from last meeting of July 12, 2018
- 1. Review of Jerome Village ERN-4 Amended Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 2. Review of Allen Township Parcel Amendment (Union County) – Staff Report by Dave Gulden
- 3. Review of Jerome Township Parcel Amendment (Union County) – Staff Report by Brad Bodenmiller

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Chad Flowers – City of Marysville Planning
Charles Hall – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Vince Papsidero – City of Dublin Planning Director
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Dave Gulden – LUC
Heather Martin – LUC
Brad Bodenmiller – LUC



Staff Report – Eversole Run Neighborhood Section 4

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 Eversole Run Neighborhood, Section 4 (ERN-4) – Amended Final Plat.
Location:	Located north of Wells Road and west of Hyland-Croy Road in Jerome Township, Union County.

Staff Analysis:	<p>This Amended Final Plat involves 23.609 acres of land and 14 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 1.665 acres of right-of-way○ 11.064 acres of single-family residential lots○ 10.880 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville public water service○ Jerome Village collection and City of Marysville public treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat (ERN-1, 4, 5) was approved in April 2014.○ The Final Plat of ERN-4 was approved in September 2015.○ The application notes this amended plat is per the lot split of 696/697. This also slightly changes the open space, DOS-G. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 08-01-18. The Engineer's Office reported the
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Staff Report – Eversole Run Neighborhood Section 4

	<p>Construction Drawings are approved. A performance bond for the construction amount was approved by the Commissioners in September 2015.</p> <ul style="list-style-type: none">○ The Engineer's Office submitted minor comments. Based on the minor nature of the comments, the Engineer's Office felt the comments could be addressed and approved prior to next week's LUC meetings. The Engineer's Office recommended denial of the Plat in its current form. The Engineer's Office reserved its right to change the recommendation, should it receive a revised version of the Plat addressing its comments.○ Comments from the Engineer's Office are below:<ol style="list-style-type: none">1. Curves C15 and C16 are part of one curve that was originally separated by a lot line, which is being removed as part of this amendment. As there is no longer a lot line separating this curve, it should be combined into one curve on the Plat and in the curve table.2. Only one lot number can be used for the combined lot.3. Update the date in the title block.4. Provide verification that all property owners are signatories on this Plat. <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ No comments received as of 08-01-18. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ No comments received as of 08-01-18. 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."
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Staff Report – Eversole Run Neighborhood Section 4

	<p>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 private water system (PWS) and sewage treatment system (STS).”</p> <ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ The City emailed on 07-31-2018; it did not have any comments.• Jerome Township<ul style="list-style-type: none">○ The Township submitted comments in a letter dated 07-30-2018. The Township did not have any objections regarding the amended final plat and raised no issues in regards to its pending approval.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 08-01-18.• Union Rural Electric<ul style="list-style-type: none">○ URE submitted comments in a letter dated 08-01-2018. Most of the comments were observations and the other comments were in regards to the electrical facilities layout. Please refer to the letter for more information.• LUC Regional Planning Commission<ul style="list-style-type: none">○ LUC staff has no additional comments.
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Staff Recommendations:	Staff recommends <i>DENIAL</i> of Eversole Run, Section 4 (ERN-4) – Amended Final Plat in accordance with the comments and recommendation from the Union County Engineer’s Office. Due to the minor nature of the comments, staff believes the comments can be addressed prior to the 08-09-2018 LUC meetings.
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Z&S Committee Recommendations:	
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Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Application for Final Plat Approval

Date: _____

Name of Subdivision: _____

Section/Phase: _____ Block _____

Location: _____

Township: _____ Military Survey: _____

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

Has a Preliminary Plat been approved for this subdivision?: Yes _____ No _____ Date: _____

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

Acreage w/in Approved Preliminary Plat: _____ Acres

Acreage w/in Section and/or Block: _____ Acres

Number of **APPROVED** lots from Preliminary Plat _____

9676 E. Foundry St, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Number of Lots **PROPOSED** w/in this Section: _____

Number of **APPROVED** units from Preliminary Plat: _____

Number of Units **PROPOSED** w/in this Section: _____

Typical Lot Width: _____ Feet Typical Lot Area: _____

Single Family Units: _____ Sq. ft Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: _____

Recreation facilities to be provided: _____

Approved method of Supplying Water Service: _____

Approved method of Sanitary Waste Disposal: _____

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners? _____

Approved 50' right-of-way Widths Resolution #306-09 Date 6-11-09

Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? *If no, continue to next question.* _____

If no to the above question, please submit a Performance Bond in accordance with the following:

Has estimated construction cost been submitted by the responsible design engineer? _____

Has estimated construction cost been approved by the County Engineer? _____

Bond has been submitted to County Engineer? _____

Bond approved by County Commissioners? _____

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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East Liberty, Ohio 43319

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Final Plat Review Checklist

#	Required Item Description	Have	Need
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"; drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.		
1	Name of the Subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage.		
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat		
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.		
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.		
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.		
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.		
7	All easements and rights-of-ways provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.		
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.		
9	Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.		
10	Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.		
11	The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
12	Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.		
13	Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326).		
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.		



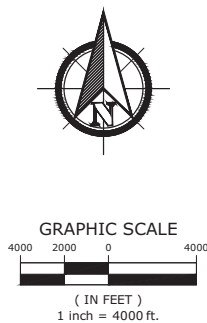
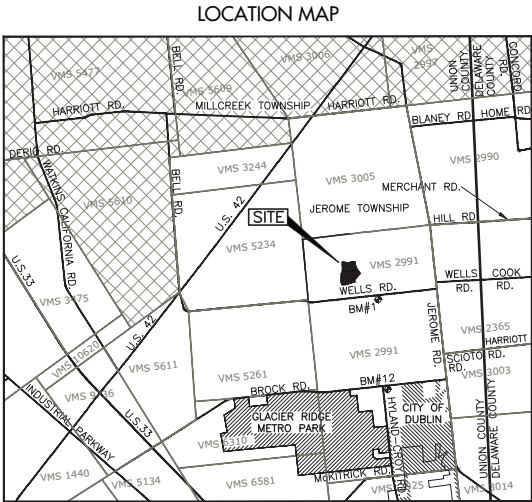
Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.		
16	If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has been approved and is in effect.		
17	A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements.		
18	Written certification from the Board of County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable.		
19	Certification by a registered surveyor to the effect that the plat represents a survey completed by the surveyor and that the monuments shown thereon exist as located in all dimensional details are correct.		
20	A notarized acknowledgement of all owners and lien holders to the plat and its restrictions including dedication to the public uses of streets, alleys, parks and other spaces shown thereon and granting required easements.		
21	Approval and acceptance clause for the signatures of a representative of the Logan-Union-Champaign County Regional Planning Commission, the County Engineer, the County Health Department, the Board of County Commissioners, the County Auditor, the County Recorder, and a representative of the Township Trustees in which the subdivision is located.		
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

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AMENDED EVERSOLE RUN NEIGHBORHOOD SECTION 4 BEING PART OF VMS 2991, JEROME TOWNSHIP UNION COUNTY, OHIO

LUC. R.P.C. FILE # _____

Situated in State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 2991 and being 23.609 acres of land in total, 17.349 acres being located in that 91.712 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Instrument No. 201407080004478 and 6.260 acres being located in the remainder of that 45.288 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 697, Page 861, Recorder's Office, Union County, Ohio.

SHEET INDEX
Sheet 1 - Title/Signature Sheet
Sheet 2 - ERN-4 Index/Overview
Sheet 3 - ERN-4 Detail Sheet

BASIS OF BEARINGS
The bearings shown hereon are based on the Ohio State Plane System (North Zone) as established by GPS observations.

Know all men by these presents that Kerri Cohen owner of the land indicated on the accompanying plat as Lot 696/697, have authorized the amended platting thereof and do hereby dedicate all right-of-way and easements shown hereon to the public use forever.

In witness thereof, the following have set their hand this ____ day of _____, 2018.

By: _____
Kerri Cohen

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO
COUNTY OF UNION
Before me, a Notary Public in and for said County, personally appeared Brian S. Cohen, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 2018.

Signature: _____ My commission expires: _____
Notary Public

Know all men by these presents that Jerome Village Company, LLC, owner of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right-of-way and easements shown hereon to the public use forever.

In witness thereof, the following have set their hand this ____ day of _____, 2018.

Jerome Village Company, LLC:
By: Nationwide Realty Investors, Ltd., its manager

By: _____
James Rost, Vice President

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO
COUNTY OF UNION
Before me, a Notary Public in and for said County, personally appeared James Rost, Vice President and Operating Officer of Nationwide Realty Investors, Ltd., as manager of Jerome Village Company, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 2018.

Signature: _____ My commission expires: _____
Notary Public

Reviewed this ____ day of _____, 2018: _____
Chairman, Jerome Township Trustees

Approved this ____ day of _____, 2018: _____
Union County Health Department

Approved this ____ day of _____, 2018: _____
Union County Engineer

Approved this ____ day of _____, 2018: _____
LUC Regional Planning Commission

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this ____ day of _____, 2018 for the County of Union, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and accepted as such by Union County. In addition, street improvements within said dedicated rights-of-way shall not be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by Union County.

Approved this ____ day of _____, 2018: _____
Union County Commissioner

Union County Commissioner _____
Union County Commissioner

Transferred this ____ day of _____, 2018: _____
Union County Auditor

Recorded this ____ day of _____, 2018 at ____ am/pm in

Plat Book _____, Page _____
Union County Recorder

1/3

EVERSOLE RUN NEIGHBORHOOD SECTION 4 IS SUBJECT TO JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS AS RECORDED IN VOLUME 907 PAGES 572, UNION COUNTY RECORDER'S OFFICE. AS AMENDED, THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS AS RECORDED IN VOLUME 911, PAGE 922, UNION COUNTY RECORDER'S OFFICE AND THE DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR JVCA RECORDED IN VOLUME 859 PAGE 275, UNION COUNTY RECORDER'S OFFICE.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

Residential and Commercial

- There shall be no discharge in to any streams or storm water outlets of any waste materials in violation of applicable local, state, or federal regulations.
- Grading of the storm water retention areas shall not be changed.
- The lot owner and his successors and assigns agree to assume any and all maintenance charges which are established by the Union County Commissioners for this subdivision.
- No construction may begin or building started without the individual lot owner obtaining zoning, building, water & sewer tap, and driveway permits. Zoning permits are to be obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department and driveway permits are obtained from the Union County Engineer's Office. Water & sewer tap permits are obtained from the applicable service provider.
- The lot owner and his successors and assigns agree to assume any and all sanitary sewer and water service charges which are established by the applicable provider.
- All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

Residential Only

- Downspout drains shall not be connected directly to roadway underdrains.

Miscellaneous Restrictions/Notes

- This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first getting permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings and trimmings from lawns, tree, bushes, plants, etc. or other wastes that you may generate on agricultural land. Dispose of all wastes appropriately. Additionally, there may be existing ditches, surface swales or underground tiles that drain water from adjacent land on to or through your property. You have a legal responsibility to allow the reasonable flow of water on to or through your property from upgradient properties. You also have a legal responsibility to maintain and repair any ditches, surface swales or underground tile on your property.
- Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Plum Ridge Place. The owners of the fee simple titles to all of the lots in Eversole Run Neighborhood Section 4 Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
- Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of platting, utility service to this subdivision for electric power is provided by Union Rural Electric, telephone service is provided by Frontier Communications or Time Warner, and natural gas is provided by Columbia Gas.

Jerome Village Blanket Restrictions

- No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Ravenhill Parkway, Wells Road, Ryan Parkway, Brock Road.
- Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on major or minor collector roads. All driveways shall connect to local roads within a sub area.
- All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
- All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection improvement (i.e., turn lane tapers, roundabout tapers, etc.), the intersection improvement shall govern and access restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
- If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
- No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Ravenhill, Ewing, Joshua, or Home Road.
- No on-street parking within Eversole Run Neighborhood Section 4.
- Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
- Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.

Utility Easements (U EASEMENT)

We the undersigned owners of the within platted land, do hereby grant unto the Eversole Run Sewer District, City of Marysville, Union Rural Electric, Frontier Communications, Time Warner Cable, Columbia Gas, and their successors and assigns (hereinafter referred to as grantees) A permanent right-of-way and easement ten (10) feet in width under, over, and through all sublots and all lands owned by the grantor shown hereon and parallel with and contiguous to Winterberry Drive, Crest Drive, Sweetbay Drive, Plum Ridge Place and Periwinkle Drive and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such waterlines, sewer lines, underground electric, gas and communication cable, ducts, conduits, pipes, gas pipe lines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas and communication signals for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain electric, gas, and pipe lines outside the above described easement premises or the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

Drainage Easements (D EASEMENT)

We the undersigned owners of the platted land, do hereby grant unto Union County and their successors and assigns (hereinafter referred to as grantees), a permanent easement within areas designated "Drainage Easement", "Utility Easement" and "Drainage and Utility Easement" to construct, operate, maintain, repair, reconstruct or relocate drainage facilities such as storm sewers, drainage swales or courses and other facilities as deemed necessary or convenient by the grantees for drainage required for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns or any other structure within said easement premises which may interfere with the installation and maintenance of drainage facilities.

ERN-4 Area Summary		
Right-of-Way	1.665	AC
Lots	11.064	AC
Openspace	10.880	AC
Total	23.609	AC

ERN-4 Lot Summary	
150' Frontage	14

ERN-4 Density		
Gross	(Lots/Total Area)	0.593 du/ac
Net	(Lots/Lot Area)	1.265 du/ac

Minimum Lot Size	
150' Frontage	27,000 SF

Setbacks		
Front Yard	25' FT	
Rear Yard	30' FT	
Side Yard	10' FT	

PARCEL BREAKDOWN

Parcel Number	Map/GIS Number	Acreages of Parcel within ERN-4
17-0012013.0000	126-00-00-015.000	17.349 AC.
17-0012012.1000	126-00-00-014.001	6.260 AC.

Jerome Village Blanket Notes

Note A: All of Jerome Village is in the flood hazard zone X (areas outside the 500-year flood plain) on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39159C0390D, effective date December 16, 2008.

Note B: Be advised; a subsurface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.

Note C: All storm water drainage including flood routing, open ditches and basins which accept public storm water, will be a part of the Union County ditch maintenance program. Each subarea will file a separate ditch maintenance petition. Only areas outside of the right-of-way will be a part of the County Ditch Maintenance Program.

Note D: All dead, diseased, noxious or decayed trees or vegetation, log jams, etc. shall be removed from streams that will be a part of the Union County ditch maintenance program.

Note E: All easements and setbacks for stream maintenance shall be reviewed by Union County Soil & Water Conservation District for access to said streams prior to acceptance.

Note F: Removed (not applicable to ERN-4)

Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for all other conditions.

Note H: Vegetated swales, including rain gardens & bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8' and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.

Note I: Removed (not applicable to ERN-4)

Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge of pavement.

Jerome Village Variances

- 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 #306-09. Dated 6-11-09.

SURVEYOR CERTIFICATION:

American Land Surveyors do hereby certify the following:

- The accompanying plat represents a subdivision of land in VMS 2991, Jerome Township, Union County, Ohio.
- The tract has an area of 1.665 acres in streets, 11.064 acres in lots, and 10.880 acres in Open space Reserves making a total of 23.609 acres.
- This plat was prepared based on a field survey performed in March, 2014 by American Land Surveyors, LLC.;
- All dimensions are shown in feet and decimal parts thereof. dimensions shown along curved lines are chord distances;
- This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D dated December 16, 2008
- Monumentation set at the locations shown hereon consist of a 5/8" inch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription "Jon B. Adcock, S-8461".
- The accompanying plat is a correct representation of Eversole Neighborhood Section 4 as surveyed.

Signed and sealed this ____ day of _____, 2018.

Jon (Brett) Adcock, Registered Professional Surveyor No. 8461

DEVELOPER:
Jerome Village Company, LLC.
375 N. Front Street, Suite 200
Columbus, Ohio 43215
Attention: Gary Nuss

SURVEYOR:
American Land Surveyors
1346 Hemlock Court N.E.
Landcaster, Ohio 43130
Attention: Jon (Brett) Adcock, P.S.

1346 Hemlock Court N.E.
Landcaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

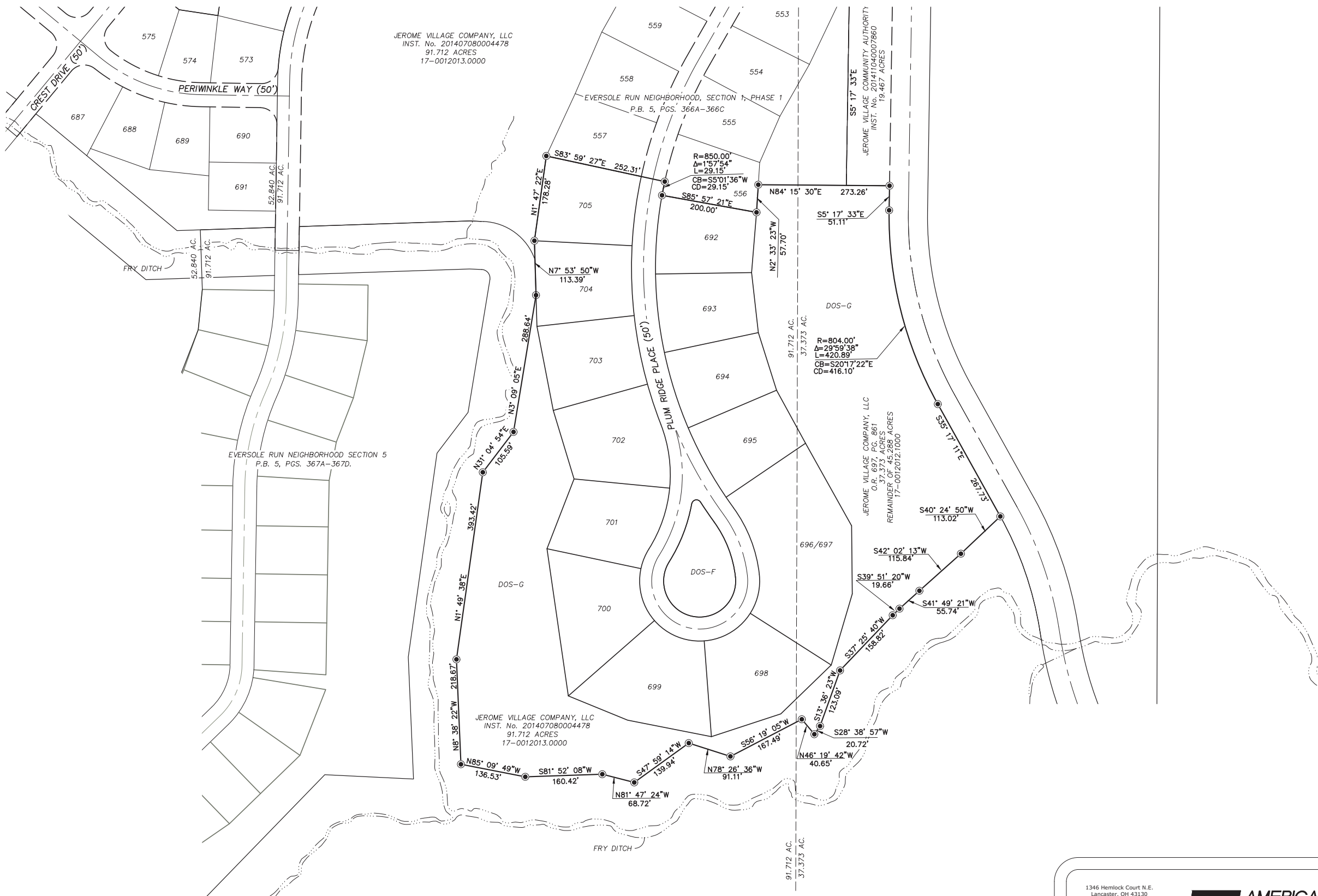
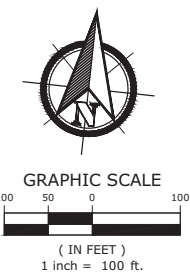
ALS AMERICAN
LAND
SURVEYORS

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on
Excellence**

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	15-001	
DATE:	AUGUST 7, 2015	
SCALE:	N/A	

EVERSOLE RUN NEIGHBORHOOD SECTION 4

VIRGINIA MILITARY SURVEY No.2991
JEROME TOWNSHIP, UNION COUNTY, OHIO



1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

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**AMERICAN
LAND
SURVEYORS**

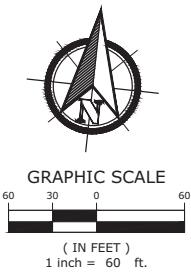
**Focused
on
Excellence**

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.: 15-001		
DATE: AUGUST 7, 2015		
SCALE: 1"=100'		

EVERSOLE RUN NEIGHBORHOOD
SECTION 4

VIRGINIA MILITARY SURVEY No.2991
JEROME TOWNSHIP, UNION COUNTY, OHIO

- LEGEND:
- IRON PIN SET - 5/8" X 30" REBAR
WITH PLASTIC CAP INSCRIBED "JOHN ADCKOCK S-8461"
 - MAG NAIL SET
 - (R) RADIAL LINE



Curve Table					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	875.00'	48° 13' 21"	736.44'	S18° 06' 08"E	714.89'
C2	265.00'	29° 41' 09"	137.30'	N27° 22' 14"W	135.77'
C3	100.00'	218° 32' 23"	381.42'	S83° 15' 28"E	188.79'
C4	315.00'	53° 26' 27"	293.81'	N0° 42' 30"W	283.27'
C5	850.00'	48° 13' 21"	715.40'	S18° 06' 08"E	694.47'
C6	290.00'	29° 41' 09"	150.25'	N27° 22' 14"W	148.58'
C7	125.00'	218° 32' 23"	476.78'	S83° 15' 28"E	235.99'
C8	290.00'	53° 26' 27"	270.49'	N0° 42' 30"W	260.79'
C9	900.00'	33° 26' 16"	525.24'	S10° 42' 35"E	517.82'
C10	850.00'	11° 06' 25"	164.77'	N1° 30' 34"W	164.52'
C11	850.00'	11° 06' 25"	164.77'	N12° 36' 58"W	164.52'
C12	850.00'	11° 06' 25"	164.77'	N23° 43' 23"W	164.52'
C13	850.00'	11° 06' 25"	164.77'	N34° 49' 48"W	164.52'
C14	850.00'	1° 49' 48"	27.15'	N41° 17' 54"W	27.15'
C15	290.00'	23° 29' 36"	118.91'	N30° 28' 00"W	118.08'
C16	290.00'	6° 11' 33"	31.34'	N15° 37' 26"W	31.33'
C17	125.00'	38° 53' 42"	84.86'	N6° 55' 12"E	83.24'
C18	125.00'	53° 07' 48"	115.91'	N52° 55' 57"E	111.80'
C19	125.00'	53° 07' 48"	115.91'	S73° 56' 14"E	111.80'
C20	125.00'	53° 07' 48"	115.91'	S20° 48' 26"E	111.80'
C21	125.00'	20° 15' 16"	44.19'	S15° 53' 06"W	43.96'
C22	290.00'	26° 43' 14"	135.24'	S12° 39' 07"W	134.02'
C23	290.00'	26° 43' 14"	135.24'	S14° 04' 06"E	134.02'
C24	900.00'	5° 37' 30"	88.36'	S24° 36' 58"E	88.32'
C25	900.00'	9° 16' 15"	145.63'	S17° 10' 06"E	145.47'
C26	900.00'	9° 16' 15"	145.63'	S7° 53' 50"E	145.47'
C27	900.00'	9° 16' 15"	145.63'	S1° 22' 25"W	145.47'
C28	340.00'	21° 58' 26"	130.40'	N15° 01' 31"E	129.60'
C29	10.00'	136° 57' 03"	23.90'	S72° 30' 49"W	18.61'
C30	900.00'	3° 12' 10"	50.31'	S40° 36' 44"E	50.30'
C31	240.00'	29° 41' 09"	124.35'	N27° 22' 14"W	122.96'
C32	75.00'	218° 32' 23"	286.07'	S83° 15' 28"E	141.60'

3/3

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
(740) 455-2200 - Zanesville
(740) 670-0800 - Newark
Fax: (740) 654-0604
www.americanlandsurveyors.com

ALS AMERICAN
LAND
SURVEYORS

Focused
on
Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.: 15-001		
DATE: AUGUST 7, 2015		
SCALE: 1"=60'		



**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

August 1, 2018

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Amended Final Plat Review
Jerome Village Subdivision
Eversole Run Neighborhood, Section 4 (ERN-4)

Brad,

We have completed our review for the above amended final plat, received by our office on July 23, 2018. The construction drawings have been approved by our office. Construction has been completed on site, but the improvements have not yet been accepted by our office. A performance bond for the construction amount was submitted and approved by the Commissioners in September of 2015. Upon review of the plat, we have the following comments:

1. Curves C15 and C16 are part of one curve that was originally separated by a lot line, which is being removed as part of this amendment. As there is no longer a lot line separating this curve, it should be combined into one curve on the plat and in the curve table.
2. Only one lot number can be used for the combined lot.
3. Update the date in the title block.
4. Provide verification that all property owners are signatories on this plat.

Based on the minor nature of the above comments, we are confident that these can be addressed and therefore approved prior to next week's Zoning and Subdivision Committee and Executive Committee meetings. However, at this time we recommend denial of the plat in its current form. Should we receive a revised version of the plat addressing the referenced comments prior to next week's meetings, we reserve the right to change our recommendation. We will keep you updated on this plat's status as we get updated information.

Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narducci, P.E.
Assistant County Engineer
Union County Engineer

Cc: Mary Kirk, Union County Engineer's Office (via email)

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Tuesday, July 31, 2018 2:22 PM
To: Brad Bodenmiller
Subject: ERN-4 Plat

Brad,

The City has no comments on the revised and amended Final Plat for ERN-4 within Jerome Village.

Please let me know if you need anything else.

Thanks,
Jeremy

--

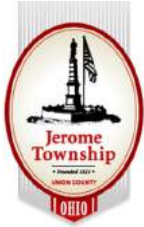
Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

City of Marysville, Ohio

209 South Main Street
Marysville, Ohio 43040
[\(937\)645-7358](tel:(937)645-7358) (office)
[\(937\)645-7351](tel:(937)645-7351) (fax)
jhoyt@marysvilleohio.org





Jerome Township
Union County, Ohio

9777 Industrial Parkway
Plain City, Ohio 43064
Office (614) 873-4480
Fax (614) 873-8664

Jerome Township Zoning Office

July 30, 2018

Bradley J. Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

RE.: Jerome Village, Eversole Run Neighborhood 4 (ERN-4), Amended – Final Plat

Dear Brad,

I have reviewed the Amended Final Plat for Eversole Run Neighborhood 4 as sent to our office on July 23, 2018. Upon review, the Final Plat as filed seems to comply with the general layout of the original proposed lots approved by the Zoning Commission as part of the Final Development Plan for this section. The Jerome Township Board of Zoning Appeals (JTBZA) did grant a variance on Lots 696 and 697 to allow for one single family residence to be built on the two lots overtop of the shared property line and side yard setbacks. This amended final plat, through the joining of the two lots, appears to make the need for the approved variance obsolete as it removes the shared property line. The rear property lines appear to be moved back slightly to accommodate the grand hall that is being constructed in the rear yard which also received a variance by the JTBZA.

Our review is limited solely to the issues relating to compliance with the approved zoning, such as the proposed lot count, lot sizes, setbacks, open space percentages, etc. As such, and because the JTBZA approved the aforementioned variances, the zoning office has no major concerns or objections with the Amended Final Plat as filed. As always, the townships review is limited strictly to zoning related items and does not cover technical related issues such as traffic, access, or site engineering. Please feel free to contact us at your convenience with any questions you may have regarding this review or the pending Amended Final Plat Approval.


Based upon this review **our office has no objections** regarding the amended final plat and would raise no issues in regards to its pending approval.

Respectfully,

Mark Spagnuolo
Jerome Township Zoning Officer



15461 US Route 36 • PO Box 393 • Marysville, OH 43040-0393
(937) 642-1826 • (800) 642-1826 • Fax (937) 644-4239
www.ure.com

Your Touchstone Energy® Cooperative 

August 1, 2018

Bradley Bodenmiller
LUC Regional Planning Commission
10820 SR 347
PO Box 219
East Liberty, OH 43319

RE: UREC comments for Eversole Run Neighborhood, Section 4 (ERN-4) – Amended Final Plat

Brad,

Union Rural Electric Cooperative, Inc. has reviewed and noted comments per paper and CD PDF drawings and documents received 07/24/18. Drawing set of 3 sheets issued as Eversole Run Neighborhood, Section 4 (ERN-4) – Amended Final Plat and Dated: August 7, 2015:

- 1) Sheet 1 of 3
 - a) Noted explanations/comments are the same as original and are acceptable.
- 2) Sheet 2 of 3
 - a) Noted lots 696 and 697 have lots combined.
 - b) No additional comments.
- 3) Sheet 3 of 3
 - a) Noted lots 696 and 697 have lots combined.
 - b) Existing front lot 15 feet utility easement locations remains the same.
 - c) UREC has the combined lot service address as 11088 Plum Ridge Place.
 - d) No additional comments.

URE will need to modify the electrical facilities layout between lots 696/~~697~~ and 698:

- Move existing transformer on lot line over to lot 698.
- Add additional transformer to lots 696/~~697~~ to serve proposed load.

UREC has no additional comments.

Respectfully,

Ron Rockenbaugh
Manager of Engineering Services
Union Rural Electric Cooperative, Inc.
15461 US Route 36
Marysville, Ohio 43040
Direct: (937) 645-9241



Logan-Union-Champaign
regional planning commission
Staff Report – Allen Township Zoning Amendment

Jurisdiction:	Allen Township Zoning Commission c/o Charlotte Blumenschein, Chairman 16945 Allen Center Road Marysville, OH 43040 (937) 642-9551
Applicant:	Fed Two Inc c/o Jerry Robinson 2758 Twp Rd 55 Bellefontaine, OH 43311 937-935-2675
Request:	<p>The Zoning Commission received an application to rezone a 19.302 acre parcel. The proposal would rezone the 19.302 acres from Professional Services District (B-1) to Heavy Retail/Wholesale District (B-3).</p> <p>Parcel(s) involved:</p> <ul style="list-style-type: none">• 0300010080000 <p>Total acreage:</p> <ul style="list-style-type: none">• 19.302 acres <p>Acreage proposed to be rezoned:</p> <ul style="list-style-type: none">• 19.302 acres <p>Existing use:</p> <ul style="list-style-type: none">• Agriculture <p>Proposed use:</p> <ul style="list-style-type: none">• Truck Stop
Location:	<p>The site fronts SR 287, and is bounded by SR 287 on the southwest, a wooded creek/drainage-way on the northwest, US 33 on the northeast, and Stokes Rd on the southeast. The site is oriented southeast to northwest sandwiched between SR 287 and US 33.</p>
Staff Analysis:	<p>The Allen Township Comprehensive Plan was created in 2004, plans for a 20-year timeline, and is a guide for future land use decisions; it recommends how the area should develop/redevelop. The Plan includes a Future Land Use Map and checklist to guide rezoning decisions (Plan, pp. 4.1).</p>



Logan-Union-Champaign regional planning commission Staff Report – Allen Township Zoning Amendment

Future Land Use Map.

The Future Land Use Map shows this specific parcel as Commercial. This may be due in part to the distance from the interchange and the unusual intersection on Stokes Road.

Further analysis of the comprehensive plan reveals that decision makers should not focus solely on the future land use map when weighing rezoning decisions. (Plan, pp 4.1: “The information contained on the map should always be supplemented by site specific information”.)

For this specific site, the following attributes, and possibly others, from the associated checklist on plan page 4.1 would apply:

- Is the development (change) contrary to the established land use pattern?
- Will the proposed development increase the load on public facilities beyond reasonable limits (streets, schools, etc.)?
- Will the change create or appreciably increase traffic congestion?

Vicinity Land Uses & Zoning.

The specific parcel is on SR 287, sometimes referred to as “Suppliers Row” due to placement and subsequent growth of manufacturers and logistics companies related to the nearby regionally significant automobile manufacturing facilities. Suppliers Row is zoned as manufacturing and extends northwest into neighboring Zane Township in Logan County.

Land uses southwest of US 33 include manufacturing, agriculture, vacant land, woodlands, and single-family residential dwellings. There are several single-family dwellings south of Stokes Road; most of the houses front W. Darby Road/Twp 167.

The zoning districts on each side of US 33 differ in intensity. Southwest of US 33, the uses are lighter: Rural District U-1, Professional Services B-1, and Light Manufacturing M-1. Permitted uses might be described as office-oriented and industrial establishments that are quiet and free of objectionable elements, operate within enclosed structures, and generate little traffic (Zoning Resolution, Article II). Northwest of US 33, the uses are heavier: Heavy Retail/Wholesale District B-3, Light Manufacturing M-1, Special Limited Industrial District I-1. Permitted uses are



Logan-Union-Champaign regional planning commission Staff Report – Allen Township Zoning Amendment

described as generating medium to heavy traffic volume (Zoning Resolution, Article II).

Existing Truck and Freight Movement

Suppliers Row on SR 287 has a large local and regional impact on truck and freight movements. The LUC 2017 Freight Study notes that on the portion of SR 287 running parallel to U.S. 33, approximately 940 trucks were observed between 6 a.m. and 6 p.m.

Unintended Consequences.

Rezoning the property may have unintended consequences. Rezoning does not authorize a single use; it authorizes the variety of uses permitted by the district—auto dealer sales, truck and tractor repair, hotel/motel, body shop, etc. The application does not describe the truck stop, but truck stops (or travel centers) may include a mix of uses; rezoning to PUD may make more sense to ensure the maximum input from the public, Zoning Commission, and other local government agencies.

Major Further Study Imminent.

The US 33 interchanges in the Township involve industries critical to the regional economy, industries with an employment multiplier. There has also been major investment in fiber optic utilities, and the announcement of large scale autonomous and connected vehicle testing along the US 33 Corridor. Due to this, The Ohio Department of Transportation (ODOT) is undertaking a planning project to include this area known as the *US-33 Long Range Corridor Plan (PID 108389)*.

The US-33 Corridor Plan will develop a long-range plan looking at access to/from US 33 from west of Bellefontaine to Dublin. Laterally along the corridor, the plan will look at current and future land use, traffic volumes, and transportation needs within a buffer of US-33. It is intended that the plan will serve as a unified “game plan” for transportation improvements for both ODOT and local governments.

This in-depth corridor plan could reveal modified interchange layouts, other infrastructure changes, and a land use analysis that can serve as a much-needed updated comprehensive plan for this specific area and much of Allen Township.



Logan-Union-Champaign regional planning commission

Staff Report – Allen Township Zoning Amendment

Staff Recommendations	Staff recommends <i>DENIAL</i> of the proposed zoning amendment because it is contrary to the Township's Future Land Use Plan due to incompatible surrounding land uses. Furthermore, the imminent ODOT plan should be completed prior to rezoning activity in this area.
Z&S Committee Recommendations	

To: Logan-Union-Champaign Regional Planning Commission
From: Allen Township Zoning Commission
Date: July 27, 2018
Re: Rezoning Parcel

The Allen Township Zoning Commission will hold a public hearing concerning the zoning parcel application to change a parcel of land from B-1 Professional Services District to B-3 Heavy Retail/Wholesale District on Thursday, August 16, 2018, at 7:00 p.m. at the Allen Township Community Building, 16945 Allen Center Road, Marysville, Ohio 43040.

The property, parcel number 0300010080000 and consisting of 19.302 acres, is located on State Route 287. The current zoning is B-1 Professional Services District which includes professional offices which may require highway orientation along or near major thoroughfares and intersections. Residential development is prohibited, but B-1 uses may be contiguous to an R-1 district. The B-3 Heavy Retail/Wholesale District is for specific types of businesses which require a highway orientation or large tracts of land, and prohibits residential development. The applicant requests a change to B-3 Heavy Retail/Wholesale for the purpose of building a truck stop. The land is currently vacant and used for agricultural purposes. Information pertinent to this application is available at the Allen Township Community Building during business hours.

The recommendation will be submitted to the Allen Township Trustees for their action after the conclusion of the hearing.

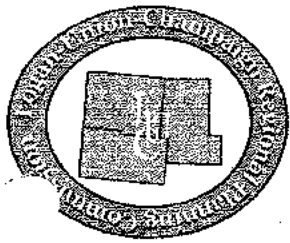
Allen Township Zoning Commission
Charlotte Blumenschein, Chairman
Allen Township Community Building
16945 Allen Center Road
Marysville, Ohio 43040
(937) 642-9551

To: LUC
From: Allen Township
Date: July 11, 2018
Re: Zoning Parcel Amendment

The Zoning amendment application that was faxed with this letter to LUC was incomplete when received. The Union County Engineer's Office asked to review property lines and surveys. The missing information was added. The application and information were completed on July 10, 2018.

The cover letter and the completed checklist will be sent to LUC after the Allen Township Zoning Commission meeting on Thursday, July 19, 2018, when the hearing date will be set. Please contact the following person if any additional information is required prior to that meeting:

Charlotte Blumenschein, chairman
Allen Township Zoning Commission
16945 Allen Center Road
Marysville, Ohio 43040
(937) 642-9551



Logan-Union-Champaign regional planning commission

Director: Dave Gulden

Zoning Parcel Amendment Checklist

Date: 07/11/2018 Township: Allen

Amendment Title: Fed Two Inc.

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 type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input 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 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 type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input 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

9676 E. Foundry St, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

APPLICATION FOR ZONING AMENDMENT

ALLEN TOWNSHIP, UNION COUNTY, OHIO

Application Number: _____

The undersigned, owner(s) of the following legally described property hereby request the consideration of change in zoning district classification as specified below:

1. Name of Applicant(s): Fed Two Inc (Jerry Robinson)
 Mailing Address: 2758 Tay Rd 55 Bellefontaine, Ohio 43311
 Phone: 937-935-2675
PARCEL ACCT # 074000.0005000
 2. Location Description: Section _____ Range _____ Townshp Allen
OR Virginia Military Survey Number _____ Lot# _____
 (If not located in a platted subdivision or community attach a legal description)
3. Existing Use: B-1
4. Proposed Use: B-3
5. Present Zoning District/Classification: B-1
6. Proposed Zoning District/Classification: B-3
7. Supporting Information: Attach the following items to the application.
 - a. A vicinity map showing property lines, streets(roads) and existing & proposed zoning.
 - b. A list of all property owners within, contiguous to and directly across the street(road) from the proposed rezoning area, if ten or fewer parcels are proposed for rezoning.

Date: 27 FebApplicant's Signature: [Signature]
Fed Two Inc

FOR OFFICIAL USE ONLY ZONING COMMISSION

Date Filed: _____ Date of Public Hearing: _____ Date of Notice In Paper: _____

Date of Notice to Property Owners: _____ Fee Paid: _____

Recommendation of Zoning Commission: Approval _____ Denial _____

If Denied, State Reason: _____

Date: _____

Allen Township Zoning Commission: _____

Chairperson

386613

TRANSFERRED

TERESA L. MARKHAM
RECORDER, UNION CO., OHIO

2012 MAY 10 AM 10:46

N 132.00
20.00 NCF

MAY 10 2012

ANDREA WEAVER, AUDITOR
This conveyance has been examined and the Grantor
complied with Section 319.202 of the Revised CodeFEE \$ 200.00
EXEMPT _____

TRUSTEE'S DEED

FIFTH THIRD BANK, TRUSTEE, Grantor, for valuable consideration paid, grants, with
fiduciary covenants, to FED TWO, INC., an Ohio corporation, its successors and assigns, the
following real property:

Situated in the State of Ohio, County of Union, Township of Allen and VMS 4933, being
two tracts containing 19.302 acres and 24.096 acres, more particularly described in the
attached Exhibit "A".

Prior Instrument Reference: Volume 255, Page 48 and Volume 259, Page 348, Union
County Deed Records

SUBJECT TO any and all valid and enforceable easements, restrictions and conditions of record,
and also excepting taxes and assessments which are to be prorated between the parties as of the
date of this deed.

IN WITNESS WHEREOF, the said Fifth Third Bank, Trustee has caused this instrument
to be signed by DAVID GARNER, its V.P. TRUST OFFICER, and STEPHEN ROLFE,
its ASST. VICE PRESIDENT, this 4TH day of MAY, 2012.

FIFTH THIRD BANK, TRUSTEE

By David GarnerIts: V.P. & Trust OfficerBy Stephen RolfeIts: ASST. VICE PRESIDENTSTATE OF OHIO, HAMILTON COUNTY, SS:

On this 4TH day of MAY, 2012, before me a Notary Public
in and for said County, personally appeared DAVID GARNER, the
V.P. TRUST OFFICER and STEPHEN ROLFE, the ASST. VICE PRES of Fifth
Third Bank, Trustee, the corporation which executed the foregoing instrument, who
acknowledged that they did sign said instrument as VICE PRESIDENT and
ASST. VICE PRES on behalf of Fifth Third Bank, Trustee and by authority of its Board of
Directors; and that said instrument is the free act and deed of Fifth Third Bank, Trustee and of

OR 964 PG 257

themselves as such officers.

WITNESS my official signature and seal on the day last above mentioned.

Carol L. Roll
Notary Public



CAROL L. ROLL
Notary Public, State of Ohio
My Commission Expires
June 25, 2016

Prepared by Thompson, Dunlap & Heydinger, Ltd.
1111 Rush Avenue, P.O. Box 68, Bellefontaine, OH 43311

OR 964 PG 258

Exhibit "A"

TRACT I:

Situated in the State of Ohio, Counties of Logan and Union, Townships of Zane and Allen and bounded and described as follows:

Being part of Virginia Military Survey No. 4933, also being a part of John L. and Arlene M. Caron's 190 acre tract described in Logan County Deed Record Volume 316, page 774, being more particularly described as follows:

Commencing at a point in the centerline of U.S. Route 33, referenced on State of Ohio Department of Highway drawings LOG-33-31.33 & UNI-33-(0.00-9.57) plan sheets 414 and 415 as Sta. 773+64.22 back = sta. 0+00 ahead, said point located on the Logan/Union County line; thence following the centerline of U.S. Route 33 on a 2 deg. -00' curve to the left having a radius of 2864.79 feet, an arc length of 0+00.05 feet to a point being the PLACE OF BEGINNING.

THENCE S. 57 deg. 23' 22" W., 157.42 feet to an iron pin on the centerline of abandoned U.S. Route 33, said pin being at the northwest corner of V.M.S. No. 4933.

Thence following the construction centerline of abandoned U.S. Route 33 and the southwest line of V.M.S. No. 4933, S. 32 deg. 56' 38" E., 203.10 feet to the Logan / Union County line,

Thence following the construction centerline of Union County Road 150, and the southwest line of V.M.S. No. 4933, S. 32 deg. 59' 38" E., 1600.00 feet to a point,

Thence continuing along the construction centerline of C.R. No. 150, S. 33 deg. 13' 08" E., 63.93 feet to a R.R. spike in the center of a concrete bridge over Flat Branch Creek.

Thence N. 58 deg. 38' 22" E. 1604.31 feet, passing thru the northerly right-of-way line of C.R. No. 150 at 30.02 feet, also passing thru the southerly right-of-way line of U.S. Route 33 at 1463.16 feet, to a point at Sta. 24+20.15 on the construction centerline of U.S. Route 33.

Thence following the construction centerline of U.S. Route 33, N. 76 deg. 15' 08" W. 1050.17 feet to a point of curvature to a spiral,

Thence following a spiral having a 3 deg. 00' deflection right, a short tangent of 100.03 feet, and a long tangent of 200.03 feet a distance of 300.00 feet to a point of curvature,

Thence following a 2 deg. 00' curve to the right, having a radius of 2864.79 feet, an arc distance of 1067.78 feet to the Place of Beginning.

The above described tract of land contains in Logan County 0.37 acre of which the entire 0.37 acre is dedicated for highway purposes and in Union County 32.66 acres of which 4.48 acres is dedicated for highway purposes. The above tract contains a total of 33.03 acres.

The above description is the result of a survey completed August 18, 1973, by Paul R. Clapsaddle, S.I.T., and Chester R. Kurtz, R.S.

#4849. Parcel No. 03-0001006.0000

Map No. 074-00-00-005.000

TRACT II:

Real Estate Situated in the Township of Allen, County of Union, and State of Ohio.

Beginning at a stone under the Flat Branch bridge, corner to Telian and Stoke's land, on the northwest bank of Flat Branch and westerly line of said Survey and running with said line S. 38 deg. E. 82 rods to a stone, corner of the Survey and in the County Road; thence N. 53 deg. E. with said line and road, 220 rods to a stone (formerly sugar and beech) and corner of Survey; thence N. 35 deg. W. 80 rods to a stone (formerly two sugars and lynn) thence S. 53 1/2 deg. W. 223 rods to the beginning.

Containing 112 and 20 rods. Parcel No. 03-0001010,0000 Map No. 074-00-00-004,000

Except 1/4 acre on the southerly line, which Eliza Cowgill deeded for school purposes leaving 111 5/8 acres.

EXCEPTION NO. 1: (out of Tract II)
EXCEPTING THEREFROM THE FOLLOWING:

Real Estate situated in the County of Union, in the State of Ohio and in the Township of Allen and bounded and described as follows:

Being located in Virginia Military Survey No. 4933 and being a part of the original 111.625 acre tract conveyed to James E. Wood and Martha A. Wood by deed of record in Deed Book 160, Page 478, Recorder's Office, Union County, Ohio, and bounded and described as follows:

Beginning at a railroad spike at the intersection of the Northerly line of the said James E. and Martha A. Wood tract with the centerline of State Route No. 739, said spike being located South 58 deg. 09' 42" West, along the said northerly line, 78.91 feet from a stone found at the northeasterly corner of the said James E. and Martha A. Wood tract in the easterly line of Virginia Military Survey 4933 and the easterly line of Allen Township; thence along the centerline of the said State Route No. 739, South 3 deg. 14' 38" East, 1318.36 feet to a railroad spike at an angle point in the said centerline; thence continuing along the said centerline, South 16 deg. 16' 08" East, 184.36 feet to an iron pin found at the intersection of the said centerline with the southerly line of Virginia Military Survey No. 4933 and the southerly line of the James E. and Martha A. Wood tract, said iron pin being also a point of intersection located at Station 42+88.13 of the State of Ohio, Department of Highway Survey of U.S. Route 33; thence along the centerline of the said U.S. Route 33, North 76 deg. 14' 58" West, 1869.06 feet to a railroad spike at the intersection of the said centerline with the northerly line of the said James E. Wood and Martha A. Wood tract, being the southerly line of the W. C. Dienstberger 190.00 acre tract; thence along the said line, North 58 deg. 09' 42" East, 2067.33 feet to the place of beginning.

Subject however, to all legal highways and/or rights of way, if any, of previous record.

EXCEPTION NO. 2: (out of Tract II)

ALSO EXCEPTING: Real Estate situated in the County of Union, in the State of Ohio, and in the Township of Allen and bounded and described as follows: being located in Virginia Military Survey No. 4933 and being a part of the original 111.625 acre tract conveyed to James E. and Martha A. Wood by deed of record in Deed Book 170, page 478, Recorder's Office, Union County, Ohio and bounded and described as follows:

Beginning at a stone found at the Northeasterly corner of the said James E. and Martha A. Wood tract in the Easterly line of Virginia Military Survey No. 4933 in the Easterly line of Allen Township; thence South 31 deg. 03' 54" East, 1327.61 feet to a point of intersection with the Southerly line of the James E. and Martha A. Wood tract, thence South 55 deg. 00' 00" West, 741.50 feet to an iron pin found in the intersection of the centerline of State Route No. 739 and southerly line of Virginia Military Survey No. 4933, said iron pin being also a point of intersection located at Station 42+88.13 of the State of Ohio Department of Highways Survey of U.S. Route 33; thence North 16 deg. 16' 08" West, 184.36 feet along the centerline of State Route 739 to an iron pin found in an anglebreak in said centerline; thence North 03 deg. 14' 38" West, 1318.36 feet along the centerline of said State Route 739 to an iron pin at the intersection of the Northerly line of the James E. and Martha A. Wood tract with the centerline of State Route 739; thence North 58 deg. 09' 42" East, 78.91 feet to the point of beginning, containing 13.135 acres more or less. Exceptions-Easement for highway purposes from James E. and Martha A. Wood, husband and wife, to The State of Ohio, dated July 14, 1960, filed for record, November 16, 1960 at 1:12 p.m. Recorded November 18, 1960 in Union County Volume of Deeds 204, Page 624. Right of way purposes from James E. and Martha A. Wood, husband and wife, State of Ohio, dated July 14, 1960, filed for record, November 16, 1960 at 11:12 p.m. recorded November 18, 1960 in Union County Volume of Deeds 204, Page 621.

EXCEPTION NO. 3: (out of Tract II)

ALSO EXCEPTING THE FOLLOWING REAL ESTATE:

Situated in the Township of Allen, County of Union and State of Ohio, bounded and described as follows:

Commencing at a railroad spike found at the intersection of the centerline of County Road 168 and being the easterly corner common to Surveys 4933 and 12242; thence along the centerline of County Road 150 (old State Route 33) and the east line of Survey No. 4933, North 57 deg. 34' 12" East a distance of 468.85 feet to a P.K. nail set at the True Place of Beginning of the following described tract; thence leaving said road, North 32 deg. 25' 48" West (passing over an iron pipe at 30.00 feet); a total distance of 527.23 feet to an iron pipe (set); thence North 57 deg. 34' 12" East a distance of 415.0 feet to an iron pipe (set); thence South 32 deg. 25' 48" East (passing over an iron pipe at 497.23 feet) a total distance of 527.23 feet to a P.K. nail set in the centerline of County Road 150 (Old State Route 33); thence along the centerline of said County Road, being the East line of said survey No. 4933, South 57 deg. 34' 12" West a distance of 415.00 feet to the True Place of Beginning.

Containing 5.023 acres, more or less, but subject to all easements and rights of way of record.

EXCEPTION NO. 4: (out of Tract II)
FURTHER EXCEPTING THEREFROM THE FOLLOWING:

Commencing at a railroad spike (found) at the intersection of the Logan/Union County Line with the existing centerline of United State Route 33, (204.23 feet right of Station 2 plus 60.35, proposed United State Route 33);

Thence, South 05°42'39" West for 241.09 feet, along the Logan/Union County line to a railroad spike (set) in the Northeast property line of Midwest Express, Incorporated and the Southwest property line of Fifth Third Bank, said point also being in the centerline of proposed State Route 287 at Station 669 plus 26.49 (Back), Station 0 plus 26.49 (Ahead);

Thence, South 32°30'41" East for 37.01 feet, along said property line, also being the centerline of proposed State Route 287, to a railroad spike (set) in the centerline of proposed State Route 287 at Station 00 plus 63.50;

Thence, South 32°41'56" East for 3043.48 feet, along said property line and the centerline of proposed State Route 287 to a railroad spike (set) at the owners Southeast property corner, being in the intersection of proposed State Route 287 and existing State Route 168, Station 31 plus 05.27 of proposed State Route 287, Station 10 plus 00.00 of existing County Road 168;

Thence, North 57°51'02" East for 411.73 feet, along the owner's Southeasterly property line also being the centerline of proposed State Route 287 to a point at Station 35 plus 17.00, proposed State Route 287, said point being the true point of beginning;

Thence, North 32°08'58" West for 85.00 feet, to a 5/8" iron pin with ODOT cap (set) on the proposed right of way line, 85.00 feet left of Station 35 plus 17.00, proposed State Route 287;

Thence, North 57° 51'02" East for 48.42 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) on the owner's Easterly property line, 85.00 feet left of Station 35 plus 65.42, proposed State Route 287;

Thence, South 32°08'10" East 85.00 feet, along the owner's Easterly property line, to a point at the owner's Southeasterly property corner, also being in the centerline of proposed State Route 287 at Station 35 plus 65.40;

Thence, South 57°51'02" West for 48.40 feet, along the owner's Southeasterly property line, also being the centerline of proposed state Route 287, to the true point of beginning. Containing 0.094 acres, more or less, inclusive of the present road which occupies 0.050 acres, more or less.

Together with all rights or easements of access to or from said limited access highway from or to the land of said person or persons abutting upon that portion of limited access highway, as shown by the plans of said improvements herein referred to.

A gross take of 0.094 acres inclusive of the present roadway which occupies 0.050 acres is to be deleted from Auditor's Parcel Number 3-000-10-08-000.

Bearings used in this description are based on Ohio State Plane Coordinate System as established by Howard, Needles, Tammen and Bergendoff for the Ohio Transportation Research Center in May 1971.

OR 964 PG 261

Stations and offsets used in this description are referenced to the Ohio Department of Transportation Right of Way Plans for LOG/UNI-33-25, 50/0.00, dated 1995.

The monumentation previously mentioned as set, is to be set after construction by Ohio Department of Transportation District 7 Survey Crew.

The above description was calculated and derived from a centerline survey made by Norman J. Nuber, Registered Surveyor Number 4813 for John E. Foster and Associates, Inc.

Said station being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Transportation, Columbus, Ohio.

Owner claims title by instrument(s) of record in D.B. 255, Page 48 and in D.B. 259 Page 348 of the County Recorder's Office.

EXCEPTION NO. 5: (out of Tract I)

ALSO EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a railroad spike (found) at the intersection of the Logan/Union County Line with the existing centerline of United States Route 33, (204.23 feet right of Station 2 plus 00.35, proposed United States Route 33);

Thence, along a curve to the left having a radius of 2864.79 feet and an arc distance of 143.080 feet (said curve has a chord bearing of South 52 deg. 06 min. 45 sec. East, and chord distance 143.07 feet) to a 5/8" iron pin with ODOT cap (set) at the end of the curve on the proposed Limited Access easement, 178.44 feet right of Station 3 plus 38.90, proposed United States Route 33;

Thence, South 35 deg. 55 min. 50 sec. West for 84.95 feet along said easement to a 5/8" iron pin with ODOT cap (set) 118.15 feet left of Station 669 plus 03.08, proposed United States Route 287;

Thence, North 49 deg. 43 min. 31 sec. West for 95.13 feet along said easement to a 5/8" iron pin with ODOT cap (set) on the owner's westerly property line and the Union/Logan County Line, 90.00 feet left of Station 668 plus 12.21, proposed Union States Route 287;

Thence, North 05 deg. 42 min. 39 sec. East for 95.63 feet along said property line and county line to the TRUE POINT OF BEGINNING, containing 0.223 acres, more or less, inclusive of the present road which occupies 0.223 acres, more or less.

Together with all rights or easements of access to or from said limited access highway from or to the land of said person or persons abutting upon that portion of limited access highway, as shown by the plans of said improvements herein referred to.

A gross take of 0.223 acres inclusive of the present roadway which occupies 0.223 acres is to be deleted from Auditor's Parcel Number 3-000-10-08-000 and.

Bearings used in this description are based on Ohio State Plane Coordinate System as established by Howard, Needles, Tammen and Bergendoff for the Ohio Transportation Research Center in May of 1971.

Stations and offsets used in this description are referenced to the Ohio Department of Transportation Right of Way Plans for LOG/UNI-33-25, 50/0.00, dated 1995.

The monumentation previously mentioned as set, is to be set after construction by Ohio Department of Transportation District 7 Survey Crew.

The above description was calculated and derived from a centerline survey made by Norman J. Nuber, Registered Surveyor Number 4813 John E. Foster and Associates, Inc.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Transportation, Columbus, Ohio.

Owner claims title by instrument(s) of record in D.B. 255, Page 48 and D.B. 259, page 348 in Union County Recorder's Office.

EXCEPTION NO. 6: (out of Tracts I & II)
ALSO EXCEPTING THEREFROM THE FOLLOWING:

Commencing at a railroad spike (found) at the intersection of the Logan/Union County Line with existing centerline of United State Route 33, 204.23 feet right of Station 2 plus 00.35, proposed United State Route 33;

Thence, South 05 deg. 42 min. 39 sec. West for 95.63 feet, along the Logan/Union County line to an iron pin with ODOT cap (set) 90.00 feet left of Station 668 plus 12.21, proposed State Route 287, said point being the TRUE POINT OF BEGINNING;

Thence, South 49 deg. 43 min. 31 sec. East 95.13 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) at the corner of the existing limited access right of way, 118.15 feet left of Station 669 plus 03.08, proposed State Route 287;

Thence, South 57 deg. 29 min. 19 sec. West for 28.15 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) 90.00 feet left of Station 669 plus 03.08, proposed State Route 287;

Thence, South 32 deg. 40 min. 48 sec. East for 596.63 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) 90.00 feet left of Station 6 plus 00.00, proposed State Route 287;

Thence, South 44 deg. 00 min. 32 sec. East for 50.99 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) 100.00 feet left of Station 6 plus 50.00, proposed State Route 287;

Thence, South 32 deg. 41 min. 56 sec. East for 350.00 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) 100.00 feet left of Station 10 plus 00.00, proposed State Route 287;

Thence, South 21 deg. 21 min. 21 sec. East for 50.99 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) 90.00 feet left of Station 10 plus 50.00, proposed State Route 287;

Thence, South 32 deg. 41 min. 56 sec. East for 350.00 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) 90.00 feet left of Station 14 plus 00.00, proposed State Route 287;

Thence, South 24 deg. 10 min. 05 sec. East for 101.12 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) 75.00 feet left of Station 15 plus 00.00, proposed State Route 287;

Thence, South 32 deg. 41 min. 56 sec. East for 1101.71 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) 75.00 feet left of Station 26 plus 00.00, proposed State Route 287;

Thence, South 39 deg. 49 min. 26 sec. East for 201.56 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) 100.00 feet left of Station 28 plus 00.00, proposed State Route 287;

Thence, South 65 deg. 52 min. 24 sec. East for 265.97 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) 85.00 feet left of Station 33 plus 50.00, proposed State Route 287;

Thence, North 37 deg. 51 min. 02 sec. East for 167.00 feet, along the proposed right of way to a 5/8" iron pin with ODOT cap (set) 85.00 feet left of Station 35 plus 17.00, proposed State Route 287;

Thence, South 32 deg. 08 min. 58 sec. East for 85.00 feet, to a point on the owner's Southerly property line in the centerline of proposed State Route 287 at Station 35 plus 17.00;

Thence, South 57 deg. 51 min. 02 sec. West for 411.73 feet, along the owner's Southerly property line also being the centerline of proposed State Route 287 to a railroad spike (set) at the owner's Southwest property corner at the intersection of proposed State Route 287 and existing County Road 168, Station 31 plus 05.27 of proposed State Route 287, Station 10 plus 00.00 of existing County Road 168;

Thence, North 32 deg. 41 min. 56 sec. West for 3043.48 feet, along the owner's Southerly property line also being the centerline of proposed State Route 287 to a railroad spike (set) at Station 0 plus 63.50, proposed State Route 287;

Thence, North 32 deg. 30 min. 41 sec. West for 37.01 feet, along the owner's Southerly property line also being the centerline of proposed State Route 287 to railroad spike (set) on the owner's Westerly property corner also being on the Logan/Union County line at Station 669 plus 26.49 (Back), Station 0 plus 26.49 (Ahead), proposed State Route 287;

Thence, North 05 deg. 42 min. 39 sec. East for 145.46 feet, along the owner's Westerly property line also being the Logan/Union County line, to the Point of Beginning, containing 7.249 acres, more or less, including the present road which occupies 2.398 acres, more or less.

Owners retain rights of ingress and egress to and from any residual area.

A gross take of 7.249 acre inclusive of the present roadway which occupies 2.398 acres is to be deleted from Auditor's Parcel Numbers 03-000-10-10-000 and 03-000-10-08-000.

Bearings used in this description are based on Ohio State Plane Coordinate System as established by Howard, Needles, Tammen and Bergendoff for the Ohio Transportation Research Center in May of 1971.

Stations and offsets used in this description are referenced to the Ohio Department of Transportation Right of Way Plans for LOG/UNI 33 - 25.50/0.00, dated 1995.

The monumentation previously mentioned as set, is to be set after construction by Ohio Department of Transportation District 7 Survey Crew.

The above description was calculated and derived from a centerline survey made by Norman J. Nuber, Registered Surveyor Number 4813, for John E. Foster and Associates, Inc.

Said Stations being the Station Numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Transportation, Columbus, Ohio.

Owner claims title by instrument(s) of record in D.B. 255, Page 48 and D.B. 259, Page 348 of Union County Recorder's Office.

EXCEPTION NO. 7: (out of Tracts I & II)
ALSO EXCEPTING THEREFROM THE FOLLOWING:

Parcel No. 31-WL

Beginning for reference, at a point being P.C. Station 15 plus 00.00 in the centerline of a survey made for the State of Ohio in 1985 of Proposed U.S. 33 in Union County;

Thence with the centerline of a survey made for the State of Ohio in 1985 of the Temporary Connection North 47°39'24" West a distance of 94.08 feet to a point, said point being P.T. Station 14 plus 05.92, Temporary Connection;
Thence continuing with the aforesaid centerline of survey of the Temporary Connection, along the line of a circular curve to the left, the radius of which is 4,583.70 feet, the delta of which is 11°00'17", and the chord of which bears North 53°09'33" West a distance of 879.03 feet to a point, said point being P.R.C. Station 5 plus 25.54, Temporary Connection;

OR 964 PG 264

Thence continuing with the aforesaid centerline of survey, along the line of a circular curve to the right, the radius of which is 2,864.79 feet, the delta of which is $04^{\circ}48'39''$, and the chord of which bears North $56^{\circ}15'21''$ West a distance of 240.47 feet to a point in the centerline of existing U.S. 33, being the Owners' northerly property line and the southerly line of the State of Ohio's 183,290 acre tract of land as the same is shown of record in Deed Book 230, Page 6 and 18 of the Union County Recorder's Office, said point being P.O.C. Station 2 plus 85.00, Temporary Connection, and the True Place of Beginning;

Thence with the centerline of existing U.S. 33, the Owners' northerly line, and the southerly line of the aforementioned State of Ohio, along the line of the circular curve to the left, the radius of which is 2,864.79 feet, the delta of which is $18^{\circ}54'30''$, and the chord of which bears South $63^{\circ}18'17''$ East a distance of 941.14 feet to a point, said point being 138.12 feet left of Station 12 plus 05.41, Temporary Connection;

Thence South $54^{\circ}27'47''$ East a distance of 179.81 feet to a point in the southerly right of way line of existing U.S. 33, said point being 155.0 feet left of Station 13 plus 78.88, Temporary Connection;

Thence South $40^{\circ}41'14''$ East a distance of 122.94 feet to a point, said point being 140.00 feet left of Station 15 plus 00.00, Proposed U.S. 33;

Thence South $52^{\circ}11'17''$ East a distance of 691.82 feet to a point, said point being 175.00 feet left of Station 22 plus 00.00, Proposed U.S. 33;

Thence South $55^{\circ}18'12''$ East a distance of 191.62 feet to a point, said point being 105.00 feet left of Station 24 plus 00.00 in the baseline of a survey made for the State of Ohio in 1985 of Ramp "D";

Thence South $53^{\circ}06'36''$ East a distance of 235.90 feet to a point, said point being 75.00 feet left of Station 26 plus 50.00, Ramp "D";

Thence South $71^{\circ}21'56''$ East a distance of 243.78 feet to a point, said point being 85.00 feet left of Station 29 plus 00.00, Ramp "D";

Thence South $65^{\circ}19'30''$ East a distance of 301.14 feet to a point, said point being 60.00 feet left of Station 32 plus 00.00, Ramp "D";

Thence South $75^{\circ}33'23''$ East a distance of 217.37 feet to a point, said point being 100.00 feet left of Station 34 plus 00.00, Ramp "D";

Thence South $62^{\circ}43'28''$ East a distance of 109.58 feet to a point, said point being 110.00 feet left of Station 35 plus 00.00, Ramp "D";

Thence South $55^{\circ}13'11''$ East a distance of 206.16 feet to a point, said point being 120.00 feet left of Station 37 plus 00.00, Ramp "D";

Thence North $67^{\circ}03'07''$ East a distance of 318.05 feet to a point, said point being 65.00 feet left of Station 57 plus 00.00 in the centerline of survey made for the State of Ohio in 1985 of Stokes Road;

Thence North $58^{\circ}32'15''$ East a distance of 330.04 feet to a point, said point being 60.00 feet left of Station 60 plus 30.00, Stokes Road;

Thence South $31^{\circ}59'50''$ East, crossing the westerly right of way line of existing Stokes Road at a distance of 30.00 feet, a distance of 60.00 feet to a point in the centerline of existing Stokes Road, being also the Owners' easterly property line and the westerly property line of the Denune Family Trust's 171.67 acre tract of land as the same is shown of record in Deed Book 269, Page 329 of the Union County Recorder's Office, said point being P.O.C. Station 60 plus 30.00, Stokes Road;

Thence with the aforesaid centerline of existing Stokes Road and the Owners' easterly property line South $58^{\circ}00'10''$ West, crossing the centerline of a survey of the aforesaid Proposed U.S. 33 at P.O.C. Station 36 plus 44.29, a distance of 1,516.61 feet to a point being a southeasterly property corner of the Owners' and the northeasterly corner of Charles A. Sabin's 3.023 acre tract of land as the

same is shown of record in Deed Book 282, page 259 of the Union County Recorder's Office, being also in the westerly line of Henry N. and Ubaldo Monaco's 56.324 acre tract of land as the same is shown of record in Deed Book 254, page 248 of the Union County Recorder's Office, said point being P.O.T. Station 43 plus 13.39, Stokes Road;

Thence with a southerly line of the Owners; and the northerly line of the aforementioned Sabins North $31^{\circ}59'50''$ West, crossing the westerly right of way line of existing Stokes Road at a distance of 30.00 feet, a distance of 120.00 feet to a point, said point being 120.00 feet left of Station 45 plus 13.39, Stokes Road;

Thence North $82^{\circ}47'31''$ East a distance of 95.40 feet to a point, said point being 80.00 feet left of Station 46 plus 00.00, Stokes Road;

Thence North $54^{\circ}18'41''$ East a distance of 153.32 feet to a point, said point being 90.00 feet left of Station 47 plus 55.00, Stokes Road;

Thence North $49^{\circ}59'46''$ West a distance of 163.10 feet to a point, said point being 165.00 feet right of Station 33 plus 00.00, Proposed U.S. 33;

Thence North $54^{\circ}53'13''$ West a distance of 506.68 feet to a point, said point being 165.00 feet right of Station 28 plus 00.00, Proposed U.S. 33;

Thence North $52^{\circ}04'43''$ West a distance of 304.00 feet to a point, said point being 160.00 feet right of Station 25 plus 00.00, Proposed U.S. 33;

Thence North $46^{\circ}12'46''$ West a distance of 203.43 feet to a point, said point being 140.00 feet right of Station 23 plus 00.00, Proposed U.S. 33;

Thence North $54^{\circ}48'30''$ West a distance of 152.10 feet to a point, said point being 150.00 feet right of Station 21 plus 50.00, Proposed U.S. 33;

Thence North $48^{\circ}53'29''$ West a distance of 556.58 feet to a point, said point being 145.00 feet right of Station 16 plus 00.00, Proposed U.S. 33;

Thence North $40^{\circ}20'01''$ West a distance of 301.20 feet to a point, said point being 105.00 feet right of Station 13 plus 00.00, Temporary Connection;

Thence North $53^{\circ}42'27''$ West a distance of 585.27 feet to a point, said point being 115.00 feet right of Station 7 plus 00.00, Temporary Connection;

Thence North $49^{\circ}01'13''$ West a distance of 199.15 feet to a point, said point being 85.00 feet right of Station 5 plus 00.00, Temporary Connection;

Thence North $70^{\circ}44'27''$ West a distance of 106.38 feet to a point, said point being 110.00 feet right of Station 4 plus 00.00, Temporary Connection;

Thence North $43^{\circ}07'46''$ West a distance of 121.50 feet to a point, said point being 85.00 feet right of Station 2 plus 85.00, Temporary Connection;

Thence North $36^{\circ}08'58''$ East, crossing the southerly right of way line of existing U.S. 33 at a distance of 25.00 feet, a distance of 85.00 feet to the true place of beginning, containing 26.588 acres, more or less, including the present road which occupies 2.478 acres, more or less.

Together with all rights or easements of access to or from said limited access highway from or to the land of said person or persons abutting upon that portion of limited access highway, as how by the plans of said improvements herein referred to.

OR 964 PG 266

EXCEPTION NO. 8: (out of Tract II)
Parcel No. 31-WD

Beginning for reference, at the intersection of the centerline of a survey made for the State of Ohio in 1985 of Proposed U.S. 33 and the centerline of a survey made for the State of Ohio in 1985 of Stokes Road, being also in the centerline of existing Stokes Road, said point being P.O.T. Station 50 plus 00.00, Stokes Road;

Thence with the centerline of survey and existing Stokes Road North 58°00'10" East a distance of 1,030.00 feet to a point in the Owners' easterly property line and the westerly line of the Denune family Trust's 171.67 acre tract of land as the same is shown of record in Deed Book 269, page 329 of the Union County Recorder's Office, said point being P.O.T. Station 60 plus 30.00, Stokes Road and the true place of beginning;

Thence North 31°59'50" West, crossing the westerly right of way line of existing Stokes Road at a distance of 30.00 feet, a distance of 60.00 feet to a point, said point being 60.00 feet left of Station 60 plus 30.00, Stokes Road;
Thence North 54°25'27" East a distance of 314.63 feet to a point in the southerly right of way line of existing U.S. 33, said point being 105.00 feet left of Station 63 plus 24.54, Stokes Road;

Thence North 11°40'13" East a distance of 78.16 feet to a point in the Owners' northerly property line and the southerly line of the State of Ohio's 188.29 acre tract of land as the same is shown of record in Deed Book 230, Pages 6 and 118 of the Union County recorder's Office, in the centerline of existing U.S. 33, said point being 171.86 feet left of Station 63 plus 60.67, Stokes Road;

Thence with the Owners' northerly property line and the southerly line of the aforementioned State of Ohio, in the centerline of existing U.S. 33, along the line of a circular curve to the left, the radius of which is 12,259.69 feet, the delta of which is 00°55'04", and the chord of which bears South 78°05'14" East, crossing the centerline of a survey made for the State of Ohio in 1985 of State Route 739 at P.O.T. Station 11 plus 08.78, a distance of 196.35 feet to a point being the Owners' northeasterly property corner and the northwesterly corner of the aforementioned Denune Family Trust, in the southerly line of the Honda Motor Corporation of America's 390.187 acre tract of land as the same is shown of record in Deed Book 283, page 508 of the Union County Recorder's Office, said point being 83.75 feet left of Station 65 plus 18.75, Stokes Road;

Thence with the Owners' easterly property line and the westerly line of the aforementioned Denune Family Trust South 58°00'10" West, crossing the centerline of survey of State Route 739 at P.O.T. Station 10 plus 63.06 and meeting the centerline of survey of Stokes Road at P.C. Station 60 plus 33.36, a distance of 509.43 feet to the true place of beginning, containing 0.837 of an acre, more or less, including the present road which occupies 0.595 of an acre, more or less.

Owners reserve the right of ingress and egress to and from any residual area.

EXCEPTION NO. 9: (out of Tract II)
Parcel No. 31-WD-1

Beginning for reference, at the intersection of the centerline of a survey made for the State of Ohio in 1985 of Proposed U.S. 33 with the centerline of a survey made for the State of Ohio in 1985 of Stokes Road, being also in the centerline of existing Stokes Road, said point being P.O.C. Station 36, plus 44.29, Proposed U.S. 33 and P.O.T. Station 50 plus 00.00, Stokes Road;

Thence with the centerline of survey and existing Stokes Road South 58°00'10" West a distance of 901.61 feet to a point being an easterly property corner of the Owners' and the southeasterly corner of Charles A. Sabins 5.023 acre tract of land as the same is shown of record in Deed Book 282, page 259 of the Union County Recorder's Office, in the westerly line of Henry N. and Ubaldo Monaco's 56.324 acre tract of land as the same is shown of record in Deed Book 254, page 248 of the Union County Recorder's Office, said point being P.O.T. Station 40 plus 98.39, Stokes Road, and the true place of beginning;

Thence continuing with the aforesaid centerline, the Owners' westerly property line and the easterly line of the aforementioned Monaco South 58°00'10" West a distance of 48.39 feet to a point, said point being P.O.T. Station 40 plus 50.00, Stokes Road;

OR 964 PG 267

Thence North $31^{\circ}59'50''$ West a distance of 30.00 feet to a point in the westerly right of way line of existing Stokes Road, said point being 30.00 feet left of Station 40 plus 50.00, Stokes Road;

Thence North $26^{\circ}12'20''$ East a distance of 56.94 feet to a point in a southerly line of the Owners' and the southerly line of the aforementioned Sabins, said point being 60.00 feet left of Station 40 plus 98.39, Stokes Road;

Thence with a southerly line of the Owners' and the southerly line of the aforementioned Sabins South $31^{\circ}59'50''$ East, crossing the westerly right of way line of existing Stokes Road at a distance of 30.00 feet, a distance of 60.00 feet to the true place of beginning, containing 0.050 of an acre, more or less, including the present road which occupies 0.033 of an acre, more or less.

Owners reserve the right of ingress and egress to and from any residual area

EXCEPTION NO. 10: (cut of Tract II)

Parcel No. 31-X

Beginning for reference, at a point in the centerline of a survey made for the State of Ohio in 1985 of Stokes Road, said point being P.O.T. Station 45 plus 40.00, Stokes Road;

Thence North $31^{\circ}59'50''$ West a distance of 107.71 feet to a point in the proposed right of way line of Stokes Road, said point being 107.71 feet left of Station 45 plus 40.00, Stokes Road and the true place of beginning;

Thence with the aforesaid proposed right of way line South $82^{\circ}47'13''$ West a distance of 29.31 feet to a point in the easterly property line of the Owners' said point being 120.00 feet left of Station 45 plus 13.39, Stokes Road;

Thence with the Owners' easterly property line North $31^{\circ}59'50''$ West a distance of 45.00 feet to a point, said point being 165.00 feet left of Station 45 plus 13.39, Stokes Road;

Thence North $07^{\circ}41'16''$ West a distance of 282.56 feet to a point in the proposed right of way line of U.S. 33, said point being 162.57 feet left of Station 31 plus 10.00, Proposed U.S. 33;

Thence with the aforesaid proposed right of way line of U.S. 33 South $54^{\circ}53'13''$ East a distance of 111.47 feet to a point, said point being 163.61 feet right of Station 32 plus 20.00, Proposed U.S. 33;

Thence South $00^{\circ}06'17''$ West a distance of 250.39 feet to the true place of beginning, containing 0.431 of an acre, more or less.

These descriptions are based on a survey made under the direction and supervision of Theodor L. Wallace, Registered surveyor No. 4650.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Transportation, Columbus, Ohio.

Owners claim title by instrument recorded in Volume 255, at Page 48, and Volume 259, at page 348, of the Deed Records of Union County, Ohio.

EXCEPTION NO. 11: (out of Tract I)

The following described 5.010 acre tract is situated in the State of Ohio, County of Union, Township of Allen, V.M.S. 4933, being part of a remainder of Fifth Third Bank, Trustee's original 33.03 acre tract described in Deed Volume 259, page 248, said 5.010 acre tract being more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found with cap marked "LOGAN COUNTY ENGINEER" in a monument box at Sta. 635+00.08 as shown on ODOT Right of Way plans for project LOG/UNI-33-25.50/0.00, pages 31-33 of 44, said pin marking the intersection of the centerline of State Route #287 (Variable Right of Way width) with the northeastern terminus point of Township Road #137 (60 feet wide);

Thence South 32°56'38" East (assumed bearing) 1463.71 feet, following the centerline of State Route #287, passing at 1426.70 feet a railroad spike found at the intersection of said centerline with so east line of Logan County, Zane Township and a west line of Union County, Allen Township at Sta. 669+26.49 (back) and 0+26.49 (ahead) as shown on said project LOG/UNI-33-25.50/0.00 plans, thereafter entering Union County, Allen Township, to a 5/8 inch iron pin found with cap marked "OHIO DOT SURVEY PT" in a monument box at P.I. Sta. 0+63.50 as shown on said project LOG/UNI-33-25.50/0.00 plans;

Thence South 33°08'30" East 963.18 feet, following the centerline of State Route #287, to a magnetic nail set;

Thence North 56°51'30" East 94.55 feet, departing from the centerline of State Route #287, to an iron pin set on the northeast right of way line of State Route #287 and a southwest line of a remainder of said original 33.03 acre tract, said iron pin marking the place of beginning;

Thence North 56°51'30" East 387.47 feet, crossing a remainder of said original 33.03 acre tract, to an iron pin set in a southwest limited access right of way line of U.S. Route #33;

Thence South 40°45'30" East 217.94 feet, following a southwest limited access right of way line of U.S. Route #33 and a northeast line of a remainder of said original 33.03 acre tract, to an iron pin set at Sta. 16+00, 145.0 feet R.L. as shown on ODOT Right of Way plans for project UNI-33-0.28, pages 7 and 8 of 14;

Thence South 49°18'58" East 291.78 feet, following a southwest limited access right of way line of U.S. Route #33 and a northeast line of a remainder of said original 33.03 acre tract, to an iron pin set;

Thence South 56°51'30" West 517.30 feet, departing from a southwest limited access right of way line of U.S. Route #33 and crossing a remainder of said original 33.03 acre tract, to an iron pin set in a northeast right of way line of State Route #287;

Thence North 33°08'30" West 22.91 feet, following a northeast right of way line of State Route #287 and a southwest line of a remainder of said original 33.03 acre tract, to a 5/8 inch iron pin found with cap marked "OHIO DOT SURVEY PT" at Sta. 15+00, 75.0 feet L.L. as shown on said project LOG/UNI-33-25.50/0.00 plans;

Thence North 24°36'39" West 101.12 feet, following a northeast right of way line of State Route #287 and a southwest line of a remainder of said original 33.03 acre tract, to a 5/8 inch iron pin found with cap marked "OHIO DOT SURVEY PT" at Sta. 14+00, 90.0 feet L.L. as shown on said project LOG/UNI-33-25.50/0.00 plans;

Thence North 33°08'30" West 350.00 feet, following a northeast right of way line of State Route #287 and a southwest line of a remainder of said original 33.03 acre tract, to a 5/8 inch iron pin found with cap marked "OHIO DOT SURVEY PT" at Sta. 10+50, 90.0 feet L.L. as shown on said project LOG/UNI-33-25.50/0.00 plans;

Thence North 21°49'55" West 23.79 feet, following a northeast right of way line of State Route #287 and a southwest line of a remainder of said original 33.03 acre tract, to the place of beginning, containing 5.010 acres, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2003. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE RS #6140".

ATTEST:

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road, Marysville, Ohio 43040
(937) 747-2599

OR 964 PG 269

EXCEPTION NO. 12: (out of Tract I)

The following described 5.002 acre tract is situated in the State of Ohio, County of Union, Township of Allen, V.M.S. 4933, being part of a remainder of Fifth Third Bank, Trustee's original 33.03 acre tract described in Deed Volume 259, page 348, said 5.002 acre tract being more particularly described as follows:

Beginning for reference at a 5/8 inch iron pin found with cap marked "LOGAN COUNTY ENGINEER" in a monument box at Sta. 655+00.08 as shown on ODOT Right of Way plans for project LOG/UNI-33-25.50/0.00, pages 31-33 of 44, said pin marking the intersection of the centerline of State Route #287 (Variable Right of Way width) with the northeastern terminus point of Township Road #157 (60 feet wide);

Thence South 32°56'38" East (assumed bearing) 1403.23 feet, following the centerline of State Route #287, to a magnetic nail set, said nail being North 32°56'38" West 23.47 feet from a railroad spike found at the intersection of the centerline of State Route #287 with an east line of Logan County, Zane Township, and a west line of Union County, Allen Township at Sta. 669+26.49 (back) and 0+26.49 (ahead) as shown on said project LOG/UNI-33-25.50/0.00 plans;

Thence North 57°03'22" East 90.00 feet, departing from the centerline of State Route #287, to a 1/4 inch iron pin found with cap marked "PETERMAN ASSOC" at Sta. 669+03.08, 90.0 feet Lt. as shown on said project LOG/UNI-33-25.50/0.00 plans, said iron pin marking the place of beginning;

Thence North 57°03'22" East 28.15 feet, following a northwest line of a remainder of said original 33.03 acre tract, to a 1/4 inch iron pin found with cap marked "PETERMAN ASSOC" at Sta. 2+85, 85 feet Rt. as shown on ODOT R/W plans for project UNI-33-0.28, pages 7 and 8 of 14;

Thence South 43°22'18" East 121.27 feet, following a southwest limited access right of way line of U.S. Route #33 and a northeast line of a remainder of said original 33.03 acre tract, to an iron pin set at Sta. 4+00, 110.0 feet Rt. as shown on said project UNI-33-0.28 plans;

Thence South 71°09'56" East 106.38 feet, following a southwest limited access right of way line of U.S. Route #33 and a northeast line of a remainder of said original 33.03 acre tract, to an iron pin set at Sta. 5+00, 85.0 feet Rt. as shown on said project UNI-33-0.28 plans;

Thence South 49°26'42" East 199.15 feet, following a southwest limited access right of way line of U.S. Route #33 and a northeast line of a remainder of said original 33.03 acre tract, to an iron pin set at Sta. 7+00, 115.0 feet Rt. as shown on said project UNI-33-0.28 plans;

Thence South 54°07'56" East 585.27 feet, following a southwest limited access right of way line of U.S. Route #33 and a northeast line of a remainder of said original 33.03 acre tract, to an iron pin set at Sta. 13+00, 105.0 feet Rt. as shown on said project UNI-33-0.28 plans;

Thence South 40°45'30" East 83.26 feet, following a southwest limited access right of way line of U.S. Route #33 and a northeast line of a remainder of said original 33.03 acre tract, to an iron pin set;

Thence South 56°51'30" West 387.47 feet, departing from a southwest limited access right of way line of U.S. Route #33 and crossing a remainder of said original 33.03 acre tract, to an iron pin set in the northeast right of way line of State Route #287;

Thence North 21°49'55" West 27.20 feet, following a northeast right of way line of State Route #287 and a southwest line of a remainder of said original 33.03 acre tract, to a 5/8 inch iron pin found with cap marked "OHIO DOT SURVEY PT" at Sta. 9+00, 100.0 feet Lt. as shown on said project LOG/UNI-33-25.50/0.00 plans;

Thence North 33°08'30" West 350.00 feet, following a northeast right of way line of State Route #287 and a southwest line of a remainder of said original 33.03 acre tract, to a 5/8 inch iron pin found with cap marked "OHIO DOT SURVEY PT" at Sta. 6+50, 100.0 feet Lt. as shown on said project LOG/UNI-33-25.50/0.00 plans;

Thence North 44°27'06" West 50.99 feet, following a northeast right of way line of State Route #287 and a southwest line of a remainder of said original 33.03 acre tract, to a 5/8 inch iron pin found with cap marked "OHIO DOT SURVEY PT" at Sta. 6+00, 90.0 feet Lt. as shown on said project LOG/UNI-33-25.50/0.00 plans;

Thence North 33°06'38" West 596.67 feet, following a northeast right of way line of State Route #287 and a southwest line of a remainder of said original 33.03 acre tract, to the place of beginning, containing 5.002 acres, more or less, and being subject to all valid easements and restrictions of record.

The above description was prepared from a field survey made under the supervision of Paul R. Clapsaddle, Registered Surveyor #6140, during the month of August 2003. Bearings indicated herein are based on an assumed meridian with all others based on angles turned. Iron pins set are 5/8 inch by 30 inch reinforcing rods with caps marked "CLAPSADDLE R.S. #6140".

ATTEST:

Paul R. Clapsaddle
Paul R. Clapsaddle, R.S. #6140
19019 West Darby Road, Marysville, Ohio 43040
(937) 747-2599

NEW SURVEY AND DESCRIPTION
REQUIRED BEFORE NEXT TRANSFER

TRACT I & II

DATE 5-10-12 *WJK*
JEFF STAUCH, UNION CO. ENR.

Section 250 Professional Services District (B-1)

The purpose of the Professional, Institutional or Quasi-Public district is to provide land for professional offices: doctor, dentist, lawyer, accountant, financial institutions, insurance, professional business, broker, mortuary, school, day care center, health care, museum, etc. which may require highway orientation along or near major thoroughfares and intersections. Residential development is prohibited, but B-1 uses may be contiguous to an R-1 district. (See Official Schedule of District Regulations) Group or central water and sewer facilities may be required (see Section 567).

Conditional Uses: None

Some determining factors may be:

- A. Twelve (12) or less operating hours per day.
- B. Low traffic volume.
- C. Very low noise level.

Objectionable uses for this district are fireworks manufacture or sales, junkyards, adult entertainment establishments, gun clubs, mobile homes or mobile home parks, *slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.*

Section 251 Retail Store District (B-2)

The purpose of the retail store district is to provide land for retail businesses such as, retail hardware, bowling alley, grocery, skating rink, drugstore, movie theatre, barber shop, beauty salon, home furnishing store, carry-out, drive-thru, eating establishments, bakery, butcher shop, and dry cleaners, which may require highway orientation or location along or near major thoroughfares and intersections. Residential development is prohibited. (See Official Schedule of District Regulations) B-2 uses may not be contiguous to an R-1 district, unless a twenty-five (25) foot wide buffer zone is provided. Group or central water or sewer facilities may be required.

Conditional Uses: Hotel/Motel, Permitted uses in B-1

Some determining factors may be:

- A. Low to medium noise level.
- B. Moderate to high traffic volume.

Objectionable uses for this district are fireworks manufacture or sales, junkyards, adult entertainment establishments, gun clubs, mobile homes or mobile home parks, *slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.*

Section 252 Heavy Retail/Wholesale District (B-3)

The purpose of the heavy retail district is to provide land for auto dealer sales, service and repair businesses such as plumbing, wholesale hardware supply, electric supply, lumber, building supply, service station, body shop, implement dealer, horticultural nursery, wholesalers, warehouse, trucking contractor, truck and tractor repair, veterinary clinic, kennels, animal boarding, construction/contractors, and hotel/motel with or without eating establishments, which require a highway orientation or large tracts of land. Residential development is prohibited. (See Official Schedule of District Regulations for Permitted Uses). B-3 uses may not be contiguous to an R-1 district, unless a twenty-five (25) foot wide buffer zone is provided. Group or central water and sewer facilities may be required.

Conditional Uses: Permitted uses in B-1 and B-2

Some determining factors may be:

- A. Medium noise level.
- B. Moderate to heavy traffic volume.

Objectionable uses for this district are fireworks manufacture or sales, junkyards, adult entertainment establishments, gun clubs, mobile homes or mobile home parks, slaughterhouses, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.

Section 260 Light Manufacturing District (M-1)

The purpose of the light manufacturing district is to provide land for light manufacturing and related offices, printing and publishing, storage facilities, wholesale and warehousing or food processing facilities or industrial establishments which are clean, quiet and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or pollution of any kind; operate within enclosed structures; and generate little industrial traffic. Heavy manufacturing or heavy industrial development is prohibited. A twenty-five (25) foot buffer zone must be provided when contiguous to U-1, R-1, R-2, B-1, B-2, B-3, SR-1, SR-2 or SR-3 Districts. Water and sewer facilities must be approved by appropriate agencies prior to issuance of zoning certificate.

Objectionable uses of this district are acid manufacture; explosives or fireworks manufacture or storage; garbage, offal or dead animal reduction or dumping; gas manufacture; petroleum refining; residential, slaughterhouses, adult entertainment establishments, medical marijuana cultivators, medical marijuana processors, and medical marijuana dispensaries.

Section 261 Heavy Manufacturing District (M-2)

The purpose of the heavy manufacturing district is to provide land for heavy manufacturing and related offices, wholesale and warehousing, printing and publishing(add) and transport terminals which require large sites, extensive community services and facilities, ready access to regional transportation, have large open storage and service areas, generate heavy traffic and create no nuisance discernible beyond the district. Extractive manufacturing use is permitted as a conditional use if the operation does not create a hazard or nuisance which adversely affects the health, safety and general wellbeing of the community and other manufacturing establishments in the district. Residential development is prohibited. Light manufacturing or industrial uses are permitted as conditional uses. All water and sewer facilities must be approved by appropriate agencies prior to issuance of zoning certificate. A twenty-five (25) foot buffer zone must be

Wade Akers *M-1*

25753 St. Rt. 287

East Liberty, Ohio 43319

Thomas Traikovich & Jodie Spangler *M-1*

6121 Beaver Run Rd.

Pataskia, Ohio 43062

TJ Acquisitions LTD *M-1*

PO Box 4369

Sidney, Ohio 45365

Monaco Family LLC *M-1*

c/o Mike Mascherno

5296 Elmhurst Ave.

Columbus, Ohio 43231-4817

Kim Renner *B-1*

875 Beech Meadow Ln

Cincinnati, Ohio 45238-4827

Robinson Investments LTD B-1

P.O. Box 508

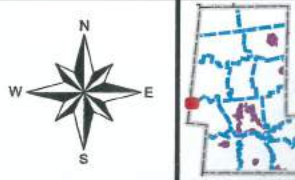
Bellefontaine, Ohio 43311



- Legend**
- Addresses
 - Building Sites
 - Roads
 - Railroads
 - County Boundary
 - Townships
 - Municipalities
 - Subdivisions
 - Virginia Military Surveys (VMS)
 - School Districts
 - Tax Map Index
 - Soils
 - Petitioned Ditches
 - Lakes
 - Streams

1 inch = 341.998683 feet

0 80 160 320
Feet



This map was prepared to assist in the appraisal of real property for tax purposes. Map features and related data may not reflect most recent changes. Union County assumes no legal responsibility or liability for the information contained on this map. Users relying on this map or information are encouraged to contact the Union County Auditor (317) 466-3600 or the Union County Engineer (317) 445-2018, as noted on-site to request a more current map.



Staff Report – Jerome Township Zoning Amendment

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) 857-2337 barokb@nationwide.com
Request:	<p>The Zoning Commission received an application to rezone 159.949 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">• 17-0011012.0000 (115.66 acres)• 17-0012017.0000 (8.993 acres)• 17-00120140000 (29.923 acres)• 17-00120141.0000 (2.37 acres) <p>Total acreage:</p> <ul style="list-style-type: none">• 156.949 acres <p>Existing use:</p> <ul style="list-style-type: none">• Agriculture• Single-family residential• Large pond• Woodlands <p>Proposed use:</p> <ul style="list-style-type: none">• Development of two additional phases of Jerome Village and open space reserves. The additional phases proposed are GPN-12 and GPN-13. This will include OSR-AA, OSR-AB, and OSR-AC.
Location:	The lands involved are between Wells Road (north) and Ryan Parkway (south), and Hyland-Croy Road is located to the east. The proposal is located in Jerome Township, Union County.



Staff Report – Jerome Township Zoning Amendment

	An updated Jerome Village Illustrative Master Plan and Sub Area Land Use Plan is included in the application.
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Staff Analysis:	<p>Jerome Village received final approval on July 12, 2007, and was last modified in July 2018.</p> <p>Plan & Uses. The Comprehensive Plan identifies this area Residential Conservation District. The Plan encourages clustered residential uses and smaller lots to preserve open space and preserve natural features that help define the character of the Township. Open space is recommended to be 40% of the gross acreage of the property being developed (63.353 ac/156.949 ac = 40.4%) (Plan, pp. 6-8). Density can range between 1 and 2 units per gross acre (283 lots/156.949 ac = 1.8) (Plan, pp. 6-8).</p> <p>Adjacent uses are agriculture and residential. The adjacent residential includes platted Jerome Village subdivisions.</p> <p>The Zoning Site Plan provided depicts residential density separate from the more heavily wooded areas, large ponds, and more restrictive natural areas (Plan, pp. 2-11; pp. 5-5). It also depicts a bike path through these areas. Staff believes this captures the intent of the Comprehensive Plan. Staff encourages the Township to work with the applicant to codify these conditions in the Zoning Plan Development Text.</p> <p>Staff recommends the Township work closely with the applicant to ensure all requirements of the Regulation Text specified on page 5-21 of the Zoning Resolution are satisfied.</p> <p>Staff was not able to pull all the parcels on the application using the Union County Auditor's site. Because the Township must to advertise the properties involved for its public hearings, staff recommends the Township work with the applicant to confirm the parcel numbers.</p> <p>Traffic Impact. A traffic study is included with the submittal. It includes scoping/MOU correspondence with the Union County Engineer's Office.</p>
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	Staff recommends APPROVAL of the proposed rezoning to Planned Development (PD) based on the Jerome Township
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Staff Report – Jerome Township Zoning Amendment

**Staff
Recommendations:**

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

July 24, 2018

Mr. David Gulden
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

Dear Mr. Gulden:

This letter is to inform you that on July 23, 2018 the Jerome Village Company submitted Application PD-18-128, a rezoning from RU (rural) to PD (planned development) of the Riepenhoff Landscape Inc., and William J. and Barbara J. Rueger, Trustees, Parcel numbers 17-00110120000 (115.66 acres), 17-00120170000 (8.993 acres), 17-00120140000 (29.923 acres), and 17-001201410000 (2.37 acres) for a total of 156.949 acres.

The Jerome Township Zoning Commission set the hearing for August 27, 2018 here at the Jerome Township Hall at 9777 Industrial Parkway, Plain City, Ohio 43064 at 7:00 p.m.

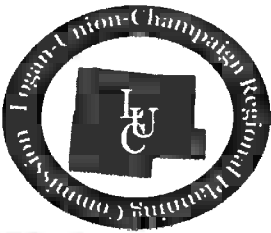
If you need further information, please feel free to call me.

Sincerely yours,



Anita Nicol
Jerome Township Zoning Clerk

cc: Brad Bodenmiller



Logan-Union-Champaign regional planning commission

Director: Dave Gulden

Zoning Parcel Amendment Checklist

Date: July 24, 2018

Township: Jerome

Amendment Title: Riepenhoff & Rueger Property - QV-GPN-12 & 13

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 checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input checked="" type="checkbox"/>

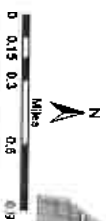
Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Jerome Township Zoning Map



Logan-Union-Champaign
Regional Planning Commission
8676 E. Foundry St.
East Liberty, OH 43319
(637) 666-3431
Map Created: July 2004
Revised By Trustees: 20 April 2015

Jerome Roads

- US/State Highway
- County Highway
- Township Road
- Railroad

Jerome Zoning

- RU
- LDR
- MDR
- ORM
- LR
- RR
- COM
- PD
- SRE
- Plain City

AMENDMENTS

THIS IS TO CERTIFY THAT THIS
OFFICIAL ZONING MAP
SUPERSEDES AND REPLACES
THE OFFICIAL ZONING MAP
ADOPTED: December 2014

R.L. RHODES C.J. LOVEJOY

L.J. CRAFT DATE

Brad Bodenmiller

From: Brad Bodenmiller
Sent: Monday, July 30, 2018 4:14 PM
To: 'Mark Spagnuolo'
Subject: RE: Zoning Parcel Amendment - Jerome Village

Thanks, Mark! Have a good evening.

Bradley J. Bodenmiller
Planner II | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
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From: Mark Spagnuolo <mark.jtzo@icloud.com>
Sent: Monday, July 30, 2018 4:13 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Subject: Re: Zoning Parcel Amendment - Jerome Village

Yes.
I believe the vast majority of that land is farmed most of the time, either corn or beans usually. There is one single family residents on the property as well as one large (4ac.) pond.

Kind regards,

Mark Spagnuolo
Jerome Township Zoning
9777 Industrial Parkway
Plain City, Ohio 43064
Tel: 614.873.4480 Fax: 614.873.8664
Email: Mark.JTZO@iCloud.com
www.JeromeTownship.us

On Jul 30, 2018, at 3:44 PM, Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

I have the zoning, but am looking for confirmation on what it's being used for. From your description earlier, it sounded like it's agriculture/residential/vacant?

That's how it's listed on the Auditor's Office.

Bradley J. Bodenmiller
Planner II | LUC Regional Planning Commission
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From: Mark Spagnuolo <mark.jtzo@icloud.com>
Sent: Monday, July 30, 2018 3:42 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Subject: Re: Zoning Parcel Amendment - Jerome Village

We presently have it zoned as RU (Rural Residential).
I think most townships would call it AG.

Mark Spagnuolo

Jerome Township Zoning

9777 Industrial Parkway

Plain City, Ohio 43064

Tel: 614.873.4480 Fax: 614.873.8664

Email: Mark.JTZO@iCloud.com

www.JeromeTownship.us

On Jul 30, 2018, at 3:13 PM, Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

Hello,

Without making it too complicated, I just need confirm what the property is being used for as is today. We use this information in the staff analysis and it's part of what we require for applications.

If you'd like me to send sheets/info from the Union Co (U) Auditor's Office, I can do that too.

Bradley J. Bodenmiller

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425 Rural Residential District (RU)

The purpose and intent of the Rural Residential District (RU) is to preserve rural character and provide for land which is suitable or used for very low density residences as defined in the Jerome Township Comprehensive Plan. On-site water and sewer facilities are permitted, provided such facilities comply with all applicable County Health Regulations. This district supersedes the U-1 Rural zoning district in existence prior to the enactment of this Resolution.

425.01 Permitted Uses

Within the RU District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. One single-family detached dwelling per lot
2. Limited Home Occupation subject to requirements of section 635 of this Resolution
3. The use of land for conservation, preservation, or wetland restoration
4. 6111 – Elementary and Secondary Schools
5. 813110 Church or other places of religious worship
6. 922160 – Fire Protection Services
7. Parks, Playgrounds and Playfields

425.02 Accessory Uses and Structures

1. Accessory buildings or structures normally associated with single family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of section 645 of this Resolution.

425.03 Conditional Uses

The following uses may be permitted as Conditional Uses in the RR District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 721191 Bed-and-Breakfast Inns
2. 921140 – Executive and Legislative Offices
3. Telecommunications towers subject to the requirements of section 655 of this resolution
4. Expanded home occupations subject to the requirements of section 635 of this Resolution.
5. Accessory Apartment (Granny Flat) subject to the requirements of section 645 of this Resolution.
6. Small Wind Projects (less than 5 mw) subject to the requirements of section 650 of this Resolution.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

425.04 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots in the RU District:

1. Minimum Lot Size

The minimum lot size for parcels in the RU District shall be 1.5 acres or as required by the Union County Board of Health for the provision of on-site water and sanitary systems. In addition, the minimum lot size for all permitted and conditional uses shall be adequate to allow for the development of the lot in accordance with the applicable development standards of the RU District and this Resolution. (Amended 08-17-2015)

2. Minimum Lot Frontage

Lots in the RU District shall have a minimum 150 feet of continuous frontage as defined in Chapter 3 of this Resolution. (Amended 08-17-2015)

3. Flag Lots

Flag lots, having an access strip less than the minimum width of 150 feet, are not permitted within the RU District. (Amended 08-17-2015)

4. Front Yard Setbacks

All Front Yard Setbacks, as defined in Section 300, shall be measured from the right of way of the Dedicated Public Road. Such Setbacks for the RU District shall be as follows:

- a) **Type 'A'** – The Setback for Farm Markets shall be a minimum of 15 feet as determined by Section 605 of this Resolution.
- b) **Type 'B'** – The Setback for Single Family Dwellings shall be a minimum of 50 feet.
- c) **Type 'C'** – The setback for all other buildings or structures supporting a permitted, conditional, or accessory use of the property shall be 75 feet.

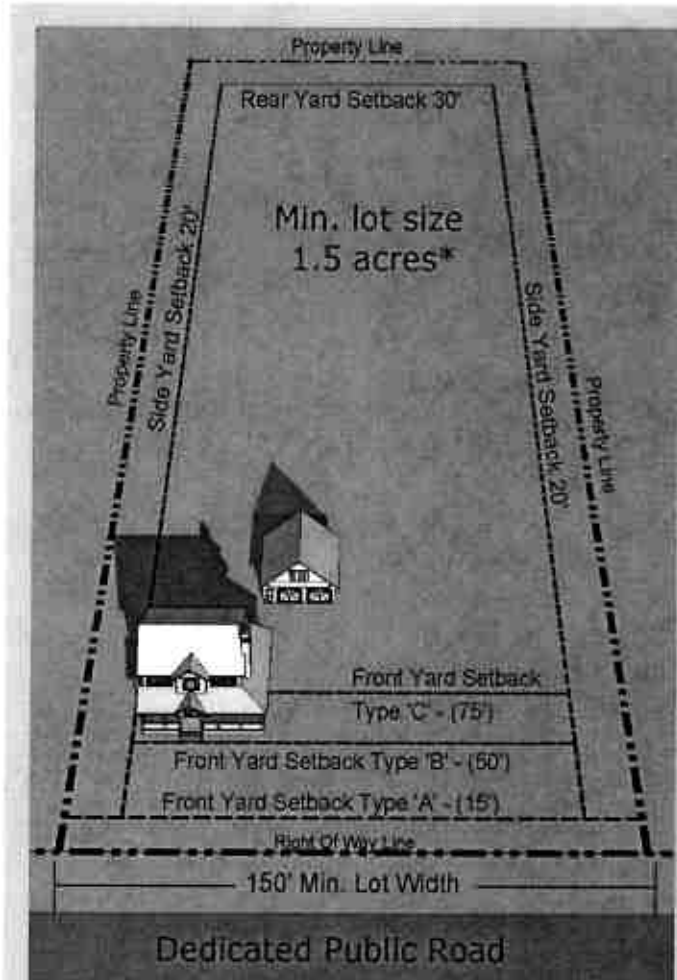


Figure 425.01: Lot size and setback diagram for the RU District

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

5. Side Yard Setbacks

The minimum side yard setback for all buildings and structures in the RU District shall be 20 feet.

6. Rear Yard Setbacks

The minimum rear yard setback for all buildings and structures in the RU District shall be 30 feet.

7. Architectural Projections

Open structures such as porches, canopies, balconies, platforms, carports, and covered patios, and similar architectural projections shall be considered parts of the building or structure to which it is attached and shall not project into the required minimum front, side or rear yard.

8. Driveways and parking areas

Driveways and parking areas for any residential use, or any other permitted, accessory, or approved conditional use, shall not be permitted within any side or rear yard setback within the RU District. Except as noted herein, parking areas for any permitted use or approved conditional or accessory use shall not be located within the front yard setback of any property within the RU district.

425.05 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the RU District:

2. Minimum and Maximum Square Footages

- a) Residential Accessory Structures – See Section 645 for regulations concerning accessory structures.
- b) Single Family Dwellings – Single family dwellings in the RU District shall provide a minimum of 1,200 square feet of floor area for a single story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. Floor area shall be measured as defined in Chapter 3.

3. Maximum Building Height

The maximum height of buildings and structures shall be measured as defined in Section 300 of this Resolution and shall meet the requirements listed below:

- a) Accessory Structures – See Section 645 for regulations concerning accessory structures.
- b) Single Family Dwellings – The maximum building height for single family dwellings in the RU District shall be 35 feet.
- c) All Other Permitted Uses and Approved Conditional Uses – The maximum building height for all other permitted uses and approved Conditional Uses shall be 35 feet.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

4. Residential Building Standards

The following standards apply to all single-family dwellings within the RU District:

- a) **Mobile Homes, Travel Trailers, or Park Trailers**— The use of a Mobile Home, Travel Trailer, or Park Trailer, as defined by ORC 4501.01, is prohibited within the RU District.
- b) **Manufactured Home** – The use of a permanently sited Manufactured Home, as defined by ORC 3781.06, is permitted within the RU District provided that the home meets all applicable residential building code standards, is installed on a permanent foundation, and meets all minimum floor area requirements.

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500 Planned Development District (PD)

The Planned Development (PD) District 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 Jerome Township 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 (PD) 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.

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.

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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.

500.02 Commercial and Office 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

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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 Section, 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."

2. Effect of PD Approval

Each PD is considered a separate and unique zoning district wherein a Zoning Plan, including associated text describing the

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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 Section and those of other provisions of this Zoning Resolution, the provisions of this Section 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.

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 Section and Section 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 Section 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.

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 Section 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.

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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 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.
- 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

Section 500 of the Zoning Resolution was amended on and the amendment in effect from and after April 20, 2015. Planned Developments and all associated 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 Developments shall continue to be governed, administered and modified pursuant to the substantive and procedural regulations then in effect for such Planned Developments as contained in the Zoning Resolution immediately prior to April 20, 2015.

500.06 General PD Standards

In order to achieve the purpose and intent of the Planned Development District (PD) and the Jerome Township Comprehensive Plan the following general standards are hereby established for all Planned Developments within Jerome Township.

1. Uses

Within the PD 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

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standards are established for uses in the PD:

- a) **Permitted Uses** - Permitted uses within each PD 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.

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.

4. Public Improvements

The PD should be developed at a minimum with the following improvements meeting the design standards of the Union County Engineer:

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- a) Public roads shall be designed and constructed to the standards established by the Union 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.

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

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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.

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

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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)

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- 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.

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

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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:
 - Private road and public road rights-of-way;
 - Parking areas, access ways, and driveways;
 - Required setbacks between buildings, parking areas, and project boundaries;
 - Required setbacks between buildings and streets;

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- Easements for overhead power transmission lines unless containing bike paths as part of an overall coordinated trail network;
 - Minimum spacing between buildings, and between buildings and parking areas;
 - Private yards;
 - Areas of fee simple lots to be conveyed for residential dwelling uses;
 - 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.
- 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:

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- Membership in the association shall be mandatory for all purchasers of lots in the development or units in the condominium.
 - The association shall be capable of and responsible for maintenance, control, and insurance of common areas, including the open space.
 - 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::
- The organization is acceptable to the Township, and is a bona fide conservation organization with perpetual existence;
 - 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
 - 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.

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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.

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- 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.

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

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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.

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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,

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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 Section 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. 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 statutes or rules.

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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 Jerome Township 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.

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.

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- 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

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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

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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 Township 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

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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 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 to the Township a Development Plan for said part of said tract, and until the Development Plan is approved by the Township Trustees.
- 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 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 Township Board of 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.

6. Extension of Time for Zoning Plan

Upon application by the owner(s), the Board of 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.

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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 Township Trustees. An application, in a form approved by the Board of 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.

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;

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- 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

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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 Trustees. The Board of 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 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 Trustees for its action. In determination of its decision for approval or denial of the development plan the 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.

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 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 by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

5. Extension of Time for Development Plan

Upon application by the owner(s), the Board of 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.

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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. Modifications of a Development plan, not modifying the underlying zoning, shall be subject to the review and approval of the Zoning Commission only.

500.10 Fees

A fee as established by the Board of Trustees 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 Jerome 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 Township Fiscal Officer or the Fiscal Officer's designee, 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.

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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 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.

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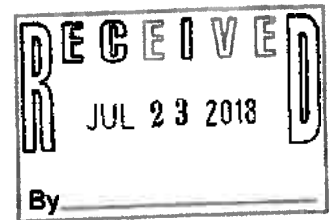
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Engineering Feasibility and Drawings	5
A. Memorandum to JVC from Terrain Evolution, Inc.	
B. Site Plan	
C. Utility Plan	
D. Sanitary Sewer Tributary Map	
E. Landscape Plan	
F. Existing Conditions	
G. Clearing Plan	
Illustrative Plan for Sub Areas	6
A. GPN-12	
B. GPN-13	
Jerome Village Master Plans	7
A. Illustrative Master Plan for Jerome Village (including GPN-12, GPN-13, OSR-AA, OSR-AB & OSR-AC)	
B. Sub-Area Land Use Plan (including GPN-12, GPN-13, OSR-AA, OSR-AB & OSR-AC)	
Development Schedule	8
Property Owner's (within, contiguous to and across)	9
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Traffic Impact Study	11



207 North Fourth Street Columbus, Ohio 43215
p: 614.469.1882 f: 614.469.1887
Matthew T. Cull, Esq.
Matthewcull@kephartfisher.com



July 23, 2018

VIA HAND DELIVERY

Mr. Mark Spagnuolo
Zoning Officer
Jerome Township
9777 Industrial Parkway
Plain City, Ohio 43064

Re: Application for Rezoning to PD: GPN-12, GPN-13

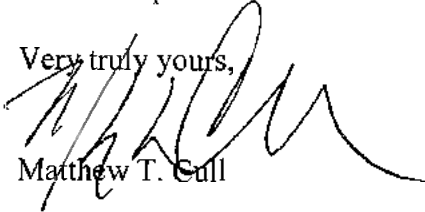
Dear Mr. Spagnuolo:

Please find attached hereto a check in the amount of \$9,348.00 for the Application Fee with this Application are 15 copies of the required and supplemental materials.

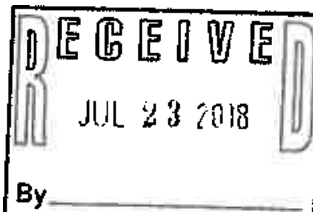
It is our understanding that the Application will be placed on the Agenda for consideration by the Jerome Township Zoning Commission at its regularly scheduled meeting for August 27, 2018 at 7pm and that you will proceed to publish notice of the hearing on this Application.

Should you have questions or concerns, please contact the undersigned. We look forward to working with you, the Zoning Commission and the Township Trustees on this matter.

Very truly yours,


Matthew T. Cull

C: Bart Barok (full Application)
Janice Gresko, Esq. (full Application)
Samantha Grieser (letter only)
Kristen McVay (letter only)
Don Brosius, Esq. (full Application)
David W. Fisher, Esq (letter only)



Jerome Township
Union County, Ohio

9777 Industrial Parkway
Plain City, Ohio 43064
Office (614) 873-4480
Fax (614) 873-8664

Application Form

PUD Zoning

Office Use Only:
Application #: PD-18-128 Date: 7-23-18
Fee: \$ 9,348.00 Check #: 0440018158

Agent / Applicant Information:

Agent / Applicant Name: Jerome Village Company, LLC Date: 7/23/2018
Mailing Address: 375 N. Front Street, Suite 200, Columbus, Ohio 43215
Email Address: barokb@nationwide.com Phone: 614-857-2337

Property Information:

Property Address: 8585 Wells Road, 8085 Wells Road,
Property Owner: (1) Riepenhoff Landscape, Inc., Jerome Village Company, LLC, & (3) William J. and Barbara J. Rueger, Trustees
Parcel ID # (s): 17-0011012.0000 (115.66 Acres), 17-0012017.0000 (8.993 Acres), 17-00120140000 (29.923 Acres), 17-00120141.0000 (2.37 Acres)
Acreage: 156.949 Acres Current Zoning: RU Subdivision Name: _____

PUD Zoning Information:

<u>PUD Type Requested:</u>	<u>Adjacent Land Uses:</u>	<u>Proposed Utilities:</u>
<input checked="" type="checkbox"/> Residential	North: <u>Farm / Residential</u>	<input checked="" type="checkbox"/> Public Sewer
<input type="checkbox"/> Commercial / Office	South: <u>Farm / Residential</u>	<input type="checkbox"/> On-Site Sewer
<input type="checkbox"/> Industrial	East: <u>Residential / Residential</u>	<input checked="" type="checkbox"/> Public Water
<input type="checkbox"/> Mixed-Use	West: <u>Farm</u>	<input type="checkbox"/> Private Well
<input type="checkbox"/> Modification of Existing PUD		

The undersigned certifies that this application and the attachments thereto contain all the information required by the Zoning Resolution and that all information contained within this application is true and accurate to the best of his/her knowledge. Applicant hereby certifies that they have legal ownership or legal control over the property to be rezoned and agrees to be bound by the provisions of the Jerome Township Zoning Resolution.

Agent / Applicant Signature: [Signature] Date: 7-20-18
Jerome Village Company, LLC

Property Owner Signature (if different from the Applicant): By: Daniel D. Dwyer
Riepenhoff Landscape, Inc.



**Jerome Township
Union County, Ohio**

9777 Industrial Parkway
Plain City, Ohio 43064
Office (614) 873-4480
Fax (614) 873-8664

Application Form
PUD Zoning

Office Use Only:
Application #: _____ Date: _____
Fee: \$ _____ Check #: _____

Agent / Applicant Information:

Agent / Applicant Name: Jerome Village Company, LLC Date: 7/23/2018
Mailing Address: 375 N. Front Street, Suite 200, Columbus, Ohio 43215
Email Address: barokb@nationwide.com Phone: 614-857-2337

Property Information:

Property Address: 8585 Wells Road, 8085 Wells Road,
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Parcel ID # (s) 17-0011012.0000 (115.66 Acres), 17-0012017.0000 (8.993 Acres), 17-00120140000 (29.923 Acres), 17-00120141.0000 (2.37 Acres)
Acreage: 156.949 Acres Current Zoning: RU Subdivision Name: _____

PUD Zoning Information:

<u>PUD Type Requested:</u>	<u>Adjacent Land Uses:</u>	<u>Proposed Utilities:</u>
<input checked="" type="checkbox"/> Residential	North: <u>Farm / Residential</u>	<input checked="" type="checkbox"/> Public Sewer
<input type="checkbox"/> Commercial / Office	South: <u>Farm / Residential</u>	<input type="checkbox"/> On-Site Sewer
<input type="checkbox"/> Industrial	East: <u>Residential / Residential</u>	<input checked="" type="checkbox"/> Public Water
<input type="checkbox"/> Mixed-Use	West: <u>Farm</u>	<input type="checkbox"/> Private Well
<input type="checkbox"/> Modification of Existing PUD		

The undersigned certifies that this application and the attachments thereto contain all the information required by the Zoning Resolution and that all information contained within this application is true and accurate to the best of his/her knowledge. Applicant hereby certifies that they have legal ownership or legal control over the property to be rezoned and agrees to be bound by the provisions of the Jerome Township Zoning Resolution.

Agent / Applicant Signature: [Signature] Date: 7-20-18
Jerome Village Company, LLC

Property Owner Signature (if different from the Applicant): By: Daniel [Signature]
Riepenhoff Landscape, Inc.

July 10, 2018

**DESCRIPTION OF 156.949 ACRES
SOUTH OF WELLS ROAD (C.R. 17)
WEST OF HYLAND-CROY
NORTH OF RYAN PARKWAY
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Surveys No. 5261 and 2992, being part of that 118.853 acre tract of land (119.186 acres ~ survey) as described in a deed to Riepenhoff Landscape, Inc. of record in Official Record 12, Page 631, all of that 2.372 acre tract of land (2.380 acres ~ survey) and all of that 29.925 acre tract of land (29.923 acres ~ survey) described as Parcel I and Parcel II, respectively, in a deed to Jerome Village Company, LLC, of record in Instrument No. 201802130001257 and part of that 31.668 acre tract of land as described in a deed to William J. and Barbara J. Rueger, Trustees, of record in Instrument No. 201408280005898, all references herein being to the records located in the Recorder's Office, Union County, Ohio and being more particularly described as follows;

BEGINNING at the northeasterly corner of Virginia Military Survey No. 5261, being a point in the westerly line of Virginia Military Survey No. 2991, a point in the northerly line of said 118.853 acre tract, the southeasterly corner of a 117.400 acre tract of land as described in a deed to Juergen H. and Rotraud I. Moslener, of record in Instrument No. 201606060004217 and a point in the westerly line of Designated Open Space "T" as shown and delineated on the plat entitled "Eversole Run Neighborhood Section 5", a subdivision of record in Plat Book 5, Pages 367A – 367D;

Thence South 5° 17' 33" East, through the right-of-way of Wells Road (County Road 17), along the easterly line of said Virginia Military No. 5261 and the westerly line of Virginia Military Survey No. 2991, a distance of **125.40 feet** to a point in the westerly prolongation of the centerline of said Wells Road;

Thence North 83° 48' 29" East, along the centerline of said Wells Road, the southerly line of a 0.305 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 894, Page 397, the southerly line of a 0.988 acre tract of land as described in a deed to the City of Marysville, of record in Instrument No. 201411200008320, a distance of **1929.28 feet** to a point at the northwesterly corner of a 1.743 acre tract of land as described in a deed to William J. and Barbara J. Rueger, Trustees, of record in Instrument No. 201408280005898;

Thence along the westerly lines of said 1.743 acre tract, the following courses;

1. **South 11° 22' 15" East**, a distance of **430.24 feet** to a point;

2. **South 45° 39' 49" East**, a distance of **124.21 feet** to a point;
3. **South 55° 42' 06" East**, a distance of **114.55 feet** to a point at the southwesterly corner of a 3.165 acre tract of land as described in a deed to Barbara Rueger, Trustee, of record in Deed Book 320, Page 708, also being a westerly corner to said 31.668 acre tract of land;

Thence South 12° 12' 47" East, along the westerly line of said 31.668 acre tract, a distance of **787.37 feet** to a point;

Thence North 83° 59' 57" East, through said 31.668 acre tract, a distance of **741.38 feet** to a point at the southwesterly corner of a 7.241 acre tract of land as described in a deed to Jerome Village Community Authority, of record in Instrument No. 201411040007860;

Thence along southerly and westerly lines of said 7.241 acre tract, the following courses;

1. **North 83° 43' 33" East**, a distance of **642.27 feet** to a point;
2. **South 6° 33' 12" East**, a distance of **287.31 feet** to a point;

Thence South 83° 54' 29" West, continuing along a westerly line of said 7.241 acre tract, along the northerly line of "The Courtyards at Jerome Village, Phase 7", a subdivision of record in Plat Book 6, Pages 20A – 20B, the northerly line of "The Courtyards at Jerome Village, Phase 6", a subdivision of record in Plat Book 6, Pages 8A – 8B", the northerly line of "The Courtyards at Jerome Village, Phase 2", a subdivision of record in Plat Book 5, Pages 398A – 398B, the northerly line of "The Courtyards at Jerome Village, Phase 5", a subdivision of record in Plat Book 6, Pages 6A – 6B and the northerly line of "The Courtyards at Jerome Village, Phase 8", a subdivision of record in Plat Book 6, Pages 27A – 27B", a distance of **1920.31 feet** to a point at the northeasterly corner of a 7.801 acre tract of land as described in a deed to Jon E. & Kathy K. Hjelm, of record in Official Record 907, Page 558;

Thence South 83° 53' 24" West, along the northerly line of said 7.801 acre tract and along the northerly line of a 1.000 acre tract of land as described in a deed to said Jon E. and Kathy K. Hjelm, of record in Official Record 279, Page 420, a distance of **355.63 feet** to a point in the easterly line of a 24.12 acre tract of land (remainder of 33.720 acres) as described in said Deed to Jon E. and Kathy K. Hjelm in Official Record 279, Page 420;

Thence along the easterly and northerly lines of said 24.12 acre tract, the following courses;

1. **North 6° 08' 12" West**, a distance of **286.51 feet** to a point;
2. **South 83° 31' 38" West**, a distance of **844.32 feet** to a point at the northeasterly corner of Designated Open Space "A" as shown and delineated on the plat entitled "Glacier Park

Neighborhood Section 8 – Phase 1 & Phase 2 & Ryan Parkway, Phase 2", a subdivision of record in Plat Book 5, Pages 344A – 344D;

Thence along the northerly lines of said Designated Open Space "A" and the northerly line of Open Space Reserve "V" of said "Glacier Park Neighborhood Section 8 – Phase 1 & Phase 2 & Ryan Parkway, Phase 2", the following courses;

1. **South 84° 33' 58" West**, a distance of **493.58 feet** to a point;
2. **South 5° 44' 45" East**, a distance of **546.37 feet** to a point;
3. **South 82° 54' 11" West**, a distance of **485.34 feet** to a point at the northeasterly corner of Ryan Parkway as shown and delineated on said plat;

Thence through said 118.853 acre tract, the following courses;

1. **North 51° 11' 23" West**, a distance of **77.51 feet** to a point of curvature;
2. With the arc of a curve to the right, having a radius of 704.00 feet, a central angle of 15° 18' 51", an arc length of 188.17 feet, the chord of which bears **North 43° 31' 57" West**, a chord distance of **187.61 feet** to a point of tangency;
3. **North 35° 52' 31" West**, a distance of **336.43 feet** to a point of curvature;
4. With the arc of a curve to the left, having a radius of 573.00 feet, a central angle of 9° 19' 05", an arc length of 93.19 feet, the chord of which bears **North 40° 32' 04" West**, a chord distance of **93.09 feet** to a point;

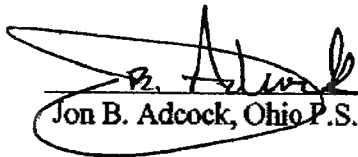
Thence **South 84° 24' 51" West**, continuing through said 118.853 acre tract and along the northerly line of a 35.903 acre tract of land as described in a deed to Royce & Royce LLC, of record in Official Record 309, Page 53, a distance of **1047.03 feet** to a point in the easterly line of a 85 acre tract of land as described in a deed to Montford S. Will, of record in Deed Book 48, Page 79;

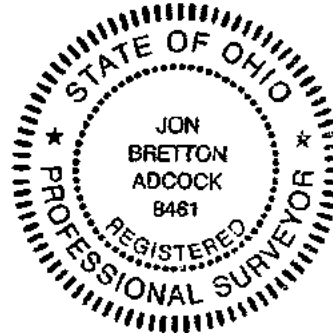
Thence **North 6° 39' 19" West**, along the easterly line of said 85 acre tract, a distance of **1499.80 feet** to a point in the centerline of said Wells Road, also being a point in the southerly line of said 117.400 acre tract;

Thence **North 84° 35' 29" East**, along the centerline of said Wells Road and the southerly line of said 117.400 acre tract, a distance of **1949.78 feet** to the **PLACE OF BEGINNING** and containing **156.949 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 Licensed Professional Surveyor No. 8461.

 7/10/18
Jon B. Adcock, Ohio P.S. No. 8461 Date



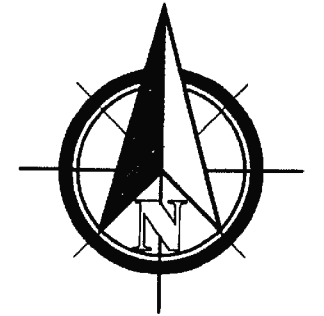
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ZONING EXHIBIT

156.949 ACRES
SITUATED IN
VIRGINIA MILITARY SURVEY No. 5261 AND 2991
JEROME TOWNSHIP, UNION COUNTY, OHIO

BASIS OF BEARINGS:

BEARINGS HEREON ARE BASED ON GPS
OBSERVATIONS, BEING THE OHIO STATE
PLANE COORDINATE SYSTEM, NORTH
ZONE, NAD 1983.



GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

JUERGEN H. AND ROTRAUD I. MOSLENER
INST. No. 201606060004217
117.400 ACRES
SV 7-417

PLACE OF BEGINNING
156.949 ACRE TRACT

S5° 17' 33"E
125.40'

WELLS ROAD (C.R. 17)

JEROME VILLAGE COMPANY, LLC
INST. No. 201802130001257
PARCEL I
2.372 ACRES (DEED)
2.380 ACRES (SURVEY)

CITY OF MARYSVILLE
INST. No. 201411200008320
0.988 ACRE

WILLIAM J. AND BARBARA J.
RUEGER, TRUSTEES
INST. No. 201408280005898
1.743 ACRES

BARBARA RUEGER, TRUSTEE
D.B. 320, PG. 708
3.165 ACRE

WILLIAM J. AND BARBARA J.
RUEGER, TRUSTEES
INST. No. 201408280005898
TRACT I
31.668 ACRES

JEROME VILLAGE
COMMUNITY AUTHORITY
INST. No. 201411040007860
7.241 ACRES

ZONED RURAL RESIDENTIAL DISTRICT (RU)
PROPOSED ZONING ~ PLANNED DEVELOPMENT DISTRICT (PD)

JEROME VILLAGE COMPANY, LLC
INST. No. 201802130001257
PARCEL II
29.925 ACRES (DEED)
29.923 ACRES (SURVEY)

GLACIER PARK NEIGHBORHOOD
SEC. 8 - PHASE 1 & PHASE 2
& RYAN PARKWAY, PHASE 2
P.B. 5, PGS. 344A-344D

JON E. & KATHY K. HJELM
O.R. 279, PG. 420
24.12 ACRES
REMAINDER OF 33.720 ACRES

THE COURTYARDS AT
JEROME VILLAGE

RIEPEHOF LANDSCAPE, INC.
O.R. 12, PG. 631
118.853 ACRES (DEED)
119.186 ACRES (SURVEY)

ROYCE & ROYCE LLC
O.R. 309, PG. 53
35.903 ACRES
SV 9-228

THE COURTYARDS AT
JEROME VILLAGE

- ① PHASE 7
P.B. 6, PGS. 20A-20B
- ② PHASE 6
P.B. 6, PGS. 8A-8B
- ③ PHASE 2
P.B. 5, PGS. 398A-398B
- ④ PHASE 5
P.B. 6, PGS. 6A-6B
- ⑤ PHASE 8
P.B. 6, PGS. 27A-27B

DOS-C
0.722 AC.

DOS-A
7.500 AC.

DOS-V
1.213 AC.

DOS-W
1.54 AC.

DOS-A
7.500 AC.

DOS-V
1.213 AC.

DOS-W
1.54 AC.

DOS-A
7.500 AC.

DOS-V
1.213 AC.

DOS-W
1.54 AC.

DOS-A
7.500 AC.

DOS-V
1.213 AC.

DOS-W
1.54 AC.

DOS-A
7.500 AC.

DOS-V
1.213 AC.

DOS-W
1.54 AC.

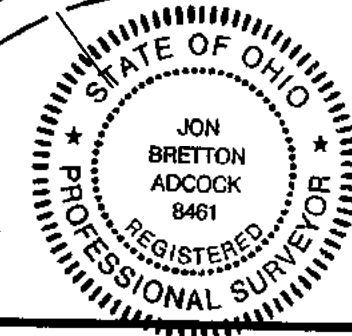
DOS-A
7.500 AC.

ALS AMERICAN
LAND
SURVEYORS

Focused
on
Excellence

1346 Hemlock Court N.E., Lancaster, Ohio 43130
Contact: Brett Adcock
740-654-0600
Fax: 740-654-0604
www.americanlandsurveyors.com

BY B. Adcock
REGISTERED SURVEYOR No.



FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	18-001	
DATE:	JULY 10, 2018	
SCALE:	1"=400'	
SHEET NO.:	1/1	

JEROME VILLAGE

RIEPEHOF VICINITY MAP

GRAPHIC SCALE



(IN FEET)

1 inch = 800 ft.



- ① CITY OF MARYSVILLE
PID #1700120131010
- ② RUEGER, WILLIAM J &
BARBARA J TRUSTEES
PID #1700120142000
- ③ RUEGER, BARBARA TRUSTEE
PID #1700120150000
& #1700120160000
- ④ JEROME VILLAGE COMMUNITY
AUTHORITY
PID #1700120511000
- ⑤ JEROME VILLAGE COMMUNITY
AUTHORITY
PID #1700120514010
- ⑥ JEROME VILLAGE COMMUNITY
AUTHORITY
PID #1700120512540

MOSLENER, JUERGEN H &
ROTHAUD I
PID #1400090210000

STARNER, STEVEN
PID #1400090200000

RIEPEHOF LANDSCAPE, INC.
PID #170011012000

JEROME VILLAGE
COMMUNITY AUTHORITY
PID #1700120120000

JEROME VILLAGE
COMPANY
PID #1700120141000

JEROME VILLAGE
COMPANY
PID #1700120140000

RUEGER, WILLIAM J &
BARBARA J TRUSTEES
PID #1700120170000

RUEGER, WILLIAM J &
BARBARA J TRUSTEES
PID #1700120170000

COURTYARDS AT
JEROME VILLAGE
PHASES 1-8

ROYCE & ROYCE
LLC AN OHIO LLC
PID #170011016000

GPN-8
PHASE 2

HELM JON E & KATHY K
PID #1700120460000
& #1700120430000
& #1700120331000

MONTFORD, WILL S
PID #1700110100000

GPN-11

CALDWELL ROBERT LEONARD
PID #170011017200

GPN-8
PHASE

GPN-7

BURRIS, TERRY C. &
KIMBERLY L
PID #1700110150000
& #1700110140000

GLACIER RIDGE PARK
PID #170011035000

JEROME VILLAGE

COVER PAGE

Zoning Plan Development Text

Name: Jerome Village: Glacier Park Neighborhood, Section 12 & Section 13 and
Open Space Reserves OSR-AA, OSR-AB & OSR-AC

Applicant: Jerome Village Company, LLC
c/o Bart Barok
375 S. Front Street, Suite 200, Columbus Ohio 43215
barokb@nationwide.com
614-857-2337

Agent: Kephart Fisher LLC
c/o David Fisher
207 N. Fourth Street, Columbus, Ohio 43215
davidfisher@kephartfisher.com
614-469-1882

Engineer: Terrain Evolution
c/o Justin Wollenberg, PE, CPESC
720 East Broad Street, Suite 203
Columbus, OH 43215
jwollenberg@terrainevolution.com
614-385-1090 x102

Application Date: July 23, 2018

Revision Dates: _____

Final Approval: _____

Application #: _____

Trustee Signatures:

Name	Date	Signature

JEROME VILLAGE

ZONING PLAN

DEVELOPMENT TEXT

FOR

JEROME VILLAGE: GLACIER PARK NEIGHBORHOOD,

SECTION 12 & SECTION 13

AND

OPEN SPACE RESERVES OSR-AA, OSR-AB & OSR-AC

(RIEPENHOFF & RUEGER TRACTS 156.949 ACRES)

ZONING RECEIVED FINAL APPROVAL

ON _____ 2018

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the “Applicant”), filed an Application for PUD Zoning on July 23, 2018 (the “Application”) with Jerome Township, Union County, Ohio (the “Township”). This Zoning Plan Development Text accompanies and is an integral part of the Application to comply with the requirements of the Zoning Resolution of the Township as in effect on July 23, 2018 (the “Zoning Resolution”).

The Application pertains to the rezoning of an approximately 156.949 acre tract of land described on the attached Exhibit A (the “Property”), comprised of six parcels, all of which is currently zoned RU Rural Residential District under the Zoning Resolution and is 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 Glacier Park Neighborhood, Section 12 (“GPN-12”) and Section 13 (“GPN-13”), respectively, as well as three (3) dedicated Open Space Reserves (referred to as “OSR-AA”, “OSR-AB” and “OSR-AC”, respectively) (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 Zoning Plan Development 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 Zoning Plan Development Text shall be regulated by those general development standards set forth in the Zoning Resolution.

The purpose of this Zoning Plan Development 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.

LAND USE PLANS: Two Sub Area Land Use Plans are included in the Application and constitute official zoning documents. The Sub Area Land Use Plan depicting only the Property is referred to herein as the "Property Sub Area Land Use Plan." The Sub Area Land Use Plan depicting 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 Zoning Plan Development 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 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 and deviation therefrom by virtue of the benefits obtained by improved arrangement and design.
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 Zoning Plan Development 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 Zoning Plan Development 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 utility installations and rights-of-way for water courses and other similar channels such as the bio-swales planned for the Property.
17. For all purposes of this Zoning Plan Development 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 areas depicted on the Property Sub Area Land Use Plan as being GPN-12, GPN-13, OSR-AA, OSR-AB and OSR-AC, are currently zoned RU Rural Residential District and are being rezoned pursuant to the Application to Planned Development (PD) District to permit their incorporation into Jerome Village. At such time as the rezoning pursuant to the Application becomes final, unappealable and no longer subject to referendum, the areas depicted on the Property Sub Area Land Use Plan as GPN-12, GPN-13, OSR-AA, OSR-AB and OSR-AC will be annexed to and become a part of Jerome Village, designated as "GPN-12", "GPN-13", "OSR-AA", "OSR-AB" and "OSR-AC" respectively, and all of the Property shall be considered a part of Jerome Village, as further provided herein. To accomplish the integration of the areas depicted on the Property Sub Area Land Use Plan as being GPN-12, GPN-13, OSR-AA, OSR-AB and OSR-AC into 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 Zoning Plan Development 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 those areas depicted thereon as GPN-12, GPN-13, OSR-AA, OSR-AB and OSR-AC are annexed to and become 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 areas depicted on the Property Sub Area Land Use Plan as being GPN-12, GPN-13, OSR-AA, OSR-AB and OSR-AC, 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. As in the case of the original Jerome Village zoning and the Jerome Village Master Development Text, this Zoning Plan Development 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 areas depicted on the Property Sub Area Land Use Plan as GPN-12 and GPN-13 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.

MINIMUM LOT SIZE:

GPN-12: The minimum lot size for the GPN-12 Property will be 70' in width at the building line and 120' in depth, but the Applicant anticipates a variation in lot sizes, some of which will be in excess of 70' at the building line. The minimum lot size will allow up to 183 lots within the GPN-12 portion of the Property.

GPN-13: The minimum lot size for the GPN-13 Property will be 50' in width at the building line and 100' in depth, but the Applicant anticipates a variation in lot sizes, some of which will be in excess of 50' at the building line. The minimum lot size will allow up to 100 lots within the GPN-13 portion of the Property.

DENSITY AND OPEN SPACE: The minimum lot size provided in each of the GPN-12 and GPN-13 portions of the Property, corresponding dedicated open space ("DOS"), and inclusion of OSR-AA, OSR-AB and OSR-AC, allow a total of 63.353 acres (40.4%) to be devoted to open space within the Property and results in density of 1.8 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 Zoning Plan Development 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 Zoning Plan Development 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 Zoning Plan Development 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 2,744 Units.

Notwithstanding anything else to the contrary contained in the Jerome Village Master Development Text, the overall Single Family Density shall not exceed 1,975 Units and the overall Attached Residential Density shall not exceed 769 Units; provided, however:

- (a) That in the event all 110 Attached Dwelling Units allocated to VN-3 are not constructed, for each such VN-3 allocated Attached Dwelling Unit not constructed, such Unit shall be subtracted from the foregoing total Attached Residential Density and reallocated to the foregoing total Single Family Density on a one-for-one basis; and
- (b) That in the event all 100 Single Family Units allocated to GPN-13 are not constructed, for each such GPN-13 allocated Single Family Unit not constructed, such Unit shall be subtracted from the foregoing total Single Family Density and reallocated to the foregoing total Attached Residential Density on a one-for-one basis

DEVELOPMENT PLAN APPROVAL: The Property shall be subject to the Development Plan approval process set forth in Section 500.09.

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 of the Property designating it as GPN-12, GPN-13 (Tab 6)
- Illustrative Master Plan demonstrating how the Property is incorporated into Jerome Village (Tab 7.A)

July 10, 2018

**DESCRIPTION OF 156.949 ACRES
SOUTH OF WELLS ROAD (C.R. 17)
WEST OF HYLAND-CROY
NORTH OF RYAN PARKWAY
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Surveys No. 5261 and 2992, being part of that 118.853 acre tract of land (119.186 acres ~ survey) as described in a deed to Riepenhoff Landscape, Inc. of record in Official Record 12, Page 631, all of that 2.372 acre tract of land (2.380 acres ~ survey) and all of that 29.925 acre tract of land (29.923 acres ~ survey) described as Parcel I and Parcel II, respectively, in a deed to Jerome Village Company, LLC, of record in Instrument No. 201802130001257 and part of that 31.668 acre tract of land as described in a deed to William J. and Barbara J. Rueger, Trustees, of record in Instrument No. 201408280005898, all references herein being to the records located in the Recorder's Office, Union County, Ohio and being more particularly described as follows;

BEGINNING at the northeasterly corner of Virginia Military Survey No. 5261, being a point in the westerly line of Virginia Military Survey No. 2991, a point in the northerly line of said 118.853 acre tract, the southeasterly corner of a 117.400 acre tract of land as described in a deed to Juergen H. and Rotraud I. Moslener, of record in Instrument No. 201606060004217 and a point in the westerly line of Designated Open Space "I" as shown and delineated on the plat entitled "Eversole Run Neighborhood Section 5", a subdivision of record in Plat Book 5, Pages 367A - 367D;

Thence **South 5° 17' 33" East**, through the right-of-way of Wells Road (County Road 17), along the easterly line of said Virginia Military No. 5261 and the westerly line of Virginia Military Survey No. 2991, a distance of **125.40 feet** to a point in the westerly prolongation of the centerline of said Wells Road;

Thence **North 83° 48' 29" East**, along the centerline of said Wells Road, the southerly line of a 0.305 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 894, Page 397, the southerly line of a 0.988 acre tract of land as described in a deed to the City of Marysville, of record in Instrument No. 201411200008320, a distance of **1929.28 feet** to a point at the northwesterly corner of a 1.743 acre tract of land as described in a deed to William J. and Barbara J. Rueger, Trustees, of record in Instrument No. 201408280005898;

Thence along the westerly lines of said 1.743 acre tract, the following courses;

1. **South 11° 22' 15" East**, a distance of **430.24 feet** to a point;

2. **South 45° 39' 49" East**, a distance of **124.21 feet** to a point;
3. **South 55° 42' 06" East**, a distance of **114.55 feet** to a point at the southwesterly corner of a 3.165 acre tract of land as described in a deed to Barbara Rueger, Trustee, of record in Deed Book 320, Page 708, also being a westerly corner to said 31.668 acre tract of land;

Thence **South 12° 12' 47" East**, along the westerly line of said 31.668 acre tract, a distance of **787.37 feet** to a point;

Thence **North 83° 59' 57" East**, through said 31.668 acre tract, a distance of **741.38 feet** to a point at the southwesterly corner of a 7.241 acre tract of land as described in a deed to Jerome Village Community Authority, of record in Instrument No. 201411040007860;

Thence along southerly and westerly lines of said 7.241 acre tract, the following courses;

1. **North 83° 43' 33" East**, a distance of **642.27 feet** to a point;
2. **South 6° 33' 12" East**, a distance of **287.31 feet** to a point;

Thence **South 83° 54' 29" West**, continuing along a westerly line of said 7.241 acre tract, along the northerly line of "The Courtyards at Jerome Village, Phase 7", a subdivision of record in Plat Book 6, Pages 20A – 20B, the northerly line of "The Courtyards at Jerome Village, Phase 6", a subdivision of record in Plat Book 6, Pages 8A – 8B", the northerly line of "The Courtyards at Jerome Village, Phase 2", a subdivision of record in Plat Book 5, Pages 398A – 398B, the northerly line of "The Courtyards at Jerome Village, Phase 5", a subdivision of record in Plat Book 6, Pages 6A – 6B and the northerly line of "The Courtyards at Jerome Village, Phase 8", a subdivision of record in Plat Book 6, Pages 27A – 27B", a distance of **1920.31 feet** to a point at the northeasterly corner of a 7.801 acre tract of land as described in a deed to Jon E. & Kathy K. Hjelm, of record in Official Record 907, Page 558;

Thence **South 83° 53' 24" West**, along the northerly line of said 7.801 acre tract and along the northerly line of a 1.000 acre tract of land as described in a deed to said Jon E. and Kathy K. Hjelm, of record in Official Record 279, Page 420, a distance of **355.63 feet** to a point in the easterly line of a 24.12 acre tract of land (remainder of 33.720 acres) as described in said Deed to Jon E. and Kathy K. Hjelm in Official Record 279, Page 420;

Thence along the easterly and northerly lines of said 24.12 acre tract, the following courses;

1. **North 6° 08' 12" West**, a distance of **286.51 feet** to a point;
2. **South 83° 31' 38" West**, a distance of **844.32 feet** to a point at the northeasterly corner of Designated Open Space "A" as shown and delineated on the plat entitled "Glacier Park

Neighborhood Section 8 – Phase 1 & Phase 2 & Ryan Parkway, Phase 2", a subdivision of record in Plat Book 5, Pages 344A – 344D;

Thence along the northerly lines of said Designated Open Space "A" and the northerly line of Open Space Reserve "V" of said "Glacier Park Neighborhood Section 8 – Phase 1 & Phase 2 & Ryan Parkway, Phase 2", the following courses;

1. **South 84° 33' 58" West**, a distance of **493.58 feet** to a point;
2. **South 5° 44' 45" East**, a distance of **546.37 feet** to a point;
3. **South 82° 54' 11" West**, a distance of **485.34 feet** to a point at the northeasterly corner of Ryan Parkway as shown and delineated on said plat;

Thence through said 118.853 acre tract, the following courses;

1. **North 51° 11' 23" West**, a distance of **77.51 feet** to a point of curvature;
2. With the arc of a curve to the right, having a radius of 704.00 feet, a central angle of 15° 18' 51", an arc length of 188.17 feet, the chord of which bears **North 43° 31' 57" West**, a chord distance of **187.61 feet** to a point of tangency;
3. **North 35° 52' 31" West**, a distance of **336.43 feet** to a point of curvature;
4. With the arc of a curve to the left, having a radius of 573.00 feet, a central angle of 9° 19' 05", an arc length of 93.19 feet, the chord of which bears **North 40° 32' 04" West**, a chord distance of **93.09 feet** to a point;

Thence **South 84° 24' 51" West**, continuing through said 118.853 acre tract and along the northerly line of a 35.903 acre tract of land as described in a deed to Royce & Royce LLC, of record in Official Record 309, Page 53, a distance of **1047.03 feet** to a point in the easterly line of a 85 acre tract of land as described in a deed to Montford S. Will, of record in Deed Book 48, Page 79;

Thence **North 6° 39' 19" West**, along the easterly line of said 85 acre tract, a distance of **1499.80 feet** to a point in the centerline of said Wells Road, also being a point in the southerly line of said 117.400 acre tract;

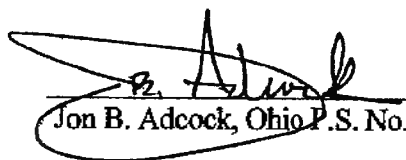
Thence **North 84° 35' 29" East**, along the centerline of said Wells Road and the southerly line of said 117.400 acre tract, a distance of **1949.78 feet** to the **PLACE OF BEGINNING** and containing **156.949 acres** of land.

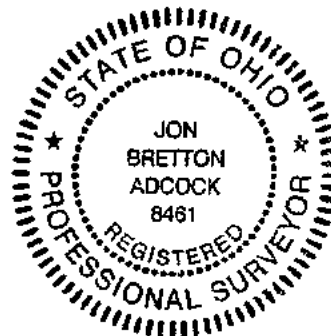


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Excellence*

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 Licensed Professional Surveyor No. 8461.

 7/10/18
Jon B. Adcock, Ohio P.S. No. 8461 Date



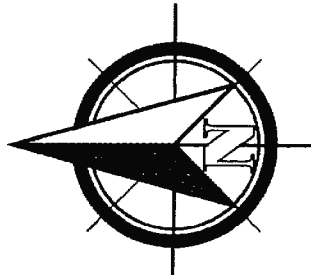
ZONING EXHIBIT

156.949 ACRES
SITUATED IN

RGINIA MILITARY SURVEY No. 5261 AND 2991
JEROME TOWNSHIP, UNION COUNTY, OHIO

BASIS OF BEARINGS:

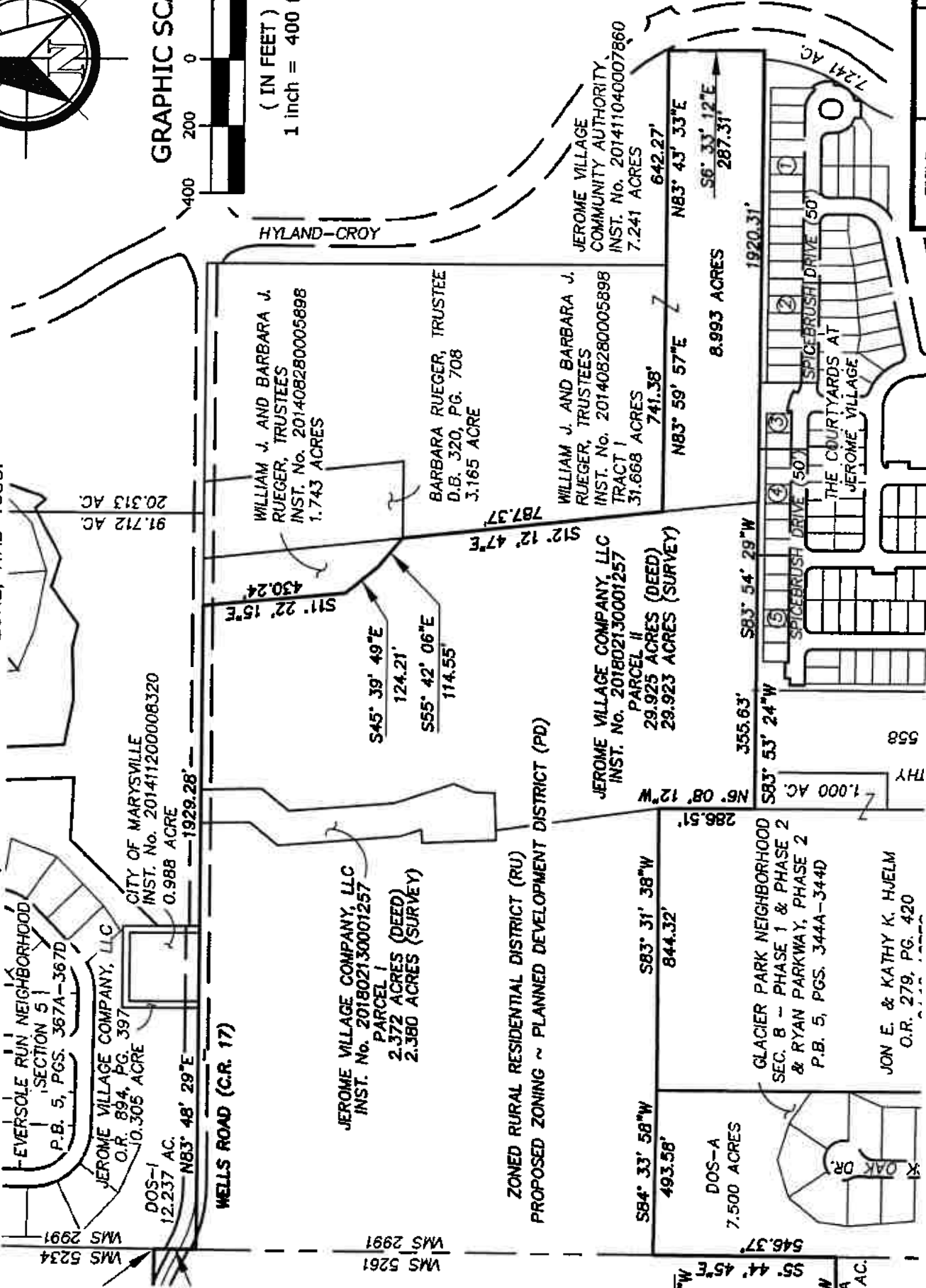
BEARINGS HEREON ARE BASED ON GPS
OBSERVATIONS, BEING THE OHIO STATE
PLANE COORDINATE SYSTEM, NORTH
ZONE, NAD 1983.



GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.



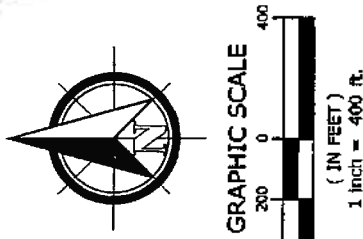
ZONING EXHIBIT

156.949 ACRES
SITUATED IN

VIRGINIA MILITARY SURVEY No. 5261 AND 2991
JEROME TOWNSHIP, UNION COUNTY, OHIO

BASIS OF BEARINGS:

BEARINGS HEREON ARE BASED ON GPS
OBSERVATIONS, BEING THE OHIO STATE
PLANE COORDINATE SYSTEM, NORTH
ZONE, NAD 1983.



JERGEN H. AND ROITRAUD I. MOSLENER
INST. No. 201606060004217
SV 7-417

PLACE OF BEGINNING
156.949 ACRE TRACT

156.949 ACRE TRACT

156.949 ACRE TRACT

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156.949 ACRE TRACT

RIEPEHOF LANDSCAPE, INC.
O.R. 12, PG. 631
118.853 ACRES (DEED)
118.186 ACRES (SURVEY)

R=573.00'
Δ=9° 18' 05"
CB=15° 17' 51"
CD=167.61'

R=704.00'
Δ=15° 19' 51"
CB=143° 31' 57"
CD=187.61'

R=704.00'
Δ=15° 19' 51"
CB=143° 31' 57"
CD=187.61'

R=704.00'
Δ=15° 19' 51"
CB=143° 31' 57"
CD=187.61'

R=704.00'
Δ=15° 19' 51"
CB=143° 31' 57"
CD=187.61'

R=704.00'
Δ=15° 19' 51"
CB=143° 31' 57"
CD=187.61'

R=704.00'
Δ=15° 19' 51"
CB=143° 31' 57"
CD=187.61'

R=704.00'
Δ=15° 19' 51"
CB=143° 31' 57"
CD=187.61'

R=704.00'
Δ=15° 19' 51"
CB=143° 31' 57"
CD=187.61'

R=704.00'
Δ=15° 19' 51"
CB=143° 31' 57"
CD=187.61'

R=704.00'
Δ=15° 19' 51"
CB=143° 31' 57"
CD=187.61'

R=704.00'
Δ=15° 19' 51"
CB=143° 31' 57"
CD=187.61'

ROYCE & ROYCE LLC
O.R. 309, PG. 53
35.903 ACRES
SV 9-228

THE COURTYARDS AT
JEROME VILLAGE

PHASE 7
P.B. 6, PGS. 20A-20B

PHASE 8
P.B. 6, PGS. 8A-8B

PHASE 2
P.B. 5, PGS. 308A-308B

PHASE 5
P.B. 6, PGS. 8A-8B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

PHASE 8
P.B. 6, PGS. 27A-27B

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1346 Hemlock Court N.E., Lancaster, Ohio 43130
Contact: Brett Adcock
740-554-0600
Fax: 740-554-0604
www.americanlandsurveyors.com

BY *[Signature]*
REGISTERED SURVEYOR No.

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	18-001	
DATE:	JULY 10, 2018	
SCALE:	1"=400'	
SHEET NO.:	1/1	



EXHIBIT B

JEROME VILLAGE

FINAL DETAILED DEVELOPMENT PLAN DEVELOPMENT TEXT FOR JEROME VILLAGE ZONING RECEIVED FINAL APPROVAL ON JULY 12, 2007

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the "Applicant"), has previously filed an Application For Approval of Preliminary Development Plan for Planned Unit Development (the "Application") with Jerome Township, Union County, Ohio (the "Township").

The Application relates to a proposed rezoning to permit a planned unit development in the Township to be known as Jerome Village ("Jerome Village" or the "Development"). The Development will be a planned mixed use community encompassing approximately 1,395 acres located north of Brock Road and southeast of U.S. Route 42. Approximately 1,385 acres of the Property is located in the Township and is the subject of the rezoning to which this Development Text relates. The remaining approximately 10 acres of the Property is located in Delaware County and will be permanently restricted as Open Space for Jerome Village. The approximately 1,385 acres that are the subject of this Development Text are described on the attached Exhibit A (the "Property").

On September 25, 2006 the Zoning Commission acted on the Application and approved a Preliminary Development Plan for Jerome Village.

The Applicant now desires to undertake a Detailed Development Plan for the Property in accordance with Section 619 of the Zoning Resolution, and has filed with the Township all additional documents and materials required by Section 619 of the Zoning Resolution, together with certain supplemental materials.

This Development Text relates to the Application and constitutes a part of the Detailed Development Plan for the Property pursuant to Section 619 of the Zoning Resolution. All section references herein refer to the applicable sections of the Zoning Resolution. All zoning, planning and development requirements and standards applicable to the Jerome Village shall be based on and interpreted in accordance with the Zoning Resolution.

The Property is currently zoned U-1 Rural District. The Application requests a rezoning of the Property to Planned Unit Development to permit the development of Jerome Village.

The purpose of this Development 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 Jerome Village.

DEFINITIONS: In addition to the words and terms defined elsewhere herein, the following words and terms when used in this Development Text with initial capitalization shall have the following meanings:

"Development Agreements" means any one or more of the development agreements, subdivider's agreements, and/or tax increment financing agreements entered into by and among the Applicant, the Township and/or Union County, Ohio setting forth certain agreements, covenants and commitments with respect to the Development.

"Development and Architectural Documents" means the Jerome Village Property Codes, the Jerome Village Commercial Center Property & Architectural Design Code and the Jerome Village Pattern Books, each as modified, amended and amplified from time to time by the Applicant. The Development and Architectural Documents shall not be considered official zoning documents but shall be considered solely as ancillary documents subject to amendment, modification and amplification by the Applicant.

"Development Text" means this Detailed Development Plan Development Text which constitutes part of the Detailed Development Plan for the Property pursuant to Section 619 of the Zoning Resolution.

"Jerome Village Community Authority" means the community development authority proposed to encompass the Property and potentially other lands, formed pursuant to Chapter 349 of the Ohio Revised Code, as amended (See heading "JEROME VILLAGE COMMUNITY AUTHORITY" herein for further details).

"Jerome Village Fire Safety Contribution" has the meaning set forth herein under the heading "PROVISIONS FOR FIRE/SAFETY SERVICES".

"Jerome Village General Township Contribution" has the meaning set forth herein under the heading "CONTRIBUTIONS TO TOWNSHIP".

"Land Use Plan" means the Sub Area Land Use Plan for the Property dated March 13, 2007 which constitutes a part of the Detailed Development Plan for the Property pursuant to Section 619 of the Zoning Resolution.

"Master Declaration" means the Jerome Village Master Deed Declaration and Restrictions. The Master Declaration shall not be considered an official zoning document but shall be considered solely as an ancillary document subject to amendment, modification and amplification by the Applicant.

"Open Space" means (i) all community parks, (ii) all neighborhood parks, (iii) all preserves, (iv) all bio-swale corridors, (v) all green spaces and recreational areas located on the school sites delineated as Sub Areas GPN-4 and VN-6 on the Land Use Plan, (vi) all Sub Areas designated on the Land Use Plan with a prefix "OSR" and (vii) all buildings, facilities and amenities developed in connection with the Open Space areas described above (except school buildings).

"Property" means the approximately 1,385 acres described on the attached Exhibit A constituting the real property subject to the Application and this Development Text.

"Sub Area" means each Sub Area depicted on the Land Use Plan.

"Zoning Resolution" means the Zoning Resolution of the Township of Jerome, Union County, State of Ohio, as in effect on March 30, 2007.

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:

1. The planned unit development 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 in effect on March 30, 2007, and the Application, this Development Text and all matters pertaining to the Detailed Development Plan for the Property shall be construed and interpreted in accordance therewith.
2. Except as otherwise provided herein, all findings of fact required by Section 620 of the Zoning Resolution have been established and determined.
3. Pursuant to Section 620, Paragraph 5 of the Zoning Resolution, the Zoning Commission has found that this Development Text, the Land Use Plan, the Master Declaration and all other materials submitted by the Applicant as a part of the Detailed Development Plan pursuant to Section 619 of the Zoning Resolution warrant exception to any otherwise applicable standard district requirements under the Zoning Resolution.
4. This Development Text and the Land Use Plan constitute the official zoning documents for the Jerome Village Development and all other documents and materials submitted as a part of the Detailed Development Plan pursuant to Section 619 of the Zoning Resolution shall be considered ancillary documents, subject to the further provisions of this Development Text and the Land Use Plan.
5. Pursuant to Section 603 of the Zoning Resolution, Open Space shall be permitted to be used for utility installations and rights-of-way for water courses and other similar channels such as the bio-swales planned for Jerome Village.

6. For all purposes of this Development Text, the term "Open Space" shall have the meaning assigned herein (See heading "DEFINITIONS" herein).
7. At completion of development and full build out, the Open Space of Jerome Village must be not less than 40% of the gross land area of the Jerome Village Development, including the approximately 10 acres of the Jerome Village Development located in Delaware County and permanently preserved as Open Space.
8. The completion and full build out of the Jerome Village Development will take in excess of 10 years to complete, based on the build-out schedule included herein (See heading "PHASING OF DEVELOPMENT" herein).
9. No density reallocation to the Town Center shall take place unless and until a final development plan requesting such reallocation is submitted to and approved by the Zoning Commission as an administrative act.

OPEN SPACE: Jerome Village will be intertwined with an extensive Open Space network. The allocation of Open Space throughout the community will establish an underlying fabric that will tie neighborhoods and Sub Areas together with one another and connect to Glacier Ridge Metro Park. These Open Space areas will also help to maintain the area's rural integrity by limiting development to only certain areas of Jerome Village. Finally, these Open Spaces will help to preserve unique features of Jerome Village, while creating opportunities for user recreation. At full build out and development of Jerome Village, Open Space shall consist of not less than 40% of the gross acreage of Jerome Village, including the approximate 10 acres of Jerome Village located in Delaware County. Three community parks will be provided for the common use of Jerome Village residents and visitors. These parks are intended to establish a recreation character and provide large-use recreation facilities that cannot be provided or would not be appropriate in the smaller neighborhood parks of each Sub Area. Open Space shall be preserved as such in perpetuity pursuant to the Master Declaration to be filed with the Union County, Ohio Recorder and Delaware County, Ohio Recorder and the final subdivision plats to be recorded for Jerome Village. Open Space shall not include any area within road rights-of-way or the greenbelts along the extension of Hyland-Croy Road between the north and south boulevard sections. However, the Jerome Village Community Authority will agree to maintain all greenbelt areas adjacent to or within road rights-of-way with Jerome Village pursuant to separate agreements with the Township and Union County, Ohio.

GREEN CONCEPT DEVELOPMENT: The principles behind the Jerome Village development are squarely based on "Smart Growth", "Sustainable Development" practices and "Green Home Technology." The Applicant strongly embraces these policies and will be implementing many of these practices in the development of Jerome Village. Key natural features will be identified and preserved within the Open Space system, including greenbelts along road rights-of-way. Storm water will be handled through low impact designed drainage systems with extensive use of "bio-swales", thus insuring rain water will be returned to the aquifer. Major wetlands will be maintained and created to purify the water and create wildlife habitat. The homes built within Jerome Village will be encouraged to utilize "Green Building Technology", promoting the efficient use of energy and water resources, the efficient use of

building construction resources and enhanced indoor environmental quality. Many of these policies are established by the U.S. Green Building Council and the LEED program.

PUBLIC BUILDING/FACILITIES: The Applicant will provide four public or semi-public building sites/facilities as part of the Jerome Village community. A Community Center/Public meeting hall will be located within the Glacier Park Neighborhood in Sub Area OSR-S. This facility will be located adjacent to an existing lake and the new Hyland-Croy extension within the proposed Open Space park system. This facility will initially function as a sales office and meeting hall and will ultimately become a community park facility. A community recreation center facility will be located within the Village Neighborhood in Sub Area OSR-D. This facility will contain space for a community recreation facility, swimming pool, tennis courts and other community amenities. This facility will be located adjacent to the new elementary school in the Village Neighborhood in Sub Area VN-6 and will share parking facilities. A site will be reserved for a public library in the Jerome Town Center Sub Area TC-1. A site will be made available for a joint Township fire station/County sheriff substation in Sub Area OSR A. (See heading "PROVISION FOR FIRE/SAFETY SERVICES" herein).

SCHOOL SITES: The Applicant has worked closely with the Dublin School District to analyze the school impact and needs of the Jerome Village development. This collaborative effort has identified two school sites. Approximately 38 acres will be set aside along Jerome Road within the Glacier Park Neighborhood in Sub Area GPN-4 for a proposed combined Dublin middle school and elementary school and 12 acres will be set aside within the Village Neighborhood in Sub Area VN-6 for a proposed Dublin elementary school. Approximately 38 acres will be provided to the Dublin School District at no cost to the School District, and the remaining approximately 12 acres will be purchased by the Dublin School District.

JEROME VILLAGE COMMUNITY AUTHORITY: This Section is included in the Development Text solely to demonstrate and memorialize the Applicant's commitment concerning the creation of the Jerome Village Community Authority. The Applicant will petition to the Board of County Commissioners of Union County, Ohio requesting the creation of the Jerome Village Community Authority. Prior to filing the petition with the Board of County Commissioners, the petition shall be submitted to the Jerome Township Board of Trustees for its review and comment. If the Applicant receives all required governmental approvals for creation of the Jerome Village Community Authority on terms reasonably acceptable to the Applicant and consistent with this Development Text, the Applicant will proceed with the creation and implementation of the Jerome Village Community Authority. The primary purposes of the Jerome Village Community Authority will be to:

1. Provide funds for certain infrastructure improvements necessary for Jerome Village.
2. Provide funds for certain facilities acquired, developed and constructed in connection with the development of Jerome Village.
3. Own certain community recreational facilities and Open Spaces and provide for the maintenance, management, operation and upkeep thereof.

4. Provide for the maintenance and upkeep of certain green areas located within and adjacent to road rights-of-way within Jerome Village pursuant to separate agreements with the Township and Union County, Ohio.

JEROME VILLAGE COMMUNITY AUTHORITY FEES: In the event the Jerome Village Community Authority is created (See heading "JEROME VILLAGE COMMUNITY AUTHORITY" herein) the following Jerome Village Community Authority fees will be charged and applicable, subject to modification upon creation of the Jerome Village Community Authority to comply with applicable law:

COMMUNITY FEE:

1. Land within the current boundaries of the Jerome Village will pay the Jerome Village Community Authority the following Community Fees:
 - \$200 per single family unit
 - \$100 per multi family unit
 - \$.25 per sq. ft. of commercial, industrial, warehouse, office or institutional space
2. The Community Fees outlined in 1 above shall be allocated and paid to the Township as a credit towards the Jerome Village Fire Safety Contribution or the Jerome Village General Township Contribution, at the election of the Applicant.

UTILITY ACCESS AND COMMUNITY FEE:

1. Lands outside the current boundaries of Jerome Village that join the Jerome Village Community Authority to access utilities will pay the Jerome Village Community Authority the following Utility Access and Community Fee to join the Jerome Village Community Authority and to access the utility infrastructure of Jerome Village:
 - \$1,000 per single family unit
 - \$500 per multi family unit
 - \$.50 per sq. ft. of commercial, industrial, warehouse, office or institutional space
2. The Utility Access and Community Fee outlined in 1 above shall be allocated and paid as follows:
 - 80% for Jerome Village Community Authority to offset upfront infrastructure costs
 - 20% to the Township as a credit towards the Jerome Village Fire Safety Contribution or the Jerome Village General Township Contribution, at the election of the Applicant.

GENERAL:

1. Community Fees and Utility Access and Community Fees are a one time charge paid at the time of building permit.
2. Community Fees and Utility Access and Community Fees are not charged to governmental entities (e.g. the Township, Township Fire Department, schools, library) and are not charged for public facilities such as the proposed Community Center and Recreation Center and Jerome Township Fire Station.
3. The overall cap on payments from all sources to the Township for Jerome Village Fire Safety Contributions and Jerome Village General Township Contributions is \$7,650,000. Once this cap is reached, all additional Community Fees and Utility Access and Community Fees previously allocated to such funding shall be allocated and paid to the Jerome Village Community Authority.
4. All Community Fees and Utility Access and Community Fees shall be subject to adjustment from time to time to account for inflation and increased costs.

PROVISION FOR FIRE/SAFETY SERVICES: The Applicant acknowledges that Jerome Village will create a need for increased fire and safety services to be provided by the Township. To address this need and as a condition of zoning, the Applicant makes the following commitments:

1. The Applicant shall, at no cost to the Township, donate to the Township a site located in Sub Area OSR A, construct thereon for the benefit of the Township a Township Fire Station facility, which includes space for a police substation and administrative offices as well as related parking and site amenities (the "Jerome Village Fire Station"), and either equip or provide funds to the Township to equip the Jerome Village Fire Station to the specifications and requirements of the Jerome Village Fire Department, up to a maximum amount of \$5,500,000 (excluding the land contribution but inclusive of all other design, engineering, architectural, development, construction and acquisition costs) generally allocated \$2,250,000 to buildings and \$3,250,000 to equipment, with the understanding that such allocations may be changed based on costs (collectively, the "Jerome Village Fire Safety Contribution"). The Jerome Village Fire Station shall be designed, engineered, constructed and equipped in such manner and upon such terms as may be designated by the Jerome Township Board of Trustees, subject to all terms and conditions of this heading "PROVISION FOR FIRE/SAFETY SERVICES".

2. The Jerome Village Fire Station will be constructed in an architectural style consistent with nearby buildings located in the retail, commercial and Town Center areas of the Development and such architecture shall receive approval from the Jerome Village Design Review Board as further provided herein under the heading "APPROVAL OF ALL DEVELOPMENT PLANS AND FINAL PLATS".
3. The Jerome Village Fire Station shall be open and operational (subject to agreed upon phasing) no later than at such time as 1,200 residential building permits have been issued for the Development or the Jerome Village Town Center has been developed, whichever occurs first. If prior to such time, due to the opening of more than one public school within the Development, it is determined by the Jerome Township Fire Chief that additional fire safety services are needed, the Applicant shall work in good faith with the Jerome Township Fire Department to provide and equip a temporary fire station within Jerome Village at no cost to the Township, but with all equipment costs for such temporary fire station being credited to the Jerome Village Fire Safety Contribution.
4. All Jerome Village Fire Safety Contributions and all covenants by the Applicant with respect to the fire safety services shall be satisfied either by the Applicant or the Jerome Village Community Authority; provided that the Applicant shall guarantee the Jerome Village Fire Safety Contributions and all commitments made by the Applicant under this heading "PROVISION FOR FIRE/SAFETY SERVICES".
5. All commitments made by the Applicant under this heading "PROVISION FOR FIRE/SAFETY SERVICES" shall be memorialized in one or more Development Agreements, thereby contractually binding the Applicant.

CONTRIBUTIONS TO TOWNSHIP: In recognition of the increased costs incurred by the Township as a consequence of the Development and as a condition of zoning, the Applicant commits to make the Jerome Township General Township Contribution described below, subject to the terms and conditions of this heading "CONTRIBUTIONS TO TOWNSHIP", as follows:

1. A \$250,000 cash contribution to the Township to be made at the time of receipt of all required governmental approvals for the first final plat for the Development and thereafter (i) on a yearly basis, on each anniversary of the initial contribution, a \$100,000 cash contribution to the Township for the next ten (10) years, (ii) a \$227.27 cash contribution to the Township at the time of issuance of each residential building permit for the Development, up to a maximum amount of \$500,000, and (iv) a final \$400,000 cash contribution to the Township on the eleventh (11th) anniversary of the initial \$250,000 payment, for a total maximum contribution of \$2,150,000 (collectively, the "Jerome Village General Township Contribution").

2. In lieu of the cash contributions set forth in clause 1 above, at the request of the Township, the Applicant may provide land, buildings or other facilities to the Township and receive a dollar for dollar offset.
3. The Jerome Village General Township Contribution shall be used and employed in the sole discretion of the Township; provided that the Township agrees that the list of approved expenditures therefrom shall include funds to provide community improvements to the Old Jerome area of the Township and funds for maintenance and upkeep of Township cemeteries.
4. All Jerome Village General Township Contributions and all commitments by the Applicant with respect thereto shall be satisfied either by the Applicant or the Jerome Village Community Authority; provided that the Applicant shall guarantee all contributions made by the Applicant under this heading "CONTRIBUTIONS TO TOWNSHIP".
5. All commitments made by the Applicant under this heading "CONTRIBUTIONS TO TOWNSHIP" shall be memorialized in one or more Development Agreements, thereby contractually binding the Applicant.

TOWNSHIP CONSULTANT FEES AND EXPENSES: The Applicant acknowledges that the Township has incurred and will continue to incur significant fees and expenses in engaging legal and financial consultants to assist the Township in structuring, negotiating and documenting this zoning and the various entitlement programs that will be required in connection with the Development. The Applicant, as a condition of zoning, covenants to pay up to \$50,000 for third party consultant fees and expenses incurred by the Township in connection with legal and financial advice, subject to the Applicant's right to review redacted invoices and receipt of adequate assurances and certifications from such third parties that such fees and expenses were incurred in connection with the Jerome Village project and not in connection with other projects, general advice and counsel to the Township, or in connection with ongoing work with respect to negotiating general Township economic and/or entitlement projects such as a community joint economic development district.

The covenants made by the Applicant under this heading "TOWNSHIP CONSULTANT FEES AND EXPENSES" shall be satisfied either by the Applicant or the Jerome Village Community Authority; provided that the Applicant shall guarantee all such commitments and all such commitments shall be memorialized in one or more Development Agreements, thereby contractually obligating the Applicant.

MASTER DEVELOPMENT DOCUMENTS: The Master Declaration will be recorded against and encumber the entire Jerome Village Development, including the approximately 10 acres of permanently restricted Open Space located in Delaware County. The Master Declaration will provide for a uniform system of development, maintenance and upkeep for the entire Jerome Village Development, thereby preserving and enhancing property values for Jerome Village, the surrounding properties and the entire Township. A copy of the current

draft of the Master Declaration has been provided with the Application. The Master Declaration shall not be considered an official zoning document and may be amended, modified and amplified by the Applicant from time to time.

The Development will also be subject to Development and Architectural Documents establishing a uniform high quality theme for architecture and development throughout Jerome Village. Copies of the current drafts of the Development and Architectural Documents have been provided with the Application. The Development and Architectural Documents shall not be considered official zoning documents and may be amended, modified and amplified by the Applicant from time to time.

GENERAL DEVELOPMENT AND ARCHITECTURAL STANDARDS: The general development and architectural standards for Jerome Village shall be contained in the Development and Architectural Documents. The Development and Architectural Documents shall be subject to amendment, modification and application by the Declarant during initial development of Jerome Village and thereafter by the Board of Trustees of the Jerome Village Master Property Owners' Association, as further provided in the Master Declaration, subject to the terms and conditions of this Development Text and the Master Declaration.

APPROVAL OF ALL DEVELOPMENT PLANS AND FINAL PLATS: All development plans (preliminary and final), all subdivision plats (preliminary and final) and all development and building plans in connection with the development and subdivision of Jerome Village and the development and construction of any improvements within Jerome Village, submitted by any person other than the Applicant, must be approved in writing by the Jerome Village Design Review Board created and operating under the Master Declaration before submittal to the Township or any other board commission or officer thereof. The Township and its respective boards, commissions and officers shall reject any such development plans, subdivision plats and development and building plans not so approved by the Jerome Village Design Review Board.

All final subdivision plats and all final development plans that have been approved by the Jerome Village Design Review Board shall be submitted to the Zoning Commission for administrative review to determine compliance with the Development Text and the Land Use Plan. In the event the Zoning Commission does not approve of any final subdivision plat or final development plan, either the Applicant or the Zoning Commission may appeal to the Township Trustees for final determination of such administrative review.

PERMITTED USES: Permitted uses in Jerome Village shall be determined by Sub Areas as follows:

SUB AREA TC-1 JEROME TOWN CENTER PERMITTED LAND USES

Retail Stores. Retail stores primarily engage in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods, including the buying or processing of goods for resale. For example:

1. General merchandise

- a. Department stores
 - b. Mail order houses
 - c. Limited price variety stores
 - d. Dry goods and general merchandise stores
 - e. Food
 - f. Grocery stores
 - g. Fruit stores and vegetable markets
 - h. Candy, nut and confectionery stores
 - i. Dairy products stores
 - j. Retail bakeries – non manufacturing
 - k. Food stores not elsewhere classified
2. Apparel and accessories
- a. Men's and boy's clothing and furnishings stores
 - b. Woman's ready-to-wear stores
 - c. Woman's accessory and specialty shops
 - d. Children's and infant's wear stores
 - e. Family clothing stores
 - f. Shoe stores
 - g. Custom tailors
 - h. Furriers and fur shops
 - i. Miscellaneous apparel and accessory stores
3. Furniture, home furnishings and equipment
- a. Furniture, home furnishings and equipment stores
 - b. Household appliance stores
 - c. Radio, television and music stores
4. Eating and drinking
- a. Eating and drinking establishments without drive through
5. Miscellaneous
- a. Florist
 - b. Cigar stores
 - c. Drug stores and proprietary stores
 - d. Liquor stores
 - e. Antique stores and second hand stores
 - f. Book and stationary stores
 - g. Sporting goods stores and bicycle shops
 - h. Jewelry stores
 - i. Cinema, movie theaters,
 - j. Retail stores not elsewhere classified
 - k. Food stores not elsewhere classified

Administrative, Civic, Business and Professional Offices. Administrative offices primarily engaged in administration, supervision, purchasing, accounting and other management functions. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and possessions. For example:

6. Finance

- a. Federal reserve banks
- b. Commercial and stock savings banks
- c. Mutual savings banks
- d. Trust companies not engaged in deposit banking
- e. Establishments performing functions closely related to banking
- f. Rediscount and financing institution for credit agencies other than banks
- g. Savings and loan associations
- h. Agricultural credit institutions
- i. Personal credit institutions
- j. Business credit institutions
- k. Loan correspondents and brokers
- l. Security brokers, dealers and flotation companies
- m. Commodity contracts broker and dealers
- n. Security and commodities exchanges
- o. Services allied with the exchange of securities or commodities

7. Insurance carriers

- a. Life insurance
- b. Accident and health insurance
- c. Fire, marine and casualty insurance
- d. Surety insurance
- e. Title insurance
- f. Insurance carriers not elsewhere classified

8. Insurance agents

- a. Insurance agent, brokers and service

9. Real estate

- a. Real estate operators (except developers) and lessors
- b. Agents, brokers and managers
- c. Title abstract companies
- d. Sub dividers and developers
- e. Operative builders
- f. Combination of real estate, insurance, loans, law offices

10. Holding and other investment companies

- a. Holding companies
- b. Investment companies
- c. Trusts
- d. Miscellaneous investment institutions

11. Professional

- a. Offices of physicians and surgeons
- b. Office of dentist and dental surgeons
- c. Office of osteopathic physicians
- d. Office of chiropractors
- e. Medical and dental surgeons
- f. Health and allied services not elsewhere classified
- g. Legal services
- h. Engineering and architectural services
- i. Accounting, auditing and bookkeeping services

Personal and Consumer Services. Personal services generally involving the care of the person or his personal effects. Consumers services generally involving the care and maintenance of the tangible property or the provisions of intangible services for personal consumption. For example:

12. Personal

- a. Photographic studios, including commercial photography
- b. Beauty shops
- c. Barbershops
- d. Shoe repair shops, shoe shine parlors and hat cleaning shops
- e. Funeral services
- f. Pressing, alterations and garment repair
- g. Daycare
- h. Miscellaneous personal services

13. Business

- a. Advertising
- b. Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies
- c. Duplicating, addressing, blueprinting, photocopying, mailing, mailing list and stenographic services
- d. News syndicates
- e. Business services not elsewhere classified

14. Miscellaneous

- a. Electrical repair shops
- b. Watch, clock and jewelry repair
- c. Re-upholstery and furniture repair

- d. Miscellaneous repair shops and related services
- e. Library, museums, galleries
- f. Religious Facilities

Residential. Living quarters developed as an integral part of permitted use structure.

SUB AREA CC-1 JEROME COMMERCE CENTER-OFFICE PERMITTED LAND USES

Retail Stores. Retail stores primarily engage in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods, including the buying or processing of goods for resale. For example:

15. Eating and drinking

- a. Eating and drinking establishments with drive through

Administrative, Civic, Business and Professional Offices. Administrative offices primarily engaged in administration, supervision, purchasing, accounting and other management functions. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and possessions. For example:

16. Finance

- a. Federal reserve banks
- b. Commercial and stock savings banks
- c. Mutual savings banks
- d. Trust companies not engaged in deposit banking
- e. Establishments performing functions closely related to banking
- f. Rediscount and financing institution for credit agencies other than banks
- g. Savings and loan associations
- h. Agricultural credit institutions
- i. Personal credit institutions
- j. Business credit institutions
- k. Loan correspondents and brokers
- l. Security brokers, dealers and flotation companies
- m. Commodity contracts broker and dealers
- n. Security and commodities exchanges
- o. Services allied with the exchange of securities or commodities

17. Insurance carriers

- a. Life insurance
- b. Accident and health insurance
- c. Fire, marine and casualty insurance
- d. Surety insurance
- e. Title insurance

- f. Insurance carriers not elsewhere classified
- 18. Insurance agents
 - a. Insurance agent, brokers and service
- 19. Real estate
 - a. Real estate operators (except developers) and lessors
 - b. Agents, brokers and managers
 - c. Title abstract companies
 - d. Sub dividers and developers
 - e. Operative builders
 - f. Combination of real estate, insurance, loans, law offices
- 20. Holding and other investment companies
 - a. Holding companies
 - b. Investment companies
 - c. Trusts
 - d. Miscellaneous investment institutions
- 21. Professional
 - a. Offices of physicians and surgeons
 - b. Office of dentist and dental surgeons
 - c. Office of osteopathic physicians
 - d. Office of chiropractors
 - e. Medical and dental surgeons
 - f. Health and allied services not elsewhere classified
 - g. Legal services
 - h. Engineering and architectural services
 - i. Accounting, auditing and bookkeeping services

Personal and Consumer Services. Personal services generally involving the care of the person or his personal effects. Consumers services generally involving the care and maintenance of the tangible property or the provisions of intangible services for personal consumption. For example:

- 22. Business
 - a. Advertising
 - b. Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies
 - c. Duplicating, addressing, blueprinting, photocopying, mailing, mailing list and stenographic services
 - d. News syndicates
 - e. Business services not elsewhere classified

- f. Daycare
- g. Private education
- h. Hotel (not including extended stay)
- i. Health center

SUB AREA CC-2 JEROME COMMERCE CENTER-RETAIL PERMITTED LAND USES

Retail Stores. Retail stores primarily engage in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods, including the buying or processing of goods for resale. For example:

- 23. Building materials
 - a. Heating and plumbing equipment dealers
 - b. Paint, glass and wallpaper stores
 - c. Electrical supply stores
 - d. Hardware stores
- 24. General merchandise
 - a. Department stores
 - b. Mail order houses
 - c. Limited price variety stores
 - d. Dry goods and general merchandise stores
- 25. Food
 - a. Grocery stores
 - b. Fruit stores and vegetable markets
 - c. Candy, nut and confectionery stores
 - d. Dairy products stores
 - e. Retail bakeries – non manufacturing
 - f. Food stores not elsewhere classified
- 26. Apparel and accessories
 - a. Men's and boy's clothing and furnishings stores
 - b. Woman's ready-to-wear stores
 - c. Woman's accessory and specialty shops
 - d. Children's and infant's wear stores
 - e. Family clothing stores
 - f. Shoe stores
 - g. Custom tailors
 - h. Furriers and fur shops
 - i. Miscellaneous apparel and accessory stores
- 27. Furniture, home furnishings and equipment

- a. Furniture, home furnishings and equipment stores
 - b. Household appliance stores
 - c. Radio, television and music stores
 - d. Video rental
28. Eating and drinking
- a. Eating and drinking establishments with drive through
29. Miscellaneous
- a. Florist
 - b. Cigar stores
 - c. Drug stores and proprietary stores
 - d. Liquor stores
 - e. Antique stores and second hand stores
 - f. Book and stationary stores
 - g. Sporting goods stores and bicycle shops
 - h. Jewelry stores
 - i. Cinema, arcade, bowling
 - j. Pet stores
 - k. Automobile dealership, automobile repair
 - l. Gas station, car wash, convenience store, or any combination thereof
 - m. Retail stores not elsewhere classified
 - n. Food stores not elsewhere classified

Administrative, Business and Professional Offices. Administrative offices primarily engaged in administration, supervision, purchasing, accounting and other management functions. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and possessions. For example:

30. Finance
- a. Federal reserve banks
 - b. Commercial and stock savings banks
 - c. Mutual savings banks
 - d. Trust companies not engaged in deposit banking
 - e. Establishments performing functions closely related to banking
 - f. Rediscount and financing institution for credit agencies other than banks
 - g. Savings and loan associations
 - h. Agricultural credit institutions
 - i. Personal credit institutions
 - j. Business credit institutions
 - k. Loan correspondents and brokers
 - l. Security brokers, dealers and flotation companies

- m. Commodity contracts broker and dealers
 - n. Security and commodities exchanges
 - o. Services allied with the exchange of securities or commodities
31. Insurance carriers
- a. Life insurance
 - b. Accident and health insurance
 - c. Fire, marine and casualty insurance
 - d. Surety insurance
 - e. Title insurance
 - f. Insurance carriers not elsewhere classified
32. Insurance agents
- a. Insurance agent, brokers and service
33. Real estate
- a. Real estate operators (except developers) and lessors
 - b. Agents, brokers and managers
 - c. Title abstract companies
 - d. Sub dividers and developers
 - e. Operative builders
 - f. Combination of real estate, insurance, loans, law offices
34. Holding and other investment companies
- a. Holding companies
 - b. Investment companies
 - c. Trusts
 - d. Miscellaneous investment institutions
35. Professional
- a. Offices of physicians and surgeons
 - b. Office of dentist and dental surgeons
 - c. Office of osteopathic physicians
 - d. Office of chiropractors
 - e. Medical and dental surgeons
 - f. Health and allied services not elsewhere classified
 - g. Legal services
 - h. Engineering and architectural services
 - i. Accounting, auditing and bookkeeping services
 - j. Veterinarian medicine

Personal and Consumer Services. Personal services generally involving the care of the person or his personal effects. Consumers services generally involving the care and maintenance

of the tangible property or the provisions of intangible services for personal consumption. For example:

36. Personal

- a. Photographic studios, including commercial photography
- b. Beauty shops
- c. Barbershops
- d. Shoe repair shops, shoe shine parlors and hat cleaning shops
- e. Funeral services
- f. Pressing, alterations and garment repair
- g. Dry cleaning services
- h. Personal training
- i. Miscellaneous personal services

37. Business

- a. Advertising
- b. Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies
- c. Duplicating, addressing, blueprinting, photocopying, mailing, mailing list and stenographic services
- d. News syndicates
- e. Business services not elsewhere classified

38. Miscellaneous

- a. Electrical repair shops
- b. Watch, clock and jewelry repair
- c. Re-upholstery and furniture repair
- d. Miscellaneous repair shops and related services

ADULT ENTERTAINMENT: Adult Entertainment, as defined and provided in Section 565 of the Zoning Resolution, is prohibited throughout the Jerome Village Development.

SETBACKS: All setbacks for Jerome Village shall be governed by the Development and Architectural Documents.

DENSITY RESTRICTIONS IN COMMERCIAL AREAS: In Sub Areas CC-1 and CC-2 building density shall be limited as follows:

- 10,000 sq. ft. per acre for retail uses
- 12,000 sq. ft. per acre for office uses

PHASING OF DEVELOPMENT: Due to the size and scope of Jerome Village, development will occur in numerous phases over a number of years. The Applicant currently estimates that Jerome Village will be developed in approximately 20 phases over a period of approximately 15 years. Development will commence at the southernmost portion of Jerome

Village in the Sub Areas known as the Glacier Park Neighborhood ("GPN"). The Applicant will make an annual presentation to the Township Zoning Commission and the Township Trustees on the status of the Development. At the ten (10) year mark, the Applicant will request from the Zoning Commission and Trustees an appropriate extension of the ten (10) year build out period required by the Zoning Resolution, and so long as such extension is not in conflict with the public interest, such extension shall not be unreasonably withheld.

POLICY CONSIDERATIONS: Jerome Village will have a lasting, significant impact on the Township and its current and future residents, and will permit the Township to survive, thrive and prosper without the threat of continued annexations by nearby municipalities. The Development will provide an innovative and exciting mixed use development, bringing not only high quality housing, shopping and other commercial activities to the Township, but also much needed utilities and infrastructure, such as: centralized water and sanitary sewer systems; new roads, parks and open spaces; and sites and other facilities in connection with new public buildings and schools (collectively, the "Public Improvements"). Many of these Public Improvements will be funded, at least in part, by the Jerome Village Community Authority. The Applicant desires to work in concert with the Township to promote policies whereby other lands in the vicinity of the Development that will enjoy the benefits of the Public Improvements developed, installed and maintained by Jerome Village or the Jerome Village Community Authority, equitably share in the cost of development, installation and maintenance of such Public Improvements and other public improvements that may be developed in the future as a consequence of other developments, by promoting that such landowners and developers join the Jerome Village Community Authority and pay a community charge or assessment on a fair and equitable basis. Additionally, it is the Applicant's desire that the "Green Concepts" described elsewhere herein be promoted for other developments in the vicinity of the Development.

Applicant proposes that the Township Trustees promote a policy pertaining to all properties bordered by Harriott Road to the North, the Delaware County line to the East, Brock Road to the South and US 42 to the West, seeking zoning approvals from the Township for development requiring such properties to join the Jerome Township New Community Authority and requiring such properties to institute the "Green Concepts" implemented in Jerome Village. In addition to paying the Community Authority charge or assessment, Applicant proposes that all such properties also be required to pay the Community Fees and Utility Access and Community Fees described elsewhere herein (See heading "JEROME VILLAGE COMMUNITY AUTHORITY FEES" herein) to access the Jerome Village infrastructure and to reimburse the Applicant for the costs incurred in carrying infrastructure debt.

The promotion of the policy considerations outlined above under this heading "POLICY CONSIDERATIONS" shall be within the sole discretion of the Township Trustees.

DEVELOPMENT AGREEMENTS: The commitments made by the Applicant under the headings "PROVISION FOR FIRE/SAFETY SERVICES," "CONTRIBUTIONS TO TOWNSHIP" and "TOWNSHIP CONSULTANT FEES AND EXPENSES" shall, as a condition of zoning, be memorialized and reflected in one or more Development Agreements, with the number and type to be determined by the Jerome Township Board of Trustees. These Development Agreements shall be entered into as soon as practicable following the rezoning of the Property to this PUD classification. No portion of the Development shall be transferred or otherwise conveyed, no petition for the creation of a community authority shall be filed for all or

any portion of the Development and no final plat shall be submitted and no zoning permit shall be issued for any property located within the Development, unless and until all such Development Agreements have been entered into between the Applicant and the Jerome Township Board of Trustees (and such other person or persons as deemed reasonably necessary by the Board of Trustees). Upon satisfaction of the requirements of this heading entitled "DEVELOPMENT AGREEMENTS" the Jerome Township Board of Trustees shall adopt a resolution evidencing full compliance with the provisions of this heading.

DWP 8601 Final Development Text.07.12.07.doc

EXHIBIT A

Legal Description

JEROME TWP., UNION COUNTY 1385.663 ACRES ZONING DESCRIPTION

Situated in the Virginia Military Lands, Jerome Township, Union County, State of Ohio, and being more particularly described as follows:

Beginning at the intersection of the centerline of U.S. 42 with the centerline of Harriott Road (County Road 18);

Thence N 83°43'42" E a distance of 1427.23 feet to a point;
Thence S 10°57'19" E a distance of 699.30 feet to a point;
Thence N 83°43'42" E a distance of 1250.00 feet to a point;
Thence S 10°57'19" E a distance of 532.06 feet to a point;
Thence N 78°45'30" E a distance of 925.58 feet to a point;
Thence S 11°14'30" E a distance of 267.46 feet to a point;
Thence N 78°45'30" E a distance of 158.11 feet to a point;
Thence S 11°14'30" E a distance of 234.04 feet to a point;
Thence N 83°06'00" E a distance of 516.88 feet to a point;
Thence S 11°13'56" E a distance of 263.08 feet to a point;
Thence S 11°15'03" E a distance of 683.11 feet to a point;
Thence N 84°38'48" E a distance of 1096.49 feet to a point;
Thence N 10°32'14" W a distance of 279.77 feet to a point;
Thence N 84°38'59" E a distance of 1213.36 feet to a point;
Thence N 06°13'42" W a distance of 472.92 feet to a point;
Thence N 84°44'47" E a distance of 362.29 feet to a point in the Union/Delaware County Line;
Thence along said County Line S 00°37'27" E a distance of 1910.08 feet to a point;
Thence S 84°11'51" W a distance of 2360.56 feet to a point;
Thence S 11°15'03" E a distance of 630.20 feet to a point;
Thence S 83°56'03" W a distance of 1996.68 feet to a point;
Thence S 11°10'46" E a distance of 256.61 feet to a point;
Thence S 11°10'46" E a distance of 830.41 feet to a point;
Thence N 83°40'24" E a distance of 169.18 feet to a point;
Thence N 83°40'24" E a distance of 1828.08 feet to a point;
Thence S 11°14'35" E a distance of 60.22 feet to a point;
Thence S 83°40'24" W a distance of 1743.24 feet to a point;

1385.663 ACRES ZONING DESCRIPTION (CONT)

Thence S 05°50'53" E a distance of 1520.98 feet to a point;
Thence S 06°03'50" E a distance of 1394.36 feet to a point;
Thence N 83°48'29" E a distance of 1144.08 feet to a point;
Thence S 05°08'38" E a distance of 210.55 feet to a point;
Thence N 83°49'22" E a distance of 174.83 feet to a point;
Thence S 06°19'30" E a distance of 510.71 feet to a point;
Thence N 83°40'38" E a distance of 427.22 feet to a point;
Thence N 06°10'48" W a distance of 720.33 feet to a point;
Thence N 06°05'54" W a distance of 300.09 feet to a point;
Thence N 86°53'56" E a distance of 1778.21 feet to a point in the Union/Delaware County Line;
Thence along said County Line S 06°00'53" E a distance of 1536.45 feet to a point;
Thence S 87°07'20" W a distance of 403.18 feet to a point;
Thence N 05°43'35" W a distance of 192.18 feet to a point;
Thence S 86°58'46" W a distance of 1224.88 feet to a point;
Thence S 06°10'48" E a distance of 318.54 feet to a point;
Thence S 06°10'48" E a distance of 293.67 feet to a point;
Thence S 85°15'33" W a distance of 210.44 feet to a point;
Thence S 06°18'26" E a distance of 403.25 feet to a point;
Thence N 83°49'28" E a distance of 209.48 feet to a point;
Thence S 06°10'48" E a distance of 210.95 feet to a point;
Thence S 83°00'43" W a distance of 627.96 feet to a point;
Thence S 06°10'48" E a distance of 313.50 feet to a point;
Thence N 83°00'43" E a distance of 305.04 feet to a point;
Thence S 06°50'14" E a distance of 161.46 feet to a point;
Thence S 83°49'46" W a distance of 12.37 feet to a point;
Thence S 06°11'08" E a distance of 120.11 feet to a point;
Thence S 83°54'05" W a distance of 246.93 feet to a point;
Thence S 06°07'16" E a distance of 105.86 feet to a point;
Thence S 06°19'44" E a distance of 653.98 feet to a point;
Thence S 83°44'47" W a distance of 693.00 feet to a point;

1385.663 ACRES ZONING DESCRIPTION (CONT)

Thence S 06°06'29" E a distance of 492.71 feet to a point;
Thence S 84°01'23" W a distance of 225.25 feet to a point;
Thence N 09°19'47" W a distance of 498.74 feet to a point;
Thence S 84°05'13" W a distance of 231.00 feet to a point;
Thence S 85°40'52" W a distance of 171.80 feet to a point;
Thence N 05°54'30" W a distance of 548.58 feet to a point;
Thence S 84°11'46" W a distance of 330.30 feet to a point;
Thence S 06°30'15" E a distance of 566.47 feet to a point;
Thence S 83°33'14" W a distance of 200.36 feet to a point;
Thence S 06°35'13" E a distance of 62.58 feet to a point;
Thence S 06°35'13" E a distance of 522.08 feet to a point;
Thence S 84°01'23" W a distance of 463.50 feet to a point;
Thence S 83°50'14" W a distance of 839.16 feet to a point;
Thence N 06°19'25" W a distance of 223.86 feet to a point;
Thence S 83°46'49" W a distance of 255.97 feet to a point;
Thence S 06°08'43" E a distance of 223.60 feet to a point;
Thence S 82°26'49" W a distance of 60.02 feet to a point;
Thence N 06°08'43" W a distance of 225.00 feet to a point;
Thence S 83°46'49" W a distance of 277.90 feet to a point;
Thence S 06°05'16" E a distance of 233.27 feet to a point;
Thence S 83°50'14" W a distance of 1046.25 feet to a point;
Thence N 06°04'55" W a distance of 1073.28 feet to a point;
Thence N 06°10'56" W a distance of 315.01 feet to a point;
Thence N 05°55'44" W a distance of 137.67 feet to a point;
Thence N 84°10'31" E a distance of 400.37 feet to a point;
Thence with a curve to the right having an arc length of 227.43 feet, with a radius of 593.00 feet, with a chord bearing of S 84°52'29" E, with a chord length of 226.04 feet to a point;
Thence S 73°55'29" E a distance of 200.00 feet to a point;
Thence with a curve to the left having an arc length of 403.47 feet, with a radius of 505.00', with a chord bearing of N 83°11'14" E, with a chord length of 392.82 feet to a point;
Thence N 05°54'00" W a distance of 1052.93 feet to a point;

1385.663 ACRES ZONING DESCRIPTION (CONT)

Thence N 83°54'29" E a distance of 1920.32 feet to a point;
Thence N 06°33'12" W a distance of 287.31 feet to a point;
Thence S 83°43'33" W a distance of 642.27 feet to a point;
Thence N 06°11'57" W a distance of 1384.24 feet to a point;
Thence S 83°48'29" W a distance of 2957.97 feet to a point;
Thence N 05°17'33" W a distance of 2893.87 feet to a point;
Thence N 06°25'30" W a distance of 1182.13 feet to a point;
Thence S 81°32'25" W a distance of 904.20 feet to a point;
Thence N 56°09'17" W a distance of 1555.11 feet to a point;
Thence N 36°50'53" E a distance of 1177.50 feet to a point;
Thence S 57°09'10" E a distance of 479.52 feet to a point;
Thence N 36°50'53" E a distance of 488.67 feet to a point;
Thence N 64°58'27" W a distance of 488.72 feet to a point;
Thence N 36°50'53" E a distance of 2667.74 feet to a point;
Thence N 36°51'36" E a distance of 367.26 feet to the Point of Beginning and containing 1390.268 acres, more or less, of which 3.001 acres and 1.604 acres is excluded, leaving a total of 1385.663 Acres, more or less.


Daniel L. Quick, PS
Benchmark Surveying & Mapping Co.



2/26/07
Date

JEROME VILLAGE

FIRST MODIFICATION TO FINAL DETAILED DEVELOPMENT PLAN DEVELOPMENT TEXT FOR JEROME VILLAGE

FINAL APPROVAL RECEIVED ON October 17, 2011

Pursuant to the authority granted by Section 606 of Article VI of the currently effective Jerome Township Zoning Resolution and Section 622 of the Jerome Township Zoning Resolution in effect at the time of approval and adoption by the Township Trustees of the zoning plan for Jerome Village and pursuant to the Final Detailed Development Plan Development Text for Jerome Village and the Sub Area Land Use Plan for Jerome Village, as finally approved by the Township Trustees on July 12, 2007 (sometimes hereinafter collectively referred to as the "Development Plan"), the Zoning Commission and the Township Trustees do hereby approve and adopt the following administrative modifications (the "First Modification") to the Development Plan in furtherance of the plan of zoning initially established for Jerome Village:

1. **Definitions.** In addition to the words and terms defined elsewhere herein, 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 Final Detailed Development Plan Development Text for Jerome Village as adopted by the Township Trustees on July 12, 2007. The term "Master Developer" when used herein, shall mean Jerome Village Company, LLC, an Ohio limited liability company, its successors and assigns, in the role of Master Developer of the entire Jerome Village Development.

2. **Variation in Single Family Lot Widths.** Notwithstanding the Minimum Lot Widths at the Building Line set forth on the Land Use Plan, Minimum Lot Widths at the Building Line for all single family residential lots in Jerome Village can be decreased by up to 10 feet, but in any event to not less than 55 feet, except in the Village Neighborhood Sub Areas designated in the Land Use Plan as VN-2, VN-3 and VN-4, where such Minimum Lot Widths shall remain at 50 feet as designated on the Land Use Plan.

3. **Reallocation of Density Within Residential Sub Areas.** The following definitions apply to this Section 3:

- "Single Family Sub-Area(s)" means those Sub-Areas listed on the Land Use Plan for Single Family Use, being VN-2, VN-3, VN-4, VN-5, ERN-1, ERN-2, ERN-3, ERN-4, ERN-5, GPN-1, GPN-2, GPN-3, GPN-6 and GPN-7.
- "Single Family Density" means the maximum number of detached single family homes permitted in a Single Family Sub-Area.
- "Attached Residential Sub-Area(s)" means those Sub-Areas listed on the Land Use Plan for Residential over Commercial Use or Attached Residential Use, being TC-1, VN-1, VN-7, VN-8 and GPN-5.
- "Attached Residential Density" means the maximum number of attached residential units permitted in an Attached Residential Sub-Area.
- "Density" means Single Family Density and Attached Residential Density together.

Density shall be permitted to be reallocated pursuant to this First Modification only by the Master Developer. Single Family Density shall be permitted to be increased in any Single Family Sub-Area by up to ten percent (10%) above the Single Family Density listed on the Land Use Plan for a Single Family Sub-Area. Attached Residential Density shall be permitted to be increased in any Attached Residential Sub-Area by up to ten percent (10%) above the Attached Residential Density listed on the Land Use Plan for an Attached Residential Sub-Area. In each case, the Master Developer's reallocation shall be subject to the following limitations, restrictions and requirements:

- The overall Density for Jerome Village shall not exceed 2,284 Units, the overall Single Family Density shall not exceed 1,625 Units and the overall Attached Residential Density shall not exceed 659 Units.
- Single Family Density and Attached Residential Density shall remain separate and distinct and there shall be no reallocation or transfer between Single Family Density and Attached Residential Density.
- When the overall allocation of Single Family Density reaches 25%, 50%, 75% and 90%, as evidenced by applications for approval by the Zoning Commission of final development plans and/or final subdivision plats for Single Family Sub-Areas, the Master Developer shall submit to the Zoning Commission, in each instance, a revised Development Data Table to the Land Use Plan demonstrating how all Single Family Density has been reallocated throughout all Single Family Sub-Areas in accordance with the requirements of this First Modification. There shall be no further reallocation of Single Family Density following the submittal at 90% as above provided.
- When the overall allocation of Attached Residential Density reaches 25%, 50%, 75% and 90%, as evidenced by applications for approval by the Zoning Commission of final development plans and/or final subdivision plats for Attached Residential Sub-Areas, the Master Developer shall submit to the Zoning Commission, in each instance, a revised Development Data Table to the Land Use Plan demonstrating how all Attached Residential Density has been reallocated throughout all Attached Residential Sub-Areas

in accordance with the requirements of this First Modification. There shall be no further reallocation of Attached Residential Density following the submittal at 90% as above provided.

- When the Logan-Union-Champaign Regional Planning Commission ("LUC") is requested to approve final subdivision plats for Single Family Sub-Areas that in the aggregate represent with all previous submissions to LUC, the allocation and use of 40%, 80% and 100% of the Single Family Density, the Master Developer shall submit to the Zoning Commission evidence demonstrating that all Single Family Density platted to date (including the plat then under consideration by LUC) does not result in Single Family Density in excess of 650 Units at 40%, 1,300 Units at 80%, and 1,625 Units at 100%.
- When the Zoning Commission is requested to approve final development plans for Attached Residential Sub-Areas that in the aggregate represent with all previous submissions to the Zoning Commission, the allocation and use of 40%, 80% and 100% of the Attached Residential Density, the Master Developer shall submit to the Zoning Commission evidence demonstrating that all Attached Residential Density developed and used to date (including the development plan then under consideration by the Zoning Commission) does not result in Attached Residential Density in excess of 264 Units at 40%, 528 Units at 80% and 659 Units at 100%.

4. **Rezoning of Sub Areas.** Due to the fact that Article XVIII, Paragraph B of the Master Deed Declaration, Restrictions and Bylaws for Jerome Village recorded February 23, 2011 as Official Record 907, Page 572, Union County Recorder's Office and as Official Record 1031, Page 1815, Delaware County Recorder's Office, as amended from time to time, restricts the right to seek zoning amendments (legislative or administrative) or rezonings pertaining to Jerome Village, and given the geographic size, complexity, mix of uses and extended time period required to fully develop Jerome Village, the Master Developer only may request to rezone one or more Sub Areas of Jerome Village without the need to rezone the entire Jerome Village, provided that any such rezoning shall be consistent with the overall planning and commitments contained in the plan of zoning initially approved for Jerome Village and further provided that such request comports with the then applicable zoning requirements and plans for the area as determined by the Township authority(ies), and provided further that any such rezoning is approved by the Township Trustees.

5. **General Development Standards of Jerome Township Zoning Resolution.** To the extent a matter pertaining to Jerome Village is not addressed specifically in the Jerome Village Development Plan, as may be modified from time to time, the general development standards generally applicable to all zoning districts as set forth in the then current Jerome Township Zoning Resolution shall otherwise apply, excluding for all purposes hereof any engineering infrastructure type standards or principal building architectural design standards contained in the Jerome Township Zoning Resolution from time to time.

6. **Model Homes.** Model Homes, consisting of residential type structures which are representative of other dwellings offered for sale or to be built within Jerome Village or

specified Sub Areas thereof and used as sales offices by builders and developers and to display products and features offered by builders and developers, are, subject to the issuance of a zoning permit by the Township ("Zoning Permit"), permitted as a temporary use within Jerome Village, and such Model Homes may be staffed and operated by marketing and sales personnel and agents of such builders and developers, without regard to any home occupation or other commercial or business use provisions of the Jerome Township Zoning Resolution. Model Homes shall be subject to the following restrictions:

- Location and Use – A Model Home may be used by a builder or developer for the marketing and sale of lots and/or dwelling units located within the Jerome Village Development. A Model Home may not be used as a dwelling. Resales of existing dwelling units within the Jerome Village Development shall not be conducted from the Model Home. The Model Home shall not be used to conduct sales of lots and/or dwelling units outside of the Jerome Village Development, except as an incidental occasional use for the benefit and convenience of a builder's or developer's customers.
- Hours of Operation – Model Homes shall close by 8:00 P.M. No Model Home shall be open on Sunday to the general public before 12:00 Noon.
- Lighting – All exterior lighting must be "down lighting", so that no light shall be cast onto adjoining residential properties. All exterior lighting shall be extinguished at the closing time of the Model Home, except that which is in character with exterior lighting found on surrounding homes.
- Parking – Model Homes shall not be required to have off-street parking.
- Signage – Signage for each Model Home shall be permitted, identifying Jerome Village and the Sub Area or subdivision in which such Model Home is located, containing the logo and name of the builder or developer operating such Model Home, identifying the Model Home style, and setting forth hours of operation and pertinent contact information. There is no requirement that Model Home signage include all the foregoing; except that each sign must identify the Model Home as being a part of the Jerome Village Development. Such signage shall be placed, from the front property line, a distance of at least one-half (50%) of the distance of the required front yard setback and shall not be located in any required side yard. Such signage shall be a monument type sign not to exceed twelve (12) square feet of sign area per side and shall contain no more than two (2) back to back sides with appropriate landscape treatments at its base. Lighting of Model Home signage shall be permitted. Plans for signage shall be submitted to the Township Zoning Officer at the time of application for a Zoning Permit for approval and must include: sign structure, graphics, location, lighting and landscape treatments.
- Screening and Trash Removal – A landscape plan shall be submitted to the Township Zoning Officer at the time of application for a Zoning Permit for approval and shall provide adequate landscaping and screening from adjoining residential lots. The owner of each Model Home shall arrange for trash to be picked up regularly in and around such Model Home and its lot.

- Limitation on Use – Each Model Home shall be used as a Model Home only for the period of time set forth in the Zoning Permit issued for such Model Home by the Township Zoning Officer, subject to such extensions as may be granted by the Township Zoning Officer. At such time as the Model Home ceases or is no longer permitted to be used as a Model Home, all signage shall be promptly removed.
- Each Model Home shall be required to obtain and maintain a Zoning Permit issued by the Township Zoning Officer. At the time of application for a Zoning Permit, the applicant must demonstrate compliance with the requirements and restrictions set forth above and throughout the term of the Zoning Permit, the applicant must comply with such requirements and restrictions. The Township Zoning Officer shall be charged with the responsibility of determining compliance of each Zoning Permit issued for a Model Home.
- Termination of Use – The use of a Model Home within the Jerome Village Development shall be initially permitted for a period of up to thirty six (36) months after the completion and opening as a Model Home. Extensions of this time period, not to exceed one (1) year per extension, may be approved by the Township Zoning Officer upon application and payment of any applicable fee, provided that such an extension is not in conflict with the public interest and the primary use of the Model Home continues to be for the marketing and sale of lots and/or dwelling units located within the Jerome Village Development.
- No Model Home Zoning Permit shall be initially issued unless such Model Home and all requirements of this Section 6 have been approved by the Jerome Village Design Review Board.

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JEROME VILLAGE

SECOND MODIFICATION TO FINAL DETAILED DEVELOPMENT PLAN DEVELOPMENT TEXT FOR JEROME VILLAGE

FINAL APPROVAL RECEIVED ON APRIL 15, 2013

Pursuant to the authority granted by Section 606 of Article VI of the currently effective Jerome Township Zoning Resolution and Section 622 of the Jerome Township Zoning Resolution in effect at the time of approval and adoption by the Township Trustees of the zoning plan for Jerome Village and pursuant to the Final Detailed Development Plan Development Text for Jerome Village and the Sub Area Land Use Plan for Jerome Village, as finally approved by the Township Trustees on July 12, 2007 (sometimes hereinafter collectively referred to as the "Original Development Plan"), as such Original Development Plan was modified by that First Modification to Final Detailed Development Plan Development Text for Jerome Village, as finally approved by the Township Trustees on October 17, 2011 (the "First Modification" and together with the Original Development Plan collectively referred to herein as the "Current Development Plan"), the Zoning Commission and the Township Trustees do hereby approve and adopt the following administrative modifications (the "Second Modification") to the Current Development Plan in furtherance of the plan of zoning initially established for Jerome Village:

1. **Background.** This Second Modification is required to address three principal concerns that have arisen in connection with the development of Jerome Village, all of which are in furtherance of the plan of zoning initially established by Jerome Village:

- There is a 138KV electrical transmission line proposed for installation by First Energy in an existing easement traversing GPN-3 and GPN-4. The Dublin School District has requested that it school sites be modified such that the proposed First Energy electrical transmission line traversing GPN-4 not run between the two school facilities planned for GPN-4, being an elementary school and a middle school.
- The Dublin School District has requested that it continue to have made available to it a contiguous site for location of both an elementary school and a middle school.

- As a consequence of the concerns stated above, Jerome Village desires to adjust and redistribute single family residential product in certain Sub-Areas of Jerome Village as noted herein.

2. **Definitions.** In addition to the words and terms defined elsewhere herein, 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 Current Development Plan. For all purposes of the Current Development Plan and this Second Modification, the following terms shall have their respective meanings:

- The term "Development Text" means the Final Detailed Development Plan Development Text for Jerome Village, as finally approved by the Township Trustees on July 12, 2007, as modified by the First Modification to Final Detailed Development Plan Development Text for Jerome Village, as finally approved by the Township Trustees on October 17, 2011, and as modified by this Second Modification to Final Detailed Development Plan Development Text for Jerome Village, as finally approved by the Township Trustees.
- The term "Land Use Plan" means the Sub Area Land Use Plan for the Property dated April 8, 2013 and finally approved by the Township Trustees at the time of final approval of this Second Modification, which constitutes a part of the Detailed Development Plan for the Property in accordance with the Zoning Resolution.

3. **Approval of Revised Land Use Plan.** The Sub Area Land Use Plan for the Property dated April 8, 2013 accompanying this Second Modification and referred to herein as the "Land Use Plan" is hereby approved as consistent with and in furtherance of the plan of zoning initially established for Jerome Village and shall hereafter constitute the Land Use Plan for Jerome Village. The Land Use Plan makes the following modifications to the original Land Use Plan adopted and approved as a part of the Original Development Plan (with all acreages listed below being approximate):

- GPN-2:
 - Increased in size from 48.7 acres to 75.3 acres
 - Open Space increased from 14.3 acres to 19.6 acres
 - Maximum Units increased from 99 to 136
- GPN-3:
 - Minimum Lot Width at building line is reduced from 80' to 65'
 - Maximum Units are increased from 95 to 120
- GPN-4:
 - Decreased in size from 39.8 acres to 13.2 acres
 - Open Space decreased from 19.9 acres to 6.6 acres
- VN-2:
 - Decrease in size from 53.7 acres to 27.1 acres
 - Open Space decreased from 11 acres to 5.7 acres
 - Maximum units decreased from 173 to 78

- VN-6:
 - Increased in size from 30.5 acres to 57.1 acres
 - Open Space increased from 24.5 acres to 37.8 acres

4. **Modification of School Sites.** As a consequence of the changes in the Land Use Plan, the text in the Original Development Plan discussing the school sites is hereby revised to read in its entirety as follows:

SCHOOL SITES: The Applicant has worked closely with the Dublin School District to analyze the school impact and needs of the Jerome Village Development. This collaborative effort has identified two school sites. Approximately 13.2 acres will be set aside along Jerome Road within the Glacier Park Neighborhood in Sub Area GPN-4 for an elementary school and approximately 57.1 acres will be set aside within the Village Neighborhood in Sub Area VN-6 for a proposed combined Dublin middle school and elementary school. Approximately 38 acres will be provided to the Dublin School District at no cost to the School District, and the remaining approximately 12 acres will be purchased by the Dublin School District.

5. **Other Modifications to Current Development Plan.** To the extent the foregoing modifications are at variance with the Current Development Plan, the same are hereby approved as consistent with and in furtherance of the plan of zoning initially established for Jerome Village.

6. **Relationship of Second Modification to Current Development Plan.** The Current Development Plan and this Second Modification shall be read and construed as one integrated document. To the extent of any conflict between the Current Development Plan and this Second Modification, the terms of this Second Modification shall control.

7. **No Commitment to Further Modification.** By this Second Modification, the Township makes no commitment to further modifications to the Development Plan.

JEROME VILLAGE

ZONING PLAN DEVELOPMENT TEXT FOR JEROME VILLAGE GPN-8 ZONING RECEIVED FINAL APPROVAL ON November 12, 2013

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the "Applicant") has filed an Application for Approval of Zoning Plan for Planned Unit Development on August 26, 2013 (the "Application") with Jerome Township, Union County, Ohio (the "Township"). This Zoning Plan Development Text accompanies and is an integral part of the Application to comply with the requirements of the Zoning Resolution of the Township as in effect on August 26, 2013 (the "Zoning Resolution").

The Application pertains to the rezoning of an approximately 65.032 acre tract described on the attached Exhibit A (the "Property") located on the north side of Brock Road immediately adjacent to and contiguous along the western boundary of the Jerome Village Development ("Jerome Village"). Upon a rezoning of the Property, it will be annexed to and become a part of Jerome Village designated GPN-8, as further described herein (see "Incorporation into Jerome Village Development").

This Zoning Plan Development Text constitutes a part of the Zoning Plan for the Property pursuant to Section 616 of the Zoning Resolution. All section references herein refer to the applicable sections of the Zoning Resolution. All zoning, planning and development requirements and standards applicable to the Property shall be based on and interpreted in accordance with the Zoning Resolution.

The Property is currently zoned U-1 Rural District. The Application requests a rezoning of the Property to Planned Unit Development to permit it to be developed as an integral part of Jerome Village as GPN-8

The purpose of this Zoning Plan Development 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.

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:

1. The planned unit development 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 in effect on August 26, 2013, and the Application, this Zoning Plan Development Text and all matters pertaining to the Zoning Plan for the Property shall be construed and interpreted in accordance therewith.
2. Except as otherwise provided herein, all findings of fact required by Section 616 of the Zoning Resolution have been established and determined.
3. Pursuant to Section 616, Paragraph 4 of the Zoning Resolution, the Zoning Commission has found that this Zoning Plan Development Text, the Land Use Plan and all other materials submitted by the Applicant as a part of the Zoning Plan pursuant to Section 616 of the Zoning Resolution warrant exception to any otherwise applicable standard district requirements under the Zoning Resolution.
4. This Zoning Plan Development Text and the 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 616 of the Zoning Resolution shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Development Text and the Land Use Plan.
5. Open Space shall be permitted to be used for utility installations and rights-of-way for water courses and other similar channels such as the bio-swales planned for the Property.
6. For all purposes of this Zoning Plan Development Text, the term "Open Space" shall have the meaning assigned in the Jerome Village Master Development Text, as hereinafter defined.
7. 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 (including the Property) located in Delaware County and permanently preserved as Open Space.
8. The completion and full build out of the Jerome Village Development (including the Property) will take in excess of 10 years to complete, based on the build-out schedule included in the Jerome Village Master Development Text.

INCORPORATION INTO JEROME VILLAGE DEVELOPMENT: At such time as the rezoning of the Property becomes final, unappealable and no longer subject to referendum, the Property will be annexed to and become a part of Jerome Village, designated as "GPN-8". To accomplish this integration into Jerome Village, the Final Detailed Development Plan Development Text as amended to date for Jerome Village attached hereto as Exhibit B, and as hereinafter amended (the "Jerome Village Master Development Text") is incorporated into and made a part of this Zoning Plan Development Text by this reference. Except as otherwise provided herein, the Jerome Village Master Development Text shall apply to the Property. 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 Master Declaration and shall join the Jerome Village Community Authority.

The Development and Architectural Documents for Jerome Village shall apply to the Property. As in the case of the original Jerome Village zoning and the Jerome Village Master Development Text, the Land Use Plan for the Property included in the Application shall constitute the Zoning Plan for the Property and the Development and Architectural Documents and Master Declaration shall be considered solely as ancillary documents subject to amendment, modification and amplification by the Applicant, all as further provided in the Jerome Village Master Development Text.

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.

MINIMUM LOT SIZE: The minimum lot size for the Property will be 70' in width at the building line, but the Applicant anticipates a variation in lot sizes, some of which will be in excess of 70' at the building line.

TOWNSHIP CONSULTANT FEES AND EXPENSES: In furtherance of the policy considerations set forth in the Jerome Village Master Development Text under the heading "Township Consultant Fees and Expenses", the Applicant covenants to pay up to \$25,000 of legal fees and expenses incurred by the Township in connection with the Application on the same terms and conditions as those contained in the Jerome Village Master Development Text.

APPROVAL OF ALL DEVELOPMENT PLANS AND PRELIMINARY SUBDIVISION PLATS: All development plans (preliminary and final), all preliminary subdivision plats and all development and building plans in connection with the development and subdivision of the Property and the development and construction of any improvements

within the Property, submitted by any person other than the Applicant, must be approved in writing by the Jerome Village Design Review Board created and operating under the Master Declaration before submittal to the Township or any other board commission or officer thereof. The Township and its respective boards, commissions and officers shall reject any such development plans, preliminary subdivision plats and development and building plans not so approved by the Jerome Village Design Review Board.

All preliminary subdivision plats and all final development plans that have been approved by the Jerome Village Design Review Board shall be subject to compliance with the Development Text, the Land Use Plan and Section 617 of the Zoning Resolution.

LIMITATIONS ON VARIATION IN LOT WIDTHS AND REALLOCATION OF DENSITY: The provisions contained in Section 2 (Variation in Single Family Lot Widths) and Section 3 (Reallocation of Density Within Residential Sub Areas) contained in the First Modification to Final Detailed Development Plan Development Text For Jerome Village approved October 17, 2011 and attached hereto as a part of Exhibit B shall not apply to the Property, as GPN-8 of Jerome Village.

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 of the Property Designating it as GPN-8
- Sketch Plan Layout of the Property
- Conceptual Land Plan for the Property
- Illustrative Master Plan demonstrating how the Property is incorporated into Jerome Village
- Sub Area Land Use Plan for Jerome Village as expanded to include the Property with Tables modified to include the Property

**65.032 ACRES**

Situated in Survey Number 2991, Survey Number 6310, and Survey Number 5261 of the Virginia Military Lands, Jerome Township, Union County, State of Ohio and being a survey of an original 17.766 acre tract of land conveyed to Jerome Village LLC by deed of record in O.R. 1038, Page 647, an original 15.453 acre tract of land conveyed to Jerome Village LLC by deed of record in O.R. 1038, Page 643, an original 10.605 acre tract of land conveyed to Jerome Village LLC by deed of record in O.R. 1038, Page 651, an original 10.604 acre tract of land conveyed to Jerome Village LLC by deed of record in O.R. 1038, Page 655, an original 10.604 acre tract of land conveyed to Jerome Village LLC by deed of record in O.R. 1038, Page 659 and being more particularly described as follows;

Beginning at a railroad spike found at the intersection of the westerly line of VMS 2991 with the centerline of Brock Road (County Road 16) (60 ft. wide);

Thence with along the centerline of Brock Road North $86^{\circ} 09' 46''$ West a distance of 519.54 feet (passing survey nails found at 100.00 feet, 200.00 feet, and 300.00 feet) to a railroad spike at the southeasterly corner of a 3 acre tract of land conveyed to Terry C. Burris and Kimberly L. Burris by deed of record in D.V. 341, Page 283;

Thence along the easterly line of said 3 acre tract of land and the easterly line of a 2 acre tract of land to Terry C. Burris and Kimberly L. Burris by deed of record in D.V. 341, Page 283, North $06^{\circ} 08' 38''$ West a distance of 665.61 feet (passing a 5/8 inch diameter iron pin at 30.40 feet) to a 5/8 inch diameter iron pin found;

Thence along the northerly line of said 2 acre tract South $83^{\circ} 48' 44''$ West a distance of 334.47 feet to a 3/4 inch diameter iron pipe found in the easterly line of a 35.903 acre tract of land conveyed to Royce and Royce LLC by deed of record in O.R. 309, Page 53;

Thence along the easterly line of said 35.903 acre tract of land North $07^{\circ} 42' 02''$ West a distance of 1381.07 feet (passing 5/8 inch diameter iron pins found at 562.74 feet and 1064.19 feet) to a 5/8 inch diameter iron pin found in the southerly line of a 118.853 acre tract of land conveyed to Riepenoff Landscape Inc. by deed of record in O.R. 12, Page 631;

Thence along the southerly line of said 118.853 acre tract North $82^{\circ} 54' 11''$ East a distance of 833.99 feet to a 3/4 inch diameter iron pipe found in the common line between VMS 5261 and VMS 2291;

Thence along the easterly line of said 118.853 acre tract and said VMS line North $05^{\circ} 44' 45''$ West a distance of 546.38 feet to a 3/4 inch diameter iron pipe found;

Thence along the southerly line of said 118.853 acre tract North $84^{\circ} 33' 58''$ East a distance of 493.58 feet to a 5/8 inch diameter iron pin found at the northwesterly corner of a 33.720 acre conveyed to Jon B Hjelm and Kathy K. Hjelm by deed of record in O.R. 279, Page 420;

Thence along the westerly line of said 33.720 acre tract of land South $05^{\circ} 55' 44''$ East a distance of 1355.01 feet (passing 5/8 inch diameter iron pins found at 1018.52 feet and 1217.34 feet) to a 3/4 inch diameter iron pipe found in the westerly line of Reserve J in Glacier Park Neighborhood Section 7, Phase 3 (Plat Book 5, Pages 303A-303B);



Thence continuing along the westerly line of said Glacier Park Neighborhood Section 7, Phase 3 (Plat Book 5, Pages 303A-303B) and Glacier Park Neighborhood Section 7, Phase 1 (Plat Book 5, Pages 283-286) South $06^{\circ} 10' 56''$ East a distance of 315.01 feet (passing 5/8 inch diameter iron pins found at 278.18 feet and 313.97 feet) to a 10 inch diameter wooden fence post found;

Thence continuing along the westerly line of said Glacier Park Neighborhood Section 7, Phase 1 (Plat Book 5, Pages 283-286) South $06^{\circ} 04' 55''$ East a distance of 1073.28 feet (passing 5/8 inch diameter iron pins found at 0.99 feet and 1033.28 feet) to a survey nail found in the centerline of Brock Road;

Thence along the centerline of Brock Road South $83^{\circ} 50' 14''$ West a distance of 238.77 feet (passing a survey nail set at 169.28 feet) to a 5/8 inch diameter iron pin found at the southeasterly corner of a 1.524 acre tract of land conveyed to William H. Mackensen and Cynthia A. Mackensen by deed of record in O.R. 686, Page 133;

Thence along the easterly line of said 1.524 acre tract of land North $00^{\circ} 00' 00''$ West a distance of 313.05 feet (passing a survey nail set in the centerline of Brock Road at 11.20 feet and a 3/4 inch diameter iron pipe found at 37.69 feet) to a 1 inch diameter iron pipe found;

Thence along the northerly line of said 1.524 acre tract and the grantors southerly line South $86^{\circ} 23' 36''$ West a distance of 286.05 feet to a 1 inch diameter iron pipe found in the common line between VMS 2991 and VMS 5261;

Thence continuing along said VMS line, the westerly line of said 1.524 acre tract of land, and the westerly line of a 0.443 acre tract of land conveyed to Ed G. Pimm and Nancy J. Pimm by deed of record in O.R. 712, Page 620, South $06^{\circ} 02' 37''$ East a distance of 271.44 feet (passing a 3/4 inch diameter iron pipe at 240.93 feet) to the POINT OF BEGINNING and containing 65.032 acres, more or less, of which 0.720 acres are in VMS 6310, 35.200 acres are in VMS 5261, and 29.112 acres are in VMS 2991 and being subject to all legal easements, agreements, and rights-of-way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed on May 29, 2013.

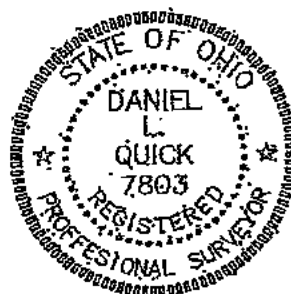
The bearings in this description are based upon the Ohio State Plane Coordinate System - North Zone.

Daniel L. Quick, P.S. 7803
Korda-Nemeth Engineering Inc.

August 21, 2013

Date

Rev. -



Fourth Modification to Final Detailed Development Plan Development Text

JEROME VILLAGE

ZONING PLAN DEVELOPMENT TEXT

FOR

JEROME VILLAGE VN-3, VN-4, ERN-2, ERN-6 and OSR-E

ZONING RECEIVED FINAL APPROVAL

ON OCTOBER 19, 2015

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the "Applicant"), filed an Application for PUD Zoning on July 21, 2015 (the "Application") with Jerome Township, Union County, Ohio (the "Township"). This Zoning Plan Development Text accompanies and is an integral part of the Application to comply with the requirements of the Zoning Resolution of the Township as in effect on July 21, 2015 (the "Zoning Resolution").

The Application pertains to the rezoning of approximately 279.385 acres described on the attached Exhibit A (the "Property"), a portion of which is currently zoned Planned Development (PD) District (formerly referred to as Planned Unit (PUD) Development) under the Zoning Resolution as a part of the Jerome Village Planned Unit Development, as amended to date ("Jerome Village"), and a portion of which is currently zoned U-1 Rural District under the Zoning Resolution and is 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 (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 Zoning Plan Development 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 Zoning Plan Development Text shall be regulated by those general development standards set forth in the Zoning Resolution.

The purpose of this Zoning Plan Development 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.

LAND USE PLANS: Two Sub Area Land Use Plans are included in the Application and constitute official zoning documents. The Sub Area Land Use Plan depicting only the Property is referred to herein as the "Property Sub Area Land Use Plan." The Sub Area Land Use Plan depicting 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 Zoning Plan Development 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 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 and deviation therefrom by virtue of the benefits obtained by improved arrangement and design.
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 Zoning Plan Development 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 Zoning Plan Development 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 utility installations and rights-of-way for water courses and other similar channels such as the bio-swales planned for the Property.
17. For all purposes of this Zoning Plan Development 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: Those areas depicted on the Property Sub Area Land Use Plan as being a part of VN-3, VN-4, ERN-2 and OSR-E are currently zoned Planned Development (PD) District (formerly referred to as Planned Unit (PUD) Development) as a part of Jerome Village and are being rezoned pursuant to the Application to permit certain modifications to the Jerome Village Master Sub Area Land Use Plan for those areas. The area depicted on the Property Sub Area Land Use Plan as being ERN-6 is currently zoned U-1 Rural 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 the Application becomes final, unappealable and no longer subject to referendum, the area depicted on the Property Sub Area Land Use Plan as ERN-6 will be annexed to and become a part of Jerome Village, designated as "ERN-6", and all of the Property shall be considered a part of Jerome Village, as further provided herein. To accomplish the modifications requested to those areas depicted on the Property Sub Area Land Use Plan as being a part of VN-3, VN-4, ERN-2 and OSR-E, and the integration of the area depicted on the Property Sub Area Land Use Plan as being ERN-6 into 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 Zoning Plan Development 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 those areas depicted thereon as VN-3, VN-4, ERN-2 and OSR-E are modified as a consequence of this Application, the area depicted thereon as ERN-6 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 area depicted on the Property Sub Area Land Use Plan as being ERN-6, 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. As in the case of the original Jerome Village zoning and the Jerome Village Master Development Text, this Zoning Plan Development 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 area depicted on the Property Sub Area Land Use Plan as ERN-6 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.

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 Zoning Plan Development 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 Zoning Plan Development 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 Zoning Plan Development 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 2,398 Units, the overall Single Family Density shall not exceed 1,739 Units and the overall Attached Residential Density shall not exceed 659 Units.

DEVELOPMENT PLAN APPROVAL: The Property shall be subject to the Development Plan approval process set forth in Section 500.09.

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 Master Plan for the Property
- Illustrative Master Plan demonstrating how the Property is incorporated into Jerome Village

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EXHIBIT A

July 19, 2015

**DESCRIPTION OF 279.385 ACRES
NORTH OF WELLS ROAD
WEST OF JEROME ROAD
EAST OF HYLAND CROY ROAD
SOUTH OF HARRIOTT ROAD
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 2991 and Virginia Military Survey No. 3005, being all of that 43.415 acre tract of land as described in Instrument #201410070007084, all of that 11.578 acre tract of land as described in Official Record 714, Page 974, all of that 43.035 acre tract of land as described in Official Record 896, Page 495, part of that 37.373 acre tract of land as described in Official Record 697, Page 861, part of that 23.575 acre tract of land as described in Official Record 772, Page 832, part of that 182.129 acre tract of land as described in Official Record 672, Page 527 and part of that 43.026 acre tract of land as described in Official Record 716, Page 335, all described in deeds to Jerome Village Company, LLC and being more particularly described as follows;

BEGINNING at the intersection of the centerline of Jerome Road with the centerline of Hill Road and being an easterly corner to said 43.035 acre tract; Thence along southerly and easterly lines of said 43.035 acre tract the following courses;

1. South 83° 40' 24" West, a distance of 1743.24 feet to a point;
2. South 5° 50' 53" East, a distance of 1520.98 feet to a point;

Thence along the southerly line of said 43.035 acre tract and through said 37.373 acre tract the following courses;

1. South 83° 38' 49" West, a distance of 1555.63 feet to a point;
2. With the arc of a non-tangent curve to the right, having a radius of 660.50 feet, a central angle of 15° 22' 10", an arc length of 177.18 feet, the chord of which bears North 12° 58' 38" West, a chord distance of 176.65 feet to a point;
3. North 5° 17' 33" West, a distance of 659.57 feet to a point;
4. North 84° 42' 27" East, a distance of 34.43 feet to a point;
5. North 4° 32' 51" West, a distance of 79.76 feet to a point;

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6. South $84^{\circ} 17' 38''$ West, a distance of 35.47 feet to a point;
7. North $5^{\circ} 17' 33''$ West, a distance of 230.38 feet to a point of curvature;
8. With the arc of a curve to the right, having a radius of 660.50 feet, a central angle of $5^{\circ} 42' 24''$, an arc length of 65.79 feet, the chord of which bears North $2^{\circ} 26' 21''$ West, a chord distance of 65.76 feet to a point;
9. North $0^{\circ} 24' 52''$ East, a distance of 188.32 feet to a point of curvature;

Thence continuing through the remainder of said 37.373 acre tract and through the remainder of said 23.575 acre tract the following courses;

1. With the arc of a curve to the left, having a radius of 903.50 feet, a central angle of $13^{\circ} 39' 46''$, an arc length of 215.45 feet, the chord of which bears North $6^{\circ} 25' 02''$ West, a chord distance of 214.94 feet to a point;
2. North $13^{\circ} 14' 55''$ West, a distance of 227.30 feet to a point;
3. With the arc of a curve to the right, having a radius of 660.50 feet, a central angle of $16^{\circ} 27' 16''$, an arc length of 189.69 feet, the chord of which bears North $5^{\circ} 01' 07''$ West, a chord distance of 189.04 feet to a point;
4. North $3^{\circ} 12' 22''$ East, a distance of 249.66 feet to a point of curvature;
5. With the arc of a non-tangent curve to the right, having a radius of 301.50 feet, a central angle of $4^{\circ} 44' 39''$, an arc length of 24.96 feet, the chord of which bears North $65^{\circ} 19' 59''$ East, a chord distance of 24.96 feet to a point;
6. North $83^{\circ} 34' 51''$ East, a distance of 88.10 feet to a point;
7. North $6^{\circ} 25' 09''$ West, a distance of 80.00 feet to a point;
8. South $83^{\circ} 34' 51''$ West, a distance of 120.07 feet to a point of curvature;
9. With the arc of a curve to the right, having a radius of 285.00 feet, a central angle of $1^{\circ} 12' 27''$, an arc length of 6.01 feet, the chord of which bears North $81^{\circ} 05' 43''$ West, a chord distance of 6.01 feet to a point of compound curvature;

Thence continuing through the remainder of said 23.575 acres and through said 182.129 acre tract the following courses;

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1. With the arc of a curve to the right, having a radius of 60.00 feet, a central angle of $58^{\circ} 08' 22''$, an arc length of 60.88 feet, the chord of which bears North $51^{\circ} 25' 13''$ West, a chord distance of 58.30 feet to a point of compound curvature;
2. With the arc of a curve to the right, having a radius of 285.00 feet, a central angle of $1^{\circ} 12' 27''$, an arc length of 6.01 feet, the chord of which bears North $21^{\circ} 44' 54''$ West, a chord distance of 6.01 feet to a point;
3. North $6^{\circ} 25' 28''$ West, a distance of 448.65 feet to a point of curvature;
4. With the arc of a curve to the right, having a radius of 724.00 feet, a central angle of $28^{\circ} 03' 13''$, an arc length of 354.49 feet, the chord of which bears North $7^{\circ} 36' 08''$ East, a chord distance of 350.96 feet to a point;
5. North $21^{\circ} 37' 44''$ East, a distance of 294.44 feet to a point of curvature;
6. With the arc of a curve to the left, having a radius of 804.00 feet, a central angle of $27^{\circ} 29' 30''$, an arc length of 385.77 feet, the chord of which bears North $7^{\circ} 53' 00''$ East, a chord distance of 382.08 feet to a point;
7. North $5^{\circ} 51' 45''$ West, a distance of 652.73 feet to a point on the northerly line of said 182.129 acre tract;

Thence North $83^{\circ} 35' 53''$ East, along said northerly line, a distance of 833.63 feet to a point on the southerly line of said 43.026 acre tract;

Thence through said 43.026 acre tract the following courses;

1. North $68^{\circ} 45' 08''$ East, a distance of 66.08 feet to a point;
2. North $63^{\circ} 52' 58''$ East, a distance of 109.43 feet to a point;
3. With the arc of a non-tangent curve to the left, having a radius of 9982.93 feet, a central angle of $0^{\circ} 13' 10''$, an arc length of 38.22 feet, the chord of which bears North $9^{\circ} 12' 07''$ West, a chord distance of 38.22 feet to a point;
4. North $5^{\circ} 49' 50''$ West, a distance of 560.94 feet to a point on the northerly line of said 43.026 acre tract;

Thence North $83^{\circ} 17' 52''$ East, along said northerly line, a distance of 438.79 feet to a point of curvature;

Thence through said 43.026 acre tract the following courses;

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1. With the arc of a non-tangent curve to the left, having a radius of 1100.00 feet, a central angle of $28^{\circ} 01' 36''$, an arc length of 538.07 feet, the chord of which bears South $82^{\circ} 19' 32''$ East, a chord distance of 532.72 feet to a point;
2. North $83^{\circ} 39' 40''$ East, a distance of 746.68 feet to the centerline of Jerome Road;

Thence South $11^{\circ} 15' 03''$ East, along said centerline and along the easterly lines of the previously mentioned 43.026 acre tract, the 182.129 acre tract, the 43.415 acre tract, a distance of 2612.44 feet to an easterly corner to said 43.415 acre tract;

Thence along easterly lines of said 43.415 acre tract the following courses;

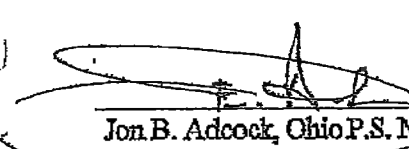
1. South $83^{\circ} 43' 16''$ West, a distance of 340.00 feet to a point;
2. South $11^{\circ} 15' 03''$ East, a distance of 211.65 feet to a point;
3. South $5^{\circ} 28' 13''$ East, a distance of 200.51 feet to a point;
4. North $83^{\circ} 40' 24''$ East, a distance of 28.63 feet to a point;
5. South $8^{\circ} 22' 05''$ East, a distance of 165.87 feet to a point;
6. South $11^{\circ} 15' 03''$ East, a distance of 250.00 feet to a point on the northerly line of said 43.035 acre tract;

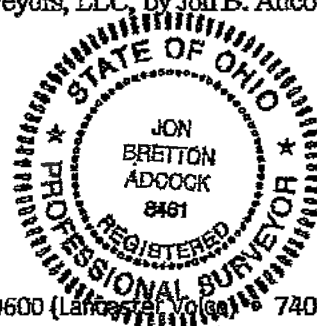
Thence along the northerly and easterly lines of said 43.035 acre tract the following courses;

1. North $83^{\circ} 40' 24''$ East, a distance of 340.00 feet to a point on the centerline of said Jerome Road;
2. South $11^{\circ} 15' 03''$ East, a distance of 60.22 feet to the PLACE OF BEGINNING and containing 279.385 acres of land.

Bearings herein are based on GPS observations in conjunction with the Ohio Department of Transportation VRS network, 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.


Jon B. Adcock, Ohio P.S. No. 8461 Date 7/19/15



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JEROME VILLAGE

FIFTH MODIFICATION TO FINAL DETAILED DEVELOPMENT PLAN DEVELOPMENT TEXT FOR JEROME VILLAGE

FINAL APPROVAL RECEIVED ON August 7, 2017

Pursuant to the authority granted by Section 500.05 of the currently effective Jerome Township Zoning Resolution and Section 622 of the Jerome Township Zoning Resolution in effect at the time of approval and adoption by the Township Trustees of the zoning plan for Jerome Village and pursuant to the Final Detailed Development Plan Development Text for Jerome Village and the Sub Area Land Use Plan for Jerome Village, as approved by the Township Trustees on July 12, 2007 (sometimes hereinafter collectively referred to as the "Original Development Plan"), as such Original Development Plan was modified by: (i) that First Modification to Final Detailed Development Plan Development Text for Jerome Village, as approved by the Township Trustees on October 17, 2011 (the "First Modification"), (ii) that Second Modification to Final Detailed Development Plan Development Text for Jerome Village and accompanying revised and amended Sub-Area Land Use Plan, as approved by the Township Trustees on April 15, 2013 (the "Second Modification"), (iii) that Zoning Plan and Development Text for Jerome Village GPN-8 and accompanying revised and amended Sub-Area Land Use Plan, as approved by the Township Trustees on November 12, 2013 (the "Third Modification"), and (iv) that Zoning Plan Development Text for Jerome Village VN-3, VN-4, ERN-2, ERN-6 and OSR-E and accompanying revised and amended Sub-Area Land Use Plan, as approved by the Township Trustees on October 19, 2015 (the "Fourth Modification" and together with the Original Development Plan, the First Modification, the Second Modification, the Third Modification and the Fourth Modification collectively referred to herein as the "Current Development Plan"), the Zoning Commission and the Township Trustees do hereby approve and adopt the following administrative modifications (the "Fifth Modification") to the Current Development Plan in furtherance of the plan of zoning initially established for Jerome Village:

1. **Background.** This Fifth Modification is required to address the following concerns that have arisen in connection with the development of Jerome Village, all of which are in furtherance of the plan of zoning initially established by Jerome Village:

- As a consequence of certain changes to date and as a consequence of this Fifth Modification in connection with the ongoing development of Jerome Village, certain modifications need to be made to the First Modification.
- As a consequence of the Third Modification and the Fourth Modification, additional acreage was added to Jerome Village, thereby resulting in the overall Density of Jerome Village increasing in terms of the total number of permitted Units within Jerome Village, and such increase in permitted Units was not adequately and properly addressed in the Development Text or the Sub Area Land Use Plan.
- Jerome Village Company, LLC, an Ohio limited liability company as Applicant under the Development Text and Developer of Jerome Village, desires to seek certain alternative building types in Sub-Area VN-3, to permit the development and construction of attached residential units in VN-3 as well as single family homes, thereby increasing the density for VN-3.

2. **Definitions.** In addition to the words and terms defined elsewhere herein, 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 Current Development Plan. For all purposes of the Current Development Plan and this Fifth Modification, the term "Development Text" means the Final Detailed Development Plan Development Text for Jerome Village, as contained in the Original Development Plan, as modified by the First Modification, the Second Modification, the Third Modification, the Fourth Modification and this Fifth Modification.

3. **Overall Density for Jerome Village.** Under the Current Development Plan for Jerome Village as modified by this Fifth Modification, the overall Density for Jerome Village is corrected to be a total of 2,398 Units.

4. **Modified Sub Area Land Use Plan.** The Sub Area Land Use Plan for the Property dated June 26, 2017 accompanying this Fifth Modification is hereby approved as consistent with and in furtherance of the plan of zoning initially established for Jerome Village and shall hereafter constitute the Sub-Area Land Use Plan for Jerome Village. The Sub-Area Land Use Plan makes the following modifications to the Sub-Area Land Use Plan for Jerome Village currently in effect prior to the final approval of this Fifth Modification by the Township Trustees:

- Permits the development and construction of single family homes and attached dwelling units within VN-3
- Allocates an additional 30 units of Density to VN-3 so long as such allocation does not increase the overall density for Jerome Village with up to 110 units being attached dwelling units
- Correctly states the overall Density for Jerome Village as 2,398 Units

5. **Modifications to First Modification.** The First Modification is modified as follows as a consequence of certain changes to date and as a consequence of this Fifth Modification, Section 3 of the First Modification is modified as follows:

- (a) Notwithstanding the limitations contained in the First Modification with respect to Single Family Density and Attached Residential Density being separate and distinct and limited to certain Sub-Areas, VN-3 shall be both a Single Family Sub-Area and an Attached Residential Sub-Area in keeping with the provisions otherwise contained in this Fifth Modification and the Sub Area Land Use Plan for the Property dated June 26, 2017 accompanying this Fifth Modification;
- (b) Notwithstanding the limitations on reallocation of Density as provided in the First Modification, VN-3 shall be permitted to have allocated to it the Density set forth in the Sub Area Land Use Plan for the Property dated June 26, 2017 accompanying this Fifth Modification;
5. (c) The overall Density for Jerome Village and the allocation of Density between overall Single Family Density and overall Attached Residential Density as stated in text lines 20-22 of page 2 of the First Modification shall be modified to read in its entirety as follows: "The overall Density for Jerome Village shall not exceed 2,398 Units, the overall Single Family Density shall not exceed 1,629 Units and the overall Attached Residential Density shall not exceed 769 Units; provided, however, that in the event all 110 attached dwelling Units allocated to VN-3 are not constructed, for each such VN-3 allocated attached dwelling Unit not constructed, such Unit shall be subtracted from the foregoing total Attached Residential Density and reallocated to the foregoing total Single Family Density on a one-for-one basis."

6. **Other Modifications to Current Development Plan.** To the extent the foregoing modifications are at variance with the Current Development Plan, the same are hereby approved as consistent with and in furtherance of the plan of zoning initially established for Jerome Village.

7. **Relationship of Fifth Modification to Current Development Plan.** The Current Development Plan and this Fifth Modification shall be read and construed as one integrated document. To the extent of any conflict between the Current Development Plan and this Fifth Modification, the terms of this Fifth Modification shall control.

8. **No Commitment to Further Modification.** By this Fifth Modification, the Township makes no commitment to further modifications to the Development Plan.

9. **Background Reference Materials.** The Application filed in connection with this Fifth Modification includes the Final Detailed Development Plan Development Text and Sub-Area Land Use Plan for each of the Original Development Plan (Tab 5), First Modification (Tab 6), Second Modification (Tab 7), Third Modification (Tab 8) and Fourth Modification (Tab 9) and a Spreadsheet dated June 14, 2017 setting forth all Density applied and allocated to date within Jerome Village and all single family front lot dimensions, evidencing compliance within

the Development Plan for Jerome Village and attached thereto relevant resource materials (Tab 10).

10. Confirmation of Required Reporting. The approval of this Fifth Modification constitutes confirmation that all reporting to date by the Master Developer under the First Modification with respect to the allocation of Single Family Density and Attached Residential Density is in full compliance with the requirements of the First Modification.

JEROME VILLAGE

SIXTH MODIFICATION TO FINAL DETAILED DEVELOPMENT PLAN DEVELOPMENT TEXT FOR JEROME VILLAGE FINAL APPROVAL RECEIVED ON JULY 2, 2018

Pursuant to the authority granted by Section 500.05 of the currently effective Jerome Township Zoning Resolution and Section 622 of the Jerome Township Zoning Resolution in effect at the time of approval and adoption by the Township Trustees of the zoning plan for Jerome Village and pursuant to the Final Detailed Development Plan Development Text for Jerome Village and the Sub Area Land Use Plan for Jerome Village, as approved by the Township Trustees on July 12, 2007 (sometimes hereinafter collectively referred to as the "Original Development Plan"), as such Original Development Plan was modified by: (i) that First Modification to Final Detailed Development Plan Development Text for Jerome Village, as approved by the Township Trustees on October 17, 2011 (the "First Modification"), (ii) that Second Modification to Final Detailed Development Plan Development Text for Jerome Village and accompanying revised and amended Sub-Area Land Use Plan, as approved by the Township Trustees on April 15, 2013 (the "Second Modification"), (iii) that Zoning Plan and Development Text for Jerome Village GPN-8 and accompanying revised and amended Sub-Area Land Use Plan, as approved by the Township Trustees on November 12, 2013 (the "Third Modification"), and (iv) that Zoning Plan Development Text for Jerome Village VN-3, VN-4, ERN-2, ERN-6 and OSR-E and accompanying revised and amended Sub-Area Land Use Plan, as approved by the Township Trustees on October 19, 2015 (the "Fourth Modification"), and (v) that Fifth Modification to Final Detailed Development Plan Development Text for Jerome Village, as approved by the Township Trustees on August 7, 2017 (the "Fifth Modification") (the Original Development Plan, the First Modification, the Second Modification, the Third Modification, the Fourth Modification and the Fifth Modification collectively referred to herein as the "Current Development Plan"), the Zoning Commission and the Township Trustees do hereby approve and adopt the following administrative modifications (the "Sixth Modification") to the Current Development Plan in furtherance of the plan of zoning initially established for Jerome Village:

1. **Background.** This Sixth Modification is required to address the changes to the housing market and increased demand for high-end "patio home" product.

2. **Definitions.** In addition to the words and terms defined elsewhere herein, 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 Current Development Plan. For all purposes of the Current Development Plan and this Sixth Modification, the term "Development Text" means the Final Detailed Development Plan Development Text for Jerome Village, as contained in the Original Development Plan, as modified by the First Modification, the Second Modification, the Third Modification, the Fourth Modification and the Fifth Modification and this Sixth Modification.

3. **Overall Density for Jerome Village.** Under the Current Development Plan for Jerome Village as modified by this Sixth Modification, the overall Density for Jerome Village remains a total of 2,398 Units.

4. **Modified Sub Area Land Use Plan.** The Sub Area Land Use Plan for the Property dated April 19, 2018, accompanying this Sixth Modification is hereby approved as consistent with and in furtherance of the plan of zoning initially established for Jerome Village and shall hereafter constitute the Sub-Area Land Use Plan for Jerome Village. The Sub-Area Land Use Plan makes the following modifications to the Sub-Area Land Use Plan for Jerome Village currently in effect prior to the final approval of this Sixth Modification by the Township Trustees:

- Within ERN-2, allows the reconfiguration of 35 lots with a minimum lot width of 80' or greater into 45 lots averaging 62' in width.
- No change in units of Density allocated to ERN-2.
- States the overall Density for Jerome Village as 2,398 Units.

5. **Other Modifications to Current Development Plan.** To the extent the foregoing modifications are at variance with the Current Development Plan, the same are hereby approved as consistent with and in furtherance of the plan of zoning initially established for Jerome Village.

6. **Relationship of Sixth Modification to Current Development Plan.** The Current Development Plan and this Sixth Modification shall be read and construed as one integrated document. To the extent of any conflict between the Current Development Plan and this Sixth Modification, the terms of this Sixth Modification shall control.

7. **No Commitment to Further Modification.** By this Sixth Modification, the Township makes no commitment to further modifications to the Development Plan.

8. **Background Reference Materials.** The Application filed in connection with this Sixth Modification includes the Final Detailed Development Plan Development Text and Sub-Area Land Use Plan for each of the Original Development Plan (Tab 5), First Modification (Tab 6), Second Modification (Tab 7), Third Modification (Tab 8), Fourth Modification (Tab 9) and Fifth Modification (Tab 10) and a Spreadsheet dated April 23, 2018 setting forth all Density applied and allocated to date within Jerome Village and all single family front lot dimensions,

evidencing compliance within the Development Plan for Jerome Village and attached thereto relevant resource materials (Tab 11).

9. **Confirmation of Required Reporting.** The approval of this Sixth Modification constitutes confirmation that all reporting to date by the Master Developer under the First Modification with respect to the allocation of Single Family Density and Attached Residential Density is in full compliance with the requirements of the First Modification.

JEROME VILLAGE

COVER PAGE

Zoning Plan Development Text

&

7TH Modification to Final Detailed Development Plan Development Text

Name: Jerome Village: Glacier Park Neighborhood, Section 11 ("GPN-11") and Open Space Reserves Y & Z ("OSR-Y" & "OSR-Z")

Applicant: Jerome Village Company, LLC
c/o Bart Barok
375 S. Front Street, Suite 200, Columbus Ohio 43215
barokb@nationwide.com
614-857-2337

Agent: Kephart Fisher LLC
c/o David Fisher
207 N. Fourth Street, Columbus, Ohio 43215
davidfisher@kephartfisher.com
614-469-1882

Application Date: April 23, 2018

Revision Dates: July 2, 2018

Final Approval: July 2, 2018

Application #: PD-18-127

Jerome Township Verification:

Name	Title	Signature	Date

JEROME VILLAGE

ZONING PLAN DEVELOPMENT TEXT FOR

JEROME VILLAGE: GLACIER PARK NEIGHBORHOOD, SECTION 11 (ROYCE & ROYCE TRACT 39.428 ACRES) ZONING RECEIVED FINAL APPROVAL ON JULY 2, 2018

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the “Applicant”), filed an Application for PUD Zoning on April 23, 2018 (the “Application”) with Jerome Township, Union County, Ohio (the “Township”). This Zoning Plan Development Text accompanies and is an integral part of the Application to comply with the requirements of the Zoning Resolution of the Township as in effect on April 23, 2018 (the “Zoning Resolution”).

The Application pertains to the rezoning of approximately 39.428 acres described on the attached Exhibit A (the “Property”), comprised of one 35.895 parcel and a 3.533 acre portion of another parcel, all of which is currently zoned RU Rural Residential District under the Zoning Resolution and is 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 Glacier Park Neighborhood, Section 11 (“GPN-11”), as well as two (2) Open Space Reserves (“OSR-Y” & “OSR-Z”) (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 Zoning Plan Development 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 Zoning Plan Development Text shall be regulated by those general development standards set forth in the Zoning Resolution.

The purpose of this Zoning Plan Development 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.

LAND USE PLANS: Two Sub Area Land Use Plans are included in the Application and constitute official zoning documents. The Sub Area Land Use Plan depicting only the Property is referred to herein as the "Property Sub Area Land Use Plan." The Sub Area Land Use Plan depicting 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 Zoning Plan Development 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 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 and deviation therefrom by virtue of the benefits obtained by improved arrangement and design.
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 Zoning Plan Development 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 Zoning Plan Development 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 utility installations and rights-of-way for water courses and other similar channels such as the bio-swales planned for the Property.
17. For all purposes of this Zoning Plan Development 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 areas depicted on the Property Sub Area Land Use Plan as being GPN-11, OSR-Y and OSR-Z are currently zoned RU Rural Residential District and is being rezoned pursuant to the Application to Planned Development (PD) District to permit their incorporation into Jerome Village. At such time as the rezoning pursuant to the Application becomes final, unappealable and no longer subject to referendum, the areas depicted on the Property Sub Area Land Use Plan as GPN-11, OSR-Y and OSR-Z will be annexed to and become a part of Jerome Village, designated as "GPN-11", "OSR-Y" and "OSR-Z", respectively, and all of the Property shall be considered a part of Jerome Village, as further provided herein. To accomplish the integration of the areas depicted on the Property Sub Area Land Use Plan as being GPN-11, OSR-Y and OSR-Z into 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 Zoning Plan Development 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 those areas depicted thereon as GPN-11, OSR-Y and OSR-Z are 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 areas depicted on the Property Sub Area Land Use Plan as being GPN-11, OSR-Y and OSR-Z, 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. As in the case of the original Jerome Village zoning and the Jerome Village Master Development Text, this Zoning Plan Development 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 area depicted on the Property Sub Area Land Use Plan as GPN-11 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.

MINIMUM LOT SIZE: The minimum lot size for the Property will be 80' in width at the building line, but the Applicant anticipates a variation in lot sizes, some of which will be in excess of 80' at the building line. The minimum lot size will allow up to 63 lots on the Property at 1.6 units per acre, and includes 15.77 acres (40%) devoted to open space (13.928 acres of dedicated open space within GPN-11, plus 1.24 acres in OSR-Y and 0.6 acres in OSR-Z).

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 Zoning Plan Development 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 Zoning Plan Development 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 Zoning Plan Development 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 2,461 Units, the overall Single Family Density shall not exceed 1,802 Units and the overall Attached Residential Density shall not exceed 659 Units.

DEVELOPMENT PLAN APPROVAL: The Property shall be subject to the Development Plan approval process set forth in Section 500.09.

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 of the Property Designating it as GPN-11, OSR-Y and OSR-Z (Tab 6)
- Illustrative Master Plan demonstrating how the Property is incorporated into Jerome Village (Tab 7)

April 16, 2018

**DESCRIPTION OF 39.428 ACRES
NORTH OF BROCK ROAD (C.R. 16 ~ 60' R/W)
WEST OF SUGAR MAPLE DRIVE (50' R/W)
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 5261, being all of that 35.9032 acre tract of land (35.895 acres ~ this survey) as described in a deed to Royce&Royce, "LLC", of record in Official Record 309, Page 53 and part of that 118.853 acre tract of land as described in a Riepenhoff Landscape Inc., of record in Deed Book 12, Page 631, all references herein being to the records located in the Recorder's Office, Union County, Ohio and being more particularly described as follows;

BEGINNING at a westerly corner of DOS-E as shown and delineated on the plat entitled "Amended Glacier Park Neighborhood Section 8, Phase 1 & Phase 2 & Ryan Parkway, Phase 2", a subdivision of record in Plat Book 5, Pages 355A – 355D, said place of beginning also being the northwesterly corner of a 2 acre tract of land as described in a deed to Terry C. & Kimberly L. Burris, of record in Deed Book 341, Page 283;

Thence **South 6° 09' 10" East**, along the westerly line of said 2 acre tract and along a 3 acre tract of land as described in said deed to Terry C. and Kimberly L. Burris, a distance of **648.47 feet** to a point in the centerline of Brock Road (County Road 16 ~ 60 feet in width), also being a point in the southerly line of said Virginia Military Survey No. 5261 and the northerly line of Virginia Military Survey No. 6310;

Thence **South 83° 54' 22" West**, along the centerline of said Brock Road, the southerly line of said Virginia Military Survey No. 5261 and the northerly line of said Virginia Military Survey No. 6310, a distance of **506.12 feet** to a point at the southeasterly corner of a 51.251 acre tract of land as described in a deed to Robert Leonard Caldwell, of record in Official Record 1036, Page 73;

Thence along the easterly line and part of the northerly line of said 51.251 acre tract the following courses;

1. **North 6° 39' 36" West**, a distance of **2059.06 feet** to a point;
2. **South 83° 41' 41" West**, a distance of **546.74 feet** to a point at the southeasterly corner of a 85.754 acre tract of land as described in a deed to Montford S. Will, of record in Official Record 48, Page 79;

Thence **North 6° 25' 46" West**, along the easterly line of said 85.754 acre tract, a distance of **560.76 feet** to a point at the southwesterly corner of a 118.853 acre tract of land as described in a deed to Riepenhoff Landscape, Inc., of record in Official Record 12, Page 631;

Thence **North 84° 24' 51" East**, along a southerly line of said 118.853 acre tract, a distance of **959.05 feet** to a point at a corner of said 118.853 acre tract;

Thence **North 84° 24' 51" East**, through said 118.853 acre tract, a distance of **87.98 feet** to a point in the future northeasterly right-of-way line of Ryan Parkway;

Thence continuing through said 118.853 acre tract, along said future right-of-way line, the following courses;

1. With the arc of a non-tangent curve to the right, having a radius of 573.00 feet, a central angle of 9° 19' 05", an arc length of 93.19 feet, the chord of which bears **South 40° 32' 04" East**, a chord distance of **93.09 feet** to a point of tangency;
2. **South 35° 52' 31" East**, a distance of **336.43 feet** to a point of curvature;
3. With the arc of a curve to the left, having a radius of 704.00 feet, a central angle of 15° 18' 51", an arc length of 188.17 feet, the chord of which bears **South 43° 31' 57" East**, a chord distance of **187.61 feet** to a point of tangency;
4. **South 51° 11' 23" East**, a distance of **77.51 feet** to a point on the southerly line of said 118.853 acre tract, also being the northeasterly corner of Ryan Parkway, Phase 2 as shown and delineated on the previously mentioned plat entitled "Amended Glacier Park Neighborhood Section 8, Phase 1 & Phase 2 & Ryan Parkway, Phase 2";

Thence **South 82° 54' 11" West**, along the southerly line of said 118.853 acre tract, the northerly line (terminus) of said Ryan Parkway, Phase 2 and the northerly lines of OSR-W and DOS-R as shown and delineated on said plat, a distance of **398.65 feet** to an easterly corner of said 35.9032 acre tract, also being the northwesterly corner of said plat entitled "Amended Glacier Park Neighborhood Section 8, Phase 1 & Phase 2 & Ryan Parkway, Phase 2";

Thence **South 7° 42' 02" East**, along the westerly line of said "Amended Glacier Park Neighborhood Section 8, Phase 1 & Phase 2 & Ryan Parkway, Phase 2", a distance of **1381.07 feet** to the **PLACE OF BEGINNING** and containing **39.428 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

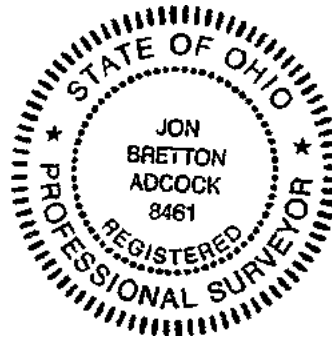


*Focused
on
Excellence*

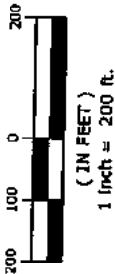
This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461.

The above described 39.428 acres is all of Union County Auditor's Parcel No. 17-0011016.0000 and part of Union County Auditor's Parcel No. 17-0011012.0000.

A handwritten signature of Jon B. Adcock is written over a horizontal line. To the right of the signature, the date '4/16/18' is handwritten.
Jon B. Adcock, Ohio P.S. No. 8461 Date



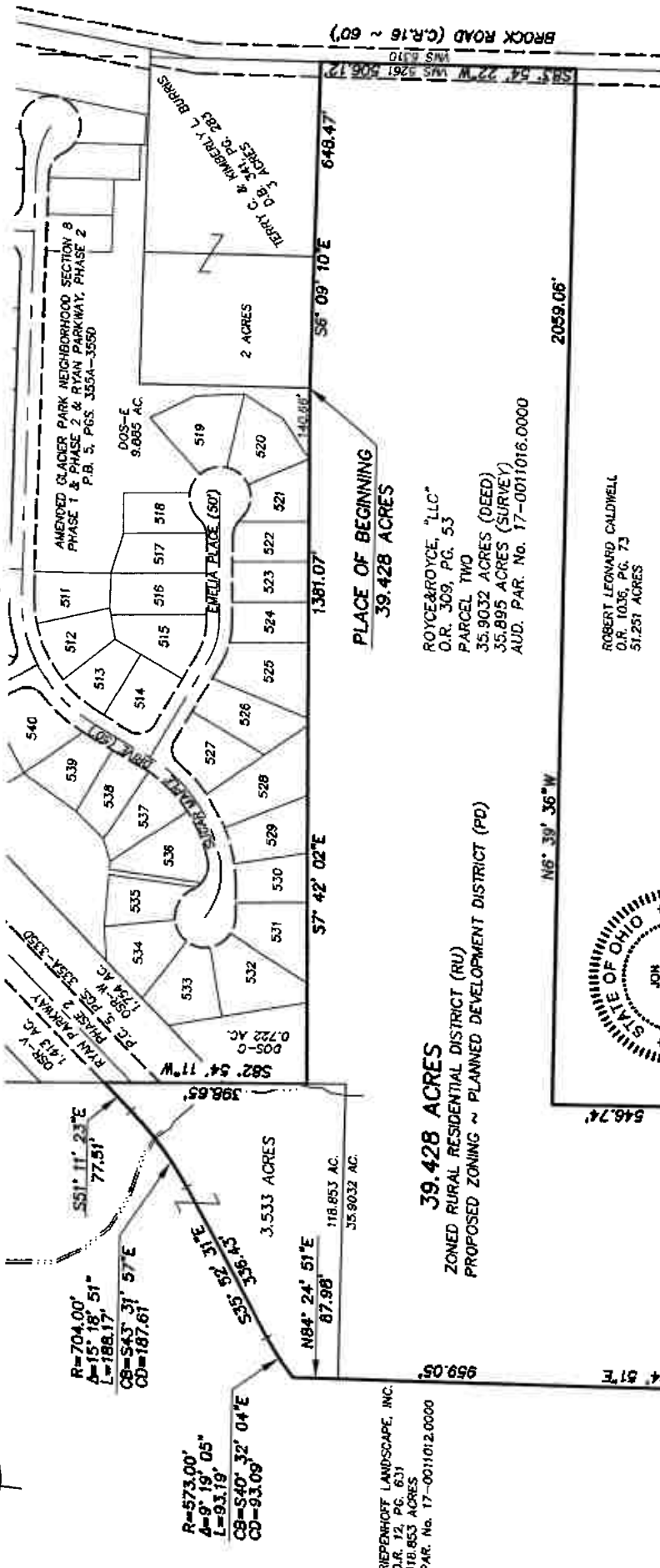
GRAPHIC SCALE



ZONING EXHIBIT

39.428 ACRES
SITUATED IN
VIRGINIA MILITARY SURVEY No. 5261
JEROME TOWNSHIP, UNION COUNTY, OHIO

BASIS OF BEARINGS:
BEARINGS HEREON ARE BASED ON GPS
OBSERVATIONS, BEING THE OHIO STATE
PLANE COORDINATE SYSTEM, NORTH
ZONE, NAD 1983.



39.428 ACRES

ZONED RURAL RESIDENTIAL DISTRICT (RU)
PROPOSED ZONING ~ PLANNED DEVELOPMENT DISTRICT (PD)

REPPENHOFF LANDSCAPE, INC.
O.R. 12, PG. 631
118.853 ACRES
PAR. No. 17-0011012.0000

ROYCE & ROYCE, "LLC"
O.R. 309, PG. 53
PARCEL TWO
35.9032 ACRES (DEED)
35.895 ACRES (SURVEY)
AUD. PAR. No. 17-0011016.0000



BY *[Signature]*
REGISTERED SURVEYOR No.

ALS LAND SURVEYORS
Focused on Excellence

1346 Hemlock Court N.E., Lancaster, Ohio 43130
Contact: Brett Adcock
740-654-0600
Fax: 740-654-0684
www.americanlandsurveyors.com

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	18-001	
DATE:	APRIL 16, 2018	
SCALE:	1"=200'	
SHEET NO.:	1/1	

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

ROYCE & ROYCE VICINITY MAP

GRAPHIC SCALE



(IN FEET)

1 inch = 600 ft.



RIEPEHOFF LANDSCAPE, INC.
PID #170011012000

MONTFORD, WILL S
PID #1700110100000

ROYCE & ROYCE
LLC AN OHIO LLC
PID #170011016000

CALDWELL ROBERT LEONARD
PID #170011017200

GPN-8
PHASE 2

RYAN PARKWAY

GPN-8
PHASE 1

BURRIS, TERRY C. & KIMBERLY L
PID #1700110150000
& #1700110140000

GLACIER RIDGE PARK
PID #170011035000

WILSON ROAD

WILSON ROAD



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 12, 2018

Justin Wollenberg, PE, CPESC
Terrain Evolution
720 East Broad Street, Suite 203
Columbus, Ohio 43215

**Subject: Riepenhoff Landscape Property – City of Marysville Utilities
Union County Parcel No. 170011012000**

Dear Mr. Wollenberg,

Based on the provided Vicinity Map, there are downstream public utilities (i.e. gravity sanitary sewer via the Jerome Village Community Authority system and waterline) at an appropriate elevation and size for the proposed one hundred and sixty (160) acre development with approximately two hundred and eighty-eight (288) single family units ("Riepenhoff Landscape, Inc.", Union County Parcel No. 170011012000) along Wells Road.

Also, our water and wastewater treatment facilities have adequate capacity to provide utility service to this development.

Any and all utility easements required to potentially serve adjacent parcels will be coordinated with the City of Marysville during the Preliminary / Final Plat and Engineering Plan Reviews.

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,

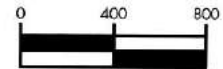
Kyle Hoyng, P.E.
Assistant City Engineer

cc. Jeremy Hoyt, P.E. (City of Marysville)
Mike Andrako, P.E. (City of Marysville)
Scott Sheppeard (City of Marysville)
Rich Felton (City of Marysville)
Bill Narducci (Union County Engineer's Office)

JEROME VILLAGE

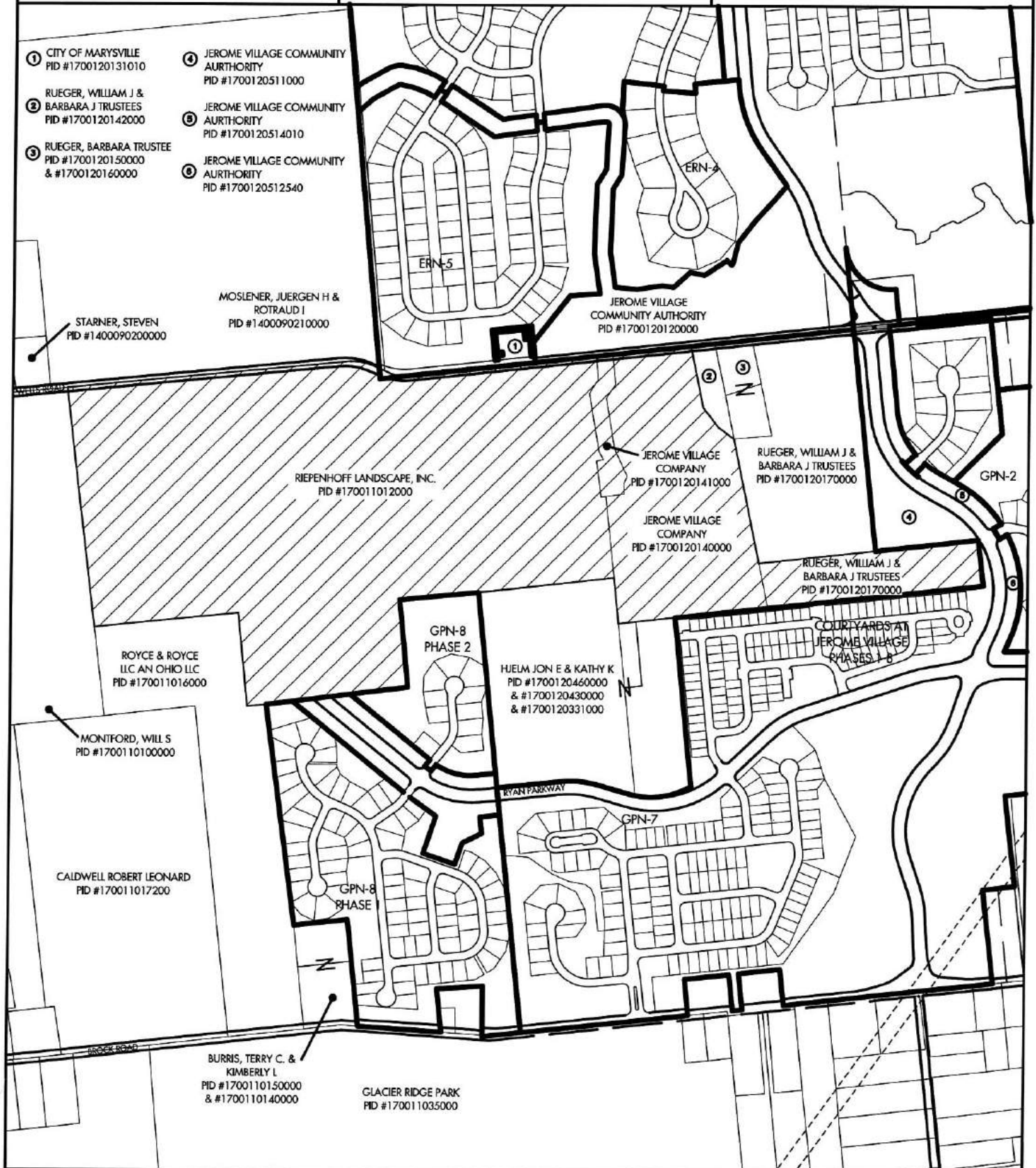
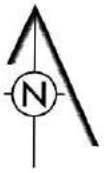
RIEPENHOFF VICINITY MAP

GRAPHIC SCALE



(IN FEET)

1 inch = 800 ft.



April 9, 2018



Justin Wollenberg, PE, CPESC
Project Manager
Terrain Evolution
720 East Broad Street, Suite 203
Columbus, OH 43215

Re: Gas Availability for Riepenhoff (160 Acres) located in Plain City, Ohio Adjacent to Jerome Village.

Thank you for your interest in clean, efficient natural gas. Columbia Gas of Ohio, Inc. currently has facilities in the vicinity of the above referenced project. Our facilities are currently at the intersection of Black Oak Drive and Ryan Parkway; however, main line will need to be extended to serve any proposed subdivision.

This is a preliminary study only and is not a legally binding project (capital) cost commitment on behalf of Columbia. Any changes from the information submitted may change the study for the Facilities necessary to provide the service. Other factors beyond Columbia's control, include, but are not limited to upstream load requirements, and available capacity at the time an agreement is reached.

Once mechanical drawings are available, please forward them to my attention so that we may complete a feasibility study; as well as determine any costs that may be required. Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary

If you have any questions regarding availability, please feel free to contact me at 614.460.5416. We look forward to partnering with you on this and future projects.

Sincerely,

A handwritten signature in cursive script that reads 'Donna Young'.

Donna Young | New Business Development Manager
Columbia Gas of Ohio, Inc. | 290 W. Nationwide Blvd.
Columbus, Ohio 43215 | 614-460-5416
donnayoung@nisource.com



April 12, 2018

Justin Wollenberg, PE, CPESC
Project Manager

Terrain Evolution
720 East Broad Street, Suite 203
Columbus, OH 43215

RE: Electric Utility Capacity for Riepenhoff Development – Approximately 160 Acres @
18 Units per acre = 288 Single Family Units

Dear Mr. Wollenberg,

Union Rural Electric Cooperative has reviewed your Riepenhoff Vicinity Map dated: 04/06/18 for Electric Utility Capacity in Jerome Township, Union County. The parcels of Riepenhoff Landscape, Inc. PID # 170011012000, Jerome Village Company PID # 1700120140000 and PID # 1700120141000, and Rueger, William J & Barbara J Trustees PID # 1700120170000 interconnecting with Wells Road has UREC three phase electrical distribution facilities located on the south side of Wells Road. UREC has availability and capacity to supply single phase and multi-phase loads within the Riepenhoff development. Development parcels are in UREC, PUCO certified electric service territory.

Please contact me if you have any questions.

Kind regards,

Ron Rockenbaugh
Manager of Engineering Services
Union Rural Electric Cooperative, Inc.
15461 US Route 36
Marysville, Ohio 43040
Cell: (937) 537-0369
Direct: (937) 645-9241

P.O. Box 2553
Columbus, Ohio 43216
Tel. (614) 481-5263
Fax (614) 255-6428



April 11, 2018

Terrain Evolution
Justin Wollenberg
720 E Broad St Suite 203
Columbus, OH 43215

RE: Rippenhoff Property, Jerome Twp, Delaware 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 Rippenhoff Property, Jerome Twp, Delaware County, OH.

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

MEMORANDUM

To: Jerome Village Company
From: Terrain Evolution, Inc.
Date: July 17, 2018
Subject: Glacier Park Neighborhood, Sections 12 & 13 (Riepenhoff, Minor & Rueger tracts)

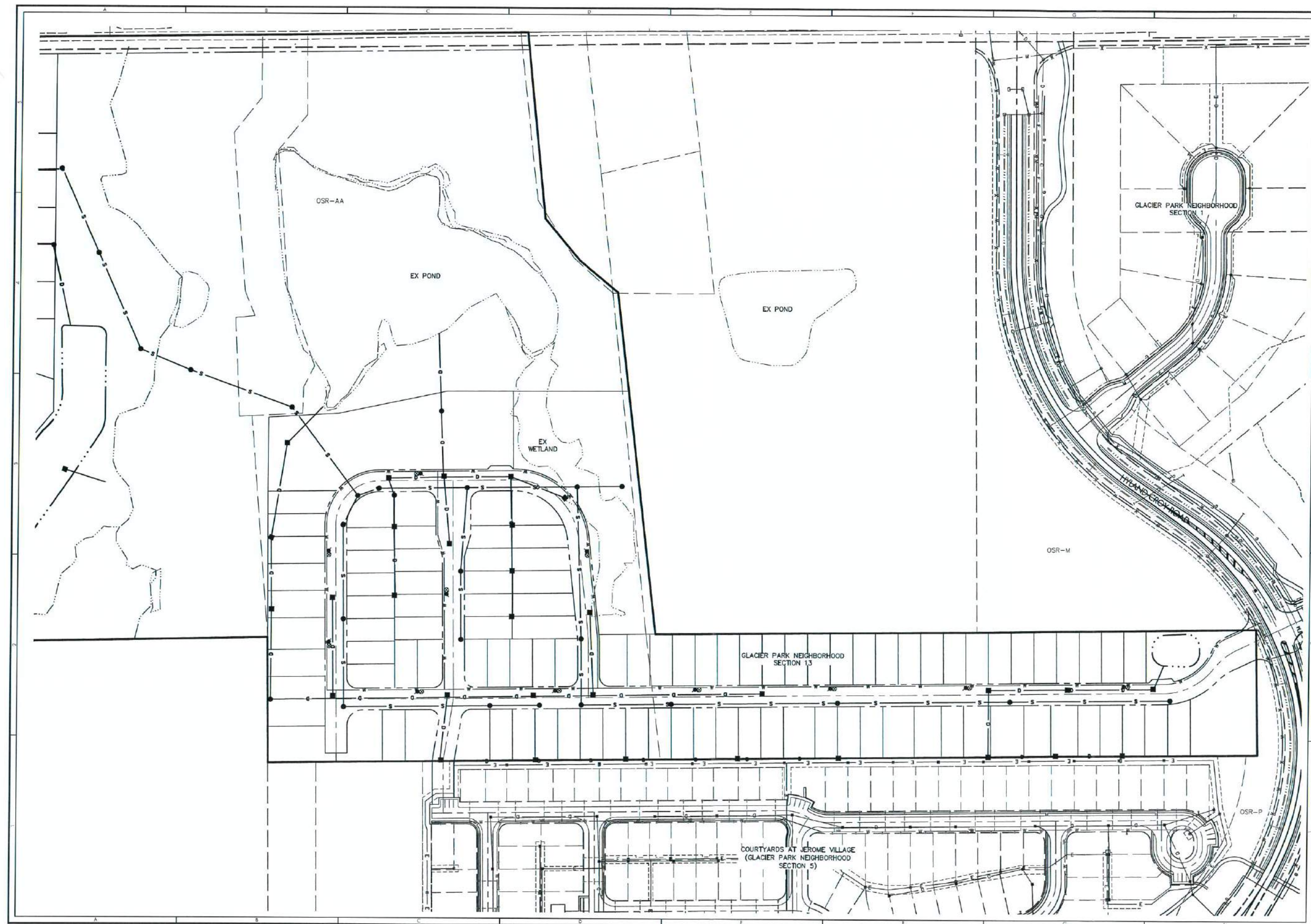
Terrain Evolution, Inc. (TE) has performed a Feasibility Analysis of the approximately 157 Acres of land known as the Riepenhoff, Minor & Rueger Tracts. Consideration was given to the following items:

- I. Existing Conditions
 - a. Topography
 - i. Generally level
 - ii. Rolling along Stream
 - b. Environmental Site Assessment
 - i. National Wetlands Inventory Map
 1. Freshwater Ponds
 - a. One Pond does have significant vegetation or connection to jurisdictional stream.
 - b. Another pond does not have significant vegetation or connection to the jurisdictional stream.
 2. Evident Freshwater Emergent Wetland (FEW) was noted in several locations.
 - a. A Jurisdictional Assessment is being prepared to be sent to the Army Corp of Engineers (ACOE) for Verification.
 - b. Several Small wetlands both determined to be Jurisdictional and Non-Jurisdictional are planned to be disturbed pursuant to ACOE Nationwide Permit 29.
 - ii. Jurisdictional Streams
 1. A Jurisdictional Stream Exists in the central portion of the property.
 2. No other waters of the US were observed by TE.
 - a. Note Jurisdictional Waters are determined solely by ACOE.
 - c. Structures
 - i. Several Existing Structures exist on site and are all to be razed.
- II. Record Parcels
 - a. Riepenhoff Landscape Inc.
 - i. 8585 Wells Road

- ii. Parcel # 1700110120000
 - iii. BK 12 PG 631
 - iv. 118.85 Acres (record)
 - v. 115.3 Acres (included in this zoning)
 - b. Rueger, William J & Barbara J Trustees
 - i. 7779 Wells Road
 - ii. Parcel #1700120170000
 - iii. OR 201408280005898
 - iv. 31.668 Acres (record)
 - v. 8.993 Acres (included in this Zoning)
 - c. Jerome Village Company (fka Minor Tract)
 - i. Wells Road
 - ii. Parcel #1700120140000
 - iii. OR 201802130001257
 - iv. 29.925 Acres (Record)
 - d. Jerome Village Company (fka Minor Tract)
 - i. 8085 Wells Road
 - ii. Parcel #1700120141000
 - iii. OR 201802130001257 SV 12-248
 - iv. 2.37 Acres (Record)
- III. Utility Assessment
 - a. Sanitary Sewer Service (JVCA Sewer District, Gravity extension from Pump Station)
 - i. Sewer Main is to be extended south from Wells Road Regional Pump Station to the project site across Wells Road.
 - ii. Utility Service Agreement
 - 1. Study area within Area D, designated as gravity collection within Sanitary Sewer Service Area
 - b. Water Distribution Improvements
 - i. 16" Watermain extension parallel to Ryan Parkway
 - ii. 16" Watermain exists along Hyland Croy
 - 1. 8" to be extended into development of 100 units with master meter.
 - iii. Water service would include extension of 16" water main along Ryan Parkway
 - iv. Possible looping to 8" Watermain within ERN-5 via 8" watermain through site
 - c. Electric Service
 - i. Union Rural Electric Service Area.
 - 1. URE has facilities in GPN-8 and along Wells Road.
 - d. Gas Service
 - i. Columbia Gas has natural gas service in GPN-8 and along Ryan Parkway.
 - e. Communication
 - i. Frontier and Spectrum have facilities in the Area along Wells Road and within GPN-8.

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.



GRAPHIC SCALE

(IN FEET)
inch = 100 ft.

[illegible]

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

REIPENHOFF TRACT

CONCEPTUAL UTILITY PLAN

DRAWING SET STATUS

☒ ZONING DOCUMENT SET

☐ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

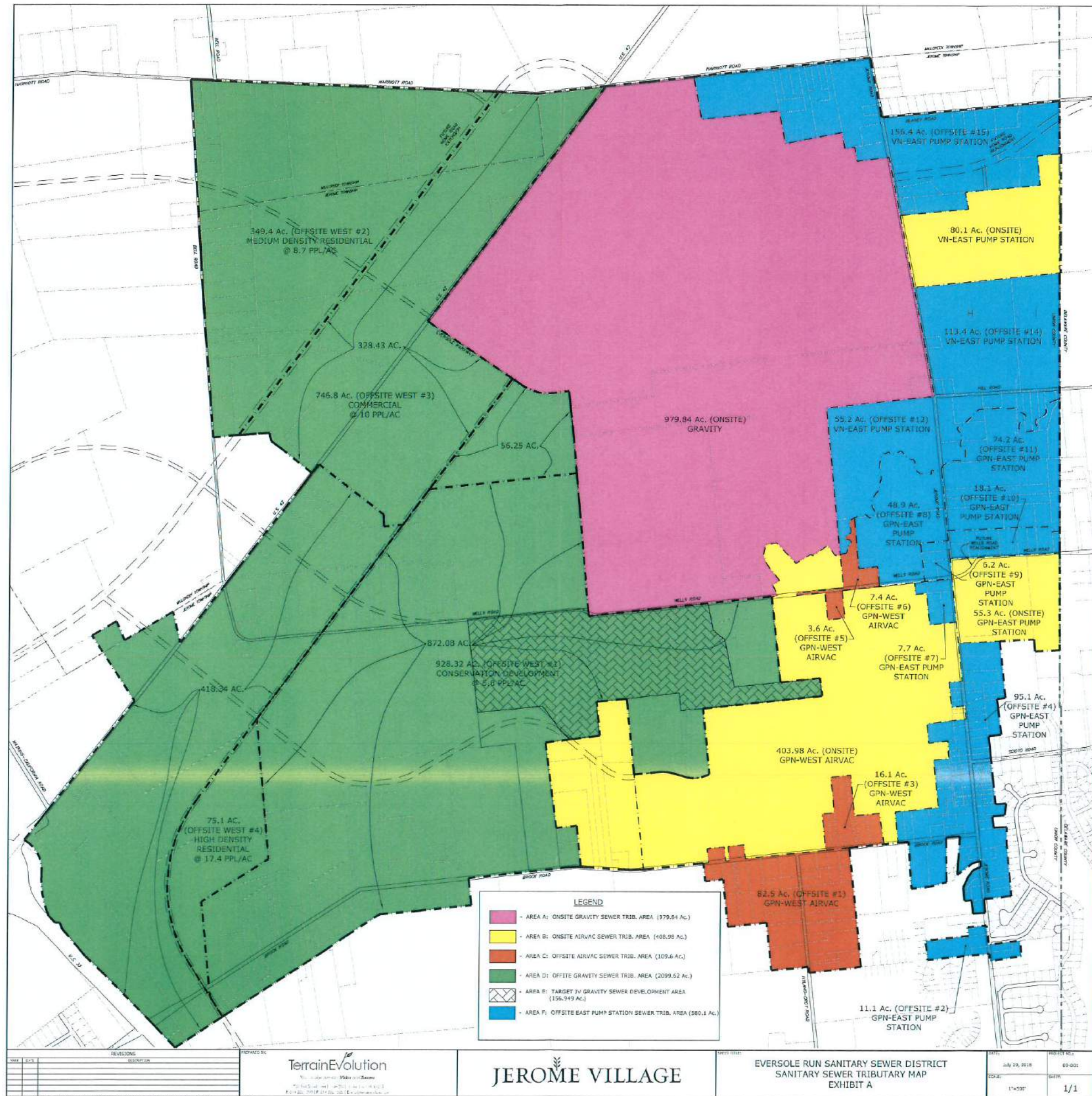
DESIGN	DRAFT	CHECK
DGR	DGR	JPVV

PROJECT NO.:	17-002
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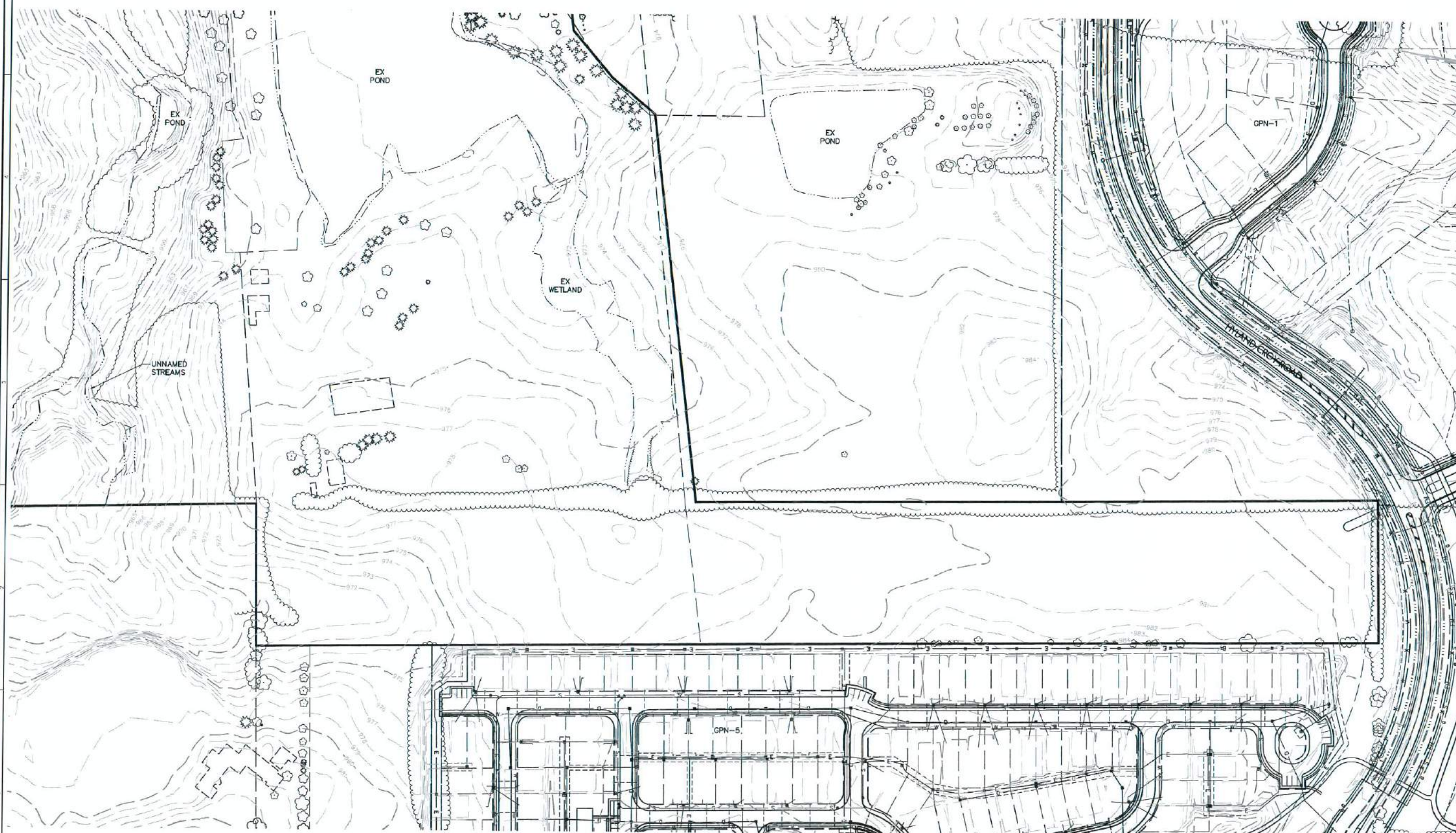
DATE: JULY, 2018

SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

SHEET NO.: 3/7







GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft

[illegible]

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2
HEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

REIPENHOFF TRACT

EXISTING CONDITIONS

DRAWING SET STATUS:

<input checked="" type="checkbox"/>	ZONING DOCUMENT SET
<input type="checkbox"/>	PRELIMINARY ENGINEERING SET
<input type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	ADDITIONAL DOCUMENT SET

DESIGN	DRAFT	CH
DGR	DGR	J

PROJECT NO:	17-002
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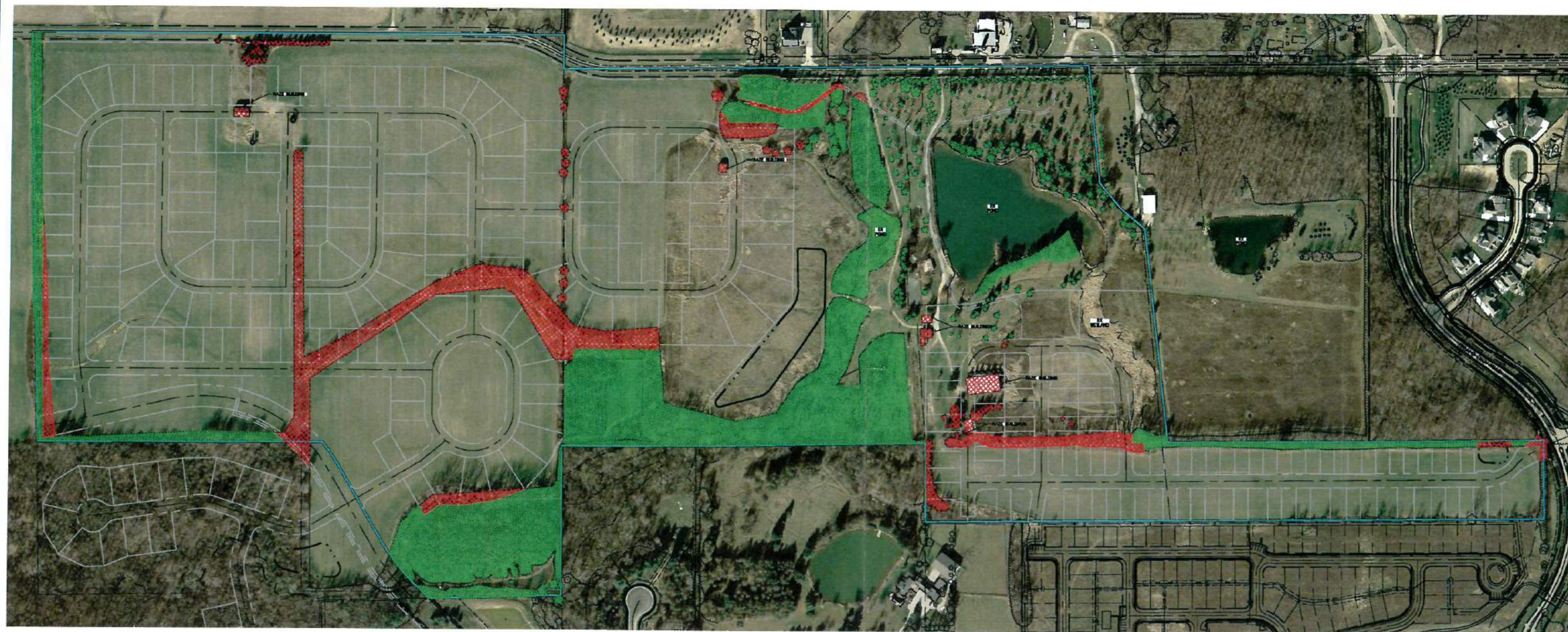
DATE: JULY, 2018

SCALE:

HORIZONTAL:	1" = 100'
VERTICAL:	N/A

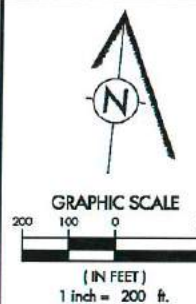
SHEET NO.: 5/7

[illegible]



LEGEND

- 
- Legend for map symbols:
- TREES/BRUSH TO BE CLEARED
 - TREE TO BE REMOVED
 - BUILDINGS TO BE RAZED
 - TREES/BRUSH TO BE SAVED
 - TREE TO BE SAVED

[illegible]

Terrain Evolution

Your bridge between Vision and Success

770 East Broad Street | Suite 203 | Columbus, OH 43215
T: 614.385.1090 | F: 614.385.1085 | E: info@terrairevolution.com

BROWNE TOWNSHIP, UNION COUNTY, OHIO

IEROME VILLAGE

REIPENHOFF TRACT

CLEARING EXHIBIT

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHE
DGR	DGR	JF

PROJECT NO.:	17-002
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DATE: JULY, 2011

SCALE:
HORIZONTAL: 1" = 200'
VERTICAL: N/A

SHEET NO.: 6/6

JEROME VILLAGE

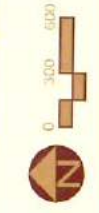


JEROME VILLAGE





This site plan is showing design intent for the new Jerome Village. The site layout shown is for the entire development and is subject to change without notice. The site layout shown is for the entire development and is subject to change without notice.



Illustrative Master Plan

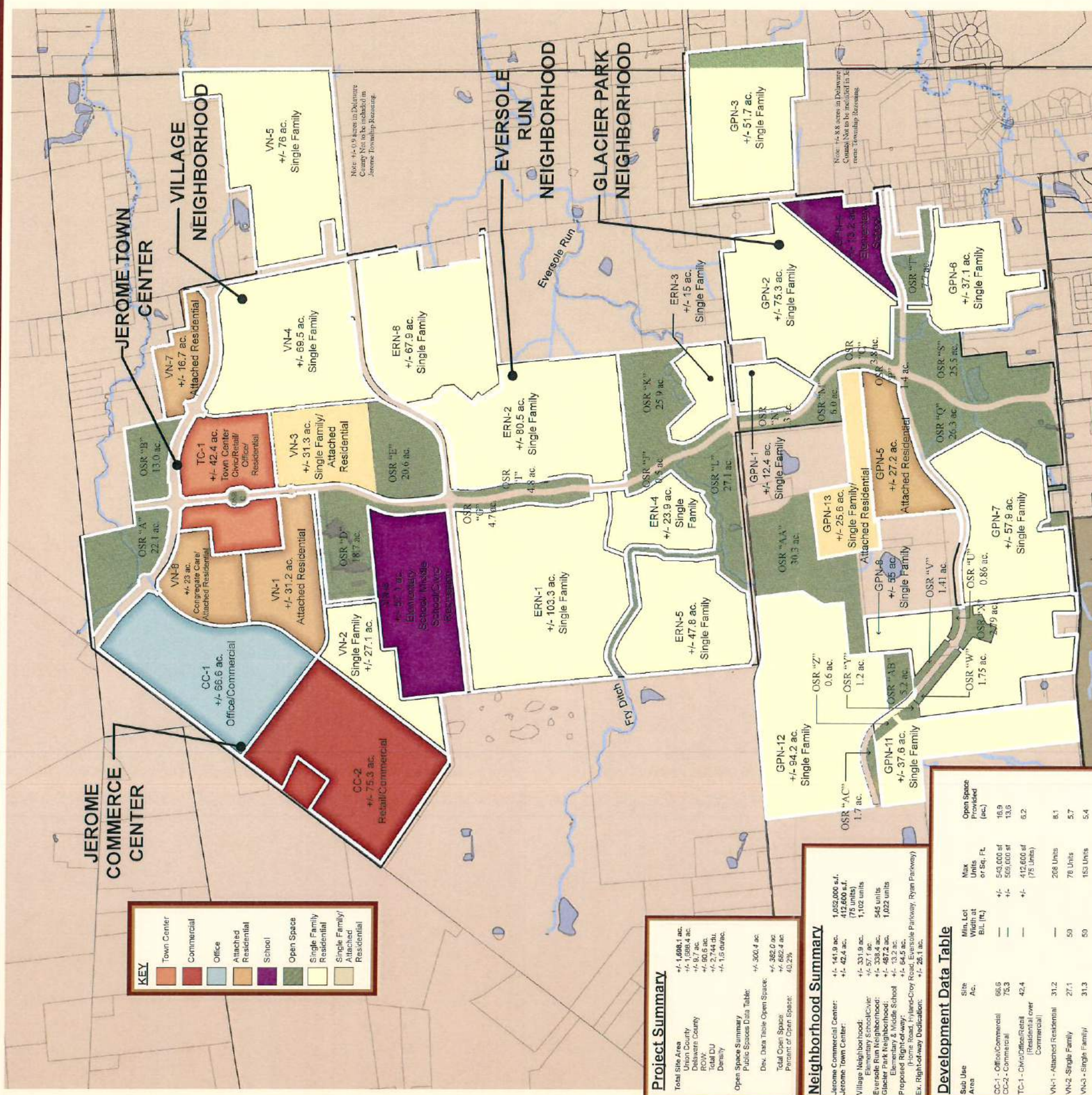
JEROME VILLAGE

Where life is in balance.

Developer:



July 19, 2018



Public Spaces Data Table

Sub Area or Reserve	USE	Site Ac.	Open Space Provided	Sub Area or Reserve	USE	Site Ac.	Open Space Provided
VN-6	Elementary School/Civic	57.1	37.8	OSR "Q"	Open Space Reserve	3.8	3.8
GPN-4	Elementary & Middle Schools	13.2	6.8	OSR "P"	Open Space Reserve	1.4	1.4
OSR "A"	Open Space Reserve	22.1	22.1	OSR "Q"	Open Space Reserve	26.3	26.3
OSR "B"	Open Space Reserve	13.0	13.0	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	4.8	4.8	OSR "Y"	Open Space Reserve	1.2	1.2
OSR "J"	Open Space Reserve	0.5	0.5	OSR "Z"	Open Space Reserve	0.6	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	6.0	6.0	OSR "AC"	Open Space Reserve	1.7	1.7
OSR "N"	Open Space Reserve	1.3	1.3				
Overall Totals		326.3	300.4				


The above map 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

JEROME VILLAGE

Where life is in balance.

Developer:



Nationwide®

July 19, 2018

Project Summary

Total Site Area: +/- 1,698.1 ac.
Union County: +/- 1,598.4 ac.
Bellevue County: +/- 8.7 ac.
Population: +/- 2,744 units
Total DU: +/- 2,744 units
Density: +/- 1.6 du/ac.

Open Space Summary

Public Spaces Data Table:
Dev. Data Table Open Space:
Total Open Space: +/- 300.4 ac.
Percent of Open Space: 40.2%

Neighborhood Summary

Jerome Commercial Center: +/- 141.9 ac.
Jerome Town Center: +/- 42.4 ac.
Village Neighborhood: +/- 331.9 ac.
Eversole Run Neighborhood: +/- 338.3 ac.
Glacier Park Neighborhood: +/- 487.2 ac.
Proposed Right-of-Way: +/- 13.2 ac.
Home Road, Hybrid-Croy Road, Eversole Parkway, Ryan Parkway
Ex. Right-of-Way Dedication: +/- 25.1 ac.

Sub Use	Site Ac.	Min Lot Width at B.U.L. (ft.)	Max Units or Sq. Ft.	Open Space Provided (ac.)
CC-1 - Office/Commercial	66.6	—	+/- 543,000 sf	16.9
CC-2 - Commercial	75.3	—	+/- 509,000 sf	13.6
TC-1 - Civic/Office/Retail (Residential over Commercial)	42.4	—	+/- 412,600 sf (75 Units)	6.2
VN-1 - Attached Residential	31.2	—	268 Units	8.1
VN-2 - Single Family	27.1	50	78 Units	5.7
VN-3 - Single Family/Attached Residential	31.3	50	153 Units	5.4
VN-4 - Single Family	69.5	70	159 Units	21.9
VN-5 - Single Family	78.0	80	204 Units	22.9
VN-7 - Attached Residential	15.7	—	88 Units	2.9
VN-8 - Attached Residential	23.0	—	172 Units	6.3
Congregate Care / Assisted Living				
ERN-1 - Single Family	103.3	80	163 Units	37.4
ERN-2 - Single Family	80.5	80	117 Units	28.9
ERN-3 - Single Family	15.0	82	45 Units	10.3
ERN-4 - Single Family	23.9	150	14 Units	10.6
ERN-5 - Single Family	47.8	80	70 Units	17.4
ERN-6 - Single Family	67.9	70	131 Units	22.9
GPN-1 - Single Family	12.4	90	14 Units	3.7
GPN-2 - Single Family	75.3	80	138 Units	19.6
GPN-3 - Single Family	51.7	65	120 Units	23.0
GPN-4 - Single Family	37.1	70	116 Units	6.1
GPN-7 - Single Family	57.8	60	99 Units	13.4
GPN-8 - Single Family	55.0	70	130 Units	21.5
GPN-11 - Single Family	37.6	80	94 Units	19.2
GPN-12 - Single Family	94.2	70	63 Units	14.0
GPN-13 - Single Family/Attached Residential	25.6	52	183 Units	22.9
Overall Totals				382.0
1,271.5 ac. 35,386,540 sf				



JEROME VILLAGE

Development Schedule - Glacier Park Neighborhood #12 & #13

Phase One:

August 2018 – October 2018	Zoning – Jerome Township and LUC
November 2018	Engineering Submission – Union County Ryan Parkway Extension Water and Sewer Extension to Pod
March 2019 – August 2019	Pod Infrastructure and Lot Development
September - October 2019	Private Utility Work
November 2019	Completion of Pod and Landscape Install

Phase Two: 2020

As market conditions and sales demand

Phase Three: 2021

As market conditions and sales demand

City of Marysville
209 S. Main Street
Marysville, Oh 43040

Riepenhoff Landscape Inc.
PO Box 1008
Columbus, Oh 43216

Jerome Village Community
Authority
375 N. Front Street, Ste. 200
Columbus, Oh 43215

Juergen H & Rotraud Moslener
PO Box 336
Dublin, Oh 43017

Jon E & Kathy K. Hjelm
8400 Ryan Pkwy
Plain City, Oh 43064-8074

Jerome Village Company LLC
375 North Front Street Ste 200
Columbus, Oh 43215

Starner Steven
8778 Wells Road
Plain City, Oh 43064

Riepenhoff Landscape Inc.
C/O Daniel J Minor
Po Box 1008
Columbus , Oh 43215-1008

William & Barbara Rueger
7959 Wells Rd
Plain City, Oh 43064-8720

Montford Will
132 Se Mira Lavella
Port St Lucie, Fl 34984

Royce & Royce LLC
195 Indian Run Dr
Dublin, Oh 43017

Epcon Jerome LLC
c/o JJP Properties
5540 Fawnbrook Ct
Dublin, Oh 43017

Lowell G. Berry Trustee
10364 Spicebrush Dr
Plain City, Oh 43064

Teresa O'Brien
9333 Sawgrass Dr
Dublin, Oh 43016

Eugene R and Anne E Iacovetta
10346 Spicebrush Dr
Plain City, Oh 43064

Bruce Patmos
774 Vanderbilt Dr
Nokomis, Fl 32475

Daniel L. and Meredith A Monroe
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Plain City , Oh 43064

NOIC
Po Box 721
Sylvania, Oh 43560

Sally Dutey
10314 Spicebrush Dr
Plain City, Oh 43064

Kristi L. and Daniel J. Goldapp
Trustee
10298 Spicebrush Dr
Plain City , Oh 43064

Cathy A. and William L. Hart
10290 Spicebrush Dr
Plain City, Oh 43064

Steven J. and Helen F. Walters
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Plain City, Oh 43064

Jana Moore
16000 Hunters Run
Marysville, Oh 43040

Donald Rinehart
23556 Sandusky Rd
Marysville, Oh 43040

Todd Adkins
5283 Edwards Plantation Dr
Columbus, Oh 43221

Nalluri, Vidya, Jayakrishna
Gundavelli
10685 Black Oak Dr
Plain City, Oh 43064

Eric Wiley
10576 Sugar Maple Dr
Plain City, Oh 43064

Mark Prazak
10577 Sugar Maple Dr
Plain City, Oh 43064

Michelle Miller
10693 Black Oak Dr
Plain City, Oh 43064

Philip Bartlett
10701 Black Oak Dr
Plain City, Oh 43064

Daniel C. & Ann Marie Steiner
10571 Sugar Maple Dr
Plain City, Oh 43064

Kevin Wolowiec
10563 Sugar Maple Dr
Plain City, Oh 43064-7526

Todd & Jodi Weaver
7420 Brandywine Dr
Plain City, Oh 43064

Zingery, Jennifer
10677 Arrowwood Dr
Plain City, Oh 43064

Hofacker, Crystal
10676 Arrowwood Dr
Plain City, Oh 43064

Martin D. Golden
10664 Arrowwood Dr
Plain City, Oh 43064

Linda A. Chambers
10692 Arrowwood Dr
Plain City, Oh 43064

Bob Webb
7662 North Central Dr
Lewis Center, Oh 43035

Paul R. Henderlong
10641 Arrowwood Dr
Plain City, Oh 43064-2513

Phil Mason
10652 Arrowwood Dr
Plain City, Oh 43064

Jerome Village Land Use Plan Balancing

7/23/2018

Pod	Pod Status	Land Use Plan 1/12/2012	Land Use Plan 3/30/2012	Land Use Plan 9/20/2013	Land Use Plan 7/16/2015	Land Use Plan 6/27/2017	Land Use Plan 7/2/2018	Land Use Plan 7/19/2018	Actual Lots Developed	Average Size of Developed Lots	Minimum Size of Lots per LUP	Minimum Size of Developed Lots	Difference of Lots Developed & LUP
	Status of Land Use Plan (LUP) approved, Final Development Plan (FDP) approved or constructed	First Modification approved 10/17/11. Sections 2 and 3 of the text include the ability to move density and change lot sizes.	Second Modification approved 4/15/13. Due to 138KV easement, the school site was reconfigured and the LUP was modified.	(Edwards) Zoning Plan approved in 11/12/13. Included new GPN-8.	(Henderlong) Zoning Plan approved 10/19/2015. Included new ERN-6 and VN- 3, VN-4, ERN-2 and OSR-E.	Fifth Modification approved 8/7/2017. Modified VN-3 to allow for both single-family and attached units.	Sixth Modification (ERN-2) add addition of GPN-11 (Royce) approved on 7/2/2018.	After approval of GPN-12 (Riepenhoff) / GPN-13 (Rueger) presented on 8/27/2018 to Zoning Commission.					
TC-1	LUP Approved	75	75	75	75	75	75	75	75	N/A	N/A	N/A	0
VN-1	LUP Approved	208	208	208	208	208	208	208	208	N/A	N/A	N/A	0
VN-2	LUP Approved	173	78	78	78	78	78	78	78	N/A	50'	N/A	0
VN-3	LUP Approved	140	140	140	123	153	153	153	153	50'	50'	50'	0
VN-4	Construction Partially Completed	270	270	270	199	199	199	199	147	77'	70'	70'	-52
VN-5	Construction Partially Completed	220	220	220	220	204	204	204	201	67'	60'	65'	-3
VN-7	LUP Approved	88	88	88	88	88	88	88	88	N/A	N/A	N/A	0
VN-8	LUP Approved	172	172	172	172	172	172	172	172	N/A	N/A	N/A	0
ERN-1	Construction Partially Completed	163	163	163	163	163	163	163	146	83'	80'	70'	-17
ERN-2 SF	In Progress for Amended FDP Approval	162	162	162	162	162	117	117	102	101'	80'	80'	-15
ERN-2 Patio	In Progress for Amended FDP Approval						45	45	45	62'	62'	62'	0
ERN-3	N/A	5	5	5	5	5	5	5	5	N/A	150'	N/A	0
ERN-4	Constructed	14	14	14	14	14	14	14	14	155'	150'	150'	0
ERN-5	Constructed	80	80	80	80	70	70	70	70	102'	80'	90'	0
ERN-6	Constructed	New Land Acquisition	New Land Acquisition	New Land Acquisition	131	131	131	131	131	80'	70'	70'	0
GPN-1	Constructed	16	16	16	16	14	14	14	14	100'	90'	90'	0
GPN-2	Constructed	99	136	136	136	136	136	136	136	86'	80'	74'	0
GPN-3	Constructed	95	120	120	120	120	120	120	120	68'	65'	62'	0
GPN-5	Constructed	116	116	116	116	116	116	116	116	52'	N/A	52'	0
GPN-6	Constructed	68	68	68	68	66	66	66	61	79'	70'	70'	-5
GPN-7	Constructed	120	130	130	130	130	130	130	130	66'	60'	55'	0
GPN-8**	Constructed	New Land Acquisition	New Land Acquisition	94	94	94	94	94	91	82'	70'	70'	N/A
GPN-11	In Progress for FDP Approval	New Land Acquisition	New Land Acquisition	New Land Acquisition	New Land Acquisition	New Land Acquisition	63	63	63	80'	80'	80'	N/A
GPN-12	In Progress for LUP Approval	New Land Acquisition	New Land Acquisition	New Land Acquisition	New Land Acquisition	New Land Acquisition	New Land Acquisition	183	183	79'	70'	71'	N/A
GPN-13	In Progress for LUP Approval	New Land Acquisition	New Land Acquisition	New Land Acquisition	New Land Acquisition	New Land Acquisition	New Land Acquisition	100	100	52'	50'	52'	N/A
Total		2,284	2,261	2,355	2,398	2,398	2,461	2,744	2,649				-92

Comments

**Development text from the Edwards rezone does not allow for lot credits on the 3 lots not used.

Lot count entitlements noted in red are future development and have not been planned at this time.

Lot count entitlements noted in green have been reduced in order to allocate additional density for VN-3.

Jerome Village Expansion Traffic Study

Prepared For:
Terrain Evolution

Prepared By:



SMART
SERVICES, INC.



1900 Crown Park Court, Suite E
Columbus, OH 43235
(614) 914-5543

June 2018

SSI Project #: 647204

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Jerome Village Expansion Traffic Study

Prepared For:

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Smart Services, Inc.
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Columbus, OH 43235

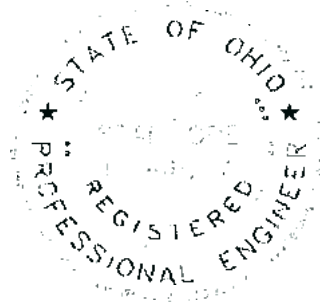
Telephone: (614) 914-5543
e-mail: tstanhope@smartservices-inc.com

Under the direction of:



Registered Engineer No. E-64507, Ohio

7-12-2018
Date



June 2018

TABLE OF CONTENTS

Background	1
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APPENDIX

General Correspondence
Referenced Exhibits
Turn Lane Warrant Graphs
Capacity Reports
Turn Lane Length Calculations

BACKGROUND

Nationwide Realty Investors is proposing to develop a site with approximately 351 dwelling units which are a combination of single family and age targeted units. The sites are located along Ryan Parkway west of Hyland-Croy Road. Figure 1 shows the location of the site. There is one full access proposed on Hyland-Croy Road, three full accesses proposed on Ryan Parkway and one full access to twenty lots on Brock Road. In addition, there is a connection from the existing Epcon site in the northwest quadrant of the intersection of Hyland-Croy Road & Ryan Parkway to the proposed age targeted units. The connection is closest to the access opposite Elderberry Drive. Figure 2 shows the proposed site layout.

The Union County Engineer's Office (UCEO) is the permitting agency for the access and is requiring a traffic study for the site. Smart Services, Inc. (SSI) has been retained by the developer to perform the traffic study. The scope of the traffic study is contained in a memo of understanding (MOU) dated 4/17/2018. The MOU was approved with comment on May 11, 2018. A copy of the MOU and comments are in the Appendix. The study has three groups of intersections. The first is the site access points on the public street system. The second is the off-site intersections which require capacity analyses without and with the site traffic. The study area intersections are as follows:

- Hyland-Croy Road & Wells Road
- Hyland-Croy Road & Ryan Parkway
- Hyland-Croy Road & Brock Road

The third group of intersections, which just requires quantification of the site traffic going through them, are the contribution intersections. The contribution intersections are as follows:

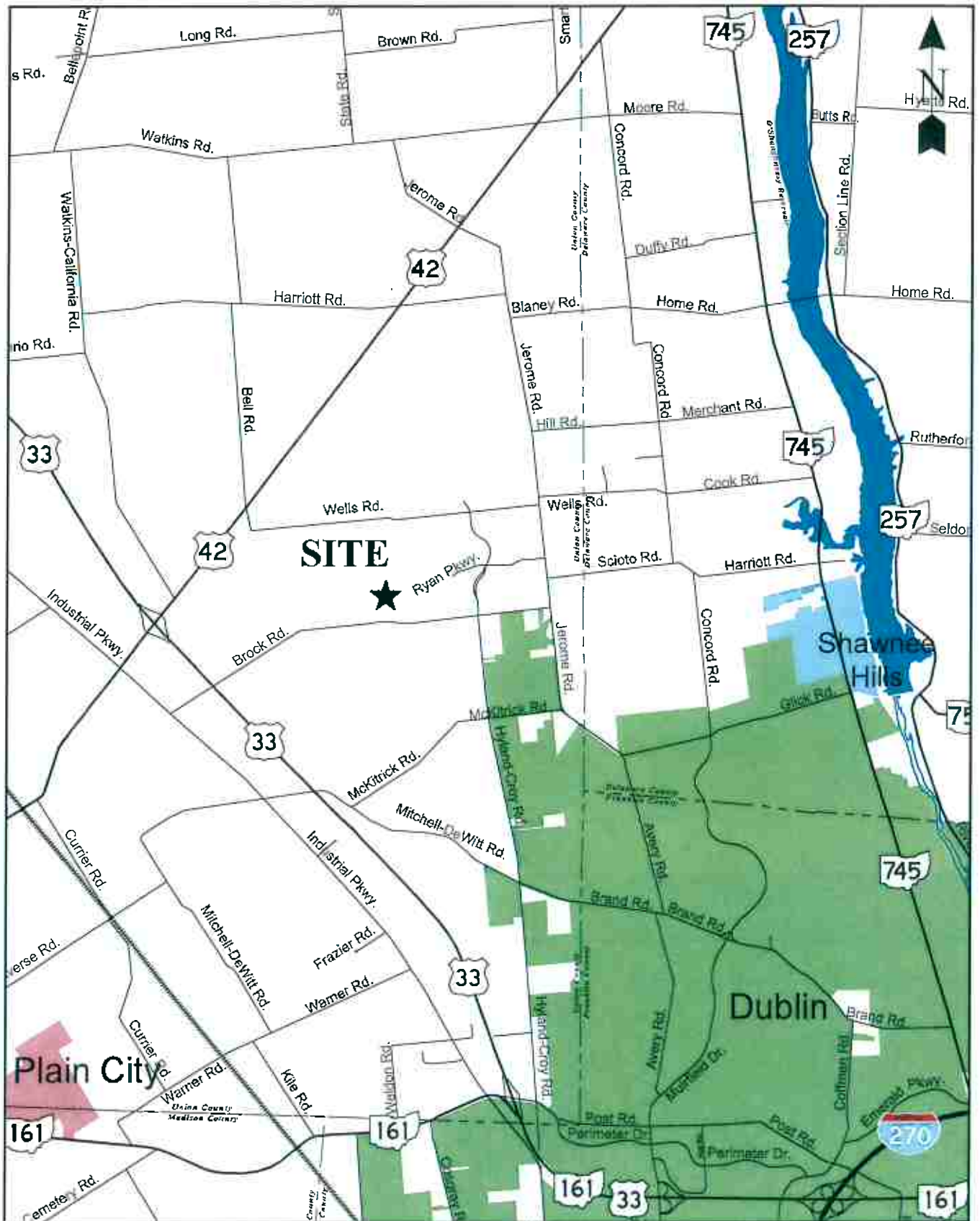
- Hyland-Croy Road & Post Road
- Hyland-Croy Road & Mitchell-Dewitt Road/Brand Road
- Jerome Road/Manley Road & McKittrick Road
- Jerome Road & Brock Road
- Jerome Road & Scioto Road
- Jerome Road & Wells Road
- Hyland-Croy Road & McKittrick Road.

EXISTING CONDITIONS

The intersections of Hyland-Croy Road & Brock Road, Hyland-Croy Road & Ryan Parkway, and Hyland-Croy Road & Wells Road are controlled by roundabouts. Table 1 shows the speed limit of each roadway in the study area.

Street	Speed Limit
Hyland-Croy Road (North of Brock Road)	35 MPH
Ryan Parkway	35 MPH
Brock Road	50 MPH

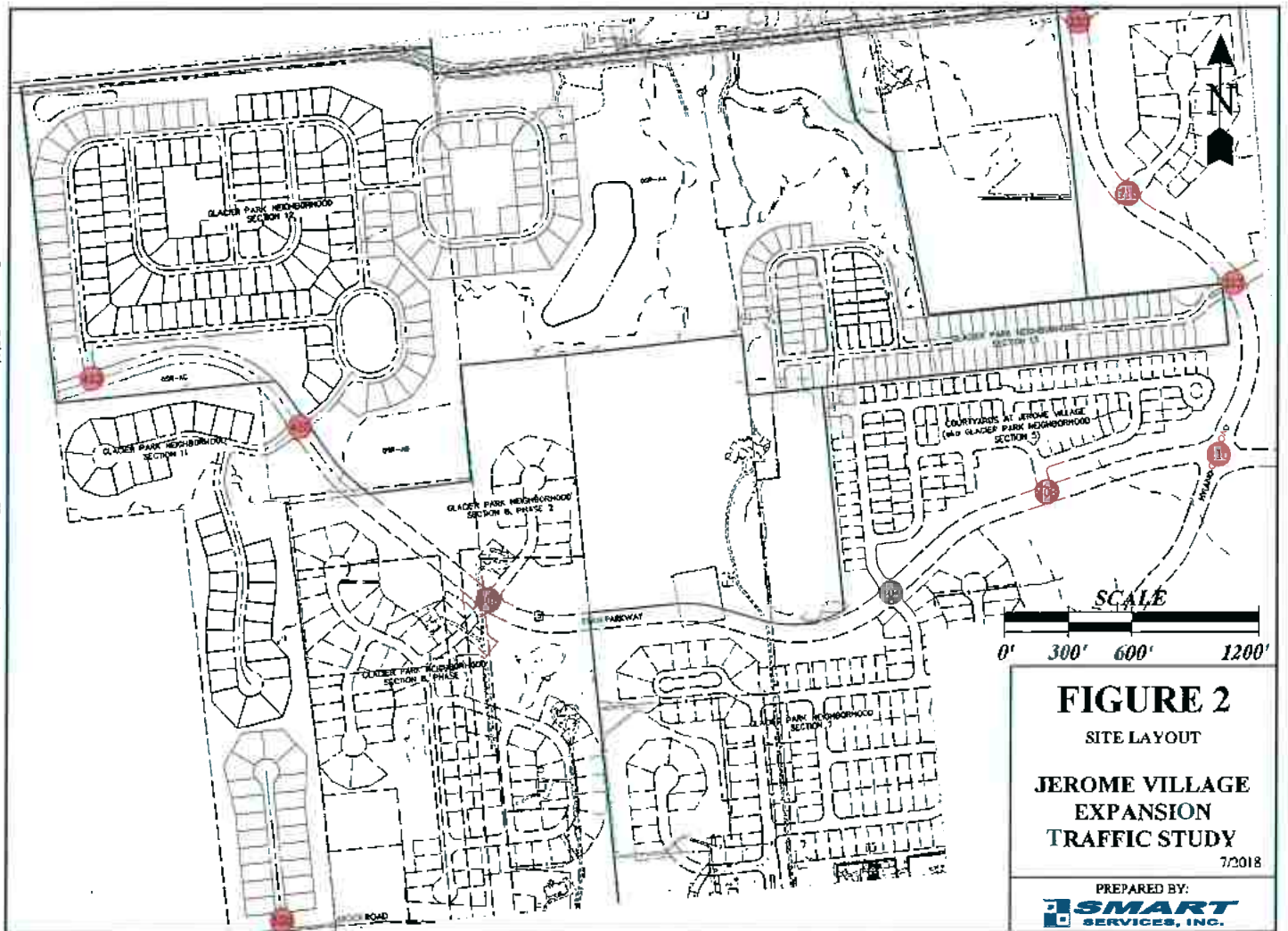
TABLE 1 – Summary of Roadway Speed Limits



JEROME VILLAGE EXPANSION TRAFFIC STUDY

PREPARED BY: **SMART**
SERVICES, INC. 6/2018

FIGURE 1 SITE LOCATION



PROJECTED SITE TRAFFIC

Trip Generation

The accepted method for computing trip generation in the traffic engineering profession is *Trip Generation, 10th Edition* published by the Institute of Transportation Engineers (ITE). This report provides trip rates for different land uses based on data from sample sites in each category. The land use that represents the single-family units is "Single Family Detached Housing" (ITE Code #210). The land use that represents the age targeted product is "Senior Housing – Detached" (ITE Code #251). Table 2 shows a summary of the trip generation calculations.

Trip Distribution

The distribution of traffic will be the same as Subarea 16 in the *Jerome Village TIS REV 1*. The Subarea 16 distribution is part of the MOU which is in the Appendix. Figure 3 and 4 show the site traffic at the contribution intersections.

2030 TRAFFIC

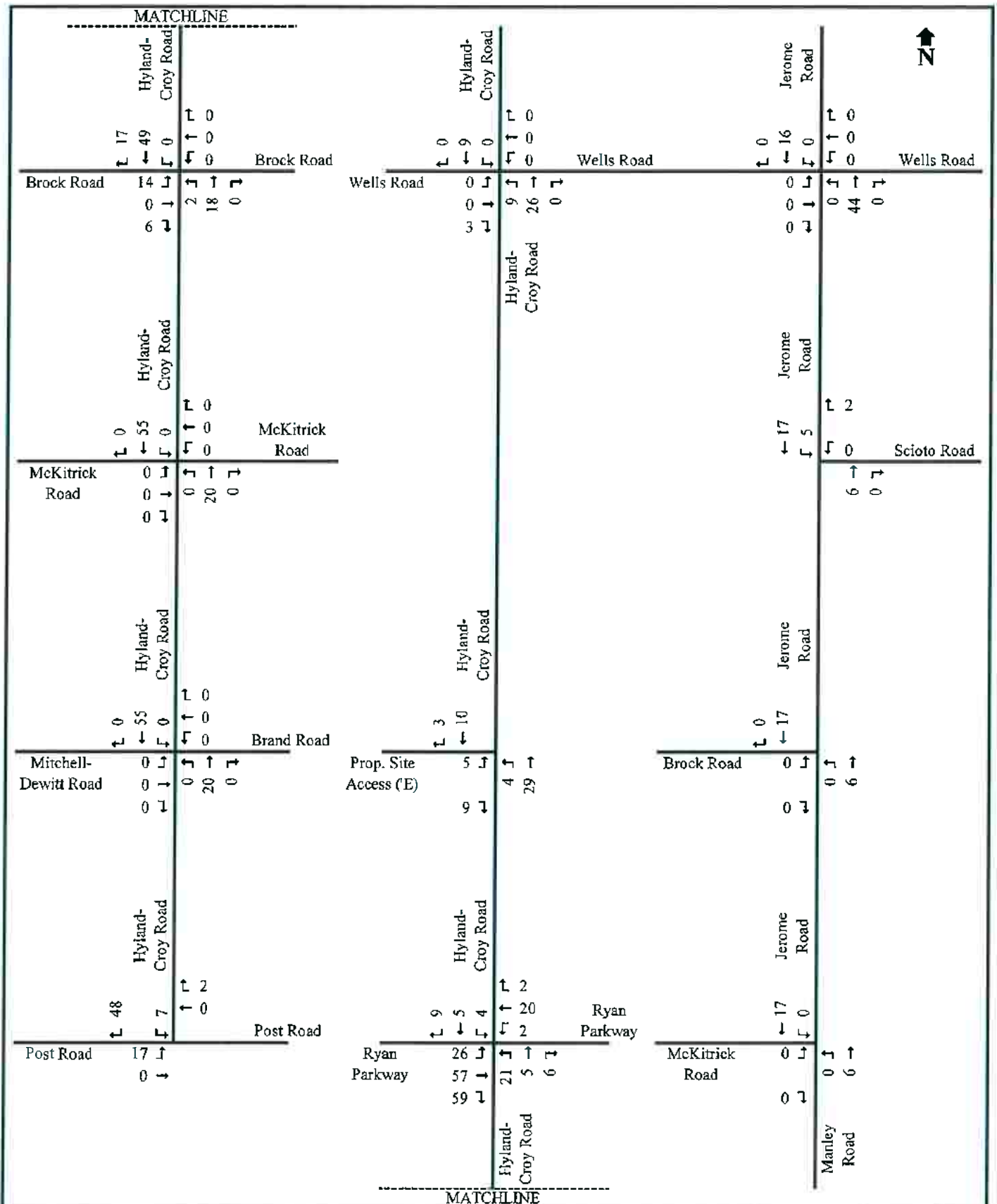
A 10-year horizon is required for the traffic study. Opening day is 2020, therefore the design year is 2030. Since the roadway system is not built-out, traffic volumes from the model for Jerome Village will be utilized as the basis of background traffic for the project. The model was originally developed to determine the 2028-2030 volumes in the *Jerome Village TIS REV 1* dated 2/2007. There has been some modification to the overall Jerome Village plan as different pods have developed so the model has been updated as the mini TIS's were performed for each pod. Figures 5 and 6 attached show the calculations of the 2030 'JV Build' volumes at the off-site intersections. The 2028-2030 'No Build' figure from the *Jerome Village TIS REV 1* was included with the MOU.

Figures 7 and 8 show the components of the 2030 'Build' AM Peak traffic. Figures 9 and 10 show the components of the 2030 'Build' PM Peak traffic.

Traffic Study Subarea	Land Use	Time of Day	Data Set from: Trip Generation Manual, 10th Edition (Unless noted otherwise)	Overlap with Average	Regression Equation from: Trip Generation Manual, 10th Edition	Total Trips	Entering		Exiting	
							%	Total Trips	%	Total Trips
1	Senior Adult Housing-Detached (ITE Code #251) Ind. Variable (X) = 100 Dwelling Units	Daily	Weekday		Average Rate= 4.27	427	50%	214	50%	213
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM		$\ln(T)=0.76\ln(X)+0.21$	41	33%	14	67%	27
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM		$\ln(T)=0.78\ln(X)+0.28$	48	61%	29	39%	19
2	Single-Family Detached Housing (ITE Code #210) Ind. Variable (X) = 253 Dwelling Units	Daily	Weekday		$\ln(T)=0.92\ln(X)+2.71$	2531	50%	1266	50%	1265
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM		$T=0.71(X)+4.80$	192	25%	48	75%	144
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM		$\ln(T)=0.96\ln(X)+0.20$	257	63%	162	37%	95
TOTALS			Daily			2558		1480		1478
			AM Peak			233		42		171
			PM Peak			365		171		114

Jerome Village Expansion Traffic Study - 6/2018

TABLE 2 - JEROME VILLAGE EXPANSION SITE TRIP GENERATION SUMMARY

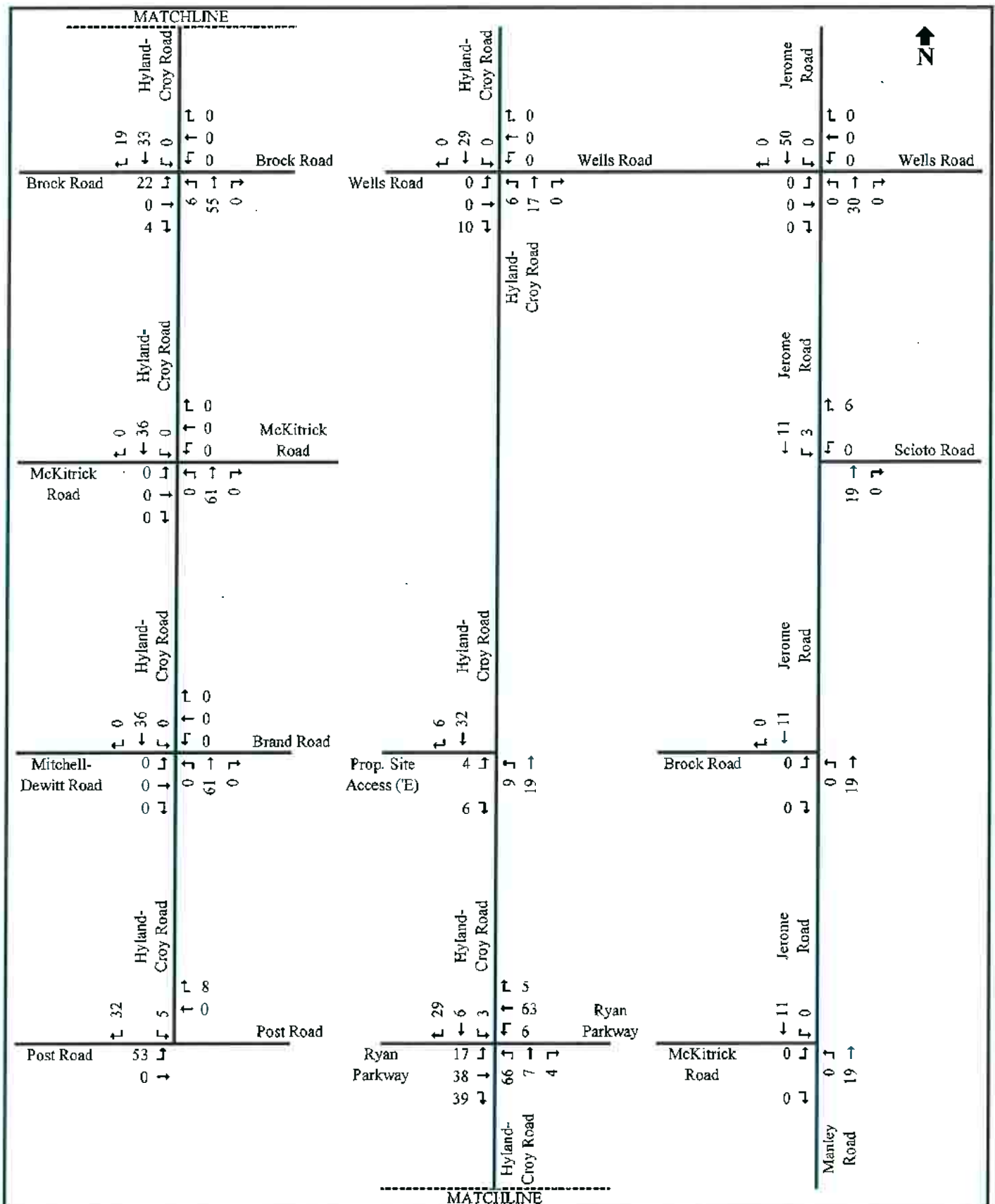


JEROME VILLAGE EXPANSION TRAFFIC STUDY

PREPARED BY: **SMART SERVICES, INC.** 6/2018

FIGURE 3

**JEROME VILLAGE EXPANSION SITE
GENERATED TRAFFIC - AM PEAK**

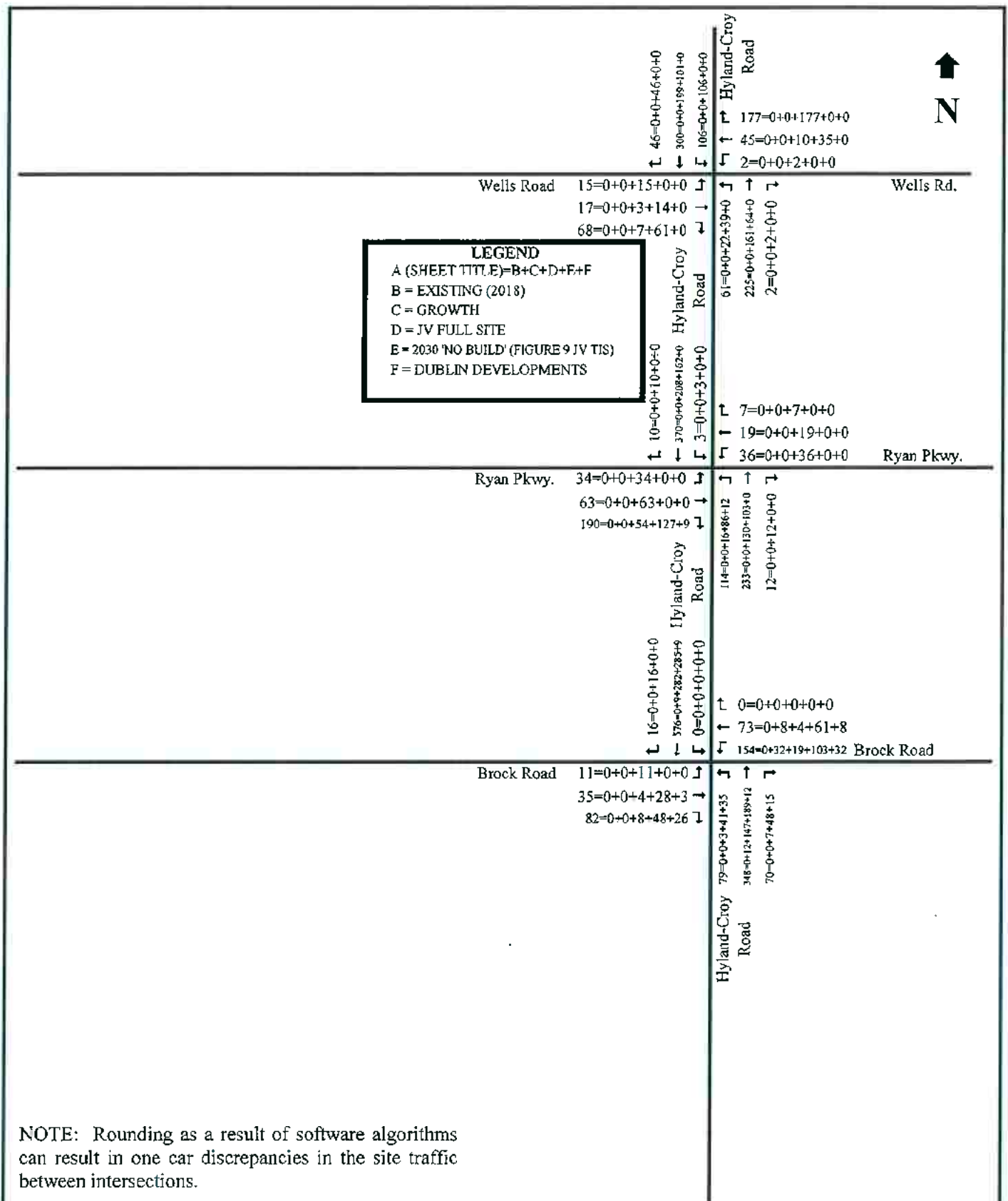


JEROME VILLAGE EXPANSION TRAFFIC STUDY

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FIGURE 4

**JEROME VILLAGE EXPANSION SITE
GENERATED TRAFFIC - PM PEAK**



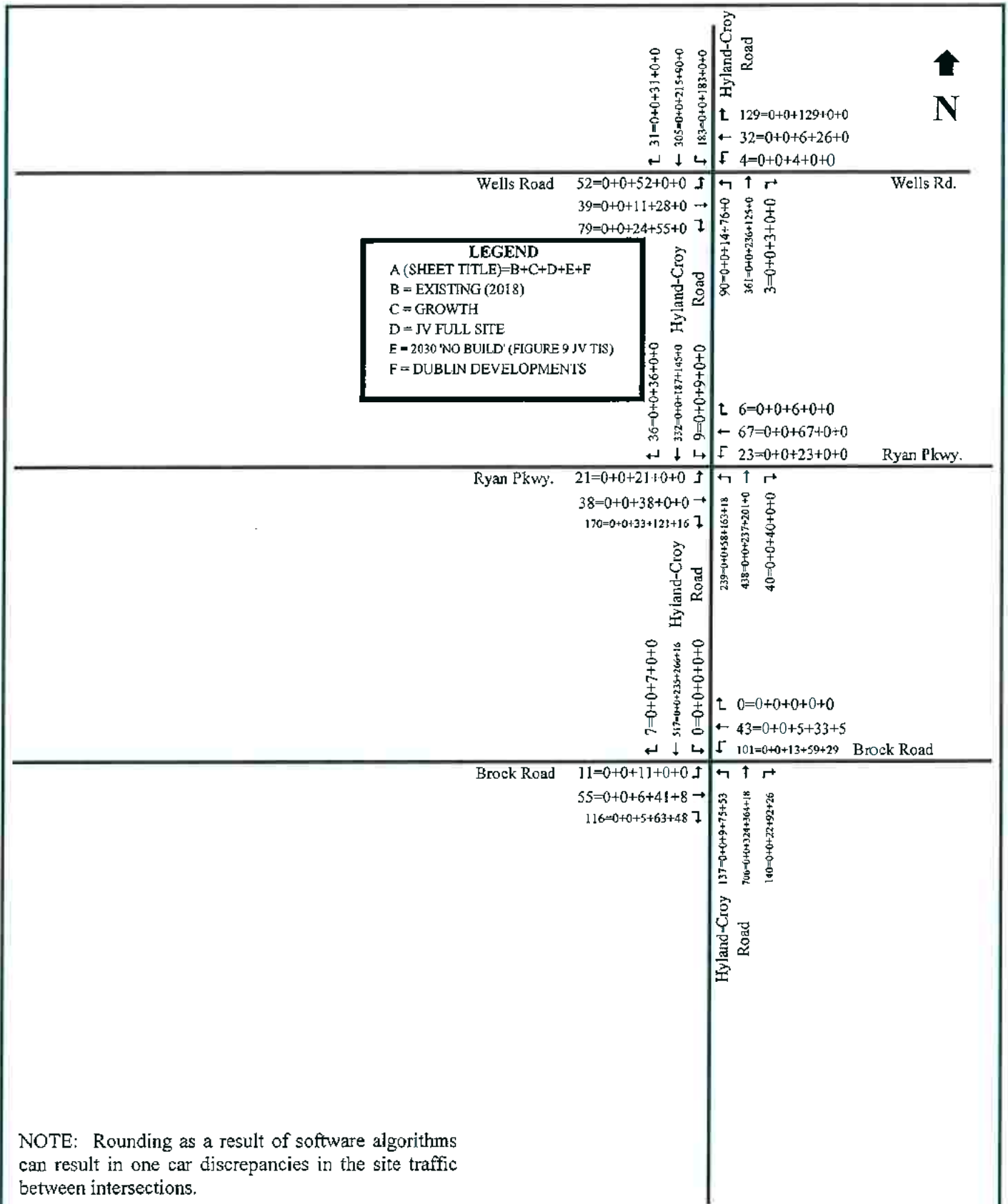
NOTE: Rounding as a result of software algorithms can result in one car discrepancies in the site traffic between intersections.

JEROME VILLAGE EXPANSION TRAFFIC STUDY

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FIGURE 5

2030 JV FULL 'BUILD' W/ DUBLIN
DEVELOPMENTS - AM PEAK

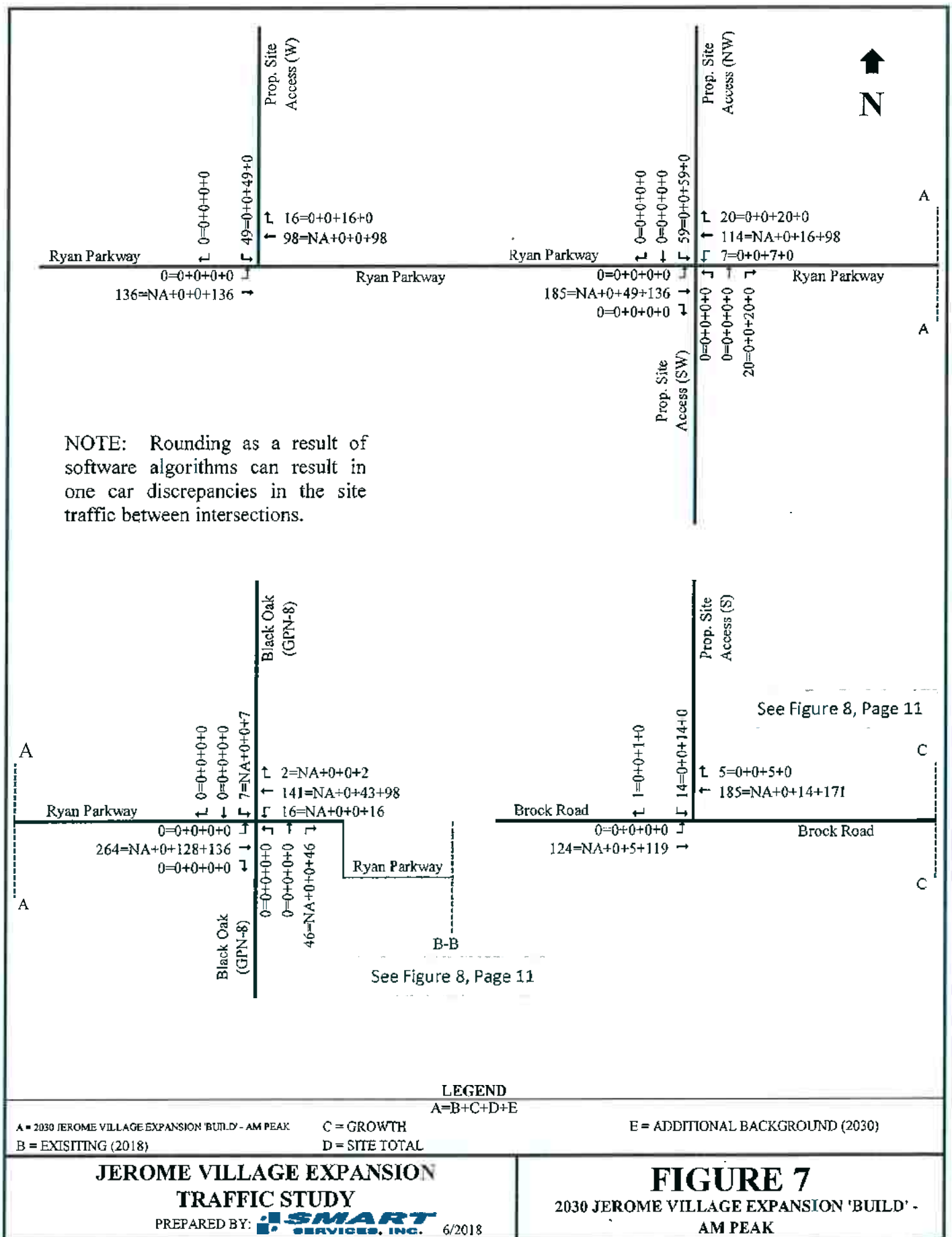


**JEROME VILLAGE EXPANSION
TRAFFIC STUDY**

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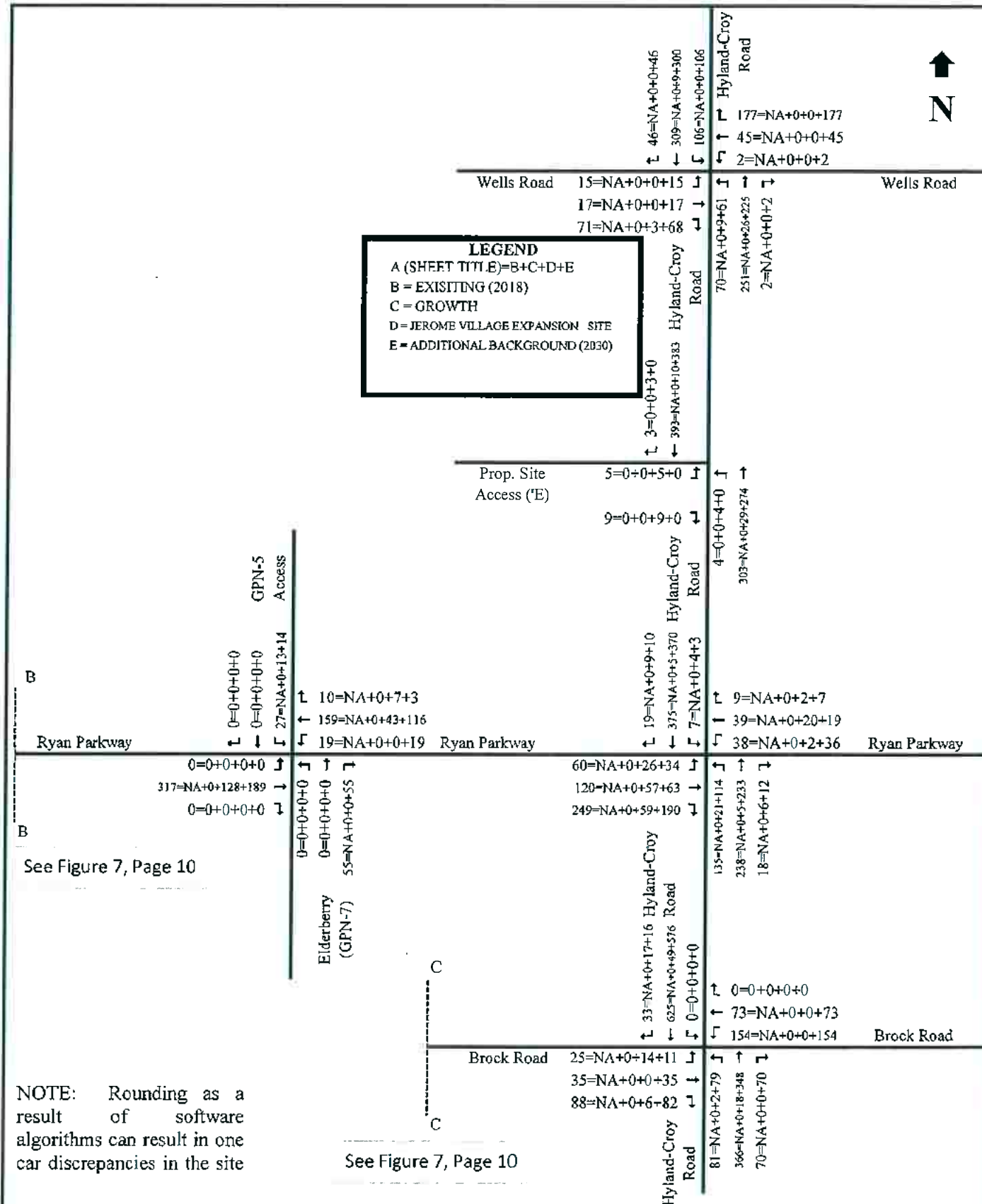
FIGURE 6

2030 JV FULL 'BUILD' W/ DUBLIN
DEVELOPMENTS - PM PEAK





LEGEND
A (SHEET TITLE)=B+C+D+E
B = EXISTING (2018)
C = GROWTH
D = JEROME VILLAGE EXPANSION SITE
E = ADDITIONAL BACKGROUND (2030)



NOTE: Rounding as a result of software algorithms can result in one car discrepancies in the site

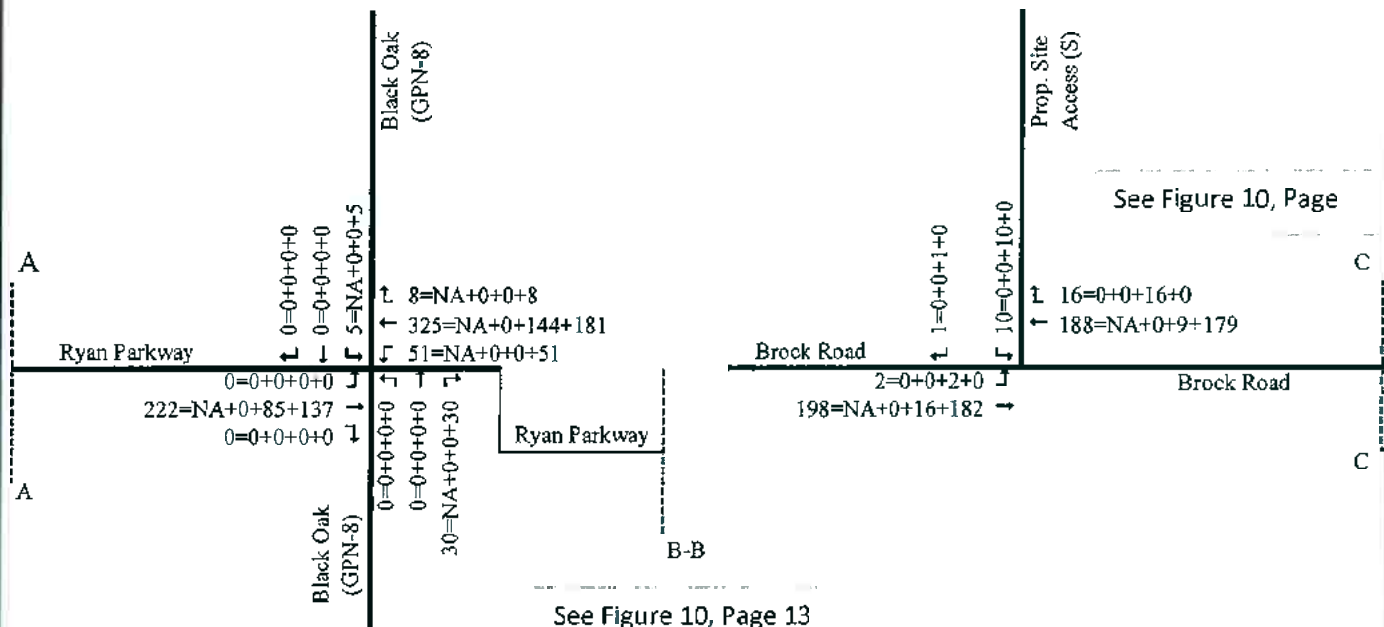
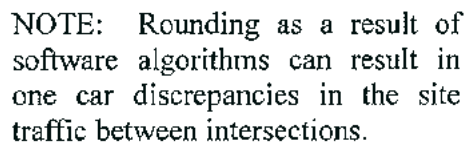
See Figure 7, Page 10

**JEROME VILLAGE EXPANSION
TRAFFIC STUDY**

PREPARED BY: **SMART SERVICES, INC.** 6/2018

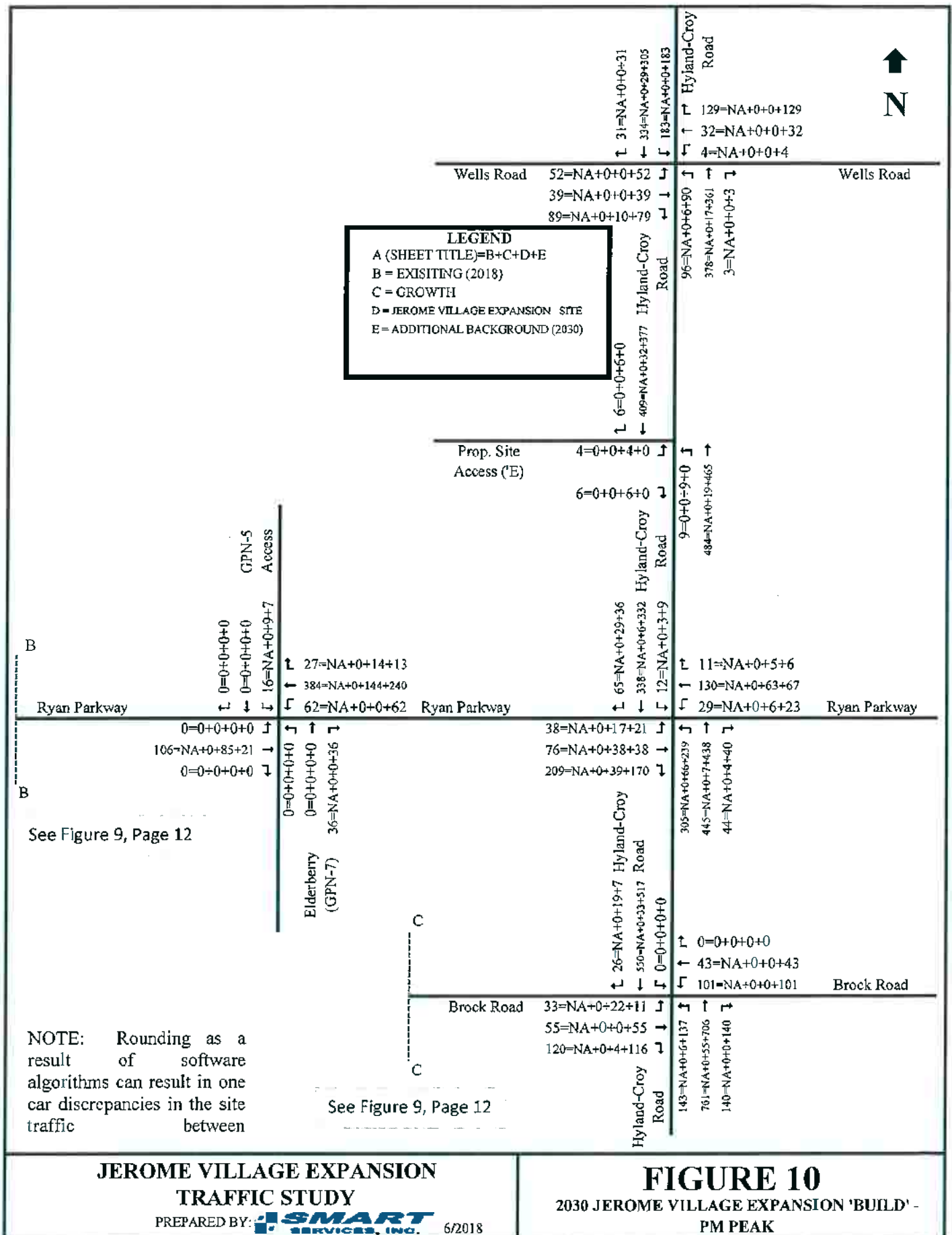
FIGURE 8

2030 JEROME VILLAGE EXPANSION 'BUILD' -
AM PEAK


$$A=B+C+D+E$$

E= ADDITIONAL BACKGROUND (2030)

2030 JEROME VILLAGE EXPANSION 'BUILD' -
PM PEAK



TRAFFIC ANALYSES

Turn Lane Warrants

Left Turn Lane – Union County has indicated that they will require turn lanes regardless of the warrant results on any roadway illustrated on the Union County SE Thoroughfare Plan. Hyland-Croy Road, Ryan Parkway, and Brock Road are all shown on this plan. Therefore, a left turn lane is required at all site access points. It is noted that the access on Brock Road has minimal left turn volume. Table 3 shows the results.

Right Turn Lane - The procedure to determine whether right turn lanes are warranted is according to the *State Highway Access Management Manual (SHAMM)* published by the Ohio Department of Transportation (ODOT). There are different criteria for turn lane warrants depending on whether or not the speed is above 40 MPH. According to the ODOT *L&D Manual*, turn lane warrants only apply to unsignalized free flow approaches. The right turn warrants were analyzed for all accesses that had additional site traffic. Table 3 shows the results of the analyses. The graphs from the *SHAMM* is in the Appendix

INTERSECTION	MOVEMENT	2030 'BUILD'
Hyland-Croy Road & Site Access (E)	NB LT	Warranted
	SB RT	Not Warranted
Ryan Parkway & GPN-5 Access/Elderberry Drive	WB RT	Not Warranted
Ryan Parkway & Prop. Site Access (NW)/Prop. Site Access (SW)	EB LT	Warranted
	WB LT	Warranted
	EB RT	Not Warranted
	WB RT	Not Warranted
Ryan Parkway & Prop. Site Access (W)	EB LT	Warranted
	WB RT	Not Warranted
Brock Road & Prop. Site Access (S)	EB LT	Warranted
	WB RT	Not Warranted

TABLE 3 – Summary of Turn Lane Warrant Analysis

Roundabout Capacity Analyses

Roundabout capacity analyses were performed at the intersections of Hyland-Croy Road & Wells Road, Hyland-Croy Road & Ryan Parkway, Hyland-Croy Road & Brock Road. In the capacity analyses, delays are computed which correspond to a Level of Service (LOS) "A" through "F". The Union County TIS Standards indicate that at intersections the minimum acceptable design LOS is "C" with no individual movement operating less than LOS "D". The TIS standards also indicate that if a background condition is below the acceptable LOS, the applicant is only responsible to maintain the same LOS. The LOS criteria for roundabouts are shown in Table 4.

Level of Service	Delay Range (seconds/vehicle)
A	≤ 10
B	> 10 and ≤ 15
C	> 15 and ≤ 25
D	> 25 and ≤ 35
E	> 35 and ≤ 50
F	> 50

Source: *Highway Capacity Manual 2010*
TABLE 4 - Level of Service Criteria for Roundabouts

The following comprises the background of the signalized capacity analysis:

- *HCS 7 V7.4* was used to perform the analysis.
- A Peak Hour Factor (PHF) of 0.92 was used in the analysis.
The existing lane configuration was considered.
- A 2% heavy vehicle percentage was assumed in the analysis.

A summary of the results is shown in Table 5. The *HCS* reports are in the Appendix. With the addition of the site traffic, the intersection and all approaches operate with an acceptable Level of Service.

Intersection	Time	Year	Delay (Level of Service)				
			Intersection	Eastbound	Westbound	Northbound	Southbound
Hyland-Croy Road & Wells Road	AM Peak	2030 'No Build' Traffic	6.4 (A)	5.5 (A)	6.3 (A)	5.6 (A)	7.1 (A)
		2030 Jerome Village Expansion 'Build' Traffic	6.6 (A)	5.6 (A)	6.6 (A)	6.0 (A)	7.4 (A)
	PM Peak	2030 'No Build' Traffic	8.5 (A)	7.3 (A)	7.3 (A)	9.6 (A)	8.3 (A)
		2030 Jerome Village Expansion 'Build' Traffic	9.0 (A)	7.8 (A)	7.5 (A)	10.1 (B)	8.8 (A)
Hyland-Croy Road & Ryan Parkway	AM Peak	2030 'No Build' Traffic	6.9 (A)	8.5 (A)	4.8 (A)	6.0 (A)	7.0 (A)
		2030 Jerome Village Expansion 'Build' Traffic	8.9 (A)	12.3 (B)	5.5 (A)	7.3 (A)	7.8 (A)
	PM Peak	2030 'No Build' Traffic	9.4 (A)	6.9 (A)	7.9 (A)	10.6 (B)	9.1 (A)
		2030 Jerome Village Expansion 'Build' Traffic	12.8 (B)	8.7 (A)	11.3 (B)	14.7 (B)	12.9 (B)
Hyland-Croy Road & Brock Road	AM Peak	2030 'No Build' Traffic	10.4 (B)	9.1 (A)	7.7 (A)	6.9 (A)	14.5 (B)
		2030 Jerome Village Expansion 'Build' Traffic	12.2 (B)	10.5 (B)	8.1 (A)	7.3 (A)	17.9 (C)
	PM Peak	2030 'No Build' Traffic	16.2 (C)	9.0 (A)	11.5 (B)	20.7 (C)	11.5 (B)
		2030 Jerome Village Expansion 'Build' Traffic	21.7 (C)	10.3 (B)	13.2 (B)	29.9 (D)	13.2 (B)

Jerome Village Expansion Traffic Study - 6/2018

TABLE 5 - Unsignalized Capacity Summary - (Roundabout)

Turn Lane Length Analysis

Turn lane lengths for the warranted or required turn lanes per the analyses were calculated. The calculations were performed per Section 400 of the *ODOT L&D Manual*. The posted speed limit was used as the speed in the calculations. The Union County Engineer's Office requires a minimum turn lane length of 150 feet which includes a 50-foot diverging taper. Table 6 shows a summary of the results. The calculations are in the Appendix.

LOCATION	MOVEMENT	APPROX. EX. LENGTH	2030 'NO BULD'	2030 'BUILD'
			<i>ODOT L&D Manual w/ UCEO Minimum Lengths</i>	<i>ODOT L&D Manual w/ UCEO Minimum Lengths</i>
Hyland-Croy Road & Site Access (E)	NB LT	NA	NA	150'
Ryan Parkway & GPN-5 Access/Elderberry Drive	EB LT	150'	150'	150'
Ryan Parkway & Prop. Site Access (NW)/Prop. Site Access (SW)	EB LT	NA	NA	150'
	WB LT	NA	NA	150'
Ryan Parkway & Prop. Site Access (W)	EB LT	NA	NA	150'
Brock Road & Prop. Site Access (S)	EB LT	NA	NA	*225'

*Minimal volume/tributary lots in left turn movement

TABLE 6—Turn Lane Length Results (includes 50' diverging taper)

CONCLUSIONS

2030 'Build' volumes were developed for use in turn lane warrant, roundabout capacity, and turn lane length analyses. The following is a summary of the conclusions for each analysis condition:

2030 'No Build'

- Hyland-Croy Road & Wells Road
 - The intersection and all approaches operate at an acceptable LOS.
- Hyland-Croy Road & Ryan Parkway
 - The intersection and all approaches operate at an acceptable LOS.
- Hyland-Croy Road & Brock Road
 - The intersection and all approaches operate at an acceptable LOS.

2030 'Build'

- Hyland-Croy Road & Wells Road
 - Same as 'No Build': The intersection and all approaches operate at an acceptable LOS.
- Hyland-Croy Road & Ryan Parkway
 - Same as 'No Build': The intersection and all approaches operate at an acceptable LOS.
- Hyland-Croy Road & Brock Road
 - Same as 'No Build': The intersection and all approaches operate at an acceptable LOS.
- Hyland-Croy Road & Site Access (E)
 - A northbound left turn lane is warranted. The length of the lane is 150 feet which includes the 50-foot diverging taper.
 - A southbound right turn lane is not warranted.
- Ryan Parkway & GPN-5 Access/Elderberry Drive
 - The existing eastbound left turn lane will not change because of the site development.
 - A westbound right turn lane is not warranted.
- Ryan Parkway & Prop. Site Access (NW)/Prop. Site Access (SW)
 - An eastbound left turn lane is warranted. The length of the lane is 150 feet which includes the 50-foot diverging taper.
 - A westbound right turn lane is not warranted.
 - A westbound left turn lane is warranted. The length of the lane is 150 feet which includes the 50-foot diverging taper.
 - An eastbound right turn lane is not warranted.

- Ryan Parkway & Prop. Site Access (W)
 - An eastbound left turn lane is warranted. The length of the lane is 150 feet which includes the 50-foot diverging taper.
- Brock Road & Prop. Site Access (S)
 - An eastbound left turn lane is warranted. The length of the lane is 225 feet which includes the 50-foot diverging taper.
 - A westbound right turn lane is not warranted.

Per the MOU, the percentage of site traffic at the contribution intersections is shown in Table 7. The original percentage calculations from the Jerome Village Traffic Impact Study are in the Appendix.

ID	Intersection	2022 'BUILD' - AM PEAK				2022 'BUILD' - PM PEAK				AM PEAK & PM PEAK		
		Intersection				Intersection				Intersection		
		Site	Total from JV TIS REV 2	Total	% Site	Site	Total from JV TIS REV 2	Total	% Site	Site	Total	% Site
10	Hyland-Croy Rd. & Post Rd.	74	2765	2839	2.6%	98	3488	3586	2.7%	172	6425	2.7%
20	Hyland-Croy Rd. & Mitchell-DeWitt Rd./Brand Rd.	75	1916	1991	3.8%	97	2348	2445	4.0%	172	4436	3.9%
40	Jerome Rd./Manley Rd. & McKittrick Rd.	23	1293	1316	1.7%	30	1236	1266	2.4%	53	2582	2.1%
50	Jerome Road & Brock Rd.	23	911	934	2.5%	30	958	988	3.0%	53	1922	2.8%
55	Jerome Road & Scioto Rd.	30	1166	1196	2.5%	39	1228	1267	3.1%	69	2463	2.8%
60	Jerome Road & Wells Rd./Wells Rd. (Potential)	60	1196	1256	4.8%	80	1291	1371	5.8%	140	2627	5.3%
30	Hyland-Croy Rd. & McKittrick Rd.	75	1548	1623	4.6%	97	2633	2730	3.6%	172	4353	4.0%

TABLE 7 - SITE GENERATED TRAFFIC AT CONTRIBUTION INTERSECTIONS

APPENDIX

From: [Bill Narducci](#)
To: [Todd Stanhope](#)
Cc: ["Nuss, Gary"; Justin Wollenberg, PE, CPESC; Luke Sutton](#)
Subject: RE: Jerome Village Expansion
Date: Friday, May 11, 2018 6:49:06 PM
Attachments: [Off-site Improvements Final 2016-12-12.pdf](#)

Todd,

I believe this captures our discussion, with the exception of the offsite intersections that we talked about further down Hyland-Croy Road and the surrounding areas. I've attached a copy of a table from the agreed upon Jerome Village Infrastructure Agreement. Many of these intersections will be utilized as part of the site distribution splits for these proposed developments. Our expectation is that the study will generate a site percentage of the total traffic at these intersections (if applicable), and contribute that percentage of the estimated cost for these improvements as shown. I'm getting ready to head out of town next week, but if you have questions, I will try to respond via email or when I get back. 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
<http://www.co.union.oh.us/engineer>

From: Todd Stanhope [mailto:tstanhope@smartservices-inc.com]
Sent: Tuesday, April 17, 2018 1:24 PM
To: Bill Narducci <bnarducci@co.union.oh.us>
Cc: 'Nuss, Gary' <NUSSG@nationwide.com>; Justin Wollenberg, PE, CPESC <JWollenberg@TerrainEvolution.com>
Subject: Jerome Village Expansion

Bill

For your review, attached is the MOU for the subject project.

Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering
-
Smart Services, Inc. (Columbus Office)
A DBE / EDGE Certified Business

1900 Crown Park Court, Suite E

NOW THEREFORE, the Parties covenant, agree and obligate themselves as follows:

1. **Contribution by the Authority.** Future improvements along the Jerome Road and Hyland-Croy Road corridor(s) (as listed in the table below) are anticipated in order to mitigate the impact to these offsite intersections/roadways as a result of the Development, other developments, and general traffic growth in the area. The Parties agree that the Development contributes traffic at the following off-site intersections in the percentages shown in the following table:

Intersection Improvement	Improvement Estimate	Percent Site Contribution	Site Contribution
Hyland Croy and Post Road 2-lane roundabout	\$2,500,000	11%	\$275,000
Hyland Croy and Mitchell-Dewitt roundabout expansion	\$500,000	24%	\$120,000
Jerome Road-Manley Road and McKittrick traffic signal	\$240,000	30%	\$72,000
Jerome Road and Brock Road traffic signal	\$240,000	42%	\$100,800
Jerome Road and Scioto Road traffic signal	\$240,000	56%	\$134,400
Jerome Road and Wells Road traffic signal	\$240,000	67%	\$160,800
Hyland Croy and McKittrick 1-lane roundabout	\$1,550,000	33%	\$511,500

As a result of these estimated traffic impacts, the Authority shall contribute \$1,374,500 towards the roadway construction of the above-listed projects collectively. This contribution shall be made in four (4) equal installments of \$343,625.00 each. The first installment shall



April 17, 2018

Mr. Bill Narducci, PE
Union County Engineer's Office
233 W. Sixth Street
Marysville, OH 43040

Re: Jerome Village Expansion Traffic Study
Jerome Township, Union County, Ohio

Dear Bill:

Please consider this letter as a Memo of Understanding (MOU) for the traffic study for the subject sites. The proposed sites contain approximately 351 dwelling units which are a combination of single family and age targeted units. The sites are located along Ryan Parkway west of Hyland-Croy Road. There are accesses on both Ryan Parkway and Hyland-Croy Road. The Union County Engineer's Office (UCEO) is requiring a traffic study for the sites.

Based on a traffic study pre-meeting held April 11, 2018 at the UCEO, the following is our understanding of UCEO's requirements for the scope of the study which includes some follow up information:

- The study area is any proposed site accesses and the intersections of Hyland-Croy Road & Brock Road, Hyland-Croy Road & Ryan Parkway, and Hyland-Croy Road & Wells Road.
- 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).
- Since the roadway system is not built-out, traffic volumes from the model for Jerome Village will be utilized as the basis of background traffic for the project. The model was originally developed to determine the 2028-2030 volumes in the *Jerome Village TIS REV 1* dated 2/2007. There has been some modification to the overall Jerome Village plan as different pods have developed so the model has been updated as the mini TIS's were performed for each pod. Exhibits A & B which are attached show the calculations for the 2030 'Build' volumes at the off-site intersections. The 2028-2030 'No Build' figure from the *Jerome Village TIS REV 1* is also attached.
- 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). The land use that represents the age targeted product is "Senior Housing - Detached" (ITE Code #251).
- The distribution of traffic will be the same as Subarea 16 in the *Jerome Village TIS REV 1*. The Subarea 16 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.

- Roundabout capacity analyses will be performed at the intersections of Hyland-Croy Road & Brock Road, Hyland-Croy Road & Ryan Parkway, and Hyland-Croy Road & Wells Road.

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. Thank you for your attention to this.

Sincerely,

SMART SERVICES, INC.



Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

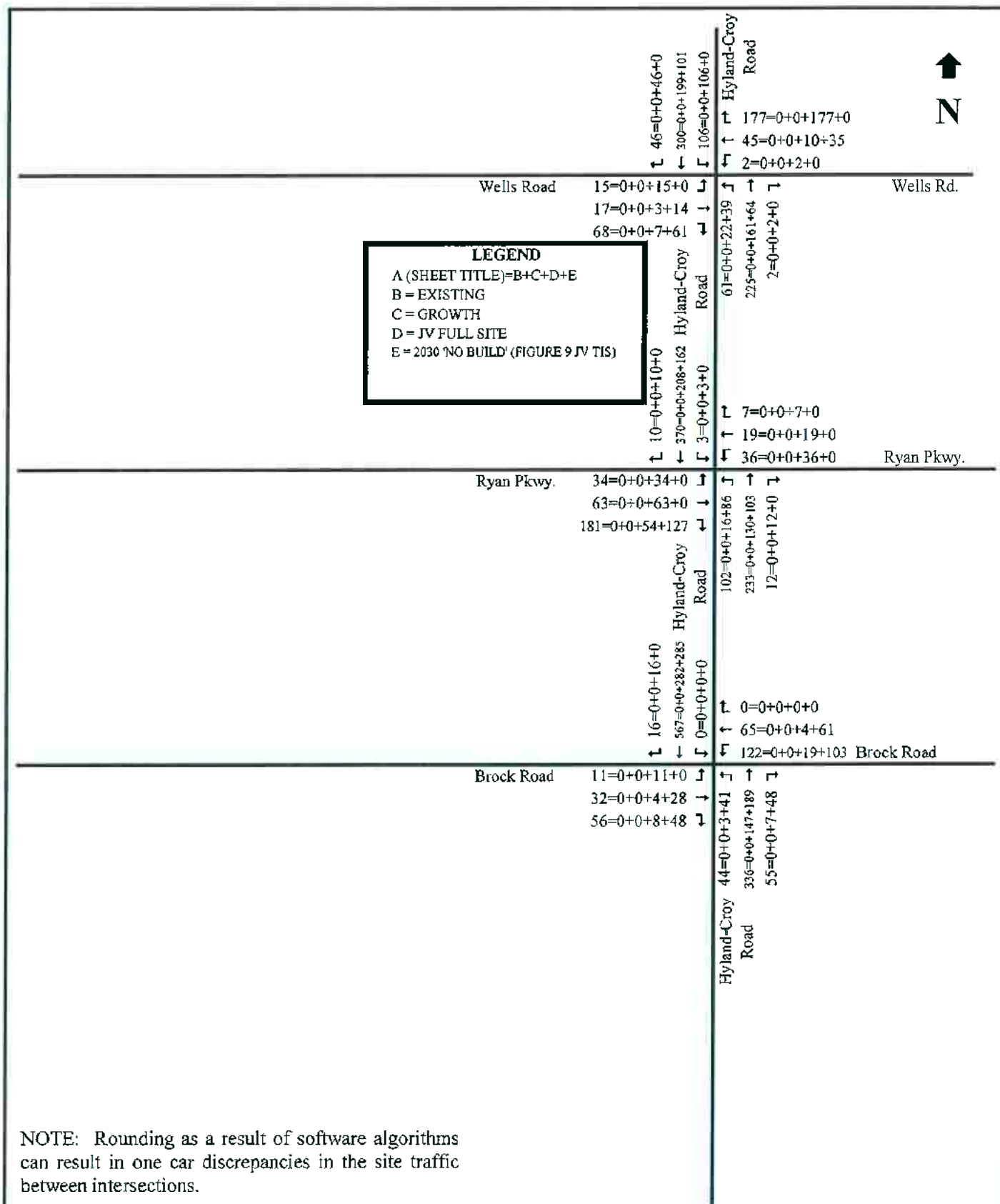
Submitted: One electronic copy (PDF format) via e-mail

cc: J. Wollenberg – Terrain Evolution

Union County Engineer's Office

Approved: _____ Date: _____





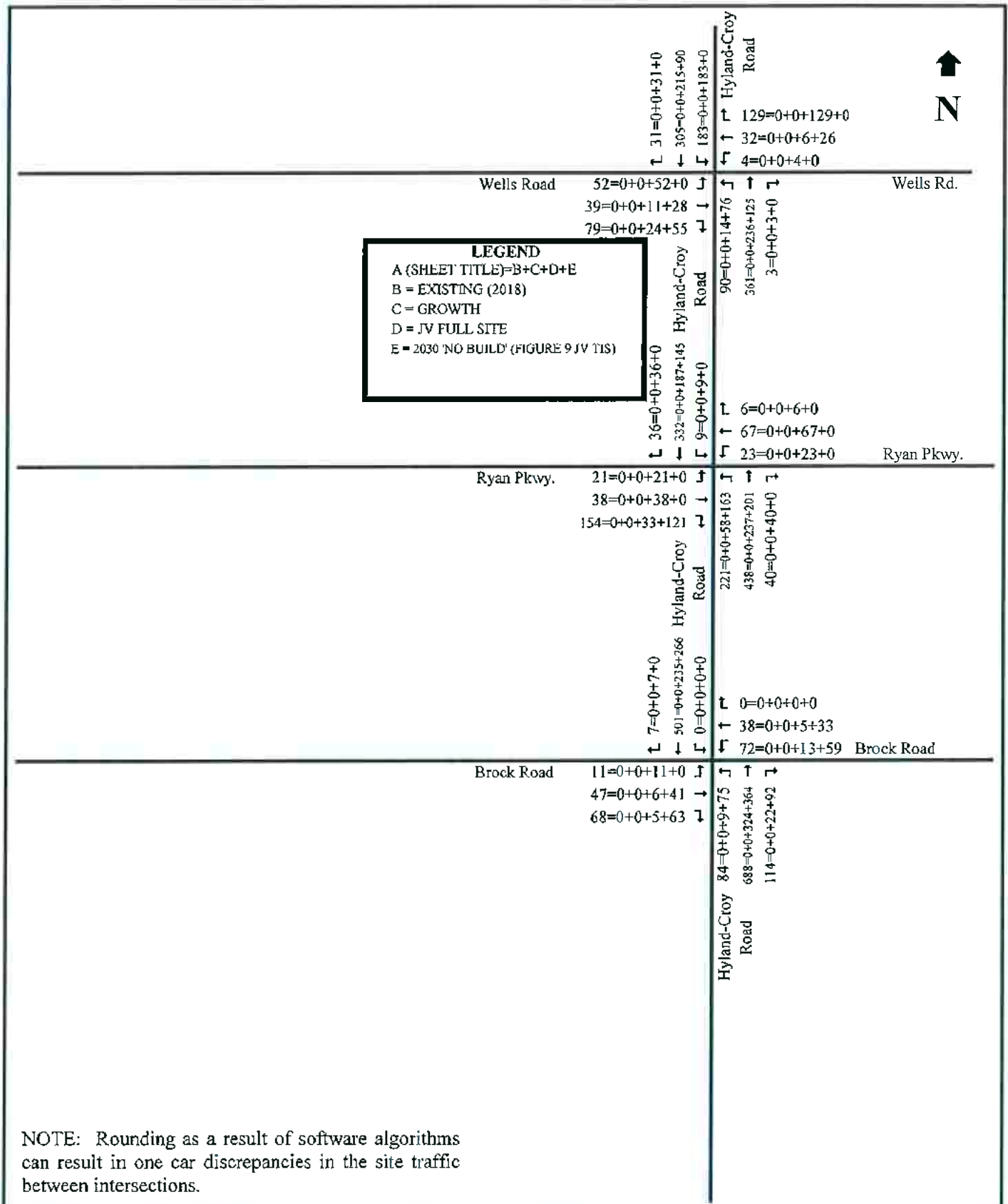
NOTE: Rounding as a result of software algorithms can result in one car discrepancies in the site traffic between intersections.

JEROME VILLAGE EXPANSION TRAFFIC STUDY

PREPARED BY: **SMART SERVICES, INC.** 5/2018

EXHIBIT A

2030 JV FULL 'BUILD' W/ DUBLIN
DEVELOPMENTS - AM PEAK



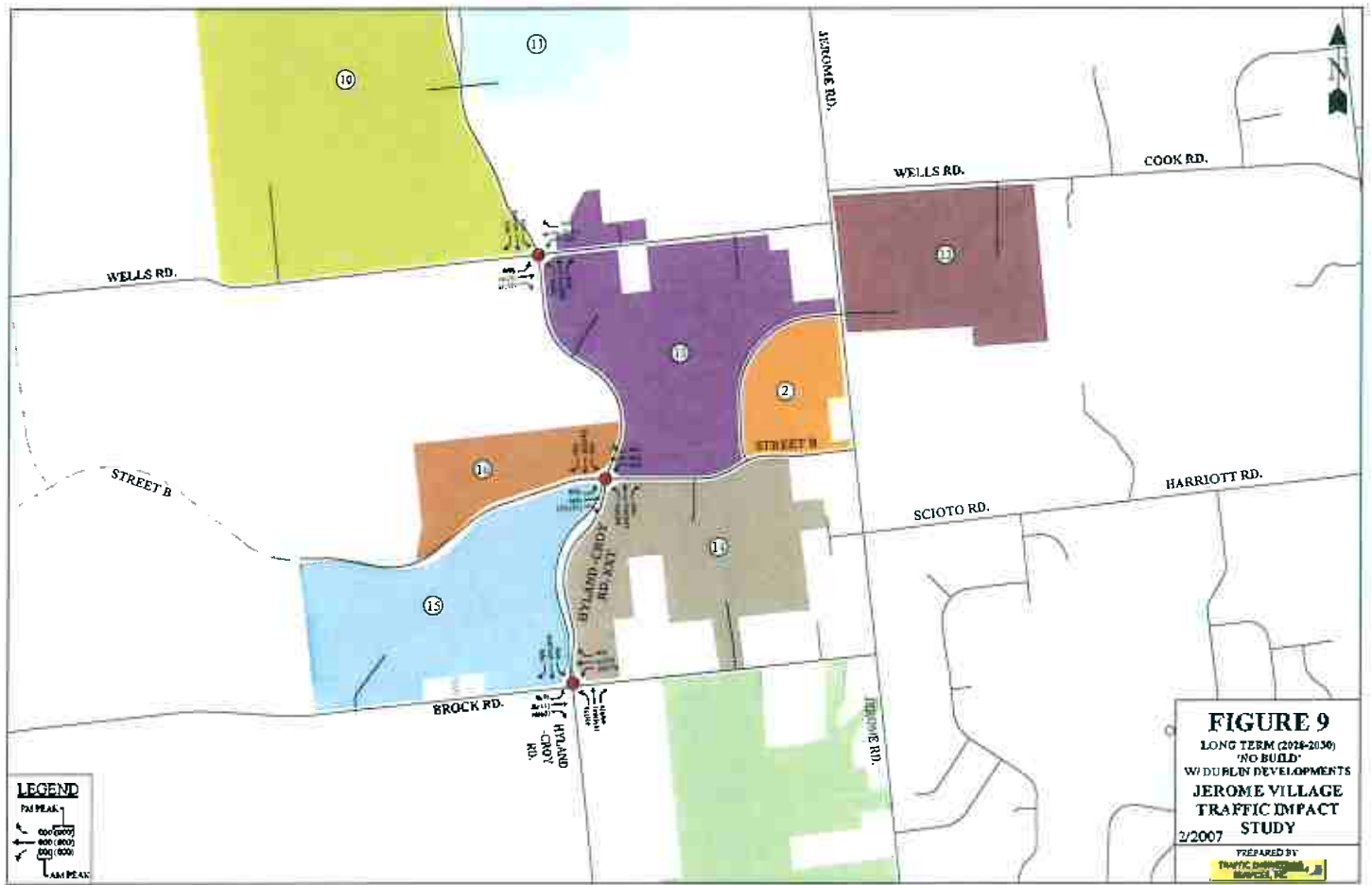
NOTE: Rounding as a result of software algorithms can result in one car discrepancies in the site traffic between intersections.

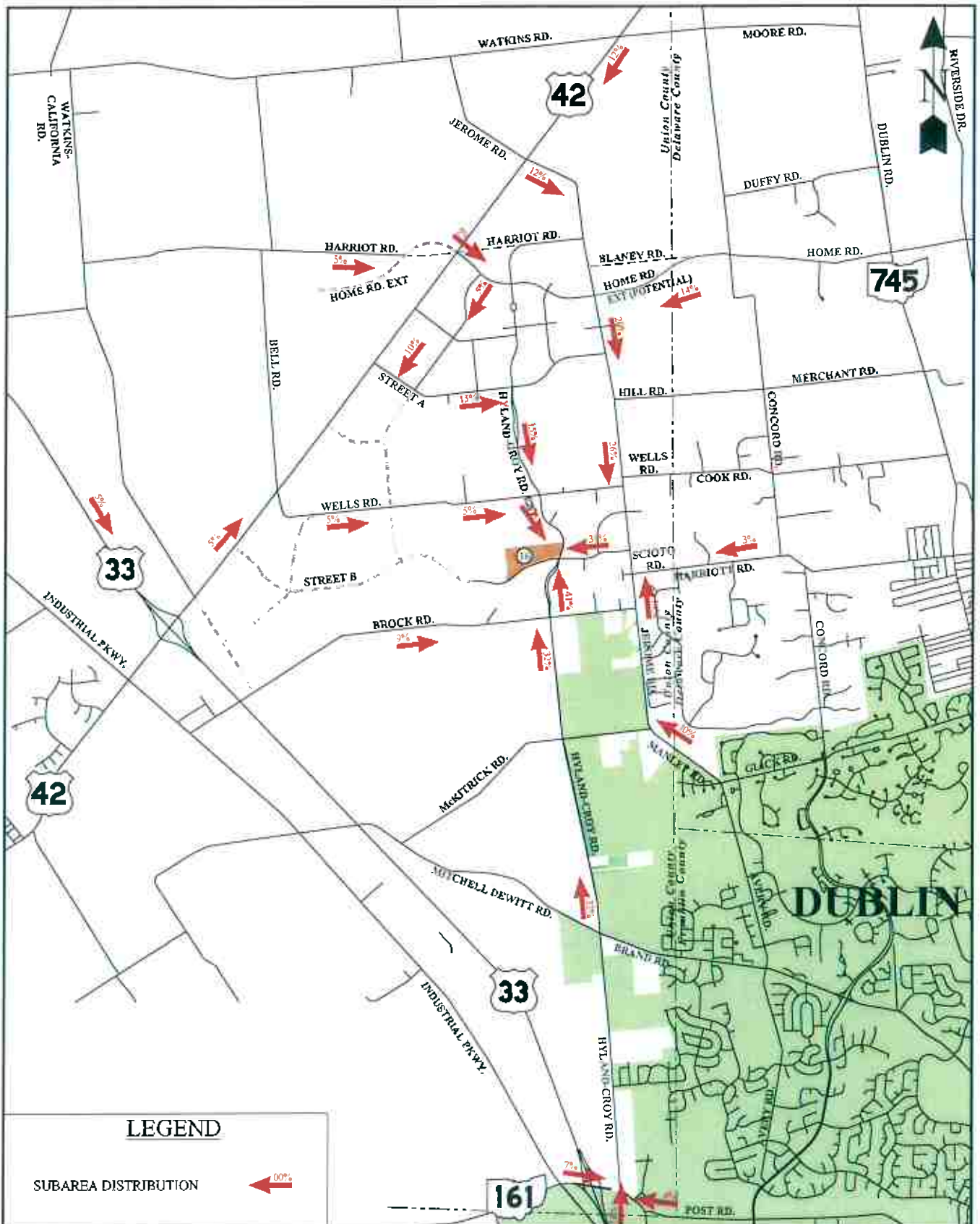
JEROME VILLAGE EXPANSION TRAFFIC STUDY

PREPARED BY: **SMART** SERVICES, INC. 5/2018

EXHIBIT B

2030 JV FULL 'BUILD' W/ DUBLIN
DEVELOPMENTS - PM PEAK





JEROME VILLAGE TRAFFIC IMPACT STUDY

PREPARED BY:



2/2007

APPENDIX C SUBAREA 16 PRIMARY TRAFFIC DISTRIBUTION

HCS7 Roundabouts Report

General Information

Analyst	BCK
Agency or Co.	Smart Services, Inc.
Date Performed	6/20/2018
Analysis Year	2030
Time Analyzed	AM Peak
Project Description	2030 No Build - AM Peak

Site Information

Intersection	Hyland-Croy Road & Wells Road
E/W Street Name	Wells Road
N/S Street Name	Hyland-Croy Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.92
Jurisdiction	Union County Engineer's Office

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	15	17	68	0	2	45	177	0	61	225	2	0	106	300	46
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v _{pc}), pc/h	0	17	19	75	0	2	50	196	0	68	249	2	0	118	333	51
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v _e), pc/h		111			248			319			502	
Entry Volume veh/h		109			243			313			492	
Circulating Flow (v _c), pc/h		453			334			154			120	
Exiting Flow (v _e), pc/h		139			169			462			410	
Capacity (c _{pc}), pc/h		869			982			1179			1221	
Capacity (c), veh/h		852			962			1156			1197	
v/c Ratio (x)		0.13			0.25			0.27			0.41	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		5.5			6.3			5.6			7.1	
Lane LOS		A			A			A			A	
95% Queue, veh		0.4			1.0			1.1			2.0	
Approach Delay, s/veh		5.5			6.3			5.6			7.1	
Approach LOS		A			A			A			A	
Intersection Delay, s/veh LOS	6.4						A					

HCS7 Roundabouts Report

General Information

Analyst	BCK
Agency or Co.	Smart Services, Inc.
Date Performed	6/20/2018
Analysis Year	2030
Time Analyzed	PM Peak
Project Description	2030 No Build - PM Peak

Site Information

Intersection	Hyland-Croy Road & Wells Road
E/W Street Name	Wells Road
N/S Street Name	Hyland-Croy Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.92
Jurisdiction	Union County Engineer's Office

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	52	39	79	0	4	32	129	0	90	361	3	0	183	305	31
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{pc}), pc/h	0	58	43	88	0	4	35	143	0	100	400	3	0	203	338	34
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		189			182			503			575	
Entry Volume veh/h		185			178			493			564	
Circulating Flow (v_c), pc/h		545			558			304			139	
Exiting Flow (v_w), pc/h		249			169			601			430	
Capacity (c_{pce}), pc/h		792			781			1012			1198	
Capacity (c), veh/h		776			766			992			1174	
v/c Ratio (x)		0.24			0.23			0.50			0.48	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		7.3			7.3			9.6			8.3	
Lane LOS		A			A			A			A	
95% Queue, veh		0.9			0.9			2.8			2.7	
Approach Delay, s/veh		7.3			7.3			9.6			8.3	
Approach LOS		A			A			A			A	
Intersection Delay, s/veh LOS	8.5						A					

HCS7 Roundabouts Report

General Information

Analyst	BCK
Agency or Co.	Smart Services, Inc.
Date Performed	6/21/2018
Analysis Year	2030
Time Analyzed	AM Peak
Project Description	2030 Build - AM Peak

Site Information

Intersection	Hyland-Croy Road & Wells Road
E/W Street Name	Wells Road
N/S Street Name	Hyland-Croy Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.92
Jurisdiction	Union County Engineer's Office

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	15	17	71	0	2	45	177	0	70	251	2	0	106	309	46
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v _{adj}), pc/h	0	17	19	79	0	2	50	196	0	78	278	2	0	118	343	51
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v _e), pc/h		115			248			358			512	
Entry Volume veh/h		113			243			351			502	
Circulating Flow (v _c), pc/h		463			373			154			130	
Exiting Flow (v _e), pc/h		139			179			491			424	
Capacity (c _{pc}), pc/h		861			943			1179			1209	
Capacity (c), veh/h		844			925			1156			1185	
v/c Ratio (x)		0.13			0.26			0.30			0.42	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		5.6			6.6			6.0			7.4	
Lane LOS		A			A			A			A	
95% Queue, veh		0.5			1.1			1.3			2.2	
Approach Delay, s/veh		5.6			6.6			6.0			7.4	
Approach LOS		A			A			A			A	
Intersection Delay, s/veh LOS	6.6						A					

HCS7 Roundabouts Report

General Information

Analyst	BCK
Agency or Co.	Smart Services, Inc.
Date Performed	6/21/2018
Analysis Year	2030
Time Analyzed	PM Peak
Project Description	2030 Build - PM Peak

Site Information

Intersection	Hyland-Croy Road & Wells Road
E/W Street Name	Wells Road
N/S Street Name	Hyland-Croy Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.92
Jurisdiction	Union County Engineer's Office

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	52	39	89	0	4	32	129	0	96	378	3	0	183	334	31
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v _{pc}), pc/h	0	58	43	99	0	4	35	143	0	106	419	3	0	203	370	34
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v _e), pc/h		200			182			528			607	
Entry Volume veh/h		196			178			518			595	
Circulating Flow (v _c), pc/h		577			583			304			145	
Exiting Flow (v _e), pc/h		249			175			620			473	
Capacity (c _{pc}), pc/h		766			761			1012			1190	
Capacity (c), veh/h		751			746			992			1167	
v/c Ratio (x)		0.26			0.24			0.52			0.51	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		7.8			7.5			10.1			8.8	
Lane LOS		A			A			B			A	
95% Queue, veh		1.0			0.9			3.1			3.0	
Approach Delay, s/veh		7.8			7.5			10.1			8.8	
Approach LOS		A			A			B			A	
Intersection Delay, s/veh LOS	9.0						A					

HCS7 Roundabouts Report

General Information

Analyst	BCK
Agency or Co.	Smart Services, Inc.
Date Performed	6/20/2018
Analysis Year	2030
Time Analyzed	AM Peak
Project Description	2030 No Build - AM Peak

Site Information

Intersection	Hyland-Croy Road & Ryan Parkway
E/W Street Name	Ryan Parkway
N/S Street Name	Hyland-Croy Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.92
Jurisdiction	Union County Engineer's Office

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	34	63	190	0	36	19	7	0	114	233	12	0	3	370	10
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v_{pc}), pc/h	0	38	70	211	0	40	21	8	0	126	258	13	0	3	410	11
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v_e), pc/h		319			69			397			424	
Entry Volume veh/h		313			68			389			416	
Circulating Flow (v_c), pc/h		453			422			111			187	
Exiting Flow (v_e), pc/h		86			158			304			661	
Capacity (C_{pc}), pc/h		869			897			1232			1140	
Capacity (c), veh/h		852			880			1208			1118	
v/c Ratio (x)		0.37			0.08			0.32			0.37	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		8.5			4.8			6.0			7.0	
Lane LOS		A			A			A			A	
95% Queue, veh		1.7			0.2			1.4			1.7	
Approach Delay, s/veh		8.5			4.8			6.0			7.0	
Approach LOS		A			A			A			A	
Intersection Delay, s/veh LOS	6.9						A					

HCS7 Roundabouts Report

General Information

Analyst	BCK
Agency or Co.	Smart Services, Inc.
Date Performed	6/20/2018
Analysis Year	2030
Time Analyzed	PM Peak
Project Description	2030 No Build - PM Peak

Site Information

Intersection	Hyland-Croy Road & Ryan Parkway
E/W Street Name	Ryan Parkway
N/S Street Name	Hyland-Croy Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.92
Jurisdiction	Union County Engineer's Office

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	21	38	170	0	23	67	6	0	239	438	40	0	9	332	36
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v _{pc}), pc/h	0	23	42	188	0	26	74	7	0	265	486	44	0	10	368	40
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v _e), pc/h		253			107			795			418	
Entry Volume veh/h		248			105			779			410	
Circulating Flow (v _c), pc/h		404			774			75			365	
Exiting Flow (v _e), pc/h		96			379			516			582	
Capacity (c _{pc}), pc/h		914			627			1278			951	
Capacity (c), veh/h		896			614			1253			932	
v/c Ratio (x)		0.28			0.17			0.62			0.44	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		6.9			7.9			10.6			9.1	
Lane LOS		A			A			B			A	
95% Queue, veh		1.1			0.6			4.6			2.3	
Approach Delay, s/veh		6.9			7.9			10.6			9.1	
Approach LOS		A			A			B			A	
Intersection Delay, s/veh LOS	9.4						A					

HCS7 Roundabouts Report

General Information					Site Information				
Analyst	BCK				Intersection	Hyland-Croy Road & Ryan Parkway			
Agency or Co.	Smart Services, Inc.				E/W Street Name	Ryan Parkway			
Date Performed	6/21/2018				N/S Street Name	Hyland-Croy Road			
Analysis Year	2030				Analysis Time Period (hrs)	0.25			
Time Analyzed	AM Peak				Peak Hour Factor	0.92			
Project Description	2030 Build - AM Peak				Jurisdiction	Union County Engineer's Office			

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	60	120	249	0	38	39	9	0	135	238	18	0	7	375	19
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v _{pc}), pc/h	0	67	133	276	0	42	43	10	0	150	264	20	0	8	416	21
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v _e), pc/h		476			95			434			445	
Entry Volume veh/h		467			93			425			436	
Circulating Flow (v _c), pc/h		466			481			208			235	
Exiting Flow (v _e), pc/h		161			214			341			734	
Capacity (c _{pc}), pc/h		858			845			1116			1086	
Capacity (c), veh/h		841			828			1094			1065	
v/c Ratio (x)		0.55			0.11			0.39			0.41	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		12.3			5.5			7.3			7.8	
Lane LOS		B			A			A			A	
95% Queue, veh		3.5			0.4			1.9			2.0	
Approach Delay, s/veh		12.3			5.5			7.3			7.8	
Approach LOS		B			A			A			A	
Intersection Delay, s/veh LOS	8.9						A					

HCS7 Roundabouts Report

General Information

Analyst	BCK
Agency or Co.	Smart Services, Inc.
Date Performed	6/21/2018
Analysis Year	2030
Time Analyzed	PM Peak
Project Description	2030 Build - PM Peak

Site Information

Intersection	Hyland-Croy Road & Ryan Parkway
E/W Street Name	Ryan Parkway
N/S Street Name	Hyland-Croy Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.92
Jurisdiction	Union County Engineer's Office

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	38	76	209	0	29	130	11	0	305	445	44	0	12	338	65
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v _{pc}), pc/h	0	42	84	232	0	32	144	12	0	338	493	49	0	13	375	72
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v _e), pc/h		358			188			880			460	
Entry Volume veh/h		351			184			863			451	
Circulating Flow (v _c), pc/h		420			873			139			514	
Exiting Flow (v _e), pc/h		146			554			547			639	
Capacity (C _{ave}), pc/h		899			566			1198			817	
Capacity (c), veh/h		882			555			1174			801	
v/c Ratio (x)		0.40			0.33			0.73			0.56	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		8.7			11.3			14.7			12.9	
Lane LOS		A			B			B			B	
95% Queue, veh		1.9			1.4			7.0			3.6	
Approach Delay, s/veh		8.7			11.3			14.7			12.9	
Approach LOS		A			B			B			B	
Intersection Delay, s/veh LOS	12.8						B					

HCS7 Roundabouts Report

General Information

Analyst	BCK
Agency or Co.	Smart Services, Inc.
Date Performed	6/20/2018
Analysis Year	2030
Time Analyzed	AM Peak
Project Description	2030 No Build - AM Peak

Site Information

Intersection	Hyland-Croy Road & Brock Road
E/W Street Name	Brock Road
N/S Street Name	Hyland-Croy Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.92
Jurisdiction	Union County Engineer's Office

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	11	35	82	0	154	73	0	0	79	348	70	0	0	576	16
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v _{cs}), pc/h	0	12	39	91	0	171	81	0	0	88	386	78	0	0	639	18
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v _e), pc/h		142			252			552			657	
Entry Volume veh/h		139			247			541			644	
Circulating Flow (v _c), pc/h		810			486			51			340	
Exiting Flow (v _e), pc/h		117			187			398			901	
Capacity (c _{max}), pc/h		604			841			1310			976	
Capacity (c), veh/h		592			824			1284			956	
v/c Ratio (x)		0.24			0.30			0.42			0.67	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		9.1			7.7			6.9			14.5	
Lane LOS		A			A			A			B	
95% Queue, veh		0.9			1.3			2.1			5.4	
Approach Delay, s/veh		9.1			7.7			6.9			14.5	
Approach LOS		A			A			A			B	
Intersection Delay, s/veh LOS	10.4						B					

HCS7 Roundabouts Report

General Information

Analyst	BCK
Agency or Co.	Smart Services, Inc.
Date Performed	6/20/2018
Analysis Year	2030
Time Analyzed	PM Peak
Project Description	2030 No Build - PM Peak

Site Information

Intersection	Hyland-Croy Road & Brock Road
E/W Street Name	Brock Road
N/S Street Name	Hyland-Croy Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.92
Jurisdiction	Union County Engineer's Office

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	11	55	116	0	101	43	0	0	137	706	140	0	0	517	7
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v _{adj}), pc/h	0	12	61	129	0	112	48	0	0	152	783	155	0	0	573	8
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v _e), pc/h		202			160			1090			581	
Entry Volume veh/h		198			157			1069			570	
Circulating Flow (v _c), pc/h		685			947			73			312	
Exiting Flow (v _e), pc/h		216			208			795			814	
Capacity (c _{pe}), pc/h		686			525			1281			1004	
Capacity (c), veh/h		673			515			1256			984	
v/c Ratio (X)		0.29			0.30			0.85			0.58	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		9.0			11.5			20.7			11.5	
Lane LOS		A			B			C			B	
95% Queue, veh		1.2			1.3			11.5			3.8	
Approach Delay, s/veh		9.0			11.5			20.7			11.5	
Approach LOS		A			B			C			B	
Intersection Delay, s/veh LOS	16.2						C					

HCS7 Roundabouts Report

General Information

Analyst	BCK
Agency or Co.	Smart Services, Inc.
Date Performed	6/21/2018
Analysis Year	2030
Time Analyzed	AM Peak
Project Description	2030 Build - AM Peak

Site Information

Intersection	Hyland-Croy Road & Brock Road
E/W Street Name	Brock Road
N/S Street Name	Hyland-Croy Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.92
Jurisdiction	Union County Engineer's Office

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	25	35	88	0	154	73	0	0	81	366	70	0	0	625	39
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v _{pc}), pc/h	0	28	39	98	0	171	81	0	0	90	406	78	0	0	693	37
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v _e), pc/h		165			252			574			730	
Entry Volume veh/h		162			247			563			716	
Circulating Flow (v _c), pc/h		864			524			67			342	
Exiting Flow (v _e), pc/h		117			208			434			962	
Capacity (C _{pc}), pc/h		572			809			1289			974	
Capacity (c), veh/h		560			793			1264			955	
v/c Ratio (x)		0.29			0.31			0.45			0.75	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		10.5			8.1			7.3			17.9	
Lane LOS		B			A			A			C	
95% Queue, veh		1.2			1.3			2.3			7.2	
Approach Delay, s/veh		10.5			8.1			7.3			17.9	
Approach LOS		B			A			A			C	
Intersection Delay, s/veh LOS	12.2						B					

HCS7 Roundabouts Report

General Information

Analyst	BCK
Agency or Co.	Smart Services, Inc.
Date Performed	6/21/2018
Analysis Year	2030
Time Analyzed	PM Peak
Project Description	2030 Build - PM Peak

Site Information

Intersection	Hyland-Croy Road & Brock Road
E/W Street Name	Brock Road
N/S Street Name	Hyland-Croy Road
Analysis Time Period (hrs)	0.25
Peak Hour Factor	0.92
Jurisdiction	Union County Engineer's Office

Volume Adjustments and Site Characteristics

Approach	EB				WB				NB				SB			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Number of Lanes (N)	0	0	1	0	0	0	1	0	0	0	1	0	0	0	1	0
Lane Assignment	LTR				LTR				LTR				LTR			
Volume (V), veh/h	0	33	55	120	0	101	43	0	0	143	761	140	0	0	550	26
Percent Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Flow Rate (v _{cs}), pc/h	0	37	61	133	0	112	48	0	0	159	844	155	0	0	610	29
Right-Turn Bypass	None				None				None				None			
Conflicting Lanes	1				1				1				1			
Pedestrians Crossing, p/h	0				0				0				0			

Critical and Follow-Up Headway Adjustment

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Critical Headway (s)		4.9763			4.9763			4.9763			4.9763	
Follow-Up Headway (s)		2.6087			2.6087			2.6087			2.6087	

Flow Computations, Capacity and v/c Ratios

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Entry Flow (v _e), pc/h		231			160			1158			639	
Entry Volume veh/h		226			157			1135			626	
Circulating Flow (v _c), pc/h		722			1040			98			319	
Exiting Flow (v _e), pc/h		216			236			881			855	
Capacity (C _{pc}), pc/h		661			478			1249			997	
Capacity (C), veh/h		648			468			1224			977	
v/c Ratio (x)		0.35			0.33			0.93			0.64	

Delay and Level of Service

Approach	EB			WB			NB			SB		
Lane	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass	Left	Right	Bypass
Lane Control Delay (d), s/veh		10.3			13.2			29.9			13.2	
Lane LOS		B			B			D			B	
95% Queue, veh		1.6			1.5			15.8			4.8	
Approach Delay, s/veh		10.3			13.2			29.9			13.2	
Approach LOS		B			B			D			B	
Intersection Delay, s/veh LOS	21.7						C					

Note: Only the volumes within the chart were plotted.

[illegible]

PREPARED BY: **SMART**
SERVICES, INC. 6/2018

**2 LANE HIGHWAY RIGHT TURN LANE WARRANT (>
40 MPH)**

(1) HYLAND-CROY ROAD & PROP. SITE ACCESS 'E' - NB LT - 2030 JEROME VILLAGE EXPANSION 'BUILD'

Critical Analysis Period: PM PEAK

Type = Unsignalized Through Road

Speed = 35 MPH

Cycle Length = 60 seconds

Turning Volume = 9 VPH

of Turning Lanes = 1

Advancing Volume = 493 VPH

Turning % (>10% HIGH) = 1.8% LOW

Design Condition = A

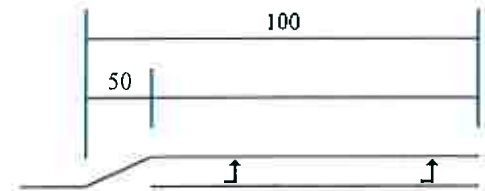
Vehicles per Cycle = 0.2

Storage Length (Calc) = 50 feet

Storage Length (Adj) = 50 feet

Deceleration/Div. Taper = 50 feet

Turn Lane Length = 100 feet



Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.

(2) GPN-5 ACCESS/ELDERBERRY (GPN-7) & RYAN PARKWAY - EB LT

2030 'NO BUILD' - AM PEAK

Type = Unsignalized Through Road

Speed = 35 MPH

Cycle Length = 60 seconds

Turning Volume = 0 VPH

of Turning Lanes = 1

Advancing Volume = 189 VPH

Turning % (>10% HIGH) = 0.0% LOW

Design Condition = A

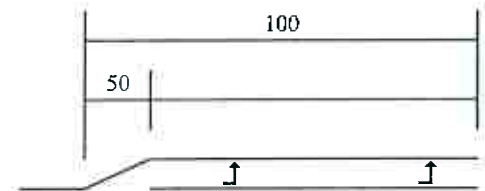
Vehicles per Cycle = 0.0

Storage Length (Calc) = 50 feet

Storage Length (Adj) = 50 feet

Deceleration/Div. Taper = 50 feet

Turn Lane Length = 100 feet



Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.

(3) GPN-5 ACCESS/ELDERBERRY (GPN-7) & RYAN PARKWAY - EB LT

2030 JEROME VILLAGE EXPANSION 'BUILD' - AM PEAK

Type = Unsignalized Through Road

Speed = 35 MPH

Cycle Length = 60 seconds

Turning Volume = 0 VPH

of Turning Lanes = 1

Advancing Volume = 317 VPH

Turning % (>10% HIGH) = 0.0% LOW

Design Condition = A

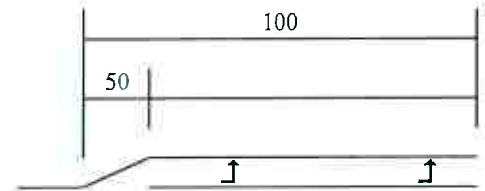
Vehicles per Cycle = 0.0

Storage Length (Calc) = 50 feet

Storage Length (Adj) = 50 feet

Deceleration/Div. Taper = 50 feet

Turn Lane Length = 100 feet



Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.

(4) PROP. SITE ACCESS (NW)/PROP. SITE ACCESS (SW) & RYAN PARKWAY - EB LT

2030 JEROME VILLAGE EXPANSION 'BUILD' - AM PEAK

Type = Unsignalized Through Road

Speed = 35 MPH

Cycle Length = 60 seconds

Turning Volume = 0 VPH

of Turning Lanes = 1

Advancing Volume = 185 VPH

Turning % (>10% HIGH) = 0.0% LOW

Design Condition = A

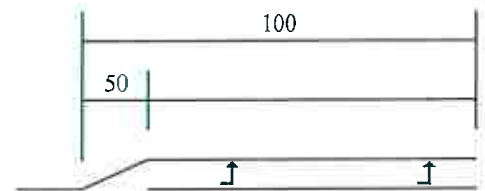
Vehicles per Cycle = 0.0

Storage Length (Calc) = 50 feet

Storage Length (Adj) = 50 feet

Deceleration/Div. Taper = 50 feet

Turn Lane Length = 100 feet

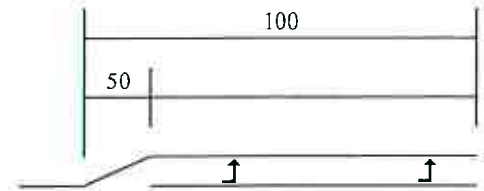


Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.

**JEROME VILLAGE EXPANSION
TRAFFIC STUDY**PREPARED BY: **SMART**
SERVICES, INC. 6/2018**APPENDIX****LEFT TURN LANE CALCULATIONS**

(5) PROP. SITE ACCESS (NW)/PROP. SITE ACCESS (SW) & RYAN PARKWAY - WB LT
2030 JEROME VILLAGE EXPANSION 'BUILD' - PM PEAK

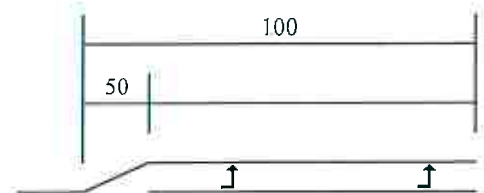
Type =	Unsignalized Through Road		
Speed =	35 MPH	Storage Length (Adj) =	50 feet
Cycle Length =	60 seconds	Deceleration/Div. Taper =	50 feet
Turning Volume =	23 VPH	Turn Lane Length =	100 feet
# of Turning Lanes =	1		
Advancing Volume =	325 VPH		
Turning % (>10% HIGH) =	7.1% LOW		
Design Condition =	A		
Vehicles per Cycle =	0.4		
Storage Length (Calc) =	50 feet		



Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.

(6) PROP. SITE ACCESS (W) & RYAN PARKWAY - EB LT
2030 JEROME VILLAGE EXPANSION 'BUILD' - PM PEAK

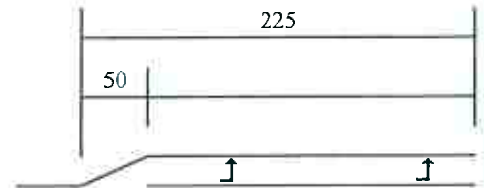
Type =	Unsignalized Through Road		
Speed =	35 MPH	Storage Length (Adj) =	50 feet
Cycle Length =	60 seconds	Deceleration/Div. Taper =	50 feet
Turning Volume =	0 VPH	Turn Lane Length =	100 feet
# of Turning Lanes =	1		
Advancing Volume =	137 VPH		
Turning % (>10% HIGH) =	0.0% LOW		
Design Condition =	A		
Vehicles per Cycle =	0.0		
Storage Length (Calc) =	50 feet		



Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.

(7) PROP. SITE ACCESS (S) & BROCK ROAD - EB LT
2030 JEROME VILLAGE EXPANSION 'BUILD' - PM PEAK

Type =	Unsignalized Through Road		
Speed =	50 MPH	Storage Length (Adj) =	NA
Cycle Length =	60 seconds	Deceleration/Div. Taper =	225 feet
Turning Volume =	2 VPH	Turn Lane Length =	225 feet
# of Turning Lanes =	1		
Advancing Volume =	200 VPH		
Turning % (>10% HIGH) =	1.0% LOW		
Design Condition =	B		
Vehicles per Cycle =	0.0		
Storage Length (Calc) =	50 feet		



Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.

**JEROME VILLAGE EXPANSION
TRAFFIC STUDY**

PREPARED BY: **SMART SERVICES, INC.** 6/2018

APPENDIX

LEFT TURN LANE CALCULATIONS - PM PEAK

ID	Intersection	2022 Build - AM PEAK												2022 Build - PM PEAK												2022 Thru - PM PEAK												2022 Thru - AM PEAK			
		Intersection				Northbound Total				Eastbound Total				Westbound Total				Intersection				Northbound Total				Eastbound Total				Southbound Total				Westbound Total							
		Site		Total	% Sat	Site		Total	% Site	Site		Total	% Site	Site		Total	% Site	Site		Total	% Site	Site		Total	% Site	Site		Total	% Site	Site		Total	% Site								
19	Leland-Croy Rd. & Peas Rd.	272	2765	10%	0	7	0%	184	913	210%	55	1218	5%	33	627	5%	408	3488	12%	0	22	0%	163	875	19%	189	1780	14%	56	1231	5%	680	6253	11%							
20	Leland-Croy Rd. & Mitchell-Dewitt Rd./Broad Rd.	395	1916	21%	88	616	14%	235	767	31%	0	130	0%	52	403	13%	610	2348	26%	245	1060	22%	234	678	37%	0	186	0%	111	394	26%	1005	4264	24%							
30	Leland-Croy Rd. & McClinton Rd.	455	1578	29%	141	445	32%	285	650	44%	29	153	19%	0	330	6%	641	1729	17%	356	839	42%	269	515	53%	16	190	8%	0	165	0%	1656	3310	33%							
40	Jarvis Rd./Runy Rd. & McClure Rd.	368	1267	28%	170	514	32%	194	404	31%	0	135	0%	0	0	0	396	1216	32%	195	518	38%	201	473	42%	0	245	0%	0	0	764	2529	30%								
50	Jarvis Road & Brock Rd.	376	911	41%	170	324	52%	197	484	41%	9	103	9%	0	0	0	408	958	43%	195	265	53%	260	440	43%	13	153	8%	0	0	784	1869	43%								
55	Jarvis Road & Steele Rd.	631	1166	54%	170	349	49%	334	590	57%	0	6	0%	127	221	57%	710	1218	58%	195	448	44%	373	558	67%	0	4	0%	141	218	65%	1340	2194	56%							
60	Jarvis Road & Wells Rd./Wells Rd. (Westside)	796	1186	67%	392	551	71%	166	367	43%	226	241	94%	12	37	32%	860	1291	67%	366	594	62%	241	385	63%	245	278	88%	8	34	24%	1656	2487	67%							
80	Jarvis Road & Home Rd., Ext.	675	2930	33%	267	430	62%	29	210	14%	167	630	27%	212	790	27%	912	2653	15%	230	378	61%	100	368	27%	250	815	35%	292	1052	28%	1587	4093	34%							
90	Jarvis Road & Harbin Rd.	100	572	17%	71	324	22%	29	133	23%	0	115	0%	0	0	0	158	638	15%	58	217	27%	100	352	28%	0	69	0%	0	0	258	1210	21%								
100	US 42 & US 33 N/S Runy	780	3576	22%	203	1253	16%	492	1846	27%	85	477	18%	0	0	0	1117	3901	29%	262	1538	17%	731	1614	46%	124	529	23%	0	0	3899	7477	25%								
110	US 42 & US 33 N/S Runy	1134	3581	33%	288	914	32%	596	1853	32%	0	0	0	250	734	34%	1599	4346	37%	266	1289	30%	808	1586	55%	0	0	345	1473	23%	2733	7847	35%								
120	US 42 & Bell Rd./Wells Rd.	1192	2977	40%	538	1164	46%	510	1460	35%	29	134	22%	115	219	53%	1628	3708	41%	731	2037	36%	811	1425	57%	16	82	20%	70	164	43%	2820	6685	42%							
130	US 42 & Street A	4108	2649	42%	510	1101	46%	192	1142	17%	0	0	0	406	486	180%	1203	3516	48%	634	1812	15%	357	972	37%	0	0	711	712	100%	2811	6165	46%								
140	US 42 & US 33 N/S Runy	611	2152	28%	370	961	39%	192	1142	17%	0	0	0	49	49	100%	878	2691	33%	345	1543	22%	357	972	37%	0	0	176	176	100%	1489	4843	31%								
150	US 42 & Harbin Rd./Home Rd., Ext.	1367	3655	37%	142	711	20%	412	1285	32%	167	538	31%	646	1129	57%	1841	4612	40%	366	1541	24%	437	948	40%	199	643	31%	839	1480	57%	3208	8277	39%							
160	US 42 & Jarvis Rd.	917	2342	37%	435	844	52%	437	1351	32%	4	95	4%	71	252	28%	1244	3102	40%	648	1672	19%	525	1184	44%	13	73	18%	58	173	34%	2191	5644	39%							
170	US 42 & Williams Rd.	911	2665	34%	474	992	57%	437	1499	39%	0	154	0%	0	110	0%	1225	3258	38%	699	1833	38%	556	1071	40%	0	212	0%	0	142	0%	2130	5923	36%							
200	Leland-Croy Rd. Ext./Wells-Croy Rd. & Brock Rd.	500	1149	44%	171	389	44%	277	468	59%	28	104	27%	24	188	13%	972	1462	63%	371	784	47%	360	641	59%	23	127	18%	18	110	16%	1172	2611	45%							
220	Leland-Croy Rd. Ext. & Wells Rd.	793	1612	78%	145	213	68%	359	426	84%	56	110	51%	233	268	87%	977	1259	78%	266	399	67%	443	502	80%	78	142	53%	190	216	88%	1770	2276	78%							
260	Harbin Rd. (Rebuild)/Wells-Croy Rd. Ext. & Home Rd. Ext.	731	1729	43%	283	263	100%	0	60	0%	320	831	39%	128	555	23%	1153	2304	48%	536	556	100%	0	46	0%	474	1070	41%	143	742	13%	1884	4123	46%							