Zoning & Subdivision Committee

Thursday, May 10, 2018

12:30 pm

- Minutes from last meeting of April 12, 2018

1. Review of Jerome Village VN-5 Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
2. Review of Thomas/Duff Property Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
3. Review of Jerome Township Parcel Amendment from RU to PD (Union County) – Staff Report by Brad Bodenmiller
4. Review of Harrison Township Text Amendment (Logan County) – Staff Report by Brad Bodenmiller
5. Review of Liberty Township Text Amendment (Logan 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

10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

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Staff Report – Village Neighborhood, Section 5

Applicant:	**Jerome Village Company, LLC** c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com **Terrain Evolution, Inc.** c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com
Request:	Approval of the Village Neighborhood, Section 5 (VN-5) Preliminary Plat Extension for a period of two (2) years.
Location:	Located east of Jerome Road between Harriott Road and Hill Road in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat Extension is for the VN-5 Preliminary Plat. This subdivision involves 78.447 acres of land and proposes 201 single-family residential lots. Acreages: ○ 13.447 acres in right-of-way ○ 41.901 acres in lots ○ 22.196 acres in reserves located in Union County ○ 0.903 acres in reserves located in Delaware County Proposed utilities: ○ City of Marysville public water system ○ Method of sanitary waste disposal is the Jerome Village collection system and City of Marysville treatment. Preliminary Plat: ○ The VN-5 Preliminary Plat was originally approved in May 2016. ○ The VN-5, Phase 1 Final Plat was originally approved in June 2017. ○ The VN-5, Phase 1 Final Plat was amended in August 2017.

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	• **Union County Engineer's Office**
	  ○ The Engineer's Office submitted comments in a letter dated 05-04-2018. The Engineer's Office recommended the plat be extended conditionally per the comments provided in its original preliminary plat comment letter dated 05-05-2016.
	• **Union County Soil & Water Conservation District**
	  ○ No new comments as of 05-02-2018.
	• **Union County Health Department**
	  ○ No new comments as of 05-02-2018.
	• **City of Marysville**
	  ○ No new comments as of 05-02-2018.
	• **Jerome Township**
	  ○ No new comments as of 05-02-2018.
	• **ODOT District 6**
	  ○ No new comments as of 05-02-2018.
	• **Ohio Edison**
	  ○ No new comments as of 05-02-2018.
	• **Delaware County Regional Planning Commission**
	  ○ No new comments as of 05-02-2018
	• **LUC Regional Planning Commission**
	  ○ All 05-12-2016 comments from reviewing agencies and the approval with conditions remain effective (§318).

Staff Recommendations:	LUC Staff recommends ***APPROVAL*** of the VN-5 Preliminary Plat Extension with the ***condition*** that all comments from LUC and reviewing agencies, including the 05-12-2016 LUC approval, shall be incorporated into the Construction Drawings and the Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated *prior* to submittal.

Z&S Committee Recommendations:	

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Staff Report – Village Neighborhood, Section 5

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Logan-Union-Champaign
regional planning commission

Director: Dave Gulden, AICP

Application for Preliminary Plat Approval

Date: 4/20/2016

Name of Subdivision: Village Neighborhood, Section 5

Location: Jerome Township, Union County, Ohio

Township: Jerome Military Survey: 2990

Complete Parcel(s) Identification Number (PIN): 1700100271020, 1700100271010, 1700100271000

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

Name of Applicant: Jerome Village Company, LLC - Attn: Gary Nuss

Address: 375 North Front Street, Suite 200

City: Columbus State: Ohio Zip: 43215

Phone: 614.857.2334 Fax: 614.857.2346 Email: nussg@nationwide.com

Name of Owner of property to be subdivided: Same as applicant

Address:

City: State: Zip:

Phone: Fax: Email:

Name of Applicant's Surveyor or Engineer: Terrain Evolution, Inc. - Attn: Justin Wollenberg, PE, Project Manager

Address: 720 East Broad Street, Suite 203

City: Columbus State: Ohio Zip: 43215

Phone: 614.385.1092 Fax: 614.385.1085 Email: jwollenberg@terrainevolution.com

Proposed Acreage to be Subdivided: 78.447

Current Zoning Classification: PD

Proposed Zoning Changes: None

Proposed Land Use: Single Family Residential

Development Characteristics

Number of proposed lots: 201 Typical lot width (feet): 65, 70

Number of proposed units: 201 Typical lot area (sq. ft.): 8450, 9100

Single Family Units: 201 Multi-Family Units: 0

Acreage to be devoted to recreation, parks or open space: 23.099 Ac.

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 • Fax: 937-666-6203
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regional planning commission

Director: Dave Gulden, AICP

Recreation facilities to be provided: No

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

1. Proposed method of Supplying Water Service: City of Marysville water system

2. Proposed method of Sanitary Waste Disposal: Jerome Village Collection & City of Marysville treatment
   (If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: See Preliminary Plat cover sheet for variances
   (If yes, please explain variances and reason for variances)

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

	Improvement	Installation	Guarantee
a.	Public Roadway		x
b.	Storm sewer Collection & Mgnt		x
c.	Water Distribution		x
d.	Sanitary Sewer Collection System		x
e.			

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

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Logan-Union-Champaign
regional planning commission

Director: Dave Gulden, AICP

Preliminary Plat Review Checklist

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

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18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.	x	

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

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TerrainEvolution
terrainevolution.com

720 East Broad Street
Suite 203
Columbus, OH 43215

P: 614.385.1090
info@terrainevolution.com

April 6, 2018

Mr. Dave Gulden, Director
LUC Regional Planning Commission
9676 E. Foundry Street
East Liberty, Ohio 43319

Re: Jerome Village VN-5
Preliminary Plat Extension Request

Dear Mr. Gulden:

Jerome Village – Village Neighborhood Section 5 (VN-5) Preliminary Plat was approved by the LUC Executive Committee May 12, 2016. Per current regulations, it is our understanding that approval of the Preliminary Plat is valid for a period of two (2) years, at which time request for extension is required.

Please accept this letter as our formal request for an extension of the Jerome Village VN-5 Preliminary Plat for the maximum duration available. We are submitting this request ahead of the April 19th, 2018 deadline for the Commission's consideration on May 10th, 2018. Please contact me if we are required to provide additional submittals, i.e. plans, electronic files, etc. to complete the extension approval process.

Should you have any questions, please contact me to discuss.

Respectfully Submitted,
Terrain Evolution, Inc.

Justin Wollenberg, PE, CPESC
Project Manager

CC: File
Nationwide Realty Investors

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PRELIMINARY PLAT PLANS FOR

VILLAGE NEIGHBORHOOD SECTION 5

VIRGINIA MILITARY SURVEY (VMS) 2990
JEROME TOWNSHIP, UNION COUNTY, OHIO &
DELAWARE COUNTY, CONCORD TOWNSHIP, OHIO

BENCH MARKS

SOURCE — FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENT 04–0087. ELEV.=998.117 (NAVD 88)

UNION COUNTY B.M. — 1.2 MILES SOUTH ALONG STATE HIGHWAY 38 FROM THE SOUTH CORPORATION LIMIT OF MARYSVILLE, UNION COUNTY AT THE JUNCTION OF A ROAD LEADING WEST, 33.9' WEST OF THE CENTERLINE OF STATE HIGHWAY 38, 23.8' SOUTH OF THE CENTERLINE OF THE ROAD. 3.0' SOUTH OF A FENCE CORNER POST AND ABOUT 4' LOWER THAN THE HIGHWAY. A UNITED STATES GEOLOGICAL SURVEY STANDARD DISK, STAMPED 1022 AND SET IN THE TOP OF A CONCRETE POST. ELEV.=1019.61 (NAVD 88)

B.M. #1 — PK IN SIDE OF UTILITY POLE, SOUTH SIDE OF WELLS ROAD, 150'± WEST OF GPS CONTROL POINT #50226. ELEV.=971.61 (NAVD 88)

B.M. #101 — IRON PIN SET IN THE GROUND, 32'± EAST OF THE CENTERLINE OF JEROME ROAD, 1650'± SOUTH OF CENTERLINE OF BLANEY ROAD, 2910'± NORTH OF CENTERLINE OF HILL ROAD.
N40°11'24.79", W83°10'49.00"
ELEV.=962.96 (NAVD 88)

B.M. #102 — IRON PIN SET IN THE GROUND, 62'± SOUTH OF CENTERLINE OF OLD WELLS ROAD, 90'± EAST OF CENTERLINE OF JEROME ROAD, 233'± NORTH OF CENTERLINE OF WELLS ROAD.
ELEV.=960.87 (NAVD 88)

B.M. #103 — IRON PIN SET IN THE GROUND, 39'± EAST OF THE CENTERLINE OF HYLAND–CROY ROAD, 172'± NORTH OF CENTERLINE OF WELLS ROAD, IN FRONT OF RESIDENCE #7700. ELEV.=971.75 (NAVD 88)

B.M. #104 — IRON PIN SET IN THE GROUND, SOUTHWEST SIDE OF WELLS ROAD REGIONAL PUMP STATION, 39'± NORTH OF CENTERLINE OF WELLS ROAD. ELEV.=966.32 (NAVD 88)

B.M. #105 — IRON PIN SET IN THE GROUND, 38'± SOUTHEAST OF THE CENTERLINE OF US 42, 4662'± SOUTHWEST OF THE CENTERLINE OF HARRIOT ROAD, 4862'± NORTH OF CENTERLINE OF WELLS ROAD.
N40°11'08.09", W83°12'26.03"
ELEV.=979.78 (NAVD 88)

B.M. #106 — IRON PIN SET IN THE GROUND, NORTHEAST OF FUTURE RAVENHILL PARKWAY AND HYLAND–CROY ROAD ROUNDABOUT.
N40°11'02.65", W83°11'24.36"
ELEV.=967.05 (NAVD 88)

STORMWATER MANAGEMENT

PER UNION COUNTY SUBDIVISION REGUALATIONS SECTION 416:
PORTIONS OF THE SITE HAVE BEEN IDENTIFIED TO CONTAIN PEWAMO SOILS. STORM SEWER AND DRAINAGE FACILITIES SHALL BE INSTALLED TO RENDER THESE AREAS ACCEPTABLE TO THE INTENDED USE OF SINGLE FAMILY RESIDENTIAL.

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

THE EXISTING LAND USE CONSISTS OF VACANT LAND THAT HAS BEEN FARMED AS WELL AS LEFT FALLOW. THE TRIBUTARY AREAS FOR THIS STUDY ACCUMULATE AND DISCHARGE TO UNNAMED TRIBUTARIES LOCATED AT THE EAST SIDE OF THE SITE.

PROPOSED POND
PROPOSED DETENTION & RETENTION PONDS WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES. PONDS WILL BE WITHIN AN EASEMENT.

WATER QUALITY
WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED STORMWATER MANAGEMENT BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHC000004.

FLOODPLAIN

THE VN–5 DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500–YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0390D, EFFECTIVE DATE DECEMBER 16 2008.

OPEN SPACE

OPEN SPACE INCLUDING THE DEDICATED OPEN SPACE IN VN–5 IS TO BE OWNED AND MAINTAINED BY JEROME VILLAGE COMMUNITY AUTHORITY. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

VARIANCE

VARIANCE HAS BEEN APPROVED FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 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.

VARIANCE HAS BEEN REQUESTED TO REMOVE UNION COUNTY ACCESS MANAGEMENT REGULATIONS, STANDARD 5A, ALLOWING LESS THAN 495 FEET FROM VN–5 WESTERN ENTRANCE AND THE EXISTING DRIVEWAY ON JEROME ROAD. VARIANCE WILL NOT BE REQUIRED SHOULD OWNER AGREE TO DRIVEWAY RELOCATION. NEGOTIATIONS PENDING.

ZONING

VILLAGE NEIGHBORHOOD, SECTION 5 WAS ZONED PUD AS PART OF THE JEROME VILLAGE DEVELOPMENT APPROVED BY JEROME TOWNSHIP, APRIL 23, 2007.

UTILITY COMPANIES

ELECTRIC
OHIO EDISON
1040 SOUTH PROSPECT ST.
MARION, OH 43302
P: (800) 633–4766
F: (740) 382–7108

UNION RURAL ELECTRIC
15461 U.S. ROUTE 36E
P.O. BOX 393
MARYSVILLE, OHIO 43040
P: (937) 642–1826
F: (937) 644–4239

GAS
COLUMBIA GAS
920 W. GOODALE BLVD.
COLUMBUS, OH 43212
P: (614) 460–2172
F: (614) 980–1007

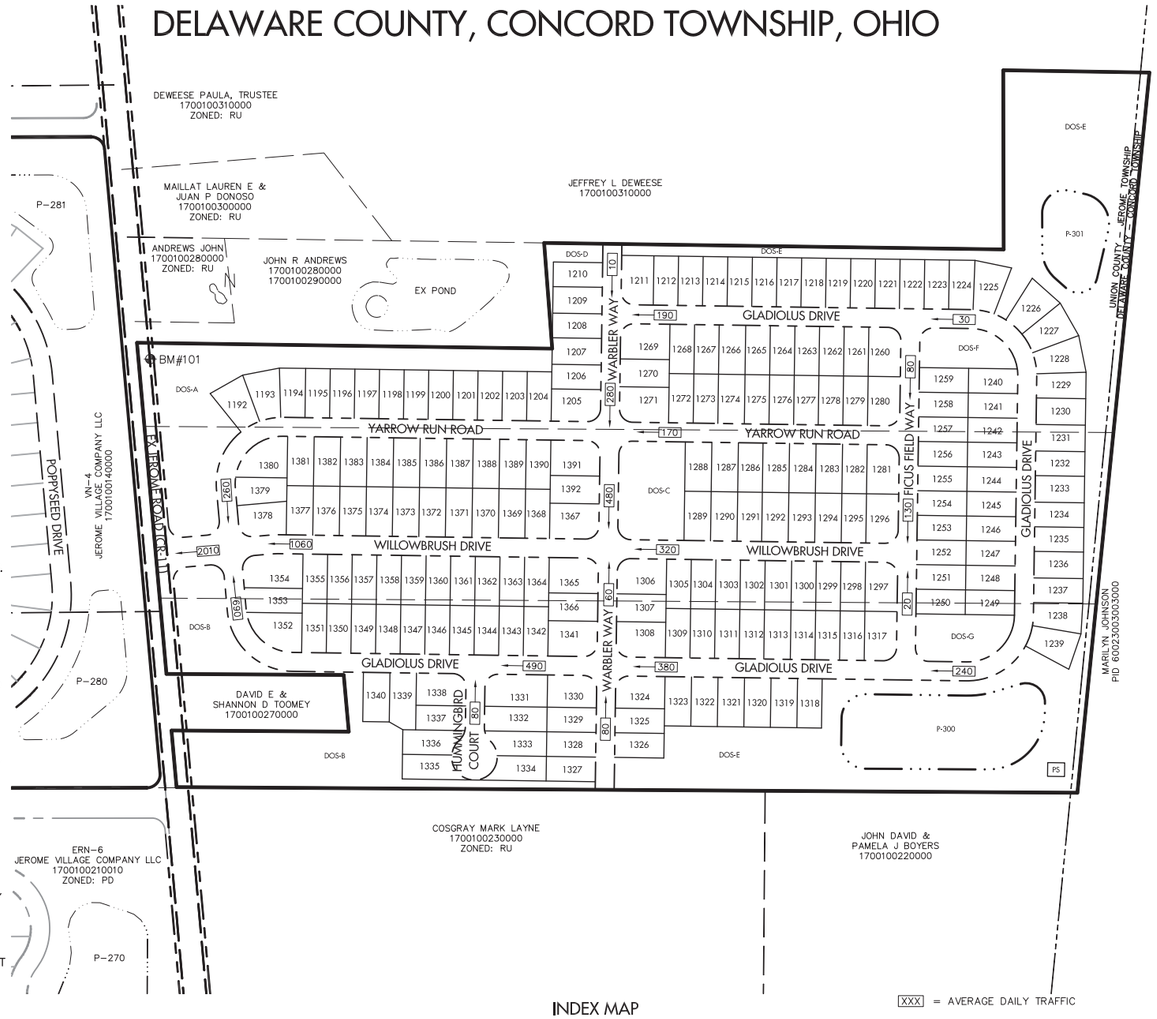
WATER
CITY OF MARYSVILLE
PUBLIC SERVICE CENTER
455 NORTH MAPLE STREET
MARYSVILLE, OHIO 43040
P: (937) 645–7350
F: (937) 645–7333

WASTEWATER
CITY OF MARYSVILLE
WASTEWATER DEPARTMENT
12901 BEECHER–GAMBLE ROAD MARYSVILLE, OHIO 43040
P: (937) 645–7344
F: (937) 645–7345

TELEPHONE/CABLE/INTERNET
TIME WARNER CABLE
P.O. BOX 2553
COLUMBUS, OHIO 43216
P: (614) 481–5263
F: (614) 255–6428

FRONTIER COMMUNICATIONS
550 LEADER STREET
MARION, OHIO 43302
P: (740) 383–0729
F: (937) 382–1910

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764
Call Before You Dig

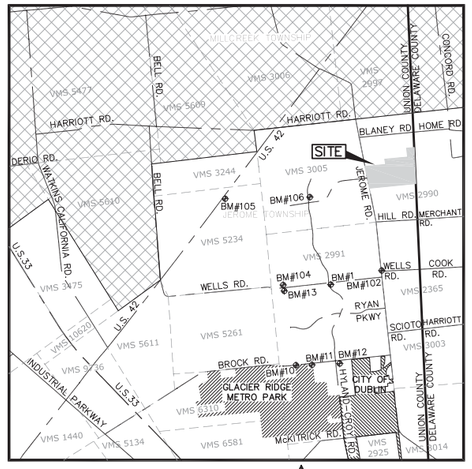


INDEX MAP
SCALE: 1" = 200'

XXX = AVERAGE DAILY TRAFFIC

SHEET INDEX

1 — COVER SHEET
2 — TYPICAL SECTION & DETAILS
3 — PRELIMINARY PLAT
4 — COMPOSITE UTILITY PLAN
5–16 — PRELIMINARY STREET PLAN & PROFILE
17 — EXISTING CONDITIONS PLAN
18 — COMPOSITE PRELIMINARY GRADING PLAN
19 — STORMWATER MANAGEMENT PLAN
20 — EROSION & SEDIMENT CONTROL PLAN



LOCATION MAP
SCALE: 1" = 4000'

GENERAL DEVELOPMENT SUMMARY

	PROPOSED	ZONED
TOTAL AREA (ACRES)	78.447	76.0
OPEN SPACE	23.099	22.9
UNION COUNTY	22.196	
DELAWARE COUNTY	0.903	
RIGHT–OF–WAY (50')	13.447	
LOTS	41.901	
NUMBER OF LOTS	201	220
60' FRONTAGE	–	220
65' FRONTAGE	146	–
70' FRONTAGE	57	–
DENSITY (UNITS/ACRE)		
GROSS (# LOTS/TOTAL AREA)	2.562	2.895
NET (# LOTS/LOT AREA)	4.797	–
MINIMUM LOT SIZE		
65' FRONTAGE	8,450 SF	
70' FRONTAGE	9,100 SF	
SETBACKS	65'	70'
FRONT YARD (FROM R/W)	25'	25'
REAR YARD	30'	30'
SIDE YARD	5'	5'

DOS = DEDICATED OPEN SPACE

DEVELOPER/OWNER:

JEROME VILLAGE
JEROME VILLAGE COMPANY, LLC
ATTN: GARY NUSS
375 N. FRONT STREET
COLUMBUS, OH 43215
P: 614–857–2334
F: 614–857–2346

SURVEYOR

AMERICAN LAND SURVEYORS, LLC.
ATTN: JON (BRETT) ADCOCK
1346 HEMLOCK COURT
LANCASTER, OHIO 43130
P: 614–837–0800
F: 740–415–6599

SURVEY DATA		
DESCRIPTION	EXISTING PARCEL ID NUMBER	BOUNDARY SURVEY DATE
GEORGE ANDREWS	1700100271020	8/1/2006
JOHN ANDREWS	1700100271010	8/1/2006
WILLIAM ADREWS	1700100271000	8/1/2006

GRAPHIC SCALE
200 100 0 200
(IN FEET)
1 inch = 200 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	SHEET NO.	BY	DATE

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
VILLAGE NEIGHBORHOOD SECTION 5
COVER SHEET

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054
DATE: APRIL, 2016
SCALE: HORIZONTAL: 1" = 200' VERTICAL: N/A

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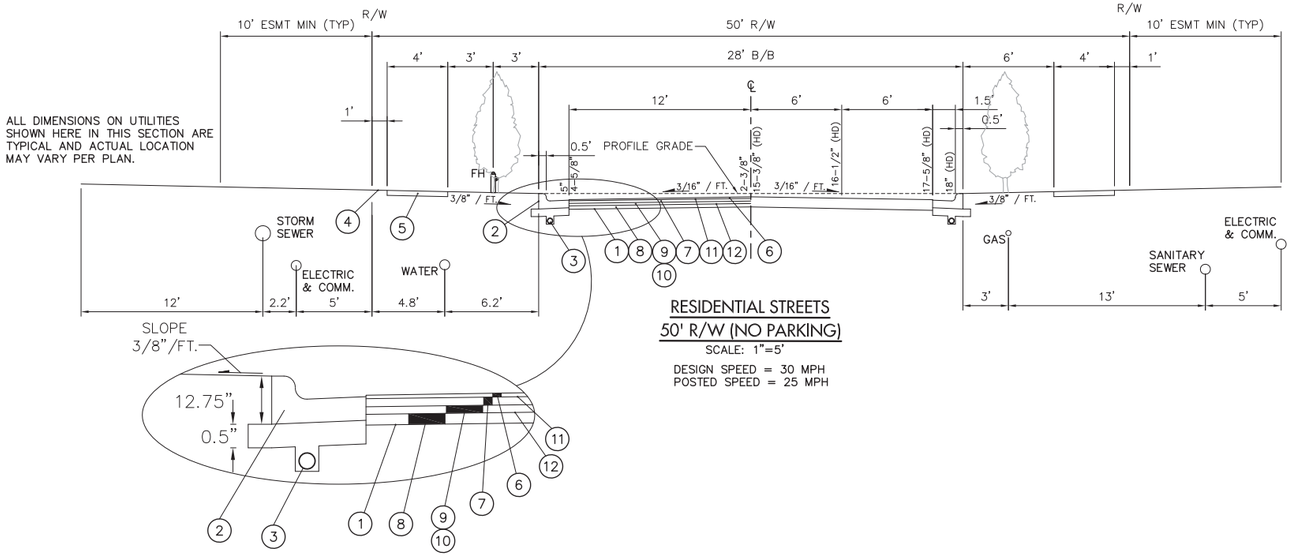


ALL DIMENSIONS ON UTILITIES SHOWN HERE IN THIS SECTION ARE TYPICAL AND ACTUAL LOCATION MAY VARY PER PLAN.

RESIDENTIAL STREETS
50' R/W (NO PARKING)

SCALE: 1"=5'

DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

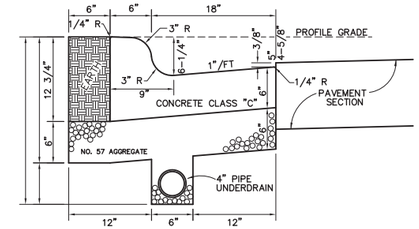
RCC PAVEMENT BUILDUP:
(ALTERNATIVE)

1. ITEM 204, SUBGRADE COMPACTION
2. ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER
3. ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE
4. ITEM 659, SEEDING & MULCHING
5. ITEM 608, 4" CONCRETE SIDEWALK
6. ITEM 448, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22
7. ITEM 448, 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22
8. ITEM 304, 4" AGGREGATE BASE
10. ITEM 301, 6" BITUMINOUS AGGREGATE BASE COURSE
11. ITEM 407, TACK COAT (0.075 GAL/SY)
12. ITEM 408, PRIME COAT (0.50 GAL/SY)

SN = 3.71

1. ITEM 204, SUBGRADE COMPACTION
2. ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER
3. ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE
4. ITEM 659, SEEDING & MULCHING
5. ITEM 608, 4" CONCRETE SIDEWALK
6. ITEM 448, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22
7. ITEM 448, 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22
8. ITEM 304, 4" AGGREGATE BASE
9. 6" ROLLER-COMPACTED CONCRETE
11. ITEM 407, TACK COAT (0.075 GAL/SY)
12. ITEM 408, PRIME COAT (0.50 GAL/SY)

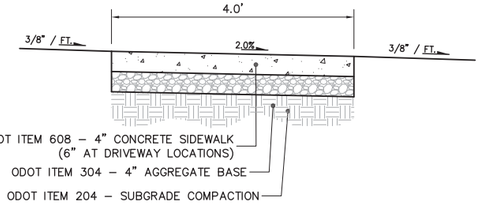
SN = 3.71



NOTE: CLASS "C" CONCRETE, 6 1/2 BAG MIX, 7 TO 9% AIR ENTRAINMENT

STANDARD CONCRETE COMINBED CURB & GUTTER
UNION COUNTY STD. DWG. #7

NOT TO SCALE



NOTES:

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

CONCRETE SIDEWALK

NOT TO SCALE

GRAPHIC SCALE
5 2.5 0 5
(IN FEET)
1 inch = 5 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	SHEET NO.	APPROVALS BY	DATE

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
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JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
VILLAGE NEIGHBORHOOD SECTION 5
TYPICAL SECTION & DETAILS

DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054
DATE: APRIL, 2016
SCALE: HORIZONTAL: 1" = 5'
VERTICAL: N/A

SHEET NO.: 24

PDF compression, OCR, web optimization using a watermarked evaluation copy of CVISION PDFCompressor

LEGEND

EXISTING
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT

PROPOSED
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- OPEN SPACE RESERVE
- DEDICATED OPEN SPACE

GENERAL DEVELOPMENT SUMMARY

	PROPOSED	ZONED
TOTAL AREA (ACRES)	78.447	76.0
OPEN SPACE	23.099	22.9
UNION COUNTY	22.196	
DELAWARE COUNTY	0.903	
RIGHT-OF-WAY (50')	13.447	
LOTS	41.901	
NUMBER OF LOTS	201	220
60' FRONTAGE	–	220
65' FRONTAGE	146	–
70' FRONTAGE	57	–
DENSITY (UNITS/ACRE)		
GROSS (# LOTS/TOTAL AREA)	2.562	2.895
NET (# LOTS/LOT AREA)	4.797	–
MINIMUM LOT SIZE		
65' FRONTAGE	8,450 SF	
70' FRONTAGE	9,100 SF	
SETBACKS	65'	70'
FRONT YARD (FROM R/W)	25'	25'
REAR YARD	30'	30'
SIDE YARD	5'	5'

DOS = DEDICATED OPEN SPACE

RIGHT-OF-WAY CENTERLINE CURVE TABLE

CURVE #	RADIUS	Δ	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	150.00'	5°54'02"	15.45'	7.73'	N81° 41' 58.00"E	15.44'
C2	150.00'	90°00'00"	235.62'	150.00'	S50° 21' 00.87"E	212.13'
C3	150.00'	90°00'00"	235.62'	150.00'	S39° 38' 59.13"W	212.13'
C4	150.00'	84°05'58"	220.17'	135.30'	N53° 18' 02.00"W	200.93'
C5	150.00'	95°54'02"	251.07'	166.30'	N36° 41' 58.00"E	222.77'

DEWEESE PAULA, TRUSTEE
1700100310000
ZONED: RU

MAILLAT LAUREN E & JUAN P DONOSO
1700100300000
ZONED: RU

ANDREWS JOHN
1700100280000
ZONED: RU

JOHN R ANDREWS
1700100290000
ZONED: RU

JEFFREY L DEWEESE
1700100310000
ZONED: RU

DOS-A (3.168 AC)

DOS-B (3.471 AC)

DOS-C (1.032 AC)

DOS-D (0.230 AC)

DOS-E (13.991 AC)

DOS-F (0.544 AC)

DOS-G (0.663 AC)

S84°38'59"W 1213.36'

S84°38'48"W 1096.15'

S10°32'14"E 279.77'

S06°18'42"E 472.92'

N00°26'33"W 1910.41'

GLADIOLUS DRIVE (50')
N84°38'59"E 950.00'

YARROW RUN ROAD (50')
N84°38'59"E 1651.77'

WILLOWBRUSH DRIVE (50')
N84°38'59"E 1662.17'

GLADIOLUS DRIVE (50')
S84°38'59"W 1778.70'

WARBLER WAY (50')
N05°21'01"W 1441.05'

FICUS FIELD WAY (50')
S05°21'01"E 930.00'

GLADIOLUS DRIVE (50')
S05°21'01"E 630.00'

HUMMINGBIRD COURT (50')
N05°21'01"W 245.00'

TEMP TURNAROUND ESMT

EMERGENCY INGRESS/EGRESS

30' SAN & WATER ESMT

EX 60' R/W
PR 80' R/W

JEROME ROAD (EX 60' PR 80')

N11°14'50"W 877.49'

N11°15'37"W 327.70'

S11°14'07"E 150.03'

N84°11'52"E 468.02'

S84°11'52"W 468.00'

S11°15'37"E 150.00'

N84°11'51"E 2377.94'

307.79'
S78°44'57"W

RAVENHILL PARKWAY

VN-4
JEROME VILLAGE COMPANY LLC
1700100140000
ZONED: PD

DAVID E & SHANNON D TOOMEY
1700100270000
ZONED: RU

COSGRAY MARK LAYNE
1700100230000
ZONED: RU

JOHN DAVID & PAMELA J BOYERS
1700100220000
ZONED: RU

MARILYN JOHNSON
PID 600230003003000
ZONED: FR-1

UNION COUNTY - JEROME TOWNSHIP
DELAWARE COUNTY - CONCORD TOWNSHIP

GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	SHEET NO.	BY	DATE

APPROVALS

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
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JEROME VILLAGE
VILLAGE NEIGHBORHOOD SECTION 5
PRELIMINARY PLAT
JEROME TOWNSHIP, UNION COUNTY, OHIO

DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054
DATE: APRIL, 2016
SCALE: HORIZONTAL: 1" = 100'
VERTICAL: N/A

PDF compression, OCR, web optimization using a watermarked evaluation copy of CVISION PDFCompressor

LEGEND

EXISTING

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- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- GAS

PROPOSED

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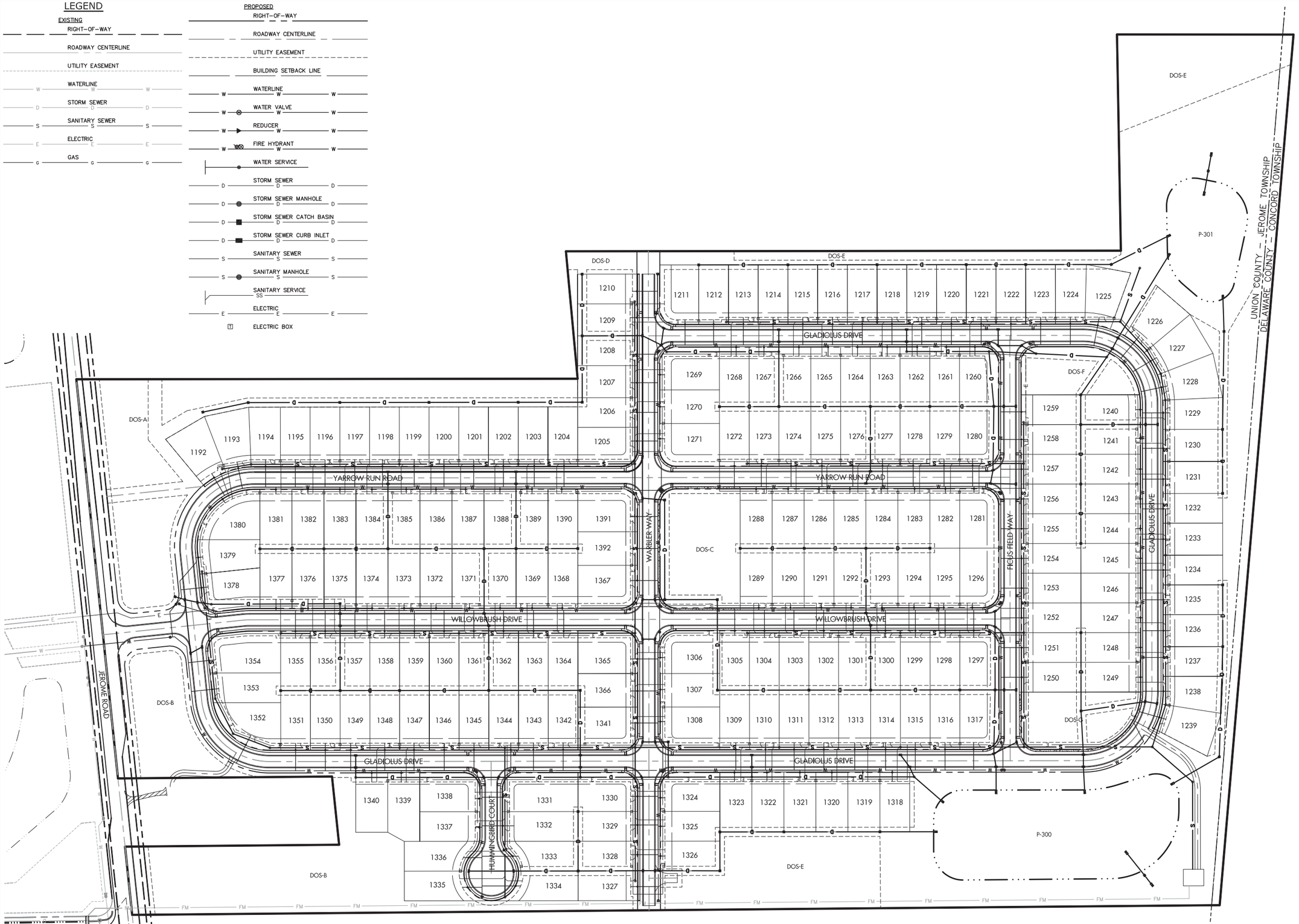

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD SECTION 5

STREET PLAN & PROFILE STREET A

DRAWING SET STATUS:

- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14054

DATE: APRIL, 2016

SCALE:

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VERTICAL: N/A

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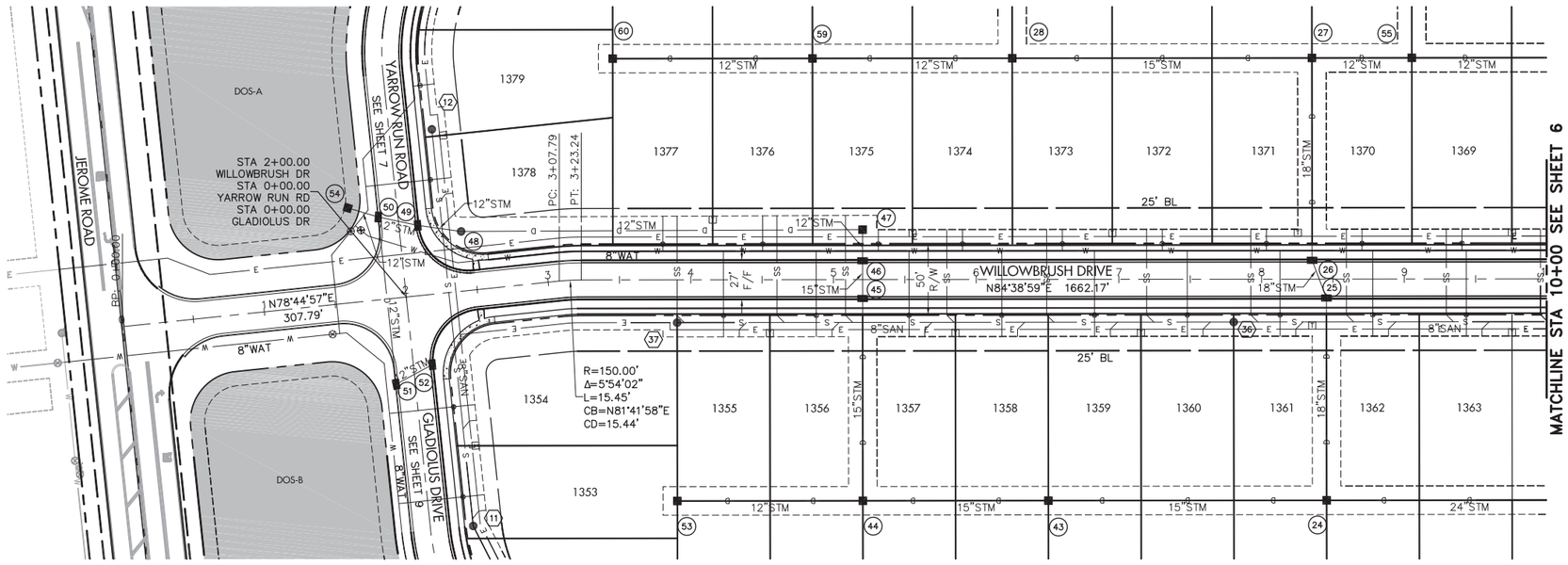

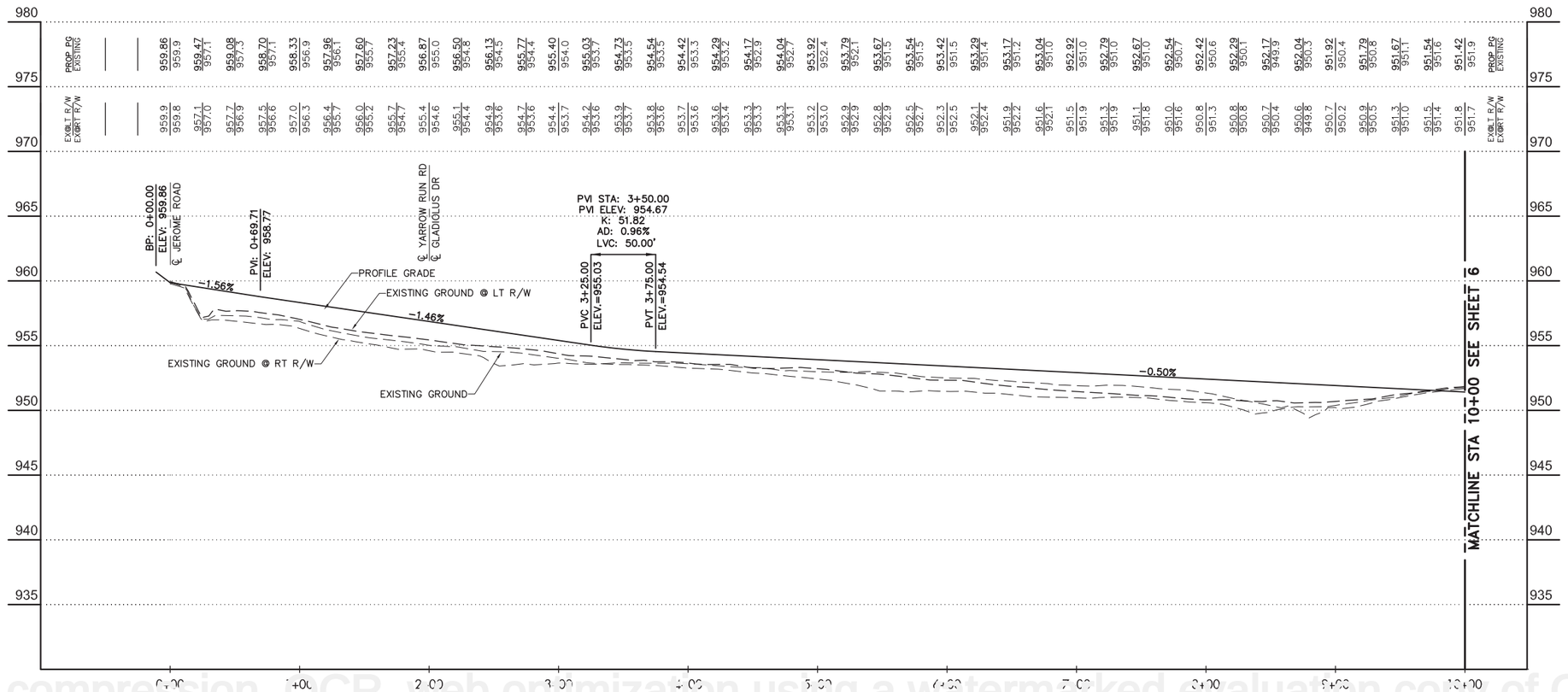

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- ODOT 203 FILL
- OPEN SPACE RESERVE
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NOTE:
ELECTRIC SHOWN CONCEPTUALLY FOR CONFLICT RESOLUTION. EXACT PRIMARY/SECONDARY RUNS TO BE DETERMINED, SUBJECT TO CHANGE BY OHIO EDISON

N

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 5

STREET PLAN & PROFILE
WILLOWBRUSH DRIVE

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054

DATE: APRIL, 2016

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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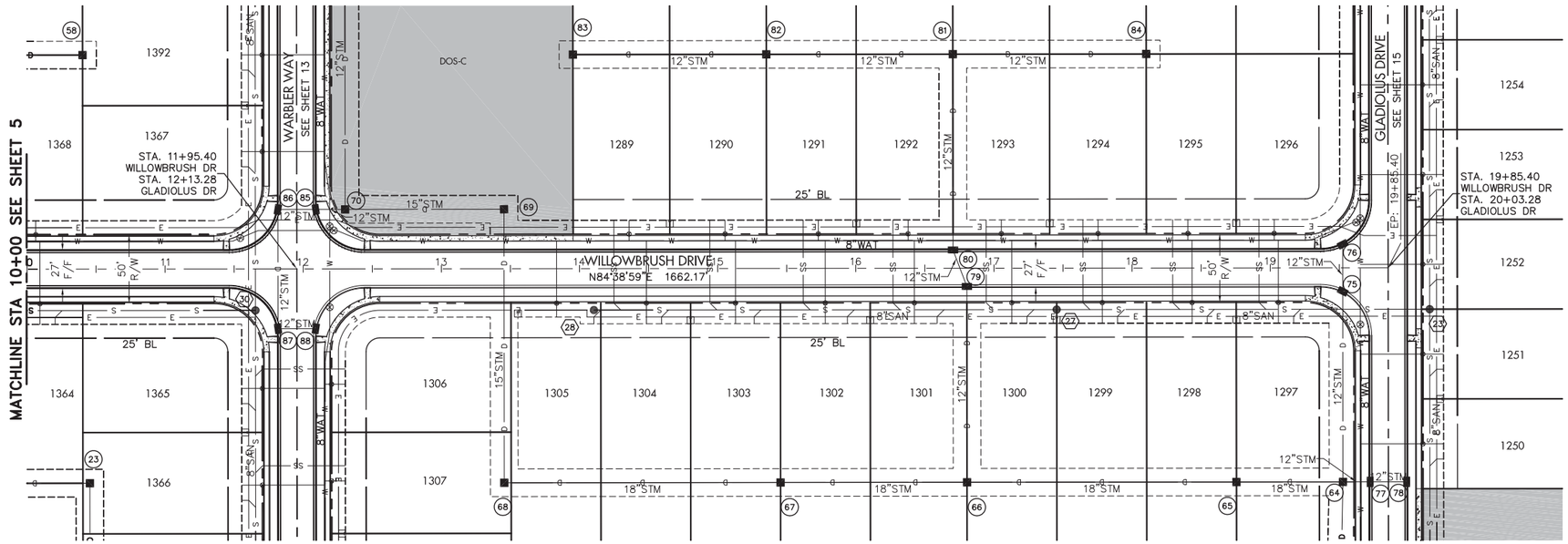

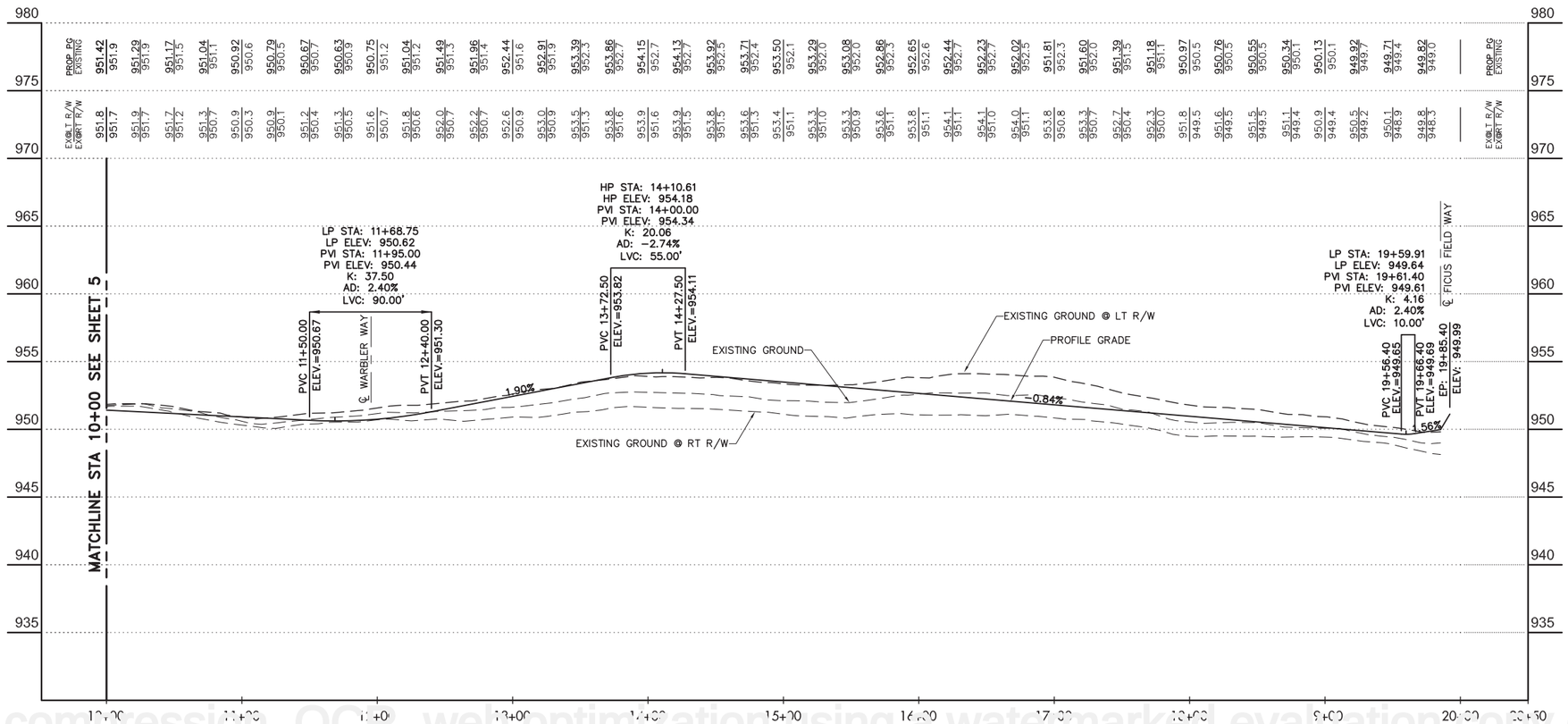

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N

GRAPHIC SCALE
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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 5

STREET PLAN & PROFILE
WILLOWBRUSH DRIVE

DRAWING SET STATUS:
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- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054

DATE: APRIL, 2016

SCALE:
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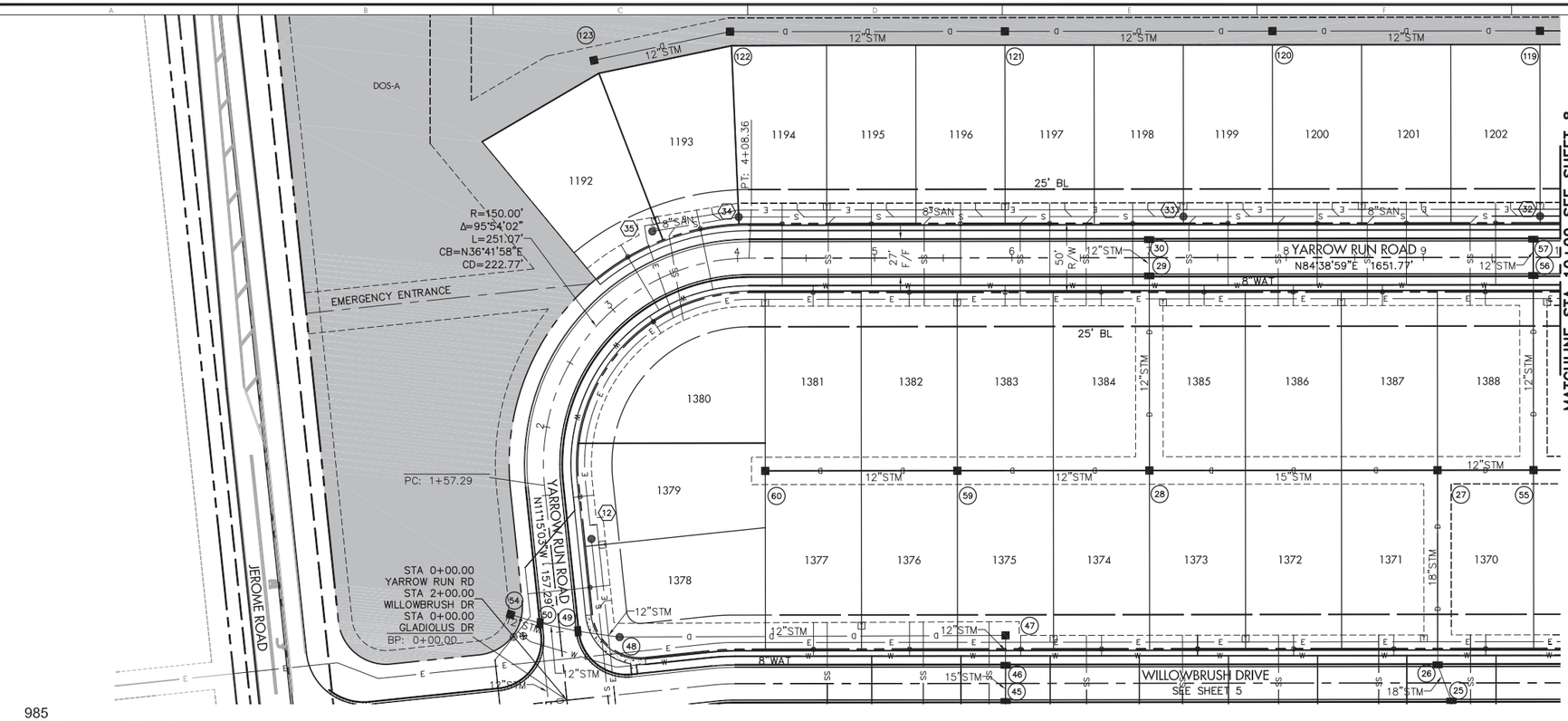

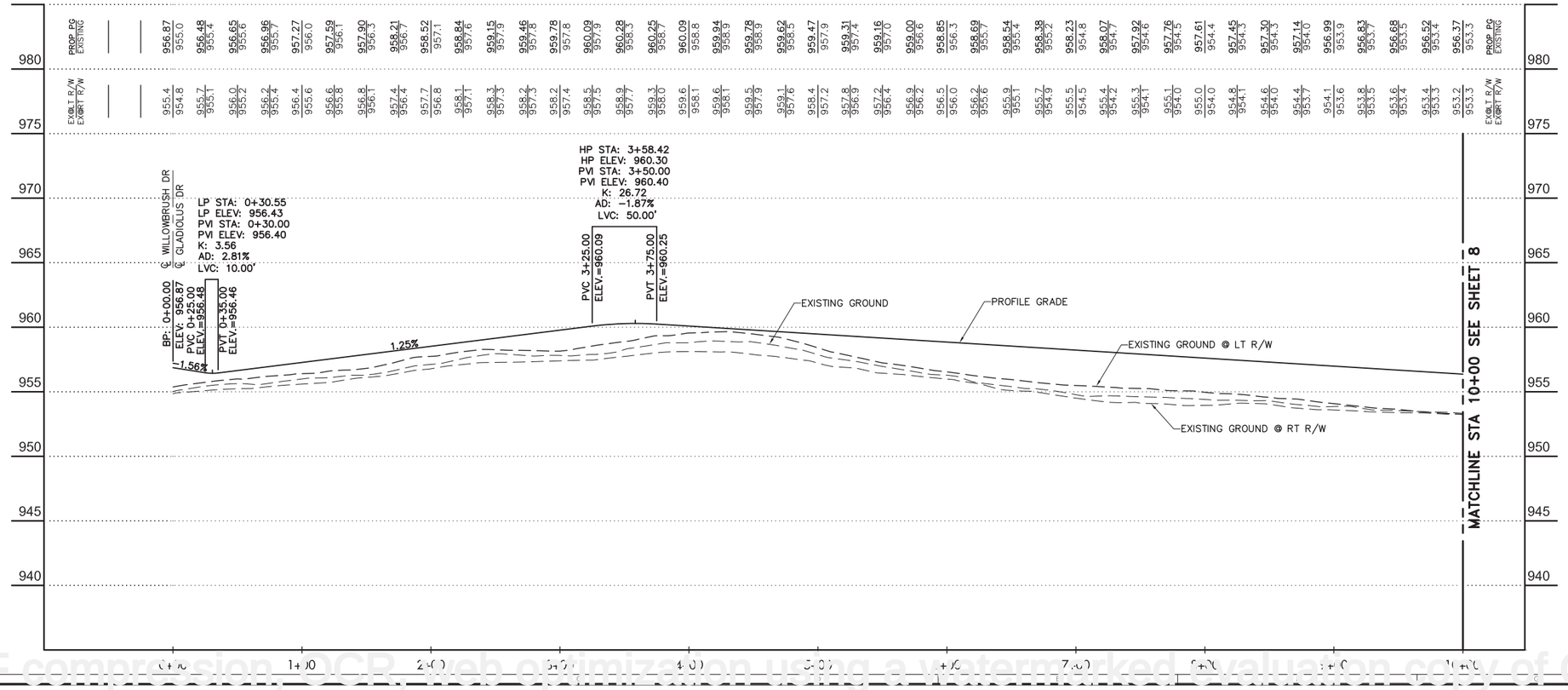

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NOTE:
ELECTRIC SHOWN CONCEPTUALLY FOR CONFLICT RESOLUTION. EXACT PRIMARY/SECONDARY RUNS TO BE DETERMINED, SUBJECT TO CHANGE BY OHIO EDISON

GRAPHIC SCALE
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(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 5

STREET PLAN & PROFILE
YARROW RUN ROAD

DRAWING SET STATUS:
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- □ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054
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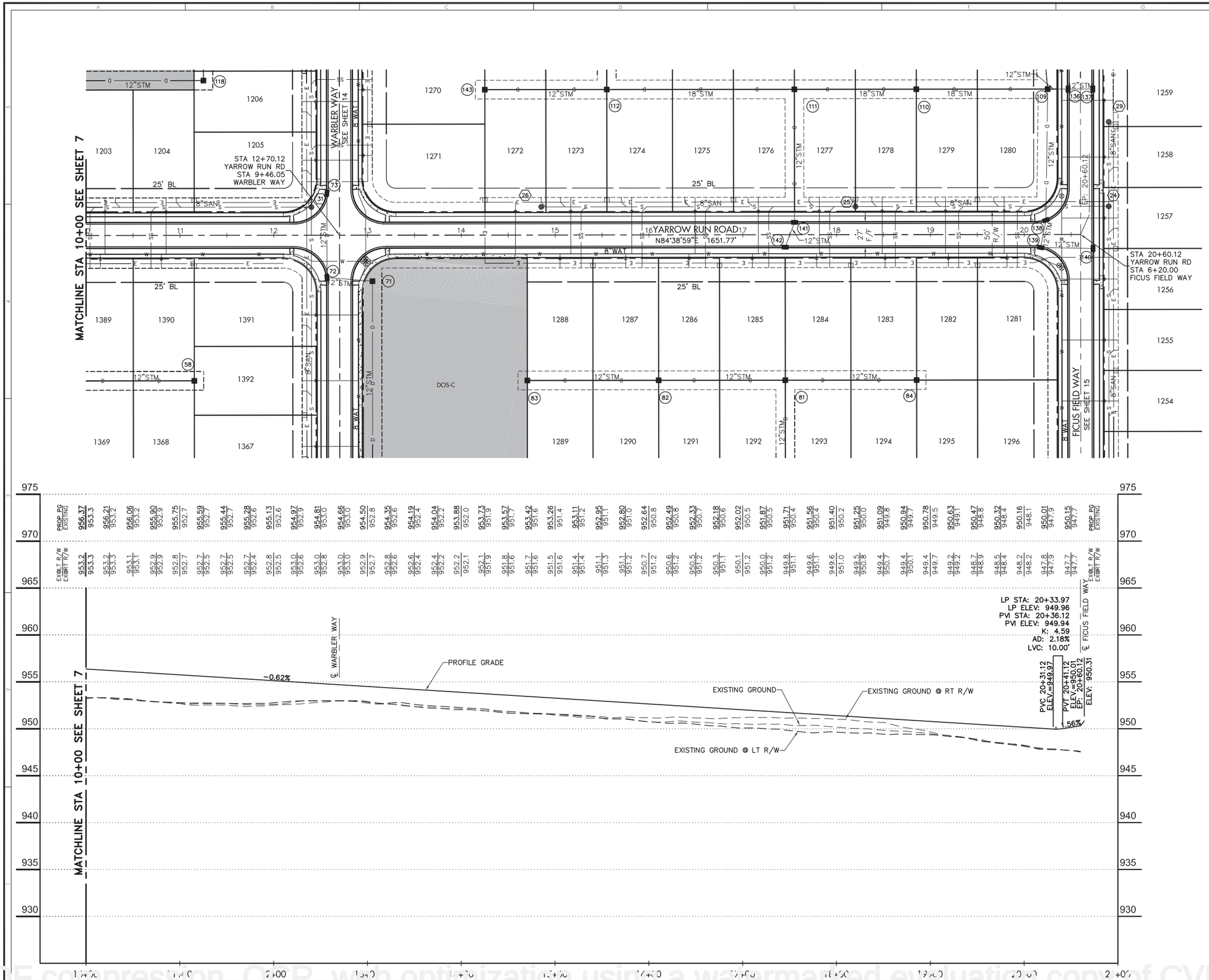

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YARROW RUN ROAD

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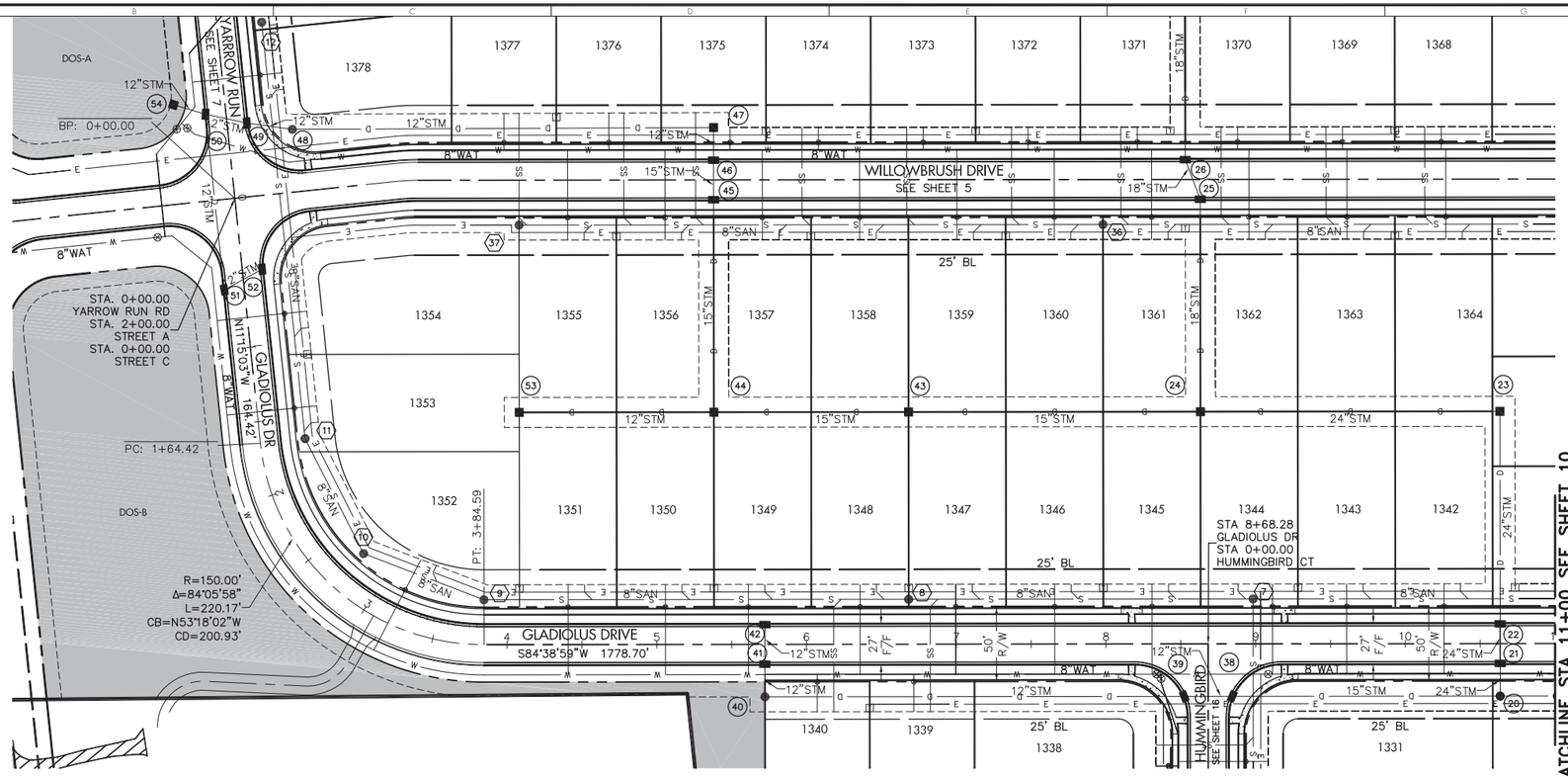

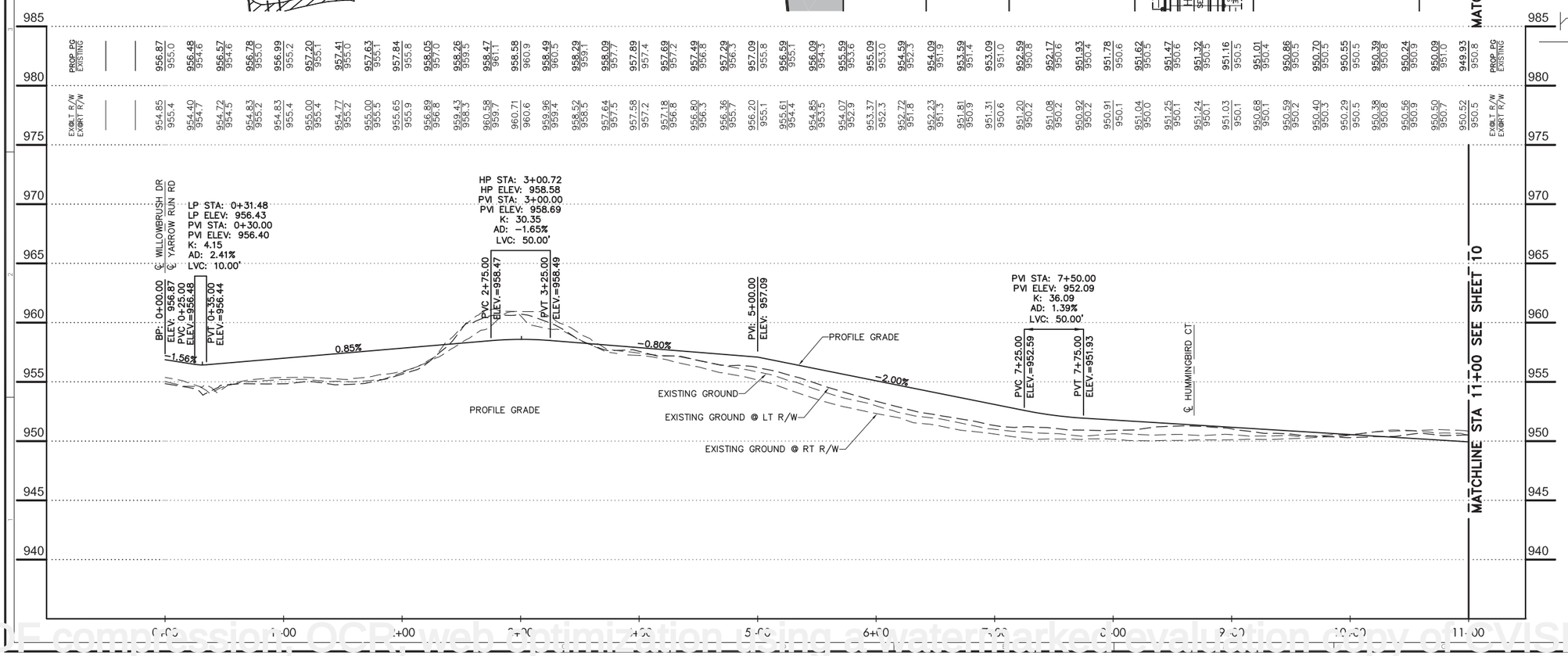

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GRAPHIC SCALE
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JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
VILLAGE NEIGHBORHOOD
SECTION 5
STREET PLAN & PROFILE
GLADIOLUS DRIVE

DRAWING SET STATUS:
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DESIGN	DRAFT	CHECK
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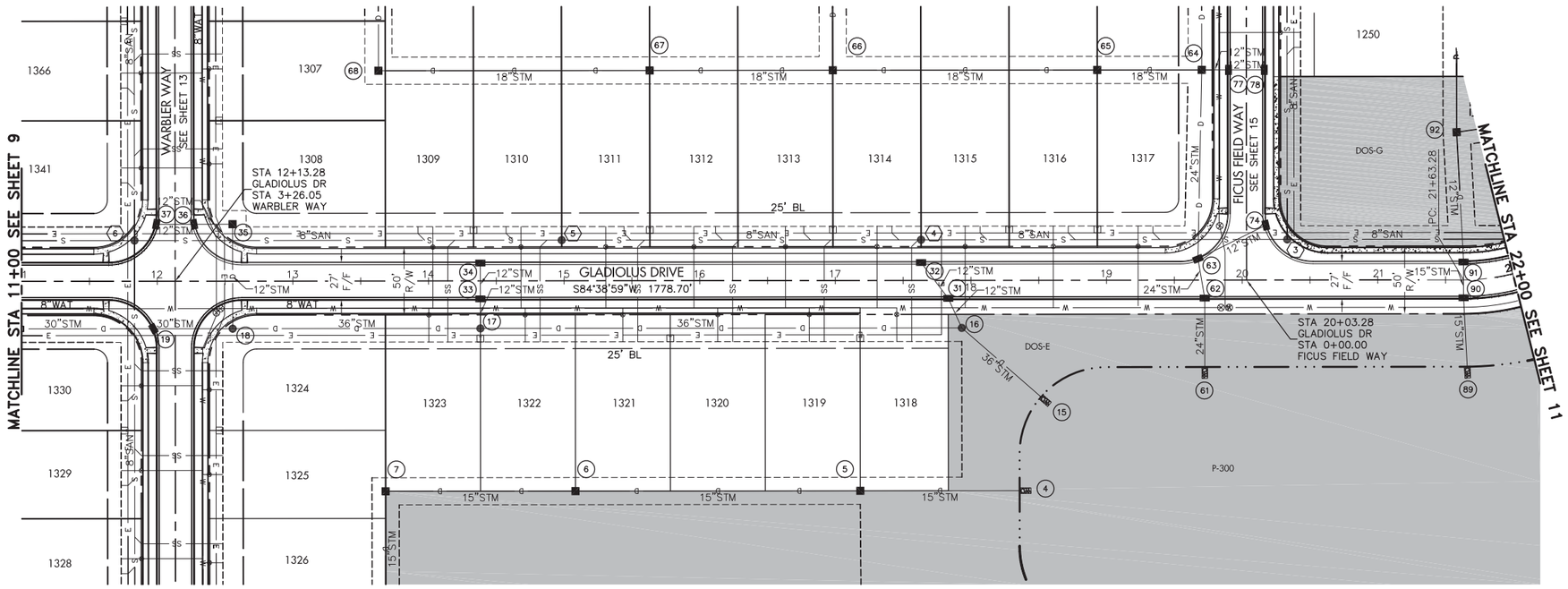

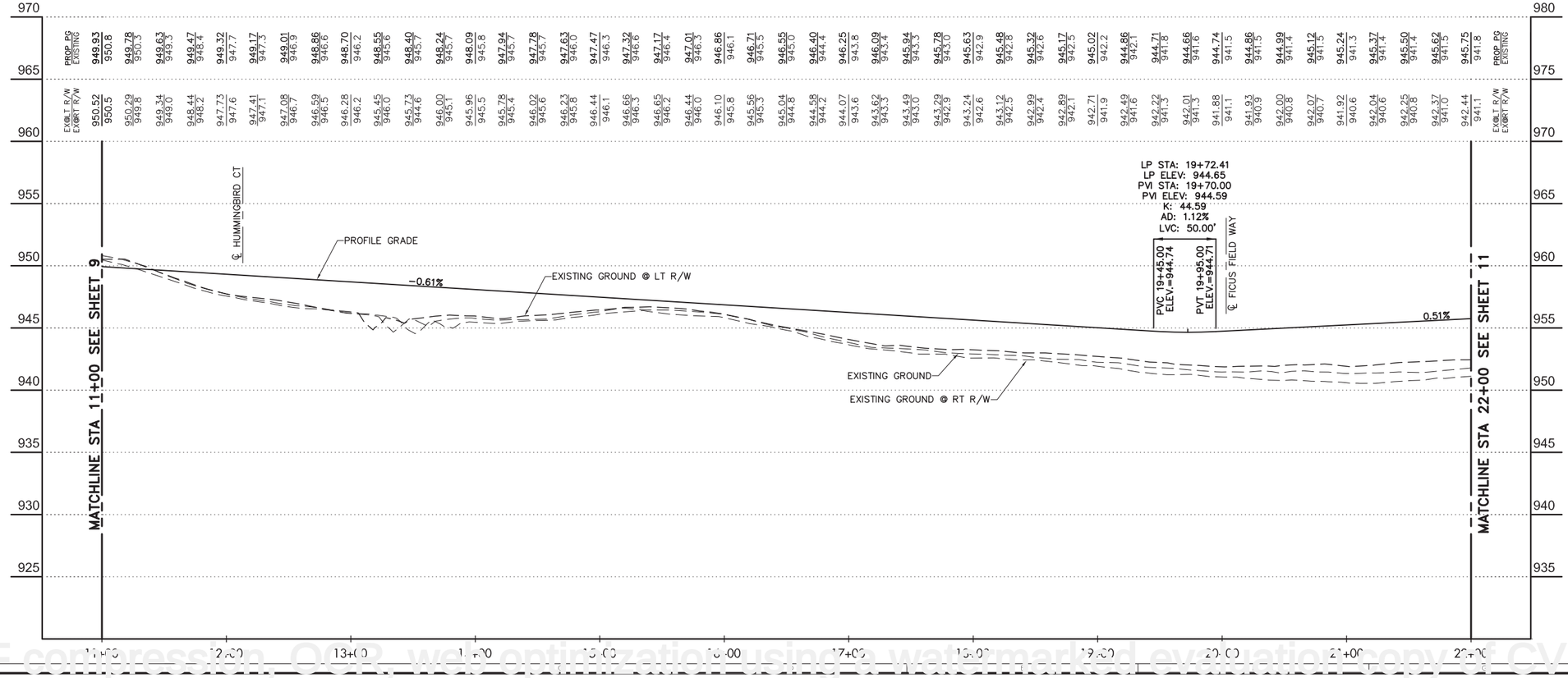

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- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- GAS

PROPOSED
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ELECTRIC
- ELECTRIC BOX
- ODOT 203 FILL
- OPEN SPACE RESERVE
- DEDICATED OPEN SPACE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

NOTE:
ELECTRIC SHOWN CONCEPTUALLY FOR CONFLICT RESOLUTION. EXACT PRIMARY/SECONDARY RUNS TO BE DETERMINED, SUBJECT TO CHANGE BY OHIO EDISON

N

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	SHEET NO.	BY	APPROVALS DATE

TerrainEvolution
Your bridge between Vision and Success
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 5

STREET PLAN & PROFILE
GLADIOLUS DRIVE

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

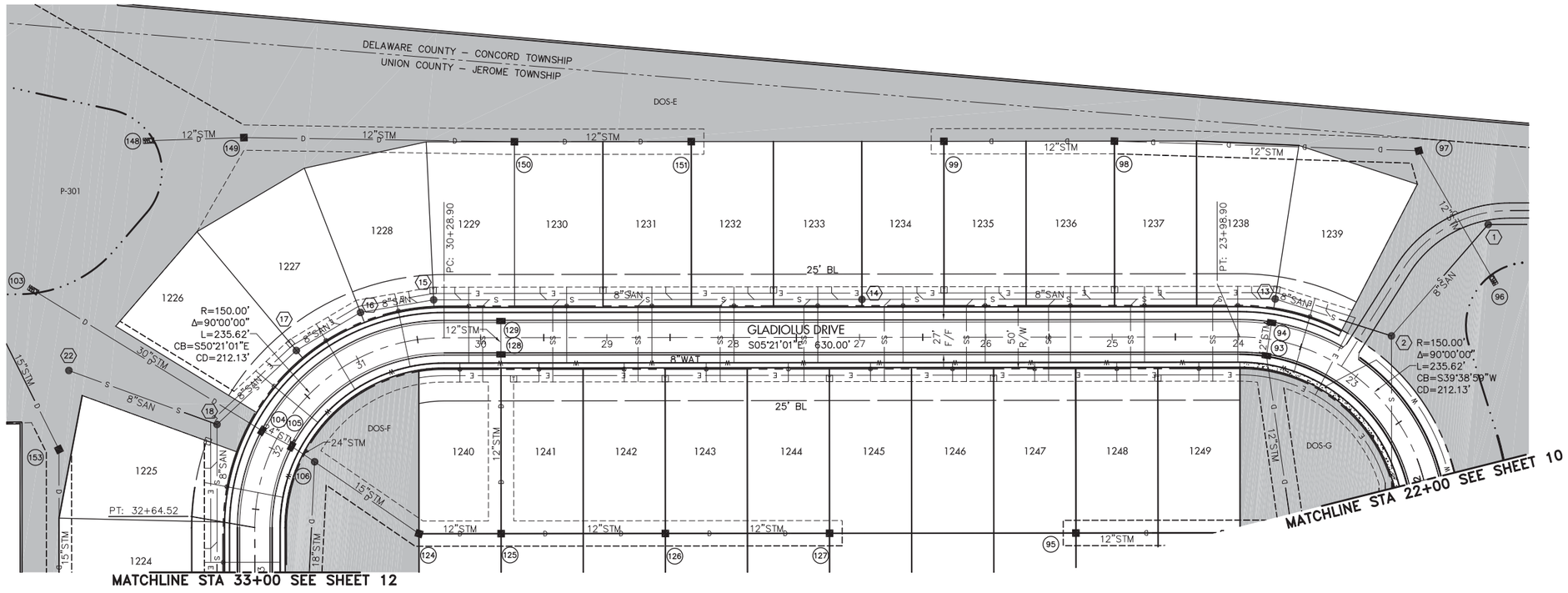
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

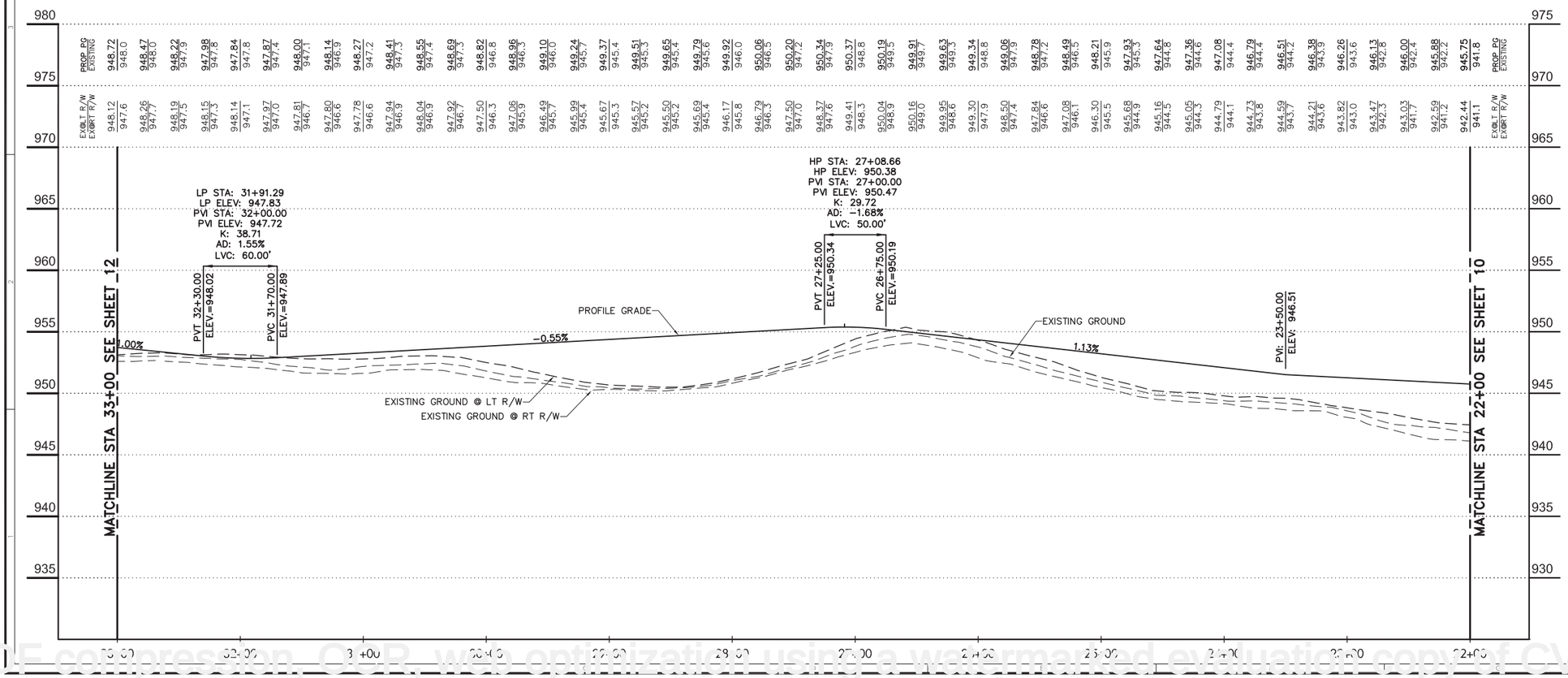
PROJECT NO.: 14-054

DATE: APRIL, 2016

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

PDF compression, OCR, web-optimization using a watermarked evaluation copy of CVISION PDFCompressor





LEGEND

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

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NOTE:
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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 5

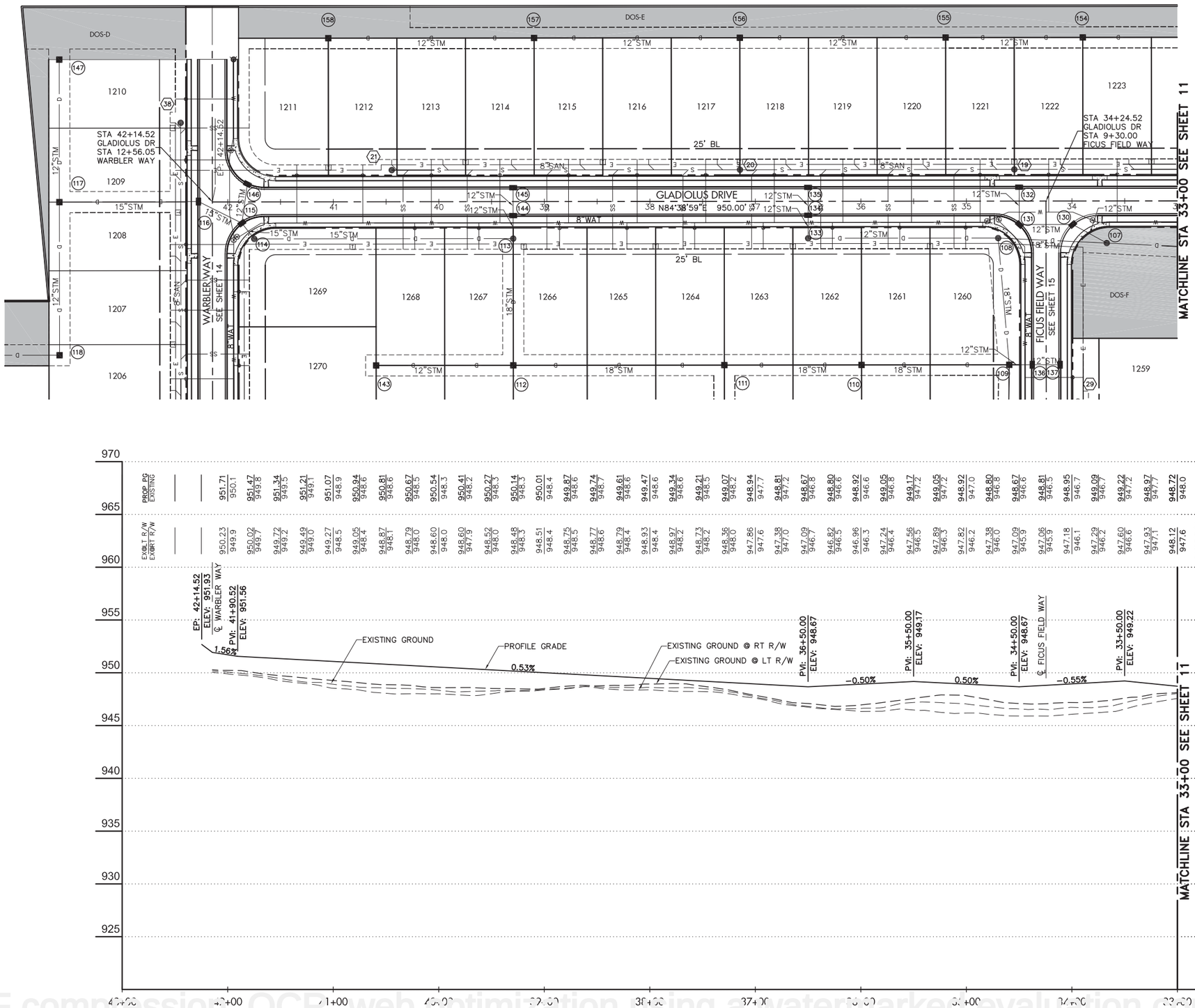
STREET PLAN & PROFILE
GLADIOLUS DRIVE

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054
DATE: APRIL, 2016
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

PDF compression, OCR, web-optimization using a watermarked evaluation copy of CVISION PDFCompressor



LEGEND

EXISTING
- RIGHT-OF-WAY
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NOTE:
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N

GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

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SECTION 5

STREET PLAN & PROFILE
GLADIOLUS DRIVE

DRAWING SET STATUS:
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DESIGN	DRAFT	CHECK
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PROJECT NO.: 14-054

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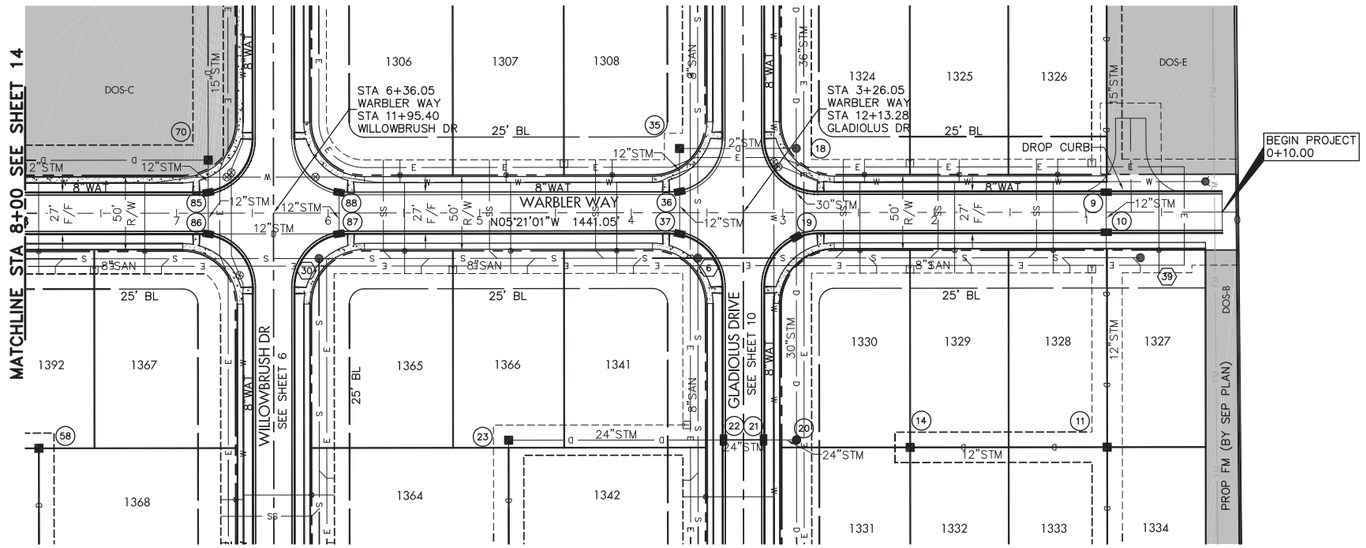

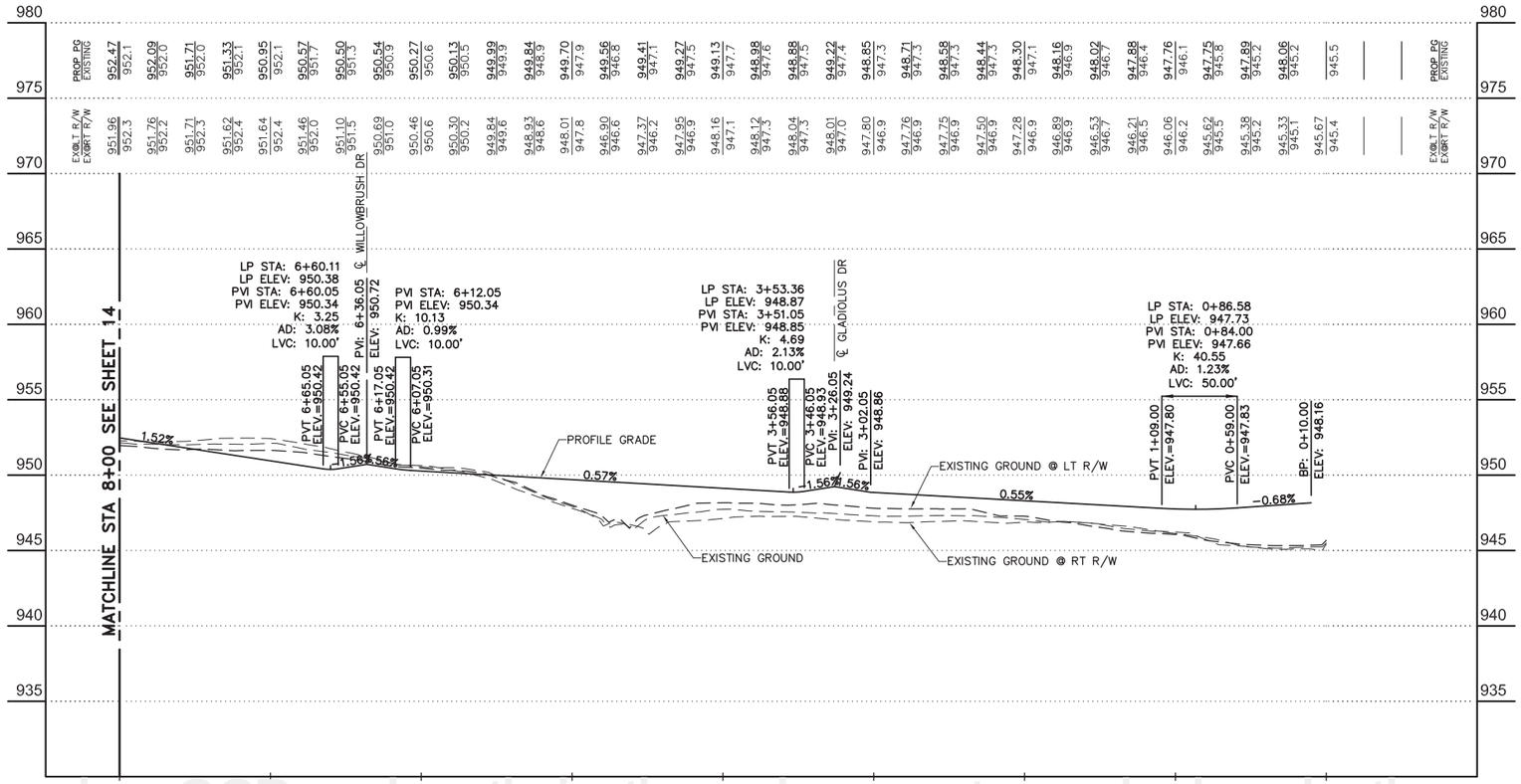

LEGEND

EXISTING

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
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PROPOSED

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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
VILLAGE NEIGHBORHOOD
SECTION 5
STREET PLAN & PROFILE
WARBLER WAY

DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054
DATE: APRIL, 2016
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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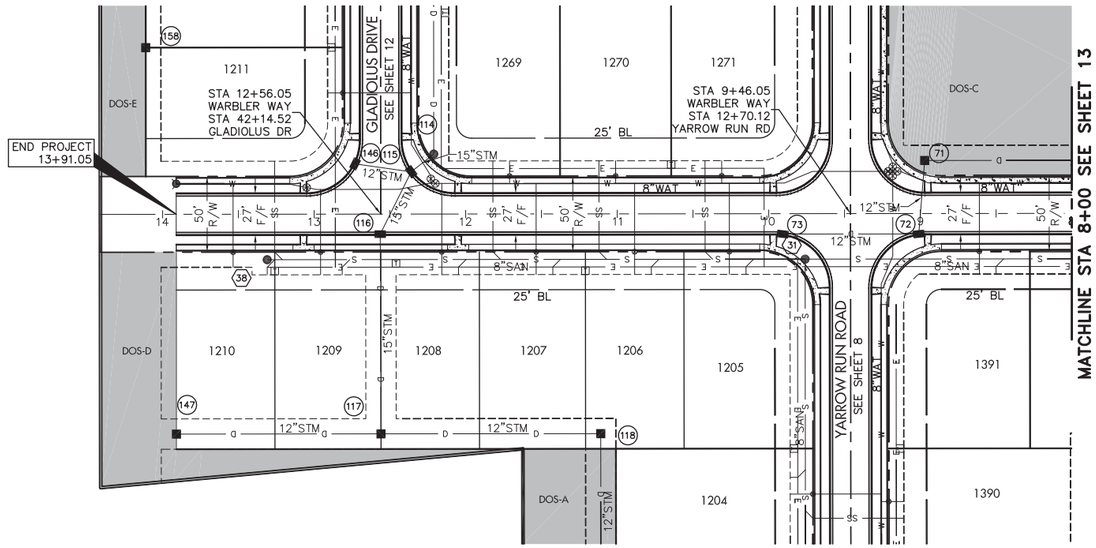

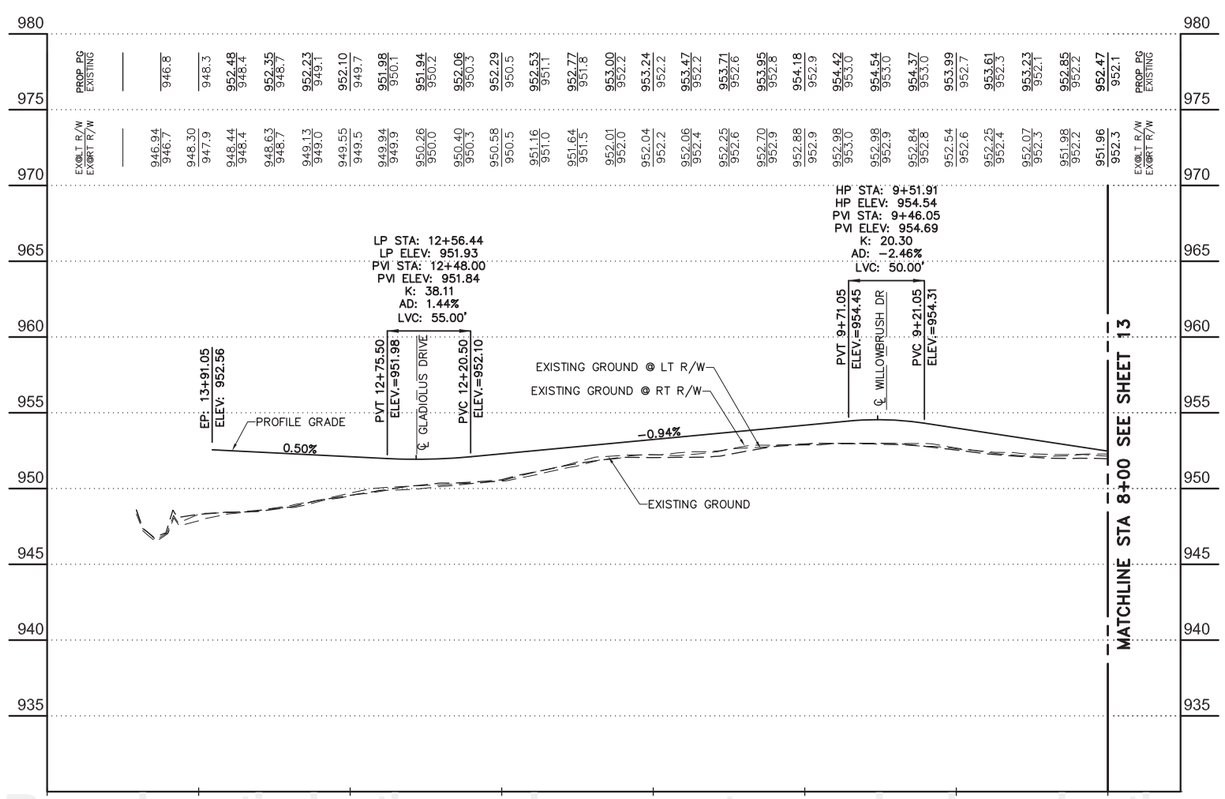

LEGEND

EXISTING

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NOTE:
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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 5

STREET PLAN & PROFILE
WARBLER WAY

DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
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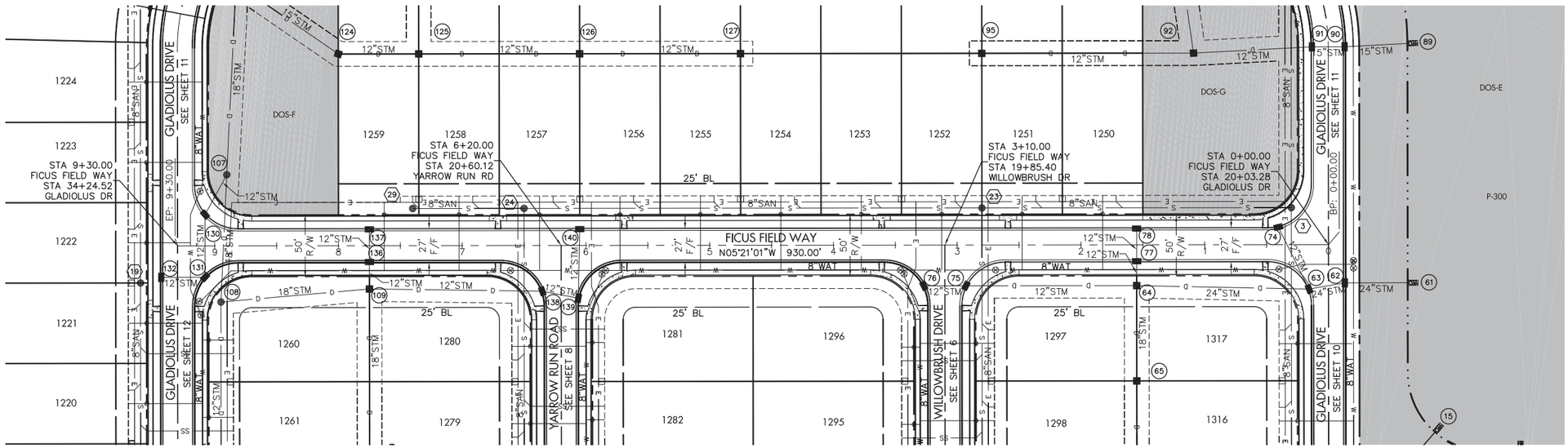
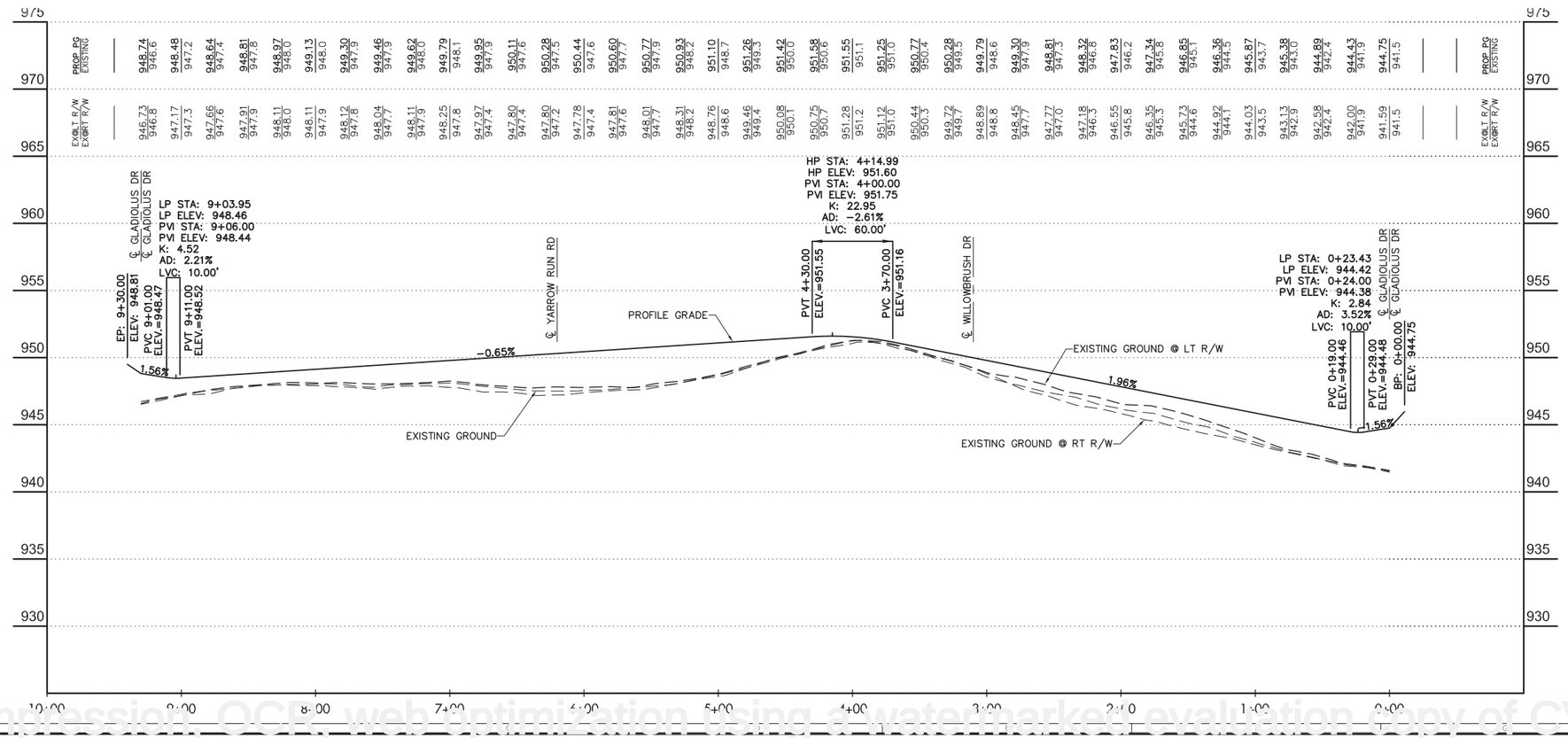
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054
DATE: APRIL, 2016
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

PDF compression, OCR, web-optimization using a watermarked evaluation copy of CVISION PDFCompressor





LEGEND

EXISTING
- RIGHT-OF-WAY
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NOTE:
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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	SHEET NO.	APPROVALS BY	DATE

TerrainEvolution
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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 5

STREET PLAN & PROFILE
FICUS FIELD WAY

DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

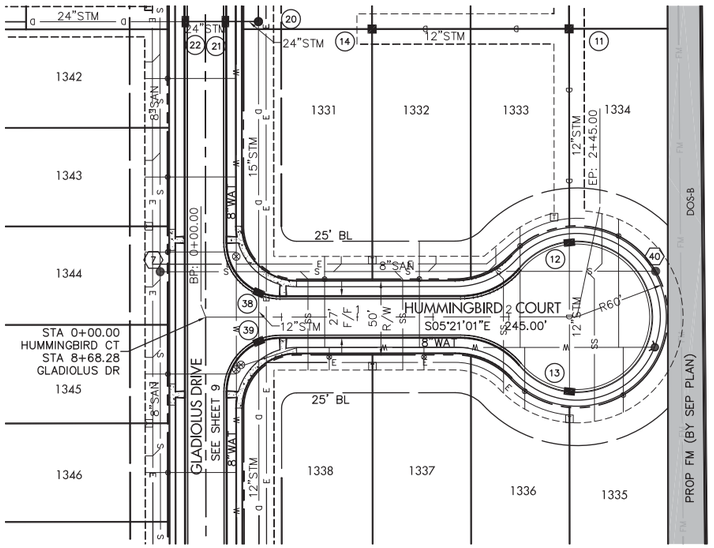
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

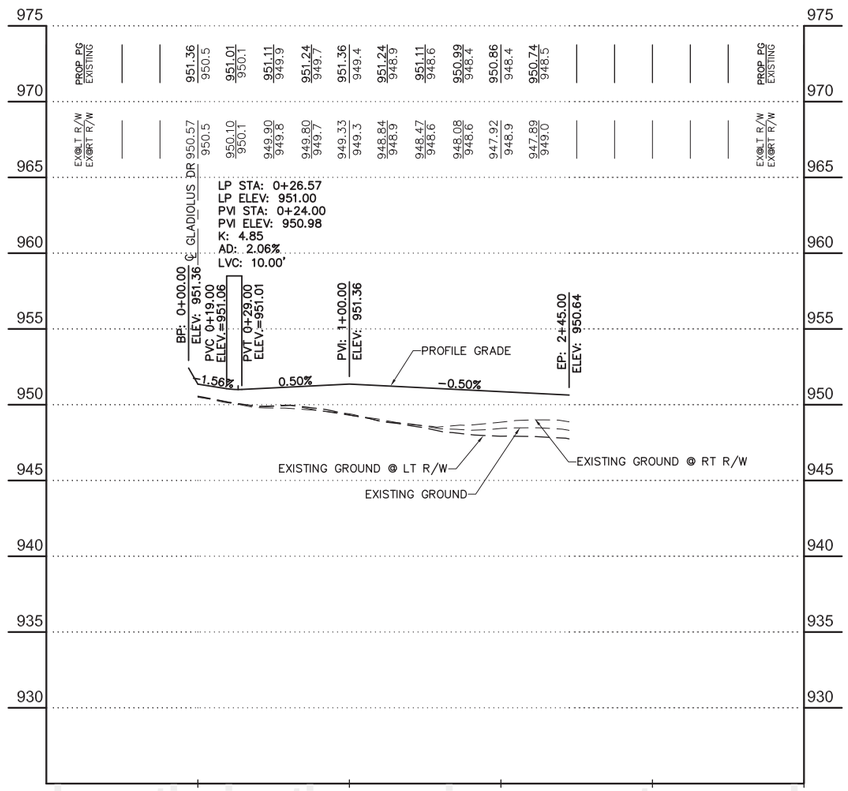
PROJECT NO.: 14-054

DATE: APRIL, 2016

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

PDF compression, OCR, web-optimization using a watermarked evaluation copy of CVISION PDFCompressor





LEGEND

EXISTING

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
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NOTE:
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GRAPHIC SCALE
50 25 0 50
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 5

STREET PLAN & PROFILE
HUMMINGBIRD COURT

DRAWING SET STATUS:
- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054
DATE: APRIL, 2016
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

PDF compression, OCR, web optimization using a watermarked evaluation copy of CVISION PDFCompressor

LEGEND

- TREES/BRUSH TO BE CLEARED
- TREE TO BE REMOVED
- BUILDINGS TO BE RAZED
- x FENCE TO BE REMOVED

- BlgA1 – BLOUNT SILT LOAM, GROUND MORAINE, 0 TO 2 PERCENT SLOPES
- BlgB1 – BLOUNT SILT LOAM, GROUND MORAINE, 2 TO 4 PERCENT SLOPES
- GwgB1 – GLYNWOOD SILT LOAM, GROUND MORAINE, 2 TO 6 PERCENT SLOPES
- Pk – PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

MrB

Gwg1B1

Pk

JURISDICTIONAL STREAM "P"

JURISDICTIONAL STREAM "N"

EXISTING POND

Blg1A1

Blg1B1

GRAPHIC SCALE

100 50 0 100

(IN FEET)

1 inch = 100 ft.

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 5

EXISTING CONDITIONS PLAN

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054

DATE: APRIL, 2016

SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

PDF Compression, OCR, web optimization using a watermarked evaluation copy of CVISION PDFCompressor

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100 50 0 100

(IN FEET)
1 inch = 100 ft.

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 5

COMPOSITE PRELIMINARY GRADING PLAN

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ ASBUILT DOCUMENT SET

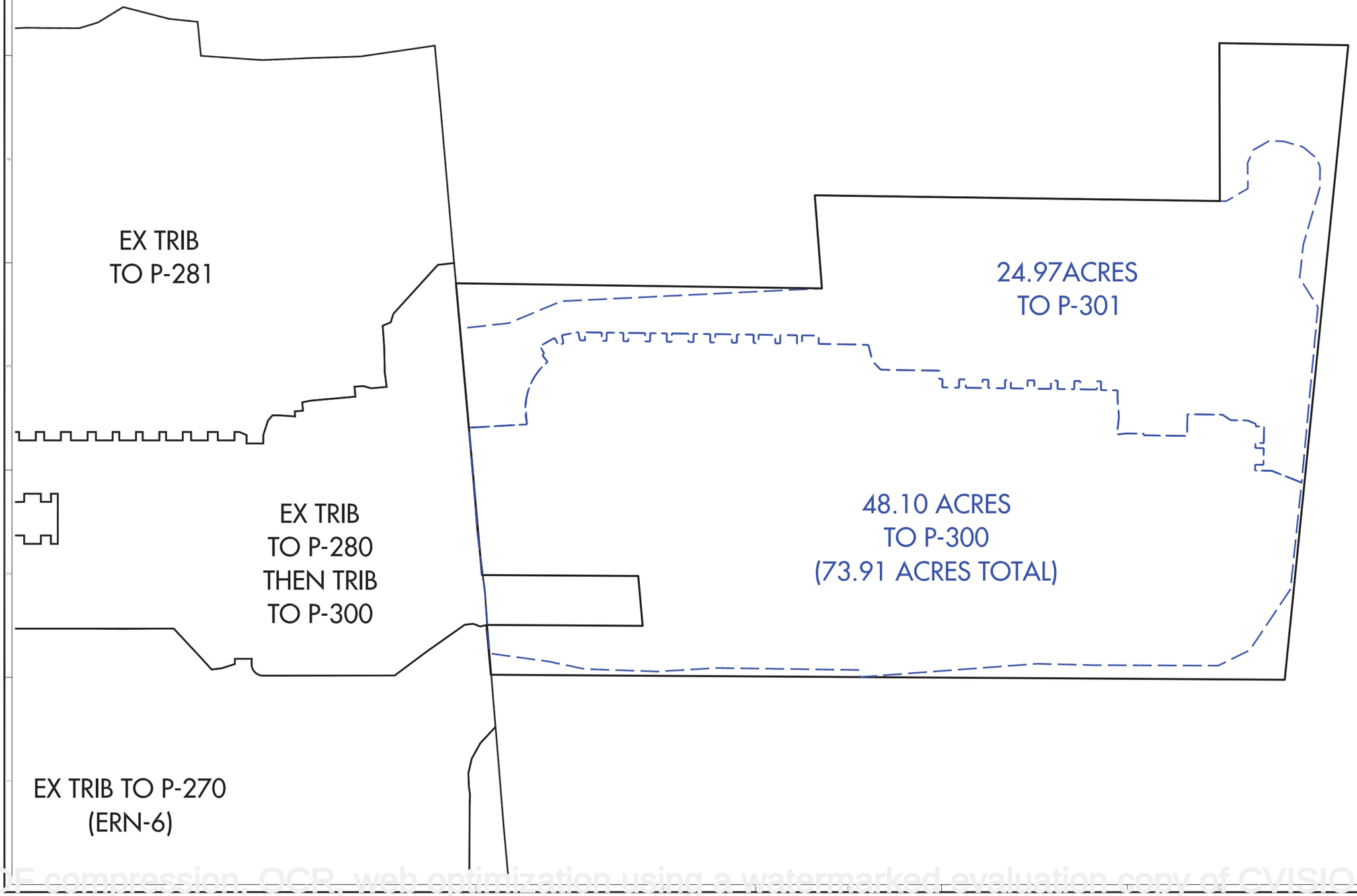
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054

DATE: APRIL, 2016

SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

PDF Compression, OCR, web-optimization using a watermarked evaluation copy of CVISION PDFCompressor



N

GRAPHIC SCALE

150 75 0 150

(IN FEET)

1 inch = 150 ft.

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD SECTION 5

POST DEVELOPED CONDITIONS

DRAWING SET STATUS:

- [x] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054

DATE: APRIL, 2016

SCALE:

HORIZONTAL: 1" = 150'

VERTICAL: N/A

SHEET NO.: 8 of 20

PDF compression, OCR, web optimization using a watermarked evaluation copy of CVISION PDFCompressor

LEGEND

- BD – BEAVER DAM INLET PROTECTION
- DB – DANDY BAG INLET PROTECTION
- SBB – STRAW BALE BARRIER
- SF – SILT FENCING
- SF – 36" ORANGE SILT FENCE
- – STABILIZED CONSTRUCTION ENTRANCE
- SBIF – STRAW BALE DROP INLET FILTER OR ALTERNATIVE
- – JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- – TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- – 100-YR PONDING LIMITS
- CW – CONCRETE WASH PIT
- – WETLANDS

NOTE:
ALL EROSION AND SEDIMENT CONTOL PRACTICES ARE SUBJECT TO FILED MODIFICATION AT THE DISCRETION OF COUNTY AND/OR THE OHIO EPA

STREAM "N"

STREAM "P"

EX POND

GLADIOLUS DRIVE

YARROW RUN ROAD

YARROW RUN ROAD

WARBLER WAY

FICUS FIELD WAY

GLADIOLUS DRIVE

WILLOWBRUSH DRIVE

WILLOWBRUSH DRIVE

JEROME ROAD

GLADIOLUS DRIVE

GLADIOLUS DRIVE

HUMMINGBIRD COURT

GRAPHIC SCALE
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(IN FEET)
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CHANGE ORDER SCHEDULE

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JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 5

EROSION & SEDIMENT CONTROL PLAN

DRAWING SET STATUS:
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DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-054
DATE: APRIL, 2016
SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

SHEET NO.: 10 OF 20

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County Engineer
Environmental Engineer
Building Department
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

May 4, 2018

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

Re: Jerome Village – Village Neighborhood Section 5
Preliminary Plat Extension

Brad,

We have completed our review for the above preliminary plat extension request, received by our office on April 23, 2018. We recommend the plat be extended conditionally per the comments provided in our original preliminary plat comment letter, dated May 5, 2016 and attached.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

Bill Narducci

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

Enc: Preliminary plat comment letter dated May 5, 2016

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Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

May 5, 2016

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

Re: Preliminary Plat Review
Jerome Village Subdivision
Village Neighborhood – Section 5

Bradley,

We have completed our review for the above preliminary plat, received April 25, 2016. We recommend it be approved with modifications. Items listed below should be addressed in the final construction drawings. Please note that all comments regarding Master Deed Declarations and Restrictions were commented on in a previous Jerome Village pod submittal. The Master Deed Declaration and Restrictions are expected to match these previously approved pods' language unless otherwise requested.

1. We have been working with the development team to establish an equitable process to determine developer contributions for offsite traffic improvements caused by the Jerome Village development. We have generated a Memorandum of Understanding to capture the intent of this process, and are working to determine the details of these contributions. Through recent discussions, we have verbally agreed to a dollar amount for this mitigation and are currently in the process of drafting a final infrastructure agreement memorializing the process, offsite intersections involved and financial breakdown. We will continue to work through this process during final construction design and platting, and have the ability to withhold approvals at these phases of development should these discussions break down.
2. A supplemental traffic impact study (TIS) was submitted previously for development of this pod in conjunction with the development of an adjacent pod. Left and right turn lanes will be warranted on Jerome road at the intersection of Ravenhill and Ryan parkway, as well as at the entrance to this pod. These offsite improvements will be the responsibility of the developer and coordinated with final construction drawings.
3. Due to the small amount of acreage within this subdivision located in Delaware County, coordinate with Delaware County RPC regarding their requirements for platting.
4. All utilities along Jerome Road shall be located/relocated outside the proposed right of way within easement.
5. Due to the condition of the swale and the point discharge proposed from this development, it is encouraged that further investigation be done by the development, Union Soil and Water Conservation District and Union County Engineer to determine how to best mitigate any potential washout/erosion of this

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swale. A level spreader or other flow energy dissipator should be utilized to minimize the effects of the discharge from this development.

6. The status of the requested variances listed on the title sheet is as follows:
    a. Variance allowing reduced right of way width from 60' to 50' is approved.
    b. A variance has been submitted to deviate from the minimum access spacing of 495' required on Jerome Road for the main access to the site (Willowbrush Drive). The current proposed location of the access does not meet minimum standard due to the existing drive at the Toomey parcel (11970 Jerome Road). We have recommended that the development reach out to this parcel owner to discuss the opportunity to eliminate their driveway access from Jerome Road and provide an access for them on Willowbrush Drive. These discussions are ongoing. Due to the uncertainty of this drive relocation, we are proceeding in reviewing the variance to deviate from the 495' spacing. We anticipate that this variance will be reviewed and acted upon prior to the Executive Committee meeting.
7. All log jams, dead, diseased (including all Ash) and dying trees shall be removed from streams that will become part of the Union County Ditch Maintenance Program. This work shall be completed as early as permitting allows and prior to home construction within the development for ease of access.
8. Provide sanitary easements, preferably in open space, extending to adjacent parcels for potential future connection to sanitary system.
9. Provide a stormwater management report for review by our office. More detailed drainage analysis will be conducted by our office during final construction drawing review.
10. Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.
11. Detail all flood routing swales, including 100 year water surface elevation, ensuring at least 1' of freeboard between the 100 year water surface and the limits of the drainage easement.
12. A Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat, placing all publically maintained stormwater infrastructure on maintenance.
13. Provide detailed construction drawings to private utility providers.
14. Provide a copy of the landscaping, fencing and trail plans in order for our staff to further analyze access of drainage infrastructure.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narducci

Bill Narducci, P.E.
Engineering Manager
Union County Engineer
Cc: Luke Sutton, Union County Engineer's Office (via email)
Aaron Smith, Union Soil and Water Conservation District (via email)

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Staff Report – Thomas Property Duff Property

Applicant:	**42 Real Estate** c/o Andrew Morgan 2105 Commerce Street, Suite 342 Dallas, TX 74201 amorgan@42realestate.com **EMH&T** c/o Steve Nixon 5500 New Albany Road Columbus, OH 43054 snixon@emht.com
Request:	Approval of the Thomas Property Duff Property Preliminary Plat.
Location:	The property fronts Industrial Parkway and is between Mitchell-Dewitt Road (north) and State Route 161 (south). It is located in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat involves 100.664 acres of land and proposes 1 lot for a truck transportation center. Acreages: ○ No development summary table was included on the Plat dividing the acreage devoted to the 1 lot and right-of-way. ○ 0.0 acres in open space Proposed utilities: ○ City of Marysville public water system ○ City of Marysville public sanitary waste treatment • **Union County Engineer's Office** ○ The Union County Engineer's Office submitted comments in a letter dated 05-04-18. The Engineer's Office recommended approval with modifications and recommendations. Those modifications and recommendations are to be addressed in the final construction drawings, or resolved as indicated. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)

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	1. The TIS for this development is under review by the Engineer's Office and ODOT. No public roadway/utility construction plans will be approved until the TIS is approved and an infrastructure agreement is in place laying out the timing and commitment for all off-site roadway improvements/contributions necessary to mitigate traffic impact generated by this development. 2. Show existing boundary of the parcels within the development to the centerline of Industrial Parkway. 3. Warranty deed right-of-way will be required for all public roadways within the development. 4. Provide a clear label and definition of all proposed easements, including who easements are granted to. 5. Stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process. This may include offsite work to provide an adequate drainage outlet for the proposed retention basins. 6. All utilities will be required to be relocated outside the footprint of the proposed pavement on Industrial Parkway. Further discussion will be necessary to coordinate the location of these utilities, and whether or not easements will be required. 7. Based on the expected need for turn lanes on Industrial Parkway, site access spacing may need to be increased. • **Union County Soil & Water Conservation District** ○ No comments received as of 05-02-18. • **Union County Health Department** ○ No comments received as of 05-02-18. Standard comments from the Health Department are below: 1. "All efforts should be made to provide a point of connection (via easements and/or services 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 (STS)."

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2. "Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."
3. "If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS."

- **City of Marysville**
  - The City of Marysville submitted comments in a letter dated 05-02-18. The City recommended approval upon addressing its comments as part of the Construction Drawings. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
    1. Provide 15 foot utility easement along entirety of parcel's frontage with Industrial Parkway.
    2. Provide location and scope of any offsite improvements (including potential turn lanes into site, other required improvements, etc.) that could affect City's existing water and wastewater infrastructure.
    3. If required by Union County Engineer, relocate City's existing 12" water main outside the new right-of-way limits.
    4. During Final Engineering process, confirm size of water main entering building via calculations. Seems small considering facility's magnitude.
    5. Proposed wastewater infrastructure shall connect to public system via wye and not manhole as depicted.
    6. If required by Union County Engineer, roadway crossing shall be performed via bore installation.

- **Jerome Township**
  - No comments received as of 05-02-18.

- **ODOT District 6**
  - No comments received as of 05-02-18.

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	• **Union Rural Electric**
	  ○ URE submitted comments in a letter dated 05-02-2018. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
	  1. Sheets 4 & 5: There is a 30' utility easement. Fencing and proposed pond prohibit using this area to serve proposed facilities. URE request a 30' utility easement parallel with the contiguous proposed right-of-way along Industrial Parkway. Utility easement to be an unobstructed path and clear of landscaping vegetation that could grow into electrical facilities.
	  2. Sheet 7: There is no reference to electrical facilities for transformer and metering. Drawing information is inadequate for determining facility requirement for electric service. URE requests a meeting.
	  3. Sheet 7: Request gas be separate by minimum of 4 feet.
	
	• **LUC Regional Planning Commission**
	  1. List the section, range, and township, or Virginia Military Survey (VMS) on the Final Plat (§313, 2.).
	  2. Easements for water and sewer must be a minimum for 20' and 10' for other utilities (§313, 12.; §414).
	  3. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).
	  4. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§326).

Staff Recommendations:	Staff recommends ***APPROVAL*** of Thomas Property Duff Property – Preliminary Plat with the ***condition*** that all comments/modifications from LUC and reviewing agencies shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat ***prior*** to submittal.

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Staff Report – Thomas Property Duff Property

Z&S Committee Recommendations:	

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Logan-Union-Champaign
regional planning commission

Director: Dave Gulden, AICP

Application for Preliminary Plat Approval

Date: 2018-04-19

Name of Subdivision: Thomas Property / Duff Property
Location: 8341 Industrial Parkway, Plain City, OH 43064
Township: Jerome Township Military Survey: 7058
Complete Parcel(s) Identification Number (PIN): 15-002-6005-1000 / 15-0026005-0000

Have **ALL** Sketch Plan review letters been obtained? No (Engineer, SWCD, Board of Health)

Name of Applicant: 42 Real Estate
Address: 2105 Commerce Street, Suite 342
City: Dallas State: TX Zip: 75201
Phone: 214.739.4209 Fax: Email: amorgan@42realestate.com

Name of Owner of property to be subdivided: Samuel Duff Trustee- Sam Duff
Address: 9095 Muirkirk Dr. sam@timberwoodlandscape.net
City: Dublin State: OH Zip:43017-9620
Phone: 614.206.2119 Fax: Email:

W&D Thomas Family LLC
Bill Thomas
5494 Cara Ct.
Dublin, OH 43016-8700
614.578.2547

Name of Applicant's Surveyor or Engineer: EMH&T
Address: 5500 New Albany Road
City: Columbus State: OH Zip: 43054
Phone: 614.775.4500 Fax: Email: snixon@emht.com

Proposed Acreage to be Subdivided: 100.66 Ac

Current Zoning Classification: COM

Proposed Zoning Changes: Conditional Approvals

Proposed Land Use: Commercial

Development Characteristics
Number of proposed lots: 1 Typical lot width (feet):
Number of proposed units: Typical lot area (sq. ft.): N/A
Single Family Units: 0 Multi-Family Units: 0

Acreage to be devoted to recreation, parks or open space: 0

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

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Recreation facilities to be provided: No

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

1. Proposed method of Supplying Water Service: Ex. 12 Inch Water Main Opperated by City of Marysville

2. Proposed method of Sanitary Waste Disposal: Ex. 18 Inch Gravity Sewer Operated by City of Marysville
   (If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

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

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

	Improvement	Installation	Guarantee
a.	Truck Transportation Center 529,157 Sq/Ft	Private Install	
b.	Parking and Stormwater Piping Collection System	Private Install	
c.	6" Sanitary Internal, +/-750 Linear Feet	Private Install	
d.	Water Meter/ Backflow Prevention , +/-675	Private Install	
e.	Surface Detention Pond System	Private Installation	

For Official Use

Date filed: ____ Filing Fee: ____

Date of Meeting of Planning Commission: ____

Action by Planning Commission: ____

If rejected, reason(s) for: ____

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319
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• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

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Logan-Union-Champaign
regional planning commission

Director: Dave Gulden, AICP

Preliminary Plat Review Checklist

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

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18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.	✓	

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

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JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
THOMAS PROPERTY
DUFF PROPERTY
2018

VICINITY MAP
Not to Scale

ENGINEER
EMHT Inc.
Steve Nixon, PE
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4500
Fax: (614) 775-4800
Email: snixon@emht.com

APPLICANT/DEVELOPER
42 Real Estate
2105 Commence Street
Suite 342
Dallas, TX 75201
Tel: (214) 739-4209
Email: amorgan@42realestate.com

SHEET INDEX

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SITE PLAN- EAST..... 5
UTILITY PLAN- WEST..... 6
UTILITY PLAN- EAST..... 7
GRADING PLAN- WEST..... 8
GRADING PLAN- EAST..... 9

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REVISIONS

MARK	DATE	DESCRIPTION

JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
THOMAS PROPERTY/DUFF PROPERTY
TITLE SHEET

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
April 9, 2018

SCALE
As Noted

JOB NO.
20180061

SHEET
1 /9

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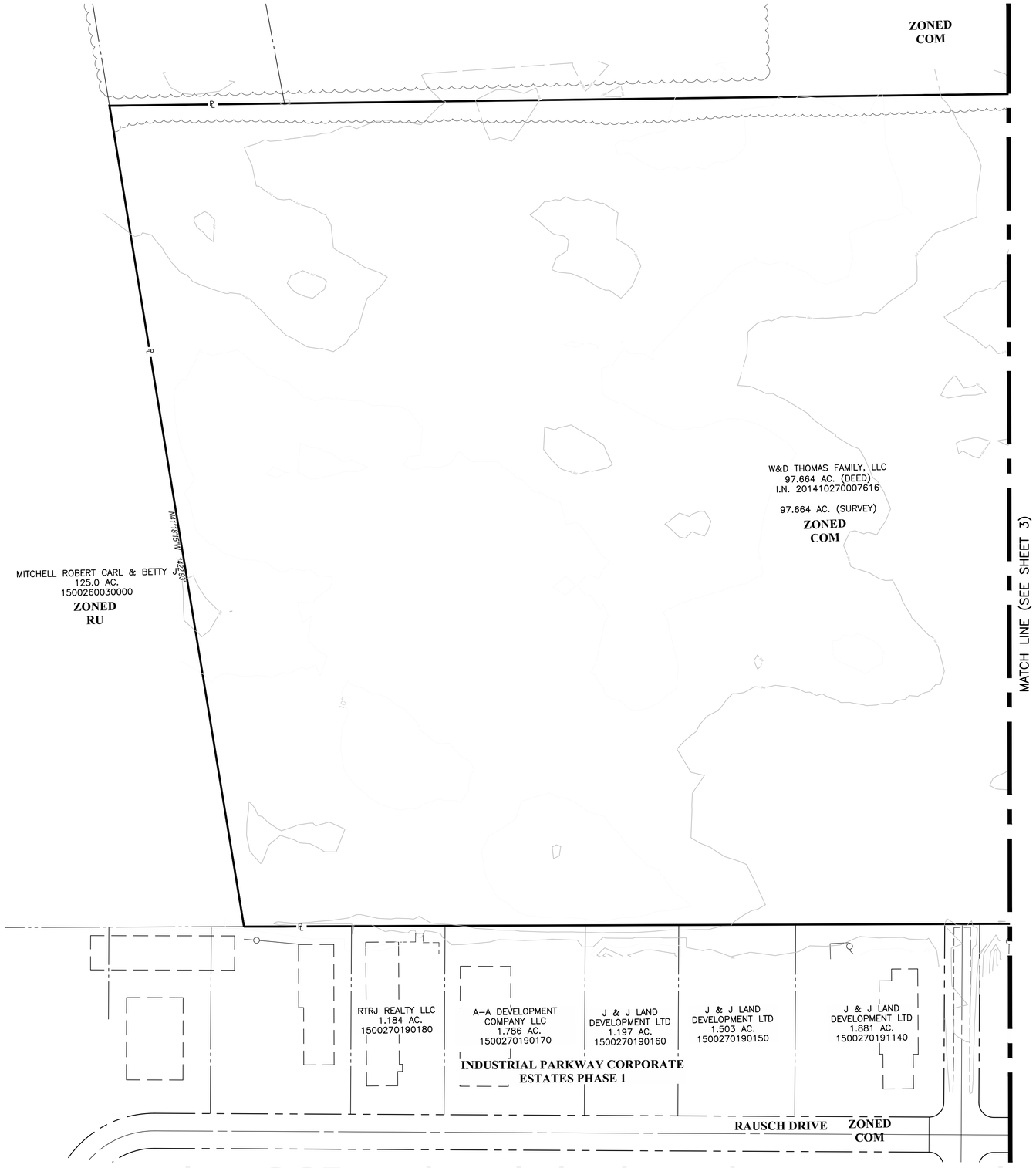

LEGEND

EXISTING

- Curb
- Sidewalk/Curb Ramp
- Center Line Swale
- Fence/Handrail
- Water Main
- Water Service
- Domestic Water Service
- Fire Water Service
- Sanitary Sewer Main
- Sanitary Sewer Service
- Storm Sewer
- Roof Drain
- Underdrain
- Underground Electric Service
- Electric Duct Bank
- Overhead Electric
- Overhead Electric & Communications
- Site Lighting
- Communications Service
- Communications Duct Bank
- Natural Gas Main
- Natural Gas Service
- Tree Row
- Ornamental Tree/Shrub
- Deciduous/Evergreen Tree
- Catch Basin
- Curb & Gutter Inlet
- Headwall w/ Rock Channel Protection
- Manhole
- Cleanout
- Fire Hydrant
- Fire Department Connection
- Valve
- Reducer
- Detectable Warning Plate
- Sign
- Wheel Block
- Handicap Pavement Symbol
- Bollard
- Light Pole
- Transformer
- Gas Meter
- Pull Box

Note:

Alta Survey by
Joshua M. Meyer
Professional Surveyor No. 8485
jmeyer@emht.com

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
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EXISTING CONDITIONS- WEST

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2 /9

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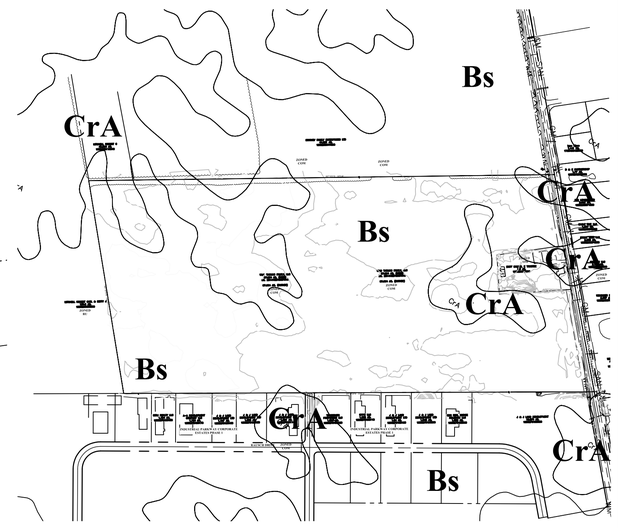
LEGEND

EXISTING

- Communications Duct Bank
- Natural Gas Main
- Natural Gas Service
- Tree Row
- Ornamental Tree/Shrub
- Deciduous/Evergreen Tree
- Catch Basin
- Curb & Gutter Inlet
- Headwall w/ Rock Channel Protection
- Manhole
- Cleanout
- Fire Hydrant
- Fire Department Connection
- Valve
- Reducer
- Detectable Warning Plate
- Sign
- Wheel Block
- Handicap Pavement Symbol
- Bollard
- Light Pole
- Transformer
- Gas Meter
- Pull Box
- Curb
- Sidewalk/Curb Ramp
- Center Line Swale
- Fence/Handrail
- Water Main
- Water Service
- Domestic Water Service
- Fire Water Service
- Sanitary Sewer Main
- Sanitary Sewer Service
- Storm Sewer
- Roof Drain
- Underdrain
- Underground Electric Service
- Electric Duct Bank
- Overhead Electric
- Overhead Electric & Communications
- Site Lighting
- Communications Service



SOILS MAP
Scale: 1" = 500'

REVISIONS

MARK	DATE	DESCRIPTION

JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
THOMAS PROPERTY/DUFF PROPERTY
EXISTING CONDITIONS- EAST

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
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Phone: 614.775.4500 Toll Free: 888.775.3648
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SHEET
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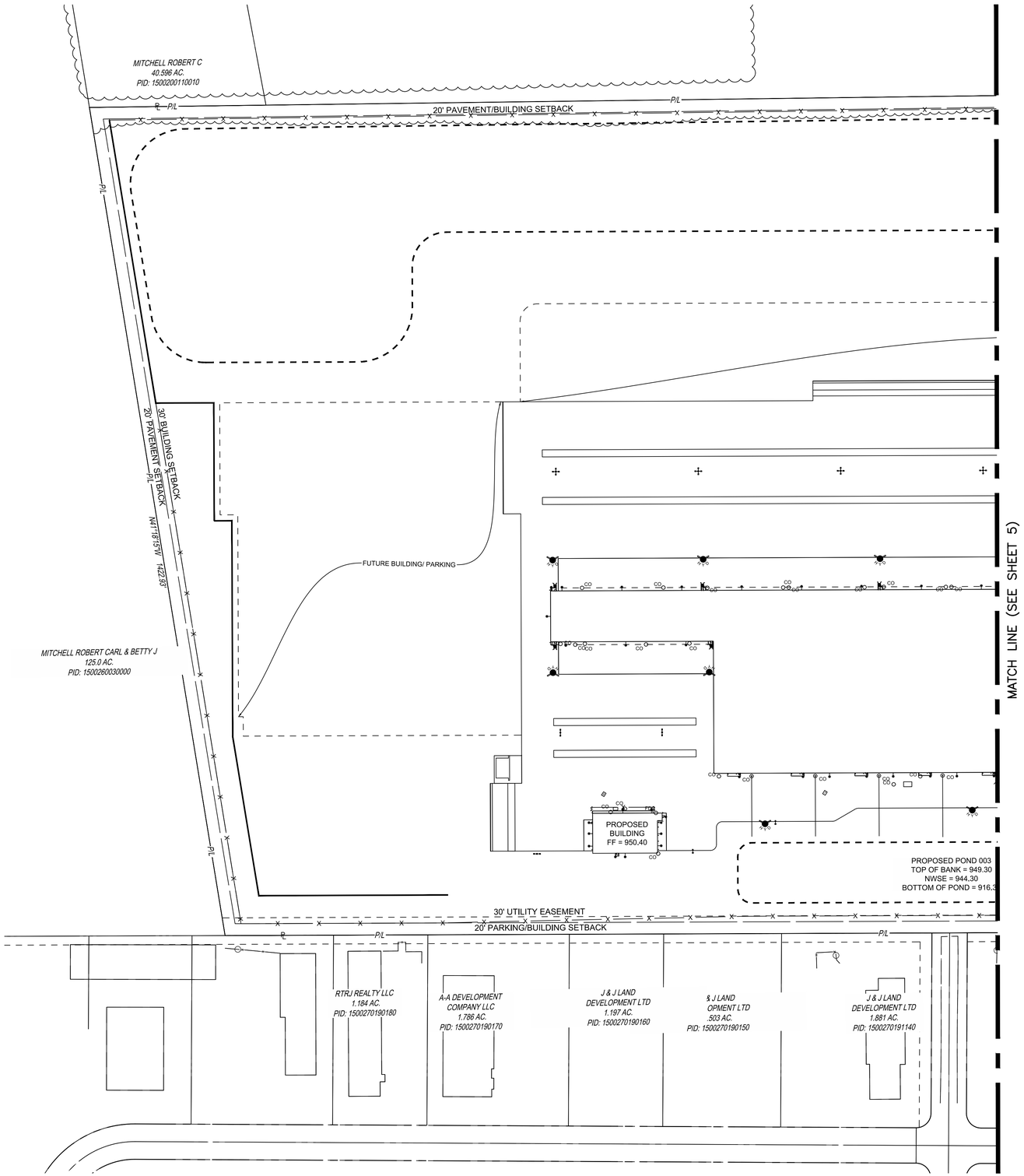

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR

THOMAS PROPERTY/DUFF PROPERTY

SITE PLAN- WEST

EMH&T
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emht.com

DATE
April 9, 2018

SCALE
As Noted

JOB NO.
20180061

SHEET
4 /9

C:\cmhdata01\project01\20180061\Dwg\04Sheets\preliminary plat- sketch plan\Final Development Plan\20160616 FDP 03 Site Plan.dwg, Last Saved By: jmaxwell, 4/19/2018 11:07 AM Last Printed By: Maxwell, Justin, 4/19/2018 11:13 AM (No Xrefs)

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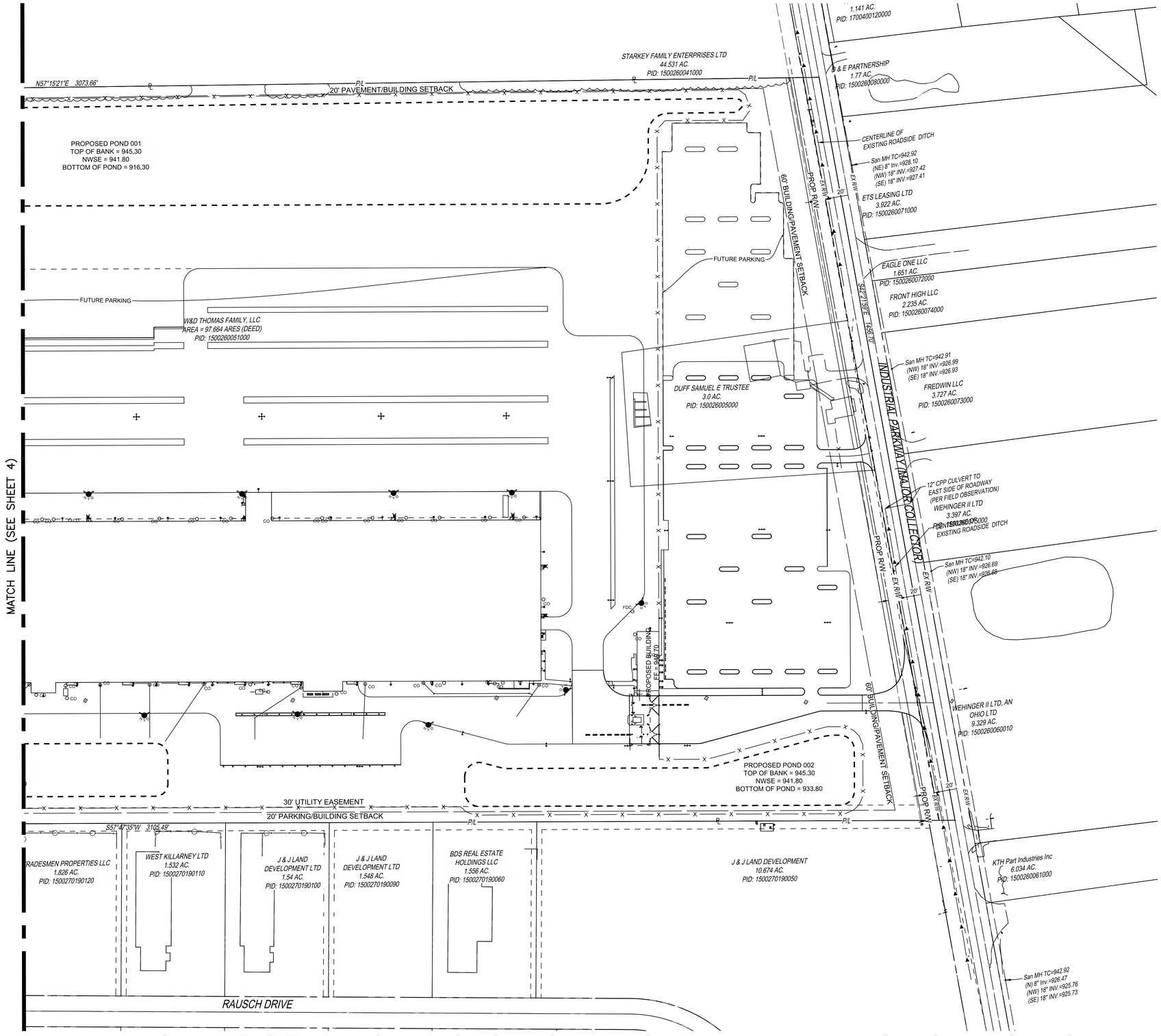

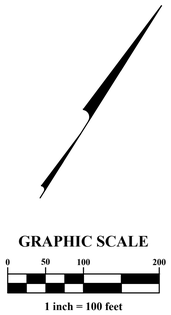

SITE ZONING INFO

Site Zoning:
COM (Commerce District – Jerome Twp/Union Co.)
Conditional Use: 484 Truck Transportation over 25,000 square feet.

SITE DATA

Gross Site Area	+100.66 Ac
Net Site Area	+99.75 Ac

REVISIONS

MARK	DATE	DESCRIPTION

JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
THOMAS PROPERTY/DUFF PROPERTY
SITE PLAN- EAST

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
April 9, 2018

SCALE
As Noted

JOB NO.
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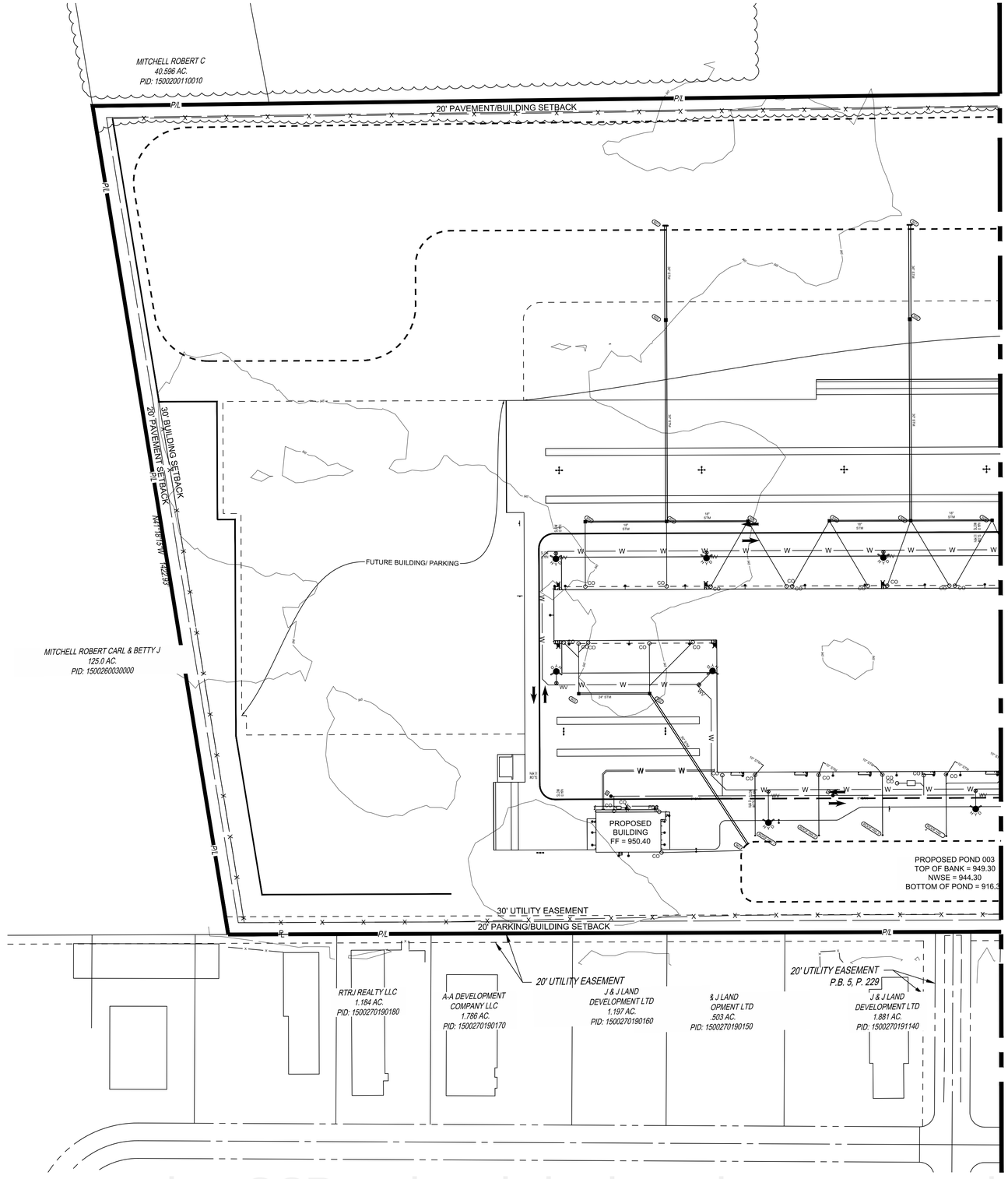

LEGEND

PROPOSED

- Curb
- Sidewalk/Curb Ramp
- Center Line Swale
- Fence/Handrail
- Water Service
- Domestic Water Service
- Fire Water Service
- Sanitary Sewer Service
- Storm Sewer
- Roof Drain
- Underdrain
- Underground Electric Service
- Site Lighting
- Communications Service
- Natural Gas Service
- Catch Basin
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GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

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JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
THOMAS PROPERTY/DUFF PROPERTY
UTILITY PLAN- WEST

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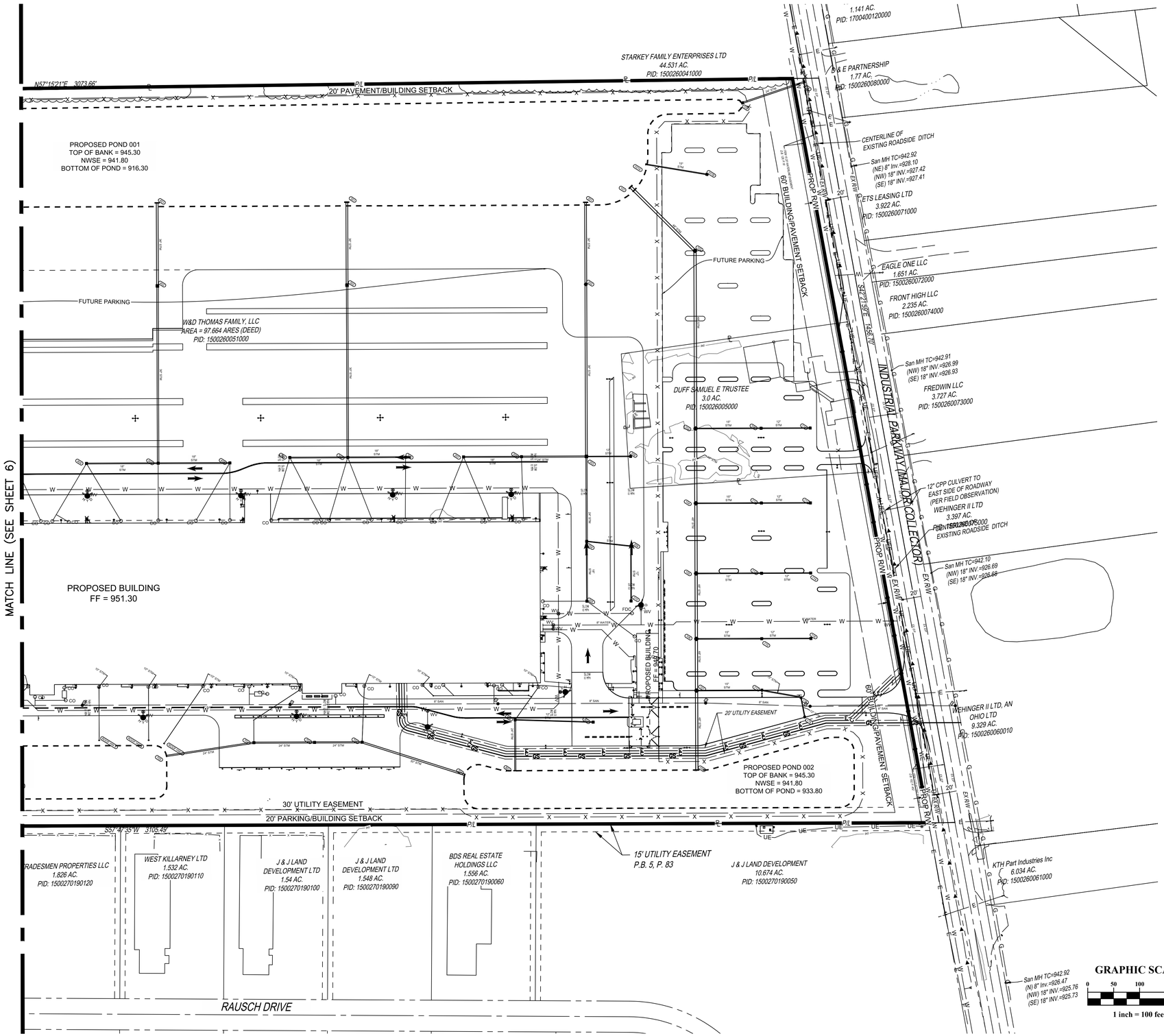

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PRELIMINARY PLAT
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UTILITY PLAN- EAST

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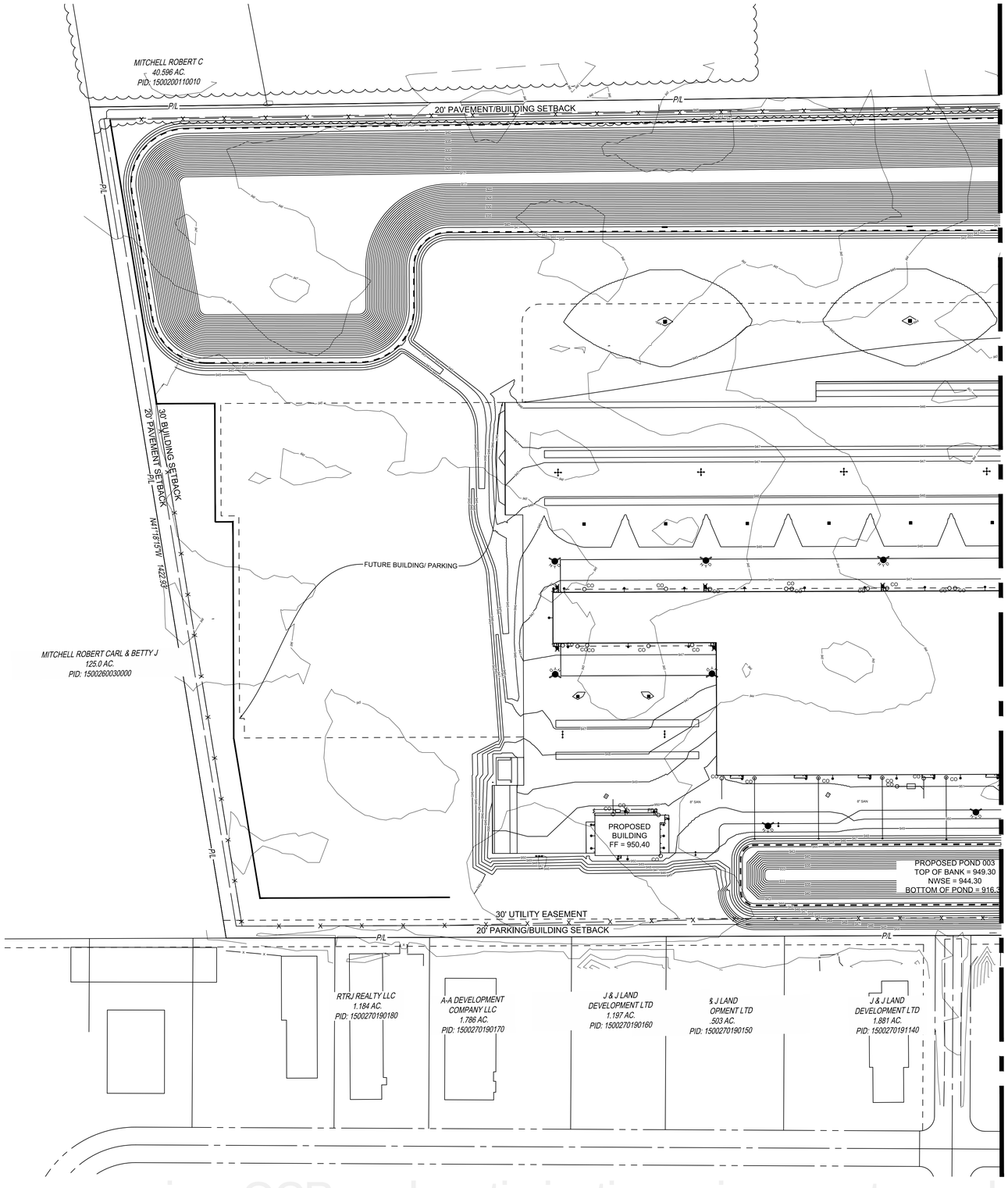

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GRAPHIC SCALE

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1 inch = 100 feet

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GRADING PLAN- WEST

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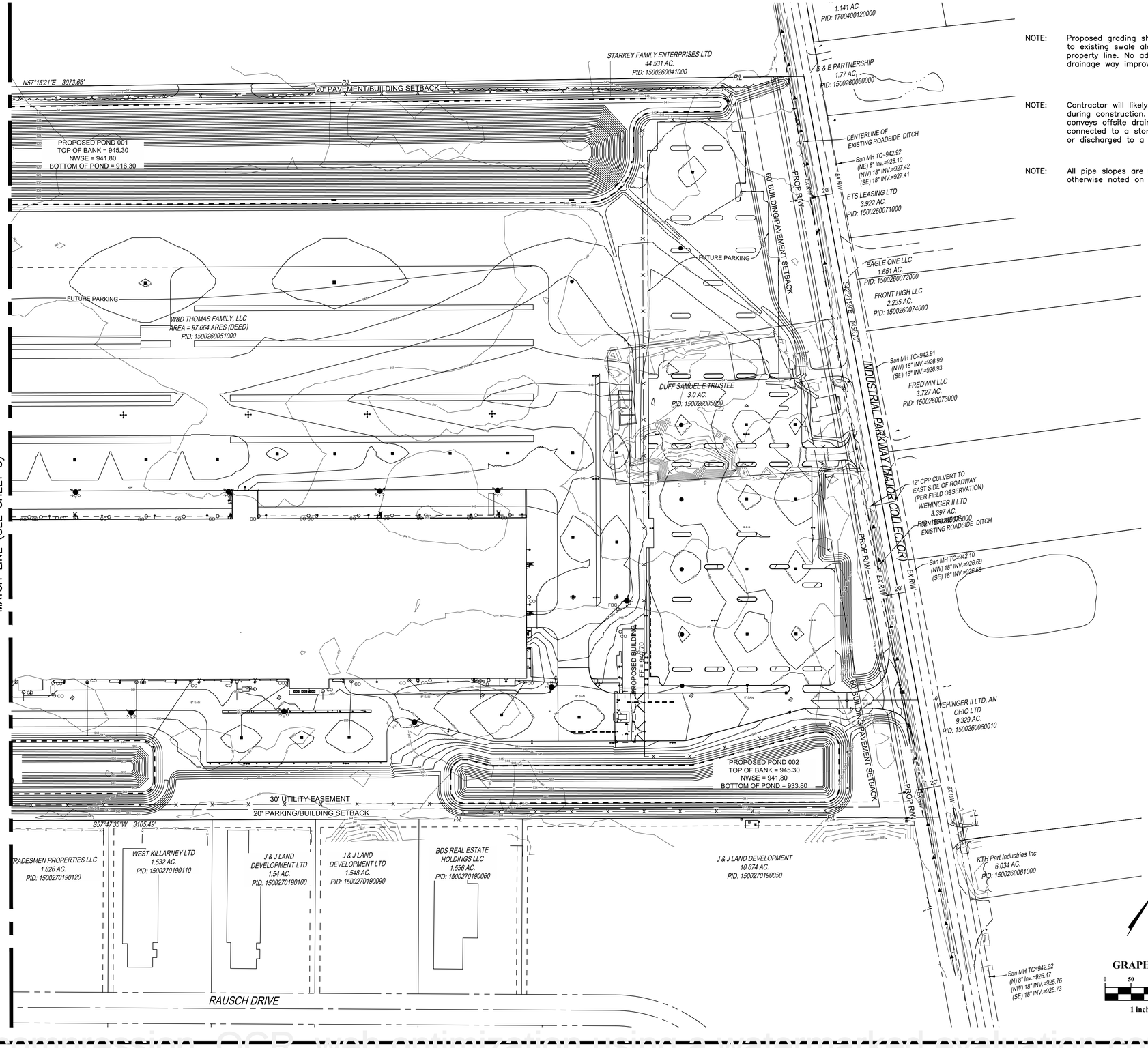

NOTE: Proposed grading shown will allow discharge to existing swale along Industrial Parkway at property line. No additional easement or drainage way improvement are anticipated.

NOTE: Contractor will likely encounter field tile during construction. Any tile that conveys offsite drainage will need to be connected to a storm sewer structure or discharged to a basin.

NOTE: All pipe slopes are 0.45%, unless otherwise noted on plan.

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THE KLEINGERS GROUP

CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

350 Worthington Rd, Suite B
Westerville, OH 43082
phone 614.882.4311
fax 614.882.4479
www.kleingers.com

April 16, 2018

LUC Regional Planning Commission
PO Box 219
East Liberty, Ohio 43319

ATTN: Mr. Brad Bodenmiller
Planner II

RE: Proposed Fed Ex Ground Facility
Soils and Flood Hazard Area Clarification

Mr. Bodenmiller,

Our office represents the applicant, 42 Real Estate, LLC, for the development of a Fed Ex Ground Facility located at 8341 Industrial Parkway, Plain City, Union County, Ohio. We are preparing this letter on their behalf in accordance with Section 416 of the LUC Regional Planning Commission Regulations – "Flood Hazard Areas / Areas with Poor Drainage or Unacceptable Drainage Outlets."

1. **Flood Hazard Areas**

   According to FEMA Flood Insurance Rate Map (FIRM) Panel #39159C0390D (effective date December 16, 2008), the entire site is located in Zone X – Areas of Minimal Flood Hazard. Therefore, there are no special considerations or procedures that need to be implemented in the design of the site to account for loss of flood storage.

2. **Soils**

   According to the Natural Resources Conservation Service Web Soil Survey, the property contains two (2) soil types:

   - Bs - Brookston silty clay loam, fine texture, 0 to 2 percent slopes; and
   - CrA - Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes

   Both soils types are identified as being within the Hydrologic Soil Grouping 'C/D.' In soils classified to a dual group (as above), the first letter is for drained areas and the second is for undrained areas. Only soils that in their natural condition are in Group D are assigned to dual classes, with 'D' soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. The subject development is considered undrained due to the minimal on-site slopes, and therefore considered being entirely within Hydrologic Soil Group 'D.'

   The site has been historically used as farm field, with a small residential property along the Industrial Parkway frontage. These types of sites are conducive to poor drainage patterns, and the property in questions typically facilitates the ponding of surface runoff, with no current conveyance method to municipal infrastructure.

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The proposed development will install the stormwater conveyance and surface retention management practices necessary to ensure adequate drainage to the right-of-way. The use of these practices should remedy existing condition concerns and render the property acceptable for the proposed use.

Please do not hesitate to contact this office with any questions.

Sincerely,
THE KLEINGERS GROUP

Brendan M. Fleming, PE
Project Engineer

cc: FILE

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July 26, 2016

Steven Nixon
Project Manager
EMH&T
Engineers, Surveyors, Planners, Scientists
5500 New Albany Road
Columbus, OH 43054

RE: Electric Utility "Will Serve" Capacity Request on Industrial Parkway in Jerome Township, Union County Ohio

Dear Mr. Nixon,

Union Rural Electric Cooperative has reviewed your letter dated July 20, 2016 for Electric Utility Capacity to serve a 360,000 sq. ft. single story building on a 97 acre parcel (number:1500260051000) along Industrial Parkway and adjacent to Industrial Parkway Corporate Estates between Mitchel Dewitt and Warner Roads. UREC has existing 3 phase overhead electric facilities along the southwest side of Industrial Parkway adjacent to referenced parcel to support SunCap development with three phase 277/480 volt service as required per 2015/16 URE Terms and Conditions for Supplying Electric Service. UREC applicable rate is Three Phase General Service Rate Schedule T that has load limit not exceeding 1,500 kW. The largest standard three phase 277/480 volt transformer is 2,000 KVA. Service requirements in excess of 1,500 kW will require direct meetings. Also attached for possible application is the Single Phase Service Rate Schedule A.

Please let me know if you have any questions.

Kind regards,

Ron Rockenbaugh
Manager of Engineering Services
Union Rural Electric Cooperative, Inc.
PO Box 393
15461 US Route 36
Marysville, Ohio 43040
Cell: (937) 537-0369
Direct: (937) 645-9241

Separate attachment: 2015/16 URE Terms and Conditions for Supplying Electric Service
Separate attachment: Rate T May 24 2016
Separate attachment: Rate A 2016

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Union Rural Electric

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(937) 642-1826 • (800) 642-1826 • Fax (937) 644-4239
www.ure.com
Your Touchstone Energy® Cooperative

TERMS AND CONDITIONS FOR SUPPLYING ELECTRIC SERVICE

Effective 01/01/93
Revised 01/26/94, 02/18/95, 01/29/96, 04/28/97, 7/1/98, 9/29/98, 1/1/02, 5/1/03, 5/1/04, 5/1/05, 5/1/06, 5/1/07, 5/1/08, 5/1/09, 5/1/10, 5/1/11, 5/1/12, 6/1/13, 6/1/14, 5/1/2015

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Your Touchstone Energy® Cooperative

GENERAL STATEMENT

The Cooperative's *Terms and Conditions for Supplying Electric Service* to its Members is hereby adopted by the Board of Trustees.

As hereinafter used, "Member" shall be construed to be any Member or Member using Cooperative's electric service, and all of the following *Terms and Conditions for Supplying Electric Service* are applicable to all Members of the Cooperative regardless of Membership status.

As hereinafter used, "Cooperative" is construed to mean the management of the Cooperative.

It shall be the responsibility of management to implement these *Terms and Conditions for Supplying Electric Service* with such supplementary administrative rules, forms and/or specifications as may be necessary to properly enforce and carry out the intent of these *Terms and Conditions for Supplying Electric Service* as well as administer and properly apply the Cooperative's electric rate schedules.

If a conflict occurs between any provision(s) set forth in these *Terms and Conditions for Supplying Electric Service* and state or federal governmental regulatory authority, or laws of this state, the latter shall take precedence.

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SECTION I - REQUIREMENTS FOR SECURING ELECTRIC SERVICE

A. **Membership Application**: All Members shall be required to be a Member of the Cooperative by completing a formal application for electric service on the Cooperative's standard form. The application for electric service shall constitute a binding contract between the applicant and the Cooperative in conformance to these *Terms and Conditions for Supplying Electric Service*, and the applicable rate schedule.

B. **Enrollment Fee**: Each Member shall be required to pay a non-refundable account set up fee to establish each account in the Member's name. No enrollment fee shall be charged to establish an account of a surviving spouse of a deceased Member or to relocate an existing service.

C. **Security Deposit**: The Cooperative reserves the right to require a security deposit for a residential, commercial or industrial account.

D. **Rate Schedule**: The Cooperative shall make the determination of the appropriate rate schedule.

E. **Lease & Affidavit:** Members requesting service for disconnected services for nonpayment and/or delinquent services may be required to provide
   1. Notarized lease document showing name of lessee, address, landlord with contact info, list of all occupants, and start date of the lease
   2. Signed affidavit stating that the person whose name the service was previously in no longer lives at the location and will not be living there in the future

SECTION II - NEW SERVICE/LINE EXTENSIONS

GENERAL SERVICE REQUIREMENTS

A pre-construction meeting with a URE representative is required for any new electric service or line extension to determine the location of distribution facilities including metering equipment and to determine the amount of contribution in aid of construction if applicable. Property pins must be installed and located prior to the preliminary construction meeting. Line extensions will normally be located along lot lines when appropriate. The Cooperative shall have sole discretion as to the location of all distribution facilities. Variance to Cooperative recommended location of distribution facilities may result in an additional contribution in aid of construction charge to recover any additional expense to the Cooperative. If any property damage occurs as a result of the deviation, repairs are at the member's expense.

The prospective Member, Builder or Developer requesting service shall provide an accurate site map indicating the proposed or existing structures, driveways, parking lot, leach field and any other underground facilities to assist with the engineering of the electric service and easement.

The Member, Builder, or Developer shall furnish and install the meter base in the manner and location specified by the Cooperative. The meter base shall be kept sealed, under control of the Cooperative and maintained by the Member. In those instances where electric service is supplied to a low profile structure or meter pole separate and apart from the electric consuming facility, then the member or

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developer shall install a fused disconnect or breaker on the low profile structure or meter pole on the member's side of the meter base.

The point of service may be referred to as a point of delivery or the point of attachment. The Cooperative shall extend its facilities to the point of attachment designated by the Cooperative on the Member's pole, building or other suitable structure. The Cooperative at its option may own the point of attachment.

The Member shall provide an unencumbered path at the Cooperative's specified width for overhead or underground line extension. If the line extension is underground the path must be within six inches (6") of final grade. The Member shall be responsible for the installation of conduit raceway as required by the Cooperative such as but not limited to paved driveway and parking lot crossings and to Cooperative specifications for underground installations. The Cooperative is not responsible for excavation settlement after construction. **No electric facilities will be installed until paths are cleared, conduits are in place and/or the grade slip has been submitted to the Cooperative**.

The Cooperative reserves the right to assess the Member a trip charge for any unnecessary trips to the job site due to a problem caused by the Member. The Cooperative also reserves the right to **de-energize** any of its facilities if the grade is not to its safety standards.

Utility Easement Agreement

At the discretion of the Cooperative, an easement may be required for electric facilities. Easement(s) must be executed by the property owner(s) on the Cooperative's standard utility easement agreement. If the Member is not the owner of the property to be supplied with electric service or utility easement must be obtained from any adjoining property owners, the Member shall be ultimately responsible to obtain all necessary utility easements from any and all property owners necessary to furnish said electric service.

The member shall grant to the Cooperative and the Cooperative will maintain easement and/or road right-of-way according to its specifications with the right to cut, trim and control the growth of vegetation using mechanical or chemical methods within the easement and/or road right-of-way or that may interfere with or threaten to endanger the operation or maintenance of the Cooperative's electric facilities.

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The minimum easement width, which may include existing road right of way, shall be as follows:

Distribution Type	Width	From Centerline
• Overhead Three Phase Primary	30’	15’
• Underground Three Phase Primary	20’	10’
• Overhead Single Phase Primary	20’	10’
• Underground Single Phase Primary	20’	10’
• Overhead Three Phase Secondary	20’	10’
• Underground Three Phase Secondary	20’	10’

The member shall be responsible for providing a clear unobstructed path free of vegetation and debris 6 inches from final grade prior to the installation of electric facilities. Permanent service shall not be energized until all applicable permits and/or easement(s) are received and all fees and/or CIAC (contribution in-aid to construction) are paid.

If no governmental authority has jurisdiction over the wiring owned by the Member, said Member wiring shall be installed in accordance with the current edition of the National Electrical Code and the specifications and regulations of the Cooperative.

The Cooperative reserves the right to require adequate protective posts or barriers at the expense of the Member where electric facilities are installed in areas of vehicular traffic.

All electric facilities installed by the Cooperative shall remain its property unless otherwise agreed to in writing.

SINGLE-PHASE SERVICE

1. Single-Family Residence:
The Cooperative shall extend up to five spans of single-phase primary electric distribution facilities to a permanent single family residence at no cost to the Member constructed along and immediately adjacent to any existing road right of way limits having been legally dedicated for public use by a governmental authority.

A permanent single family residence is defined as a home used year round for habitation with its own water system, sewage system and permanent foundation.

The Cooperative will supply the service conductor from the transformer to the service point. Residential Service exceeding 320 Amps in size will be evaluated on a case-by-case basis in the same way as a single phase commercial service (see section 2. Commercial).

Contribution In Aid of Construction (CIAC)
The following guidelines shall be used to calculate (CIAC):

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1. The measurement to calculate the CIAC shall begin from the closest point of contact of existing electrical distribution facilities from which the line extension is to be constructed, or from the nearest public road right-of-way when existing facilities are installed on the opposite side of the roadway. The measurement shall follow the proposed path as determined by the Cooperative and will normally be located along property lines when practical.
2. Additional line extension charges shall be levied for changing the original path at the request of or caused by the Member/builder or for reasons deemed appropriate by URE.
3. Payment of the CIAC must be made in full prior to permanent service being energized.
4. Management has authority granted by the Board of Trustees February 26, 2006 to use its discretion to waive a portion or all of the CIAC when the owner/builder has choice of the electric supplier due to territorial lot split.

2. Commercial:

The Cooperative shall extend single-phase electric distribution facilities to a commercial business where, as determined by the Cooperative, the elements of a business operation exist and where electric service is normally used on a year round basis.

The Member is responsible for providing and installing any necessary meter bases, CT cabinets, disconnect switches, concrete transformer pads, grounding grid, underground conduits, transformer protection posts and cable trenching required for the secondary service. Members with services larger than 400 amps will be required to provide, install service conductors and transformer connection lugs.

All meter bases, CT cabinets or service disconnect switches mounted in a location exposed to vehicular traffic or delivery docks must be shielded from contact with protection posts or railing. These protection devices should not interfere with the ability to remove meters or opening of the utility equipment doors. Overhead service to a commercial building will be at the discretion of the Cooperative.

The Member shall be required to pay a contribution in aid of construction at 100% of the actual cost for all electric distribution facilities necessary to provide electric service from the point of attachment of existing distribution facilities including line extension along a public road right-of-way unless the projected revenue is sufficient to justify the investment and operating expenses as determined by the Cooperative.

3. Other Temporary, Permanent or Seasonal Single-Phase Services:

The Cooperative shall extend single-phase electric distribution facilities to a member that is not a residence or commercial business provided the Member pay a contribution in aid of construction at 100% of the actual work order cost for all electric distribution facilities necessary to provide service from existing distribution facilities including line extension along a public road right-of-way. Types of services

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are, but not limited to, a barn, garage, pump, grain dryer, cabin, trailer, billboard, etc.

The Cooperative encourages its Members or prospective Members to provide the electric service to these types of loads from the existing service panel if possible. When this is not practical, the Cooperative will provide the engineering services for one (1) cost estimate upon an up-front non-refundable payment of a $100 engineering charge credited toward the completion of the project Members or prospective Members shall be charged a trip charge for each additional request of more than one (1) field trips for re-engineering estimates.

If the member chooses to serve a temporary, permanent or seasonal single-phase and later connects a single-family residential service to these facilities, the member may be entitled to a partial refund if either of the following events take place:

1. The individually metered residential service has passed a permanent electrical inspection by the County governing authority within one year of the date in which the original permanent single-phase service was connected.
2. The residential service is served from existing permanent single-phase facilities and has received the permit for permanent electric service within 36 months of the date in which the original permanent single-phase service was connected.

The amount of the refund shall be determined at the discretion of the Cooperative.

Reconnection of a temporary, permanent or seasonal service having been disconnected at the request of the Member shall be charged a connect fee in addition to a sum equal to the monthly base charge specified in the applicable rate schedule for each month the service was disconnected.

4. Multi-Unit Residence:

The Cooperative reserves the right to require multiple unit residence to be separately metered. The Member or owner of an apartment house or a single family house which is converted or constructed for separate and individual living quarters or dwelling units for more than one family shall, upon request of the Cooperative, install at the owner's expense separate wiring so that each dwelling unit can be metered and billed separately. The Member or owner shall also be responsible for obtaining and installing gang meter bases that are used to separate services. The meter bases shall be subject to the approval of the Cooperative. All multi-unit buildings whether they are residential or commercial that receive electric service from a single transformer are required to provide a lockable load break disconnect switch so that service to individual tenants may be interrupted for maintenance purposes. Members with services larger than 400 amps will be required to provide and install service conductors and transformer connection lugs. Any conduit crossings for services will be installed and provided by the Member. The Cooperative has the sole discretion as to the definition of a multi-unit dwelling.

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All gang meter bases shall have each service location labeled with a permanent identification tag in order to correctly identify which meter corresponds to a particular dwelling. (see NEC code 225.37, 230.2 (B) (1), and 230.2 (E).

5. Temporary Construction Service (per service):

A Member or the Member's contractor may request temporary construction power from an existing transformer. A temporary construction service shall be defined as to not exceed a two year, 24 month period. The Cooperative may install a temporary service structure at no charge or the Member may install his/her own temporary service structure in accordance with Cooperative specifications. Modification or damage of URE's temporary service will result in additional charges. Any electric facilities required to be installed for the purpose to provide the temporary service shall fall under the appropriate line extension guidelines for determining CIAC. Any electric facilities that are not incorporated into the permanent service shall be removed at 100% of the cost of removal to the Member.

1. Single-phase Member owned temporary structure: $0.00
2. URE supplied single-phase temporary structure: $0.00 first year
3. URE supplied single-phase temporary structure/year: $300/yr after first year

6. Temporary Electric Service

When electric service is required temporarily for any purpose, the applicant shall pay a CIAC with the Cooperative for the total estimated cost of construction, plus any total estimated cost of removal, minus the estimated salvage value of all equipment and materials.

RESIDENTIAL PLATS

Residential plats (subdivisions) are defined as single family homes or condominiums that must meet the following criteria:

- Recorded and platted by the Developer with the appropriate electric and natural gas utility easements

Lots served by dedicated public roadways maintained by a governmental authorityResidential plats (subdivisions) must also meet 2 or more of the following criteria:

- Average density of no less than two single family residence per acre
- Street and building lot layouts that allow the Cooperative to serve a minimum average of two homes per transformer
- Provides 15 building lots or more

The Developer and the Cooperative shall execute a written Developer Agreement outlining payment requirements and other terms of construction and service prior to facilities being installed.

For developments that do not meet the criteria of a residential plat the Cooperative will address the installation of its primary, secondary and services as described in Single-Family Residence on page 7 of these terms and conditions.

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COMMERCIAL PARK DEVELOPMENTS

Commercial Parks shall be defined as a large tract of land developed for the express purpose of locating multiple businesses and industries. The Cooperative shall locate and install primary distribution facilities within platted and recorded easements designated for electric utilities. The Developer will be required to pay a contribution-in-aid of construction for the installation of Cooperative facilities –to be determined through an economic analysis of the proposed business revenues and cost to serve. Individual businesses or industries may be required to provide additional CIAC for their services which is beyond the primary distribution provided to the development.

The location of primary distribution facilities for any type development shall be based on sound engineering standards and least cost approach to the Cooperative. Any variance to the location of the distribution facilities by the Developer or other controlling authorities may result in additional contribution in aid of construction assessed to the Developer to recover any additional expense to the Cooperative. The Developer must sign an Agreement for Electric Facilities for High Density Developments.

The Cooperative reserves the right to require the developer to install conduit raceway for all or portions of the cables to be installed in the development.

The Cooperative shall have sole discretion of charging a CIAC based on a percentage of a minimum of 40% up to 100% of the total estimated cost to install electric facilities. The amount of the CIAC shall be determined at the sole discretion of the Cooperative based on factors that include, but not limited to, housing markets, other economic conditions and prior performance history of the developer. Such CIAC must be paid in advance of installation of electric primary facilities.

OUTDOOR LIGHTING

1. Private Lighting

Any Member may request lighting from the Cooperative to provide lighting to private property available in post-top, flood and mast arm units. A contribution in aid of construction and three-year agreement shall be required prior to the installation of any private light.

2. Public Street Lighting

Street lighting services are available to governmental bodies and developers to provide roadway lighting on public roads. The services will be provided under contract to governmental agencies and under standard tariffs to commercial and industrial Members. A contribution in aid of construction shall be required prior to the installation of street light facilities installed by the Cooperative.

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THREE-PHASE SERVICE

1. Individual

Where an extension or expansion of Cooperative's facilities is necessary to provide three-phase electric service, the Cooperative reserves the right to require a contribution in aid of construction where, as determined by the Cooperative, the probable additional revenue is insufficient to justify the investment and operating expenses involved.

The Cooperative reserves the right not to furnish three phase service to Members when the Cooperative determines that single-phase service will adequately supply the Member's load requirements. The Cooperative also reserves the right to determine whether the service conductor will be overhead or underground.

The Member shall be responsible for the installation of any concrete transformer pads, grounding grid, switchgear pads, secondary cabinets, transformer pad grounding, C.T./P.T. cabinet, meter bases, transformer protection posts, secondary service cables, service cable connection lugs and conduit raceways as required by the Cooperative in accordance with Cooperative specifications. The Cooperative will provide the necessary C.T. / P. T. metering devices as well as the meter for the Member's facility. A 320 amp 120/208 V three-phase self-contained meter base may be made available at the discretion of the Cooperative.

The Member shall be responsible for providing adequate access to the transformer including a road base to the transformer sufficient for the Cooperative's utility vehicles.

2. Multiple Tenants

Three-phase facilities may be requested by a commercial builder for multiple-tenant buildings. In the event a tenant requests or requires single-phase service from the three-phase service, the tenant and building owner may enter into a written agreement with the Cooperative to make the necessary changes to the electric facilities to provide single-phase service. The owner shall reimburse the Cooperative all costs associated with providing the single-phase electric service.

Contribution in Aid to Construction (CIAC) may be required at the discretion of the Cooperative.

All multi-tenant buildings whether they are residential or commercial that receive electric service from a single transformer are required to provide a lockable load break disconnect switch for each tenant service so that service to individual tenants may be interrupted for maintenance purposes. Members with services larger than 400 amps will be required to provide and install conductors with connection lugs.

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All gang meter bases should have each service location permanently tagged in order to identify which meter corresponds to a particular business space. (see NEC code 225.37, 230.2 (B) (1), and 230.2 (E).

3. Temporary Three-Phase Service

The Cooperative will provide temporary three-phase service. The member or contractor shall be responsible for paying 100% of the cost of construction to install and remove as a contribution in aid to construction. The CIAC must be paid in full prior to the start of the project.

SECTION III - USE AND RESPONSIBILITY OF ELECTRIC SERVICE

A. USE OF ELECTRIC AND POWER CONDITIONING

The electricity supplied by the Cooperative is for the exclusive use of the Member on the premises to which such energy is delivered by the Cooperative. Service shall not be shared with another, sold to another or transmitted off the premises unless approved by the Cooperative. If this restriction is violated, the Cooperative reserves the right to discontinue electric service without notice.

The Member's electrical equipment shall be operated and controlled so as not to cause electrical disturbances on the Cooperative's system or to be detrimental to the service furnished other Members of the Cooperative.

The Cooperative reserves the right to require the Commercial or Industrial Member to install at the Member's expense such power factor corrective equipment to achieve a minimum of 92.5% power factor; and to require any necessary equipment to prevent undue voltage fluctuations so that it is not necessary for the Cooperative to supply excess capacity and facilities. The Cooperative reserves the right to require the Member to install such controls that are necessary to prevent voltage or other disturbances on the Cooperative's system that would be detrimental to service furnished to other Members.

Where the Member installs equipment/appliances with sensitive electronic components such as computer microprocessors and other devices containing programmable controllers, it is understood that the Cooperative cannot guarantee to provide the special voltage and power needs required by sensitive electronic equipment at all times. It shall be the responsibility of the Member to install, own, operate and maintain appropriate "power conditioning equipment" in order to protect such devices from damage due to power line noise, voltage fluctuations, power interruptions, spikes, transient surges, harmonic distortions or other types of power disturbances which may be construed as being less than suitable to such sensitive electronic components.

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A. RESPONSIBILITY

The point at which service is delivered by the Cooperative to the Member, to be known as a "point of delivery," shall be the point at which the Member's facilities are connected to the Cooperative's facilities. The Cooperative's responsibility and liability terminates at the point where the Cooperative's service drop conductors first contact Member's building structure, mast pipe or other such service terminating structures or facilities. All such terminating facilities shall be approved by the Cooperative but shall be owned, operated and maintained by the Member. If the meter base needs to be inspected or worked on, the Member needs to contact the office to set up a date and time so the service can be disconnected. The Cooperative reserves the right, but shall not have the duty, to determine the suitability of apparatus or electrical facilities to be connected to its lines, to determine whether the operation of such shall be detrimental to its general supply of electricity, and further reserves the right to refuse to supply, or to discontinue the supply of electricity until such time as the Member shall conform to the Cooperative's regulations. The Cooperative also reserves the right to disconnect and remove its facilities without notice when in its judgment it deems that the Member's terminating structure or facility is inadequate.

The Member shall use reasonable care in designing his electric wiring and circuits. The Member's electric loads shall be connected to Member's circuits so that the loads on the individual phases, legs and circuits of the Cooperative's service conductors are properly balanced. The electrical facilities must conform to the National Electric Code. In no event shall the Cooperative be under any obligation to inspect the electrical facilities of the Member, but where the Cooperative has a reason to believe that the electrical facilities of the Member do not comply with recognized requirements, the Cooperative may refuse to supply electricity to the Member.

The Member shall be responsible for notifying the Cooperative of any plans for adding electrical facilities that might overload or impair the electrical service or the facilities of the Cooperative. The Cooperative will upgrade its facilities at no charge to the Member if, as determined by the Cooperative, the probable additional revenue is sufficient to justify the investment and operating expenses involved or a CIAC will be charged. The Member shall also notify the Cooperative of unusual electrical facilities to be added and obtain the consent of the Cooperative for the use thereof.

The Member shall be responsible at all times for the safekeeping of all Cooperative property installed on the Member's premises and to that end shall give no one, except authorized Cooperative employees, access to such property.

The Member shall be liable for the cost of repairs or damage to the Cooperative's property on the Member's premises resulting from the negligence of, or misuse by others than Cooperative employees. In the event of damages to the Cooperative's property on the Member's premises, the Cooperative may require a reasonable security deposit to insure payment for repairs in the event of future damage.

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Member's will be responsible for tampering with, interfering with, or breaking of seals of meters, or other equipment of the Cooperative installed on the Member's premises. The member hereby agrees that no one except the employees of the Cooperative shall be allowed to make any internal or external adjustments of any meter or any other piece of apparatus which shall be the property of the cooperative. The Cooperative shall have the right during regular working hours and in emergencies to enter the premises of the consumer for the purpose of installing, reading, removing, testing, replacing or otherwise disposing of the apparatus and property, and the right of entire removal of the cooperative's property in the event of the termination of the contract for any cause. The Member will keep the area where the Cooperative's apparatus and property are located free from obstruction, danger and/or safety hazards. The Cooperative's agent will, upon request, show credentials and state the reasons for requiring access.

The Cooperative shall not in any event be liable for loss injury or damage to any person or property whatsoever, resulting directly or indirectly from the Member's use, misuse, equipment, or presence of the said electricity on the Member's premises or elsewhere, after it passes the Cooperative's metering equipment or other point of delivery; or for any loss or damage resulting from the presence, character or condition of the wires or electrical facilities of the Member. The Cooperative retains all responsibility only with respect to the actions of its employees in connection with property owned by the Cooperative.

For safety reasons, nothing other than Cooperative owned equipment whether temporary or permanent may be attached, leaned against or generally blocking access to Cooperative owned electric facilities at any time. Any member-owned property including, but not limited to, signs, basketball equipment, security lights, etc. found to be attached, leaned against or generally blocking access to Cooperative owned facilities, will be immediately removed by Cooperative personnel. This provision does not apply to meter poles owned by the Cooperative with member-owned service wires and meter bases attached.

B. METER ACCURACY

The Cooperative will maintain an accuracy of its meters of plus or minus two percent in accordance with the Ohio Revised Code. The Cooperative, by employees or its agents, will visit the service and visually read the meter of all Members annually except when prevented by extreme weather conditions, unforeseen problems, inaccessibility or when other circumstances dictate.

If a meter fails to register correctly, the meter will be replaced with a calibrated meter. Each meter shall be tested and calibrated to plus or minus two percent accuracy before being placed in service at a given location. The arithmetic average of light load and full load tests will be used to determine overall accuracy of the meter.

Upon request by a Member, the Cooperative shall test the meter provided that such tests are not made more frequently than once in 24 months. The type of test for

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single-phase meters shall be a comparison test at the Member's location with a calibrated meter or with calibrated meter test set. Three phase meter tests shall be conducted by replacing the meter in question with a calibrated meter and testing with calibrated meter test set. If tests of meters are required by the Member to be made more frequently than once in 24 months, the Cooperative shall require a meter test fee. The fee will be refunded if the meter tests faster than 102 percent or slower than 98 percent.

If the meter is found to be in error greater than two percent, an adjustment will be made on the Member's electric bill per section VI – Billing and Payment for Service. In the event the metering equipment installed by the Cooperative fails to properly register the energy during any period, the consumption for such period will be estimated upon all known facts and billed accordingly, or at the option of the Cooperative, shall be estimated from the amount of energy used during a period in which the Member operated under conditions similar to those existing during the period in which the metering equipment failed to properly register energy consumed.

C. Estimated Bills

The Cooperative attempts to read meters on a monthly basis but there are occasions when it is impractical due to circumstances beyond control. In such circumstances the Cooperative will render an estimated bill based upon past use of service.

D. IDLE SERVICES

Any service that has been disconnected for a period longer than one year will be classified as abandoned and is considered an Idle Service. The Cooperative will attempt to contact the property owner to determine the future need for electric service when services have been disconnected and left idle. The Cooperative, at its discretion, may remove the idle electric facilities. If an idle service is removed and service is requested in the future at that location, the request will be treated as a new service. All costs associated with a new service installation will be calculated in accordance with the line extension policy in effect at the time of the request. The Cooperative requires services that have been idle for more than 12 months to be inspected by the governmental authority prior to reconnect.

SECTION IV - QUALITY AND CONTINUITY OF ELECTRIC SERVICE

The quality of electric service supplied by the Cooperative shall be in accordance with the accepted standards of the industry. The Cooperative shall maintain adequate facilities and trained personnel for maintaining quality electric service. The Cooperative's nominal standard voltage for standard lighting and other domestic uses shall be 120/240 volts, 60 cycles, single-phase alternating current. Other voltages may be furnished by special arrangements with the Cooperative and at the option of the Cooperative. The Cooperative will endeavor to maintain the voltage within 7.5 percent of the standard voltage.

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The Cooperative will use reasonable diligence in furnishing a regular and uninterrupted supply of electric power and energy, but does not guarantee uninterrupted service. The Cooperative shall not be liable for damages in case such supply should be interrupted or fail by reason of an act of God, the public enemy, accidents, labor disputes, orders or acts of civil or military authority, loss of power supply beyond its control, breakdowns or injury to the machinery, transmission lines, distribution lines or other facilities of the Cooperative, extraordinary repairs, or any other cause beyond its control.

Vegetation management in or near the electric distribution facilities shall be performed on a schedule of approximately four years with the exception of trees that are of a faster growing variety requiring more frequent cutting. Minimum clearance must meet all applicable codes.

The Cooperative shall be prompt and diligent in reenergizing its facilities and restoring its service as soon as it believes that in the exercise of reasonable care for the protection of the public and the employees of the Cooperative such action can be taken with reasonable safety.

When Cooperative personnel are dispatched to restore an outage and the problem is determined to be on the Member's side of the service, the Cooperative may charge the Member a service fee. If after investigation, it is determined that the Cooperative's electrical facilities are not at fault, a service charge may be assessed.

In the event of an adverse condition or disturbance on the system of the Cooperative, or any other system directly or indirectly interconnected with it which requires automatic or manual interruption of the supply of electricity to some Members in order to limit the extent or duration of the adverse condition or disturbance, or to prevent damage to generating or transmission facilities, or to expedite restoration of service, the Cooperative may, without incurring liability, take such action as appears reasonably necessary.

SECTION V – SPECIAL MEMBER SERVICE REQUESTS

A. CONVERSION FROM OVERHEAD TO UNDERGROUND SERVICE

Any request to convert overhead facilities to underground for the convenience of the Member shall be at 100% of the actual cost**.**

B. CONVERSION FROM OVERHEAD TO UNDERGROUND – PUBLIC AUTHORITY

The Cooperative shall not be required to construct general distribution lines underground unless the cost of such special construction for general distribution lines and/or the cost of any change of existing overhead general distribution lines to underground which is required or specified by a municipality or other public authority (to the extent that such cost exceeds the cost of construction of the Company’s standard facilities) shall be paid for by that municipality or public authority. The “cost of any change” as used herein, shall be the cost to the

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Company of such change. The “cost of special construction” as used herein, shall be the actual cost to the Company in excess of the cost of standard construction. When a charge is to be based on the excess cost, the Company and the municipality or other public authority shall negotiate the amount thereof.

C. RELOCATION OF ELECTRIC FACILITIES

The Cooperative reserves the right to deny any request, temporary or permanent, to relocate electric distribution facilities owned by the Cooperative for any reason. If the Cooperative agrees to relocate its electric facilities and a suitable relocation exists, the Member shall be charged 100% of the actual cost in advance of said relocation.

If in the opinion of management that it is in the best interest of the Cooperative and the member, management may direct electric facilities to be moved at the expense of the Cooperative particularly if facilities in question constitute a safety hazard to the public.

D. SERVICE UPGRADE

Service upgrades may be charged a CIAC at the discretion of the Cooperative using the line extension guidelines contained herein for new construction based on single-family, commercial or other types of service.

E. EXCESS FACILITIES

If the Member requests facilities in excess of those normally furnished and the Cooperative agrees to furnish excess facilities, the Member shall pay a contribution in aid of construction equal to the increased cost to the Cooperative.

F. POLE TOP SWITCH INSTALLATION

As of September 30th, 2001, the Cooperative will no longer support the installation of a new pole top switch. It has been and shall continue to be the policy of the Cooperative that these devices are Member owned and are to be Member maintained.

All work performed by the Cooperative on a pole top switch shall be billed to the Member at 100% of actual costs. The Cooperative encourages its Members with pole top switches to replace the switches with a standard 200 amp or 320 class meter base instead of repairing or installing a new switch.

G. EMERGENCY GENERATION

The Cooperative permits the use of emergency generating equipment for operation only in the event the Cooperative's electric power supply is interrupted. Periodic testing is permitted. Where the Member has emergency generating equipment installed, the Member shall install and maintain all necessary double throw switching and protective devices so that it will be impossible for the Member to operate his generating equipment in parallel with the Cooperative's electric system.

All generating equipment, wiring and switching installation shall be in conformance with the National Electric Code.

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The commercial and industrial Member will use lockout/tagout procedures in accordance to OSHA standards. The Cooperative reserves the right to discontinue its service without notice, if the Member's installation does not at all times comply with these provisions and requirements. All Member equipment shall be installed beyond the metering point.

Residential, Agricultural and Commercial Members that are equipped with an emergency generator are requested to notify the Cooperative in writing or by telephone. This information will be noted on the Member's account to ensure during electric restoration efforts Cooperative employees are aware of this power source.

H. DISTRIBUTED GENERATION

The Cooperative will comply with requirements of Sections 201 and 210 of the Public Utility Regulatory Policies Act of 1978 and all governmental regulations lawfully promulgated thereunder (PURPA). The Cooperative will interconnect with and operate in parallel with any qualifying facility which meets all Cooperative's rules and regulations. Any residential member wishing to interconnect a generating system of 25 KW or less single phase to the cooperative system will be covered by the net metering rate N. The member must sign a net metering agreement and pay a filing fee to submit their generating facilities plans for review.

I. AUTOMATIC TRANSFER OF ACCOUNT FROM RENTER TO PROPERTY OWNER

A Member who owns a residence or business but rents it to other Members periodically may have the account automatically revert to his name without disconnection at the request of the renter by completing the appropriate form available at the Cooperative's office.

SECTION VI – BILLING AND PAYMENT FOR SERVICE

The Cooperative has a monthly cycle billing format. The Cooperative will send the bill to the address furnished by the Member. Failure to receive the bill does not relieve the Member of the responsibility for timely payment.

Payments for electric service may be made at the Cooperative's office at 15461 U.S. Route 36, P.O. Box 393, Marysville, OH 43040, during regular business hours excepting holidays. A night depository is provided for the convenience of the Members. Payments received in the Cooperative's night depository are considered as a payment made on the following business day. Payments can be made electronically at www.ure.com. Payment settling times may vary, please contact the office with questions.

Bills not paid by the close of business on the penalty date printed on the electric bill shall forfeit the five percent (5%) discount.

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Cash, personal checks, money orders, credit cards (Visa & MasterCard only), bank draft and electronic checks are acceptable forms of payment. Payments can be made using the automated pay-by phone service by calling (877) 999-3413. The account number and Personal Identification number (PIN) is required to use this service. The Cooperative is not responsible for discrepancies in cash payments made by mail or in the night depository. **Two party checks will not be accepted.** Members who have had two or more checks returned for insufficient funds shall be required to make future payments by cash or money order. The Cooperative may charge the Member a fee for all checks returned for insufficient funds.

In the event of an accounting/billing error, an adjustment shall be made retroactive to the date of highest confidence to account for and correct the error. If the Member owes the Cooperative, payment arrangements may be made with mutually agreed terms. If the Cooperative owes the Member, the Member's account shall be credited the amount of the error within one year from the discovery of the error, by means of twelve equal payments, unless an accelerated payment arrangement is determined acceptable by URE.

SECTION VII - COLLECTION AND DISCONNECT PROCEDURES FOR NONPAYMENT

A. TERMINATION OF SERVICE FOR NONPAYMENT

Accounts which are delinquent more than 30 days are subject to having electric service disconnected. The Cooperative, prior to disconnecting said delinquent service, shall issue a balance forward on the monthly bill indicating the delinquent amount, which shall serve as the delinquent notice at least 10 days prior to the date for disconnection. Failure of the Member to receive the bill/notice does not relieve the Member of responsibility for timely payment.

If the delinquent amount of the account is not fully paid prior to the disconnect date indicated on the delinquent notice, the electric service may be terminated without any further notice to the Member.

If payment has not been received in the Cooperative office prior to the date of disconnection, the Cooperative may attempt to collect the delinquent amount or service will be terminated for non-payment. If the Cooperative dispatches an employee or agent to the service address to collect payment* a collection fee will be charged according to the current Schedule of Fees and Charges.

*To comply with the federal Red Flag Rules regarding identity theft and for employee safety, payments will not be accepted in the field. During the collection visit, members will be directed by the employee or agent to contact the office to make payment or to make payment online at www.ure.com.

The Cooperative will only disconnect electric service for nonpayment during normal business hours. The Cooperative will not disconnect for nonpayment after 12:30 PM on days preceding holidays or on Fridays.

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B. RESIDENTIAL PAYMENT ARRANGEMENTS

The Cooperative reserves the right to offer the following payment arrangements for delinquent residential accounts:

1. Two-week extension on payment of the delinquent amount from the date of disconnection for nonpayment in addition to full payment of the current month billing.

Members failing to meet the commitments on any payment arrangement are in default of their payment arrangement and shall be subject to immediate termination of electric service.

C. NON-RESIDENTIAL PAYMENT ARRANGEMENTS

The Cooperative reserves the right to offer payment arrangements for non-residential delinquent accounts. Any payment arrangements for non-residential delinquent accounts shall be unique to that Member.

D. RECONNECTION OF ELECTRIC SERVICE DISCONNECTED FOR NONPAYMENT

Accounts, which have been disconnected for nonpayment, shall be reconnected following payment in full of the delinquent amount, the current billing, a security deposit and any applicable fees. A reconnect fee shall be assessed for any service disconnected for non-payment according to the Schedule of Fees and Charges.

E. 30 DAY MEDICAL CERTIFICATE

Any Member subject to termination of their electric service for non-payment with a medical condition dependent upon electric service that without electric service would be “Especially Dangerous or Life Threatening” to the health of the Member, family Member residing in the home or individual under the care of the Member, is required to have a licensed physician or local Board of Health physician complete a 30 Day Medical Certificate. Provided the 30 Day Medical Certificate is completed by a licensed physician or local Board of Health physician and returned to the Cooperative office within seven days of the Member’s request for special consideration, electric service shall not be terminated for non-payment during the term of the certificate. The 30 Day Medical Certificate is renewable three consecutive times for a maximum of 90 days.

SECTION VIII - TERMINATION OF ELECTRIC SERVICE FOR REASONS OTHER THAN NONPAYMENT

Service may be disconnected at the Cooperative's discretion under the following conditions:

1. At the request of the Member;
2. In event that it is a prudent matter of safety to disconnect electric service to perform construction or maintenance or special monitoring service;
3. To a Member who is using electricity in a manner which is detrimental to the electric service of other Members;

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4. To a Member in conflict or incompatible with the laws of the State of Ohio or the Federal Government and/or any of its agencies;
5. To a service location that has been vacated;
6. When supplying electricity creates a dangerous condition on the Member's premises or where because of conditions beyond the Member's premises, termination of the supply of electricity is reasonably necessary;
7. In the event the Member uses fraudulent practice in obtaining electricity or is the beneficiary of such fraudulent practice.
8. By order of public authority

SECTION IX – MEMBER FINANCIAL SECURITY

1. Security Deposit

The Cooperative reserves the right to require a security deposit from a Member. The security deposit shall be according to the Ohio Revised Code. Security deposits shall be required for, but not limited to, the following:

a. A beacon score of less than 650 at sign-up
b. Intentional or unintentional damage to Cooperative property
c. Disconnection of electric service for non-payment
d. Filing protection under bankruptcy laws
e. Theft of electricity
f. Two returned checks for insufficient funds within a 12 consecutive month period.

A security deposit shall be refunded provided the Member maintains payment of their current monthly bill for twelve consecutive months. If the Member discontinues service and moves off the Cooperative's system, the security deposit, with interest, shall be applied to the Member's final bill.

Simple interest at 3% shall accrue on deposits held by the Cooperative.

The Cooperative reserves the right at any time to re-evaluate the adequacy of a deposit and/or credit worthiness of the member and adjust the deposit accordingly.

2. Commercial / Industrial Security

a. The Cooperative reserves the right to require a security deposit from a Member according to the Ohio Revised Code 4933.17.

b. A surety bond may be furnished in lieu of a cash deposit for commercial and industrial members and if requested and if the member is qualified as acceptable by reputable insurance underwriters. A guaranteed arrangement for keeping the surety bond in force must be agreed upon and the minimum amount of the surety bond must be no less than twice the anticipated or current billing. The surety bond shall be subject to the approval of the Cooperative in its sole discretion and the bond shall be in the form as approved by the Cooperative, and shall specifically provide that it shall not be cancelled or otherwise rendered ineffective by principal thereof or the

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surety except upon sixty (60) days prior notice thereof given in writing to the Cooperative. Failure to have a valid bond in force and effect shall be considered a breach of contract for the furnishing of electric service to the member and the Cooperative shall, in its discretion, be entitled to any remedy as otherwise provided, but specifically including the right to terminate electric service.

3. Upon termination of electric service to any member for any reason, the security deposit is applied to any unpaid amount owed the Cooperative before refunding any remaining balance of the deposit to the member.

SECTION X - PARTICIPATION IN LOAD MANAGEMENT PROGRAMS

Members may elect to participate in the load management programs as offered by the Cooperative, thereby receiving the incentives offered in the programs, provided they adhere to program guidelines. Failure by the Member to adhere to the program guidelines shall result in forfeiture of any future incentives and/or the Member refunding all or part of program incentives issued to him.

The Cooperative may at its discretion offer new load management programs or withdraw existing load management programs.

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SCHEDULE OF FEES AND CHARGES
Effective June 1, 2013

Enrollment Fee……$10

Return Check……$35

Trip Charge During Business Hours

Collection/Reconnect/Service……$35

Three-phase Reconnect Fee……$250

Trip Charge After Business Hours

Collection/Reconnect/Service……$100

Outage Call-Out for Member Owned Equipment……$125

Construction Crew Trip Charge……$250

Single-Phase Other Engineering Charge……$100

Meter Locking Ring Fee……$35

Meter Test……$25

320 Ampere Meter Base……Actual Cost

Locate Non-URE Underground Cable……$50

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2780 Liberty Rd.
Delaware Ohio 43015

August 9, 2016

Steven Nixon
EHM&T
5500 New Albany Road
Columbus, OH 43054

Reference: Utility Service Request – Single Story Building along Industrial Parkway on the West side North of Corporate Estates develpment.

Dear Steven :

This letter is being issued to you to confirm that Frontier Communications will provide any telecommunications services required to the proposed Single Story building for Suncap

Please provide preliminary & final construction drawings to me, Robert Chandler at 2780 Liberty Rd. Delaware Ohio 43015. If you have any questions or concerns please contact me at 740-369-0826.

Sincerely,

Robert Chandler
Robert Chandler
Network Engineer – Frontier Communications

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Nixon, Steven

To: asheeley@nisource.com
Subject: RE: Fw: Greenfield site along Industrial Parkway- Jerome Township Union County OH

EMH&T will convey the message...

The ultimate operator of facility is a national private overnight delivery service.....and I am sure that Columbia Gas of Ohio or other NiSource Divisions are serving 30 to 50 of these sites...

Unfortunately, the project is only in the due diligence land acquisition stage....no final building construction plans...

If the operator would provide demand loads and consumption monthly billing.....do you "run a project" with that information....we just have a conceptual site layout and building footprint at this stage...

Please advise

From: asheeley@nisource.com [mailto:asheeley@nisource.com]
Sent: Friday, July 15, 2016 8:52 AM
To: Nixon, Steven <snixon@emht.com>
Subject: RE: Fw: Greenfield site along Industrial Parkway- Jerome Township Union County OH

It is a 6" High Pressure line. It is actually on the East side of the road in front of your site, but once you get past your site to the north it jogs back across the street to the West side. I would imagine it is in ROW.
I just want to reiterate that we cannot guarantee service until we have plans and run a project.

Thank you

Adam Sheeley
New Business Development Manager
Ohio and Kentucky
Tel: 800-440-6111 ext. 3042
Fax: 866-213-4377

From: "Nixon, Steven" <snixon@emht.com>
To: "asheeley@nisource.com" <asheeley@nisource.com>,
Date: 07/15/2016 08:43 AM
Subject: RE: Fw: Greenfield site along Industrial Parkway- Jerome Township Union County OH

Okay Adam.....what size is the H.P. main?....I believe it is on the west side of road....which would be adjacent to the property....inside or outside the right-of-way?

From: asheeley@nisource.com [mailto:asheeley@nisource.com]
Sent: Friday, July 15, 2016 8:24 AM
To: Nixon, Steven <snixon@emht.com>
Subject: Re: Fw: Greenfield site along Industrial Parkway- Jerome Township Union County OH

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Hi Steven,

I am looking at this site and we do have a High Pressure Main Line that runs along Industrial Parkway.
We do have a 3" Medium Pressure stub that is in between the two houses where you have circled on the "Topo Markup"
In order for us to determine capacity and ability to serve we would have to run a project and gather gas loads.

Thank you

Adam Sheeley
New Business Development Manager
Ohio and Kentucky
Tel: 800-440-6111 ext. 3042
Fax: 866-213-4377

From: Jody Beaver/COH/Enterprise
To: Adam Sheeley/TCO/Enterprise@NISOURCE,
Cc: snixon@emht.com, Matthew Myers1/NCS/Enterprise@NISOURCE
Date: 07/14/2016 04:21 PM
Subject: Fw: Greenfield site along Industrial Parkway- Jerome Township Union County OH

Adam,

I believe this site is in location 1324. Could you please reach out to Steven with EMHT.

Thanks much

Jody Beaver
New Business West Team Leader
290 W Nationwide Bv, Columbus, OH 43215
Work: 614-460-4255
fax: 866-213-4377
----- Forwarded by Jody Beaver/COH/Enterprise on 07/14/2016 04:18 PM -----

From: Matthew Myers/NCS/Enterprise
To: "Nixon, Steven" <snixon@emht.com>, Jody Beaver/COH/Enterprise@NiSource
Date: 07/14/2016 03:27 PM
Subject: Re: Greenfield site along Industrial Parkway- Jerome Township Union County OH

Hi Steven,

I am going to pass off your inquiry to our New Business Team. They handle our certification of service inquiries.

Jody - Can you please pass this on to the correct New Business rep and have them get back with Steven?

Thanks,

Matt Myers | Field Engineer
Columbia Gas of Ohio, Inc. | 3550 Johnny Appleseed Ct | Columbus, OH 43231
(614)818-2113 (office) | (614)315-3770 (cell) | mmyers@nisource.com

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Engineering, Planning and Zoning
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

May 2, 2018

Bradley J. Bodenmiller
LUC Regional Planning Commission
9676 East Foundry
East Liberty, OH 43319

Subject: **Thomas Property / Duff Property**
Preliminary Plat Comments

The City of Marysville has reviewed the Preliminary Plat for the Thomas Property / Duff Property development and recommends approving the Preliminary Plat upon addressing the following comments as part of the final engineering process:

General:

1. Please provide a fifteen (15) foot utility easement along the entirety of this parcel's frontage with Industrial Parkway.
2. Please provide the location and scope of any offsite improvements (including potential turn lanes into the site, other required improvements, etc.) that could affect the City's existing water and wastewater infrastructure.

Water:

1. If required by the Union County Engineer's Office, the existing City of Marysville 12" water main shall be relocated outside the new right-of-way limits.
2. The fire portion and domestic portion of the waterline must be split outside the building.
3. During the Final Engineering process, please confirm the size of the water main entering the building via calculations. This size seems small considering the magnitude of this facility.

Wastewater:

1. An inspection manhole shall be provided at Structure #2.
2. The proposed wastewater infrastructure shall connect to the public system via wye and not manhole as depicted within this plan set.
3. If required by the Union County Engineer's Office, the roadway crossing shall be performed via bore installation methods.

Please contact us if you need additional clarification or wish to discuss these comments further.

Sincerely,

Jeremy Hoyt, P.E.
City Engineer / Deputy Public Service Director

cc. Kyle Hoyng, 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)

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County Engineer
Environmental Engineer
Building Department
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

May 4, 2018

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

Re: Thomas/Duff Property – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on April 23, 2018. We recommend it be approved with the below modifications and recommendations. Items listed below should be addressed in the final construction drawings, or resolved as indicated.

1. The traffic impact study (TIS) for this development is currently under review between our office and the Ohio Department of Transportation (ODOT). No public roadway/utility construction plans will be approved by our office until the TIS is approved and an infrastructure agreement is in place laying out the timing and commitment for all off-site roadway improvements/contributions necessary to mitigate the traffic impact generated by this development.
2. The existing boundary of the parcels within the development shall be shown to the centerline of Industrial Parkway. Currently, it appears that it is shown to the proposed right of way.
3. Warranty deed right of way dedication will be required for all public roadway right of way dedication located within property that will be developed as part of this project.
4. Provide a clear label and definition of all proposed easements, including who all easements are granted to.
5. No open cut of the pavement will be permitted on Industrial Parkway without specific approval from our office.
6. Provide an indication of approval from Jerome Township Fire Department that hydrant spacing is acceptable, and that maneuverability concerns throughout the development are met.
7. Provide intersection site distance exhibits for all access points to Industrial Parkway in the construction documents.
8. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process. This may include offsite work to provide an adequate drainage outlet for the proposed retention basins.
9. Any existing field tiles or other drainage infrastructure encountered during construction of this site shall be re-routed and connected with coordination from our office and Union Soil and Water Conservation District.
10. Detail all flood routing, including 100 year water surface elevations of the retention basins, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
11. The parcels to be developed are currently being assessed for ditch maintenance within the North Fork Indian Run watershed. Assessments will continue upon development of

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this parcel and likely increase during the 6 year review of this maintenance fund (as permitted by ORC 6137.11), due to the increase in impervious area added. In addition, stormwater infrastructure constructed associated this development may be required to be placed on ditch maintenance for the benefit of the watershed.

12. Provide detailed construction drawings to private utility providers.
13. All utilities will be required to be relocated outside of the footprint of the proposed pavement on Industrial Parkway. Further discussion will be necessary to coordinate the location of these utilities, and whether or not easements will be required.
14. Based on the expected need for turn lanes on Industrial Parkway, site access spacing may need to be increased.
15. All existing access drives will be required to be removed upon development.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

Bill Narducci

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

Cc: Luke Sutton, Union County Engineer's Office (via email)
Jeremy Burrey, Union Soil and Water Conservation District (via email)

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May 2, 2018

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

RE: UREC comments for Thomas Property Duff Property – Preliminary Plat

Brad,

Union Rural Electric Cooperative, Inc. has reviewed and noted comments per paper and PDF drawings, received 04/24/18. Items with "Noted" are items URE has reference from drawings for understanding. Response not required.

I. Drawing set of 9 sheets issued Preliminary Plat for Thomas Property Duff Property 2018. EMHT Date: 04/09/2018:

1) Sheet 1 of 9 – Title Sheet
   a) Noted sheet index for listing on drawings.

2) Sheet 2 of 9 – Existing Conditions – West
   a) Noted electric facilities legends:
      - Underground Electric Service
      - Electric Duct Bank
      - Overhead Electric
      - Overhead Electric and Communications
      - Transformer

3) Sheet 3 of 9 – Existing Conditions – East
   a) Noted Thomas and Duff property
   b) Noted electric facilities legends:
      - Underground Electric Service
      - Electric Duct Bank
      - Overhead Electric
      - Overhead Electric and Communications
   c) Noted 30' road R-O-W from center of road.
   d) Noted existing Overhead Electric and Communications facilities
   e) URE to relocate existing 3 phase Overhead Electric facilities – URE will send joint use modification proposals for relocation of attached facilities – this is only a notification and URE is not responsible to coordinate or provide other

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utilities the final plat or approve any equipment that other utilities will use or placement of their facilities away from pole line – responsibility of developer.

4) Sheet 4 of 9 – Site Plan – West
   a) Noted 30' Utility Easement and 20' Parking /Building Setback
      - ✓ Fencing is from the 30' to 20' area.
      - ✓ *Fencing and proposed pond prohibit using this area to serve proposed facilities.*

5) Sheet 5 of 9 – Site Plan – East
   a) Noted proposed road R/W of 20 additional feet for total of 50' road R/W from center of road.
   b) Noted 30' Utility Easement and 20' Parking /Building Setback
      - ✓ Fencing and pond prohibit using this area to serve proposed facilities.
   c) URE request 30 ft utility easement parallel with the contiguous proposed right-of-way along Industrial Parkway.
   d) URE to relocate existing 3 phase Overhead electric facilities in 30' utility easement paralleling the proposed road R-O-W.
      - *Utility easement to be an unobstucted path and clear of any landscaping vegetation that could grow into the electrical facilities*

6) Sheet 6 of 9 – Utility Plan – West
   a) Noted 20' Utility Easement on south side of P/L
   b) Noted same conditions per item 4 above
   f) Noted electric facilities existing legends:
      - Underground Electric Service
      - Electric Duct Bank
      - Overhead Electric
      - Overhead Electric and Communications
      - Transformer
   c) Noted proposed electric facilities legends:
      - **Underground Electric Service**
      - Transformer

7) Sheet 7 of 9 – Utility Plan – East
   a) URE underground facilities must be installed at a minimum of 36 inches to top of conduits at time of inspection. Excludes pavement depth. Conduit size to be determined with schedule 80 electrical grade.
   b) Proposed 20' utility easement for electric, communication and gas. Request gas be separate by minimum of 4 feet.
   c) ***Drawing information is inadequate for determining facility requirement for electric service. URE request meeting to discuss loading requirements per Electric Utility "Will Serve" Capacity Request on Industrial Parkway in Jerome Township, Union County Ohio letter dated July 26, 2016****. Since facilities load is estimated to be larger than 1,500KW. The letter was sent to Steven Nixon Project Manager at EMH&T.*
   d) No reference to electrical facilities for:

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- *transformer and metering concrete pad(s)*
- *transformer location(s)*
- *metering cabinet(s)*

e) Optional propose primary metering cabinet and sectionalizing equipment before fenced in area. Primary metering has a better rate. Member owns all facilities past the load side of primary equipment to be determined.

g) Noted electric facilities existing legends:
- Underground Electric Service
- Electric Duct Bank – reference
- Overhead Electric
- Overhead Electric and Communications
- Transformer

f) Noted proposed electric facilities legends:
- **Underground Electric Service**
- Transformer

g) Typically, utility facilities must terminate at utility facilities outside building structure before entering building. None has been referenced

8) Sheet 8 of 9 – Grading Plan – West
   a) No additional comments

9) Sheet 9 of 9 – Grading Plan – East
   a) No additional comments

10) URE request information from Union County Engineer Sketch Plan Meeting on 04/10/18. Also loading information and electrical facilities layout with one-line diagram from 3 phase overhead line to secondary main switchgear facilities(s).

II. UREC require agreement be executed with the developer/member to establish a Contribution In Aid of Construction (CIAC) cost for payment, construction layout with survey lathe and other clarifications before UREC facilities are installed.

Please contact me with questions or concerns.

Thanks,

Ron Rockenbaugh
Manager of Engineering Services
Union Rural Electric Cooperative, Inc.
PO Box 393
15461 US Route 36
Marysville, Ohio 43040
Cell: (937) 537-0369
Direct: (937) 645-9241

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Nixon, Steven

From:	Kyle Hoyng <khoyng@marysvilleohio.org>
Sent:	Thursday, July 14, 2016 8:36 AM
To:	Kleemeyer, Joshua
Subject:	Fwd: OUPS MYS 2016/07/13 #00010A A619501246-00A ROUT NEW DSGN
Attachments:	Industrial Parkway - Waterline Plans.pdf

Attached are the requested City of Marysville waterline plans.

Kyle Hoyng, P.E.
Utility Engineer
City of Marysville, Ohio

209 South Main Street
Marysville, Ohio 43040
(937)645-7376 (office)
(937)645-7351 (fax)
khoyng@marysvilleohio.org

---------- Forwarded message ----------
From: **Utility Locate** <locate@marysvilleohio.org>
Date: Wed, Jul 13, 2016 at 9:24 AM
Subject: Fwd: OUPS MYS 2016/07/13 #00010A A619501246-00A ROUT NEW DSGN
To: Kyle Hoyng <Khoyng@marysvilleohio.org>, Marc Dilsaver <Mdilsaver@marysvilleohio.org>, Jeremy Hoyt <jhoyt@marysvilleohio.org>

---------- Forwarded message ----------
From: <newtin@oups.org>
Date: Wednesday, July 13, 2016
Subject: OUPS MYS 2016/07/13 #00010A A619501246-00A ROUT NEW DSGN
To: "MYS=utlocate@marysvilleohio.org" <utlocate@marysvilleohio.org>

MYS 00010 OUPSa 07/13/16 09:21:52 A619501246-00A ROUT NEW POLY DSGN

Ticket : A619501246 Rev: 00A Taken: 07/13/16 09:21 AM Channel: WEB

State: OH Cnty: UNION Place: JEROME TWP

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Address : Street: INDUSTRIAL PKWY
Cross 1 : HERITAGE DR Intersection: N
Rail/Hwy: Milemarker(s):
Where : INDUSTRIAL PKWY
: BEGINNING AT THE DRIVEWAY TO 8426 INDUSTRIAL PKWY (APPROX. 450 FEET
: SOUTH OF THE INTERSECTION OF INDUSTRIAL PKWY AND HERITAGE DR) AND
: HEADING SOUTH 1600 FEET.
: FROM THE EAST EDGE OF PAVEMENT OF INDUSTRIAL PKWY AND HEADING WEST
: 3200 FEET.
: PROPOSED DEVELOPMENT OF SPECIFIED AREA. NEED ANY/ALL UTILITY PLANS FOR
: ENGINEERING DESIGN WORK.

WorkType: SITE WORK
Done for: SUNCAP PROPERTY GROUP
Done by :
Whitelined: N Blasting: N
Means of Excavation: HEAVY EQUIPMENT

Work date: 07/27/16 09:36 AM Meet: N
Start by : 07/27/16 09:36 AM Response Due: 07/27/16 09:36 AM

Best Fit: 40.136649/-83.204537 40.131424/-83.202156
: 40.130798/-83.217379 40.125573/-83.214998

Comments:

Design call back requested: N Mailing of plan drawings requested: Y
Caller : JOSH KLEEMEYER Phone: 614-775-4124
Company : EMH&T, INC. Type: CONT
Co addr : 5500 NEW ALBANY ROAD
City : COLUMBUS St: OH Zip: 43054
Alt Tel#: 614-775-4124
Alt cont: JOSH MEYER Phone: 614-775-4126
Email: jkleemeyer@emht.com

Members:
CGE =COLUMBIA GAS OF OH-COLUMBUS(UT DPL =DAYTON POWER & LIGHT
GTO =FRONTIER COM (FORMER VERIZON) MYS =MARYSVILLE - CITY OF
UELP =UNION RURAL ELECTRIC COOP WCOP =TIME WARNER CABLE - CENTRAL OH

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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:	The Zoning Commission received an application to rezone 39.428 acres. The proposal would rezone the acreage from Rural Residential District (RU) to Planned Development District (PD). Parcel(s)/Acre(s) involved: • 17-0011012.0000 (only 3.533 acres) • 17-0011016.0000 (entire 35.895 acres) Total acreage: • 39.428 acres Existing use: • Agricultural & Agricultural Vacant Proposed use: • Development of an additional phase of Jerome Village. The additional phase proposed is GPN-11.
Location:	The lands involved front Brock Road and are immediately west of and adjacent to Glacier Park Neighborhood, Section 8 (GPN-8) in Jerome Township, Union County. An updated Jerome Village Illustrative Master Plan was provided with the application.

Staff Analysis:	Jerome Village received final approval on July 12, 2007, and was last modified in 2017. Adjacent uses are agriculture and residential.

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	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 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 (15.773 ac/39.428 ac = 40%) (Plan, pp. 6-8). Density can range between 1 and 2 units per gross acre (70 lots/39.478 ac = 1.775) (Plan, pp. 6-8). The northern portion of the Zoning Site Plan depicts reduced residential density where lands are more heavily wooded (Plan, pp. 2-11) and identified as having restrictive development conditions (Plan, pp. 5-5). Staff encourages the Township to work with the applicant to preserve these conditions as much as possible and to codify such preservation; the intent behind this being to prevent excessive clearing during construction and in the future by property owners or associations. 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. **Traffic Impact.** Staff understood a complete traffic study to be part of the requirements of a rezoning application in the Township. This does not appear as a requirement on the application submitted; if it is required, this is a serious deficiency in the application and should corrected before approval is made of the PD.

Staff Recommendations:	Staff recommends **APPROVAL** of the proposed rezoning to Planned Development (PD) based on the Jerome Township Comprehensive Plan. Staff recommends the Township work closely with the applicant to ensure all requirements of the Regulation Text are satisfied.

Z&S Committee Recommendations:	

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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.

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

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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 utillze 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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Jerome Township
Union County, Ohio

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

RECEIVED
APR 23 2018
By

Application Form
PUD Zoning

Office Use Only:
Application #: PD-18-127 Date: 4-23-18
Fee: $ 3471.00 Check #: 044601715

Agent / Applicant Information:

Agent / Applicant Name: Jerome Village Company, LLC Date: 4/20/2018

Mailing Address: 375 N. Front Street, Suite 200, Columbus, Ohio 43215

Email Address: barokb@nationwide.com Phone: 614-857-2337

Property Information:

Property Address: Brock Road

Property Owner: Royce & Royce LLC & Riepenhoff Landscape, Inc

Parcel ID # (s) Royce & Royce LLC: 17-0011016.0000(35.895 acres); Riepenhoff Landscape, Inc: 17-0011012.0000 (3.533 Acres)

Acreage: 39.428 Acres Current Zoning: RU Subdivision Name:

PUD Zoning Information:

PUD Type Requested:
- ☒ Residential
- ☐ Commercial / Office
- ☐ Industrial
- ☐ Mixed-Use
- ☐ Modification of Existing PUD

Adjacent Land Uses:
- North: Farm
- South: Farm
- East: Residential
- West: Farm

Proposed Utilities:
- ☒ Public Sewer
- ☐ On-Site Sewer
- ☒ Public Water
- ☐ Private Well

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 re-zoned and agrees to be bound by the provisions of the Jerome Township Zoning Resolution.

Agent / Applicant Signature: Date:

Property Owner Signature (if different from the Applicant): Royce & Royce LLC:

Riepenhoff Landscape, Inc:

ORIGINAL

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KEPHART FISHER LLC

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

April 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-11 (ROYCE & ROYCE TRACT 39.428 ACRES)

Dear Mr. Spagnuolo:

Please find attached hereto a check in the amount of $3,471 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 May 29, 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)

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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: 4/20/2018

Mailing Address: 375 N. Front Street, Suite 200, Columbus, Ohio 43215

Email Address: barokb@nationwide.com Phone: 614-857-2337

Property Information:

Property Address: Brock Road

Property Owner: Royce & Royce LLC & Riepenhoff Landscape, Inc

Parcel ID # (s) Royce & Royce LLC: 17-0011016.0000(35.895 acres); Riepenhoff Landscape, Inc: 17-0011012.0000 (3.533 Acres)

Acreage: 39.428 Acres Current Zoning: RU Subdivision Name: _____

PUD Zoning Information:

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- ☒ Residential
- ☐ Commercial / Office
- ☐ Industrial
- ☐ Mixed-Use
- ☐ Modification of Existing PUD

Adjacent Land Uses:
- North: Farm
- South: Farm
- East: Residential
- West: Farm

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- ☐ On-Site Sewer
- ☒ Public Water
- ☐ Private Well

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 re-zoned and agrees to be bound by the provisions of the Jerome Township Zoning Resolution.

Agent / Applicant Signature: _____ Date: _____

Property Owner Signature (if different from the Applicant): Royce & Royce LLC:

Riepenhoff Landscape, Inc:

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ALS AMERICAN LAND SURVEYORS | Focused on Excellence

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;

1346 Hemlock Court N.E. • Lancaster, Ohio 43130 • 740-654-0600 (Lancaster Voice) • 740-654-0604 (fax)
614-837-0800 (Columbus-Voice) • 740-670-0800 (Newark-Voice) • 740-455-2200 (Zanesville-Voice)
EMAIL: jadcock@americanlandsurveyors.com WEBSITE: www.americanlandsurveyors.com

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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.

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614-837-0800 (Columbus-Voice) • 740-670-0800 (Newark-Voice) • 740-455-2200 (Zanesville-Voice)
EMAIL: jadcock@americanlandsurveyors.com WEBSITE: www.americanlandsurveyors.com

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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.

Jon B. Adcock, Ohio P.S. No. 8461 Date 4/16/18

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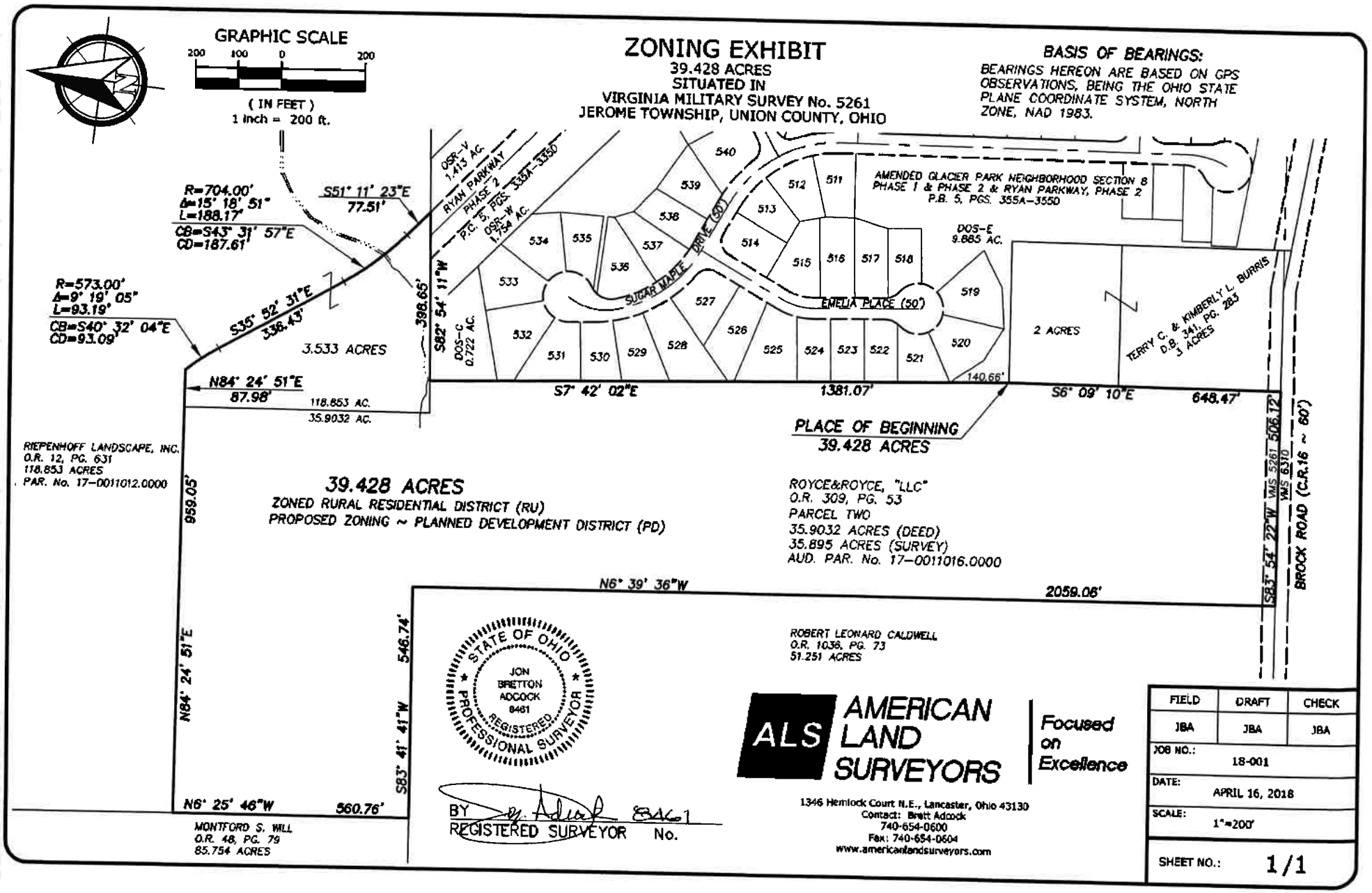

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

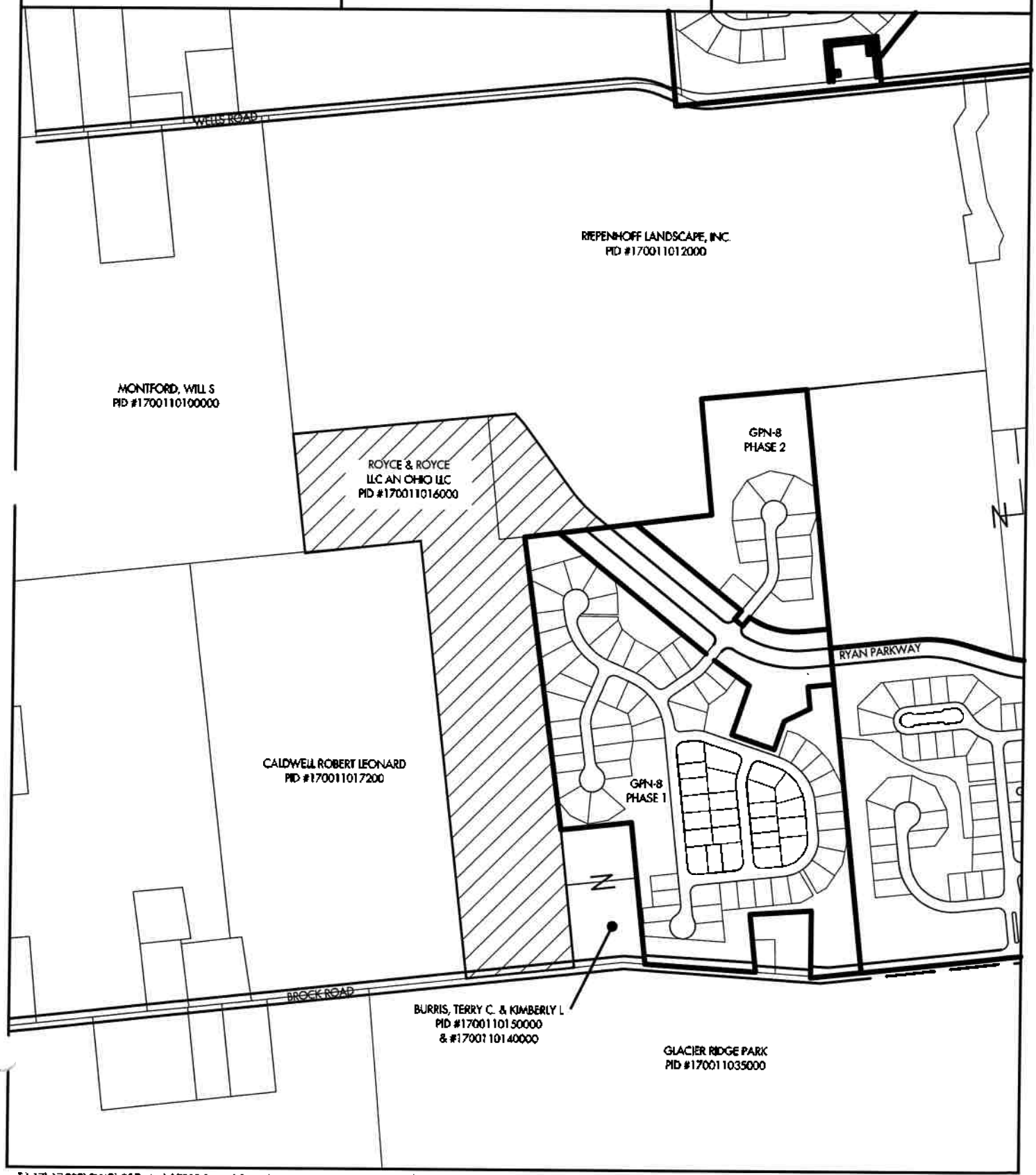
ROYCE & ROYCE VICINITY MAP

GRAPHIC SCALE

0 300 600

(IN FEET)

1 inch = 600 ft.



T:\17\17-002\DWG\05-Zoning\17002 Royce & Royce Vicinity Map-180406.dwg by:jwallenberg on 04/20/2018 @ 01:17:01 pm - for Terrain Evolution, Inc.

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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 _____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") (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.

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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.

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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.

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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 area depicted on the Property Sub Area Land Use Plan as being GPN-11 is currently zoned RU Rural Residential District and is being rezoned pursuant to the Application to Planned Development (PD) District to permit its incorporation into Jerome Village. At such time as the rezoning pursuant to the Application becomes final, unappealable and no longer subject to referendum, the area depicted on the Property Sub Area Land Use Plan as GPN-11 will be annexed to and become a part of Jerome Village, designated as "GPN-11", and all of the Property shall be considered a part of Jerome Village, as further provided herein. To accomplish the integration of the area depicted on the Property Sub Area Land Use Plan as being GPN-11 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 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 GPN-11, 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.

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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 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. The minimum lot size will allow up to 70 lots on the Property at 1.8 units per acre, and includes 15.77 acres (40%) devoted to open space.

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

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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 2,468 Units, the overall Single Family Density shall not exceed 1,809 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 (Tab 6)
- Illustrative Master Plan demonstrating how the Property is incorporated into Jerome Village (Tab 7)

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EXHIBIT A

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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;

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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.

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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.

Jon B. Adcock, Ohio P.S. No. 8461 Date 4/16/18

STATE OF OHIO
JON BRETTON ADCOCK
8461
REGISTERED
PROFESSIONAL SURVEYOR

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614-837-0800 (Columbus-Voice) • 740-670-0800 (Newark-Voice) • 740-455-2200 (Zanesville-Voice)
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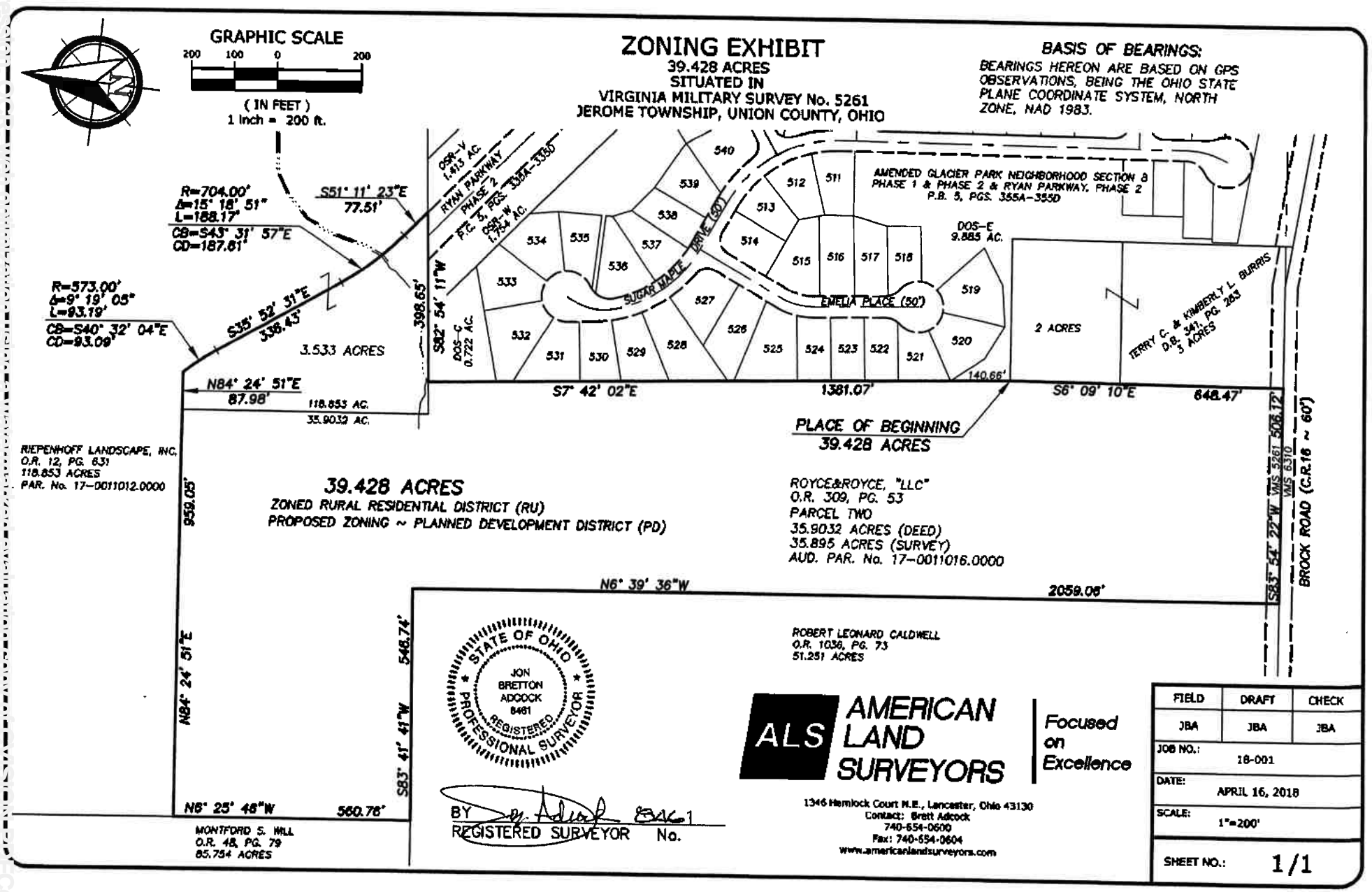
GRAPHIC SCALE
200 100 0 200
(IN FEET)
1 inch = 200 ft.
ZONING EXHIBIT
39.428 ACRES
SITUATED IN
VIRGINIA MILITARY SURVEY No. 5261
JEROME TOWNSHIP, UNION COUNTY, OHIO
BASIS OF BEARINGS:
BEARINGS HEREON ARE BASED ON GPS OBSERVATIONS, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983.
R=704.00'
Δ=15° 18' 51"
L=188.17'
CB=S43° 31' 57"E
CD=187.61'
S51° 11' 23"E
77.51'
R=573.00'
Δ=9° 19' 05"
L=93.19'
CB=S40° 32' 04"E
CD=93.09'
S35° 52' 31"E
336.43'
3.533 ACRES
398.65'
S82° 54' 11"W
OSR-V
1.413 AC.
RYAN PARKWAY
PHASE 2
P.C. 5, PGS. 334A-335D
OSR-W
1.754 AC.
DOS-C
0.722 AC.
SUGAR MAPLE DRIVE (50')
EMELIA PLACE (50')
AMENDED GLACIER PARK NEIGHBORHOOD SECTION 8
PHASE 1 & PHASE 2 & RYAN PARKWAY, PHASE 2
P.B. 5, PGS. 355A-355D
DOS-E
9.885 AC.
2 ACRES
TERRY C. & KIMBERLY L. BURRIS
D.B. 341, PG. 263
3 ACRES
N84° 24' 51"E
87.98'
118.853 AC.
35.9032 AC.
S7° 42' 02"E
1381.07'
140.66'
S6° 09' 10"E
648.47'
PLACE OF BEGINNING
39.428 ACRES
RIEPENHOFF LANDSCAPE, INC.
O.R. 12, PG. 631
118.853 ACRES
PAR. No. 17-0011012.0000
959.05'
N84° 24' 51"E
39.428 ACRES
ZONED RURAL RESIDENTIAL DISTRICT (RU)
PROPOSED ZONING ~ PLANNED DEVELOPMENT DISTRICT (PD)
ROYCE&ROYCE, "LLC"
O.R. 309, PG. 53
PARCEL TWO
35.9032 ACRES (DEED)
35.895 ACRES (SURVEY)
AUD. PAR. No. 17-0011016.0000
N6° 39' 36"W
2059.06'
S83° 54' 22"W
VMS 5261
VMS 6310
506.12'
BROCK ROAD (C.R.16 ~ 60')
548.74'
S83° 41' 41"W
ROBERT LEONARD CALDWELL
O.R. 1036, PG. 73
51.251 ACRES
N6° 25' 46"W
560.76'
MONTFORD S. HILL
O.R. 48, PG. 79
85.754 ACRES
STATE OF OHIO
JON BRETTON ADCOCK
8461
REGISTERED PROFESSIONAL SURVEYOR
BY
REGISTERED SURVEYOR No.
AMERICAN LAND SURVEYORS
ALS
Focused on Excellence
1346 Hemlock Court N.E., Lancaster, Ohio 43130
Contact: Brett Adcock
740-654-0600
Fax: 740-654-0604
www.americanlandsurveyors.com
FIELD JBA
DRAFT JBA
CHECK JBA
JOB NO.: 18-001
DATE: APRIL 16, 2018
SCALE: 1"=200'
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.

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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.

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"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.

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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

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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.

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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.

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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 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".

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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 $400,0000 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").

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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 advise, 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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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

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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.

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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 1427.25 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 926.58 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°18'42" 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 1995.68 feet to a point;

Thence S 11°10'46" E a distance of 266.61 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;

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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 06°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 1556.45 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;

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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 225.26 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 648.58 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°33'34" 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°19'26" 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 223.27 feet to a point;

Thence S 83°50'14" W a distance of 1046.26 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' to a point;

Thence with a curve to the right having an arc length of 227.43 feet, with a radius of 595.00 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:

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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.

STATE OF OHIO
DANIEL
L
QUICK
7803
REGISTERED
PROFESSIONAL SURVEYOR

2/26/07
Date

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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:

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- "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

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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

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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 a 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.

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- 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.

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- 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

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- 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.

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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.

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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.

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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 SUBDIVISON 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

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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

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EXHIBIT A

KORDA

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° 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° 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° 48' 44" West** a distance of **334.47 feet** to a ¾ 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° 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 ace 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° 54' 11" East** a distance of **883.99 feet** to a ¾ 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° 44' 45" West** a distance of **546.38 feet** to a ¾ inch diameter iron pipe found;

Thence along the southerly line of said 118.853 acre tract **North 84° 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° 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);

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KORDA

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° 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° 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° 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° 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 ¾ 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° 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° 02' 37" East** a distance of **271.44 feet** (passing a ¾ 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 2991and 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: -

STATE OF OHIO
DANIEL
L.
QUICK
7803
REGISTERED
PROFESSIONAL SURVEYOR

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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.

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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.

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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.

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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

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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-

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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;

1346 Hemlock Court N.E. • Lancaster, Ohio 43130 • 740-654-0600 (Lancaster Voice) • 740-654-0604 (fax)
614-837-0800 (Columbus-Voice) • 740-670-0800 (Newark-Voice) • 740-455-2200 (Zanesville-Voice)
EMAIL: [illegible] WEBSITE: www.americanlandsurveyors.com

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6. **South 84° 17' 38" West,** a distance of **35.47 feet** to a point;

7. **North 5° 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° 42' 24", an arc length of 65.79 feet, the chord of which bears **North 2° 26' 21" West,** a chord distance of **65.76 feet** to a point;

9. **North 0° 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° 39' 46", an arc length of 215.45 feet, the chord of which bears **North 6° 25' 02" West,** a chord distance of **214.94 feet** to a point;

2. **North 13° 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° 27' 16", an arc length of 189.69 feet, the chord of which bears **North 5° 01' 07" West,** a chord distance of **189.04 feet** to a point;

4. **North 3° 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° 44' 39", an arc length of 24.96 feet, the chord of which bears **North 65° 19' 59" East,** a chord distance of **24.96 feet** to a point;

6. **North 83° 34' 51" East,** a distance of **88.10 feet** to a point;

7. **North 6° 25' 09" West,** a distance of **80.00 feet** to a point;

8. **South 83° 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° 12' 27", an arc length of 6.01 feet, the chord of which bears **North 81° 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° 08' 22", an arc length of 60.88 feet, the chord of which bears **North 51° 25' 18" 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° 12' 27", an arc length of 6.01 feet, the chord of which bears **North 21° 44' 54" West**, a chord distance of **6.01 feet** to a point;

3. **North 6° 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° 03' 13", an arc length of 354.49 feet, the chord of which bears **North 7° 36' 08" East**, a chord distance of **350.96 feet** to a point;

5. **North 21° 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° 29' 30", an arc length of 385.77 feet, the chord of which bears **North 7° 53' 00" East**, a chord distance of **382.08 feet** to a point;

7. **North 5° 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° 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° 45' 08" East**, a distance of **66.08 feet** to a point;

2. **North 63° 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° 13' 10", an arc length of 38.22 feet, the chord of which bears **North 9° 12' 07" West**, a chord distance of **38.22 feet** to a point;

4. **North 5° 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° 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° 01' 36", an arc length of 538.07 feet, the chord of which bears **South 82° 19' 32" East**, a chord distance of **532.72 feet** to a point;

2. **North 83° 39' 40" East**, a distance of **746.68 feet** to the centerline of Jerome Road;

Thence **South 11° 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° 43' 16" West**, a distance of **340.00 feet** to a point;

2. **South 11° 15' 03" East**, a distance of **211.65 feet** to a point;

3. **South 5° 28' 13" East**, a distance of **200.51 feet** to a point;

4. **North 83° 40' 24" East**, a distance of **28.63 feet** to a point;

5. **South 8° 22' 05" East**, a distance of **165.87 feet** to a point;

6. **South 11° 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° 40' 24" East**, a distance of **340.00 feet** to a point on the centerline of said Jerome Road;

2. **South 11° 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.

7/19/15

Jon B. Adcock, Ohio P.S. No. 8461 Date

STATE OF OHIO ★ JON BRETTON ADCOCK 8461 REGISTERED ★ PROFESSIONAL SURVEYOR

1346 Hemlock Court N.E. • Lancaster, Ohio 43130 • 740-654-0600 (Lancaster-Voice) • 740-654-0604 (fax)
614-837-0800 (Columbus-Voice) • 740-670-0800 (Newark-Voice) • 740-455-2200 (Zanesville-Voice)
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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:

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- 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:

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(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;

(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 by 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

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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.

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CITY OF marysville
where the grass is greener

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: **Royce and Royce Property – City of Marysville Utilities**
Union County Parcel No. 170011016000

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 35 acre acre development with approximately sixty-three (63) lots ("Royce and Royce", Union County Parcel No. 170011016000) along Brock 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

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)

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TerrainEvolution

Your bridge between Vision and Success

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

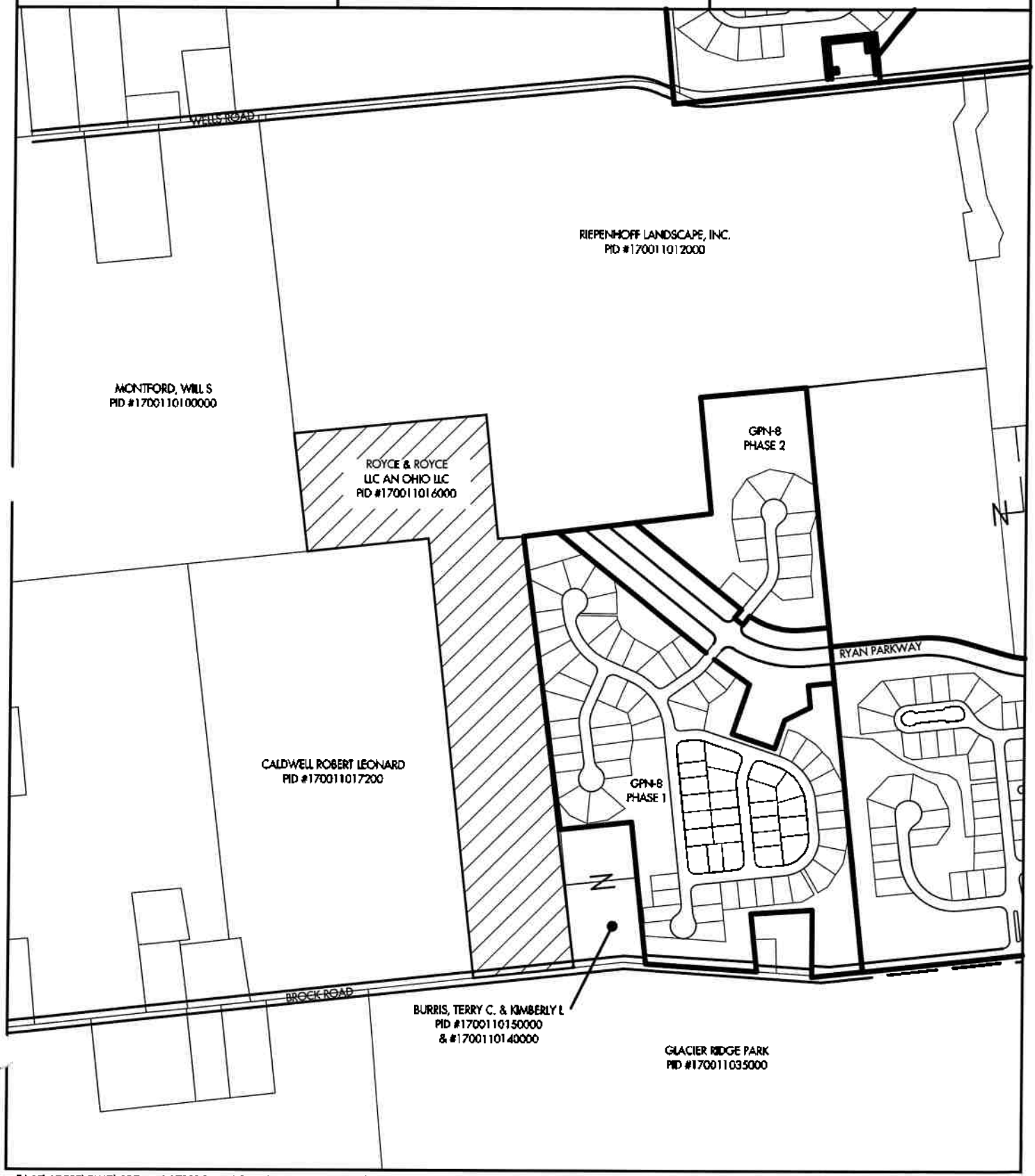
ROYCE & ROYCE VICINITY MAP

GRAPHIC SCALE

0 300 600

(IN FEET)

1 inch = 600 ft.



T:\17\17002\DWG\05-Zoning\17002 Royce & Royce Vicinity Map-180406.dwg by:MGerken on 04/06/2018 @ 12:50:31 pm - for Terrain Evolution, Inc.

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Columbia Gas of Ohio
A NiSource Company

April 9, 2018

Justin Wollenberg, PE, CPESC
Project Manager
Terrain Evolution
720 East Broad Street, Suite 203
Columbus, OH 43215

Re: Gas Availability for Royce and Royce Property (35 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,

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

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URE
Your Touchstone Energy® Cooperative

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 Royce and Royce Development – 35 Acres @1.8 units per acre = 63 Single Family Units

Dear Mr. Wollenberg,

Union Rural Electric Cooperative has reviewed your Royce and Royce Vicinity Map dated: 04/06/18 for Electric Utility Capacity in Jerome Township, Union County. The parcel of Royce and Royce LLC an Ohio LLC PID # 170011016000 interconnecting with Brock Road has UREC three phase electrical distribution facilities located on the south side of Brock Road. UREC has availability and capacity to supply single phase and multi-phase loads within the Royce and Royce development. The development parcel is 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

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P.O. Box 2553
Columbus, Ohio 43216
Tel. (614) 481-5263
Fax (614) 255-6428

Charter
COMMUNICATIONS

April 11, 2018

Terrain Evolution
Justin Wollenberg
720 E Broad St Suite 203
Columbus, OH 43215

RE: Royce and Royce 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 Royce and Royce 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!

Kevin D. Rich
Construction Manager
kevin.rich1@charter.com

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TerrainEvolution
terrainevolution.com

720 East Broad Street
Suite 203
Columbus, OH 43215

P: 614.385.1090
info@terrainevolution.com

MEMORANDUM

To: Jerome Village Company

From: Terrain Evolution, Inc.

Date: April 16, 2018

Subject: Glacier Park Neighborhood, Section 11 (Royce & Royce Tract)

Terrain Evolution, Inc. (TE) has performed a Feasibility Analysis of the tract of land known as the Royce & Royce Tract. 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 Pond
            a. Ponds did not have significant vegetation or connection to jurisdictional stream
         2. No evident Freshwater Emergent Wetland (FEW)
      ii. Jurisdictional Streams
         1. A Jurisdictional Stream Exists on the northern portion of the property.
         2. No other waters of the US were observed by TE.
            a. Note Jurisdictional Waters are determined solely by Army Corp of Engineers (ACOE).
   c. Structures
      i. No Existing Structures

II. Record Parcels
   a. Royce & Royce LLC an Ohio LLC
      i. Brock Road
      ii. Parcel # 1700110160000
      iii. OR 309 PG 053
      iv. 35.903 Acres (record)
      v. 35.895 Acres (measured)

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b. Riepenhoff Landscape Inc.
    i. 8585 Wells Road
    ii. Parcel # 1700110120000
    iii. BK 12 PG 631
    iv. 118.85 Acres (record)
    v. 3.533 Acres (included in this zoning)

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 Ryan Parkway to the project site.
    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. Water service would include extension of 16" water main along Ryan Parkway
    iii. Possible looping to 16" Brock Road Watermain via 8" through site
c. Electric Service
    i. Union Rural Electric Service Area.
        1. URE has facilities in GPN-8 and Brock 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 Brock 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.

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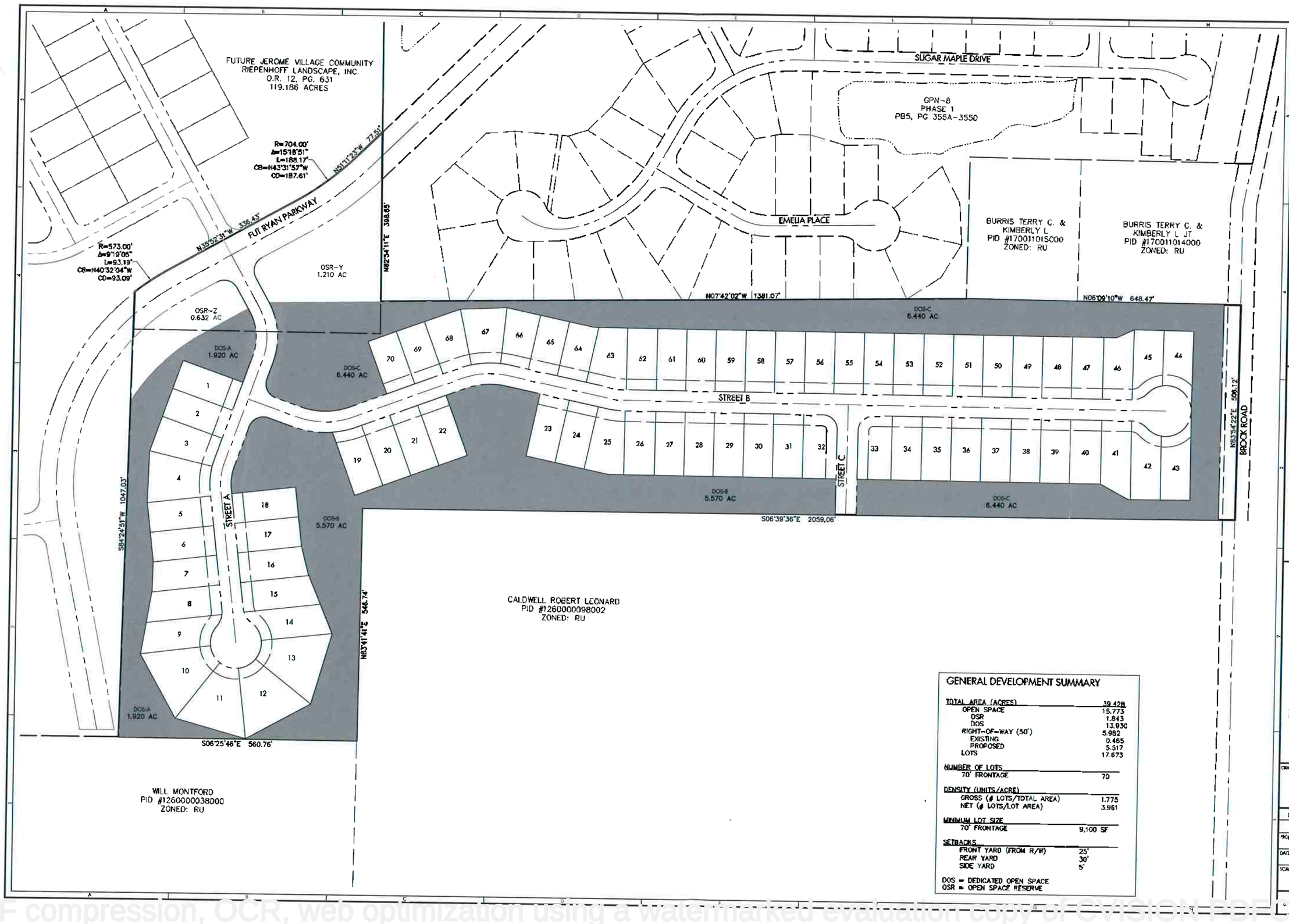

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	39.428
OPEN SPACE	15.773
OSR	1.843
DOS	13.930
RIGHT-OF-WAY (50')	5.982
EXISTING	0.465
PROPOSED	5.517
LOTS	17.673
NUMBER OF LOTS	
70' FRONTAGE	70
DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	1.775
NET (# LOTS/LOT AREA)	3.961
MINIMUM LOT SIZE	
70' FRONTAGE	9,100 SF
SETBACKS	
FRONT YARD (FROM R/W)	25'
REAR YARD	30'
SIDE YARD	5'

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE

GRAPHIC SCALE
100 50 0 100
(IN FEET)
1 inch = 100 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Your bridge between Vision and Success
790 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

GRANDE PARK NEIGHBORHOOD
SECTION 11

ZONING SITE PLAN

DRAWING SET STATUS:
- [x] ZONING DOCUMENT SET
- [ ] PRELIMINARY ENGINEERING SET
- [ ] AGENCY REVIEW SET
- [ ] CONSTRUCTION DOCUMENT SET
- [ ] ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JBW

PROJECT NO.: 18-015
DATE: APRIL 2018
SCALE: HORIZONTAL 1" = 100' VERTICAL N/A
SHEET NO.: 1/2

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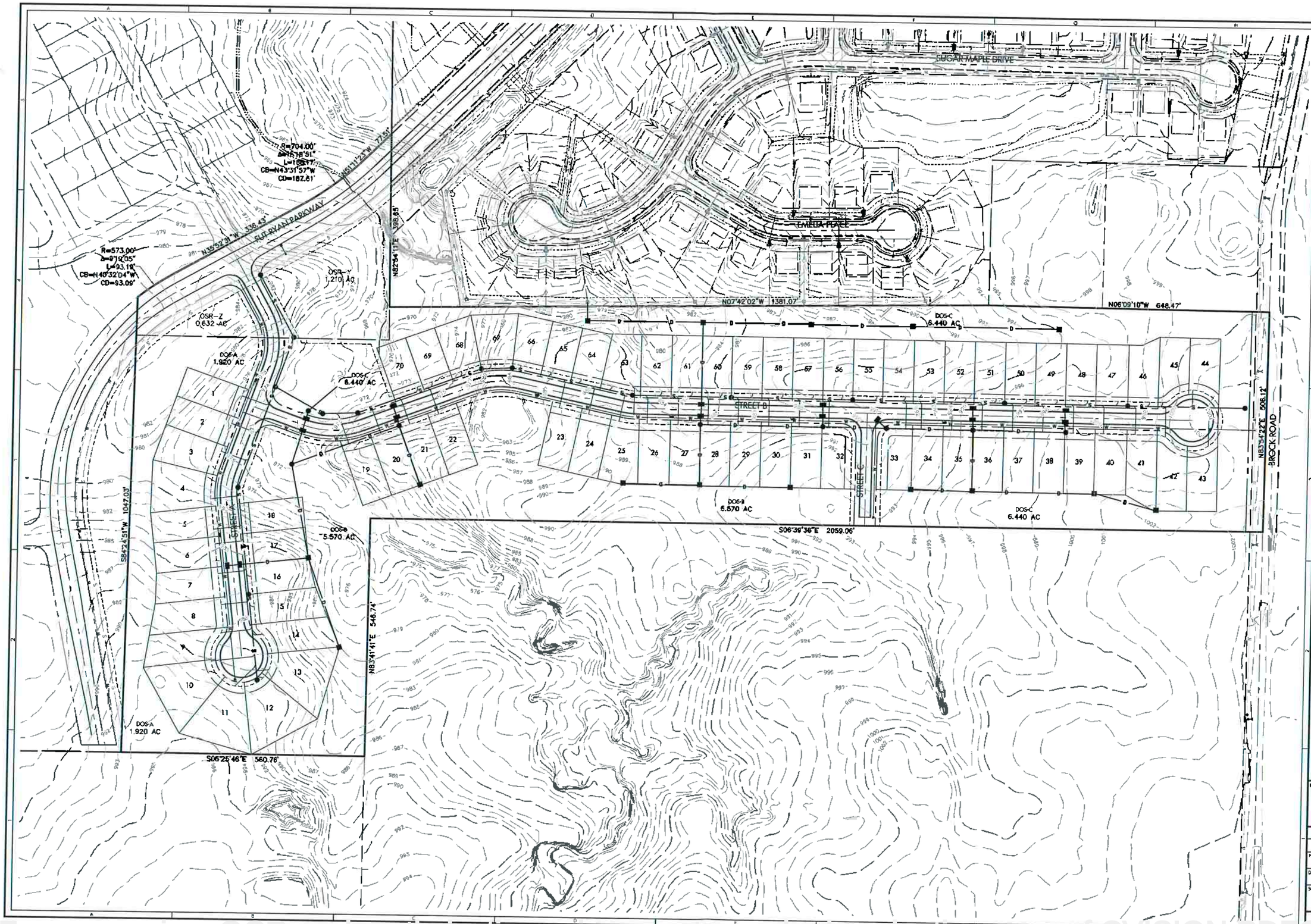

GRAPHIC SCALE

100 50 0 100

(IN FEET)

1 inch = 100 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution

Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215

P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 11

ZONING 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	JPW

PROJECT NO.: 18-015

DATE: APRIL 2018

SCALE:
HORIZONTAL: 1" = 100'
VERTICAL: N/A

SHEET NO.: 2/2

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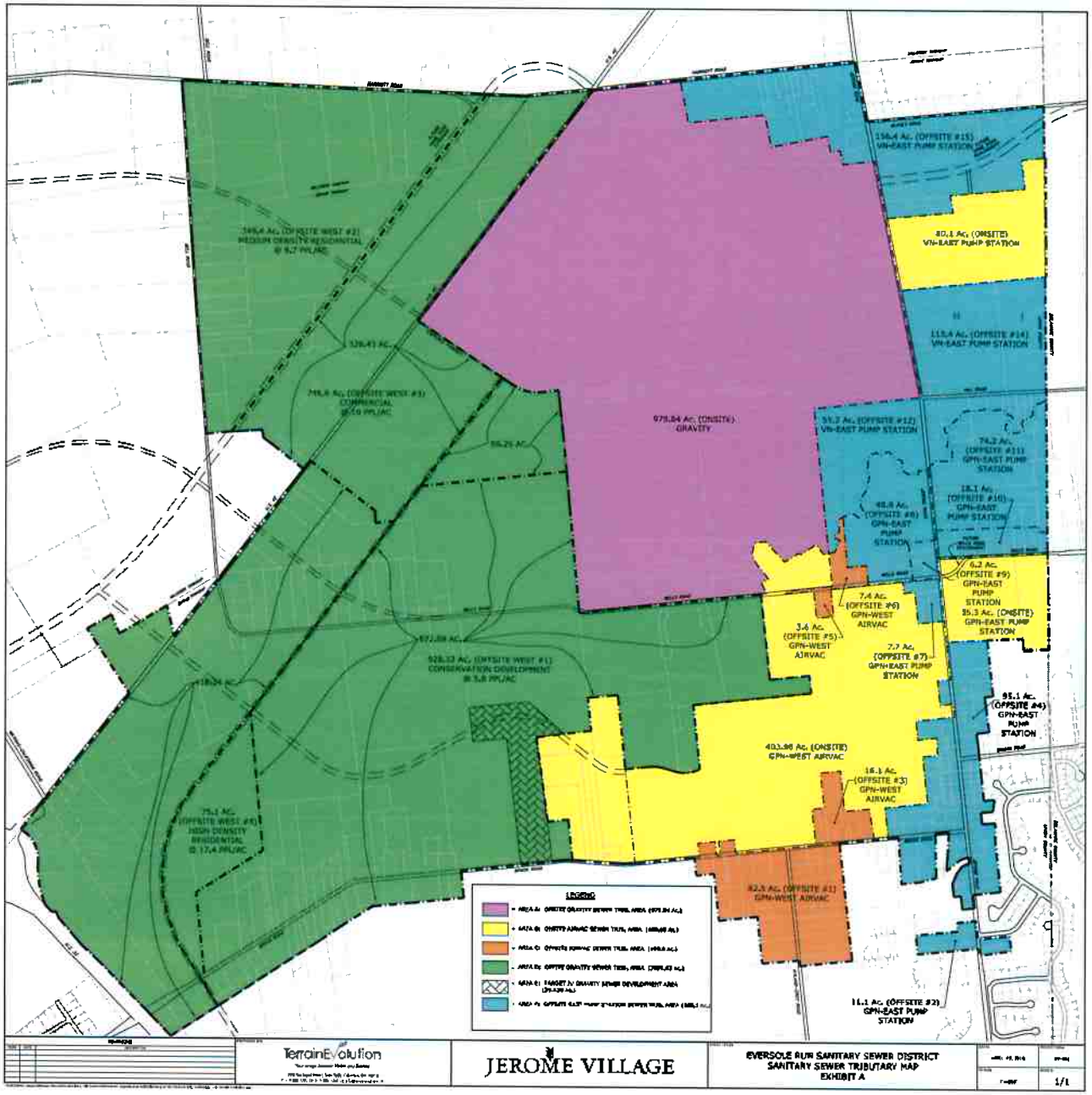

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JEROME VILLAGE

Illustrative Master Plan GPN-11

Nationwide

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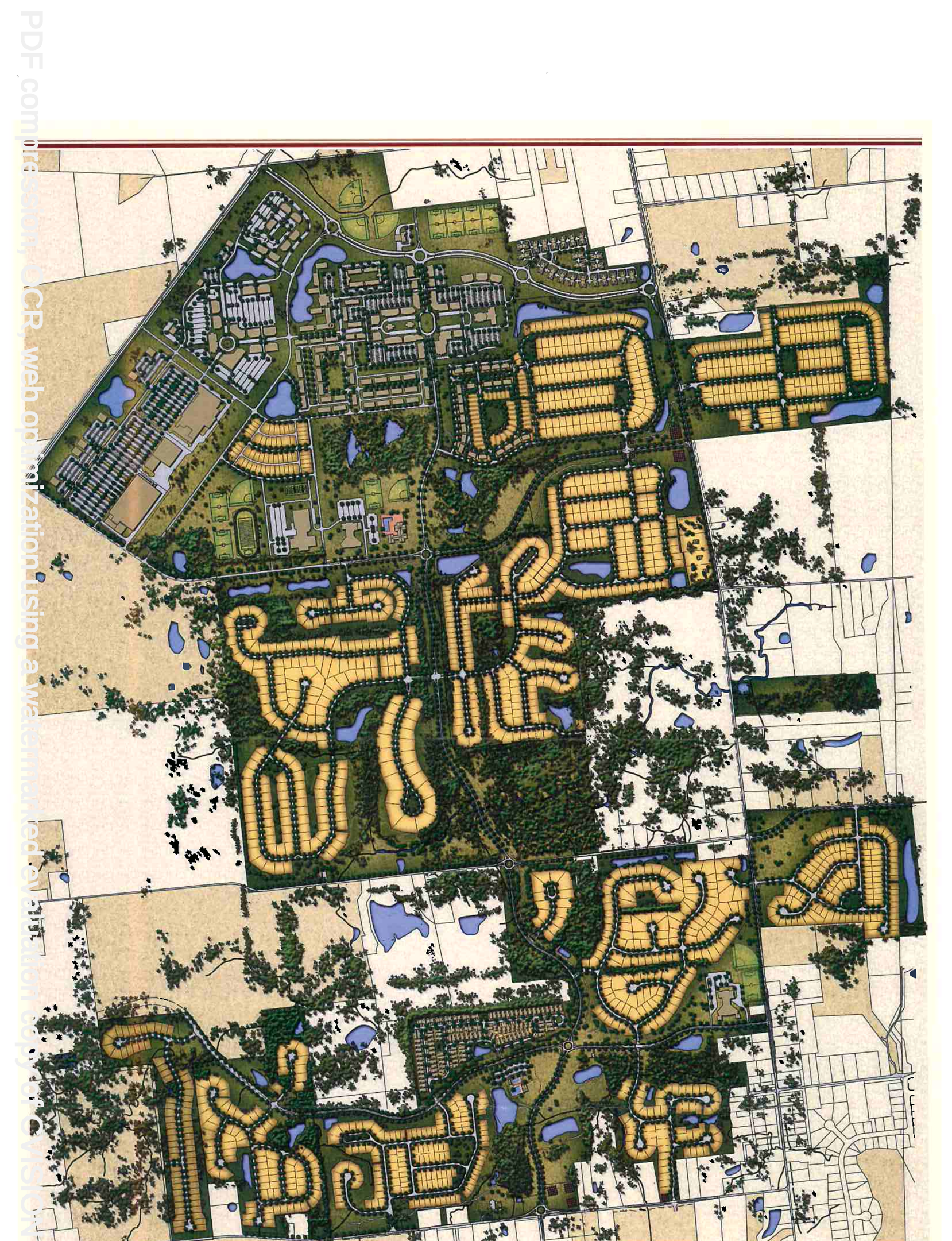

0 300 600

Illustrative Master Plan

The above image is showing design intent for the new Jerome Village. The site layout shown is for illustrative purposes only. final lot size and engineering will be determined at the time of final development.

JEROME VILLAGE

Where life is in balance.

Developer:

Nationwide

April 17, 2018

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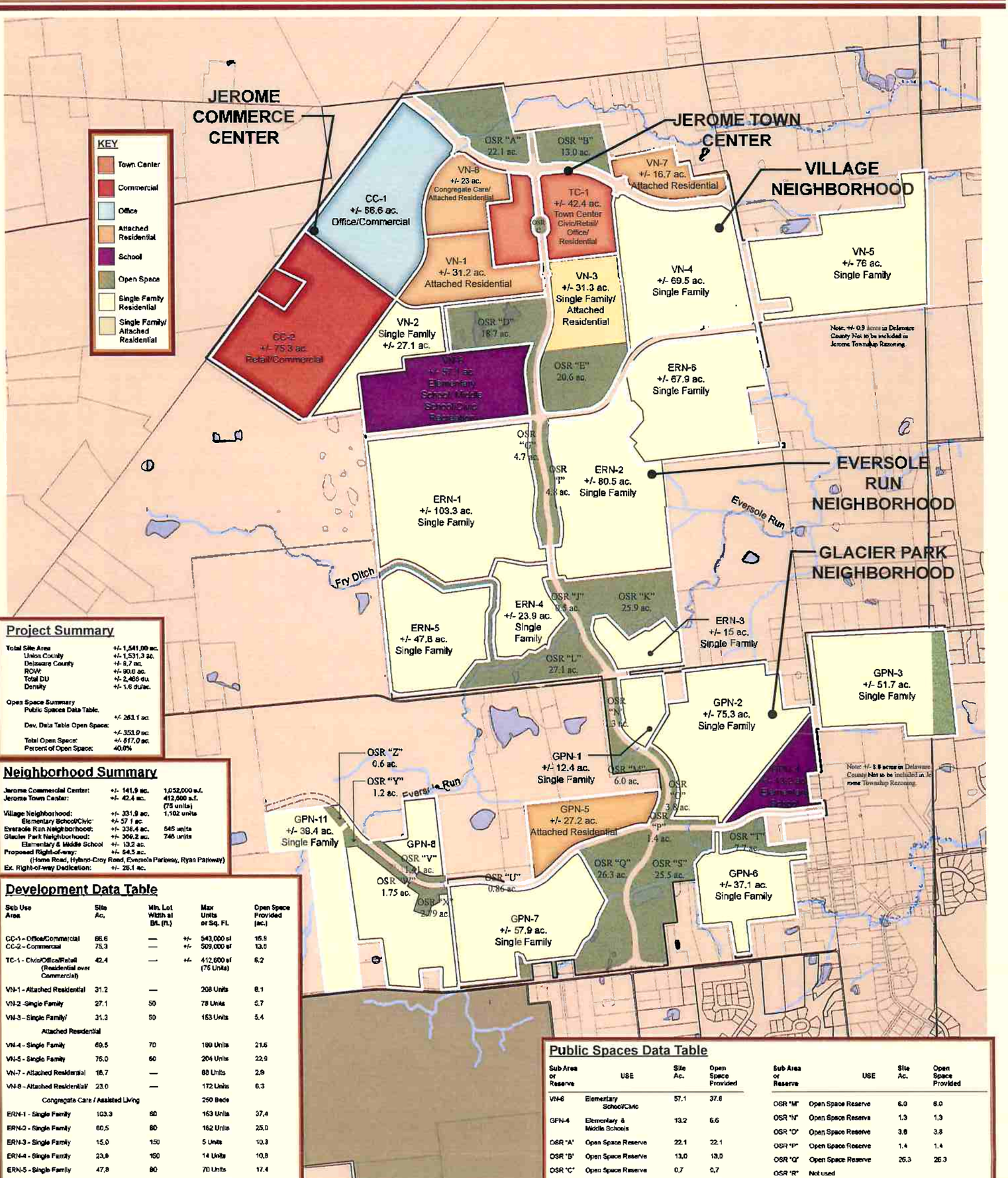

Project Summary

Total Site Area	+/- 1,541.09 ac.
Union County	+/- 1,531.3 ac.
Delaware County	+/- 9.7 ac.
ROW:	+/- 90.6 ac.
Total DU	+/- 2,468 du
Density	+/- 1.6 du/ac.
Open Space Summary	
Public Spaces Data Table.	
	+/- 253.1 ac.
Dev. Data Table Open Space:	
	+/- 353.9 ac.
Total Open Space:	+/- 617.0 ac.
Percent of Open Space:	40.0%

Neighborhood Summary

Jerome Commercial Center:	+/- 141.9 ac.	1,052,000 s.f.
Jerome Town Center:	+/- 42.4 ac.	412,600 s.f. (75 units)
Village Neighborhood:	+/- 331.9 ac.	1,102 units
Elementary School/Civic:	+/- 57.1 ac.	
Eversole Run Neighborhood:	+/- 336.4 ac.	545 units
Glacier Park Neighborhood:	+/- 266.2 ac.	746 units
Elementary & Middle School	+/- 13.2 ac.	
Proposed Right-of-way:	+/- 64.5 ac.	
(Home Road, Hyland-Croy Road, Eversole Parkway, Ryan Parkway)		
Ex. Right-of-way Dedication:	+/- 26.1 ac.	

Development Data Table

Sub Use Area	Site Ac.	Min. Lot Width at BL (ft.)	Max Units or Sq. Ft.	Open Space Provided (ac.)
CC-1 - Office/Commercial	86.6	—	+/- 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	—	208 Units	6.1
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	189 Units	21.6
VN-5 - Single Family	76.0	60	204 Units	22.9
VN-7 - Attached Residential	16.7	—	88 Units	2.9
VN-8 - Attached Residential/ Congregate Care / Assisted Living	23.0	—	172 Units / 250 Beds	6.3
ERN-1 - Single Family	103.3	80	163 Units	37.4
ERN-2 - Single Family	80.5	80	162 Units	25.0
ERN-3 - Single Family	15.0	150	5 Units	10.3
ERN-4 - Single Family	23.9	150	14 Units	10.8
ERN-5 - Single Family	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	136 Units	19.5
GPN-3 - Single Family	51.7	65	120 Units	23.0
GPN-5 - Attached Residential	27.2	—	116 Units	6.1
GPN-6 - Single Family	37.1	70	68 Units	13.4
GPN-7 - Single Family	57.9	60	130 Units	21.5
GPN-8 - Single Family	55.0	70	94 Units	19.2
GPN-11 - Single Family	39.4	70	70 Units	14.0
Overall-Totals	1,153.5 ac. / 1,464,600 sf		2,468 Units	353.9

Public Spaces Data Table

Sub Area or Reserve	USE	Site Ac.	Open Space Provided
VN-6	Elementary School/Civic	57.1	37.6
GPN-4	Elementary & Middle Schools	13.2	6.6
OSR "A"	Open Space Reserve	22.1	22.1
OSR "B"	Open Space Reserve	13.0	13.0
OSR "C"	Open Space Reserve	0.7	0.7
OSR "D"	Open Space Reserve	18.7	18.7
OSR "E"	Open Space Reserve	20.6	20.6
OSR "F"	Not used		
OSR "G"	Open Space Reserve	4.7	4.7
OSR "H"	Not used		
OSR "I"	Open Space Reserve	4.8	4.8
OSR "J"	Open Space Reserve	0.5	0.5
OSR "K"	Open Space Reserve	25.9	25.9
OSR "L"	Open Space Reserve	27.1	27.1
OSR "M"	Open Space Reserve	6.0	6.0
OSR "N"	Open Space Reserve	1.3	1.3
OSR "O"	Open Space Reserve	3.8	3.8
OSR "P"	Open Space Reserve	1.4	1.4
OSR "Q"	Open Space Reserve	26.3	26.3
OSR "R"	Not used		
OSR "S"	Open Space Reserve	25.5	25.5
OSR "T"	Open Space Reserve	7.7	7.7
OSR "U"	Open Space Reserve	0.86	0.68
OSR "V"	Open Space Reserve	1.41	1.41
OSR "W"	Open Space Reserve	1.75	1.75
OSR "X"	Open Space Reserve	2.79	2.79
OSR "Y"	Open Space Reserve	1.2	1.2
OSR "Z"	Open Space Reserve	0.6	0.6
Overall-Totals		289.0	253.1

Sub Area Land Use Plan

0 500 1000

JEROME VILLAGE

Where life is in balance.

The above image is showing design intent for the new Jerome Village. The site layout shown is for illustrative purposes only. Final layout and engineering will be determined at the time of final development.

Developer:

Nationwide®

April 19, 2018

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JEROME VILLAGE

Development Schedule - Glacier Park Neighborhood #11

Phase One: 15 to 25 Lots

May 2018 – July 2018	Zoning – Jerome Township and LUC
August 2018	Engineering Submission – Union County
October 2018	Ryan Parkway Extension
November 2018	Water and Sewer Extension to Pod
November 2018 – May 2019	Pod Infrastructure and Lot Development
June - July 2019	Private Utility Work
August 2019	Completion of Pod and Landscape Install

Phase Two: 2020 – 15 to 25 Lots (Market Driven)

Phase Three: 2021 – Remainder of Lots (Market Driven)

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Royce & Royce LLC
195 Indian Run Drive
Dublin, OH 43017

Riepenhoff Landscape Inc.
PO Box 1008
Columbus, OH 43216

Royce & Royce LLC
195 Indian Run Drive
Dublin, OH 43017

Jerome Village Community
Authority
375 N. Front Street, Ste. 200
Columbus, OH 43215

Robert Leonard Caldwell
8802 Brock Rd.
Marysville, OH 43040

Montford S. Will
132 SE Mira Lavella
Port St. Lucie, FL 34984

Terry C. & Kimberly L. Burris
8456 Brock Road
Plain City, OH 43064

Board of Park Commissioners
8509 Brock Road
Plain City, OH 43064

Bandaru Satya Pallam Raju
& Padmaja Golakoti
10465 Emelia Place
Plain City, OH 43064

Eddie J. & Cheldea L. Eismon
10455 Emelia Place
Plain City, OH 43064

Jaymin & Nalini Patel
10459 Emelia Place
Plain City, OH 43064

Chintakindi Srinivas Raja
& Ambika Adki
10473 Emelia Place
Plain City, OH 43064

Alete Prathyusha &
Shashikanth Bethi
10481 Emelia Place
Plain City, OH 43064

Subhajit & Moumita Ghosh
10487 Emelia Place
Plain City, OH 43064

Robert A. & Allison Wilson
10493 Emelia Place
Plain City, OH 43064

Paul D. & Phuong D. Nguyen
10541 Sugar Maple Dr.
Plain City, OH 43064

Brian C. & Jennifer M. Lee
10549 Sugar Maple Dr.
Plain City, OH 43064

Ramon C. Holden &
Hanning Chen
10555 Sugar Maple Dr.
Plain City, OH 43064

Kevin G. & Katherine E. Wolowiec
10563 Sugar Maple Dr.
Plain City, OH 43064

Daniel C. & Ann Marie Steiner
10571 Sugar Maple Dr.
Plain City, OH 43064

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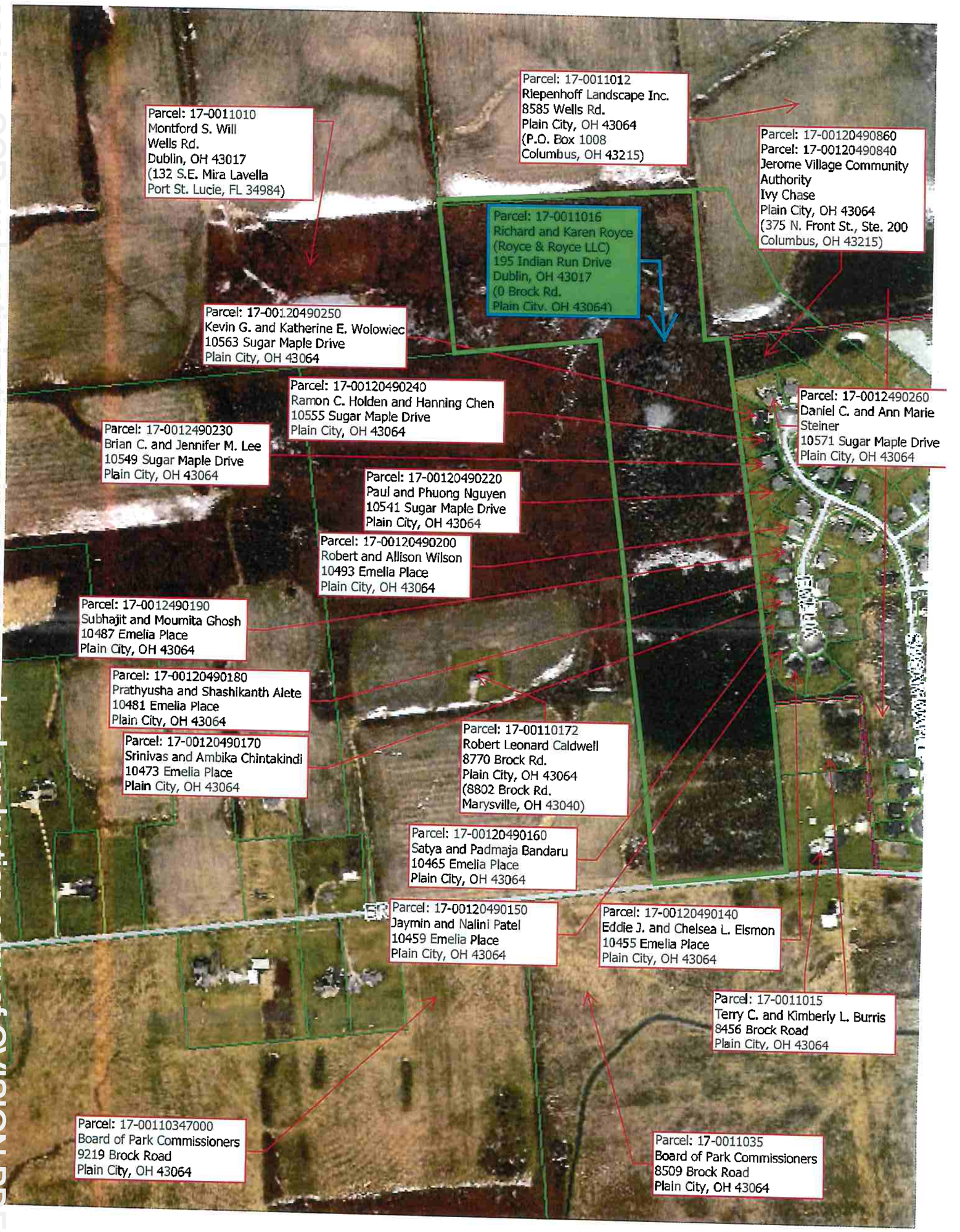
Map of Surrounding Property Owners



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Jerome Village Land Use Plan Balancing

4/23/2018

POD	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 4/19/2018	Actual Lots Developed	Average Size of Developed Lots	Minimum Size of Lots per LUP	Minimum Size of Developed Lots	Difference of Lots Developed & LUP
	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.	(Royce) Zoning presented on 5/29/2018 to Zoning Commission. Includes new GPN-11.					
TC-1	75	75	75	75	75	75	75	N/A	N/A	N/A	0
VN-1	208	208	208	208	208	208	208	N/A	N/A	N/A	0
VN-2	173	78	78	78	78	78	78	N/A	50'	N/A	0
VN-3	140	140	140	123	153	153	153	50'	50'	50'	0
VN-4	270	270	270	199	199	199	147	77'	70'	70'	-52
VN-5	220	220	220	220	204	204	201	67'	60'	65'	-3
VN-7	88	88	88	88	88	88	88	N/A	N/A	N/A	0
VN-8	172	172	172	172	172	172	172	N/A	N/A	N/A	0
ERN-1	163	163	163	163	163	163	146	83'	80'	70'	-17
ERN-2	162	162	162	162	162	162	135	86'	80'	80'	-27
ERN-3	5	5	5	5	5	5	5	N/A	150'	N/A	0
ERN-4	14	14	14	14	14	14	14	155'	150'	150'	0
ERN-5	80	80	80	80	70	70	70	102'	80'	90'	0
ERN-6	New Land Acquisition	New Land Acquisition	New Land Acquisition	131	131	131	131	80'	70'	70'	0
GPN-1	16	16	16	16	14	14	14	100'	90'	90'	0
GPN-2	99	136	136	136	136	136	136	86'	80'	74'	0
GPN-3	95	120	120	120	120	120	120	68'	65'	62'	0
GPN-5	116	116	116	116	116	116	116	52'	N/A	52'	0
GPN-6	68	68	68	68	66	66	61	79'	70'	70'	-5
GPN-7	120	130	130	130	130	130	130	66'	60'	55'	0
GPN-8**	New Land Acquisition	New Land Acquisition	94	94	94	94	91	82'	70'	70'	N/A
GPN-11	New Land Acquisition	New Land Acquisition	New Land Acquisition	New Land Acquisition	New Land Acquisition	70	70	70'	70'	70'	N/A
Total	2,284	2,261	2,355	2,398	2,398	2,468	2,361				-104

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.

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Logan-Union-Champaign
regional planning commission

Director: Dave Gulden

Zoning Parcel Amendment Checklist

Date: 4-23-18 Township: Jerome

Amendment Title: Application for rezoning to PD; JV-CPN-11 (Royce & Royce, LLC & Riepenhoff Landscape, 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	☒	☑
Date of Request (stated in cover letter)	☒	☑
Description of Zoning Parcel Amendment Change(s)	☒	☑
Date of Public Hearing (stated in cover letter)	☒	☑
Township point of contact and contact information for zoning amendment (stated in cover letter)	☒	☑
Parcel Number(s)	☒	☑
Copy of Completed Zoning Amendment Application	☒	☑
Applicant's Name and contact information	☒	☑
Current Zoning	☒	☑
Proposed Zoning	☒	☑
Current Land Use	☒	☑
Proposed Land Use	☒	☑
Acreage	☒	☑
Copy of Zoning Text associated with proposed district(s)	☒	☑
Contiguous and adjoining Parcel Information, including Zoning District(s)	☒	☑
Any other supporting documentation submitted by applicant	☒	☑
Non-LUC Member Fee, If applicable	☒	N/A

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

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Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480 x102
Fax: (614) 873-8664

April 23. 2018

David M. Gulden, Director
L.U.C. Regional Planning Commission
10820 St. Rt. 347
Box 219
East Liberty, Ohio 43319

Dear David Gulden:

This letter is to inform you of a Jerome Township Rezoning Amendment Application submitted to our office on April 23, 2018.

Application: PD-18-127

Name of Applicant: Jerome Village / c/o Kephart Fisher LLC

Rezoning: 1700110160000 (Royce & Royce LLC, 35.895 acres) & 1700110120000 (Riepenhoff Landscape, Inc., 3.533 acres).

Present Zoning: RU

Proposed Zoning: PD (Planned Development)

Public Hearing Date has been set for: May 29, 2018 at 7:00 p.m.

The Zoning Commission would like your comments regarding this rezoning before the public hearing date.

If you need further information, please feel free to contact our office.

Sincerely yours,

Anita L. Nicol

Anita Nicol
Zoning Clerk

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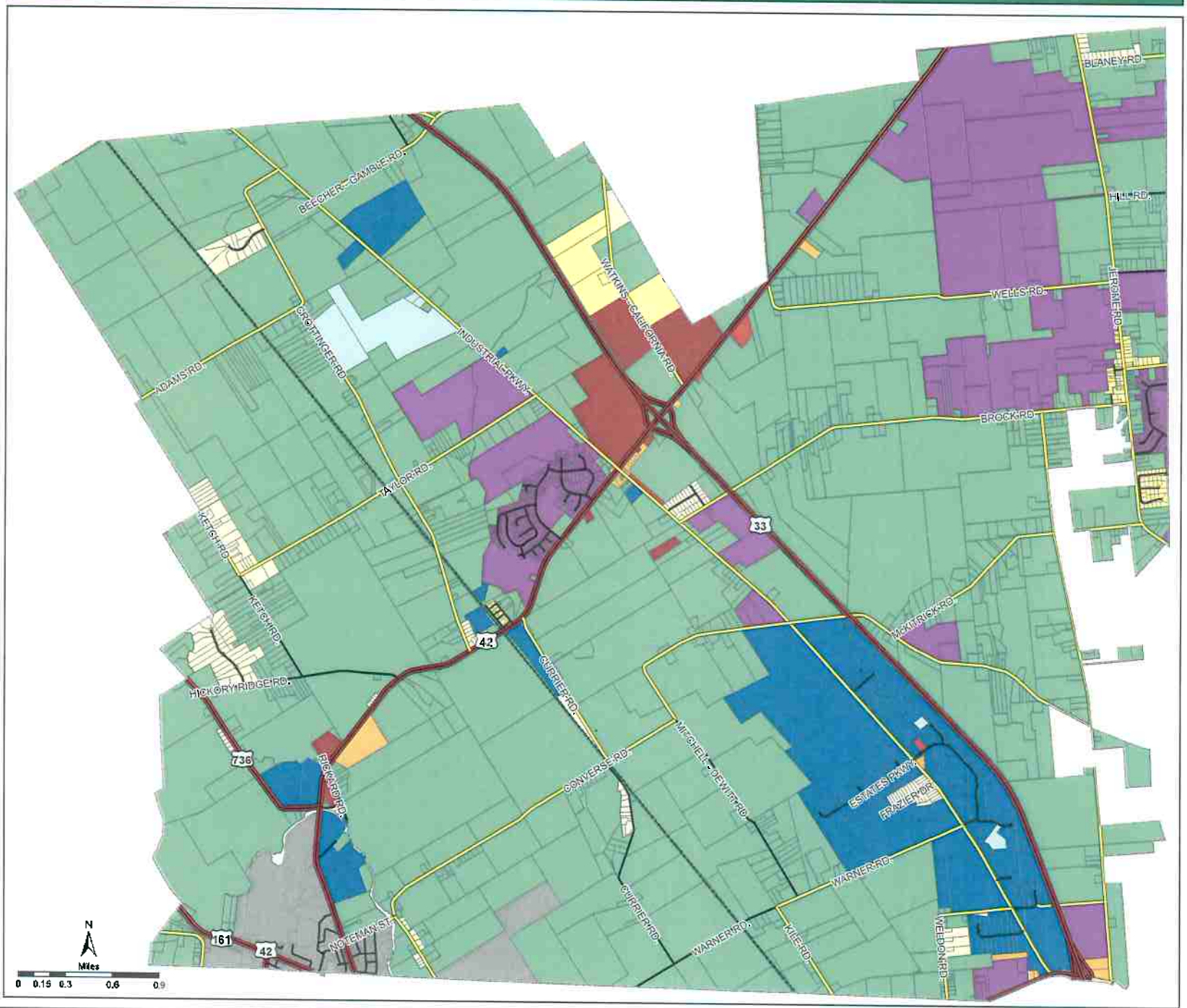
Jerome Township Zoning Map



Logan-Union-Champaign Regional Planning Commission

Logan-Union-Champaign
Regional Planning Commission
9676 E. Foundry St.
East Liberty, OH 43319
(937) 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

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Union County, OH - JEROME TOWNSHIP - DUBLIN CSD

Enter Parcel or Map Number Search

Submit Query

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

Parcel 1700110160000

2017 VALUES AND TAXES DUE IN 2018

		Market Value	Taxable Value	Starting Balance	Real Estate Net Tax	Other Charges and Credits	Receipts	Parcel Balance
Owner Name	ROYCE & ROYCE LLC AN OHIO LLC	506,220	15,030	0.00	988.34	0.00	(988.34)	0.00
Property Location	BROCK ROAD							

Main Menu

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

GENERAL INFORMATION

Neighborhood 1711700 - JEROME/DUBLIN CSD RES/Ag

Map Number 1260000897000

Parcel Number*	Land Use	Market Land	Market Buildings	Market Total	Taxable Land	Taxable Buildings	Taxable Total**
1700110160000	910 - Agricultural Vacant Land "Qualified for Current Agricultural Use Value"	506,220	0	506,220	15,030	0	15,030

Ownership

ROYCE & ROYCE LLC AN OHIO LLC

Legal Description

VAC LAND

OR 369 PG 663 DATA 128

DELINQUENT TAX STATUS

Delinquent Since	n/a
Advertised Delinquent	No
Prior Payment Contract	No
Certified Delinquent	No
In Bankruptcy	No
In Foreclosure	No
In Dispute	No
Last Delinquent	n/a

Pie Chart Summary Level: All Parcels

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

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

MOST RECENT TAX SAVINGS	Qualified	Tax Reply Value	Savings	
Non-Business Credit	Yes		15,036	106.99
Owner Occupancy Credit	No		0	0.00
Homestead Credit	No		0	0.00
CAUV Program	Yes		15,036	10,497.50
			Totals	10,774.99

Data extracted from County files
4/25/2018 11:07:29 PM

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Staff Report – Harrison Township Zoning Amendment

Jurisdiction:	**Harrison Township Zoning Commission** c/o Charles Lamb 1676 County Road 11 Bellefontaine, OH 43311 (937) 935-4334
Request:	Review of Harrison Township Zoning Resolution text amendment, initiated by the Zoning Commission. The amendment adds/amends: 1. Article II Definitions (amend) 2. New Section 1039 General Conditions for Medical Marijuana Entities (add)
Location:	Harrison Township is in Logan County.

Staff Analysis:	This analysis breaks-down the proposal and provides a recommendation. **1. Article II Definitions (RE: Medical Marijuana related definitions)** ○ The proposed medical marijuana related definitions are from the LUC Model Text. ○ Staff is not concerned about these changes. **2. Section 1039 General Conditions for Medical Marijuana Entities** ○ The proposed text is from the LUC Model Text. ○ Staff is not concerned about these changes. **Prosecutor's Office** A copy of this proposal was forwarded to the County Prosecutor's Office for consideration and comment. The comments from that Office should be reviewed and included in any recommendation.

Staff Recommendations:	Staff recommends ***APPROVAL*** of the proposed zoning amendment. The Township should consider the opinion of the Prosecutor's Office when it is available.

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Staff Report – Harrison Township Zoning Amendment

Z&S Committee Recommendations:	

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Date of Request.
~~March~~ April 18, 2018

Logan-Union-Champaign Regional Planning Commission
c/o Brad Bodenmiller
PO Box 219
East Liberty, OH 43319
bradbodenmiller@lucplanning.com

RE: Zoning Text Amendment Application, Harrison Township, Logan County
Medical Marijuana

Dear LUC Regional Planning Commission Committee Members:

The Harrison Township Zoning Commission met at 6:30 PM on Tuesday, ~~March~~ April 17, 2018. During the meeting, amendments to the Zoning Resolution were initiated by motion of the Zoning Commission. The amendments propose alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.
The proposal amends Article II Definitions by adding medical marijuana-related definitions and adds Section 1039 General Conditions for Medical Marijuana Entities.

Included with this cover letter, you will find a copy of the existing Zoning Resolution and the proposed zoning text amendments. Please refer to these attachments for further information.

Public Hearing.
The Harrison Township Zoning Commission of Logan County, Ohio, will hold a public hearing concerning the proposed amendments at 6:30 PM on Tuesday ~~May~~, April May 15, 2018, in the ~~Harrison Township Hall~~ Logan County Coop.

Point of Contact.
Please consider me Harrison Township's point of contact for this matter. My contact information is below:

Charles Lamb
1676 Co Rd 11
Bellefontaine, OH
(937) 935-4334 (phone)

Sincerely,

Charles E Lamb

Attachments.
1. Harrison Township Zoning Resolution (Index + definitions section)
2. Proposed Zoning Resolution Text Amendments

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Logan-Union-Champaign
regional planning commission

Zoning Text Amendment Checklist

Date: ~~03-14-2018~~ 04-18-2018 Township: Harrison Twp

Amendment Title: Medical Marijuana Related Definitions & Section 1039 General Conditions for Medical Marijuana Entities

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 Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text 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 (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	☑	☐
Date of Request (stated in cover letter)	☑	☐
Description of Zoning Text Amendment Change (s)	☑	☐
Date of Public Hearing (stated in cover letter)	☑	☐
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	☑	☐
Attachment of Zoning Text Amendment with changes highlighted or bolded	☑	☐
Copy of current zoning regulation, or section to be modified for comparison	☑	☐
Non-LUC Member Fee, If applicable	N/A	☐

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

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

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Proposed changes to Harrison Township Zoning Resolution.

Add to:

Article II Definitions.

Medical marijuana related definitions:

a) Cultivate. Means to grow, harvest, package, and transport medical marijuana pursuant to ORC 3796.

b) Cultivator. Means an entity that has been issued a certificate of operation by the State of Ohio to grow, harvest, package, and transport medical marijuana as permitted under ORC 3796.

c) Dispensary. Means an entity licensed pursuant to ORC 3796 and any rules promulgated thereunder to sell medical marijuana to qualifying patients and caregivers.

d) Dispense. Means the delivery of medical marijuana to a patient or the patient's registered caregiver that is packaged in a suitable container appropriately labeled for subsequent administration to or use by a patient as permitted by Ohio law in accordance with Ohio law.

e) Manufacture. Means the process of converting harvested plant material into marijuana extract by physical or chemical means for use as an ingredient in a medical marijuana product.

f) Marihuana. Has the same meaning as defined in ORC 3719.01, as amended from time to time.

g) Marijuana. Has the same meaning as defined in ORC 3796.01, as amended from time to time.

h) Medical Marijuana. Has the same meaning as defined in ORC 3796.01, as amended from time to time.

i) Medical Marijuana Entity. Means a medical marijuana cultivator, processor, dispensary, or testing laboratory licensed by the State of Ohio.

j) Medical Marijuana Processor. Means an entity that has been issued a certificate of operation by the State of Ohio to manufacture medical marijuana products.

k) Testing Laboratory. Means an independent laboratory located in Ohio that has been issued a certificate of operation by the State of Ohio to have custody and use of controlled substances for scientific and medical purposes and for purposes of instruction, research, or analysis.

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Proposed changes to Harrison Township Zoning Resolution.

Create:

Section 1039 General Conditions for Medical Marijuana Entities.
In the interest of protecting the public health, safety, and general welfare, this section establishes zoning regulations that provide for State-authorized medical marijuana land uses consistent with ORC 519 and ORC 3796. ORC 519.21 and ORC 3796 allow regulation of the location of medical marijuana cultivators, processors, or dispensaries within the unincorporated area of the township.

1. Not an Agricultural Use. Medical marijuana is not considered an "agricultural" use pursuant to ORC 519.21 (D).
2. Zoning Districts. No medical marijuana cultivator, processor, or dispensary shall be located in a zoning district where it is not explicitly listed as a permitted or conditionally permitted use. Furthermore, no cultivator, processor, or dispensary shall be permitted as a home occupation.
3. Mobile Building Prohibited. No medical marijuana cultivator, processor, or dispensary shall be located within a mobile building.

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Lot of Record. A lot which is part of a subdivision recorded in the office of the County Recorder, or a lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot Types. Terminology used in this Resolution with reference to corner lots, interior lots, and through lots is as follows:

1. **Corner Lot.** A lot located at the intersection of two or more streets. A lot abutting on a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.

2. **Interior Lot.** A lot with only one frontage on a street.

3. **Through Lot.** A lot other than a corner lot with frontage on more than one street or road. Through lots abutting two streets or roads may be referred to as double frontage lots.

4. **Reversed Frontage Lot.** A lot on which frontage is at right angles to the general pattern in the area. A reversed frontage lot may also be a corner lot.

Manufactured or Mobile Home Park. Any tract of land upon which three (3) or more manufactured or mobile homes uses for habitation are located, either free of charge or for revenue purposes, and includes any roadway, building, structure, vehicle, or enclosure used or intended for use as part of the facilities of the park. A tract of land that is subdivided and on which the individual lots are not for rent or rented, but are for sale or sold for the purpose of locating manufactured or mobile homes is not a manufactured home park unless three (3) or more manufactured or mobile homes used for habilitation are located upon any one (1) individual lot. "Manufactured home park" does not include any tract of land used solely for the storage or display for sale of manufactured or mobile homes or solely as a temporary park-camp.

Manufacturing, Heavy. Manufacturing , processing, assembling, storing, testing and similar industrial uses which are generally major operations and extensive in character; require large sites, open storage and service areas, extensive services and facilities, ready access to regional transportation; and normally generate some nuisances such as smoke, noise, dust, glare, air pollution, odor, but not beyond the district boundary to any large extent.

Manufacturing, Light. Manufacturing or other industrial uses which are usually controlled operations; relatively clean, quiet and free of objectionable or hazardous elements such as smoke, noise, odor or dust; operate and store within enclosed structures; and generate little industrial traffic and no major nuisances.

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Mineral Extraction. Any mining, quarrying or processing of limestone, clay, sand and gravel, natural gas, oil, or other mineral resources.

Mining, Commercial Quarries, Sand and Gravel Pits /Mineral Extraction. Any mining, quarrying or processing of limestone, clay, sand and gravel or other mineral resources. Also referred to as mineral extraction.

Mobile Home. A building unit or assembly of closed construction that is fabricated in an off-site facility, that is more than thirty-five (35) body feet in length or, when erected on site, is three hundred twenty (320) or more square feet, that is built on a permanent chassis and transportable in one or more sections, and that does not qualify as a manufactured home or as an industrialized unit.

Motel or Hotel. A series of attached, semi-detached, or detached sleeping or living units, for the accommodation primarily of automobile transient guests, having convenient access to off-street parking spaces, for the exclusive use of the guests or occupants and including also such accessory commercial uses operated primarily for the convenience of guests and subject to such restrictions as may be specified in the district where located. Also, see transient lodging.

Motor Vehicle Salvage Facility. Any establishment or place of business which is maintained, used, or operated for buying or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts.

Nonconforming Use of Land and Buildings. The lawful use of any dwelling, building, building, or structure and of any land or premises, as existing and lawful at the time of enactment of a zoning resolution or amendment thereto, may be continued, although such use does not conform with the provisions of such resolution or amendment. If any such nonconforming use is discontinued for two (2) years or more, any future use of said land or building shall be in conformity with the current zoning resolutions.

Non-Conformities. A building, structure or use of land existing at the enactment of this resolution and which does not conform to the regulation of the district or zone in which it is situated.

Nuisance. A building or property that is structurally unsafe, unsanitary, or not provided with adequate safe egress; that constitutes a fire hazard, is otherwise dangerous to human life, or is otherwise no longer fit and habitable; or that, in relation to its existing use, constitutes a hazard to the public health, welfare, or safety by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment. A nuisance could constitute an offensive activity on a property that reduces the property value of neighboring properties or results in a lessening of normal use and enjoyment to neighboring properties. Examples

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Staff Report – Liberty Township Zoning Amendment

Jurisdiction:	**Liberty Township Zoning Commission** c/o Richard Lindemer 7069 Township Road 192 West Liberty, OH 43357
Request:	Review of Liberty Township Zoning Resolution text amendment, initiated by the Zoning Commission. The amendment adds/amends: 1. Article II Definitions (amend) 2. New Unnumbered Section Medical Marijuana Entities (add)
Location:	Liberty Township is in Logan County.

Staff Analysis:	This analysis breaks-down the proposal and provides a recommendation. **1. Article II Definitions (RE: Medical Marijuana related definitions)** ○ The proposed medical marijuana related definitions are from the LUC Model Text. ○ Staff is not concerned about these changes. **2. Medical Marijuana Entities** ○ The Zoning Commission is considering prohibition of medical marijuana entities in the Township and the proposed text is adapted from the LUC Model Text. ○ The proposed text of these general conditions includes a blank space for a section number, but it is blank (unnumbered). Without a clear section number, it is unclear which section of the Zoning Resolution these general conditions will be added to. ○ Staff recommends placing this new section in Article X, Section 1043. This would place the proposed text in the Supplementary District Regulations article, where the Township sets specific conditions for various uses or in areas where problems may frequently be encountered. **Prosecutor's Office** A copy of this proposal was forwarded to the County Prosecutor's Office for consideration and comment. The

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	comments from that Office should be reviewed and included in any recommendation.

Staff Recommendations:	Staff recommends ***APPROVAL WITH MODIFICATIONS*** of the proposed zoning amendment. Those modifications are listed below: ○ Assign a section number to the proposed general conditions (i.e. Article X, Section _____). Consider Section 1043. The Township should consider the opinion of the Prosecutor's Office when it is available.

Z&S Committee Recommendations:	

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Date of Request.

04-10-18

Logan-Union-Champaign Regional Planning Commission
c/o Brad Bodenmiller
PO Box 219
East Liberty, OH 43319
bradbodenmiller@lucplanning.com

RE: Zoning Text Amendment Application, Liberty **Township,** Logan **County**
Medical Marijuana Definitions & medical marijuana Entities

Dear LUC Regional Planning Commission Committee Members:

The Liberty Township ~~Board of Trustees~~ Zoning Commission met at 7:00 P M on April 4, 2018. During the meeting, amendments to the Zoning Resolution were initiated by ~~resolution of the Board of Trustees~~ motion of the Zoning Commission. The amendments propose alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.

The proposal amends the Zoning Resolution by adding medical marijuana definitions & prohibiting medical marijuana entities.

Included with this cover letter, you will find a copy of ~~the~~ relevant existing Zoning Resolution sections and the proposed zoning text amendments. Please refer to these attachments for further information.

Public Hearing.

The Liberty Township Zoning Commission of Logan County, Ohio, will hold a public hearing concerning the proposed amendments 7:00 P M on May 15th, 2018, in the Liberty Twp Hall at 201 N Detroit St W. L

Point of Contact.

Please consider me Richard Lindemer Township's point of contact for this matter. My contact information is below.

7069 Rd 192
W. Liberty OH 43357
nhlnal67@yahoo.com

Sincerely,

Richard Lindemer

Attachments.

1. Township Zoning Resolution (Index)
2. Proposed Zoning Resolution Text Amendments

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Logan-Union-Champaign
regional planning commission

Zoning Text Amendment Checklist

Date: 04-10-18 Township: Liberty

Amendment Title: medical marijuana Definitions & medical marijuana Facilities

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 Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text 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 (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	☑	☐
Date of Request (stated in cover letter)	☑	☐
Description of Zoning Text Amendment Change (s)	☑	☐
Date of Public Hearing (stated in cover letter)	☑	☐
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	☑	☐
Attachment of Zoning Text Amendment with changes highlighted or bolded	☑	☐
Copy of current zoning regulation, or section to be modified for comparison	☑	☐
Non-LUC Member Fee, If applicable	N/A	☐

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

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

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Proposed changes to Liberty Township Zoning Resolution.

Add to Article II Definitions.

Medical marijuana related definitions:

a) Cultivate. Means to grow, harvest, package, and transport medical marijuana pursuant to ORC 3796.

b) Cultivator. Means an entity that has been issued a certificate of operation by the State of Ohio to grow, harvest, package, and transport medical marijuana as permitted under ORC 3796.

c) Dispensary. Means an entity licensed pursuant to ORC 3796 and any rules promulgated thereunder to sell medical marijuana to qualifying patients and caregivers.

d) Dispense. Means the delivery of medical marijuana to a patient or the patient's registered caregiver that is packaged in a suitable container appropriately labeled for subsequent administration to or use by a patient as permitted by Ohio law in accordance with Ohio law.

e) Manufacture. Means the process of converting harvested plant material into marijuana extract by physical or chemical means for use as an ingredient in a medical marijuana product.

f) Marihuana. Has the same meaning as defined in ORC 3719.01, as amended from time to time.

g) Marijuana. Has the same meaning as defined in ORC 3796.01, as amended from time to time.

h) Medical Marijuana. Has the same meaning as defined in ORC 3796.01, as amended from time to time.

i) Medical Marijuana Entity. Means a medical marijuana cultivator, processor, dispensary, or testing laboratory licensed by the State of Ohio.

j) Medical Marijuana Processor. Means an entity that has been issued a certificate of operation by the State of Ohio to manufacture medical marijuana products.

k) Testing Laboratory. Means an independent laboratory located in Ohio that has been issued a certificate of operation by the State of Ohio to have custody and use of controlled substances for scientific and medical purposes and for purposes of instruction, research, or analysis.

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Create.

Section _____ Medical Marijuana Entities.

ORC 519.21 and ORC 3796 allow regulation of the location of medical marijuana cultivators, processors, or dispensaries within the unincorporated area of the township. In the interest of protecting the public health, safety, and general welfare, this section prohibits medical marijuana land uses consistent with ORC 519 and ORC 3796.

1. **Not an Agricultural Use. Medical marijuana is not considered an "agricultural" use pursuant to ORC 519.21 (D).**
2. **Zoning Districts. Medical marijuana cultivators, processors, and dispensaries are prohibited within the unincorporated area of the township. No medical marijuana cultivator, processor, or dispensary shall be located in any zoning district. No medical marijuana cultivator, processor, or dispensary shall be permitted as a home occupation. No medical marijuana cultivator, processor, or dispensary shall be located within a mobile building.**

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Zoning & Subdivision Committee
Thursday, May 10, 2018

The Zoning and Subdivision Committee met in regular session on Thursday, May 10, 2018 at 12:30 pm at the LUC East Liberty Office.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Wes Dodds, Ron Todd for Chad Flowers, Dave Gulden, Charles Hall, Mark Mowery for Steve McCall, Heather Martin, Bill Narducci, Tammy Noble for Vince Papsidero, Tom Scheiderer, and Andy Yoder. Absent members were Tyler Bumbalough, Scott Coleman, Jeff Stauch.

Guests included: Justin Wollenberg, Terrain Evolution; Mark Spagnuolo, Jerome Township; Laura MacGregor Comek, Comek Law; Steve Nixon, EMHT; Don Dobbs, 42 Real Estate; Kyle Weber, Kleingers; Philip Young, Quardel.

Wes Dodds chaired the Zoning & Subdivision Committee Meeting.

Andy Yoder moved a motion to approve the minutes from the April 12, 2018 meeting as written and Tammy Noble seconded. All in favor.

1. Review of Jerome Village VN-5 Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
   - Charles Hall – Is two years a normal timeframe?
     - Brad Bodenmiller – Yes, two is the maximum and they always request that.
   - Andy Yoder made the first motion to recommend approval of the Jerome Village VN-5 Preliminary Plat Extension with staff and reviewing agencies comments and Charles Hall seconded. All in favor.

2. Review of Thomas/Duff Property Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
   - Charles Hall asked for more information regarding this item.
     - Bill Narducci provided Charles with some information regarding this property.
   - Charles Hall asked information regarding the Traffic Impact Study and Bill provided an update regarding it.
   - Charles Hall wants to see more information the traffic impact study at this point.
     - Bill Narducci – Per the Subdivision Regulations there is no timeframe requirement. The developers have to go through engineering and platting for the site still. In regard to LUC, the next thing will be the final plat. The Traffic Impact Study will have to be approved before the Engineer's Office

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will approve anything. We've been looking at it and we've hired a separate consultant to take a look at it. ODOT is also looking at it. Again, our main concern is not the front of the site, it's more how we're going to address the regional bottlenecks. For US 42 we have a good plan but the other side we have some concerns. We have projects planned but they're not funded yet.

- Tammy Noble – Is the property already zoned for this?
  - Brad Bodenmiller – We don't require anything zoning until the final plat.
  - Mark Spagnuolo – This parcel is already zoned for this use. The applicant applied for a conditional use which was granted.
- Charles Hall – I'm just concerned that we haven't seen the Traffic Impact Study.
  - Bill Narducci – We have it, it's just not approved yet.
- Charles Hall – If we approve this now, what are we approving?
  - Bill Narducci – We're approving for them to move forward to the next steps.
- Tom Scheiderer made the first motion to recommend approval of the Thomas/Duff Property Preliminary Plat with staff and reviewing agency comments and Andy Yoder seconded. All in favor with Charles Hall abstaining.

3. Review of Jerome Township Parcel Amendment from RU to PD (Union County) – Staff Report by Brad Bodenmiller
   - Charles Hall – this follows along with everything going on out there?
     - Brad Bodenmiller – Yes.
   - Andy Yoder asked about two parcels outside if they would eventually be included.
     - Justin Wollenberg – These are two privately owned parcels and there is no plan that they will be included.
     - Mark Spagnuolo – There is one parcel with no access, they are both owned by the same property owner.
   - Justin Wollenberg – We're currently asking for the entitlements, density and open space requirements. It's very conceptual. There's also a plan that shows a cul-de-sac coming off of Brock. This plan shows a connection to the adjacent parcel for future development. This plan isn't really being approved, it's just the density.
   - Bill Narducci – In that layout is the maximum cul-de-sac length addressed?
     - Justin Wollenberg - If you just count from northern to southern, it is in excessive. From the T, it's just under the maximum of 700.
   - Charles Hall made the first motion to recommend approval of the Jerome Township Parcel Amendment from RU to PD with all staff and reviewing agencies comments and Andy Yoder seconded. All in favor.

4. Review of Harrison Township Text Amendment (Logan County) – Staff Report by Brad Bodenmiller

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- Andy Yoder made the first motion to recommend approval of the Harrison Township Text Amendment and Tom Scheiderer seconded. All in favor.

5. Review of Liberty Township Text Amendment (Logan County) – Staff Report by Brad Bodenmiller
   - Charles Hall made the first motion to recommend approval with modification of the Liberty Township Text Amendment with staff comments and Bill Narducci seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:59 pm with Andy Yoder moving the motion to adjourn and Tammy Noble seconding. All in favor.

10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

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