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28	LANDSCAPE PLAN
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CHANCE FLOODPLAIN) A
MANAGEMENT AGENCY F

UTILITY COMPANIES

PHONE: 419-292-3900
FRONTIER CENTRAL AVE. #1944
DELAWARE, OH 43015
(740) 383-0686

FIBER OPTIC:
WIDE OPEN WEST
376765 COLUMBUS, OH 43231
(614) 948-4653

CABLE: CHARTER SPECTRUM
VIDEO INTERCHANGE DR.
COLUMBUS, OH 43204
(614) 255-6349

WATER:
CITY OF MARYSVILLE
2029 SOUTH MAIN ST.
MARYSVILLE, OH 43040
(937) 645-7358

FIBER OPTIC:
ZAYO FIBER SOLUTIONS
4199 KINROSS DR. KINGS LK
SUITE 10
RICHLAND, OH 44286
(918) 295-7156

GAS:
COLUMBIA GAS OF OHIO
1000 DUBLIN ROAD
COLUMBUS, OHIO 43215
(614) 481-1057

LIGHTING & SIGNAL:
ODOT, DISTRICT 6
400 EAST WILLIAM ST.
DELAWARE, OH 43015
(740) 815-6015

SCOTT CRAIG D TRUSTEE
0 BROCK RD
PLAIN CITY, OH 43064

CONTACT: KEVIN KERSHNER
EMAIL: KEVIN.KERSHNER@KIMLEY-HORN.COM

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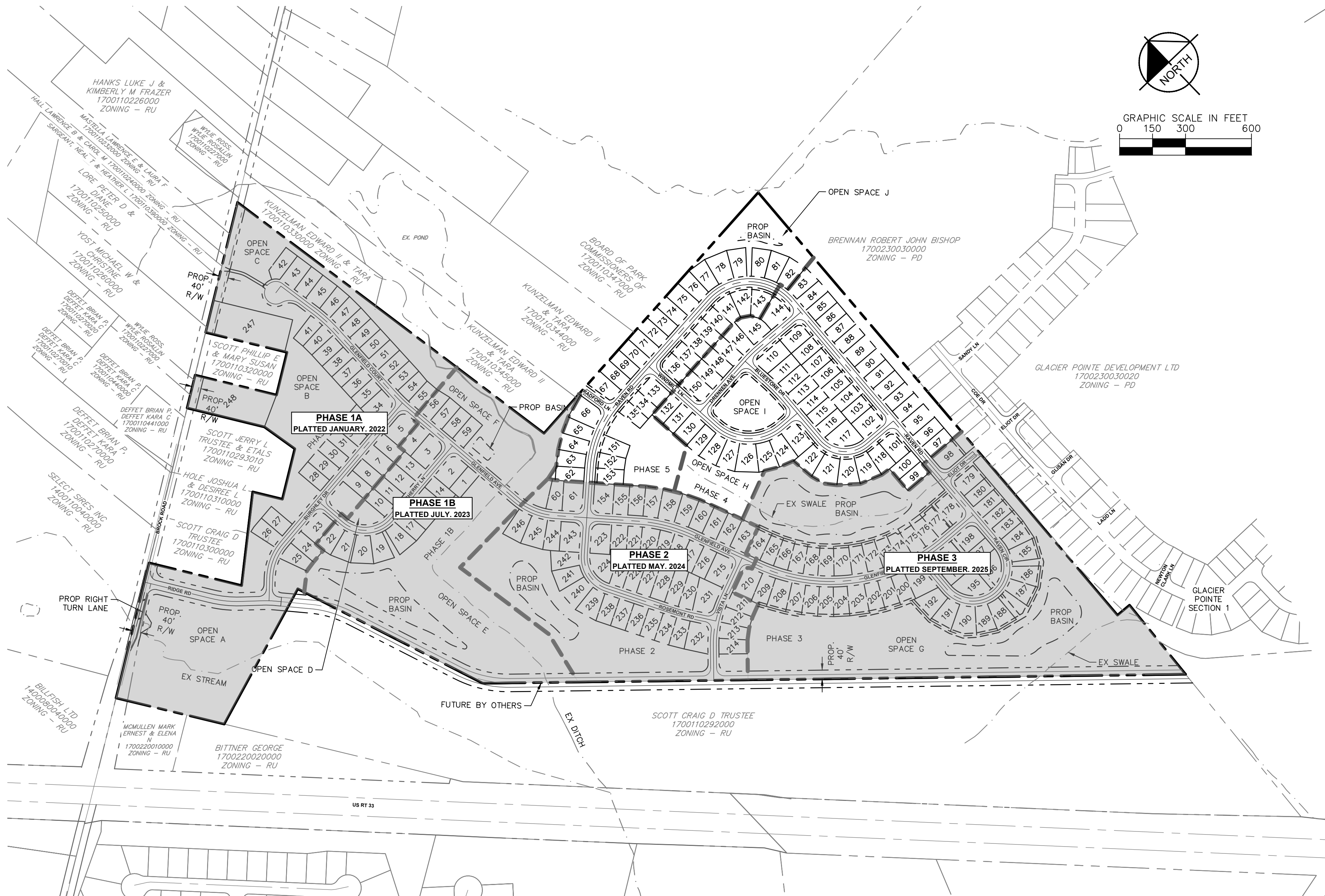
CONTACTS: JEFF MILLER
EMAIL: JEFF.MILLER@CESOINC.COM

NO.	DESIGN SECTION	VARIANCE REQUEST	APPROVAL	DATE
1	SECTION 406: ROAD OR STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS	MINIMUM RIGHT-OF-WAY WIDTH OF 50 FEET FOR COLLECTOR STREETS AND LOCAL STREET OR ROAD		1/12/2022
2	SECTION 412: BLOCKS	PERMIT BLOCK LENGTHS GREATER THAN 1,500 FEET AND LESS THAN 500 FEET; NO SIDEWALKS REQUIRED MID-BLOCK ARE OVER 900 FEET IN LENGTH		1/12/2022
3	SECTION 406: ROAD OR STREET RIGHT-OF-WAY AND PAVEMENT WIDTHS & SECTION 408: SPECIAL STREET TYPES	PROVIDE HALF OF THE RIGHT-OF-WAY WIDTH, 40 FEET, FOR FUTURE MINOR COLLECTOR ROAD		1/12/2022

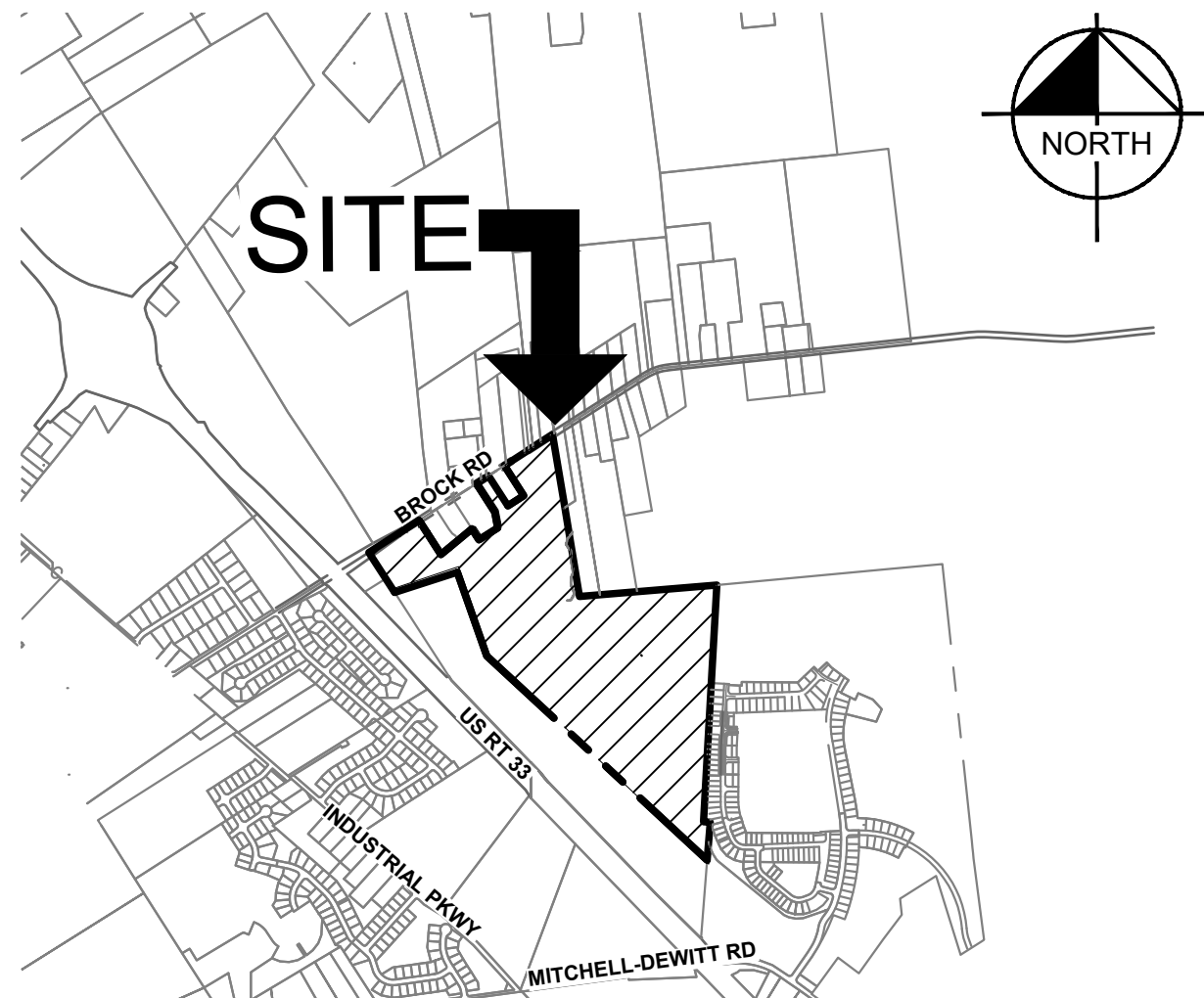
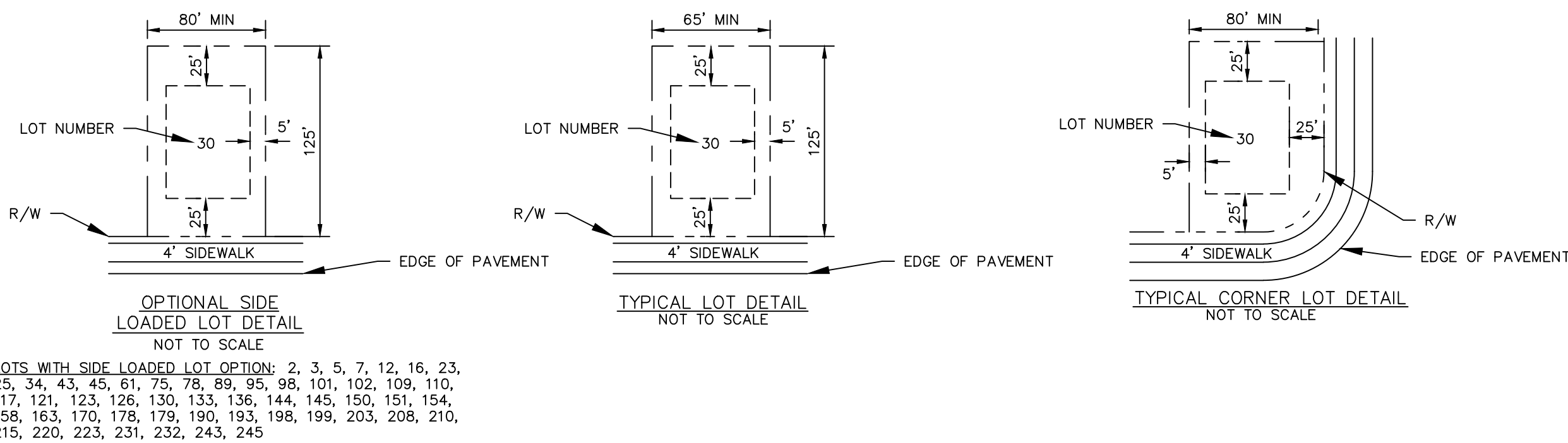
PRELIMINARY PLAT / PRELIMINARY ENGINEERING PLAN FOR HOMESTEAD AT SCOTTS FARM

VIRGINIA MILITARY SURVEY NO. 1440
JEROME TOWNSHIP, UNION COUNTY, OH

JANUARY 2022



SCALE: 1"=300'



SCALE: 1"=2000'

SCALE: 1"=2000

PRELIMINARY

**NOT TO BE USED FOR
CONSTRUCTION**

CURRENT ZONING:	PD/PLANNED DEVELOPMENT DISTRICT
TOTAL SITE ACREAGE:	±33.24 AC
TOTAL OPEN SPACE:	±7.69 AC (44%)
TOTAL RIGHT-OF-WAY AREA:	±5.34 AC
TOTAL LOT AREA:	±20.01 AC
TOTAL NUMBER OF LOTS:	91
GROSS DENSITY:	2.74 UNITS/AC

H: 3.48 AC

H:	3.48	AC
I:	1.34	AC
J:	2.87	AC
TOTAL:	7.69	AC

NOTE: OPEN SPACE AREAS ARE SUBJECT TO CHANGE PRIOR TO FINAL PLATTING. THE APPROVED ZONING REQUIRES A MINIMUM OPEN SPACE OF 40% OF THE GROSS AREA.

PHASE 1A:	40 LOTS - PLATTED JANUARY 2022
PHASE 1B:	21 LOTS - PLATTED JULY 2023
PHASE 2:	48 LOTS - PLATTED MAY 2024
PHASE 3:	48 LOTS - PLATTED SEPTEMBER 2025
PHASE 4:	56 LOTS
PHASE 5:	35 LOTS
TOTAL:	248 LOTS

MINIMUM LOT AREA:	8,125 SQ FT
MINIMUM LOT WIDTH:	65 FT
MAXIMUM LOT COVERAGE:	35% BUILDING 65% IMPERVIOUS AREA
MINIMUM FRONT YARD SETBACK:	25 FT
MINIMUM SIDE YARD SETBACK:	5 FT (ONE SIDE)
MINIMUM REAR YARD SETBACK:	25 FT
TERRAIN CLASSIFICATION:	LEVEL

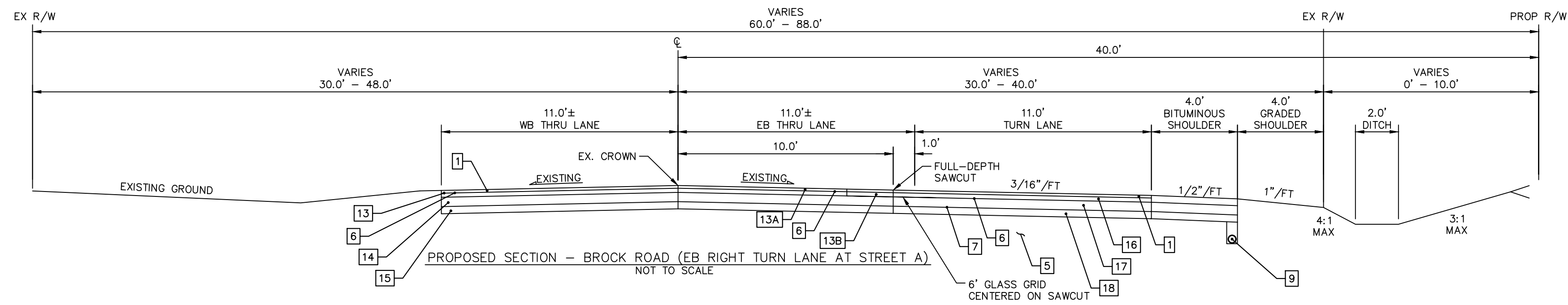
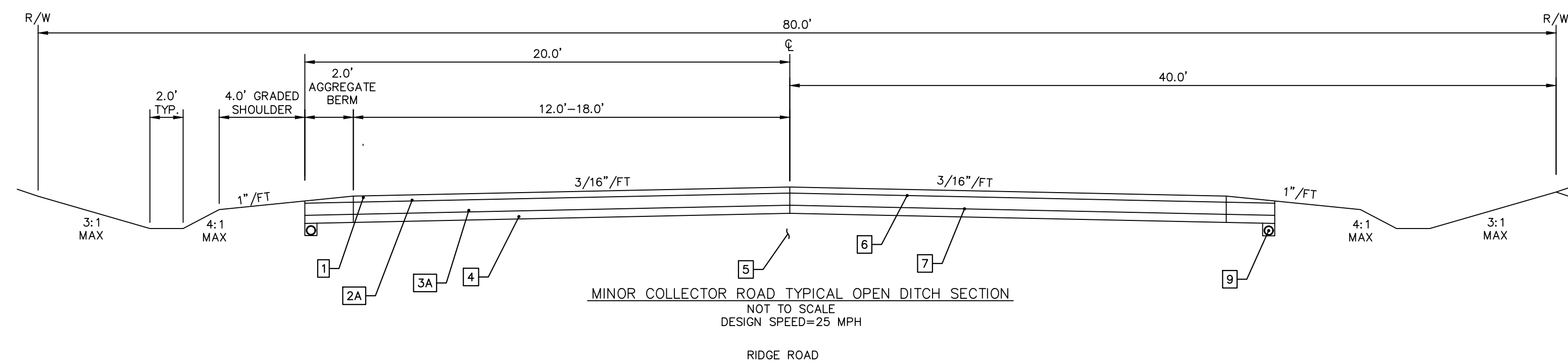
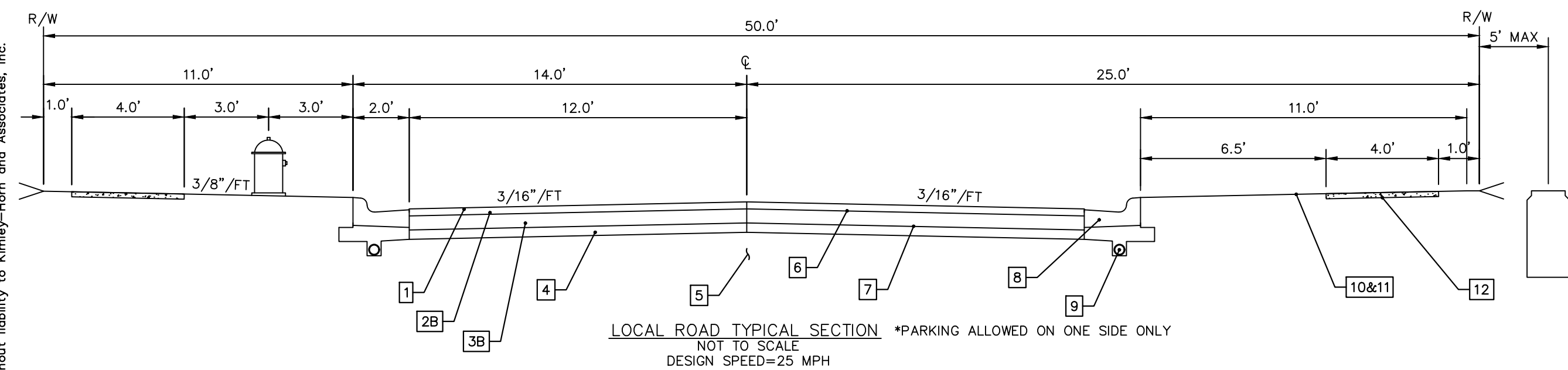
1. DESIGN, USE, LANDSCAPING, AND OWNERSHIP OF THE PROPOSED OPEN SPACE SHALL BE AS FOLLOWS:
ALL OPEN SPACE SHALL BE OWNED AND MAINTAINED BY MASTER HOMEOWNERS ASSOCIATION.
2. SANITARY SEWER AND WATER SERVICE TO BE PROVIDED BY THE CITY OF MARYSVILLE AND DESIGNED PER MARYSVILLE STANDARDS.
3. STREETS AND STORMWATER MANAGEMENT SHALL MEET THE STANDARDS OF UNION COUNTY.
4. PARKING SHALL NOT BE PERMITTED ON THE SIDE OF THE STREET WHERE FIRE HYDRANTS ARE INSTALLED.
5. LOTS SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, THE GRADE AWAY FROM THE FOUNDATION WALL SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
6. STORMWATER MANAGEMENT BASINS WILL BE PROVIDED WITH FINISH GRADING AND SLOPES TO HOLD THE POST-DEVELOPED RUNOFF RATES EQUAL TO THE CRITICAL STORM PRE-DEVELOPED RATES.
7. BE ADVISED: A SUBSURFACE DRAINAGE SYSTEM MAY EXIST ON THIS SITE. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE OR TILE STRUCTURES ENCOUNTERED IN THE FIELD AND, IF DAMAGED, REPAIR OR REPLACE THEM IMMEDIATELY WITH THE SAME SIZE AND QUALITY OF MATERIALS AS FOUND. ALL DRAINAGE LINES EXPOSED IN THE FIELD SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AT A STRUCTURE.

SCALE:	AS NOTED
DESIGNED BY:	SMV
DRAWN BY:	NSM
CHECKED BY:	KDK

TITLE SHEET

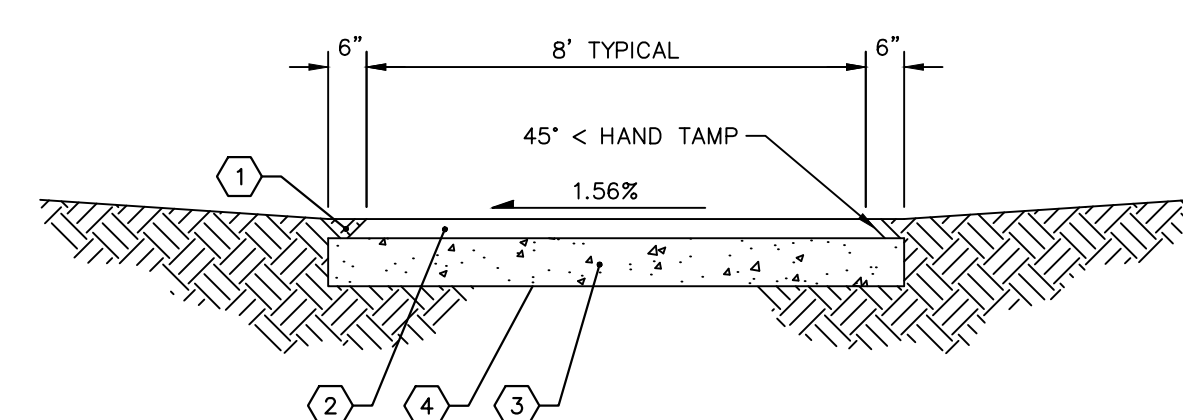
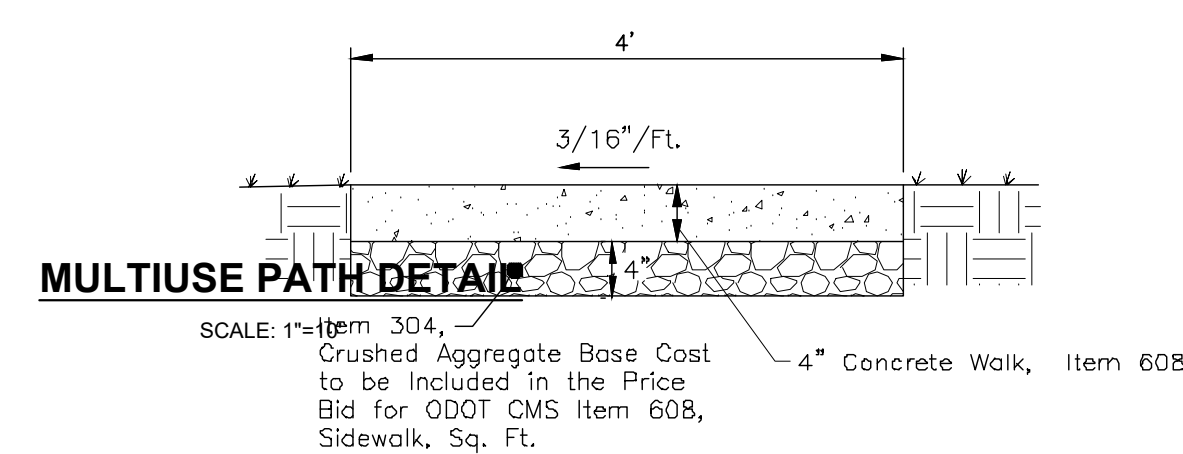
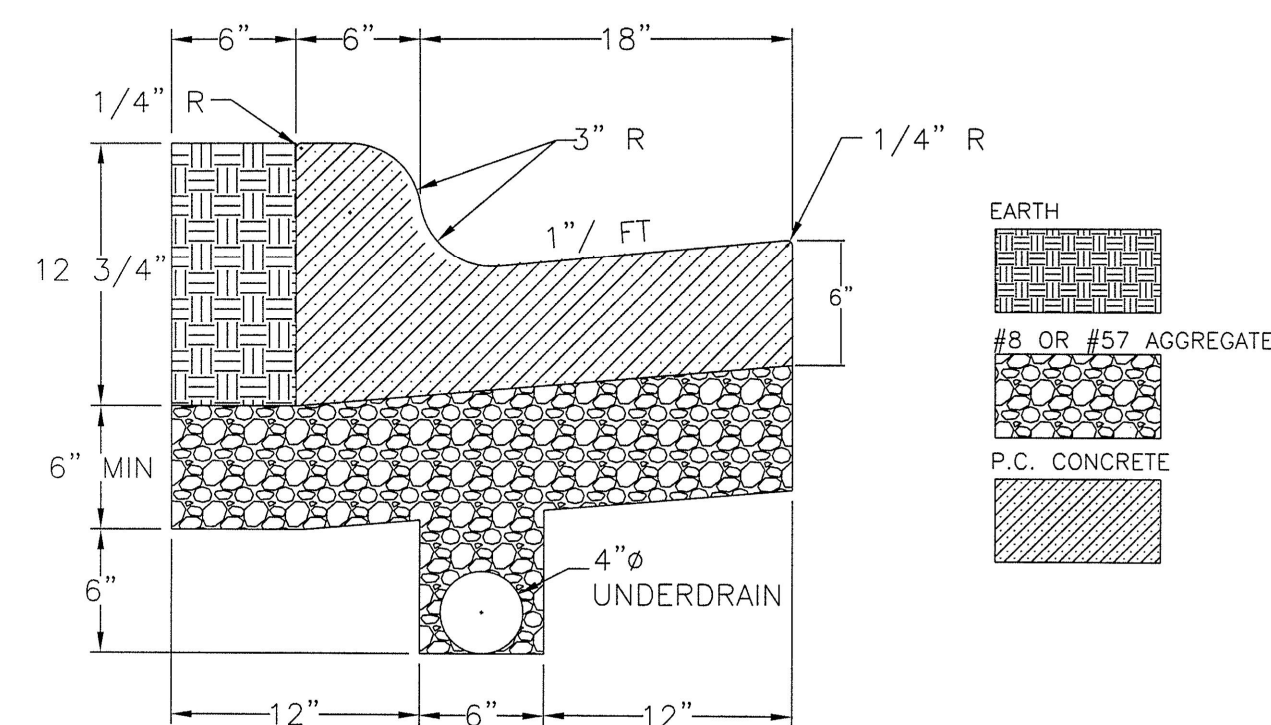
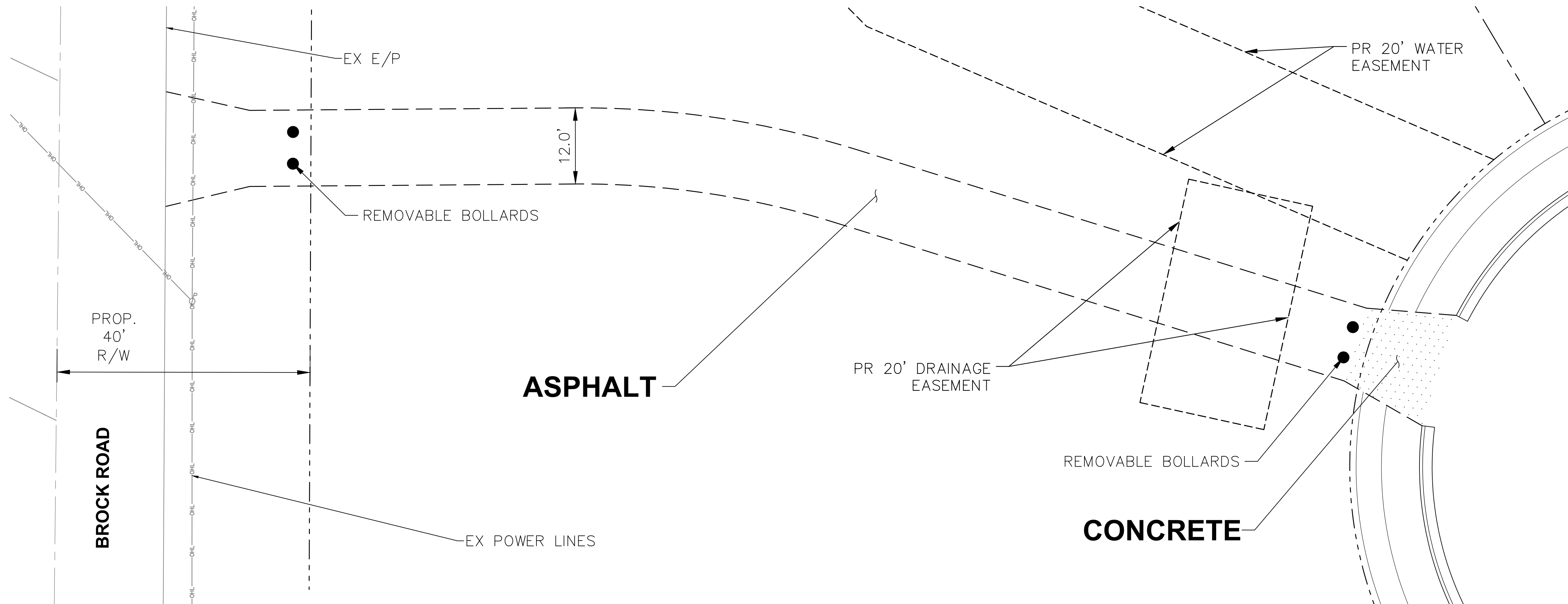
**HOMESTEAD AT
SCOTTS FARM**

ORIGINAL ISSUE: 07/22/2026
KHA PROJECT NO. 190013014
SHEET NUMBER



- ### PAVEMENT LEGEND

1. ITEM 441 - 1-1/4" ASPHALT SURFACE COURSE, HEAVY TRAFFIC, TYPE 1 (448) PG 64-22
- 2A. ITEM 441 - 2-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE, HEAVY TRAFFIC, TYPE 1 (448) PG 64-22
- 2B. ITEM 441 - 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE, HEAVY TRAFFIC, TYPE 1 (448) PG 64-22
- 3A. ITEM 301 - 7.5" ASPHALT CONCRETE BASE
- 3B. ITEM 301 - 6" ASPHALT CONCRETE BASE
4. ITEM 304 - 4" CRUSHED AGGREGATE BASE
5. ITEM 204 - SUBGRADE COMPACTION
6. ITEM 407 - TACK COAT FOR INTERMEDIATE COURSE (0.1 GAL/SY)
7. ITEM 407 - TACK COAT (0.075 GAL/SY)
8. ITEM 609 - COMBINATION CURB AND GUTTER (PER UNION COUNTY STD DWG 07)
9. ITEM 605 - 4" PIPE UNDERDRAIN
10. ITEM 659 - SEEDING AND MULCHING
11. ITEM 653 - 4" TOPSOIL
12. ITEM 608 - 4" CONCRETE WALK
13. EXISTING SURFACE COURSE
- 13A. ITEM 402 - 1-1/4" PAVEMENT PLANING
- 13B. ITEM 402 - 1-1/2" PAVEMENT PLANING
14. EXISTING BASE COURSE
15. EXISTING AGGREGATE BASE
16. ITEM 441 - ASPHALT CONCRETE INTERMEDIATE COURSE, HEAVY TRAFFIC, TYPE 1 (448) PG 64-22, MATCH EXISTING THICKNESS, ASSUMED 1-1/2"
17. ITEM 301 - BITUMINOUS AGGREGATE BASE, MATCH EXISTING THICKNESS, ASSUMED 7.5"
18. ITEM 304 - CRUSHED AGGREGATE BASE, MATCH EXISTING THICKNESS, ASSUMED 4"



- NOTES:
1. ANGLE HAND TAMP AT 45°
 2. ITEM 441 - 2.5" ASPHALT CONCRETE SURFACE COURSE (LIGHT TRAFFIC), PG 64-22
 3. ITEM 304 - 6" AGGREGATE BASE
 4. ITEM 204 - SUBGRADE COMPACTION

NOTE

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HOMESTEAD AT SCOTTS FARM

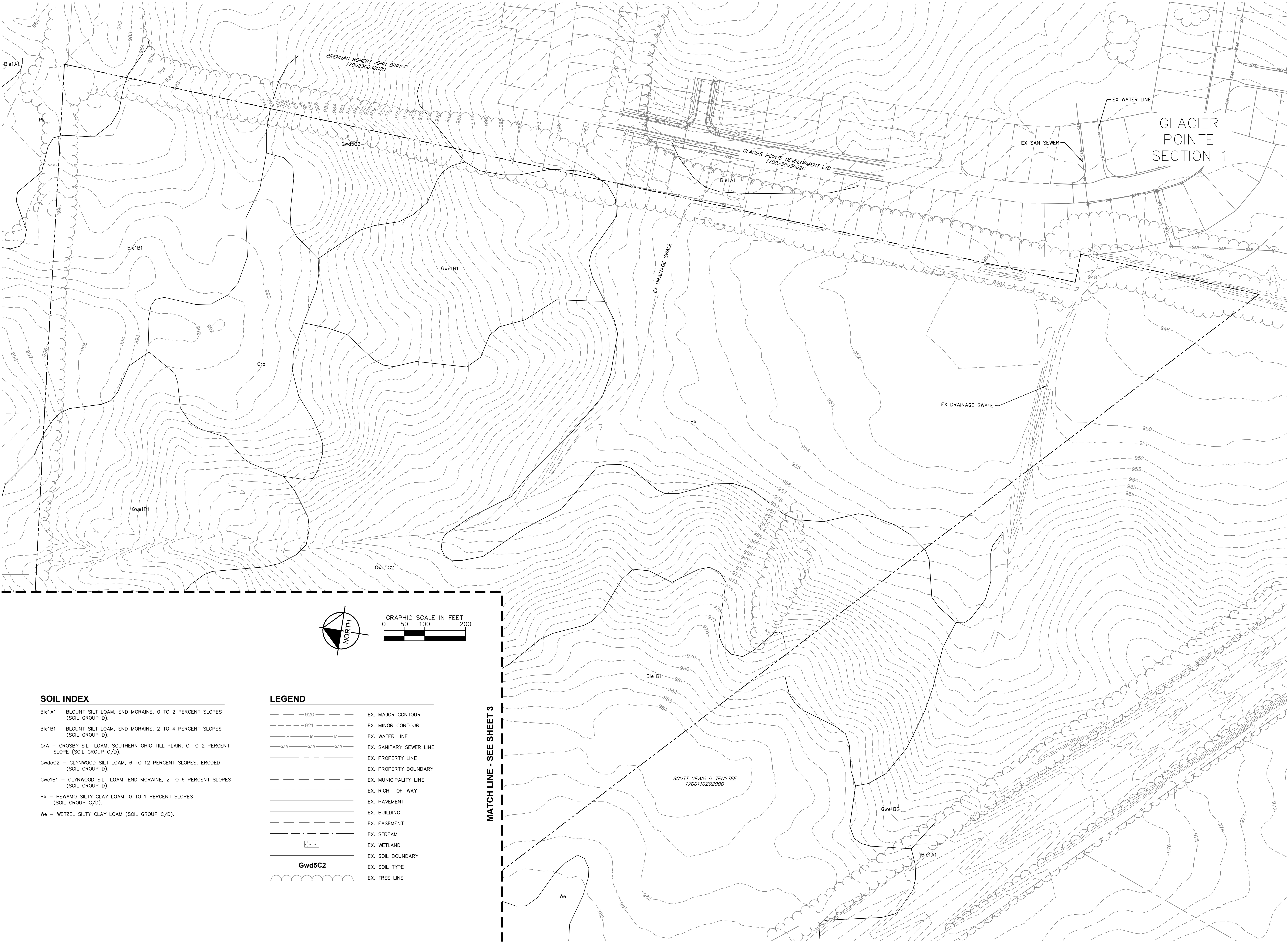
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OF 30

Drawing name: K:\GLD_LDEV\190013014_Pulte_Scott_Property_Union County_OH_V2 Design\CAD\PlanSheets\Prelim Engineering\EXISTING CONDITIONS.dwg Layout2 Jul 20, 2026 12:58pm By: Mitch Fletcher
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SOIL INDEX

- Ble1A1 – BLOUNT SILT LOAM, END MORaine, 0 TO 2 PERCENT SLOPES (SOIL GROUP D).
- Ble1B1 – BLOUNT SILT LOAM, END MORaine, 2 TO 4 PERCENT SLOPES (SOIL GROUP D).
- Cra – CROSBY SILT LOAM, SOUTHERN OHIO TILL PLAIN, 0 TO 2 PERCENT SLOPE (SOIL GROUP C/D).
- Gwd5C2 – GLYNWOOD SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED (SOIL GROUP D).
- Gwe1B1 – GLYNWOOD SILT LOAM, END MORaine, 2 TO 6 PERCENT SLOPES (SOIL GROUP D).
- Pk – PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES (SOIL GROUP C/D).
- We – WETZEL SILTY CLAY LOAM (SOIL GROUP C/D).

LEGEND

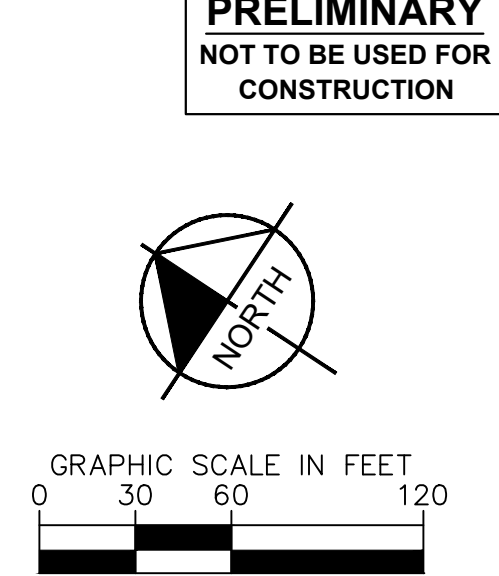
- 920 — EX. MAJOR CONTOUR
- - - 921 - - - EX. MINOR CONTOUR
- W — W — EX. WATER LINE
- SAN — SAN — EX. SANITARY SEWER LINE
- — — EX. PROPERTY LINE
- — — EX. PROPERTY BOUNDARY
- - - - - EX. MUNICIPALITY LINE
- — — EX. RIGHT-OF-WAY
- — — EX. PAVEMENT
- — — EX. BUILDING
- — — EX. EASEMENT
- · - · - EX. STREAM
- — — EX. WETLAND
- — — EX. SOIL BOUNDARY
- — — EX. SOIL TYPE
- — — EX. TREE LINE

Gwd5C2

MATCH LINE - SEE SHEET 3

AS NOTED		DESIGNED BY: SMV		DRAWN BY: NSM		CHECKED BY: KDK		No.		REVISIONS		DATE		BY	
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HOMESTEAD AT SCOTT'S FARM JEROME TOWNSHIP UNION COUNTY, OHIO															
ORIGINAL ISSUE: 07/22/2026															
KHA PROJECT NO. 190013014															
SHEET NUMBER 4															
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	500.00'	135.65'	S40°26'21"E	135.23'	15°32'38"	68.24'
C3	500.00'	61.09'	S44°42'39"E	61.05'	7°00'00"	30.58'
C5	250.00'	168.32'	S64°34'39"W	165.16'	38°34'38"	87.49'
C7	155.00'	243.47'	N51°08'02"W	219.20'	90°00'00"	155.00'

LEGEND

- | | |
|-------|----------------------------|
| ===== | EXISTING PROPERTY BOUNDARY |
| ----- | EXISTING PROPERTY LINE |
| ----- | EXISTING RIGHT-OF-WAY |
| ----- | PROPOSED PROPERTY LINE |
| ----- | PROPOSED RIGHT-OF-WAY |
| ----- | PROPOSED CENTERLINE |
| ----- | PROPOSED FACE OF CURB |
| ----- | PROPOSED SIDEWALK |

HOMESTEAD AT SCOTT'S FARM

JEROME TOWNSHIP
UNION COUNTY, OHIO

PRELIMINARY PLAT

SCALE:	AS NOTED
DESIGNED BY:	SMV
DRAWN BY:	NSM
CHECKED BY:	KDK

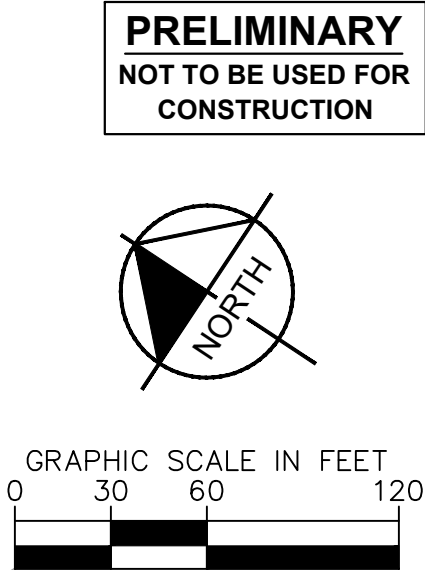
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C8	800.00'	149.75'	S4°08'54"E	149.53'	10°43'31"	75.10'
C9	800.00'	102.60'	S2°27'35"E	102.53'	7°20'53"	51.37'



LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK

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PRELIMINARY PLAT

HOMESTEAD AT
SCOTT'S FARM
JEROME TOWNSHIP
UNION COUNTY, OHIO

ORIGINAL ISSUE:
07/22/2026
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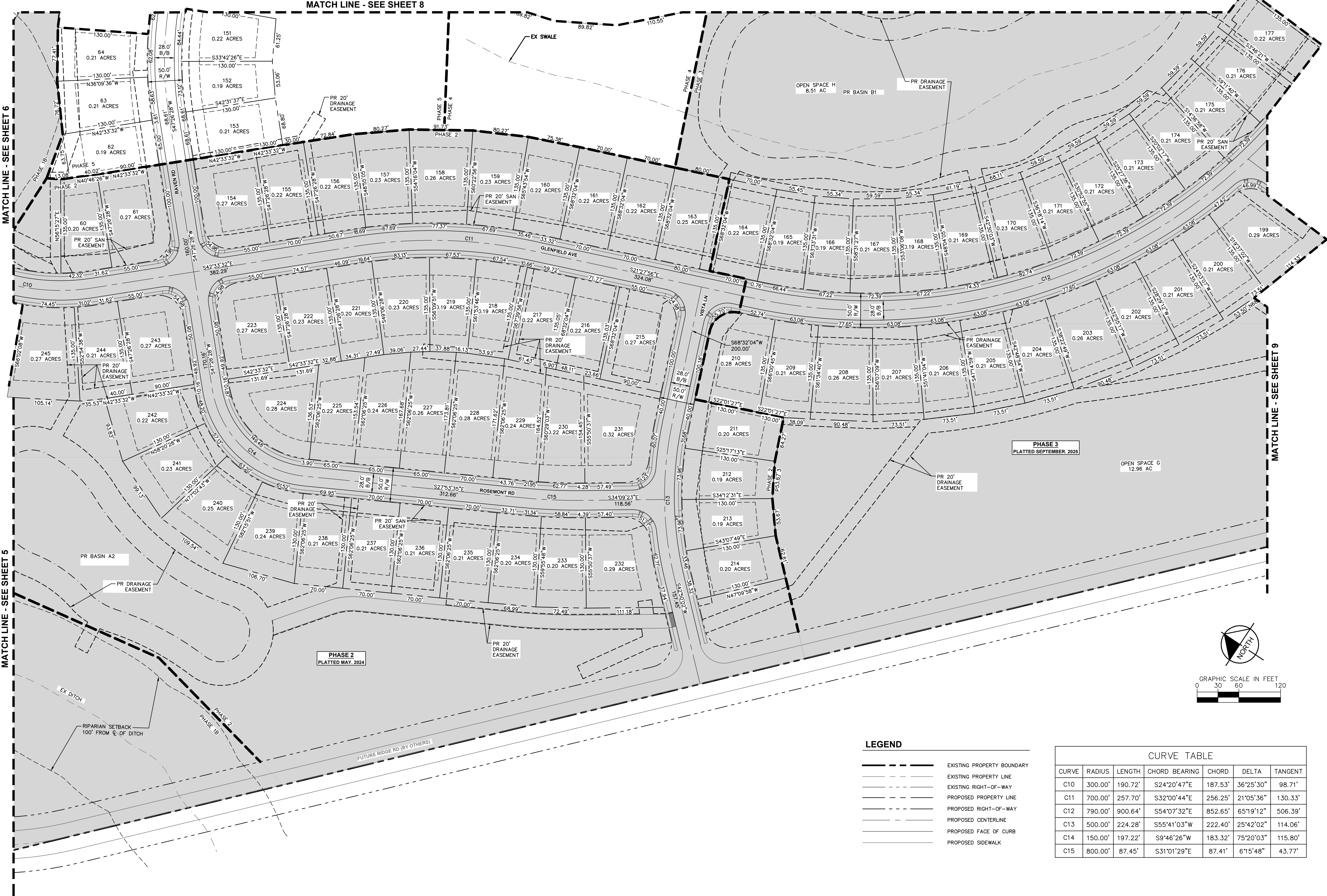
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LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C10	300.00'	190.72'	S24°20'47"E	187.53'	36°25'30"	98.71'
C11	700.00'	257.70'	S32°00'44"E	256.25'	21°05'36"	130.33'
C12	790.00'	900.64'	S54°07'32"E	852.65'	65°19'12"	506.39'
C13	500.00'	224.28'	S55°41'03"W	222.40'	25°42'02"	114.06'
C14	150.00'	197.22'	S9°46'26"W	183.32'	75°20'03"	115.80'
C15	800.00'	87.45'	S31°01'29"E	87.41'	6°15'48"	43.77'

PRELIMINARY
NOT TO BE USED FOR
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HOMESTEAD AT
SCOTTS FARM

JEROME TOWNSHIP
UNION COUNTY, OHIO

PRELIMINARY PLAT

SCALE:

AS NOTED

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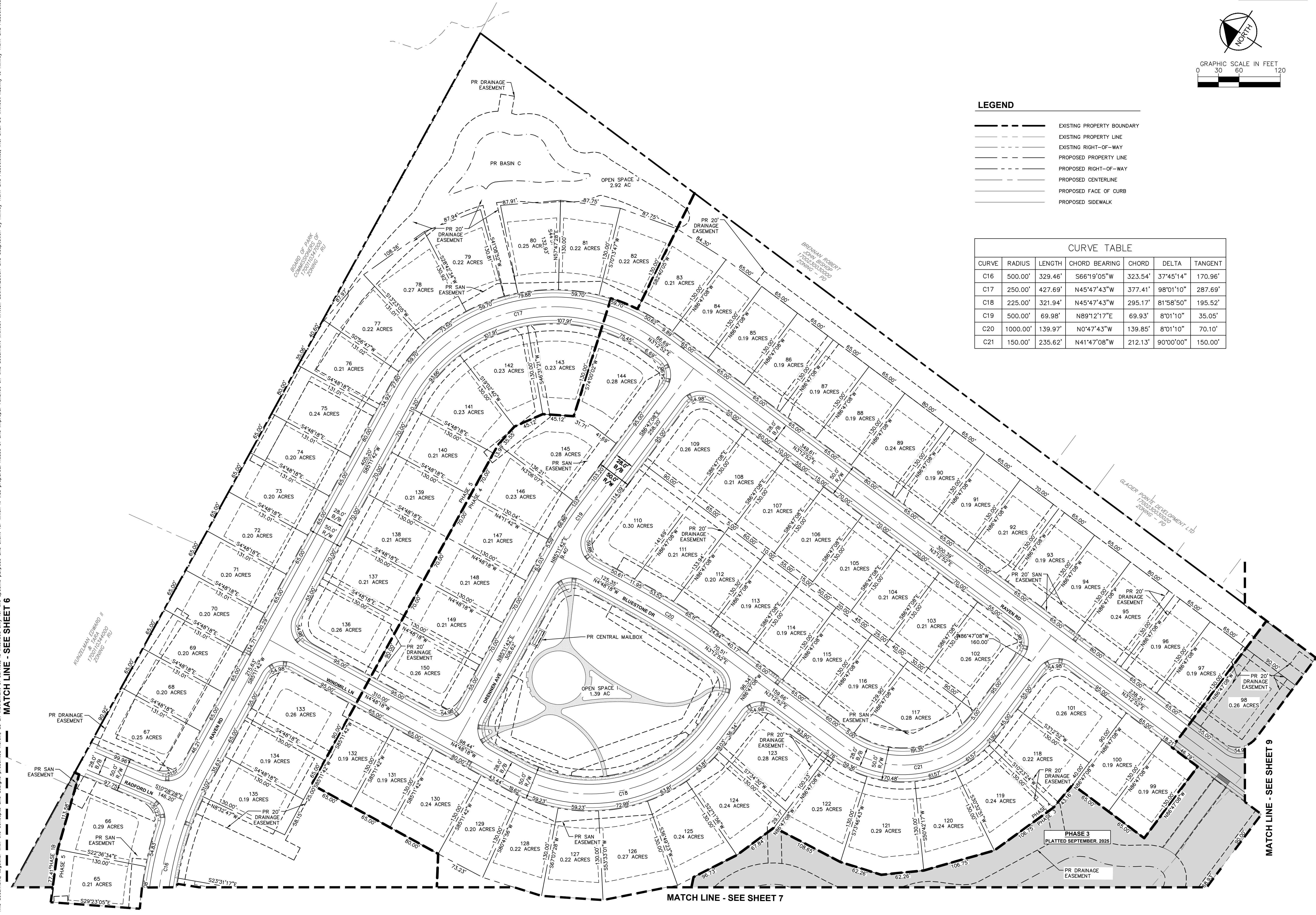
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MATCH LINE - SEE SHEET 6



MATCH LINE - SEE SHEET 7

MATCH LINE - SEE SHEET 9

HOMESTEAD AT
SCOTTS FARM

JEROME TOWNSHIP
UNION COUNTY, OHIO

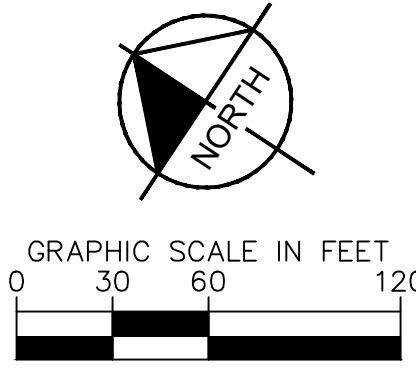
PRELIMINARY PLAT

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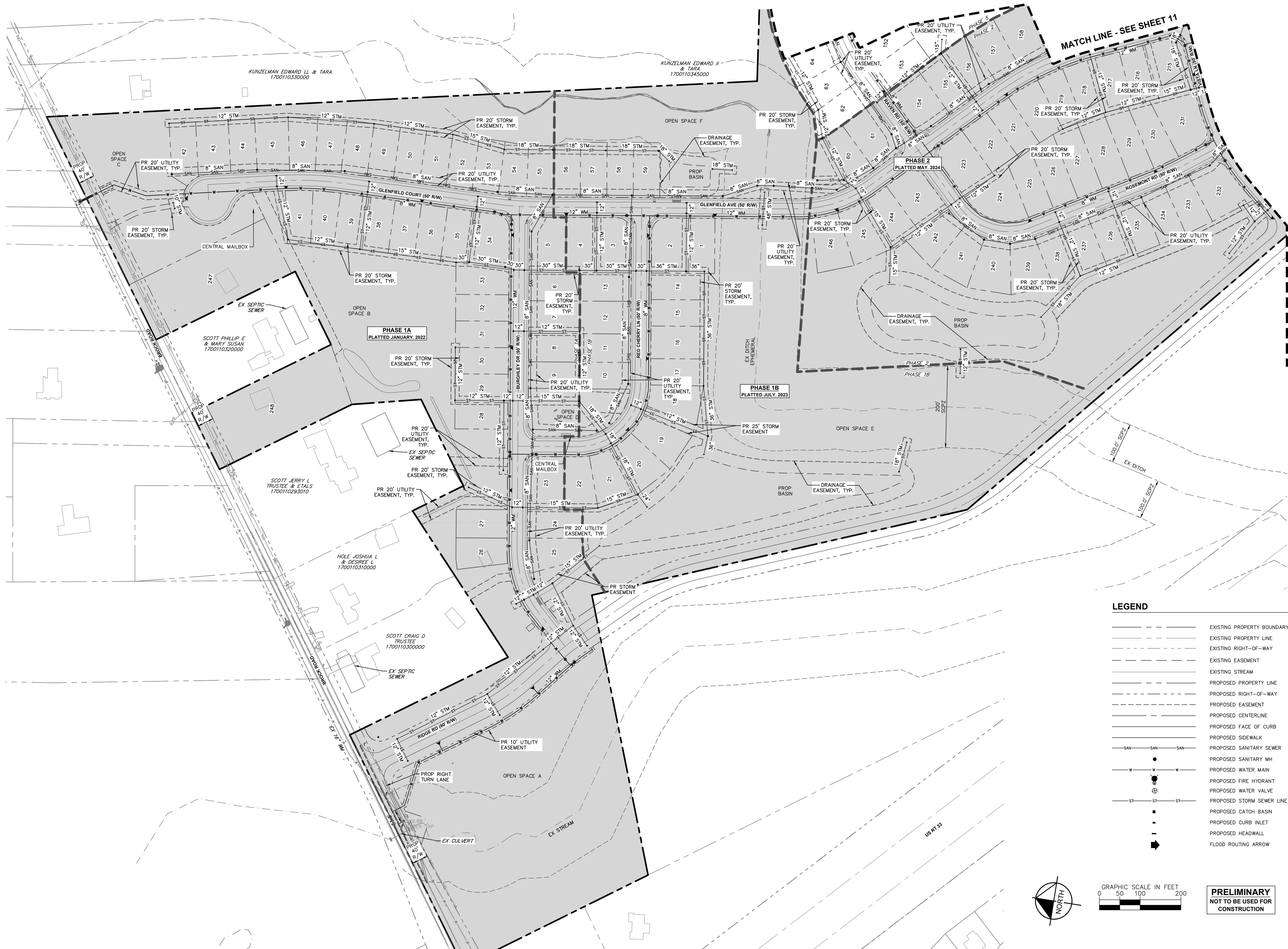
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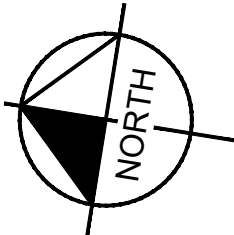
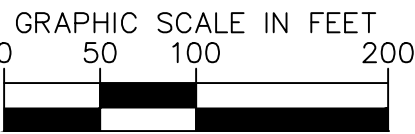
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LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MH
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER LINE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- FLOOD ROUTING ARROW



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DRAWN BY: NSM
CHECKED BY: KDK

COMPOSITE UTILITY
PLAN

HOMESTEAD AT
SCOTTS FARM
JEROME TOWNSHIP
UNION COUNTY, OHIO

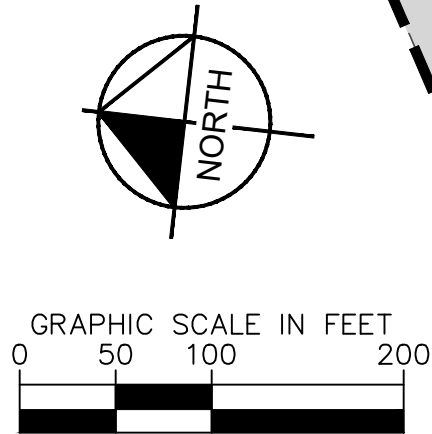
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LEGEND

- | | |
|--|----------------------------|
| | EXISTING PROPERTY BOUNDARY |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING EASEMENT |
| | EXISTING STREAM |
| | PROPOSED PROPERTY LINE |
| | PROPOSED RIGHT-OF-WAY |
| | PROPOSED EASEMENT |
| | PROPOSED CENTERLINE |
| | PROPOSED FACE OF CURB |
| | PROPOSED SIDEWALK |
| | PROPOSED SANITARY SEWER |
| | PROPOSED SANITARY MH |
| | PROPOSED WATER MAIN |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED WATER VALVE |
| | PROPOSED STORM SEWER LINE |
| | PROPOSED CATCH BASIN |
| | PROPOSED CURB INLET |
| | PROPOSED HEADWALL |
| | FLOOD ROUTING ARROW |



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

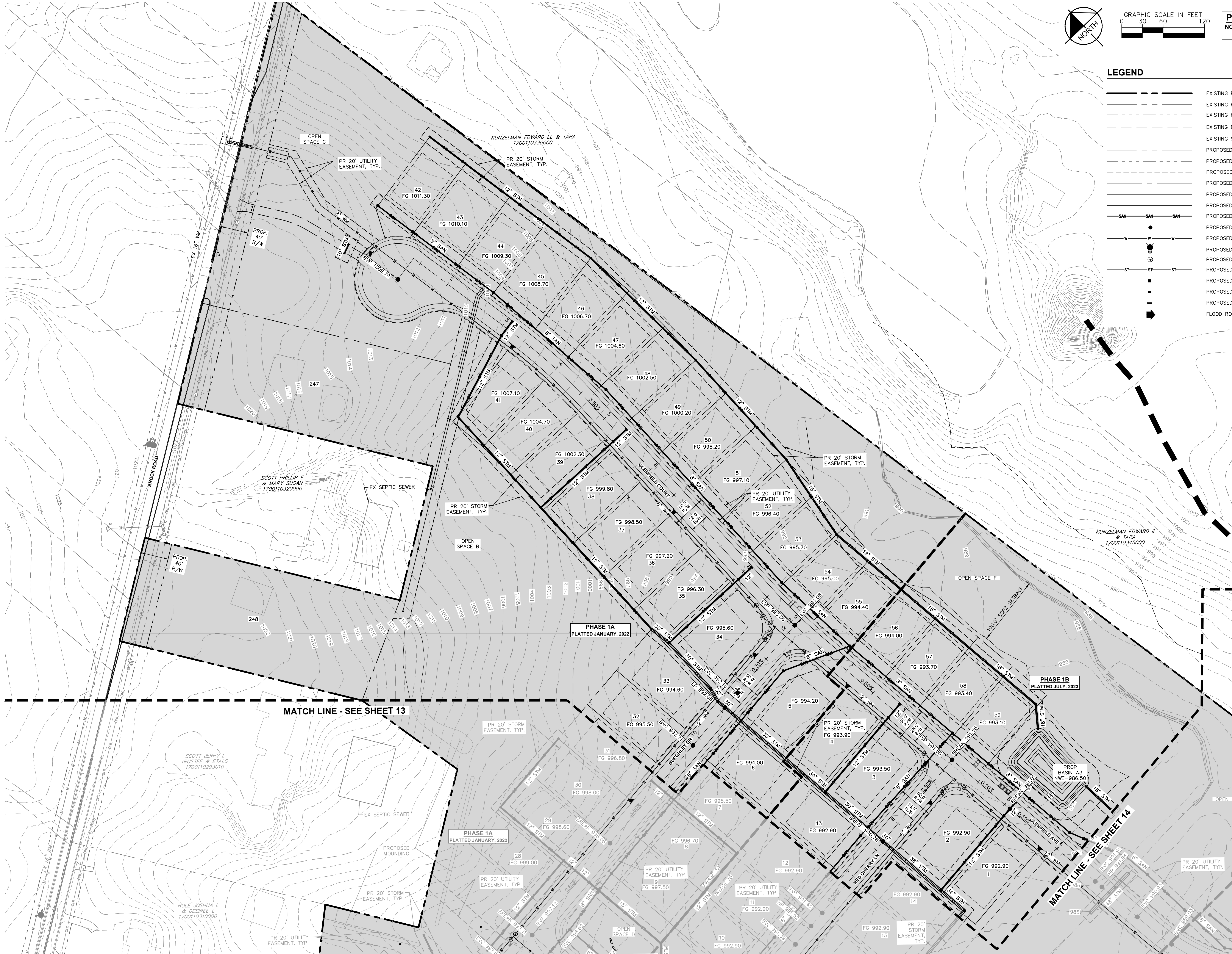
MATCH LINE - SEE SHEET 10

SCOTT CRAIG D. TRUSTEE
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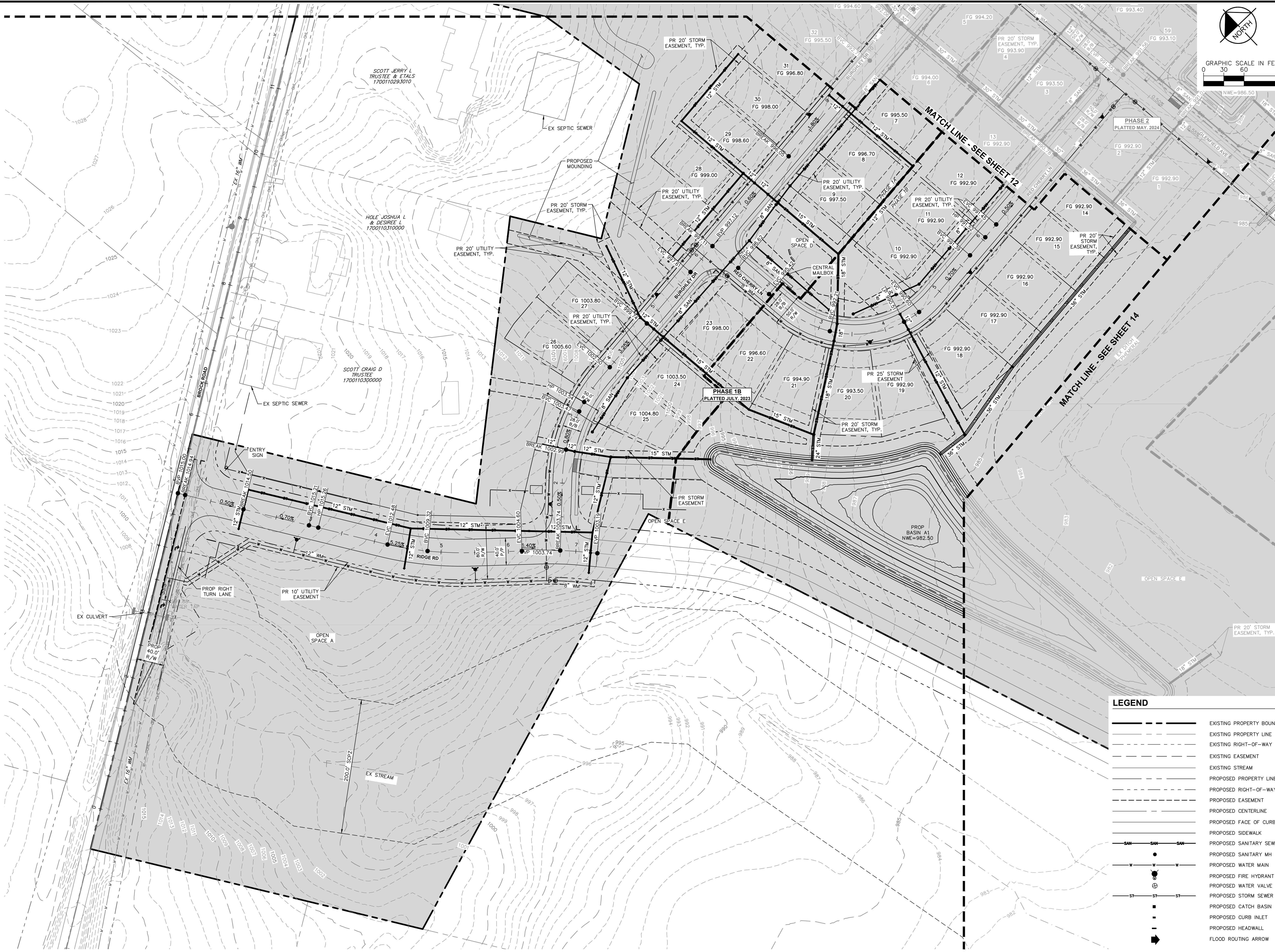
PHASE 3
PLATTED SEPTEMBER, 2025

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COMPOSITE UTILITY PLAN		ORIGINAL ISSUE: 07/22/2026 KHA PROJECT NO. 190013014 SHEET NUMBER	
HOMESTEAD AT SCOTTS FARM JEROME TOWNSHIP UNION COUNTY, OHIO		11 OF 30	
SCALE: AS NOTED DESIGNED BY: SNV DRAWN BY: NSM CHECKED BY: KDK	REVISIONS	DATE	BY

Drawing name: K:\CIB_LDEV\190013014_Pulte_Scott_Property_Union County_OH_V2 Design\CAD\PlanSheets\Prelim Engineering\GRADING & UTILITY PLAN.dwg Layout1 Jul 21, 2026 9:43am by: MichiRichter
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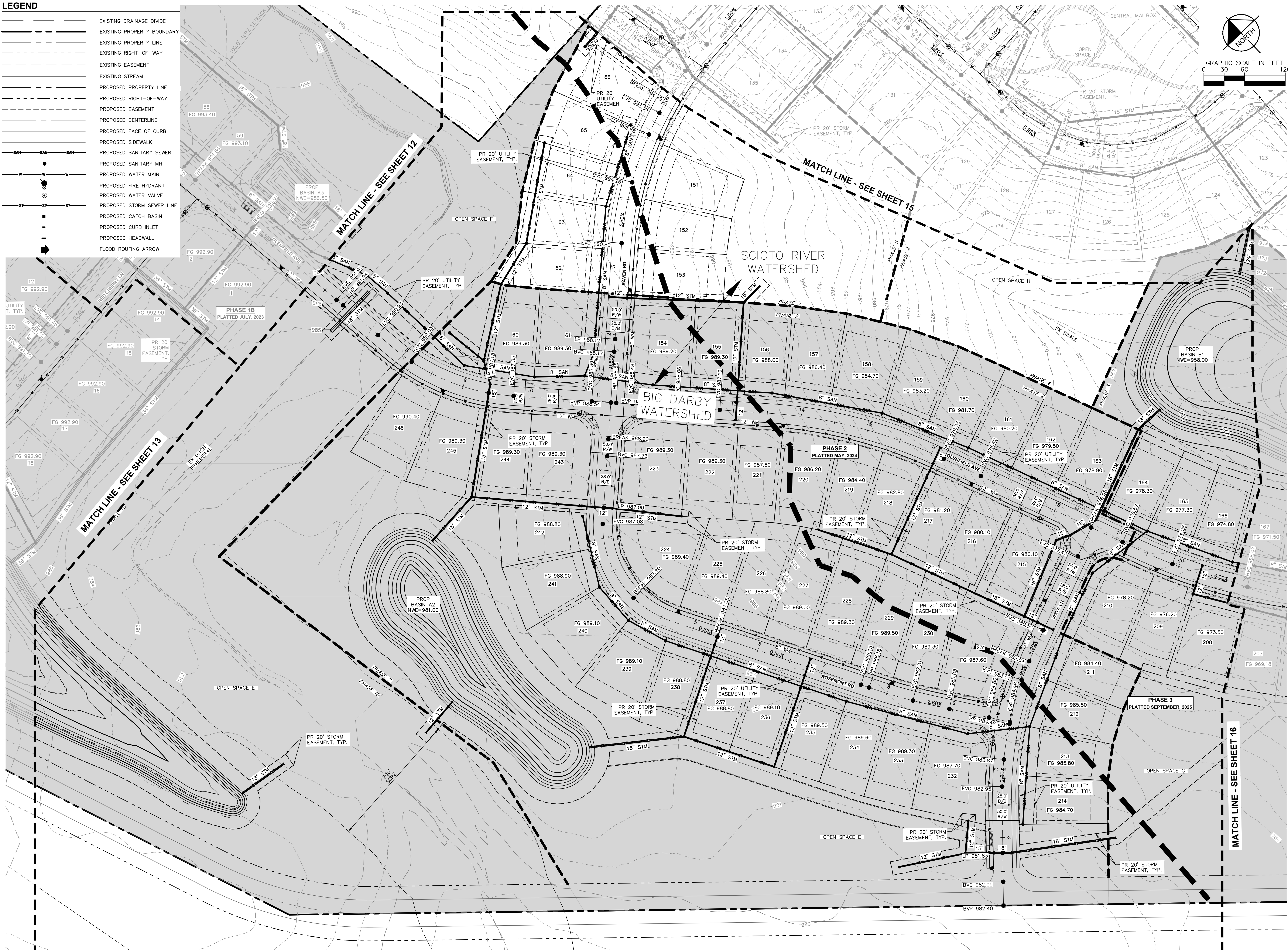
Drawing name: K:\CB_LDEV\190013014_Pulte_Scott_Property_Union County_OH_V2 Design\CAD\PlanSheets\Prelim Engineering\GRADING & UTILITY PLAN.dwg Layout2 Jul 21, 2026 9:15am by: Michal Fischer
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HOMESTEAD AT SCOTTS FARM		JEROME TOWNSHIP UNION COUNTY, OHIO	
ORIGINAL ISSUE: 07/22/2026		KHA PROJECT NO. 190013014	
SHEET NUMBER 13		OF 30	
GRADING & UTILITY PLAN		DESIGNED BY: SMV DRAWN BY: NSM CHECKED BY: KDK	
Kimley»Horn		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET SUITE 200 OH 43235 PHONE: 614-472-8993 WWW.KIMLEY-HORN.COM	
SCALE:		AS NOTED DESIGNED BY: SMV DRAWN BY: NSM CHECKED BY: KDK	
REVISIONS		DATE BY	

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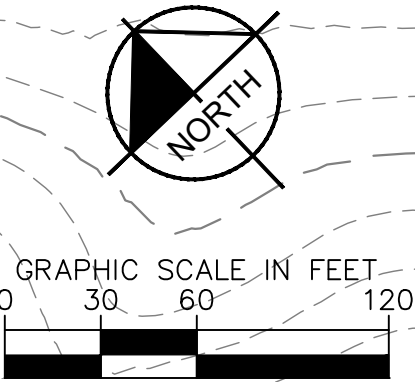
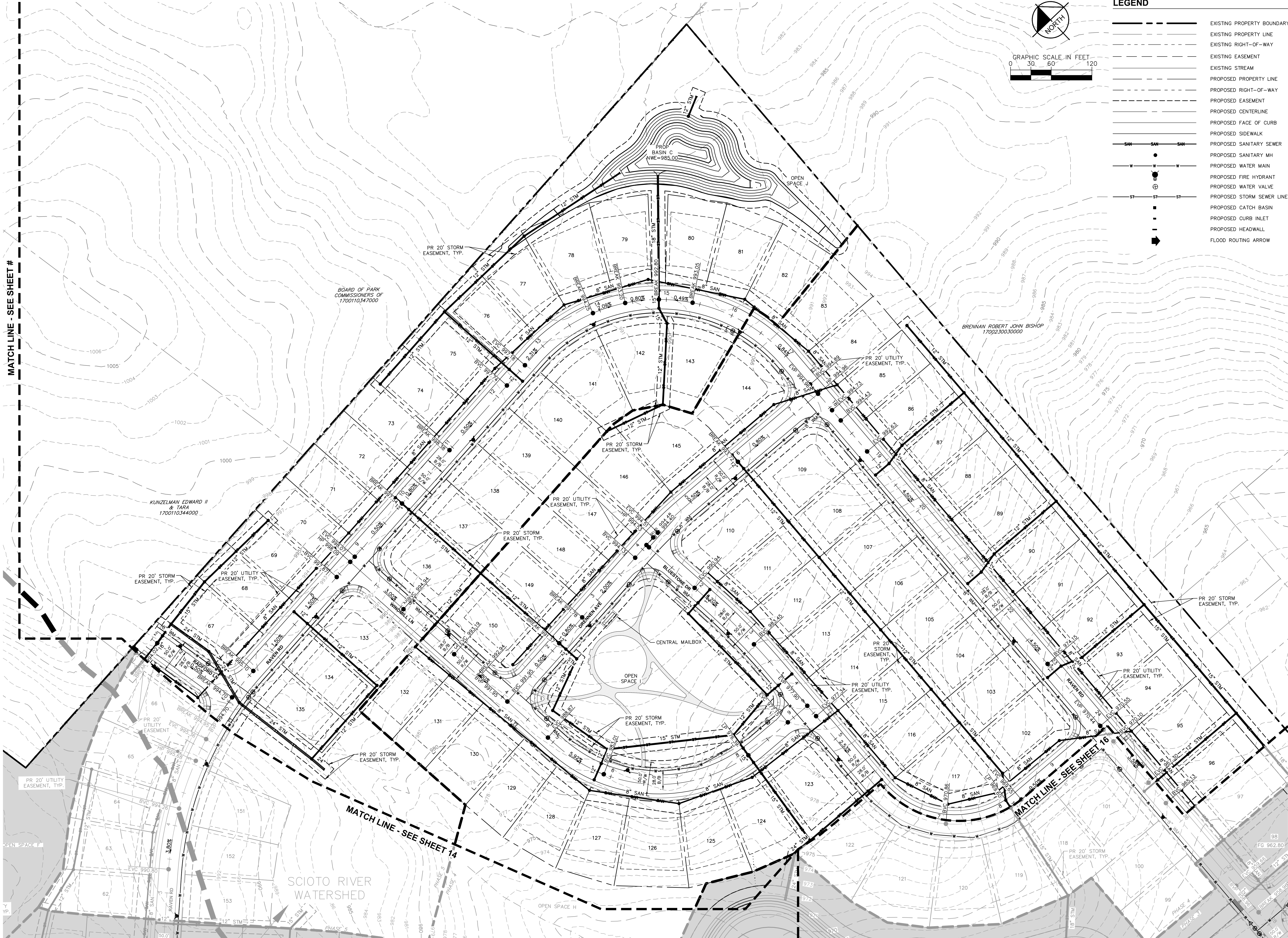
- LEGEND**
- EXISTING DRAINAGE DIVIDE
 - EXISTING PROPERTY BOUNDARY
 - EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - EXISTING EASEMENT
 - EXISTING STREAM
 - PROPOSED PROPERTY LINE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED EASEMENT
 - PROPOSED CENTERLINE
 - PROPOSED FACE OF CURB
 - PROPOSED SIDEWALK
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY MH
 - PROPOSED WATER MAIN
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED STORM SEWER LINE
 - PROPOSED CATCH BASIN
 - PROPOSED CURB INLET
 - PROPOSED HEADWALL
 - FLOOD ROUTING ARROW



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		DRAWN BY: NSM	
		CHECKED BY: KDK	
HOMESTEAD AT SCOTTS FARM			
JEROME TOWNSHIP UNION COUNTY, OHIO			
GRADING & UTILITY PLAN			
ORIGINAL ISSUE: 07/22/2026			
KHA PROJECT NO. 190013014			
SHEET NUMBER 14			
REVISIONS		DATE	BY
No.			

Drawing name: K:\CB_LDEV\190013014_Pulte_Scott_Property_Union County_OH_V2 Design\CAD\PlanSheets\Prelim Engineering\GRADING & UTILITY PLAN.dwg Layout4 Jul 21, 2026 9:15am by: Michal Fischer
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MATCH LINE - SEE SHEET #

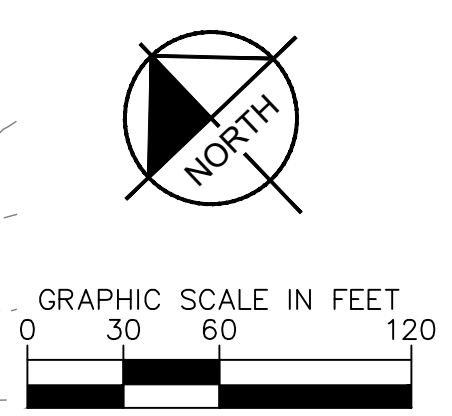
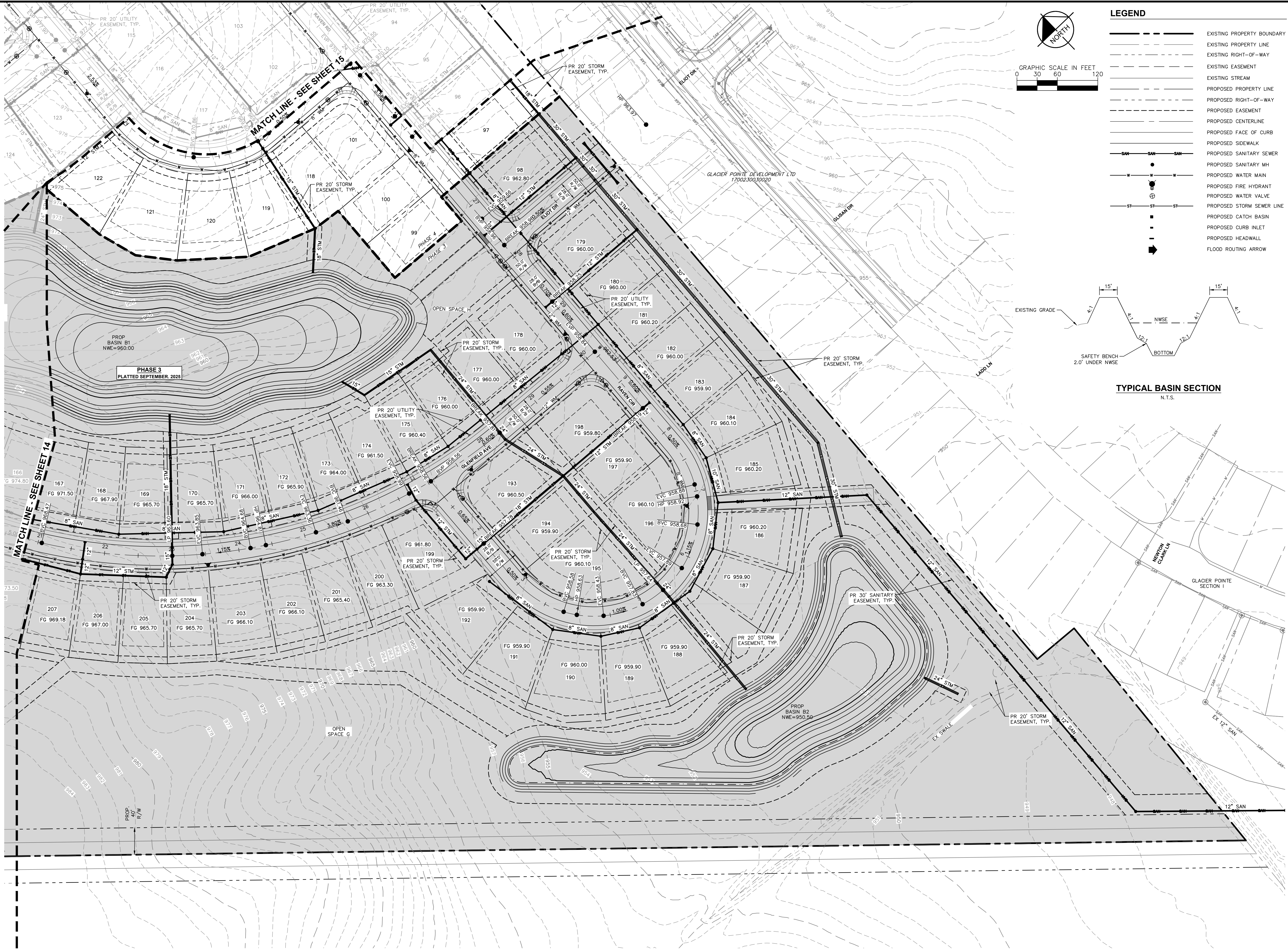


LEGEND	
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	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING STREAM
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED CENTERLINE
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	PROPOSED SANITARY SEWER
	PROPOSED SANITARY MH
	PROPOSED WATER MAIN
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED STORM SEWER LINE
	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	FLOOD ROUTING ARROW

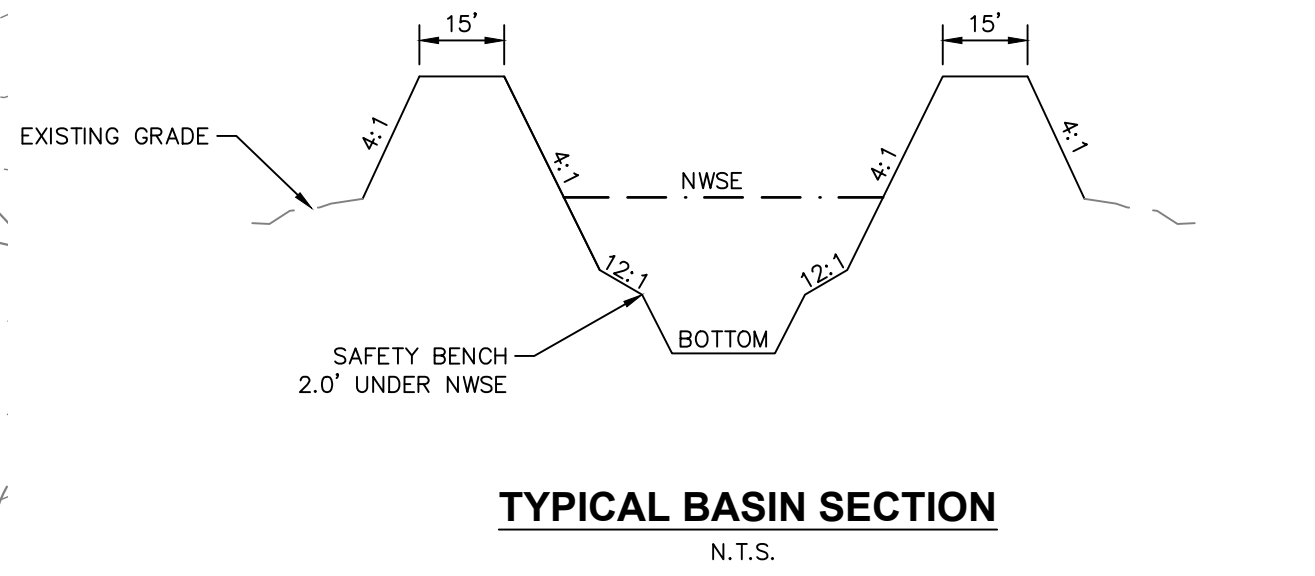
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		No.			
GRADING & UTILITY PLAN		SCALE:			
		AS NOTED			
		DESIGNED BY: SMV			
		DRAWN BY: NSM			
HOMESTEAD AT SCOTTS FARM JEROME TOWNSHIP UNION COUNTY, OHIO		CHECKED BY: KDK			
ORIGINAL ISSUE: 07/22/2026 KHA PROJECT NO. 190013014 SHEET NUMBER 15 OF 30					

Drawing name: K:\CIB_LDEV\190013014_Pulte_Scott Property_Union County_OH_V2 Design\CAD\PlanSheets\Prelim Engineering\GRADING & UTILITY PLAN.dwg Layout5 Jul 21, 2026 9:15am by: Michal Fischer

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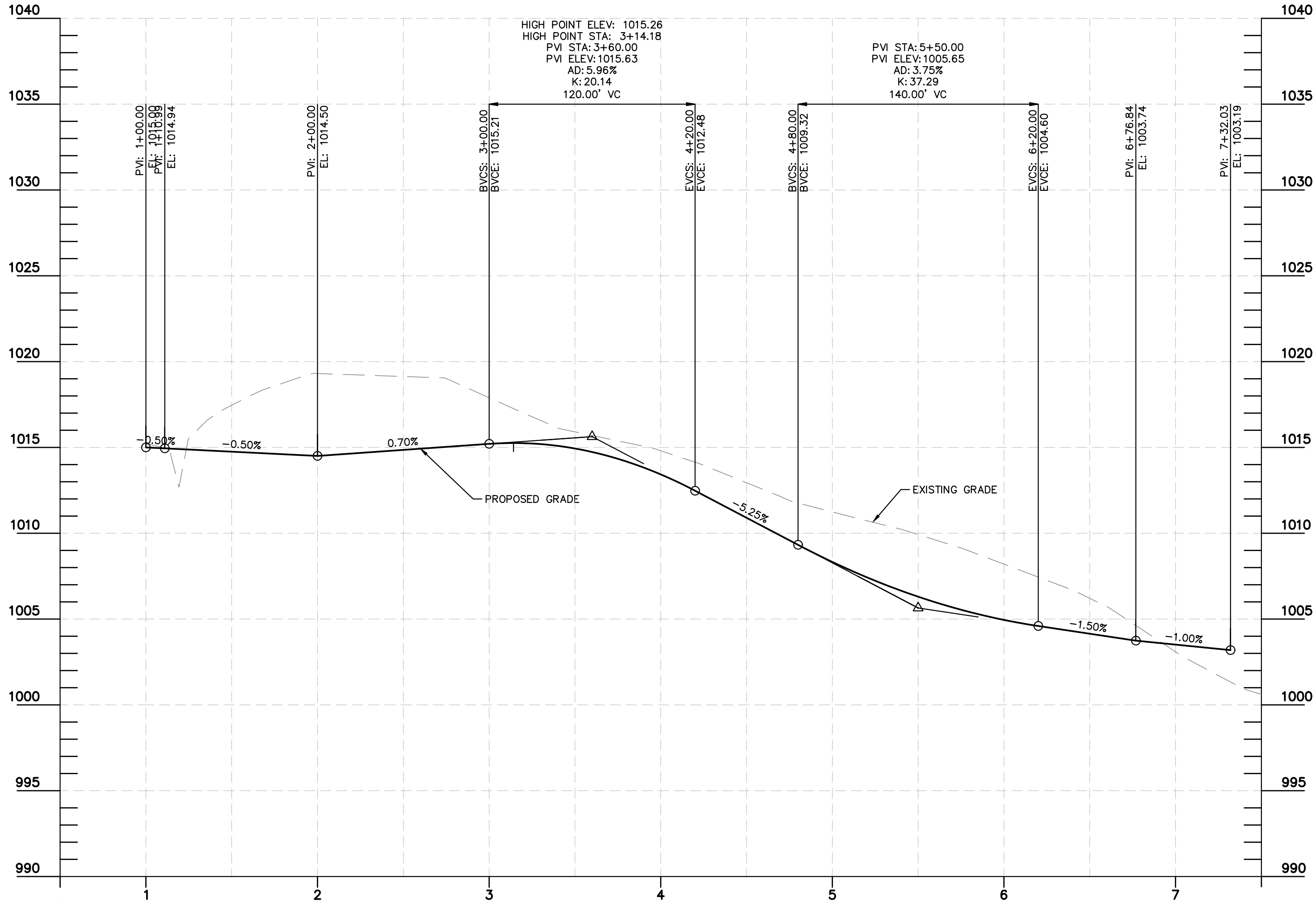


LEGEND	
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	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING STREAM
	PROPOSED PROPERTY LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED EASEMENT
	PROPOSED CENTERLINE
	PROPOSED FACE OF CURB
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	PROPOSED SANITARY SEWER
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	PROPOSED FIRE HYDRANT
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	PROPOSED CATCH BASIN
	PROPOSED CURB INLET
	PROPOSED HEADWALL
	FLOOD ROUTING ARROW

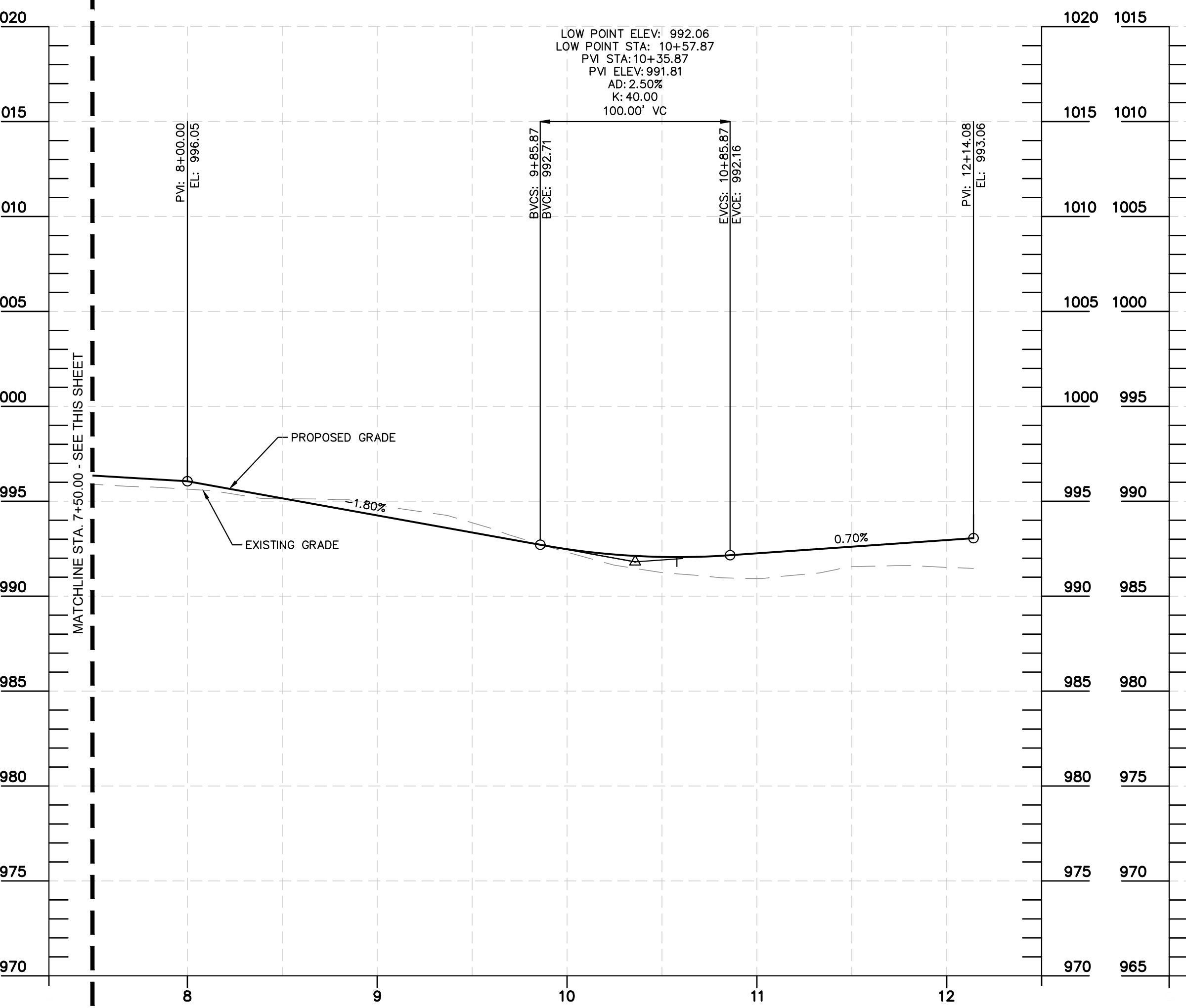


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		No.			
GRADING & UTILITY PLAN					
HOMESTEAD AT SCOTTS FARM JEROME TOWNSHIP UNION COUNTY, OHIO					
SCALE:		AS NOTED	DESIGNED BY: SNV	ORIGINAL ISSUE:	
			DRAWN BY: NSM	07/22/2026	
			CHECKED BY: KDK	KHA PROJECT NO.	
				190013014	
				SHEET NUMBER	
				16	
				OF 30	

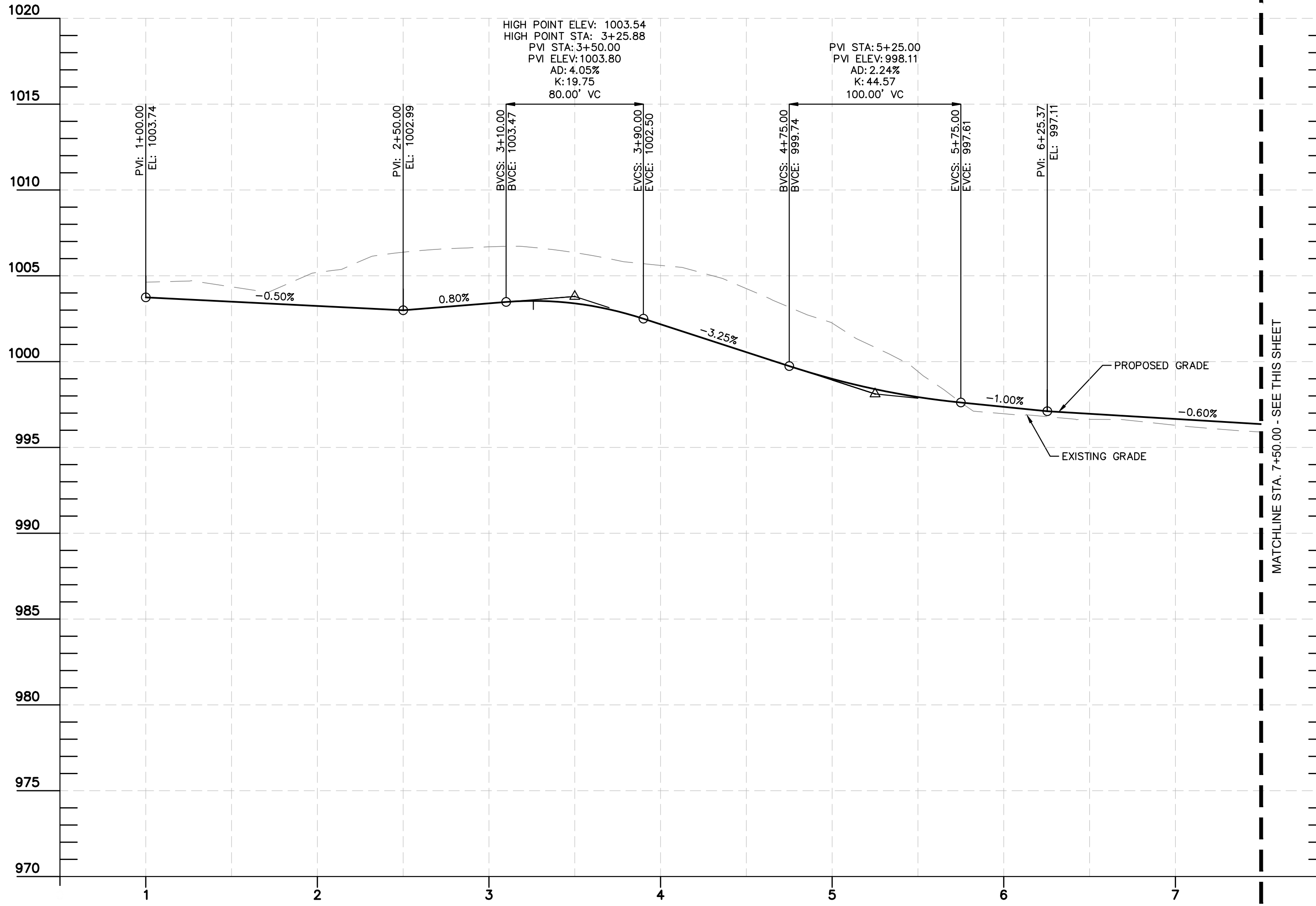
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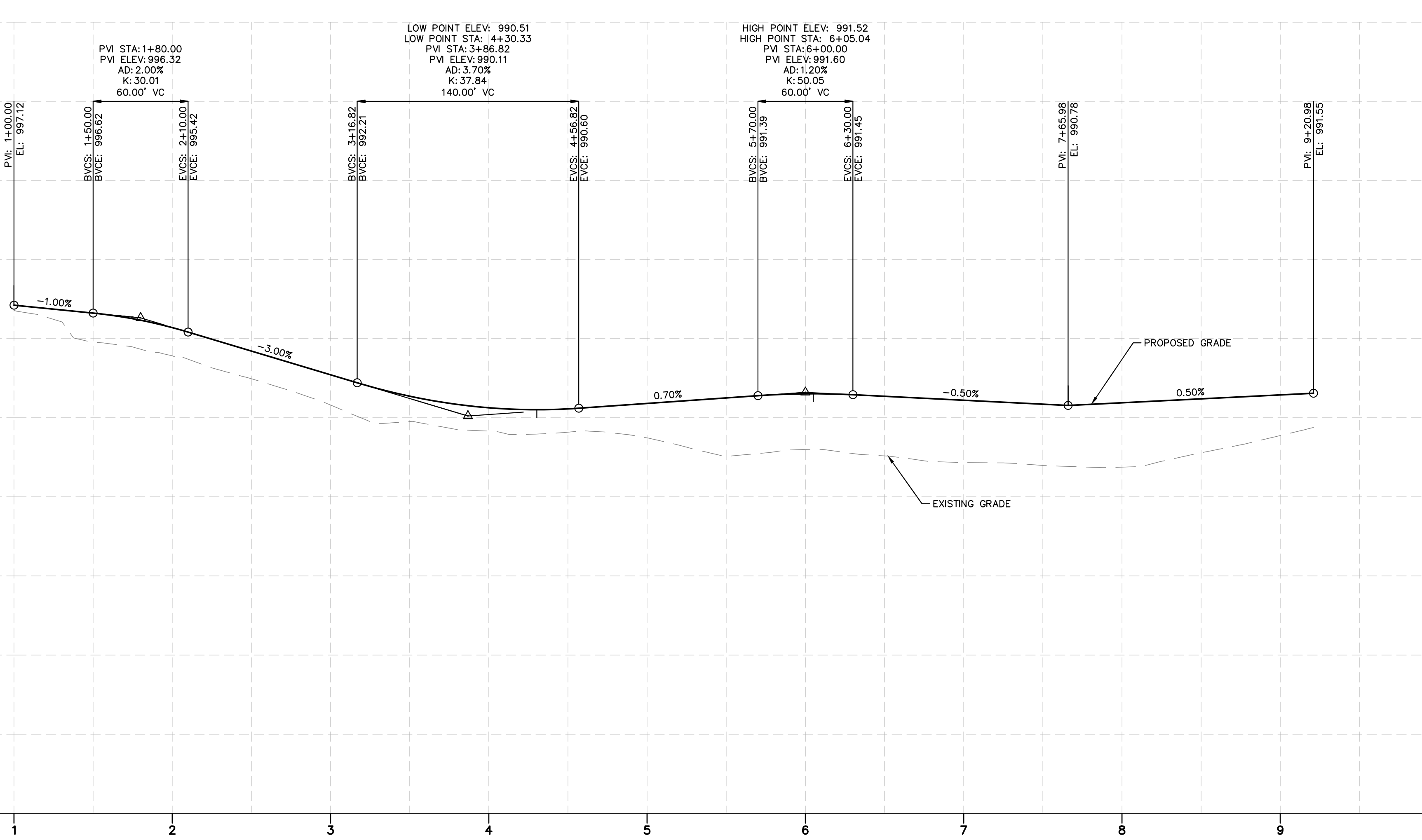
RIDGE RD PROFILE STA 0+50 TO 7+50
SCALE: H: 1"=50' V: 1"=5'



BURGHLEY DR PROFILE STA 7+50 TO 12+50
SCALE: H: 1"=50' V: 1"=5'



BURGHLEY DR PROFILE STA 10+50 TO 7+50
SCALE: H: 1"=50' V: 1"=5'



RED CHERRY LN PROFILE STA 0+50 TO 10+00
SCALE: H: 1"=50' V: 1"=5'

AS NOTED		No.	REVISIONS	DATE	BY
DESIGNED BY: SMV					
DRAWN BY: NSM					
CHECKED BY: KDK					

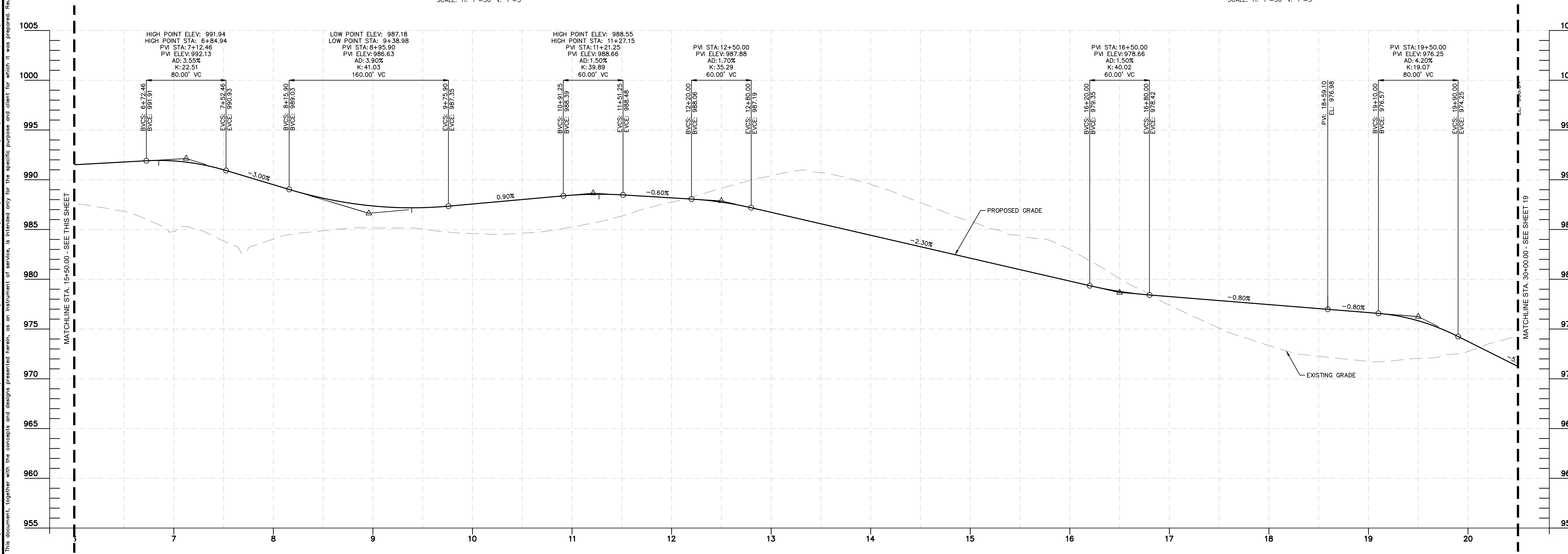
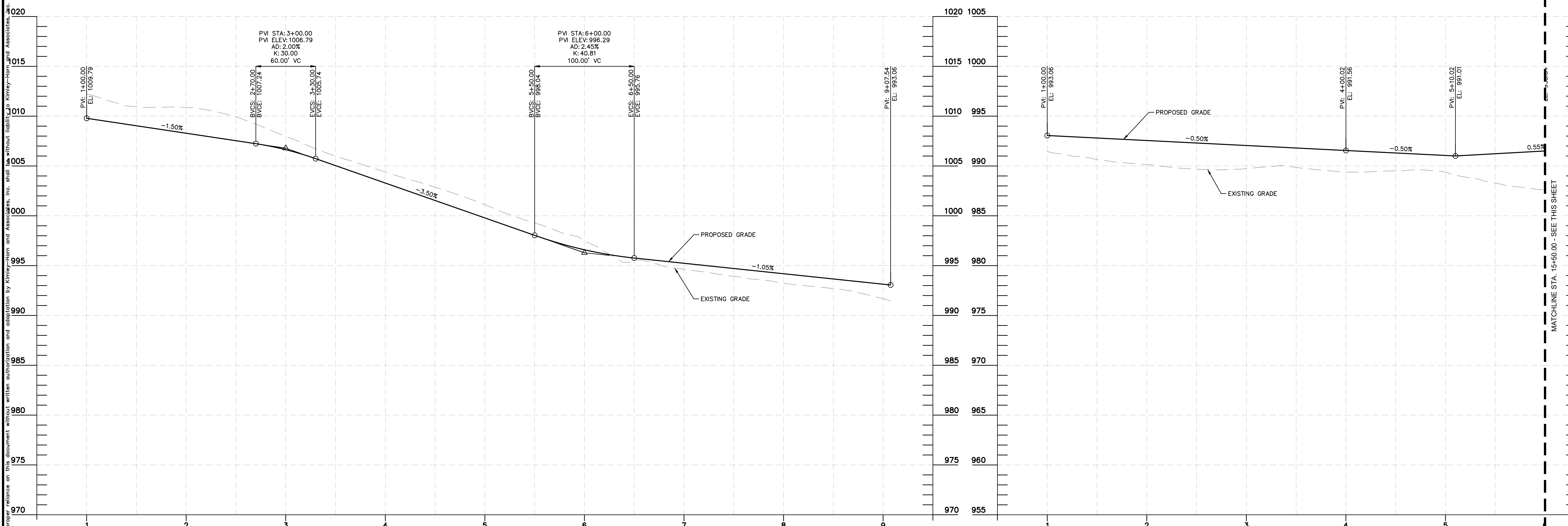
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STREET PROFILES

HOMESTEAD AT SCOTTS FARM
JEROME TOWNSHIP
UNION COUNTY, OHIO

ORIGINAL ISSUE:
07/22/2026
KHA PROJECT NO.
190013014
SHEET NUMBER
17
OF 30

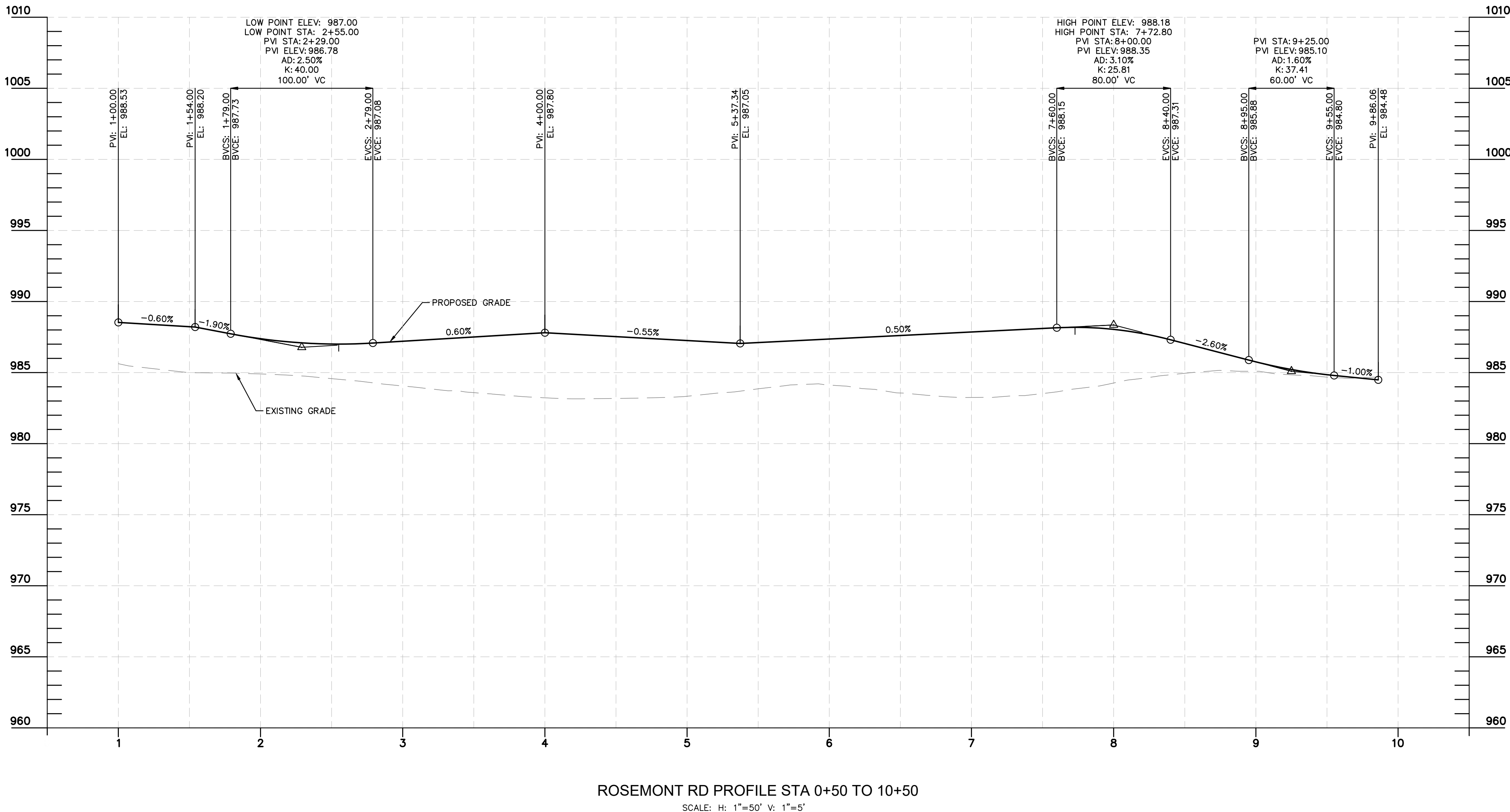
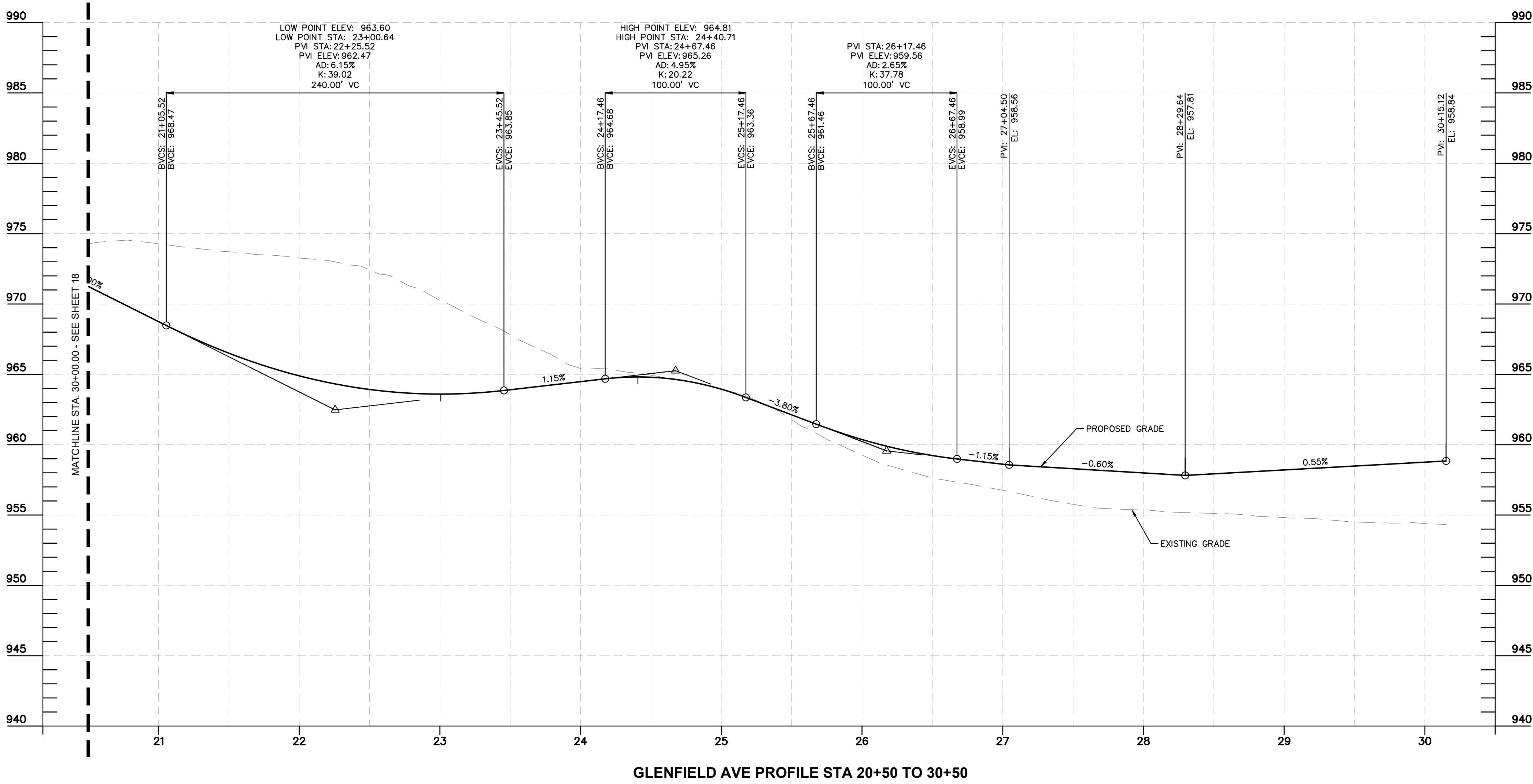
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HOMESTEAD AT SCOTTS FARM JEROME TOWNSHIP UNION COUNTY, OHIO															
ORIGINAL ISSUE: 07/22/2026															
KHA PROJECT NO. 190013014															
SHEET NUMBER 18															
OF 30															

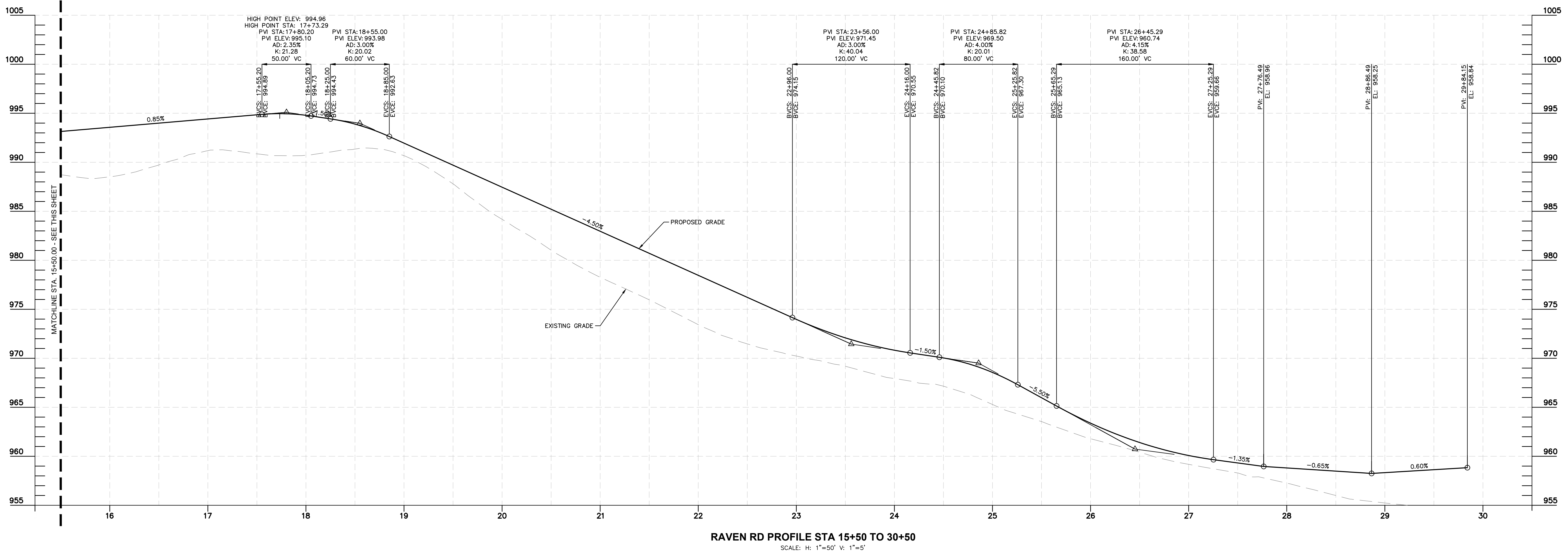
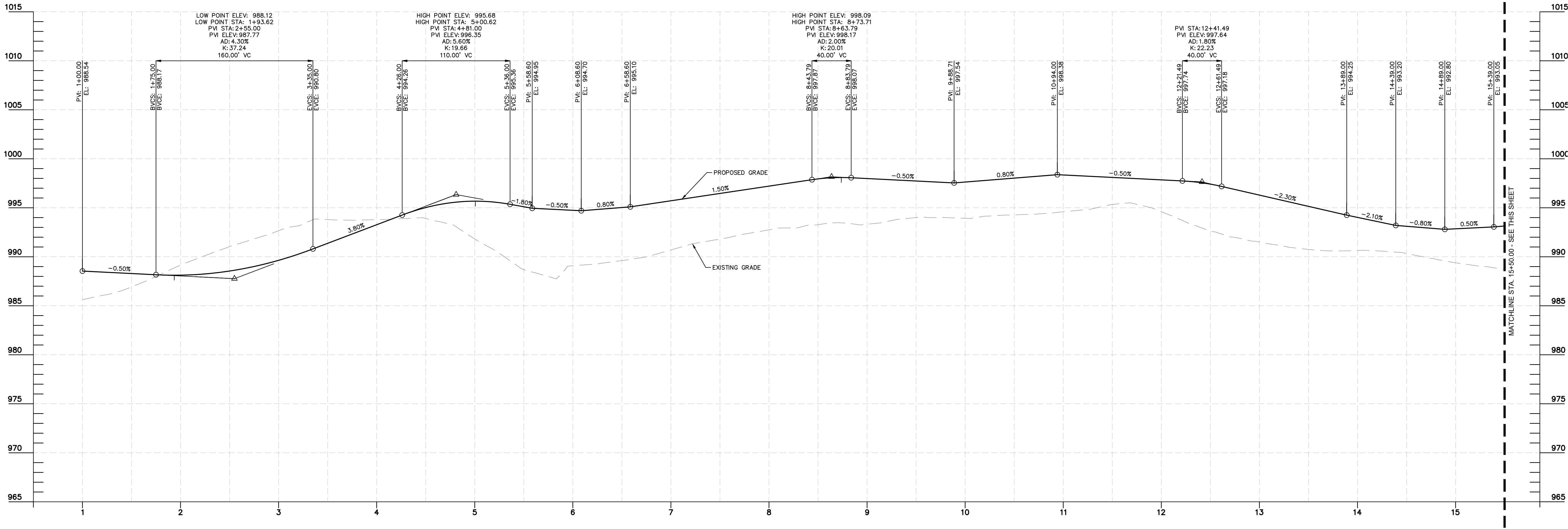
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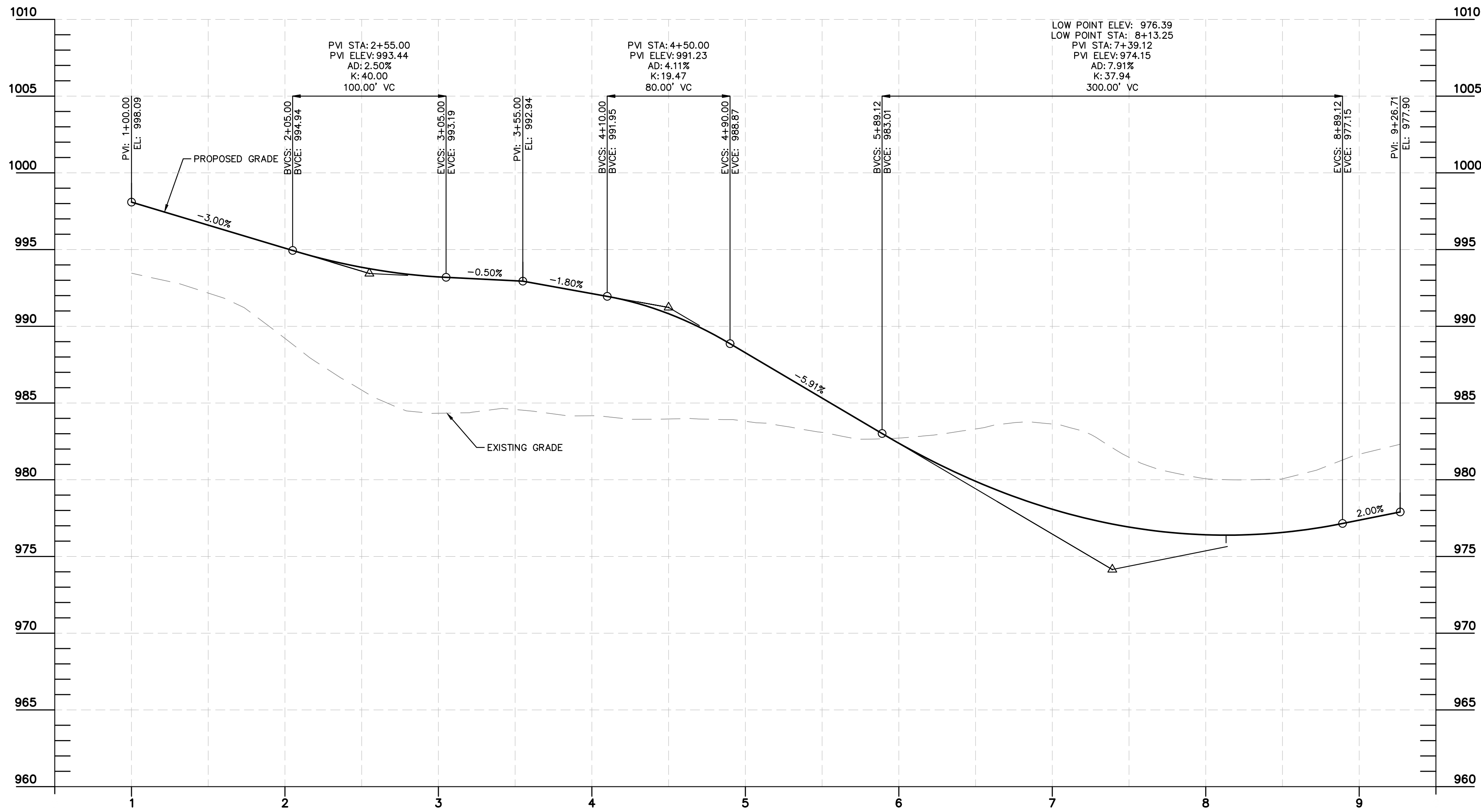
AS NOTED		DESIGNED BY: SMV		DRAWN BY: NSM		CHECKED BY: KDK		No.		REVISIONS		DATE		BY	
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HOMESTEAD AT SCOTTS FARM		JEROME TOWNSHIP		UNION COUNTY, OHIO		ORIGINAL ISSUE: 07/22/2026		KHA PROJECT NO. 190013014		SHEET NUMBER		19		OF 30	

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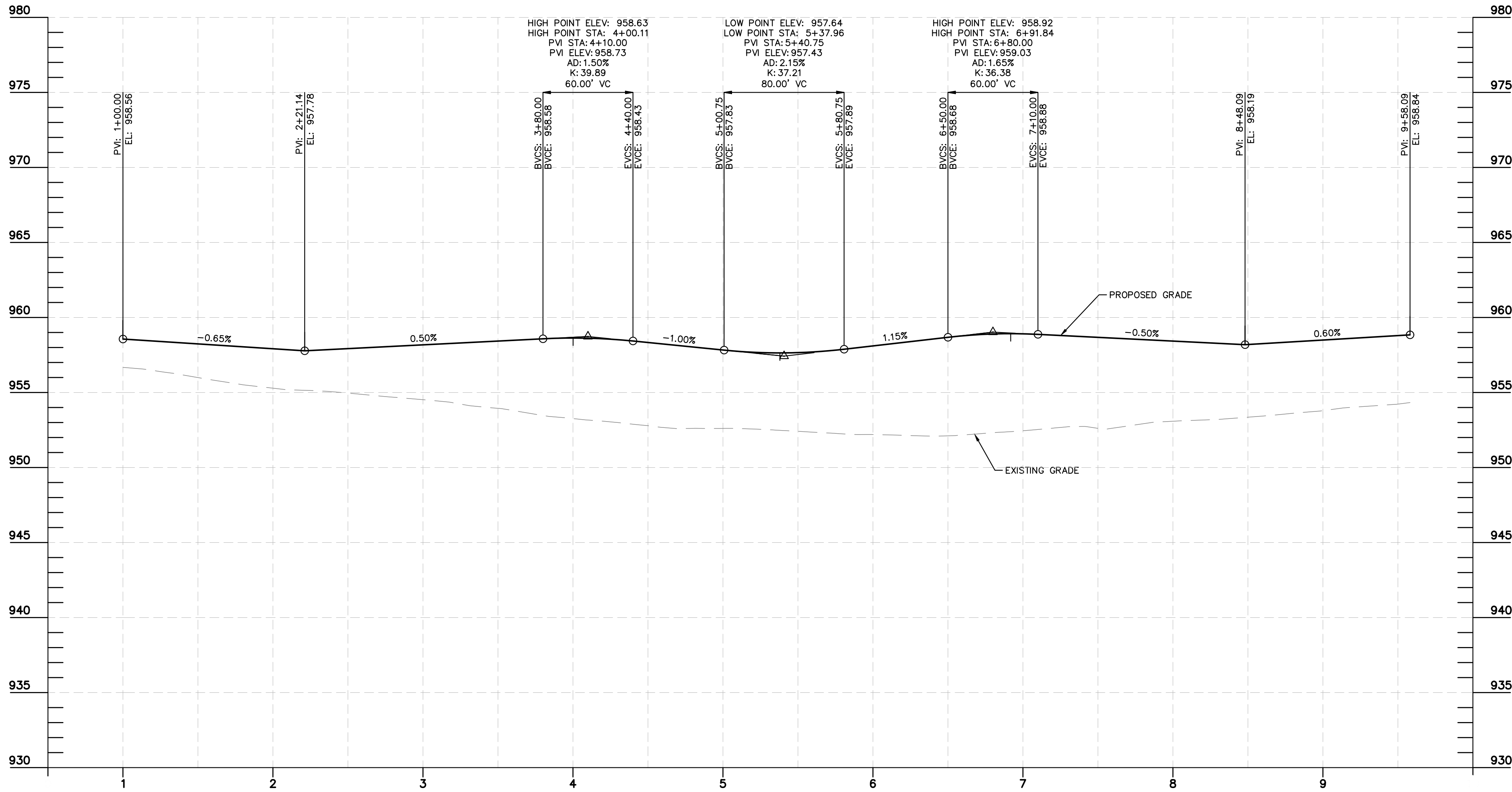
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HOMESTEAD AT SCOTTS FARM				JEROME TOWNSHIP UNION COUNTY, OHIO			
ORIGINAL ISSUE: 07/22/2026				KHA PROJECT NO. 190013014			
SHEET NUMBER				20			
No.				REVISIONS			
DATE				BY			

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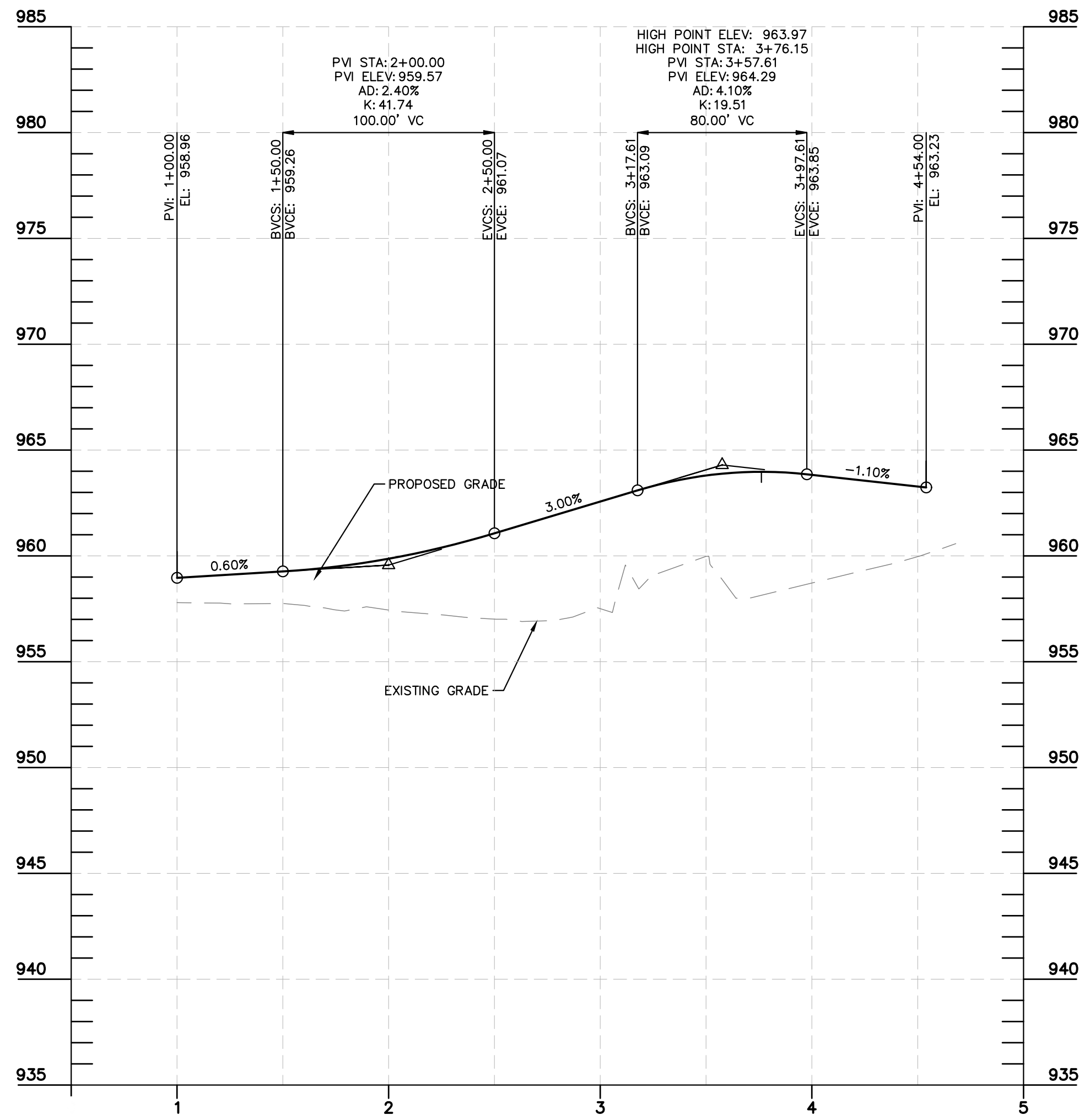
WINDMILL LN PROFILE STA 0+50 TO 9+50

SCALE: H: 1"=50' V: 1"=5'



RAVEN CIR PROFILE STA 0+50 TO 10+00

SCALE: H: 1"=50' V: 1"=5'



ELIOT DR PROFILE STA 0+50 TO 5+00

SCALE: H: 1"=50' V: 1"=5'

HOMESTEAD AT
SCOTTS FARM
JEROME TOWNSHIP
UNION COUNTY, OHIO

STREET PROFILES

SCALE:
AS NOTED
DESIGNED BY: SMV
DRAWN BY: NSM
CHECKED BY: KDK

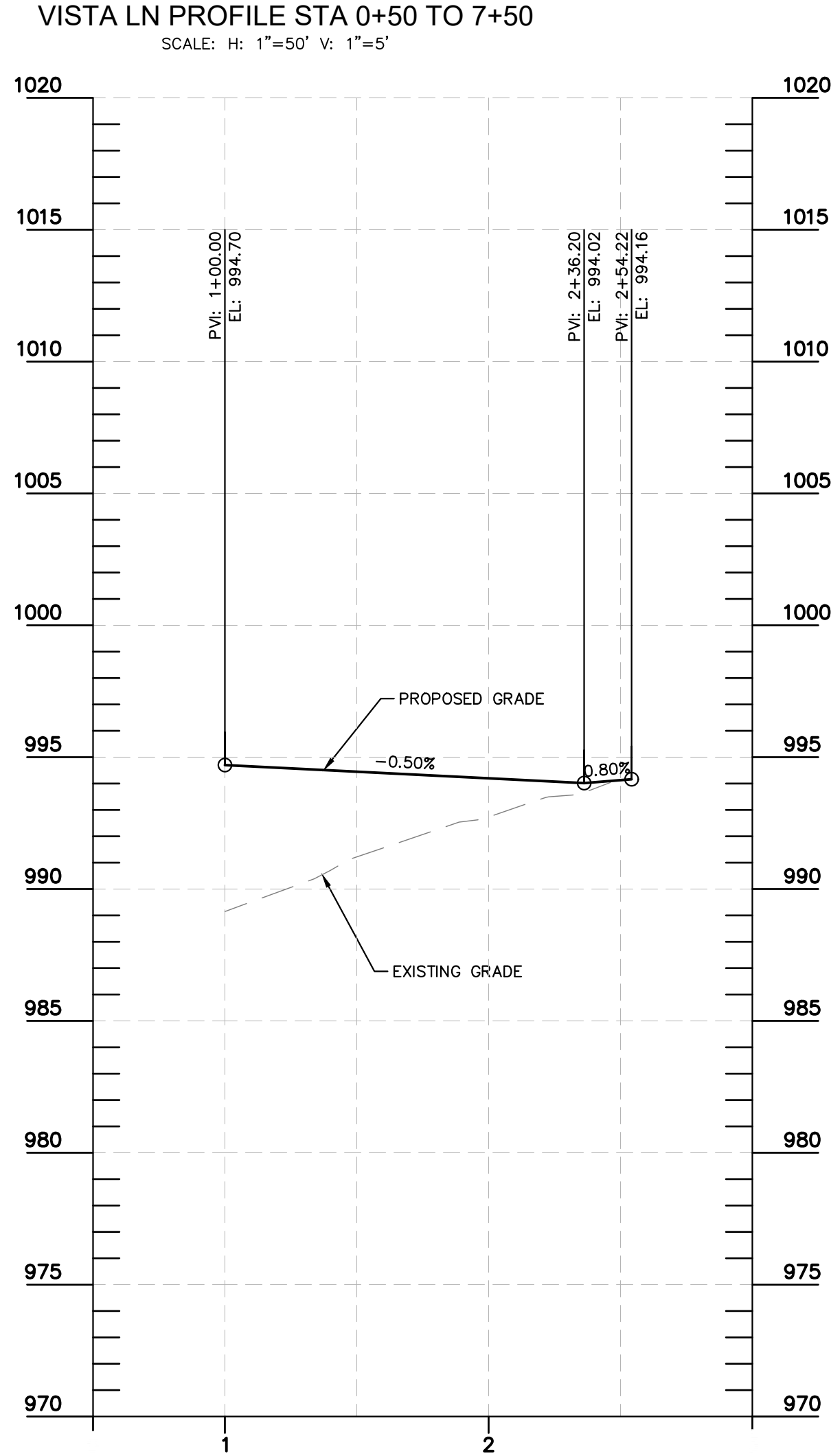
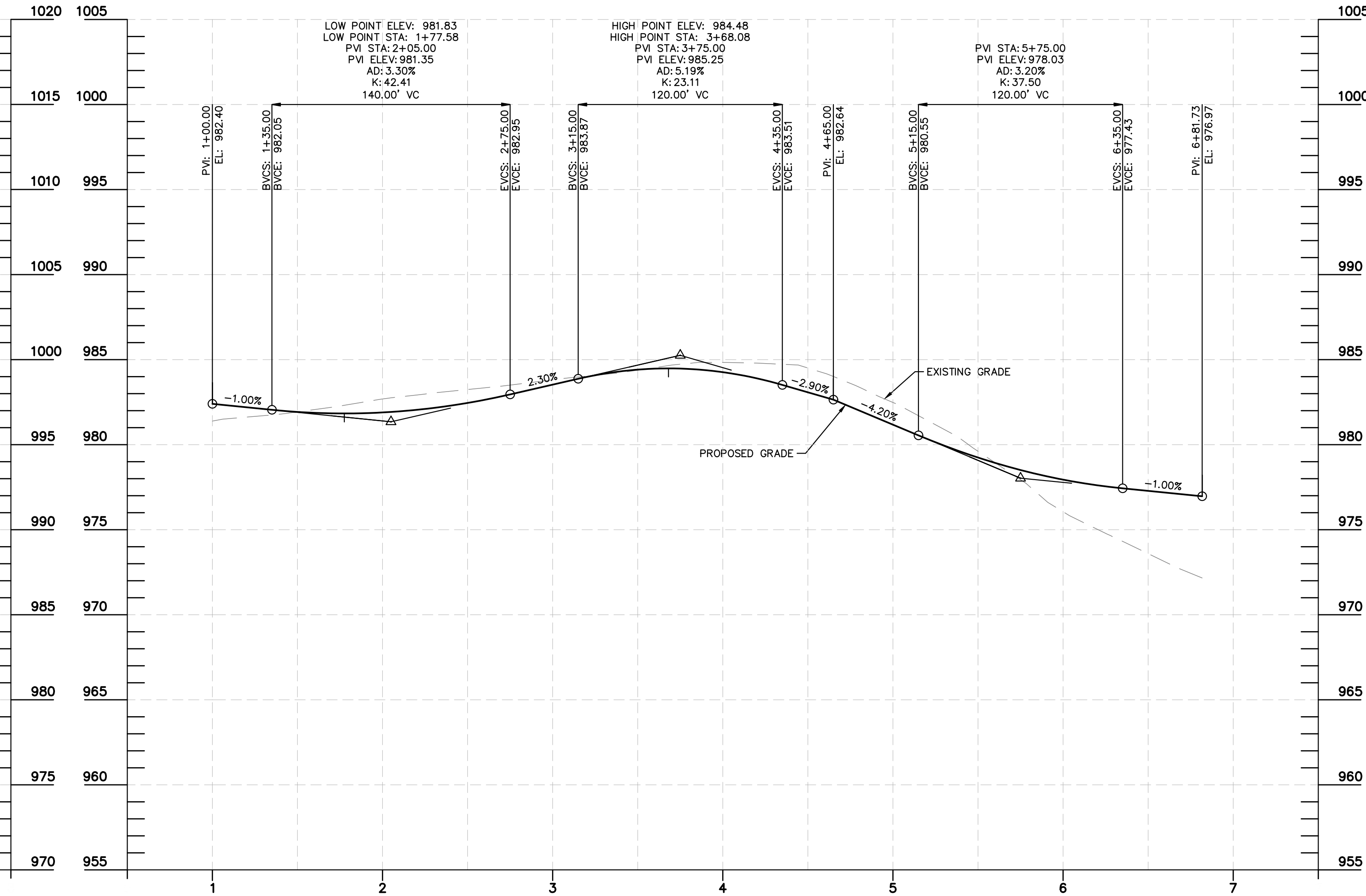
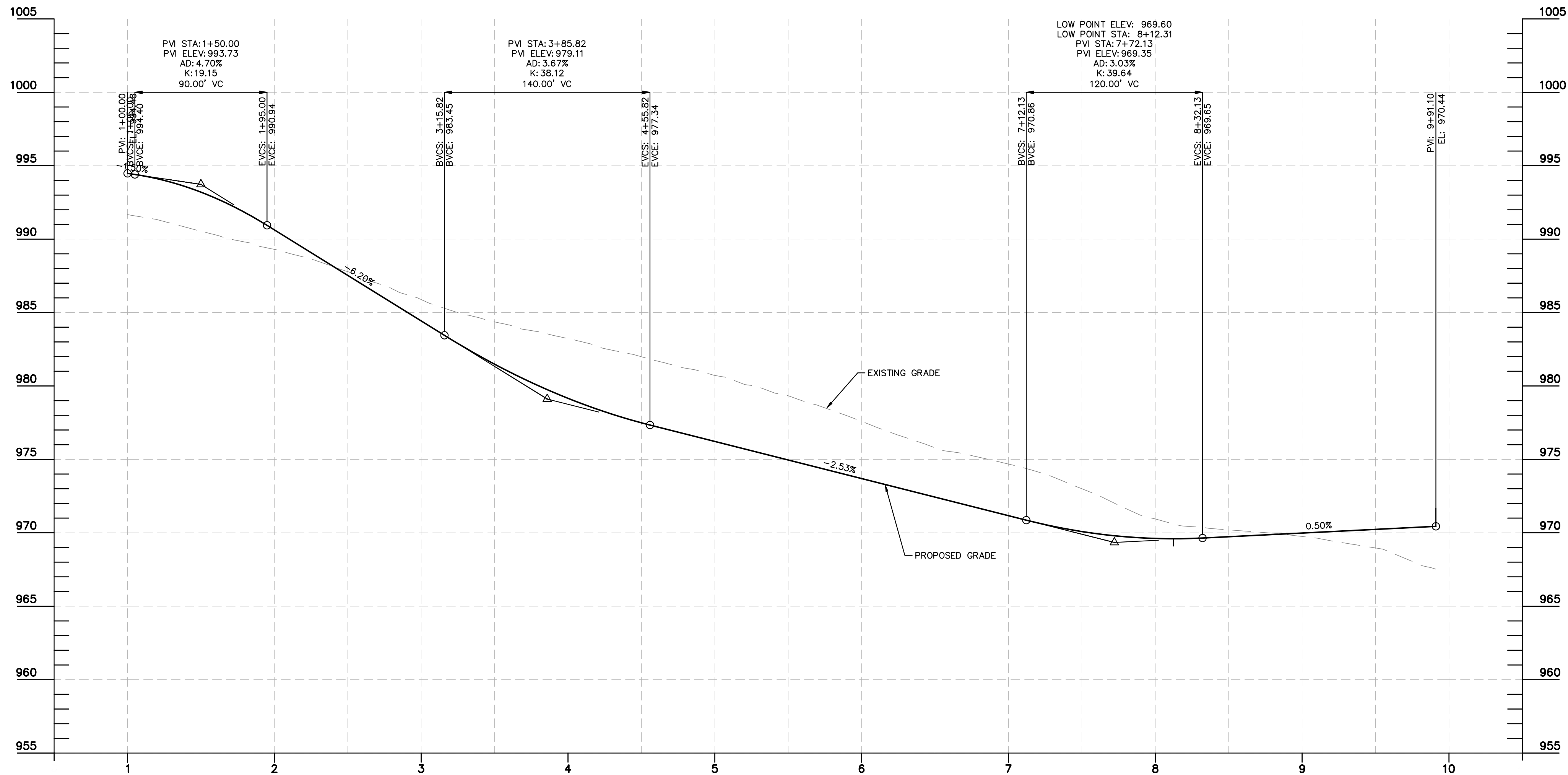
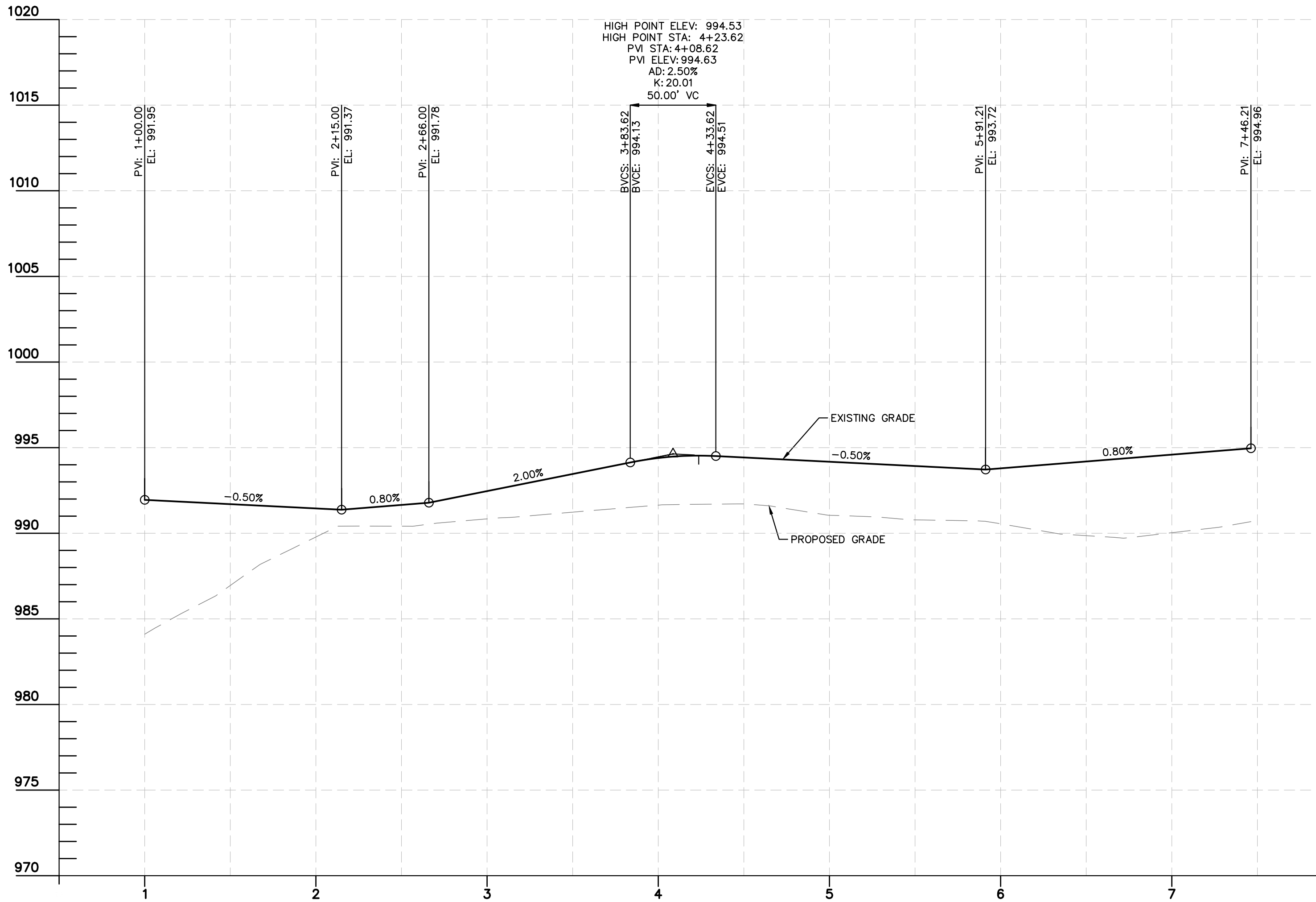
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KHA PROJECT NO.
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SHEET NUMBER

Drawing name: K:\CIB_LDEV\190013014_Pulte_Scott Property--Union County--OH\2 Design\CAD\PlanSheets\Prelim Engineering\STREET PROFILES.dwg Jul 20, 2026 1:03pm by: Mitch Fletcher

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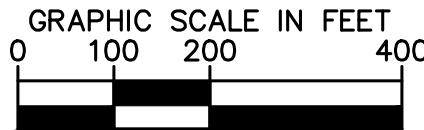
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No.			

STREET PROFILES

HOMESTEAD AT
SCOTTS FARM
JEROME TOWNSHIP
UNION COUNTY, OHIO

ORIGINAL ISSUE:
07/22/2026
KHA PROJECT NO.
190013014
SHEET NUMBER



 EXISTING SITE BOUNDARY
 EXISTING PROPERTY LINE
 EXISTING RIGHT-OF-WAY
 EXISTING INDEX CONTOUR
 EXISTING INTERMEDIATE CONTOUR
 EXISTING WATERSHED BOUNDARY

EXISTING WATERSHED SUMMARY			
WATERSHED	AREA (AC)	CN	TC (MIN.)
A ONSITE	59.70	81	98.0
A1 OFFSITE	51.52	81	98.0
A2 OFFSITE	7.68	81	64.2
A3 OFFSITE*	55.24	81	54.0
B ONSITE	64.00	81	54.5
B1 OFFSITE	4.90	77	54.5
B2 OFFSITE	13.68	84	30.8
C	6.42	85	17.0

*NOTE: TRIBUTARY TO EXISTING CULVERT. SHOWN FOR REFERENCE ONLY.

EXISTING WATERSHED SUMMARY			
WATERSHED	AREA (AC)	CN	TC (MIN.)
A ONSITE	59.70	81	98.0
A1 OFFSITE	51.52	81	98.0
A2 OFFSITE	7.68	81	64.2
A3 OFFSITE*	55.24	81	54.0
B ONSITE	64.00	81	54.5
B1 OFFSITE	4.90	77	54.5
B2 OFFSITE	13.68	84	30.8
C	6.42	85	17.0

*NOTE: TRIBUTARY TO EXISTING CULVERT. SHOWN FOR REFERENCE ONLY.

SCALE:

DESIGNED BY: SMV	AS NOTED
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DRAWN BY: NSM

CHECKED BY: KDK

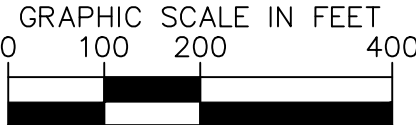
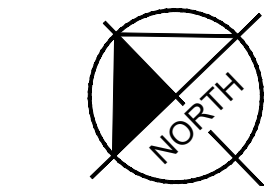
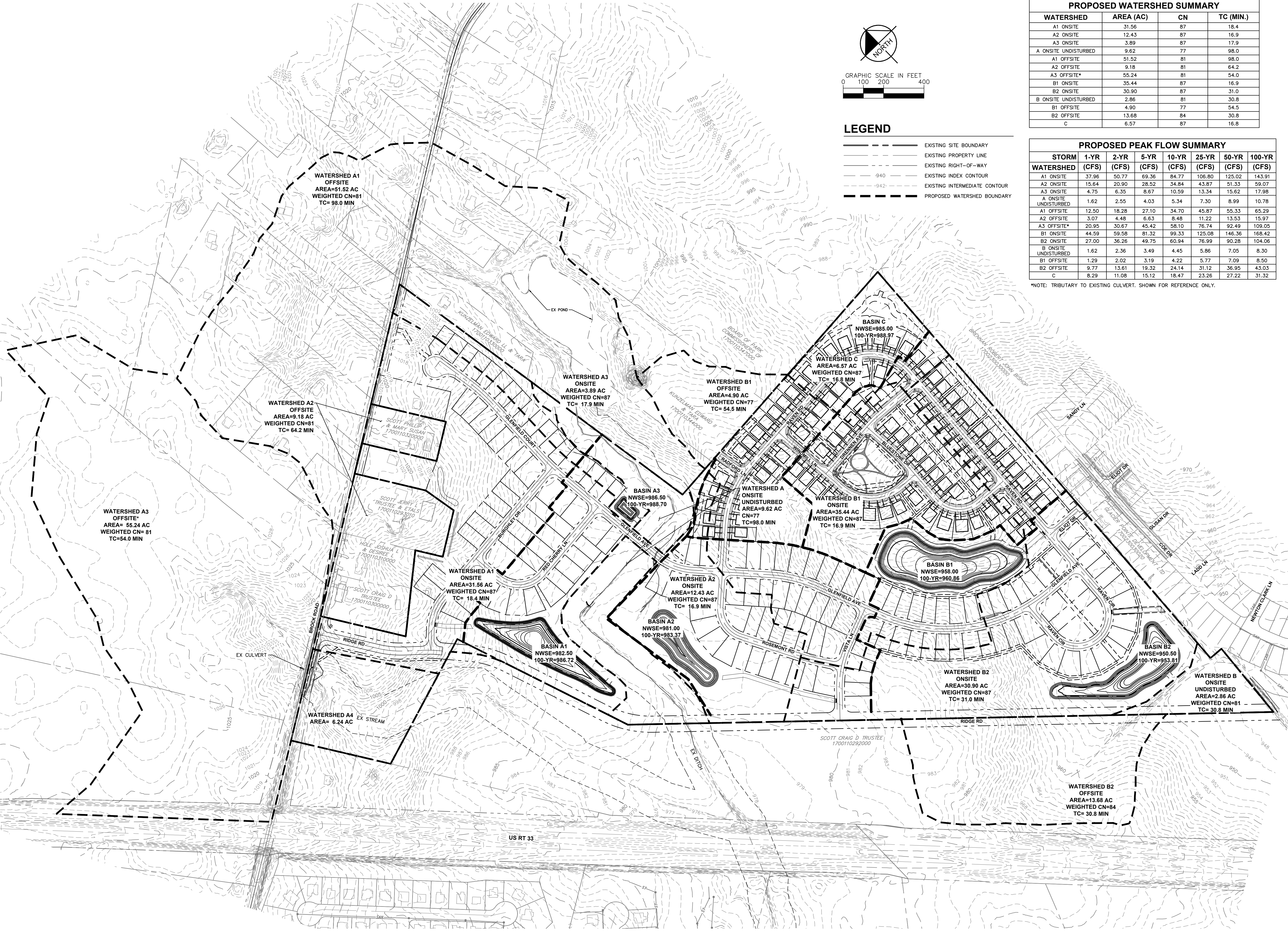
HOMESTEAD AT SCOTTS FARM

OTTS FALLS
JEROME TOWNSHIP
UNION COUNTY, OHIO

ORIGINAL ISSUE:
07/22/2026
KHA PROJECT NO
190013014
SHEET NUMBER

23

OF 30



LEGEND

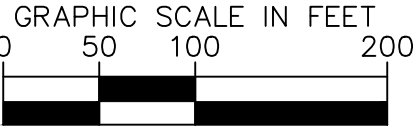
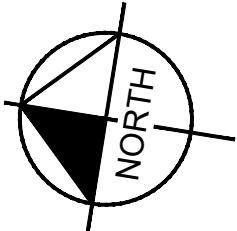
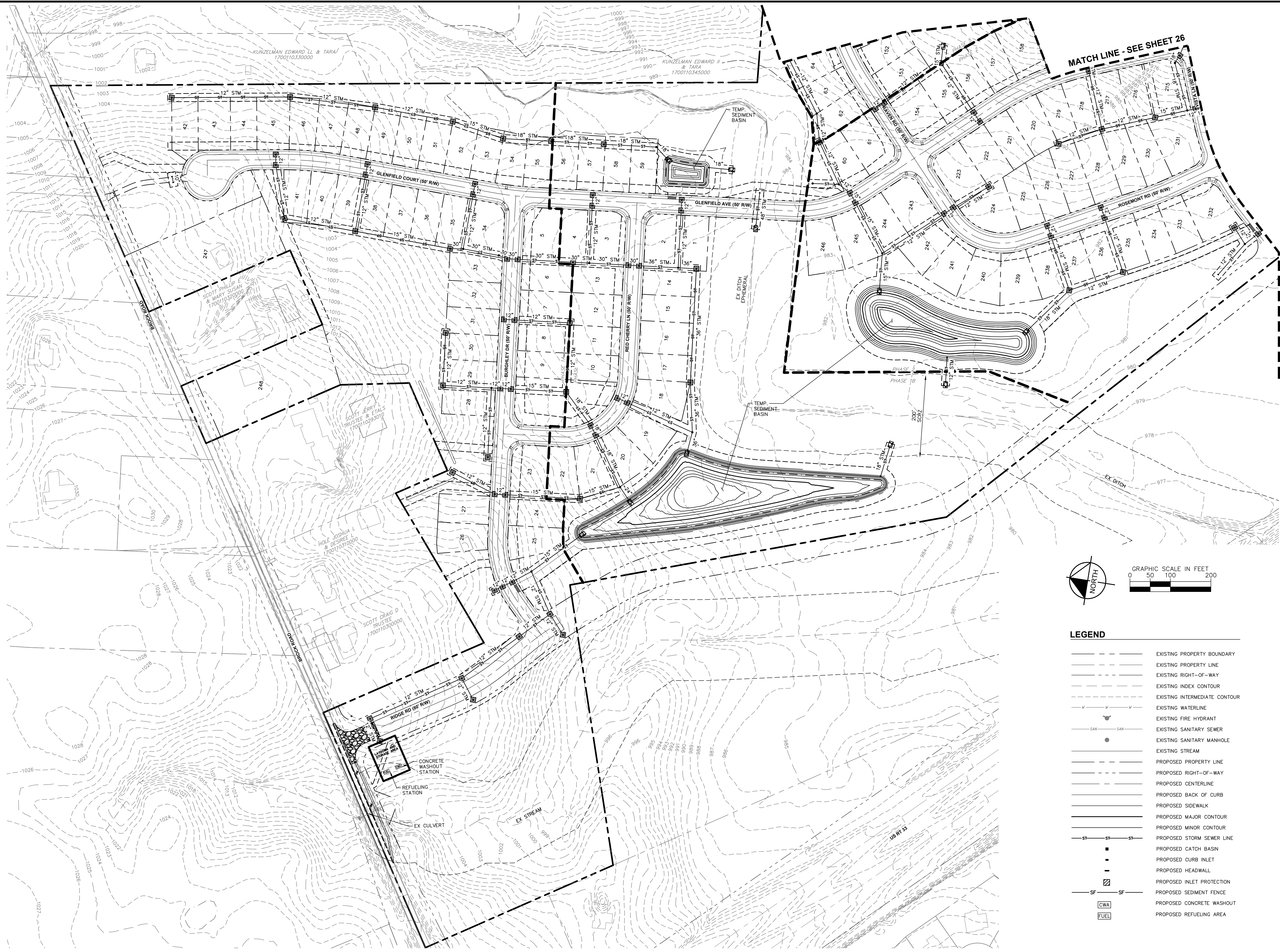
- EXISTING SITE BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED WATERSHED BOUNDARY

PROPOSED WATERSHED SUMMARY			
WATERSHED	AREA (AC)	CN	TC (MIN.)
A1 ONSITE	31.56	87	18.4
A2 ONSITE	12.43	87	16.9
A3 ONSITE	3.89	87	17.9
A ONSITE UNDISTURBED	9.62	77	98.0
A1 OFFSITE	51.52	81	98.0
A2 OFFSITE	9.18	81	64.2
A3 OFFSITE*	55.24	81	54.0
B1 ONSITE	35.44	87	16.9
B2 ONSITE	30.90	87	31.0
B ONSITE UNDISTURBED	2.86	81	30.8
B1 OFFSITE	4.90	77	54.5
B2 OFFSITE	13.68	84	30.8
C	6.57	87	16.8

PROPOSED PEAK FLOW SUMMARY							
STORM	1-YR	2-YR	5-YR	10-YR	25-YR	50-YR	100-YR
WATERSHED	(CFS)	(CFS)	(CFS)	(CFS)	(CFS)	(CFS)	(CFS)
A1 ONSITE	37.96	50.77	69.36	84.77	106.80	125.02	143.91
A2 ONSITE	15.64	20.90	28.52	34.84	43.87	51.33	59.07
A3 ONSITE	4.75	6.35	8.67	10.59	13.34	15.62	17.98
A ONSITE UNDISTURBED	1.62	2.55	4.03	5.34	7.30	8.99	10.78
A1 OFFSITE	12.50	18.28	27.10	34.70	45.87	55.33	65.29
A2 OFFSITE	3.07	4.48	6.63	8.48	11.22	13.53	15.97
A3 OFFSITE*	20.95	30.67	45.42	58.10	76.74	92.49	109.05
B1 ONSITE	44.59	59.58	81.32	99.33	125.08	146.36	168.42
B2 ONSITE	27.00	36.26	49.75	60.94	76.99	90.28	104.06
B ONSITE UNDISTURBED	1.62	2.36	3.49	4.45	5.86	7.05	8.30
B1 OFFSITE	1.29	2.02	3.19	4.22	5.77	7.09	8.50
B2 OFFSITE	9.77	13.61	19.32	24.14	31.12	36.95	43.03
C	8.29	11.08	15.12	18.47	23.26	27.22	31.32

*NOTE: TRIBUTARY TO EXISTING CULVERT. SHOWN FOR REFERENCE ONLY.

Drawing name: K:\CIB_LDEV\190013014_Pulte_Scott_Property_Union County_OH_V2 Design\CAD\PlanSheets\Prelim Engineering\EROSION & SEDIMENT CONTROL PLAN.dwg Layout1 Jul 20, 2026 12:59pm by: MitchFischer
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LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING WATERLINE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING STREAM
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- PROPOSED BACK OF CURB
- PROPOSED SIDEWALK
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER LINE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- PROPOSED INLET PROTECTION
- PROPOSED SEDIMENT FENCE
- PROPOSED CONCRETE WASHOUT
- PROPOSED REFUELING AREA

EROSION & SEDIMENT CONTROL PLAN

HOMESTEAD AT SCOTTS FARM

JEROME TOWNSHIP
UNION COUNTY, OHIO

Kimley»Horn

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7965 NORTH HIGH STREET
SUITE 200 OH 43235
PHONE: 614-472-8983
WWW.KIMLEY-HORN.COM

SCALE:
AS NOTED
DESIGNED BY: SMV
DRAWN BY: NSM
CHECKED BY: KDK

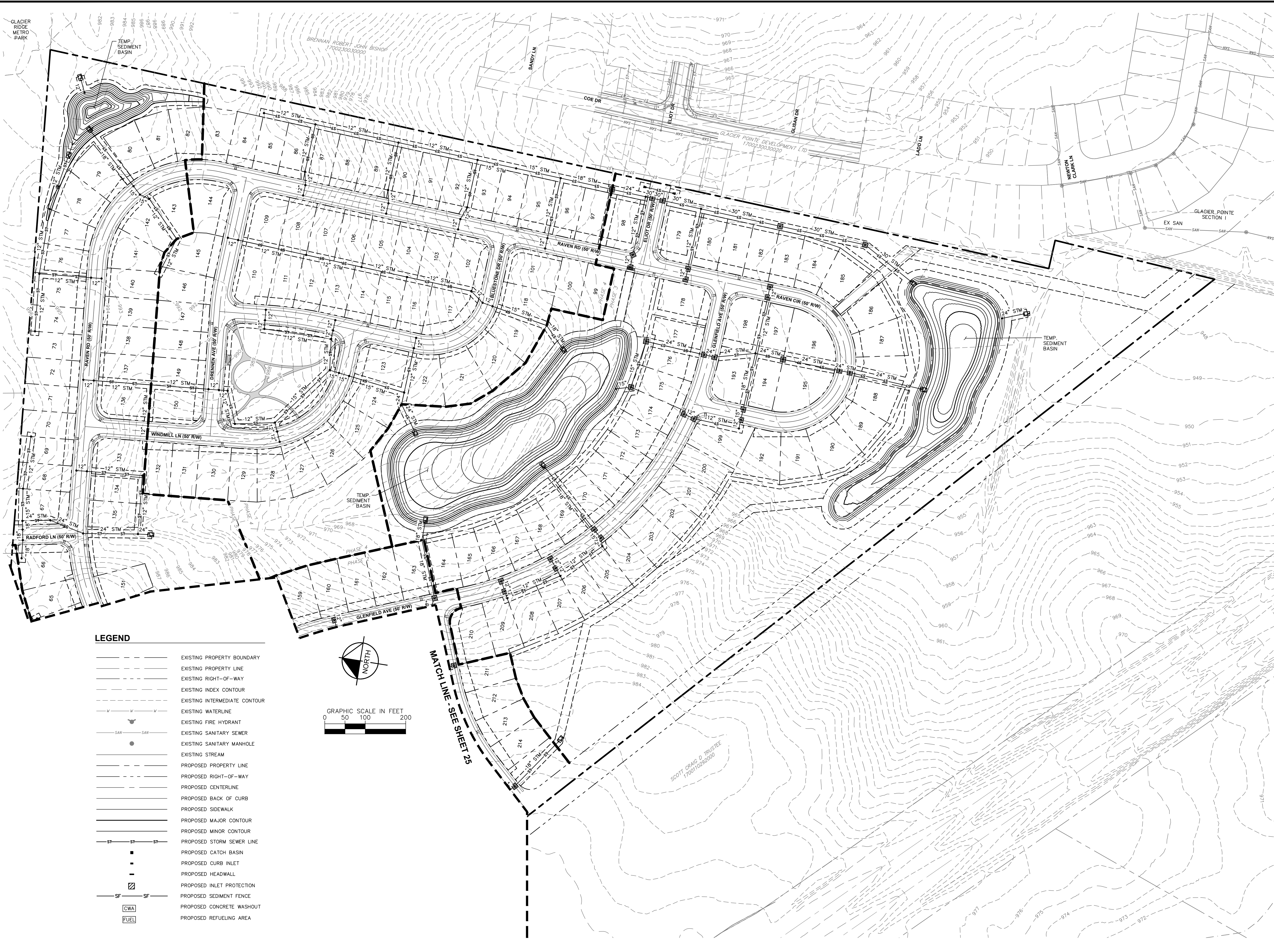
REVISIONS
No. DATE BY

ORIGINAL ISSUE:
07/22/2026
KHA PROJECT NO.
190013014
SHEET NUMBER

25
OF 30

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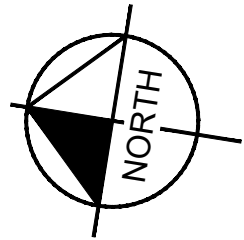


LEGEND

- | | |
|--|-------------------------------|
| | EXISTING PROPERTY BOUNDARY |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING INDEX CONTOUR |
| | EXISTING INTERMEDIATE CONTOUR |
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| | PROPOSED CONCRETE WASHOUT |
| | PROPOSED REFUELING AREA |

CWA

FUEL



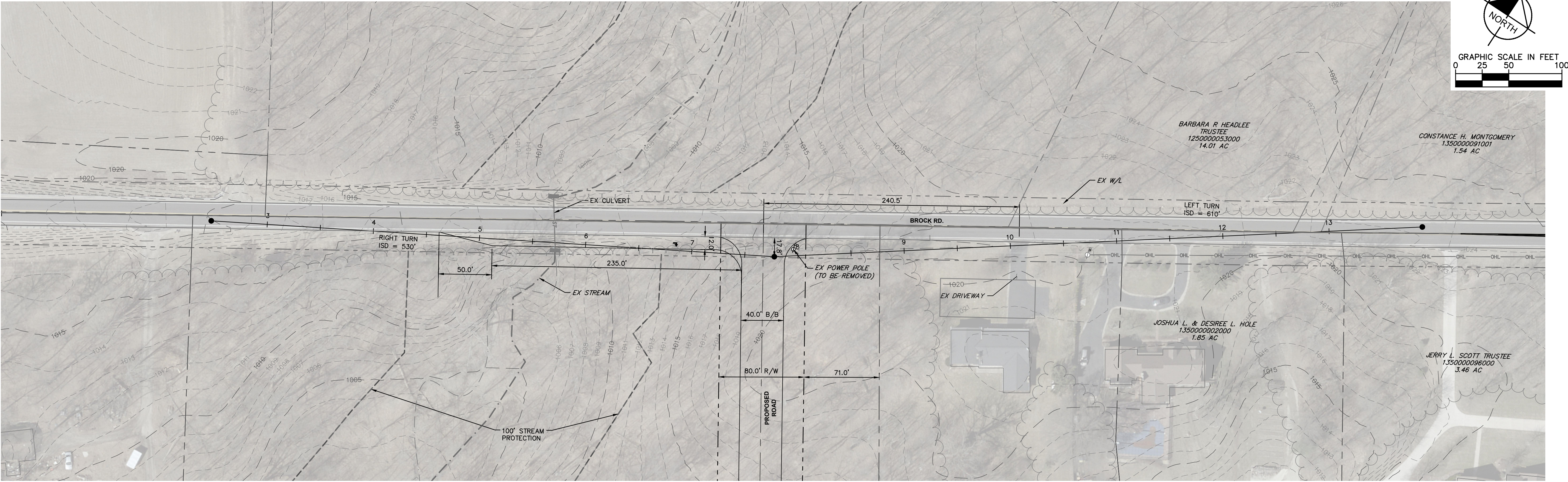
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WATCH LINE - SEE SHEET 25

SCOTT CRAIG D TRUSTEE
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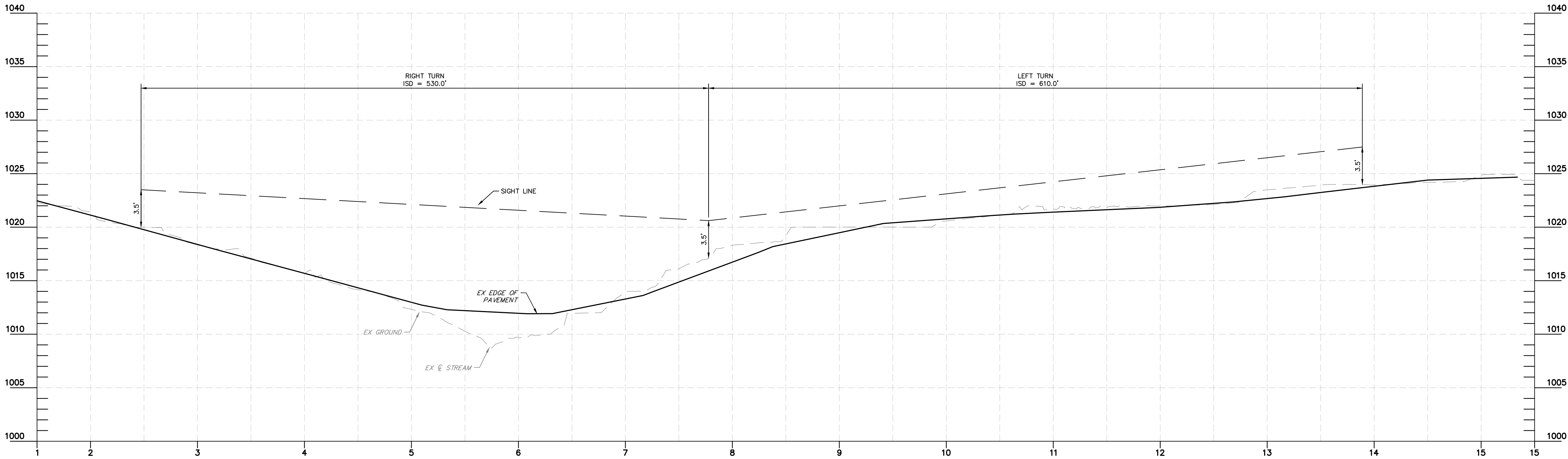
HOMESTEAD AT SCOTT'S FARM JEROME TOWNSHIP UNION COUNTY, OHIO		EROSION & SEDIMENT CONTROL PLAN		Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET SUITE 200 OH 43235 PHONE: 614-472-8983 WWW.KIMLEY-HORN.COM		No. _____ DATE _____ BY _____	
ORIGINAL ISSUE: 07/22/2026		DESIGNED BY: SMV		AS NOTED		REVISIONS	
KHA PROJECT NO. 190013014		DRAWN BY: NSM		CHECKED BY: KDK		DATE	
SHEET NUMBER		26		OF 30			

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SIGHT DISTANCE PLAN
BROCK ROAD

DESIGN SPEED 55 MPH
POSTED SPEED 50 MPH



SIGHT DISTANCE PROFILE
BROCK ROAD

SCALE H: 1"=50' ; V: 1"=50'
DESIGN SPEED 55 MPH
POSTED SPEED 50 MPH

REVISIONS		DATE	BY
No.			

Kimley»Horn

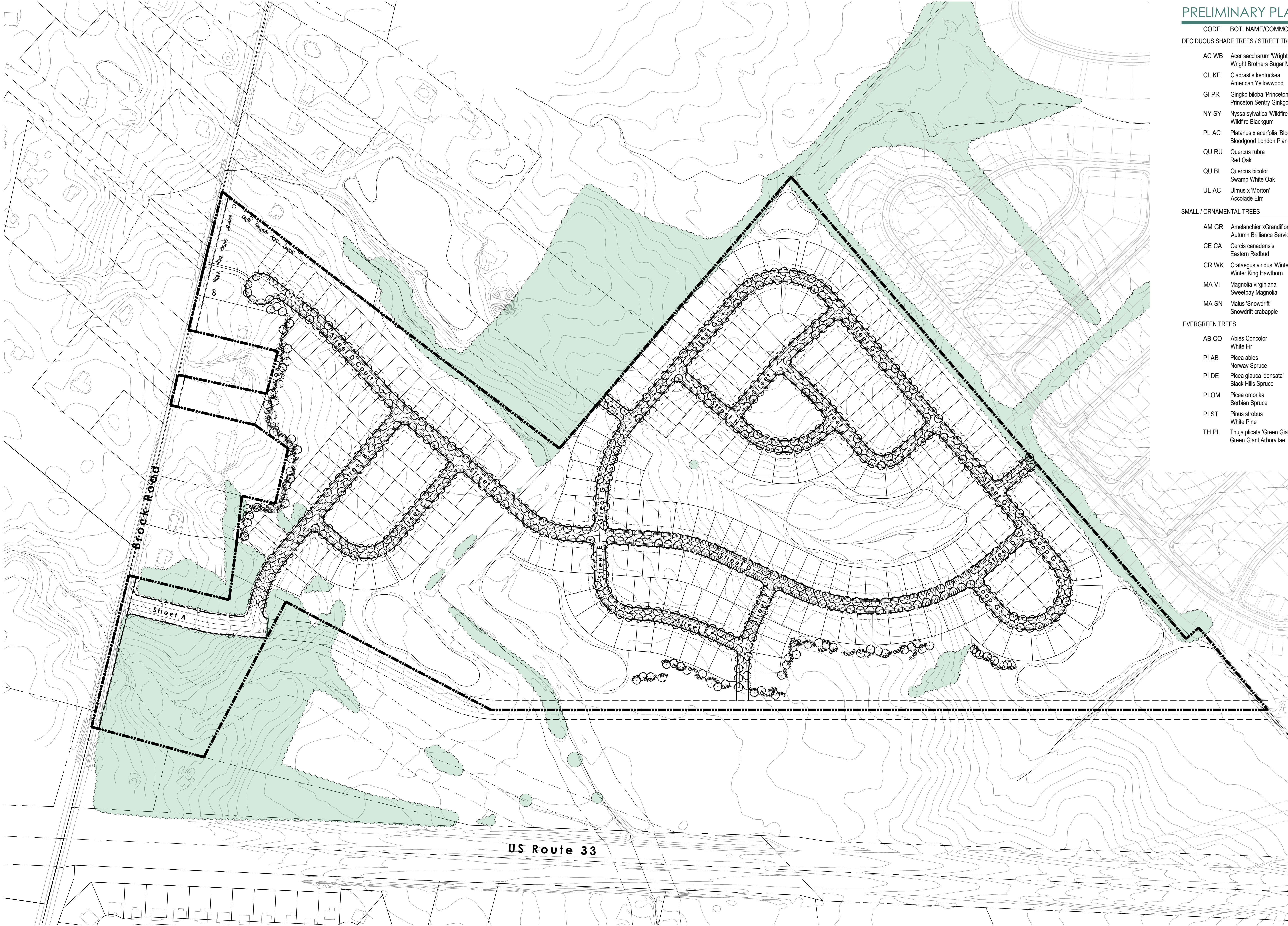
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SCALE:	AS NOTED
DESIGNED BY:	SNV
DRAWN BY:	NSM
CHECKED BY:	KDK

SIGHT DISTANCE AND
BROCK ROAD
IMPROVEMENTS EXHIBIT

HOMESTEAD AT
SCOTT'S FARM
JEROME TOWNSHIP
UNION COUNTY, OHIO

ORIGINAL ISSUE:
07/22/2026
KHA PROJECT NO.
190013014
SHEET NUMBER



PRELIMINARY PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC WB	Acer saccharum 'Wright Brothers' Wright Brothers Sugar Maple	2" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	Match Form
GI PR	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus x acerifolia 'Bloodgood' Bloodgood London Plantree	2" CAL.	B&B	AS SHOWN	Match Form
QU RU	Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
AM GR	Amelanchier xGrandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	8' HT.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis Eastern Redbud	8' HT.	B&B	AS SHOWN	Match Form
CR WK	Crataegus viridis 'Winter King' Winter King Hawthorn	8' HT.	B&B	AS SHOWN	Match Form
MA VI	Magnolia virginiana Sweetbay Magnolia	8' HT.	B&B	AS SHOWN	Match Form
MA SN	Malus 'Snowdrift' Snowdrift crabapple	8' HT.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
AB CO	Abies Concolor White Fir	6' HT.	B&B	PER PLAN	
PI AB	Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
PI DE	Picea glauca 'densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
PI OM	Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
PI ST	Pinus strobus White Pine	6' HT.	B&B	PER PLAN	
TH PL	Thuja plicata 'Green Giant' Green Giant Arborvitae	6' HT.	B&B	PER PLAN	

Key:

Shade Trees

Evergreen Trees

Ornamental Trees

Existing Trees

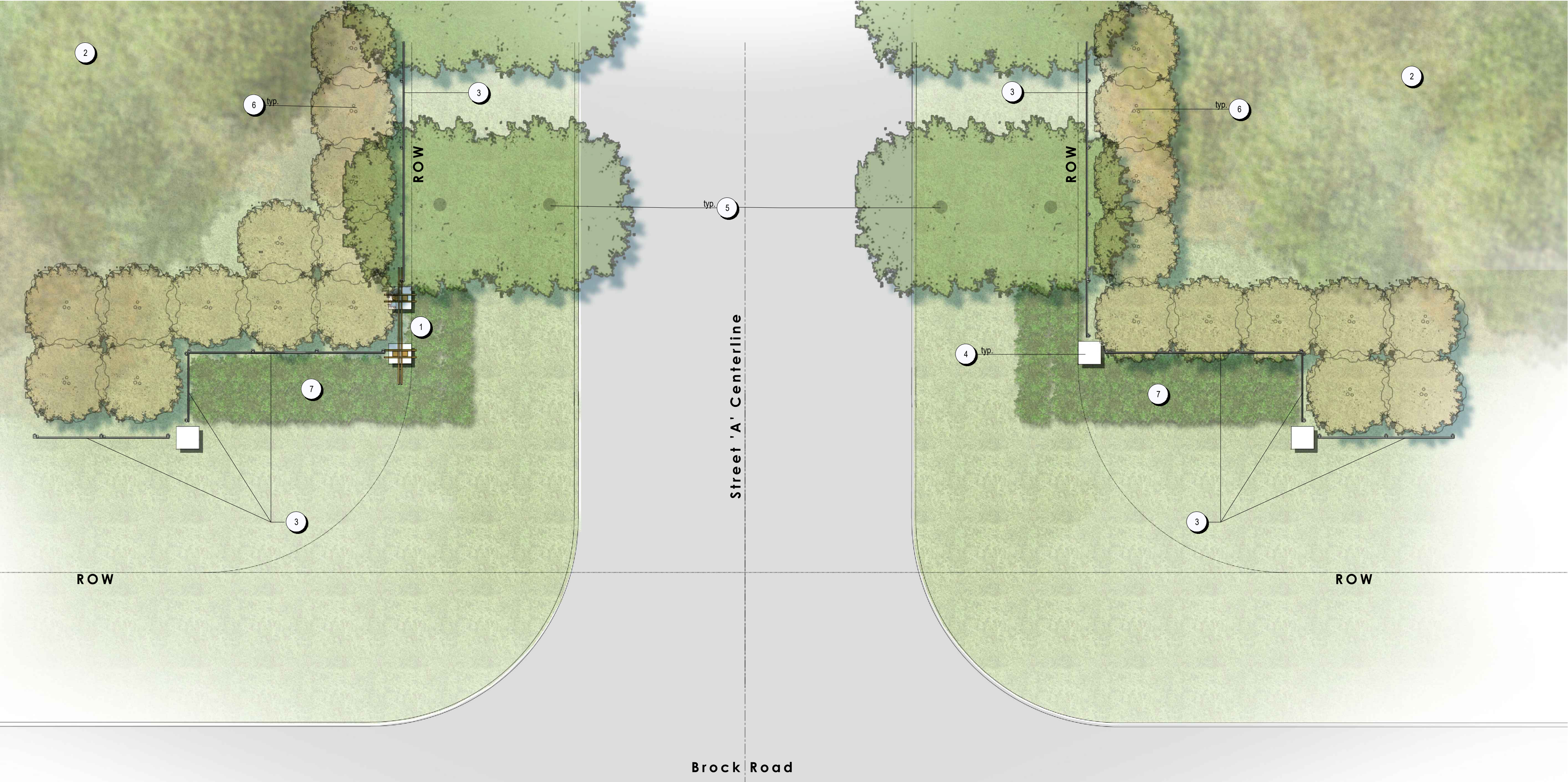
NOTE:
THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTRATE THE DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL CONFIGURATION OF LOTS, LAYOUT OF ROADS, LOCATION OF STORMWATER FACILITIES & LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.

The Homestead at Scotts Farm - Conceptual Landscape Plan

Jerome Township, Union County, Ohio 04.01.2021 revised (01.18.2022)

Exhibit H1



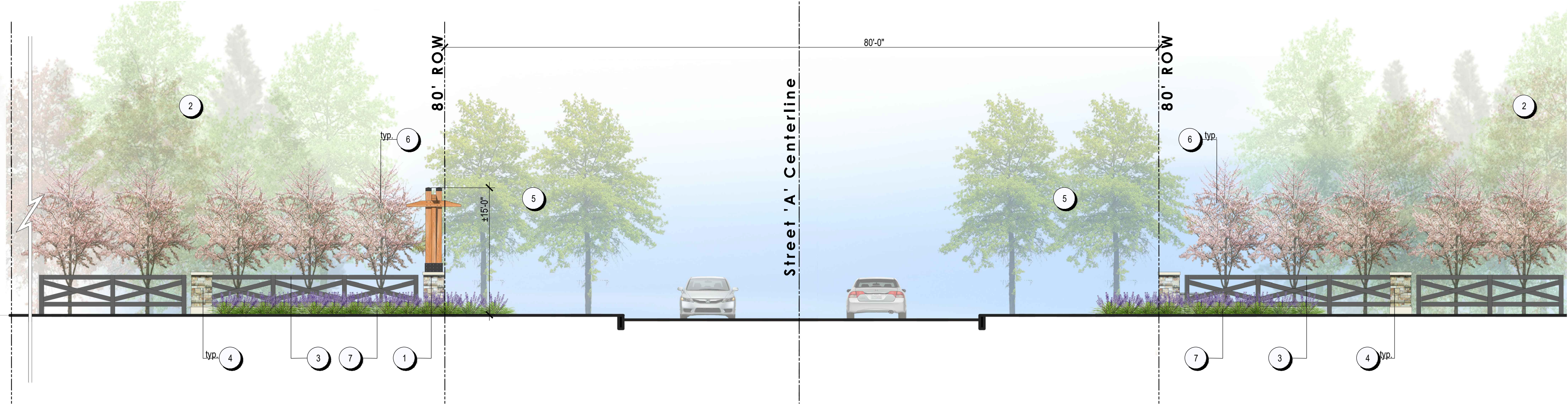


STREET 'A' AND BROCK ROAD ENTRY - ENLARGEMENT PLAN

CODED LAYOUT & MATERIALS NOTES			
KEY	ITEM	REFERENCE	NOTES
1	MAIN ENTRY SIGN		
2	EXISTING VEGETATION		
3	CROSSBUCK FENCE		
4	STONE PIER		
5	SHADE TREE		
6	ORNAMENTAL TREE		
7	PERENNIAL BED		



STREET 'A' AND BROCK ROAD ENTRY - SIGN ELEVATION



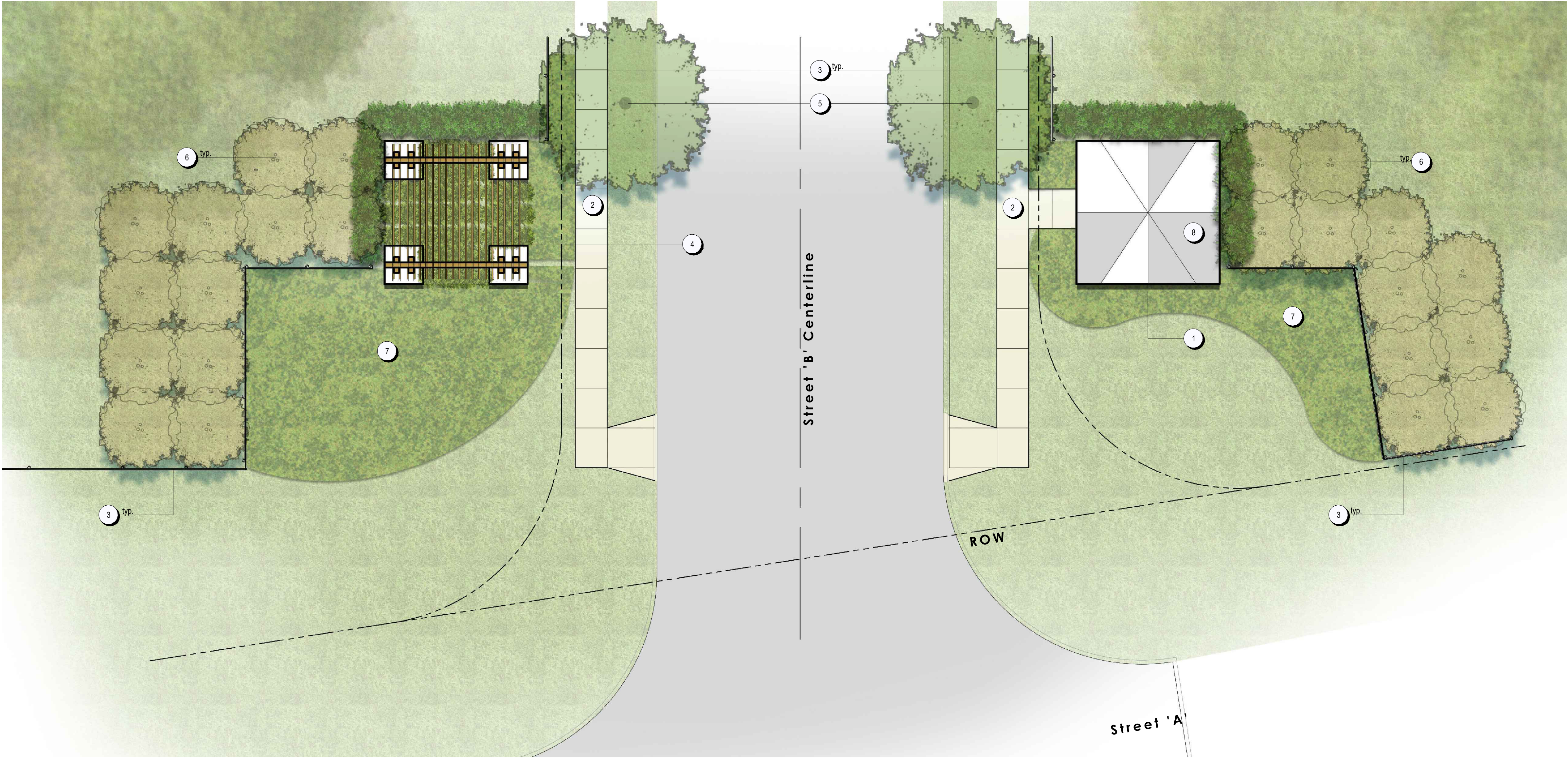
STREET 'A' AND BROCK ROAD ENTRY - LONGITUDINAL ELEVATION

The Homestead at Scotts Farm - Main Entry Concept

Jerome Township, Union County, Ohio 01.22.2021

Exhibit H2

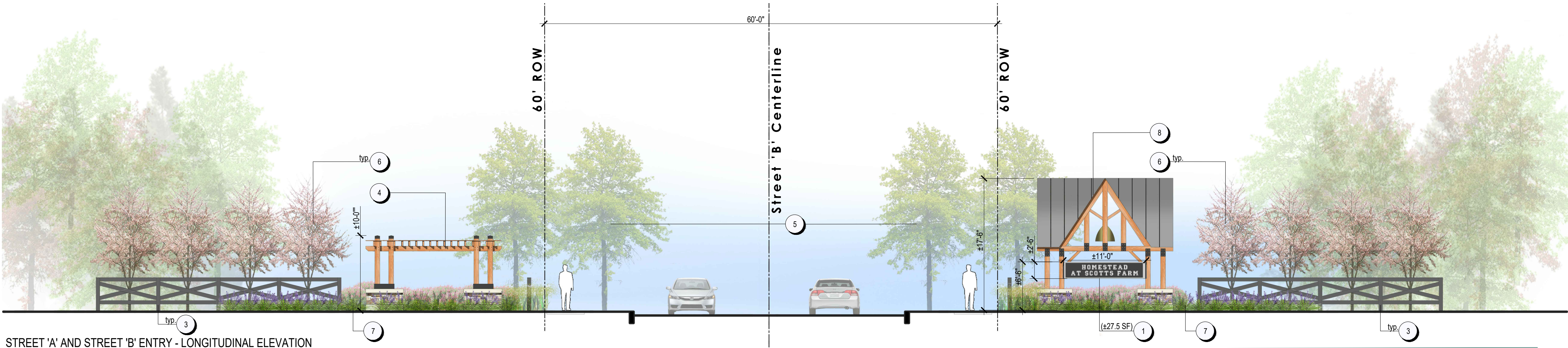




CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	SECONDARY ENTRY SIGN		
2	SIDEWALK		
3	CROSSBUCK FENCE		
4	ENTRY PERGOLA		
5	SHADE TREE		
6	ORNAMENTAL TREE		
7	PERENNIAL BED		
8	ENTRY PAVILION		

STREET 'A' AND STREET 'B' ENTRY - PLAN ENLARGEMENT



STREET 'A' AND STREET 'B' ENTRY - LONGITUDINAL ELEVATION

The Homestead at Scotts Farm - Secondary Entry Concept

Jerome Township, Union County, Ohio 01.22.2021

Exhibit H3

