

BENCH MARKS
(NAVD 1988)

BM#19	Mag spike in the north side of a wooden utility pole located on the south side of Mitchell Dewitt Road being the first pole (95 feet) west of the driveway to 8240.	Elev = 943.85
BM#20	Chiseled "X" on the east rim of a sanitary manhole located 465 feet north of Mitchell Dewitt Road and 240 feet east of Waterford Way, being behind residence 8230 Waterford Way.	Elev = 956.87

STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM METHOD. 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. THE TRIBUTARY AREAS FOR THIS PROJECT ACCUMULATE AND DISCHARGE TO U.S. ROUTE 33 DITCH.

PROPOSED POND

BASINS 01, 02, 03, & 04 WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES. THE PONDS & OUTLET ARE ON DITCH MAINTENANCE.

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. OHC000006.

FLOODPLAIN

THE LARK RAVINE 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 LARK RAVINE SECTION 3 IS TO BE OWNED AND MAINTAINED BY LARK RAVINE HOME OWNERS ASSOCIATION. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS, URE ELECTRICAL FACILITIES EASEMENTS, AND RECREATIONAL USE.

ZONING

LARK RAVINE WAS ZONED PD, APPROVED JUNE 3, 2025 (RES 25-038).

PARKING

PARKING TO BE LIMITED TO ONE SIDE OF THE STREET. NO PARKING ON THE HYDRANT SIDE OF THE STREET.

VARIANCE

VARIANCE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 573, TO ALLOW FOR REMOVAL OF THE FOX FIELD PATH CONNECTION TO LARK RAVINE (APPROVED 5-7-2025).

VARIANCE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 408.3 TO ALLOW A PERMANENT DEAD END STREET (APPROVED 5-7-2025).

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	18.02
Open Space	5.34
Right-Of-Way	3.09
Lots	9.59
NUMBER OF LOTS (100'X140' MIN)	23
DENSITY (UNITS/ACRE)	
Gross (# Units/Total Area)	1.28
SETBACKS	
Front Yard (From Back of Curb)	25'
Rear Yard	30'
Side Yard	7.5'

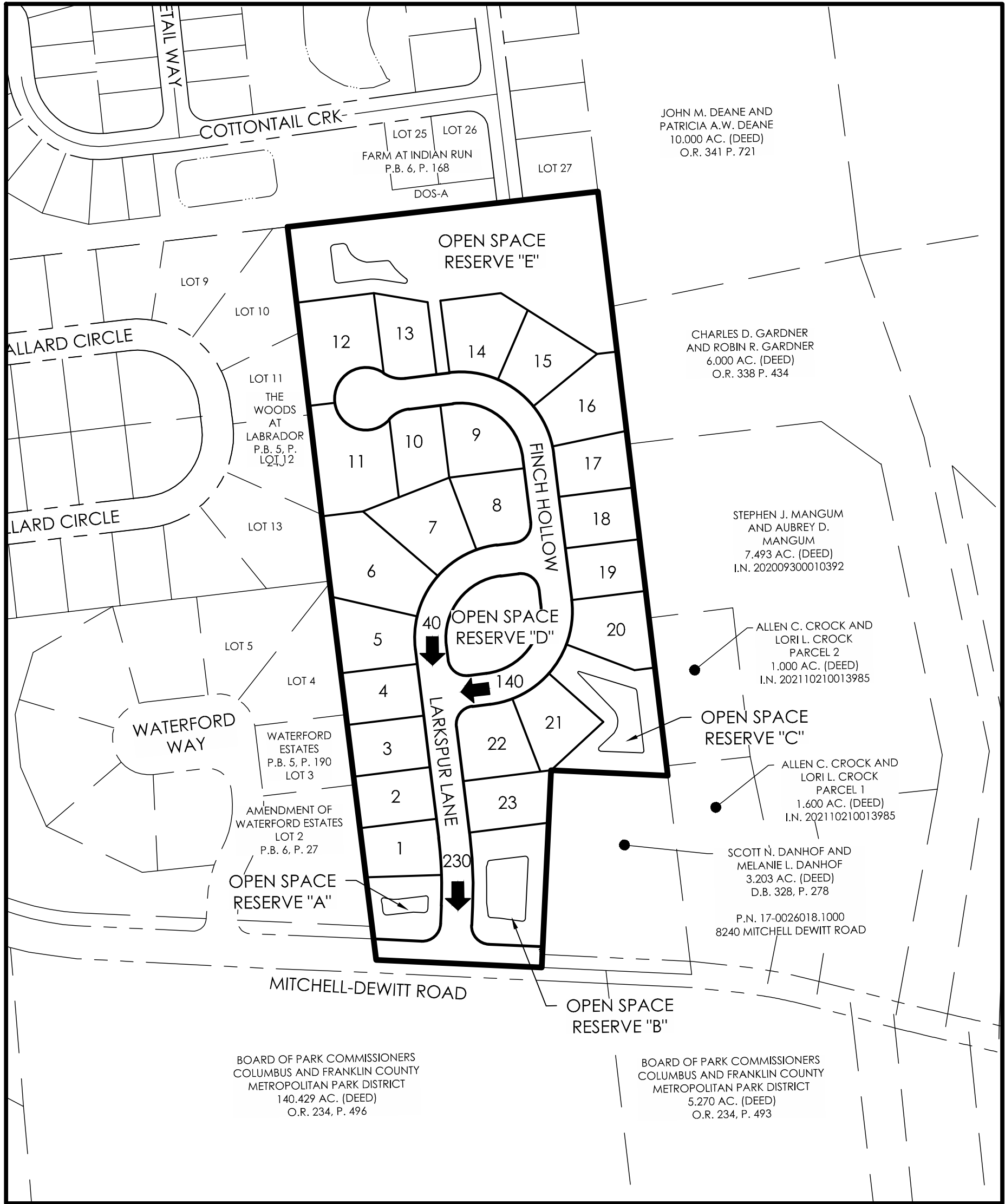
STANDARD CONSTRUCTION DRAWINGS

The Standard Construction Drawings listed on these plans are to be considered a part thereof.

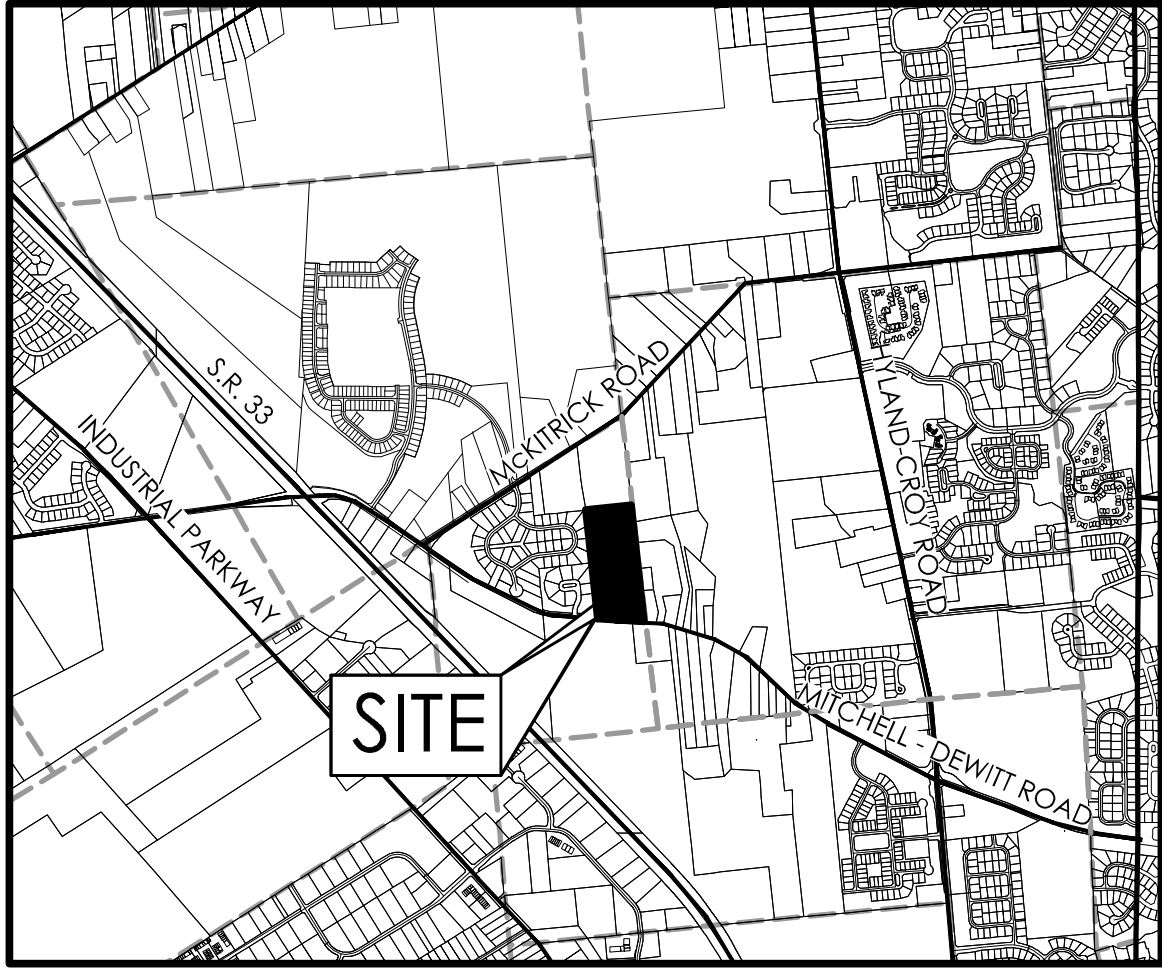
Union County	City of Columbus	ODOT	City of Marysville
Dwg. No. 3	2319	BP-3.1	WTR-01
Dwg. No. 5		CB-1.1	WTR-02
Dwg. No. 7		CB-1.2	WTR-03
Dwg. No. 11		CB-2.1	WTR-06
		CB-2.2	WTR-07
		MH-1.2	WTR-08
			WTR-09

BOUNDARY SURVEY DATE: 9-20-2024

JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
LARK RAVINE
2025



INDEX MAP
Scale: 1" = 200'



LOCATION MAP
NO SCALE

SHEET INDEX

Title Sheet	1
Typical Sections & Details	2
Existing Conditions Plan	3
Preliminary Plat	4
Preliminary Grading Plan	5
Composite Utility Plan	6
Street Profiles	7
Post Development Tributary Area Map	8
Erosion & Sediment Control Plan	9

ENGINEER

EMH&T, Inc.
Patricia A. Brown, PE
5500 New Albany Road
Columbus, OH 43054
Tel: (614) 775-4396
Email: pbrown@emht.com

SURVEYOR

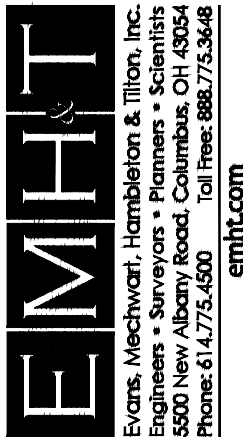
EMH&T, Inc.
Matthew J. Kirk, PE
5500 New Albany Road
Columbus, OH 43054
Tel: (614) 775-4500
Email: mkirk@emht.com

DEVELOPER/OWNER

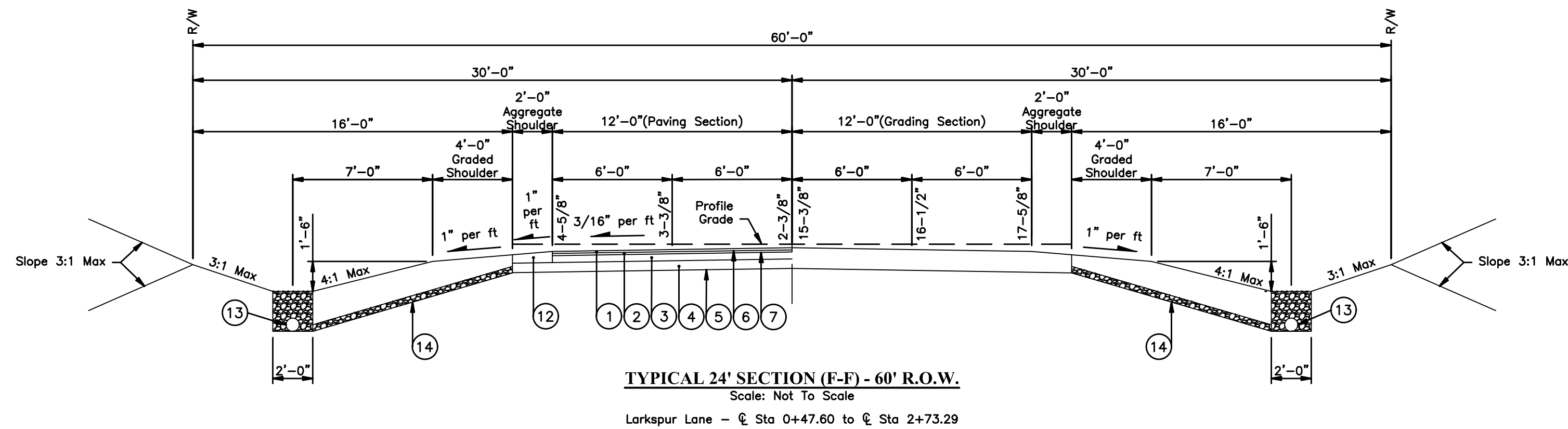
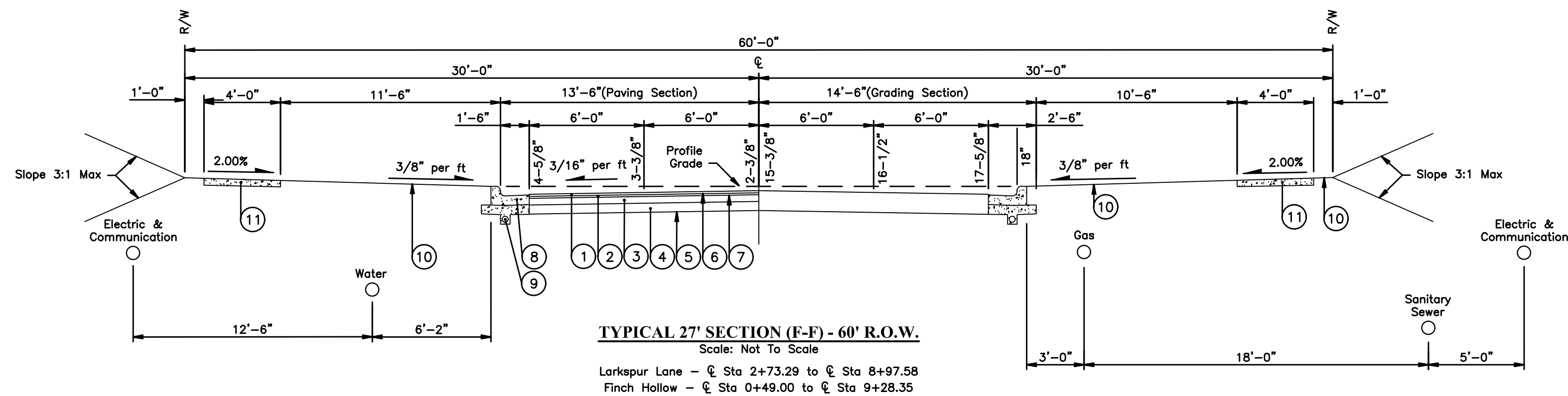
Romanelli & Hughes
Attn: Jim Ohlin
148 W. Schrock Road
Building E, Suite 105
Westerville, OH 43081
Tel: (614) 891-2042

ROMANELLI & HUGHES

TOWNSHIP OF JEROME, COUNTY OF UNION, STATE OF OHIO
VIRGINIA MARYLAND DISTRICT
SURVEY NUMBER 718
PRELIMINARY PLAT
FOR
LARK RAVINE
TITLE SHEET



DATE	OCTOBER 23, 2025
SCALE	As Noted
JOB NO.	2025-0565
SHEET	1/9



PAVEMENT LEGEND

- ① ITEM 441 - 1-1/4" ASPHALT CONCRETE SURFACE COURSE,
HEAVY TRAFFIC, TYPE 1 (448) PG 64-22
- ② ITEM 441 - 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE,
HEAVY TRAFFIC, TYPE 1 (448) PG 64-22
- ③ ITEM 301 - 6" BITUMINOUS AGGREGATE BASE
- ④ ITEM 304 - 4" CRUSHED AGGREGATE BASE
- ⑤ ITEM 204 - SUBGRADE COMPACTION
- ⑥ ITEM 407 - TACK COAT FOR INTERMEDIATE COURSE (0.075 GAL/SY)
- ⑦ ITEM 408 - PRIME COAT (0.50 GAL/SY)
- ⑧ ITEM 609 - COMBINATION CURB AND GUTTER
(PER UNION COUNTY STD DWG 07)
- ⑨ ITEM 605 - 4" PIPE UNDERDRAIN
- ⑩ ITEM 659 - SEEDING AND MULCHING
- ⑪ ITEM 608 - 4" CONCRETE WALK
- ⑫ ITEM 411 - 3" STABILIZED CRUSHED AGGREGATE
- ⑬ ITEM 605 - 8" PIPE UNDERDRAIN
- ⑭ ITEM 605 - AGGREGATE DRAINS AT 50' INTERVALS PER UNION COUNTY STD DWG 10

SN=3.71

Note:

All dimensions on utilities shown here in this section are typical and actual locations may vary per plan.

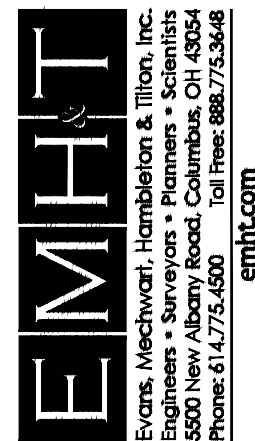
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ROMANELLI & HUGHES

TOWNSHIP OF JEROME, COUNTY OF UNION, STATE OF OHIO
VIRGINIA MILITARY DISTRICT

GEORGIA MILITARY DISTRICT
SURVEY NUMBER 7181
PRELIMINARY PLAT

**FOR
LARK RAVINE
TYPICAL SECTIONS & DETAILS**



DATE _____

OCTOBER 23, 2025

SCALE

None

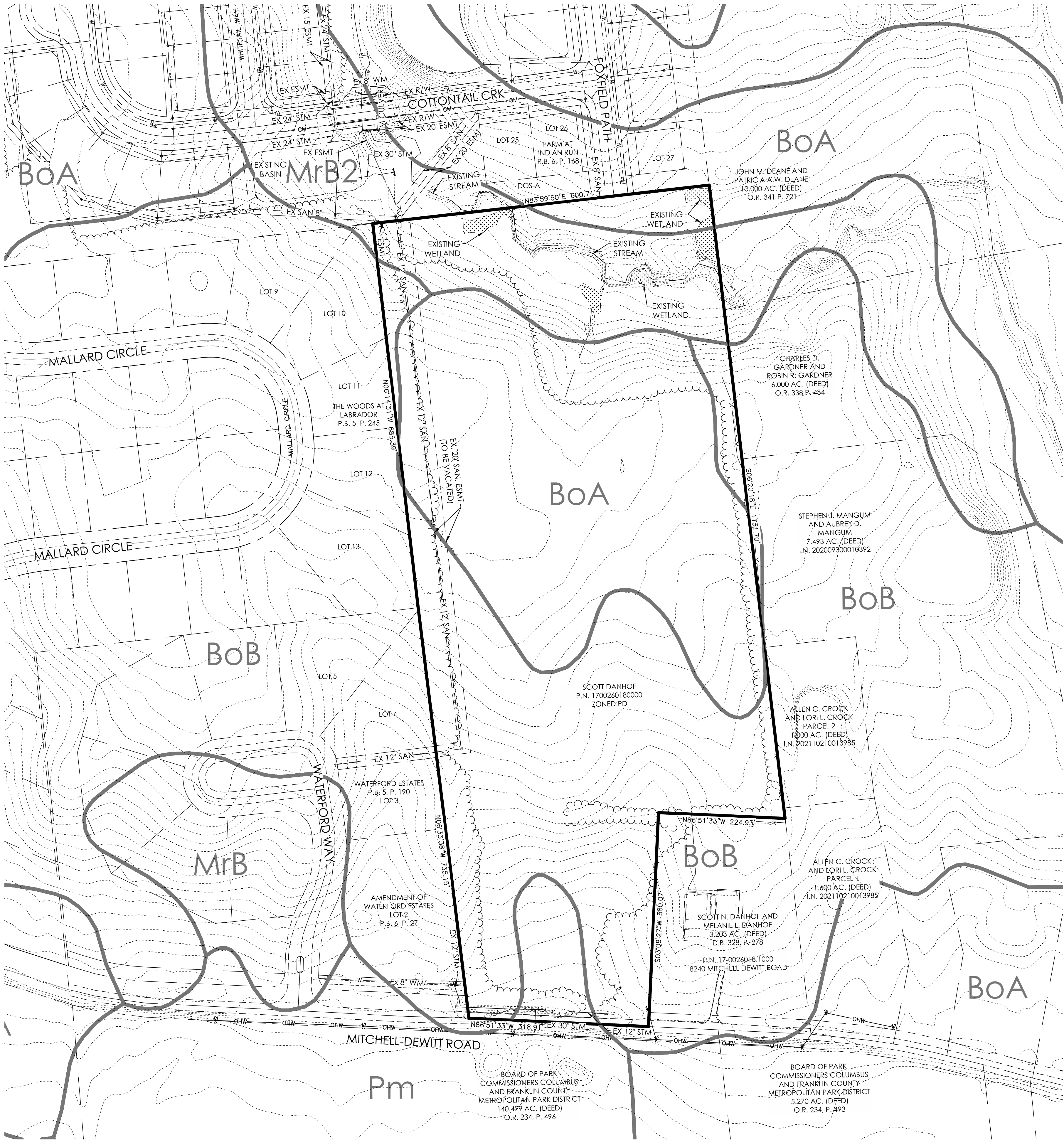
JOB NO.

2025-0565

SHEET

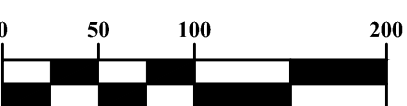
2/9

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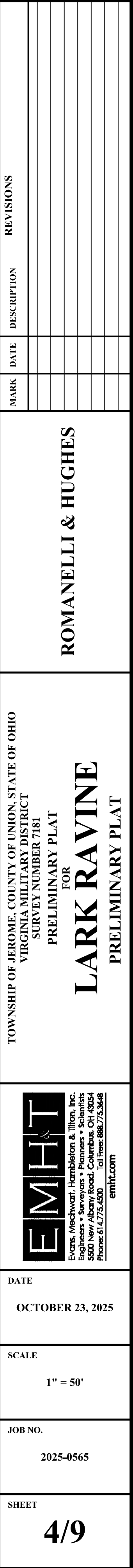
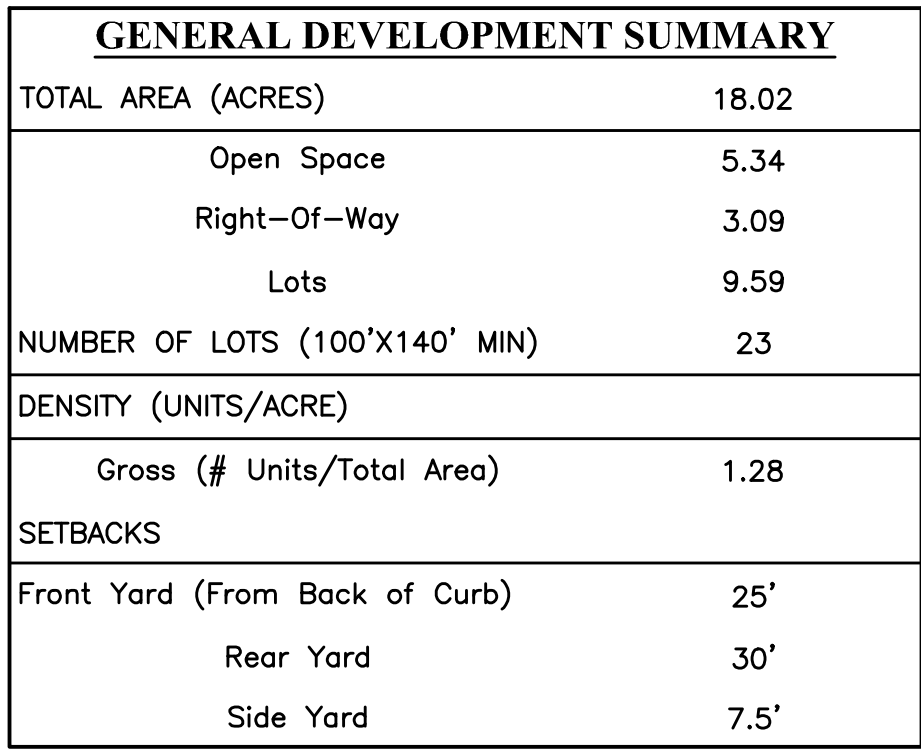


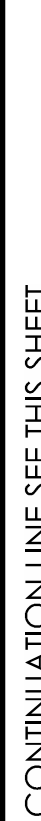
Soil Legend:
BoA: BLOUNT SILT LOAM, 0 TO 2 PERCENT SLOPES
BoB: BLOUNT SILT LOAM, 2 TO 4 PERCENT SLOPES
MrB2: MORLEY SILT LOAM, 2 TO 6 PERCENT SLOPES MODERATELY ERODED
MrB: MORLEY SILT LOAM, 2 TO 6 PERCENT SLOPES
Pm: PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES

Note:
Existing topographic survey information per field survey completed on 9/20/2025.



1 inch = 100 feet

REVISIONS				ROMANELLI & HUGHES	
MARK	DATE	DESCRIPTION			
				TOWNSHIP OF JEROME, COUNTY OF UNION, STATE OF OHIO VIRGINIA MOUNTAIN DISTRICT SURVEY NUMBER 7181 PRELIMINARY PLAT FOR LARK RAVINE EXISTING CONDITIONS PLAN	
DATE				OCTOBER 23, 2025	
SCALE				1" = 100'	
JOB NO.				2025-0565	
SHEET				3/9	





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ALLEN C. CROCK AND LORI L. CROCK
PARCEL 1
1.600 AC. (DEED)
I.N. 202110210013985

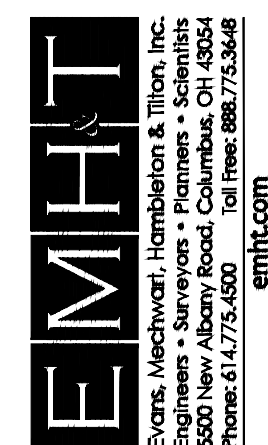
OPEN SPACE
RESERVE "C"
BASIN 03

MARK	DATE	DESCRIPTION	REVISIONS
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ROMANELLI & HUGHES

TOWNSHIP OF JEROME, COUNTY OF UNION, STATE OF OHIO
VIRGINIA MILITARY DISTRICT

**SURVEY NUMBER 7181
PRELIMINARY PLAT
FOR
LARK RAVINE
COMPOSITE UTILITY PLAN**



DATE _____

OCTOBER 23, 2025

SCALE

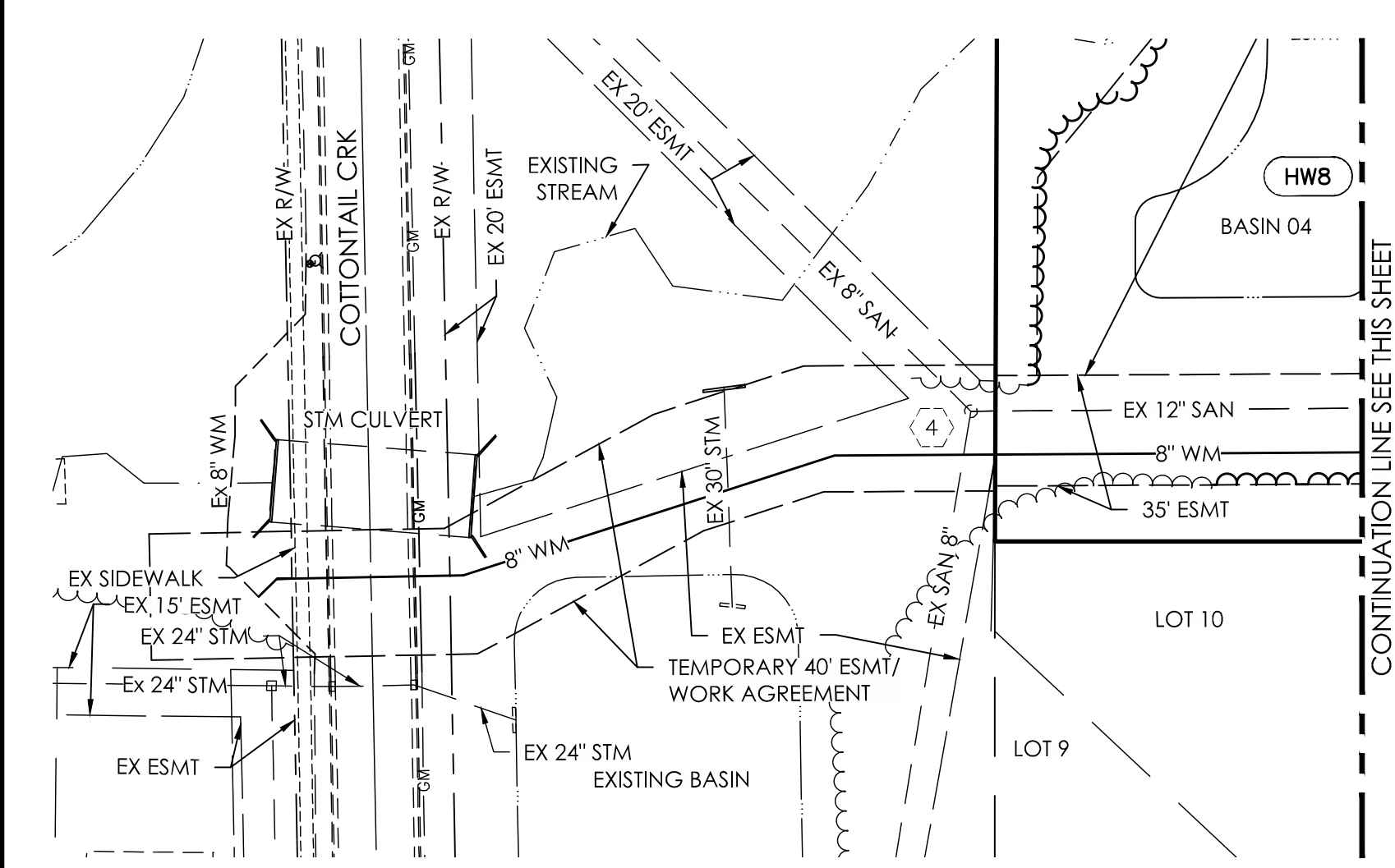
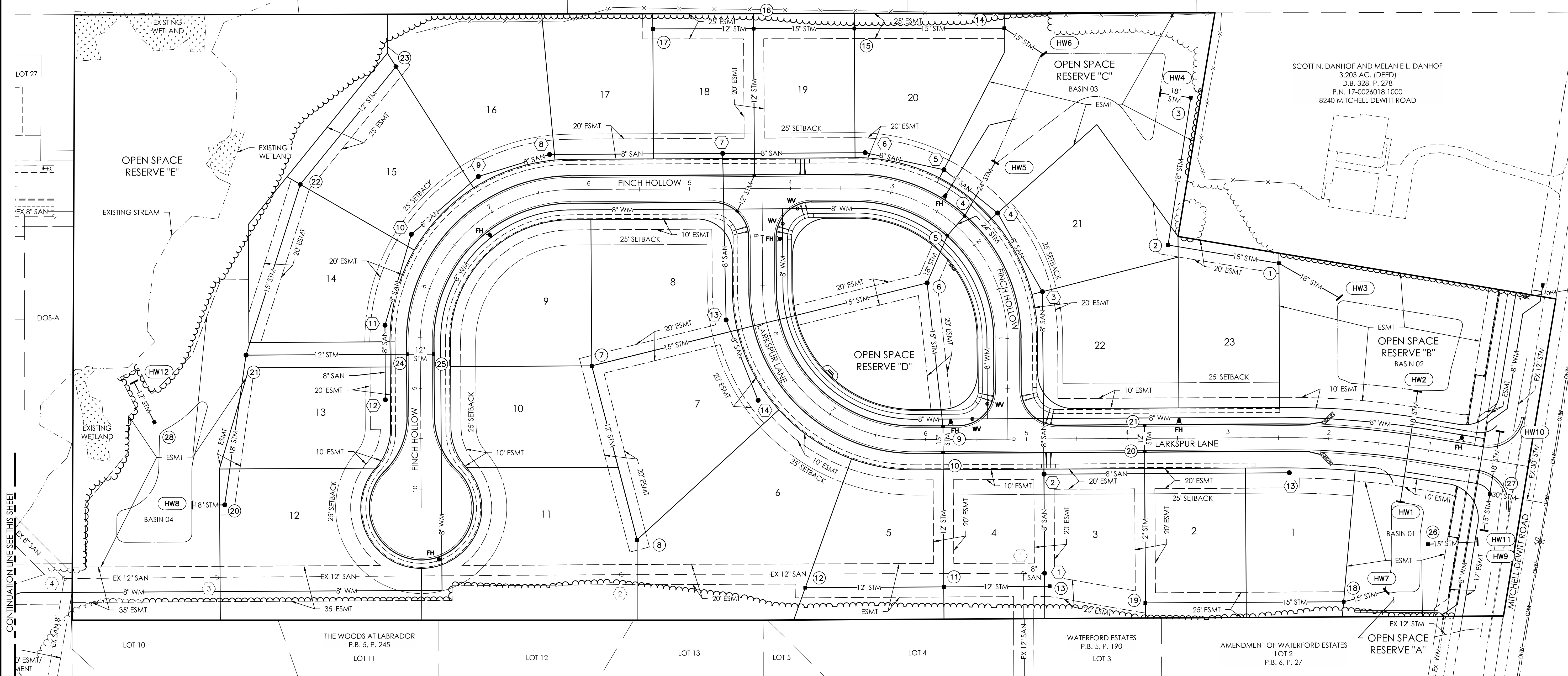
1" = 50'

JOB NO

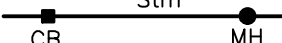
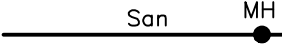
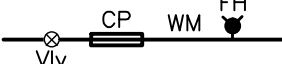
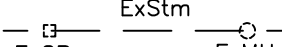
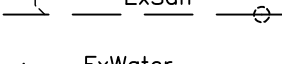
2025-0565

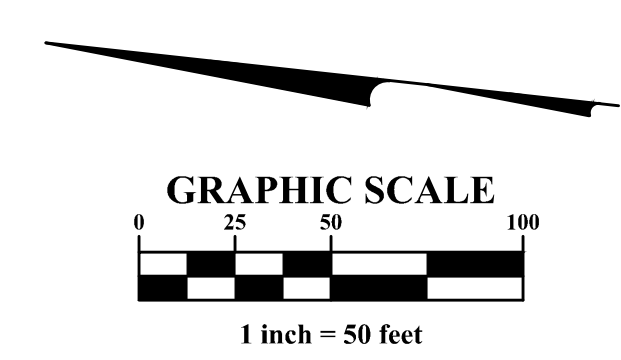
SHEET

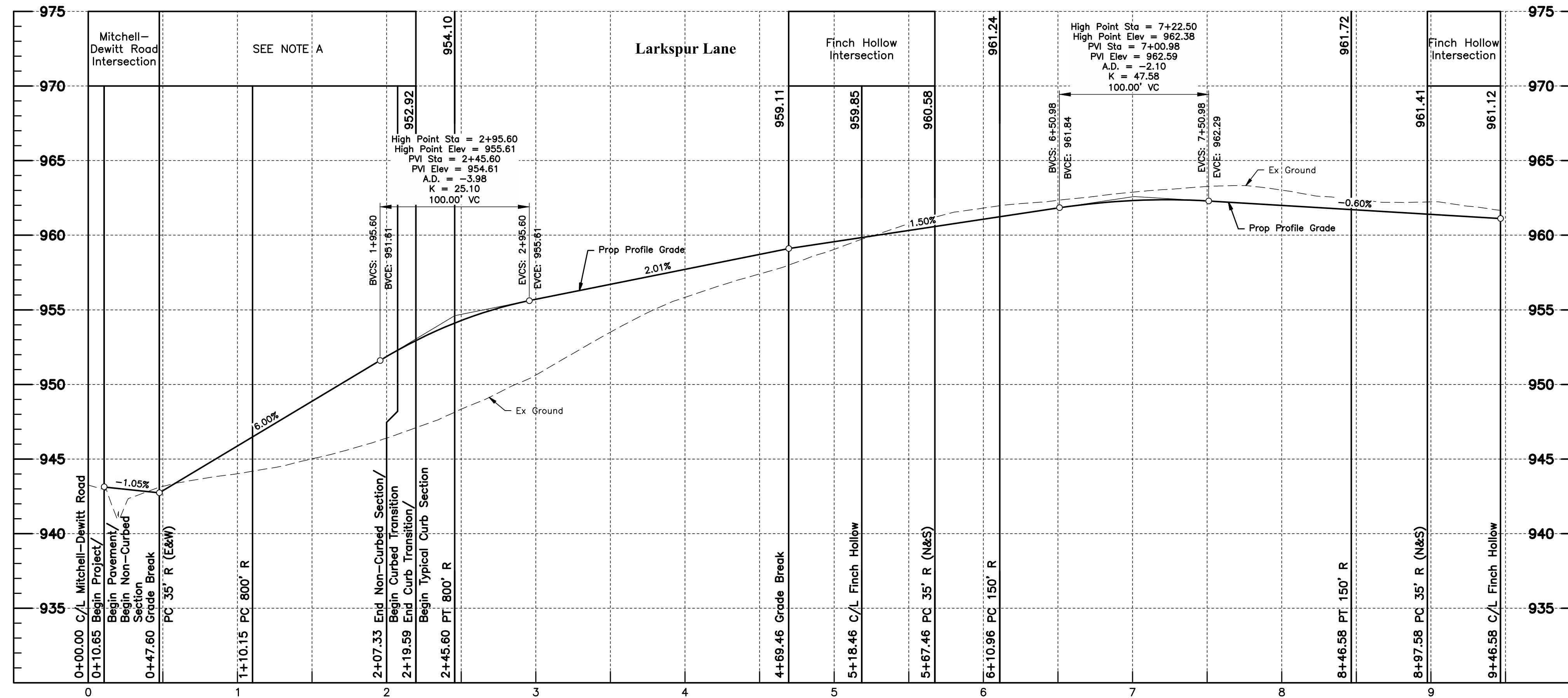
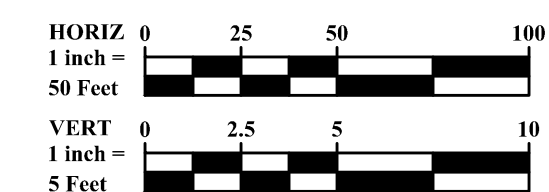
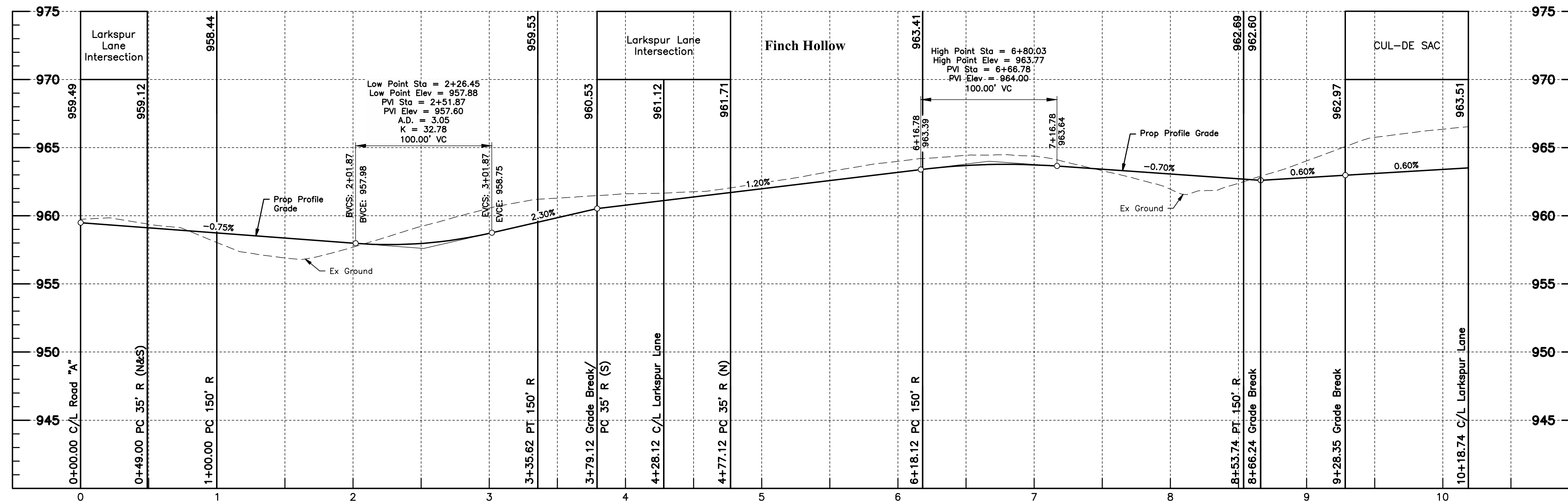
6/9



LEGEND

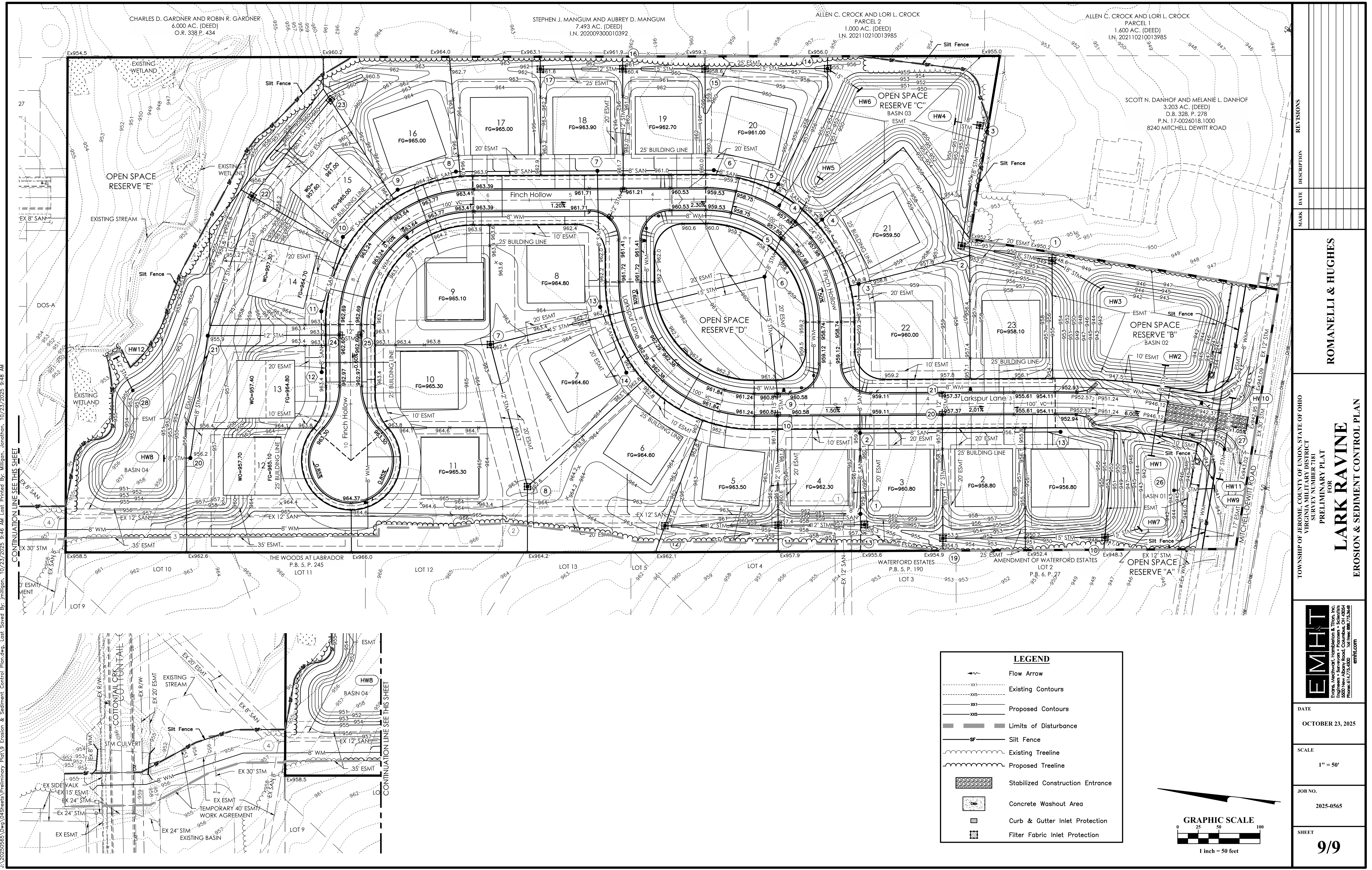
	Proposed Storm Sewer
	Proposed Sanitary Sewer
	Proposed Watermain
	Existing Storm Sewer
	Existing Sanitary Sewer
	Existing Watermain
	Sanitary Sewer Manhole No.
	Existing Sanitary Sewer Manhole No.
	Storm Sewer Structure No.
	Storm Sewer Headwall/End of Pipe/Drain Basin No.



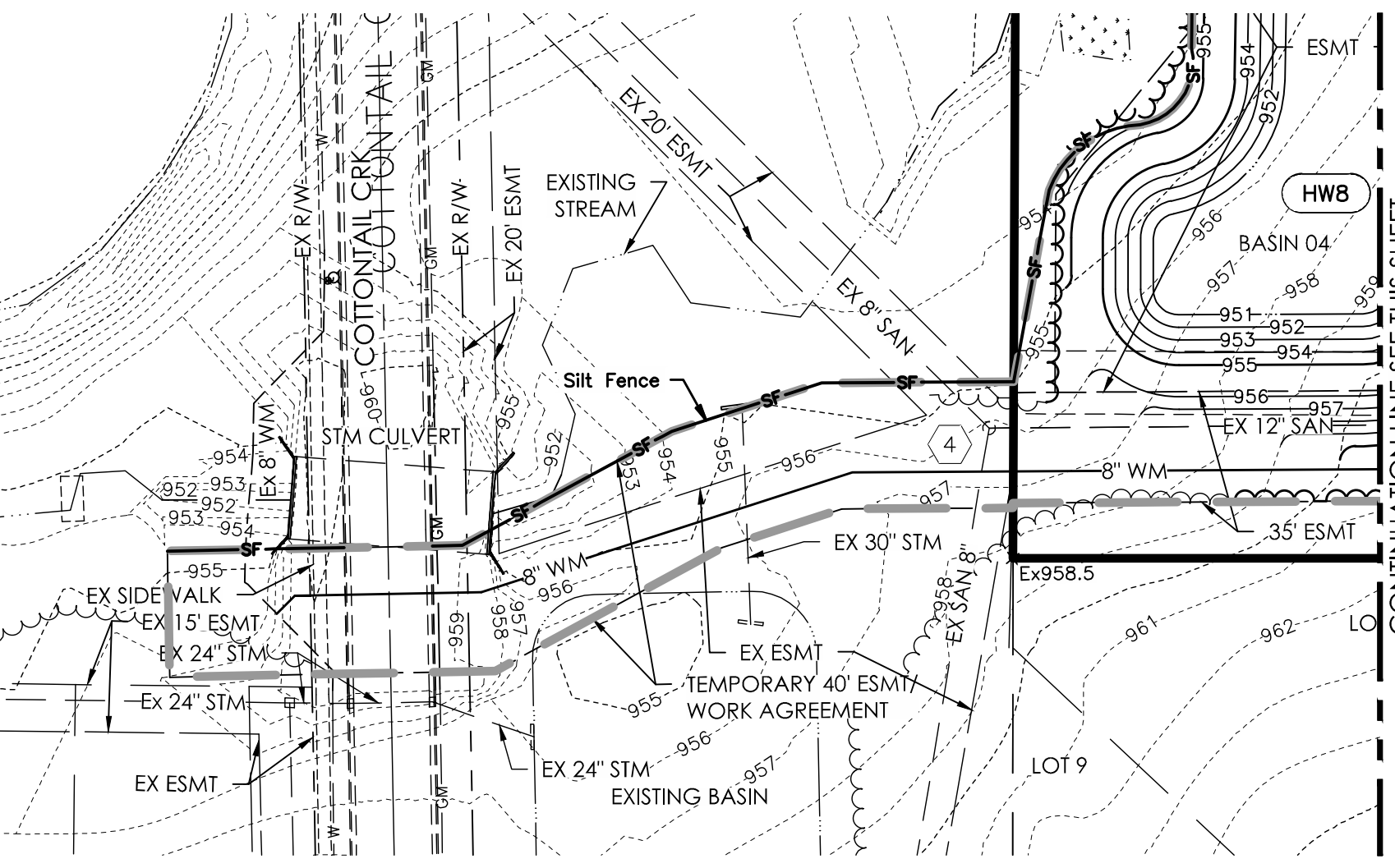


NOTE A:

Profile Grade is projected back of curb elevation
Back of Curb = Edge of Pavement + 0.37'



Continuation Line See This Sheet



LEGEND

Flow Arrow

Existing Contours

Proposed Contours

Limits of Disturbance

Silt Fence

Existing Treeline

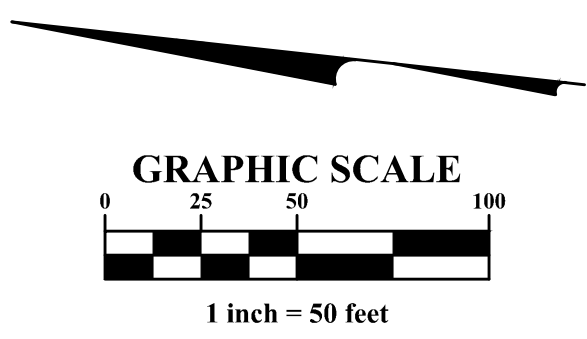
Proposed Treeline

Stabilized Construction Entrance

Concrete Washout Area

Curb & Gutter Inlet Protection

Filter Fabric Inlet Protection



ROMANELLI & HUGHES

FOR
LARK RAVINE
EROSION & SEDIMENT CONTROL PLAN

TOWNSHIP OF JEROME, COUNTY OF UNION, STATE OF OHIO
VIRGINIA MILITARY DISTRICT
SURVEY NUMBER 181
PRELIMINARY PLAT

DATE
OCTOBER 23, 2025

SCALE
1" = 50'

JOB NO.
2025-0565

SHEET
9/9

REVISIONS

MARK	DATE	DESCRIPTION
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EMHT

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