OWNER/DEVELOPER

JEROME VILLAGE

JEROME VILLAGE COMPANY, LLC
ATTN: STEVE LARK
375 N. FRONT STREET, SUITE 200
COLUMBUS, OH 43215
P: 614-221-5312
F: 614-857-2346
E: LARKS@NATIONWIDE.COM

SURVEYOR

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

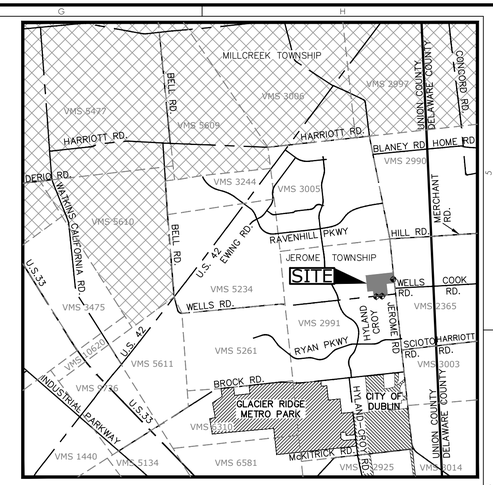
PRELIMINARY PLAT & PLAN FOR

JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 10

VIRGINIA MILITARY SURVEY (VMS) 2991

JEROME TOWNSHIP, UNION COUNTY, OHIO

JULY, 2025



LOCATION MAP
SCALE: 1" = 4000'

GRAPHIC SCALE
150 75 0 150
(IN FEET)
1 inch = 150 ft.

BENCH MARKS

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

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

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

STORMWATER MANAGEMENT

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

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

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

FLOODPLAIN

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

OPEN SPACE

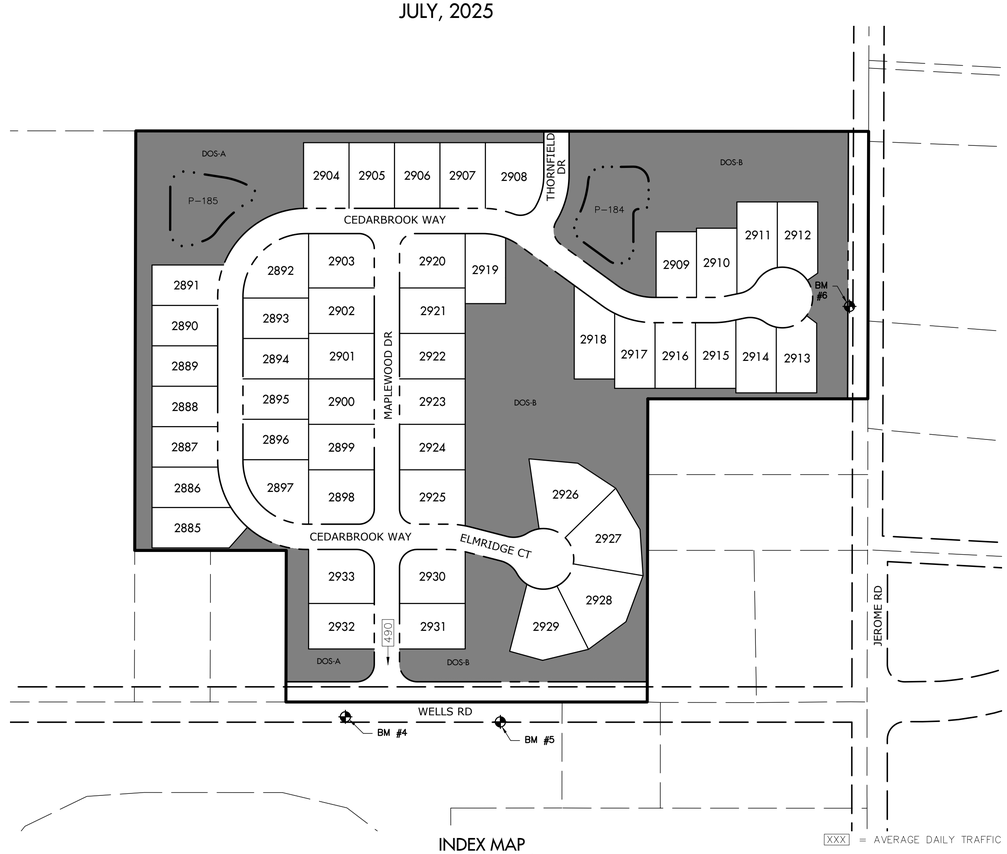
OPEN SPACE TO BE OWNED AND MAINTAINED BY JEROME VILLAGE COMMUNITY AUTHORITY. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

ZONING

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

VARIANCE

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



INDEX MAP
SCALE: 1" = 150'

XXX = AVERAGE DAILY TRAFFIC

TOTAL AREA (ACRES)	29.567
OPEN SPACE	10.544
RIGHT-OF-WAY	5.380
EXISTING	0.857
PROPOSED	4.523
LOTS	13.643
NUMBER OF LOTS	49
70' LOT WIDTH	2
80' LOT WIDTH	27
90' LOT WIDTH	20
DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	1.657
NET (# LOTS/LOT AREA)	3.592
MINIMUM LOT AREA	
70' LOT WIDTH	9,100 SF
80' LOT WIDTH	10,400 SF
90' LOT WIDTH	11,700 SF

BUILDING SETBACKS (BS)	70'	80'	90'
FRONT YARD SETBACK	20'	20'	20'
REAR YARD SETBACK	30'	30'	30'
SIDE YARD SETBACK	5'	6'	6'

DOS = DEDICATED OPEN SPACE

STANDARD DRAWINGS

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

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

SHEET INDEX

1	COVER SHEET
2	TYPICAL SECTION & DETAILS
3	EXISTING CONDITIONS
4	PRELIMINARY PLAT
5	COMPOSITE UTILITY PLAN
6-10	PRELIMINARY STREET PLAN & PROFILE
11-13	GRADING PLAN & EROSION & SEDIMENT CONTROL PLAN
14	STORMWATER TRIBUTARY MAP
15	SIGHT DISTANCE

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

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

REVISION #	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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

EVERSOLE RUN NEIGHBORHOOD SECTION 10

COVER SHEET

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.: 25-024

DATE: JUNE, 2025

SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

SHEET NO.: 1/15

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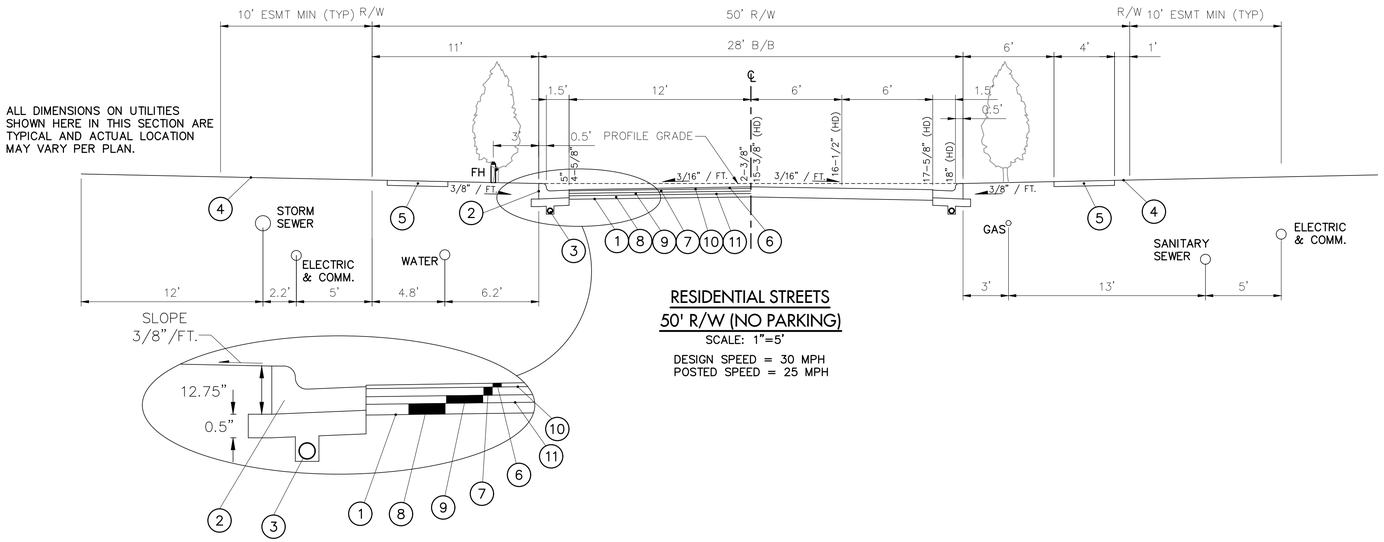
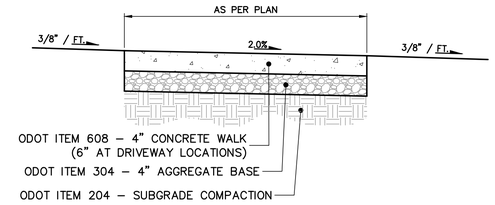


ALL DIMENSIONS ON UTILITIES SHOWN HERE IN THIS SECTION ARE TYPICAL AND ACTUAL LOCATION MAY VARY PER PLAN.

RESIDENTIAL STREETS
50' R/W (NO PARKING)

SCALE: 1"=5'

DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH



NOTES:

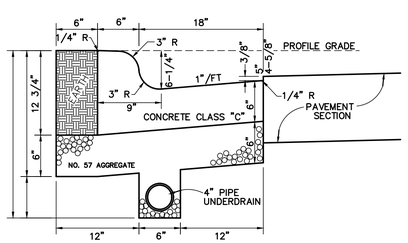
- LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL
- HAND–TOOLED, 3/4" DEEP JOINT EVERY 5.0" W/ 4" TOOL (RETRACED)
- EDGES TO BE HAND–TOOLED W/ 4" TOOL (RETRACED)
- EXPANSION JOINT EVERY 5TH BLOCK (25.0')

CONCRETE SIDEWALK

NOT TO SCALE

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 WALK
6. ITEM 441, 1–1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64–22 (448)
7. ITEM 441, 1–3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64–22 (448)
8. ITEM 304, 4" AGGREGATE BASE
9. ITEM 301, 6" ASPHALT CONCRETE BASE COURSE
10. ITEM 407, TACK COAT (0.075 GAL/SY)
11. 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

GRAPHIC SCALE

5 2.5 0 5

(IN FEET)
1 inch = 5 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

TYPICAL SECTION & DETAILS

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.: 25-024

DATE: JUNE, 2025

SCALE:
HORIZONTAL: 1" = 5'
VERTICAL: N/A

SHEET NO.: 2/15

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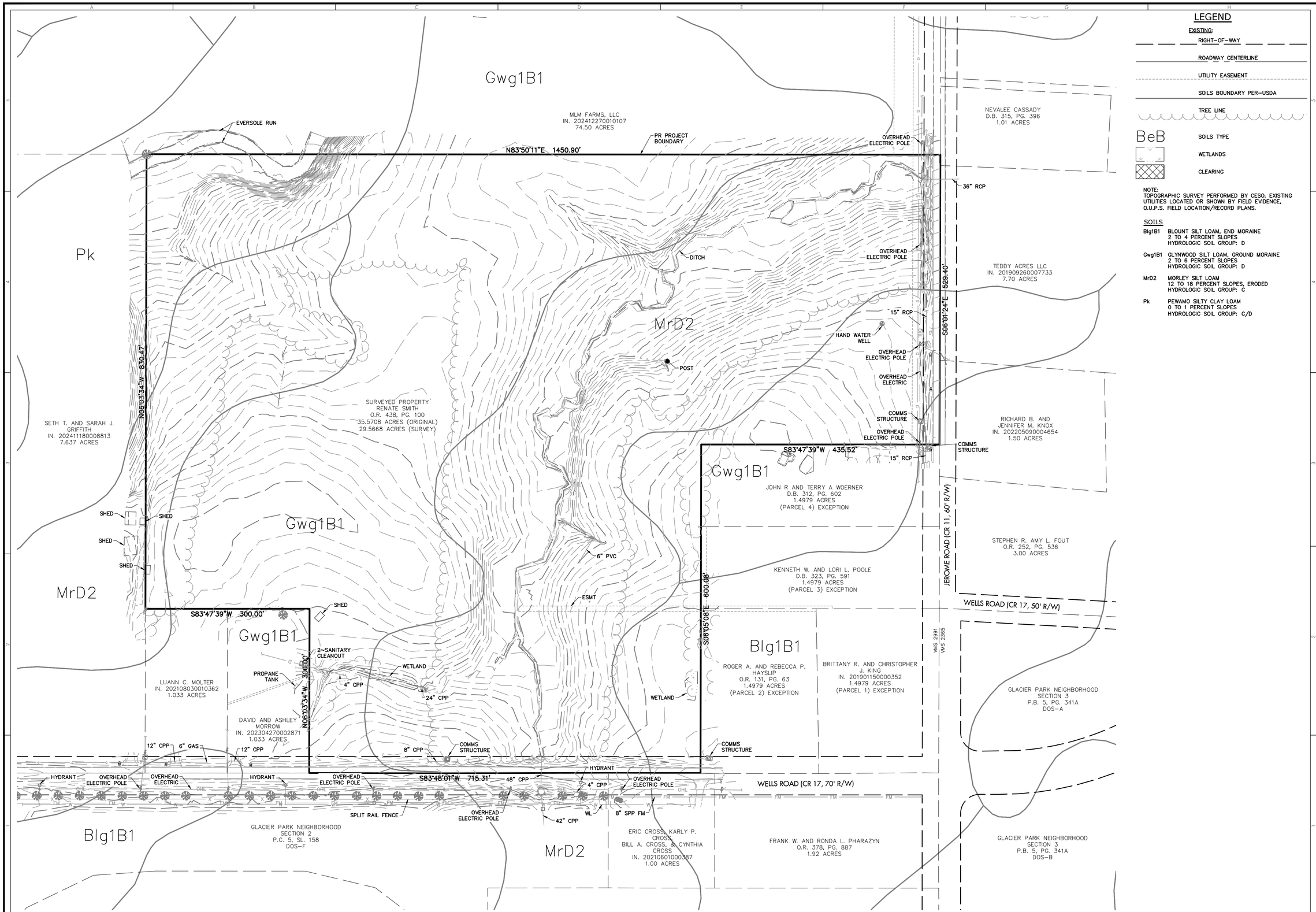

LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- SOILS BOUNDARY PER-USDA
- TREE LINE
- BeB — SOILS TYPE
- WETLANDS
- CLEARING

NOTE:
TOPOGRAPHIC SURVEY PERFORMED BY CESO. EXISTING UTILITIES LOCATED OR SHOWN BY FIELD EVIDENCE, O.U.P.S. FIELD LOCATION/RECORD PLANS.

SOILS

Blg1B1	BLOUNT SILT LOAM, END MORAINE 2 TO 4 PERCENT SLOPES HYDROLOGIC SOIL GROUP: D
Gwg1B1	GLYNWOOD SILT LOAM, GROUND MORAINE 2 TO 6 PERCENT SLOPES HYDROLOGIC SOIL GROUP: D
MrD2	MORLEY SILT LOAM 12 TO 18 PERCENT SLOPES, ERODED HYDROLOGIC SOIL GROUP: C
Pk	PEWAMO SILTY CLAY LOAM 0 TO 1 PERCENT SLOPES HYDROLOGIC SOIL GROUP: C/D

N

GRAPHIC SCALE
80 40 0 80
(IN FEET)
1 inch = 80 ft.

REVISION

#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

EXISTING CONDITIONS

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 25-024

DATE: JUNE, 2025

SCALE:
HORIZONTAL: 1" = 80'
VERTICAL: N/A

SHEET NO.: 2/15

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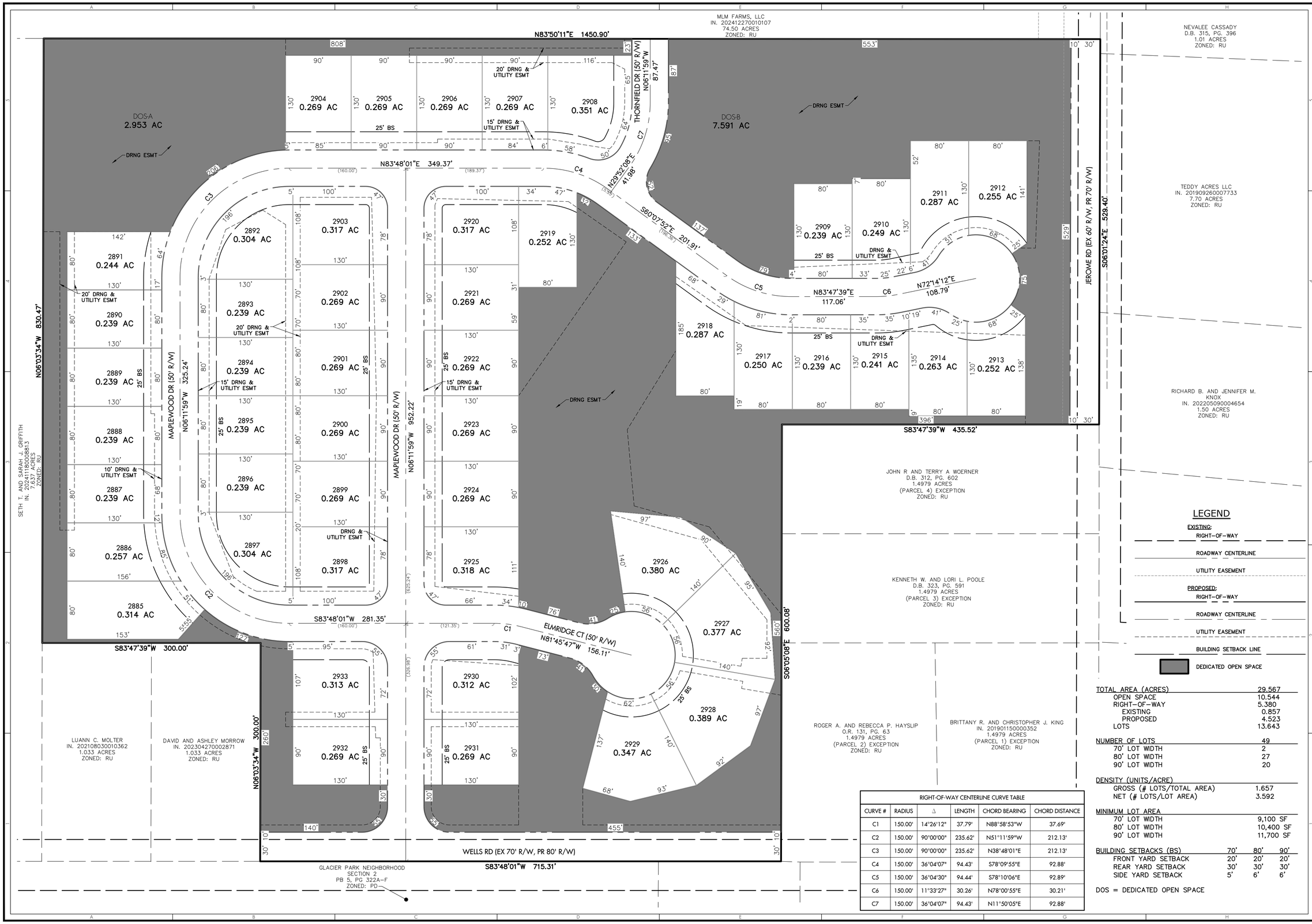

LEGEND

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

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

RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	150.00'	14°26'12"	37.79'	N88°58'53"W	37.69'
C2	150.00'	90°00'00"	235.62'	N51°11'59"W	212.13'
C3	150.00'	90°00'00"	235.62'	N38°48'01"E	212.13'
C4	150.00'	36°04'07"	94.43'	S78°09'55"E	92.88'
C5	150.00'	36°04'30"	94.44'	S78°10'06"E	92.89'
C6	150.00'	11°33'27"	30.26'	N78°00'55"E	30.21'
C7	150.00'	36°04'07"	94.43'	N11°50'05"E	92.88'

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

DOS = DEDICATED OPEN SPACE

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

PRELIMINARY PLAT

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 25-024

DATE: JUNE, 2025

SCALE:
HORIZONTAL: 1" = 60'
VERTICAL: N/A

SHEET NO.: 4/15

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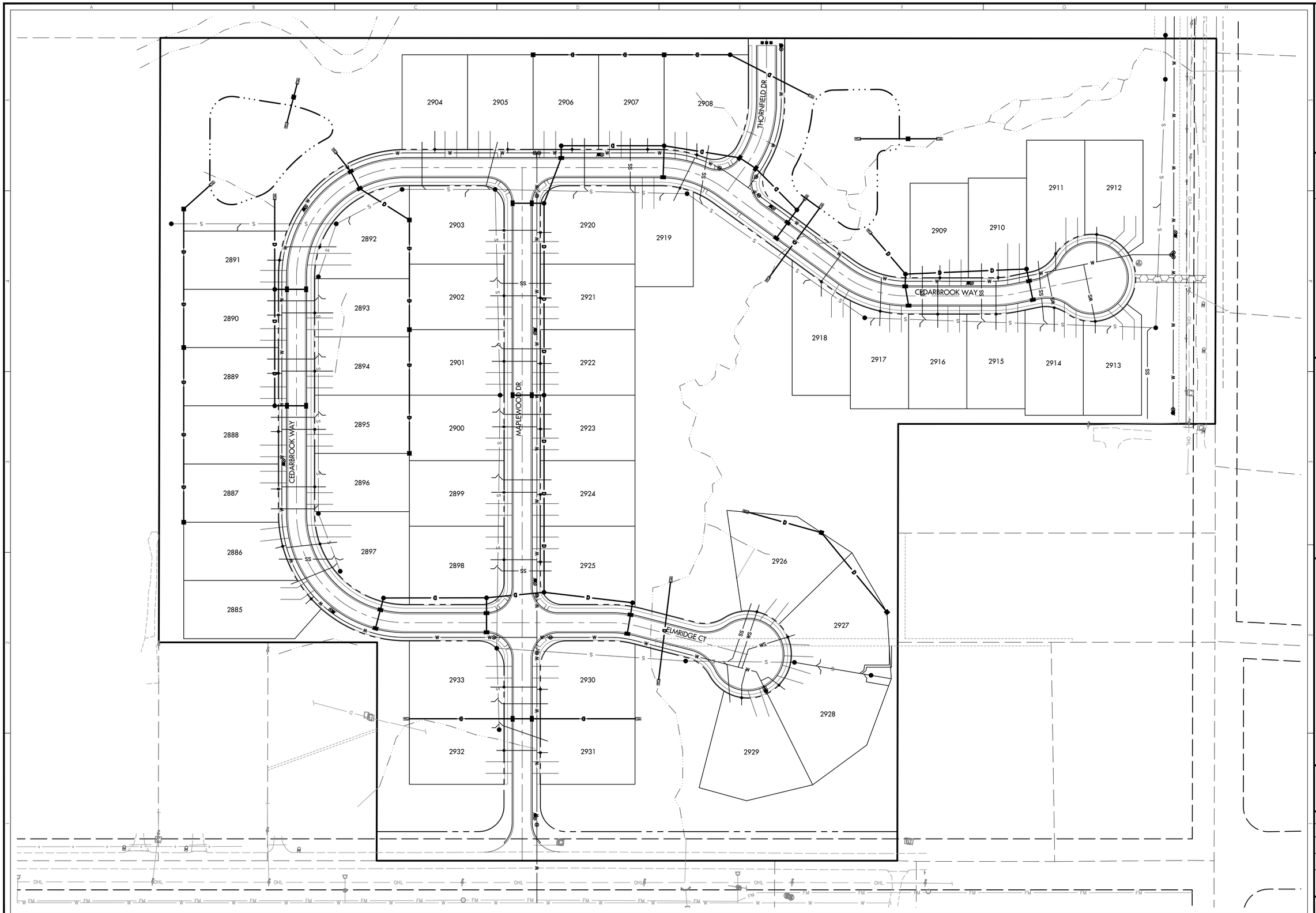

GRAPHIC SCALE

60 30 0 60

(IN FEET)
1 inch = 60 ft.

REVISION		
#	BY	DATE

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

COMPOSITE UTILITY PLAN

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 25-024

DATE: JUNE, 2025

SCALE:
HORIZONTAL: 1" = 60'
VERTICAL: N/A

SHEET NO.: 5 / 15

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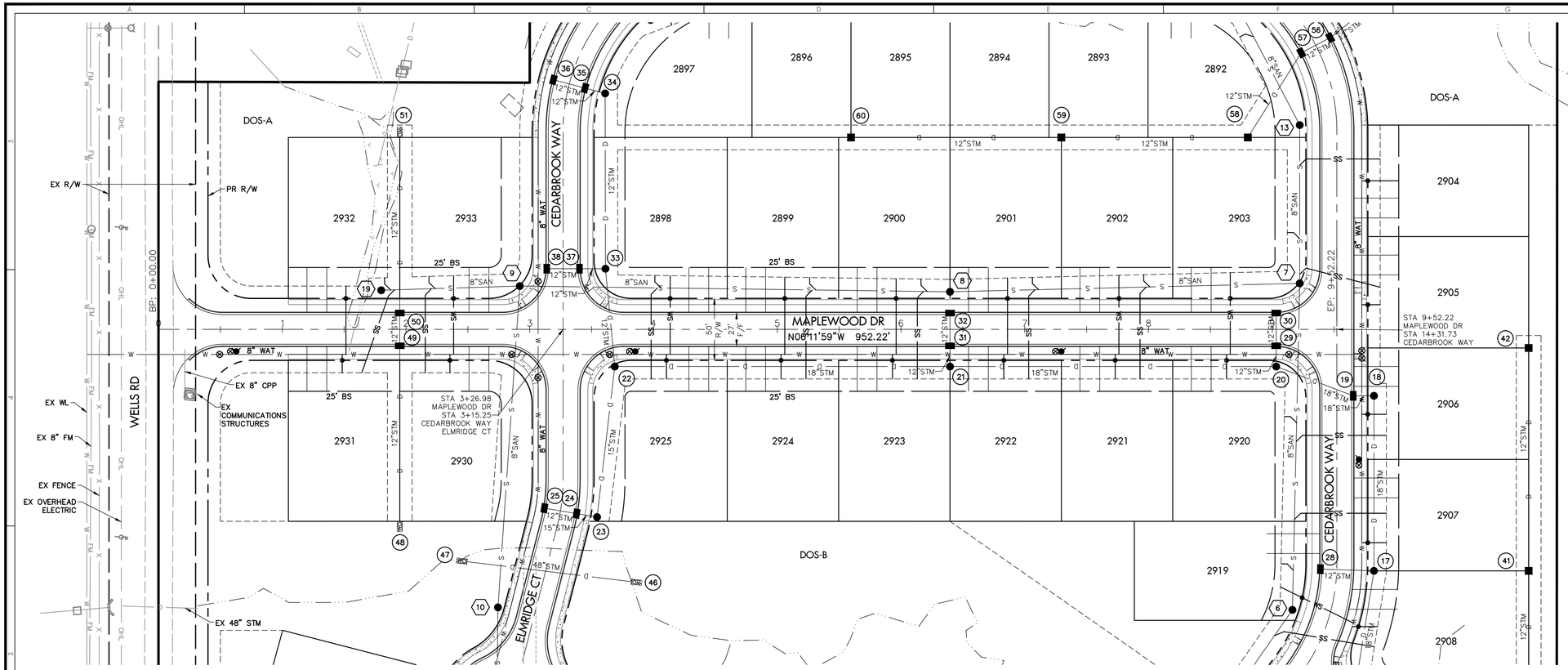

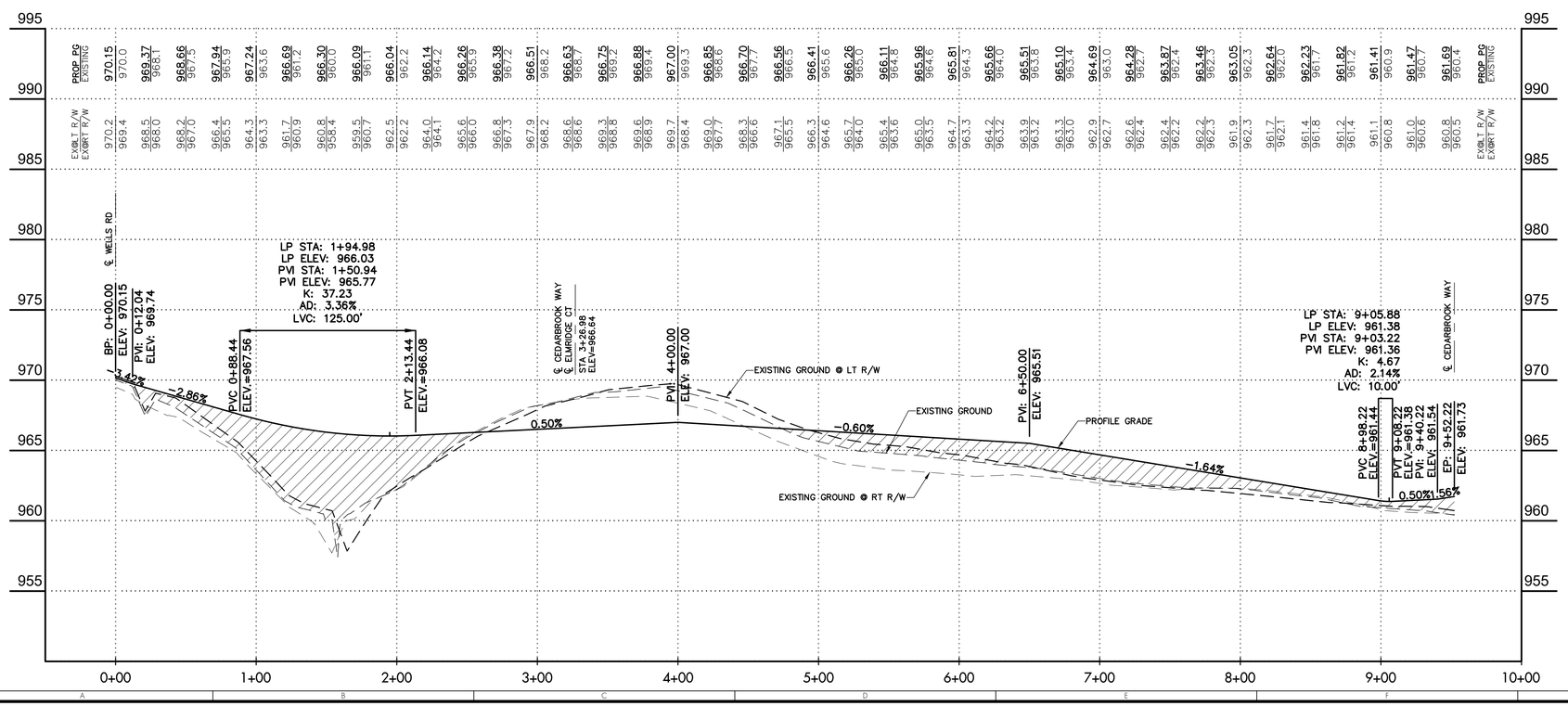

LEGEND

EXISTING:

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

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE

50 25 0 50

(IN FEET)
1 inch = 50 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

TerrainEvolution
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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

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

PRELIMINARY STREET PLAN & PROFILE
MAPLEWOOD DRIVE

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 25-024

DATE: JUNE, 2025

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

SHEET NO.: 6/15

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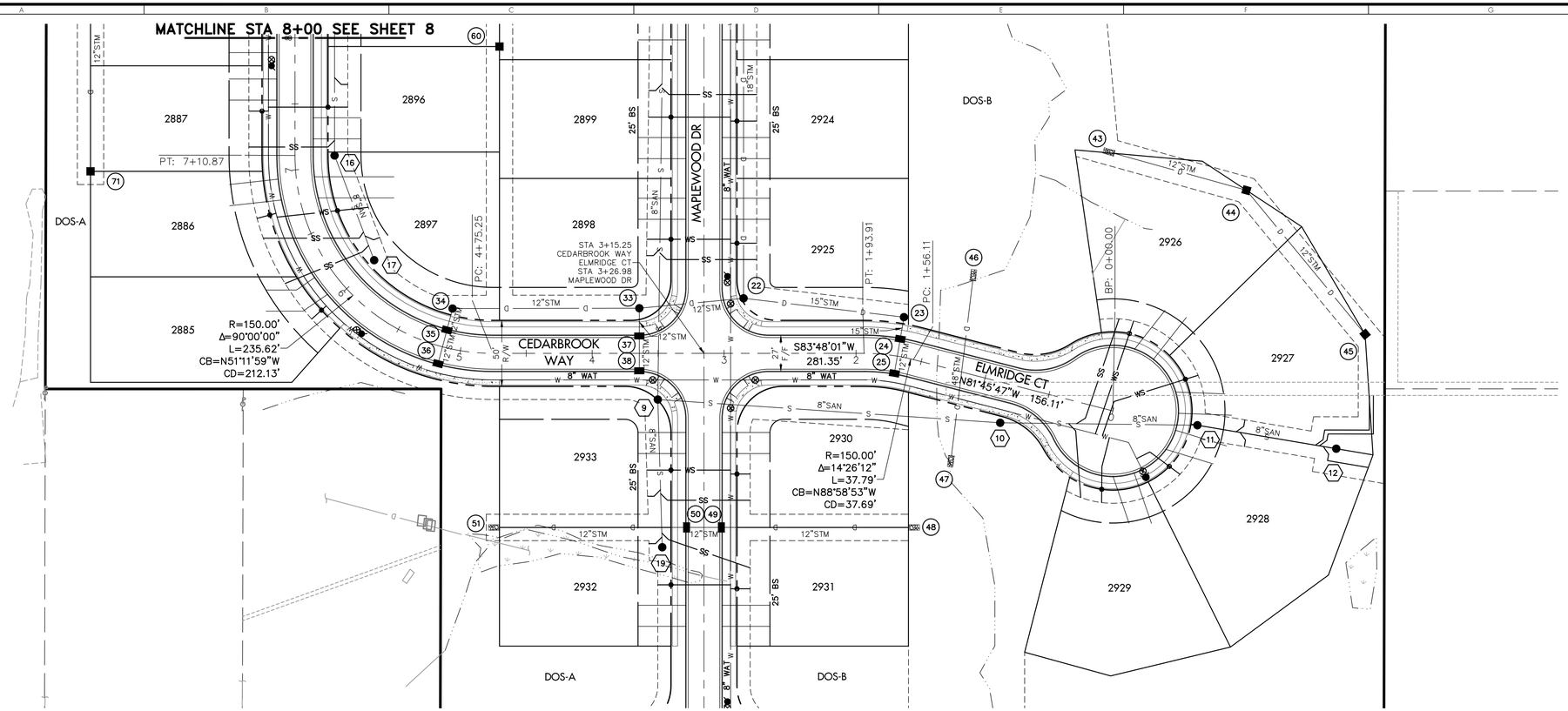

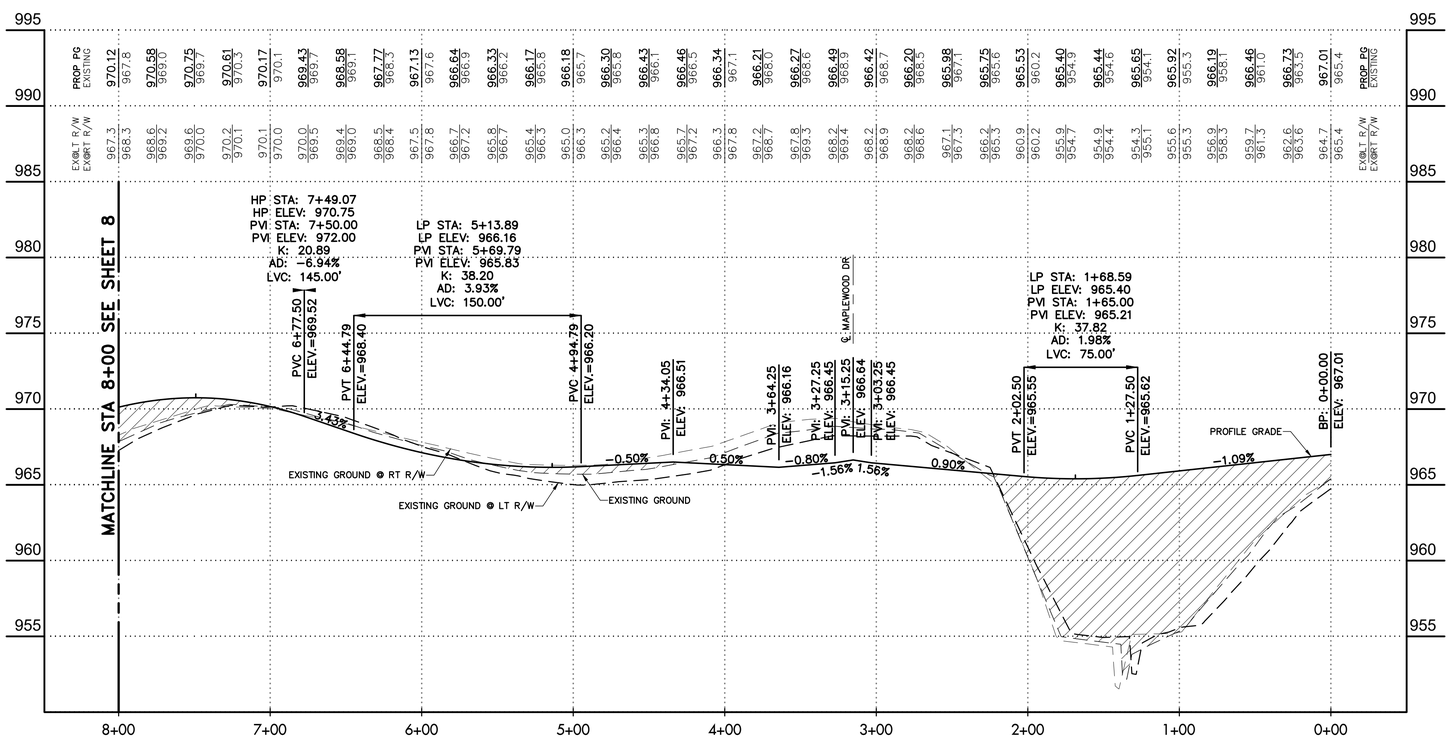

LEGEND

EXISTING:

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

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

N

GRAPHIC SCALE

50 25 0 50

(IN FEET)
1 inch = 50 ft.

REVISION		
#	BY	DATE

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE

TerrainEvolution
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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

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

PRELIMINARY STREET PLAN & PROFILE
CEDARBROOK WAY & ELMRIDGE COURT

DRAWING SET STATUS:

- ■ PRELIMINARY ENGINEERING SET
- □ AGENCY REVIEW SET
- □ CONSTRUCTION DOCUMENT SET
- □ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

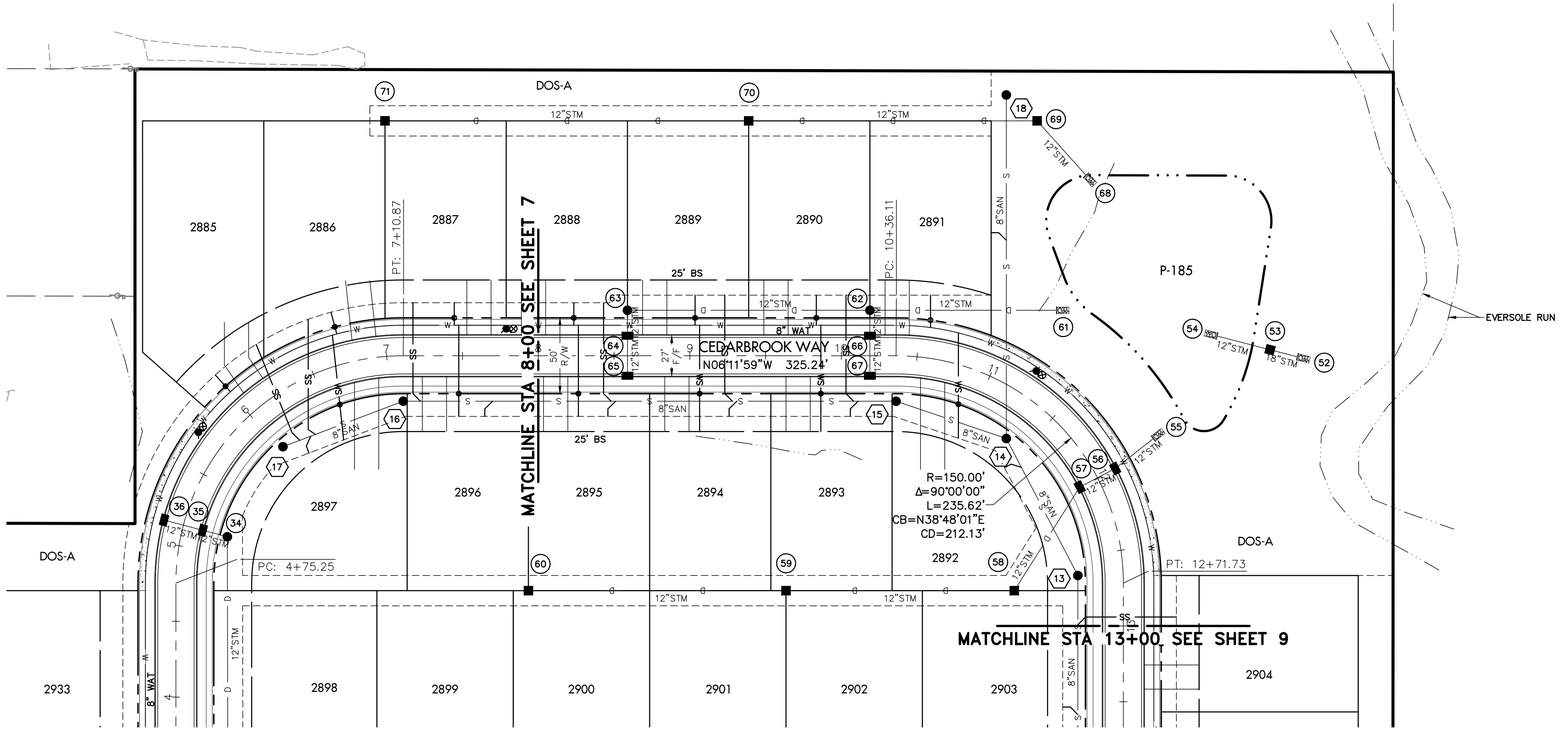
PROJECT NO.: 25-024

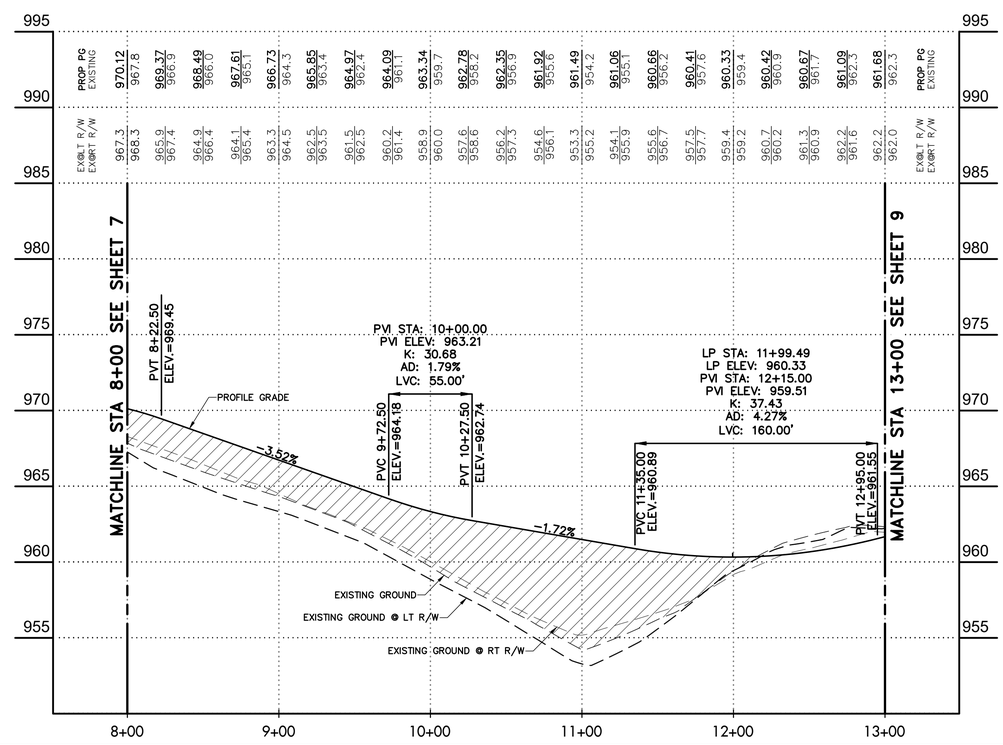
DATE: JUNE, 2025

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

SHEET NO.: 7/15

\\TEI2012\2024\25-024\Engineering\Sheet Files\25024-PRELIM.dwg by jonathanbergh on 07/22/2025 9:07:22.19 am - © Terrain Evolution, Inc.





LEGEND

EXISTING:

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

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE

50 25 0 50

(IN FEET)
1 inch = 50 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

PRELIMINARY STREET PLAN & PROFILE
CEDARBROOK WAY

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

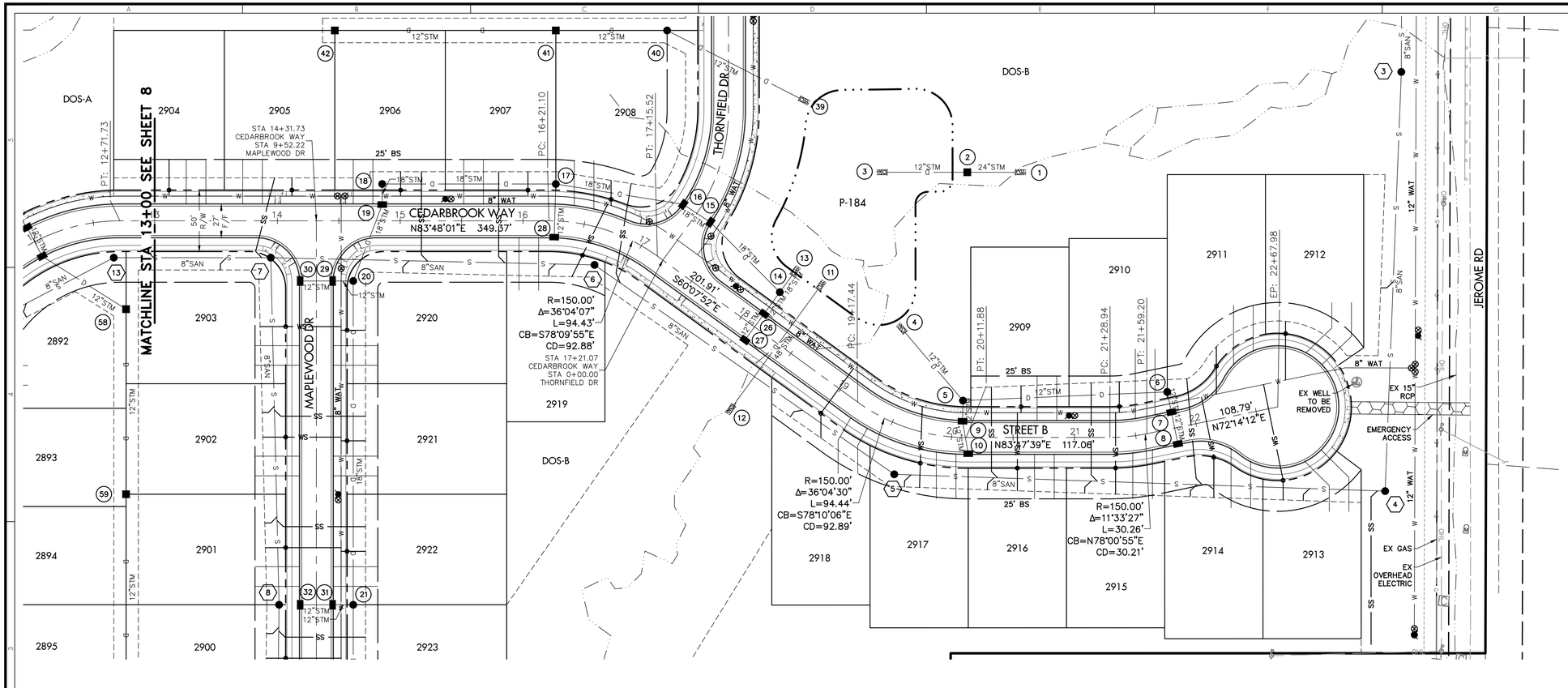
PROJECT NO.: 25-024

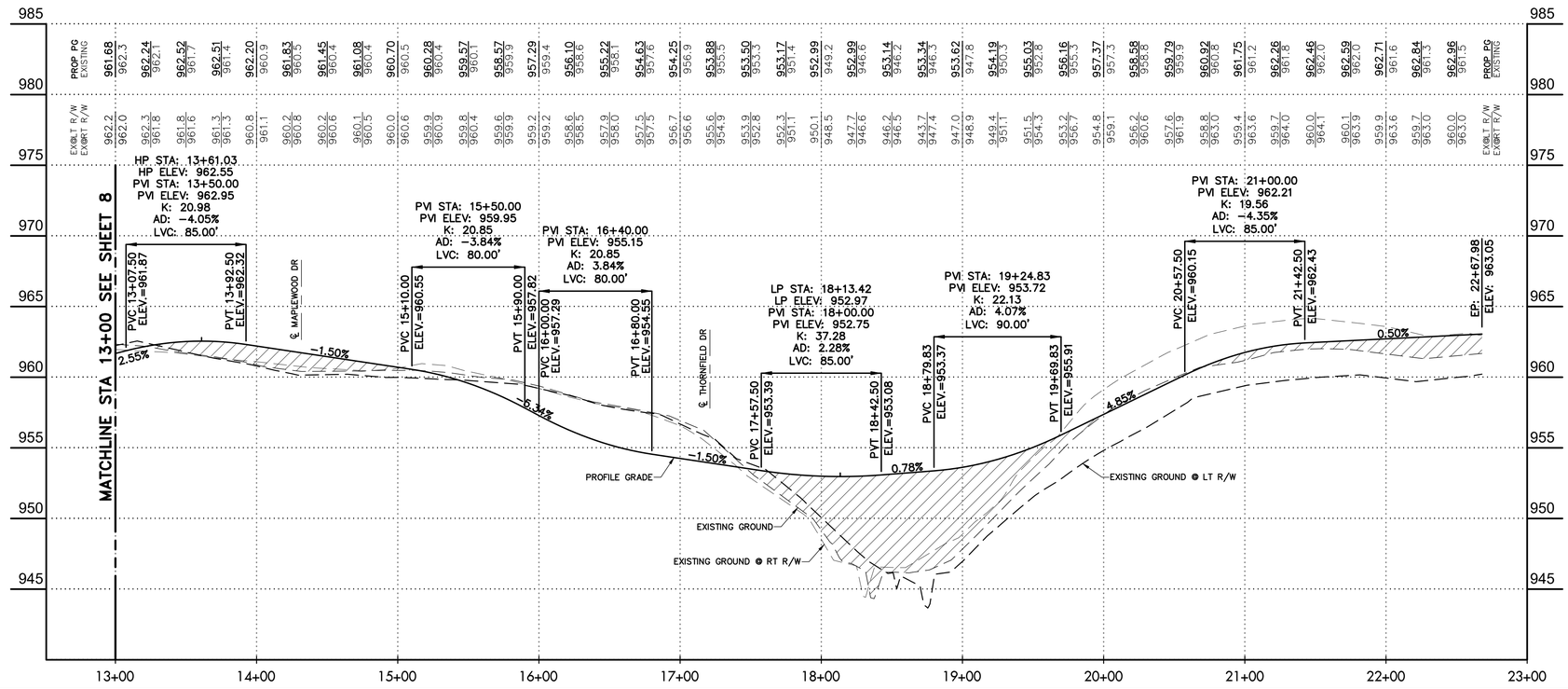
DATE: JUNE, 2025

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

SHEET NO.: 8/15

I:\2025\25-024 UNION\05 Engineering\Sheet Files\25-024 PRELS 2.dwg by, mcdougal, gregory on 07/22/2025 at 10:25:43 am - © Terrain Evolution, Inc.





LEGEND

EXISTING:

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

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE

50 25 0 50

(IN FEET)
1 inch = 50 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

PRELIMINARY STREET PLAN & PROFILE
CEDARBROOK WAY

DRAWING SET STATUS:

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

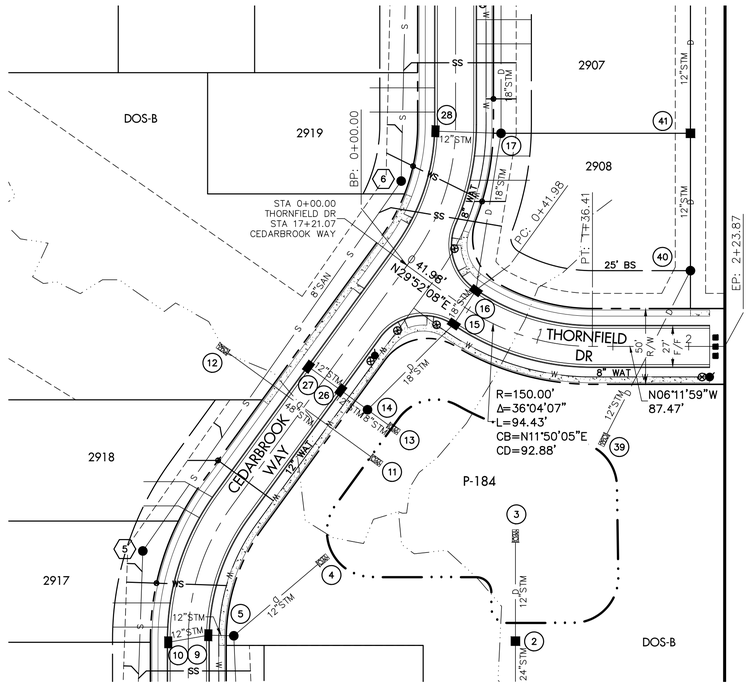
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

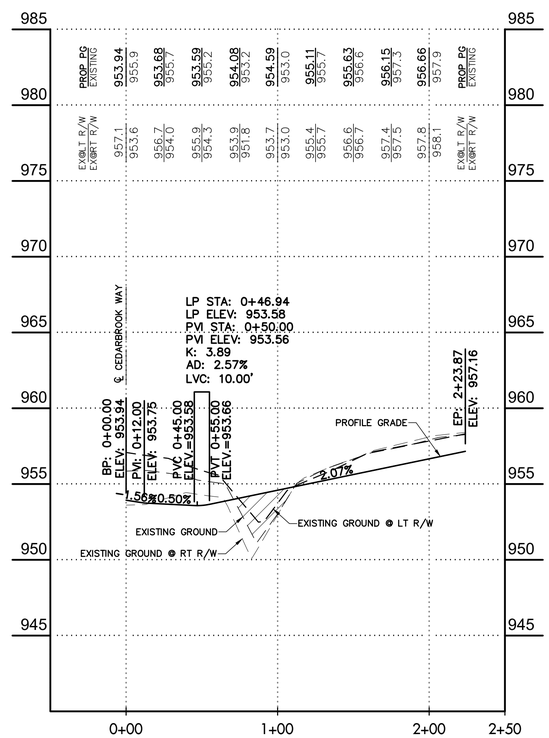
PROJECT NO.: 25-024

DATE: JUNE, 2025

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

SHEET NO.: 9/15





LEGEND

EXISTING:

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

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ODOT 203 FILL
- ** COMPACTED GRANULAR BACKFILL
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME BUILDER

GRAPHIC SCALE

50 25 0 50

(IN FEET)
1 inch = 50 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

TerrainEvolution
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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

PRELIMINARY STREET PLAN & PROFILE
THORNFIELD DR

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 25-024

DATE: JUNE, 2025

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

SHEET NO.: 10/15

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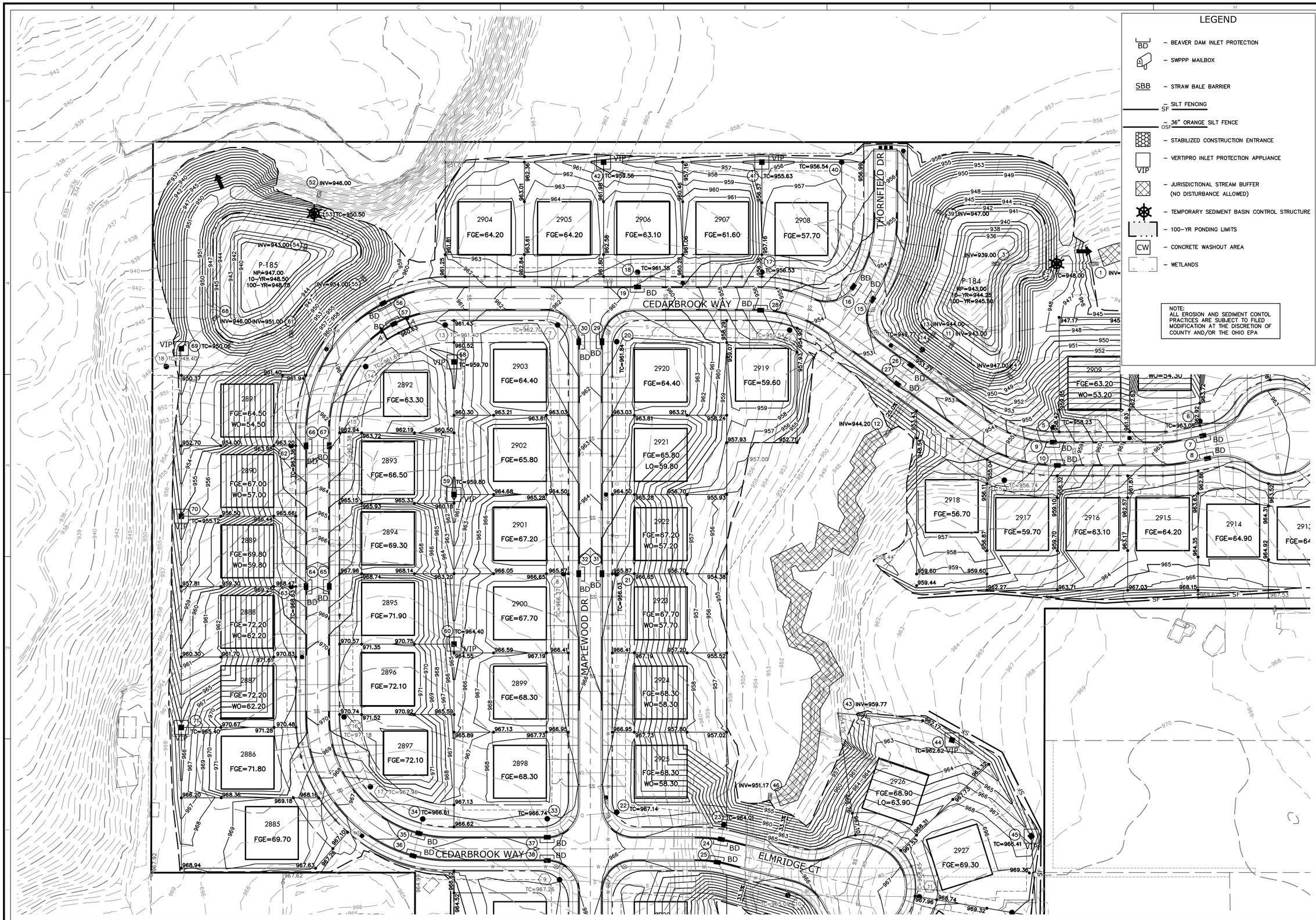

LEGEND

- BD – BEAVER DAM INLET PROTECTION
- SWPPP MAILBOX
- SBB – STRAW BALE BARRIER
- SF – SILT FENCING
- OSF – 36" ORANGE SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- VIP – VERTIPRO INLET PROTECTION APPLIANCE
- JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- 100-YR PONDING LIMITS
- CW – CONCRETE WASHOUT AREA
- WETLANDS

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

N

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

REVISION		
#	BY	DATE

CHANGE ORDER SCHEDULE		
#	DESCRIPTION OF CHANGE	

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

GRADING PLAN & EROSION & SEDIMENT CONTROL PLAN

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

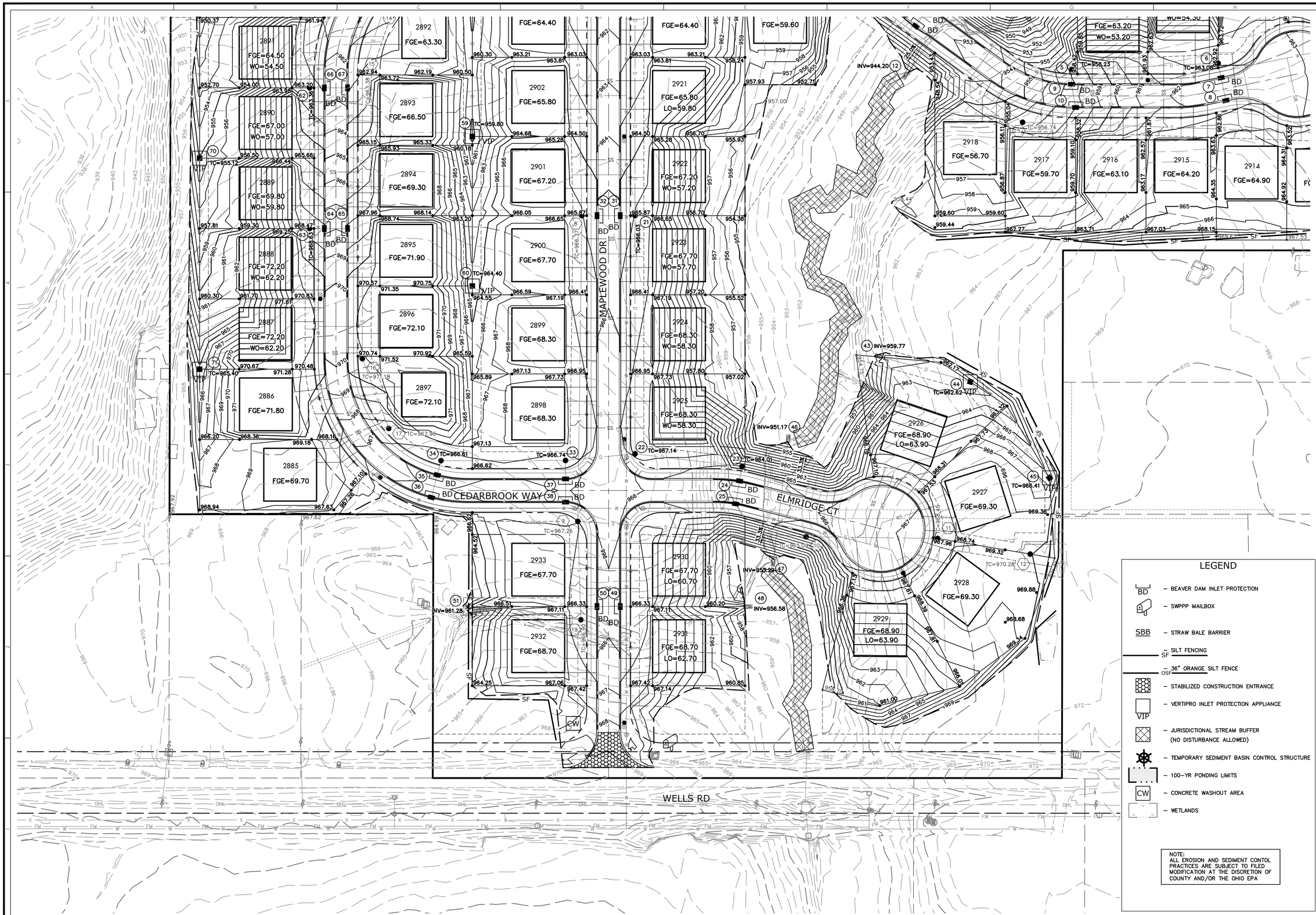
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 25-024

DATE: JUNE, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 11/15



LEGEND

- BD – BEAVER DAM INLET PROTECTION
- SWPPP MAILBOX
- SBB – STRAW BALE BARRIER
- SF – SILT FENCING
- OSF – 36" ORANGE SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- VIP – VERTIPRO INLET PROTECTION APPLIANCE
- JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- 100-YR PONDING LIMITS
- CW – CONCRETE WASHOUT AREA
- WETLANDS

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

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

REVISION		
#	BY	DATE

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

GRADING PLAN & EROSION & SEDIMENT CONTROL PLAN

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 25-024

DATE: JUNE, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 12/15

\\TEI-FS\Data\2025\25-024\Engineering\Site Plan\25024-GR25.dwg by mattbetzer on 07/31/2025 8:09:27:00 am - © Terrain Evolution, Inc.

LEGEND

- BD – BEAVER DAM INLET PROTECTION
- SWPPP MAILBOX
- SBB – STRAW BALE BARRIER
- SF – SILT FENCING
- OSF – 36" ORANGE SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- VIP – VERTIPRO INLET PROTECTION APPLIANCE
- JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- 100-YR PONDING LIMITS
- CW – CONCRETE WASHOUT AREA
- WETLANDS

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

N

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

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE
CHANGE ORDER SCHEDULE		

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

GRADING PLAN & EROSION & SEDIMENT CONTROL PLAN

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

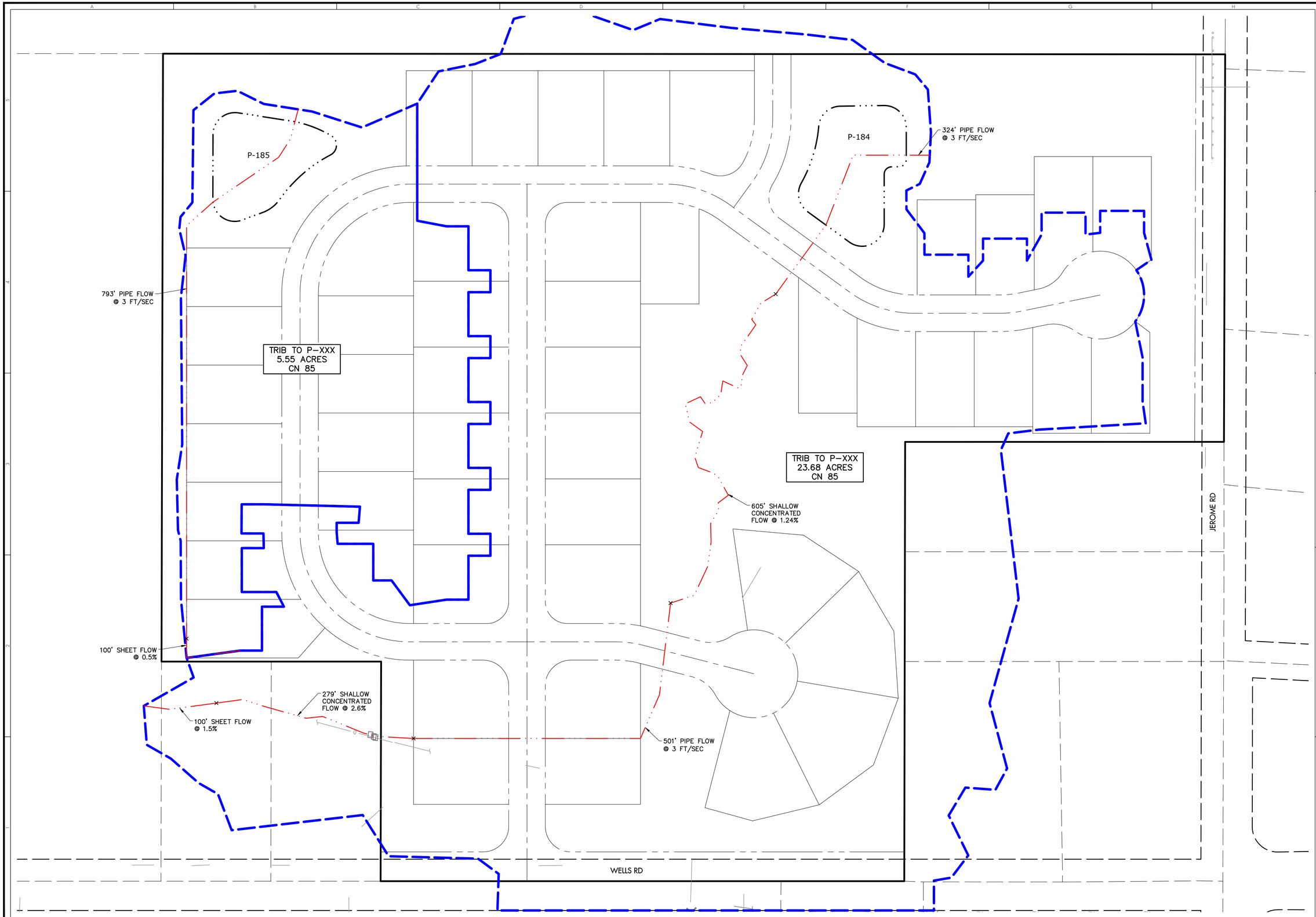
PROJECT NO.: 25-024

DATE: JUNE, 2025

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 13/15

\\CSI\Shared\2025\25-024\Engineering\Sheet Files\25024-EX-GRADE.dwg by pwilliams@csi-ltd.com on 07/23/2025 5:09:27 PM - © Terrain Evolution, Inc.



N

GRAPHIC SCALE

60 30 0 60

(IN FEET)
1 inch = 60 ft.

REVISION		
#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

STORMWATER TRIBUTARY MAP

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 25-024

DATE: JUNE, 2025

SCALE:
HORIZONTAL: 1" = 60'
VERTICAL: N/A

SHEET NO.: 14/15

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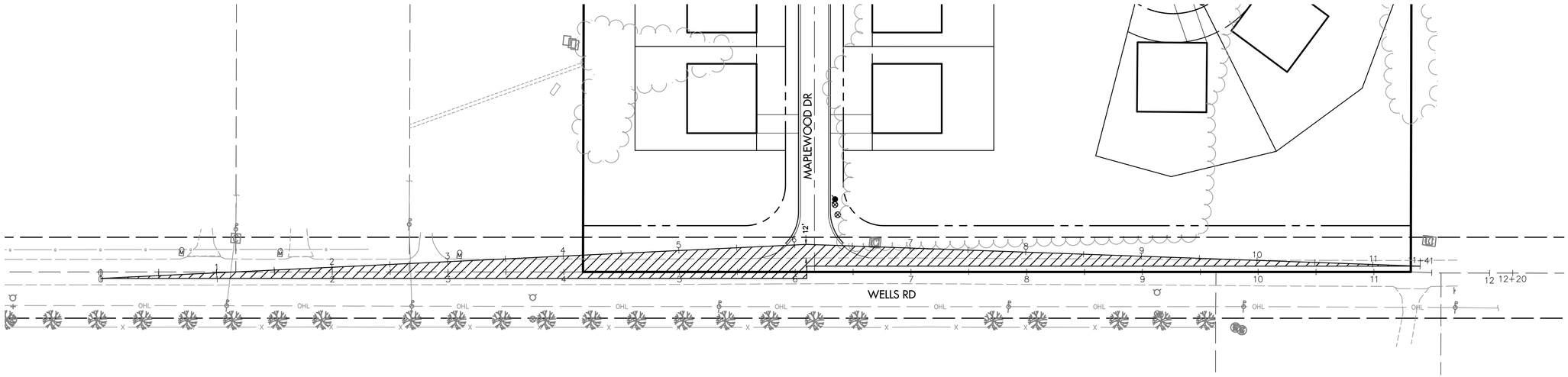

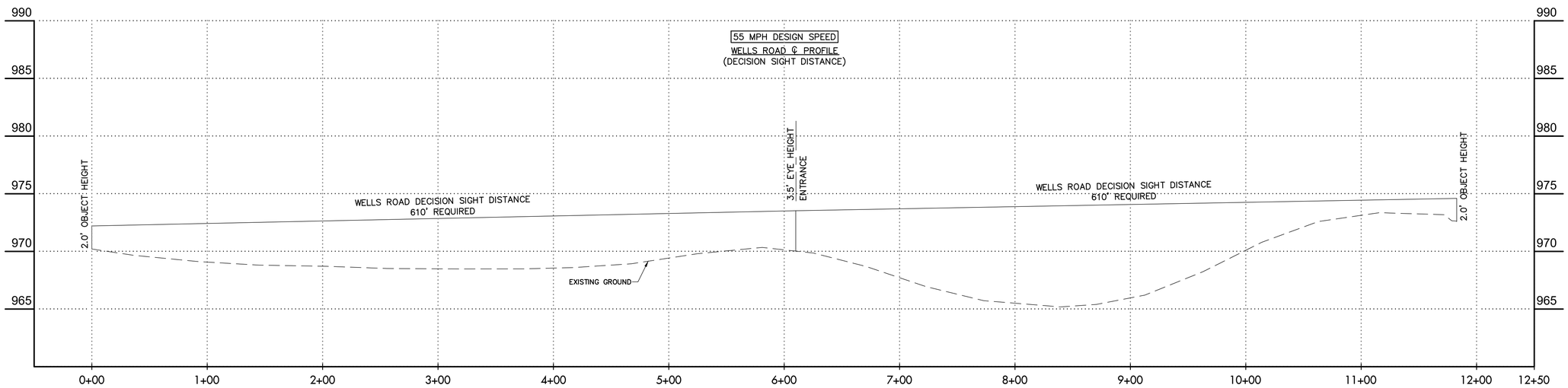

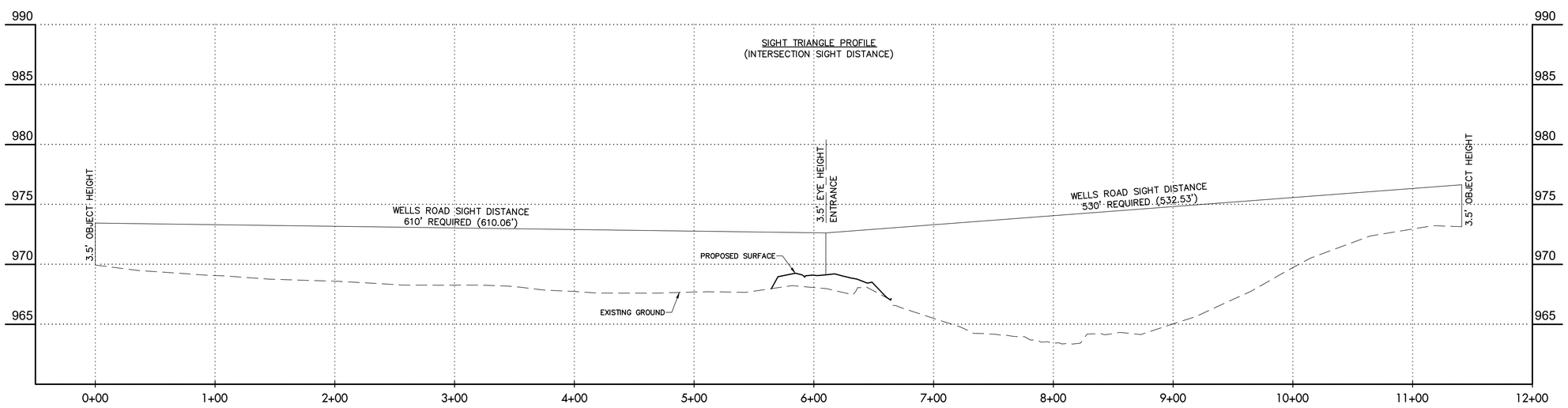

GRAPHIC SCALE

50 25 0 50

(IN FEET)
1 inch = 50 ft.

REVISION		
DATE	BY	

CHANGE ORDER SCHEDULE		
#	DESCRIPTION OF CHANGE	

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 10

SIGHT DISTANCE

DRAWING SET STATUS:
- ■ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 25-024

DATE: JUNE, 2025

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

SHEET NO.: 15/15

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