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

SURVEYORS

AMERICAN LAND SURVEYORS, LLC.
ATTN: JON (BRETT) ADCOCK
1346 HEMLOCK COURT
LANCASTER, OHIO 43130
P: 614-837-0800
F: 740-654-0604
E: JADCOCK@AMERICANLANDSURVEYORS.COM

CESO, INC.
ATTN: MATT ACHROYD
175 MONTROSE WEST AVE. SUITE 400
AKRON, OHIO 44321
P: 330-665-0660
F: 888-208-4826

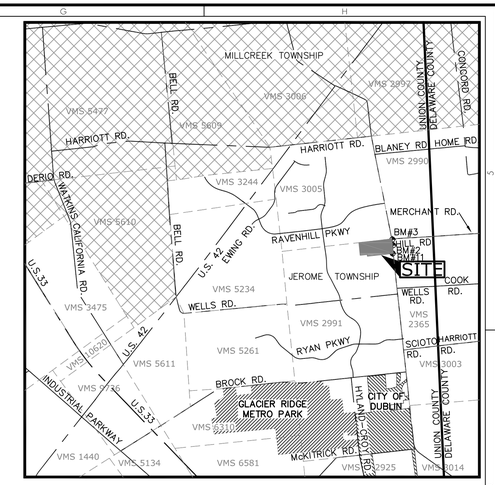
PRELIMINARY PLAT & PLAN FOR

JEROME VILLAGE EVERSOLE RUN NEIGHBORHOOD SECTION 9

VIRGINIA MILITARY SURVEY (VMS) 2991

JEROME TOWNSHIP, UNION COUNTY, OHIO

JULY, 2025



LOCATION MAP
SCALE: 1" = 4000'

BENCH MARKS

HORIZONTAL DATUM
OHIO STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE, NAD83 (2011).

BM "1"
BEING A RAILROAD SPIKE SET IN THE EAST SIDE OF A POWER POLE ON THE WEST SIDE OF JEROME ROAD, LOCATED 760 FEET SOUTH OF THE JEROME AND HILL ROAD INTERSECTION.
N40°10'49.06", W83°10'41.09"
ELEV=934.11

BM "2"
BEING A RAILROAD SPIKE SET IN THE WEST SIDE OF A POWER POLE ON THE EAST SIDE OF JEROME ROAD, LOCATED 325 FEET SOUTH OF THE JEROME AND HILL ROAD INTERSECTION.
N40°10'53.35", W83°10'40.89"
ELEV=939.79

BM "3"
BEING A RAILROAD SPIKE SET IN THE WEST SIDE OF A POWER POLE AT THE SOUTHEAST CORNER OF THE JEROME AND HILL ROAD INTERSECTION.
N40°10'56.34", W83°10'41.41"
ELEV=940.13

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 FARM FIELD. THE TRIBUTARY AREA FOR THIS STUDY ACCUMULATES AND DISCHARGES 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

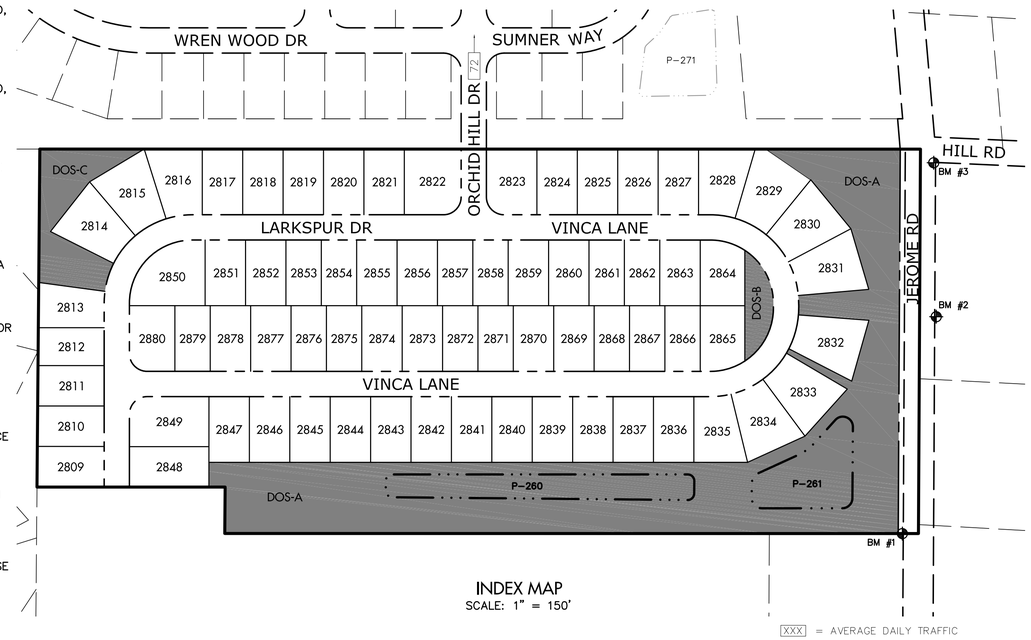
OPEN SPACE TO BE OWNED AND MAINTAINED BY JEROME VILLAGE COMMUNITY AUTHORITY. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

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

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	29.689
OPEN SPACE	7.155
RIGHT-OF-WAY	4.609
EXISTING	0.524
PROPOSED	4.085
LOTS	17.925
NUMBER OF LOTS	72
70' LOT WIDTH	16
75' LOT WIDTH	2
80' LOT WIDTH	53
90' LOT WIDTH	1
DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	2.425
NET (# LOTS/LOT AREA)	4.017

MINIMUM LOT AREA	
70' LOT WIDTH	9,100 SF
75' LOT WIDTH	9,750 SF
80' LOT WIDTH	10,400 SF
90' LOT WIDTH	11,700 SF

BUILDING SETBACKS (BS)	70'	75'	80'	90'
FRONT YARD SETBACK	20'	20'	20'	20'
REAR YARD SETBACK	30'	30'	30'	30'
SIDE YARD SETBACK	5'	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-2X4	WTR-08
CB-2X5	WTR-09
MH-3	
COC	**UNION COUNTY**
2319	NO. 9

SHEET INDEX

1	COVER SHEET
2	TYPICAL SECTIONS & DETAILS
3	EXISTING CONDITIONS
4-5	PRELIMINARY PLAT
6	COMPOSITE UTILITY PLAN
7-12	PRELIMINARY STREET PLAN & PROFILE
13-14	GRADING & EROSION & SEDIMENT CONTROL PLAN
15	STORMWATER TRIBUTARY MAP

SURVEY DATA		
DESCRIPTION	EXISTING PARCEL ID NUMBER	BOUNDARY SURVEY DATE
MLM FARMS, LLC	1700120010000	04/2024

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

GRAPHIC SCALE
150 75 0 150
(IN FEET)
1 inch = 150 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 9
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.: 25-010
DATE: JULY, 2025
SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

SHEET NO.: 1/15

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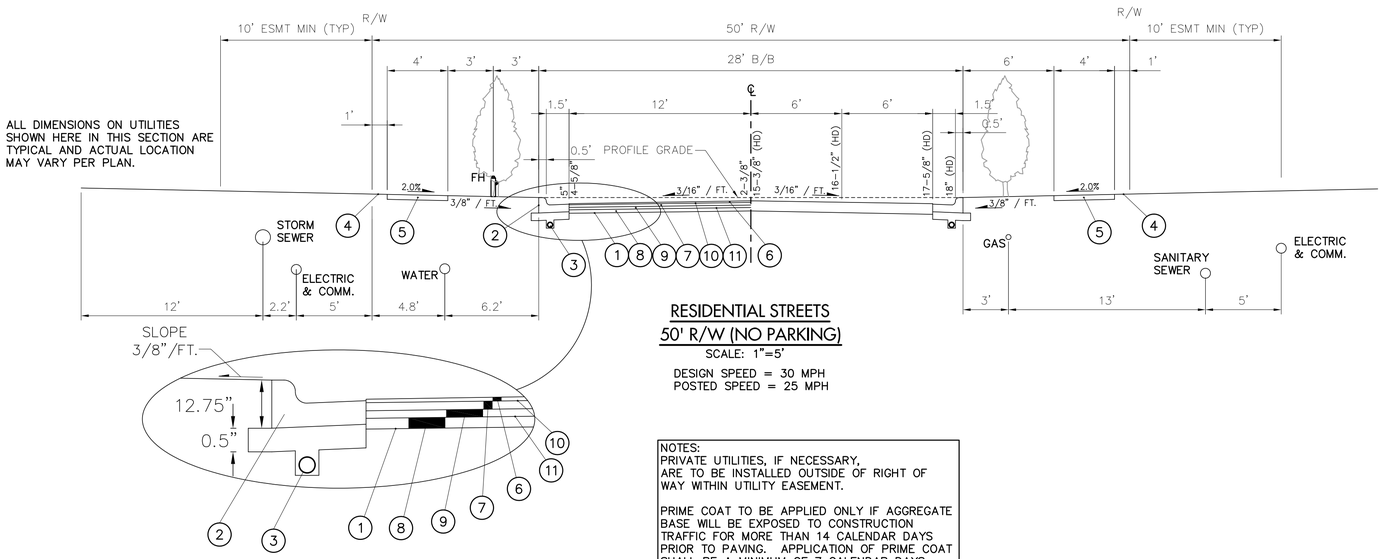


ALL DIMENSIONS ON UTILITIES SHOWN HERE IN THIS SECTION ARE TYPICAL AND ACTUAL LOCATION MAY VARY PER PLAN.

RESIDENTIAL STREETS
50' R/W (NO PARKING)

SCALE: 1"=5'

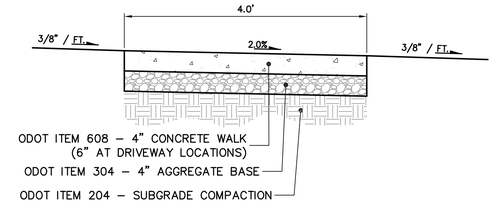
DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

NOTES:
PRIVATE UTILITIES, IF NECESSARY, ARE TO BE INSTALLED OUTSIDE OF RIGHT OF WAY WITHIN UTILITY EASEMENT.

PRIME COAT TO BE APPLIED ONLY IF AGGREGATE BASE WILL BE EXPOSED TO CONSTRUCTION TRAFFIC FOR MORE THAN 14 CALENDAR DAYS PRIOR TO PAVING. APPLICATION OF PRIME COAT SHALL BE A MINIMUM OF 7 CALENDAR DAYS BEFORE PAVING OF ASPHALT CONCRETE BASE TO PERMIT PENETRATION OF THE MATERIAL.

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)
12. ITEM 609, STRAIGHT 18" CONCRETE CURB
13. SPEC, MOUNTABLE CURB (FOR CONSPAN)

SN = 3.71

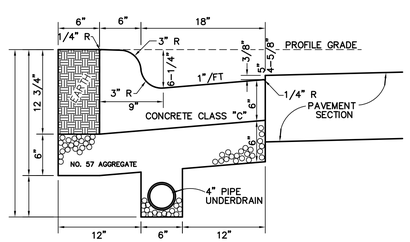


NOTES:

- 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

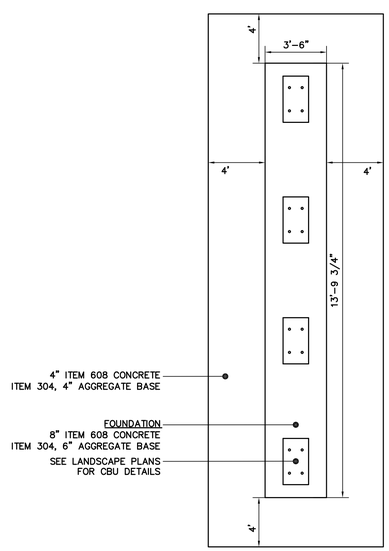
NOT TO SCALE



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

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

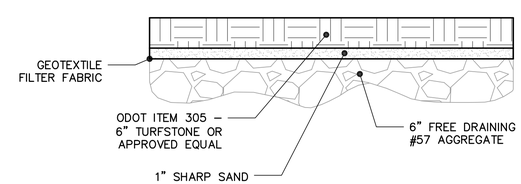
NOT TO SCALE



CBU CONCRETE PAD

NOT TO SCALE

NOTE: SEE LANDSCAPE PLAN FOR MODEL NUMBERS



EMERGENCY ACCESS DRIVE TYP. SECTION

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 19
TYPICAL SECTION & DETAILS

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 25-010
DATE: JULY, 2025
SCALE: HORIZONTAL: 1" = 5' VERTICAL: N/A

SHEET NO.: 2 / 15

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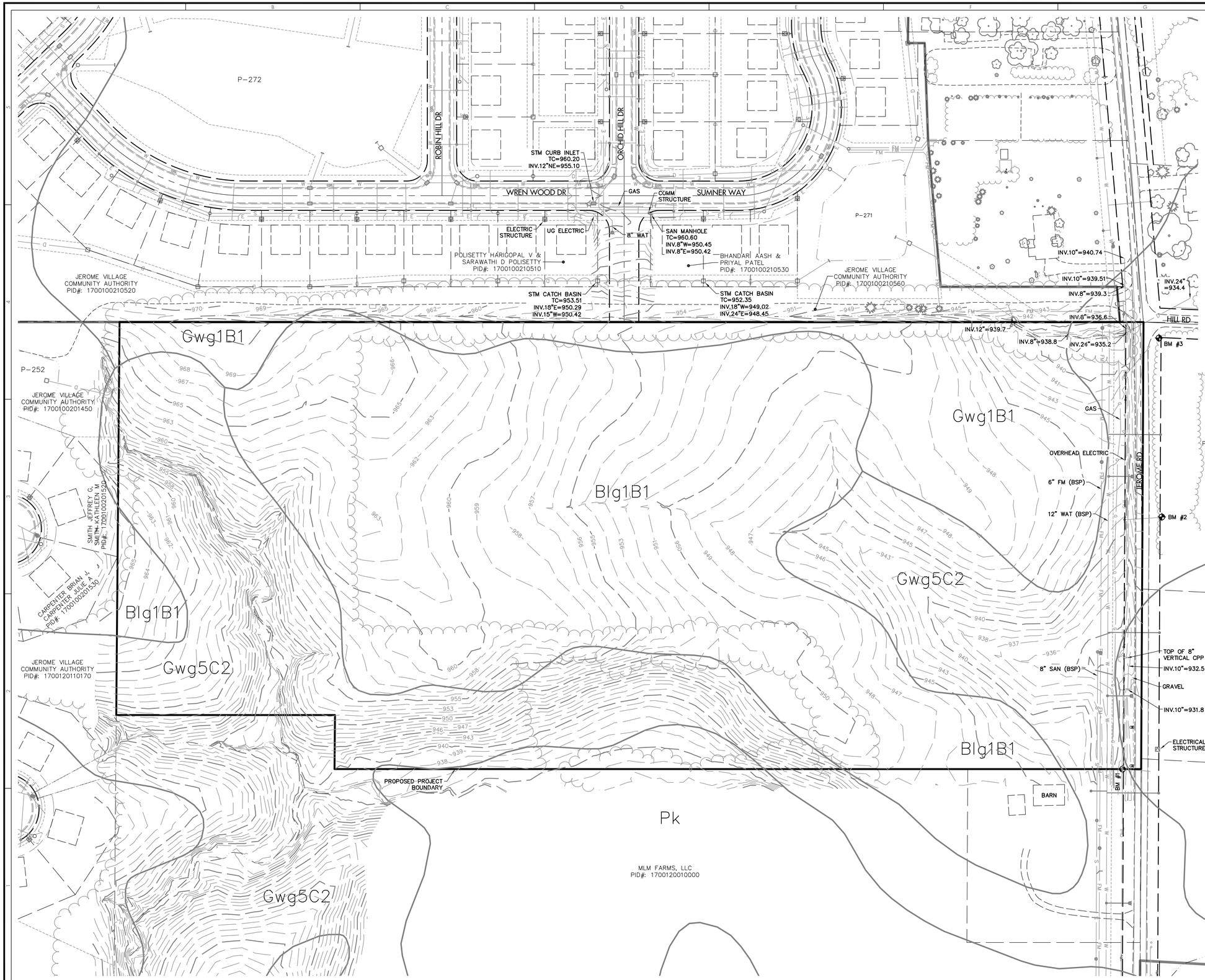

LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

SOILS BOUNDARY PER-USDA

TREE LINE

BeB — SOILS TYPE

WETLANDS

CLEARING

NOTE:
TOPOGRAPHIC SURVEY PREFORMED BY AMERICAN LAND SURVEYORS. EXISTING UTILITIES LOCATED OR SHOWN BY FIELD EVIDENCE, O.U.P.S. FIELD LOCATION/RECORD PLANS.

SOILS

Blg1B1 BLOUNT SILT LOAM, GROUND 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

Gwg5C2 GLYNWOOD CLAY LOAM, GROUND MORAINE
6 TO 12 PERCENT SLOPES, ERODED
HYDROLOGIC SOIL GROUP: D

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

EVERSCOE RUN NEIGHBORHOOD
SECTION 19

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.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 3 / 15

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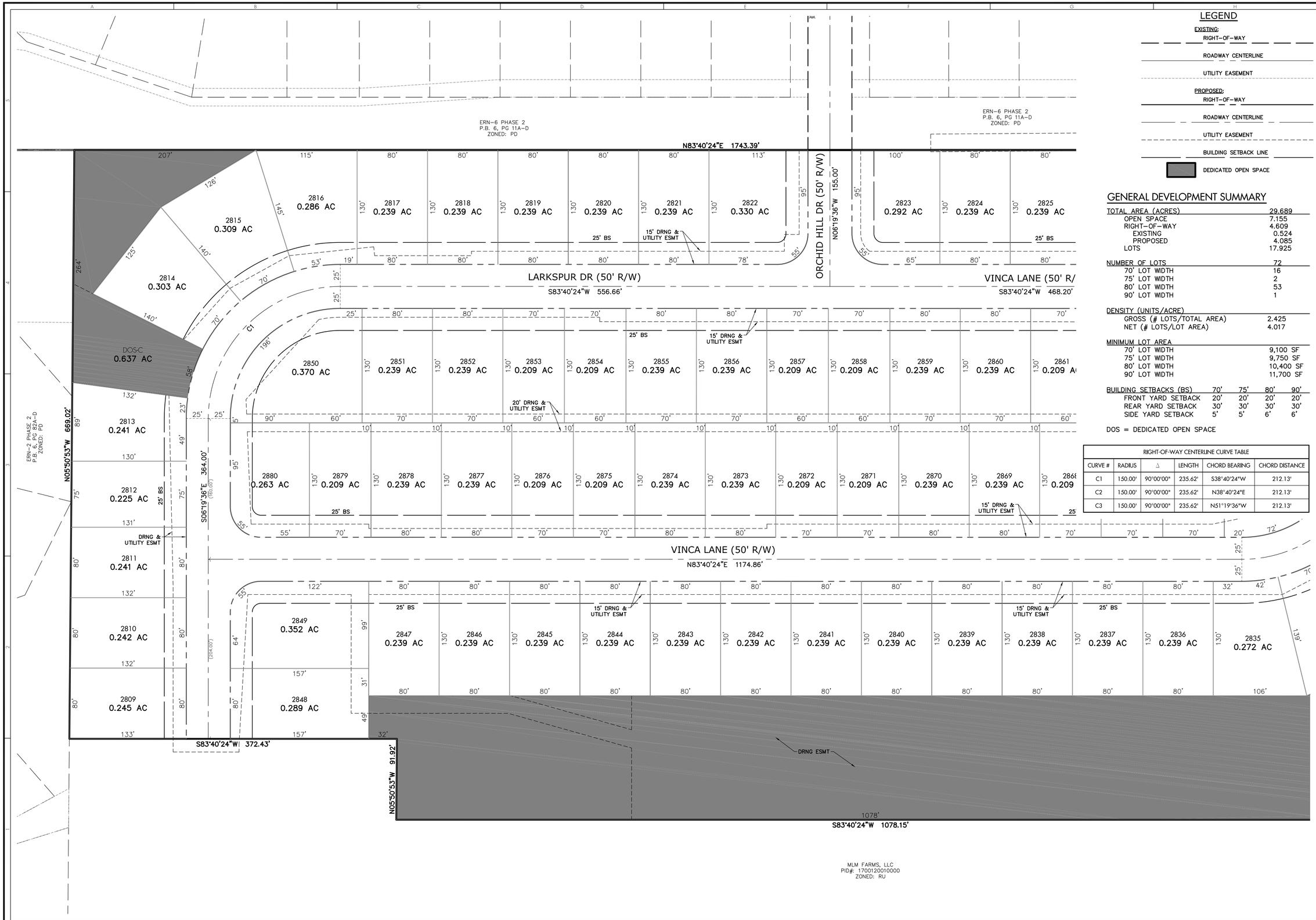

LEGEND

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

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

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	29.689
OPEN SPACE	7.155
RIGHT-OF-WAY	4.609
EXISTING	0.524
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LOTS	17.925
NUMBER OF LOTS	72
70' LOT WIDTH	16
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DENSITY (UNITS/ACRE)	
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DOS = DEDICATED OPEN SPACE

RIGHT-OF-WAY CENTERLINE CURVE TABLE

CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	150.00'	90°00'00"	235.62'	S38°40'24"W	212.13'
C2	150.00'	90°00'00"	235.62'	N38°40'24"E	212.13'
C3	150.00'	90°00'00"	235.62'	N51°19'36"W	212.13'

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

EVERSCOE RUN NEIGHBORHOOD
SECTION 19

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.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 4/15

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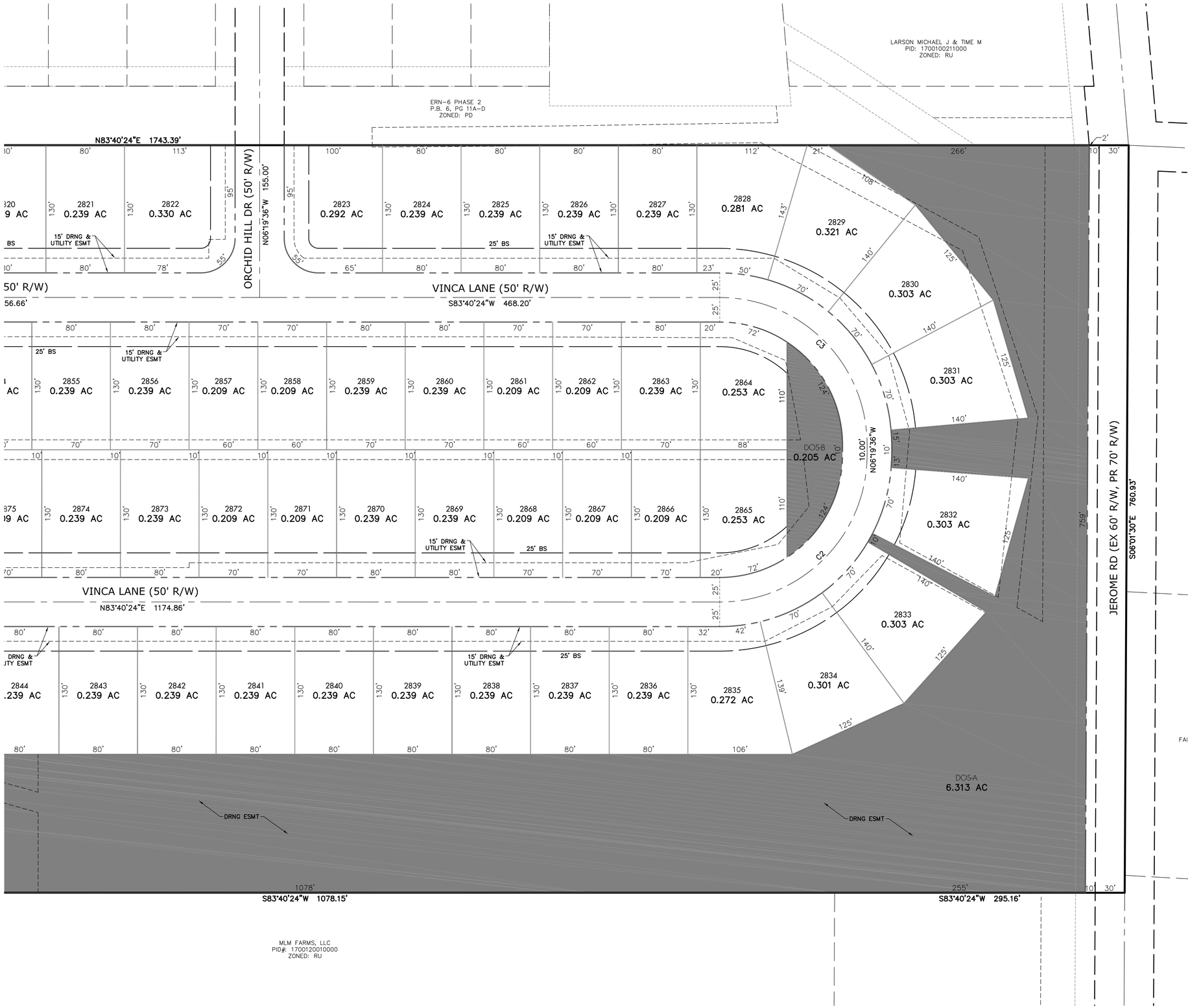

LEGEND

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

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

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	29.689
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RIGHT-OF-WAY CENTERLINE CURVE TABLE

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C2	150.00'	90°00'00"	235.62'	N38°40'24"E	212.13'
C3	150.00'	90°00'00"	235.62'	N51°19'36"W	212.13'

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 9

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.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 5/15

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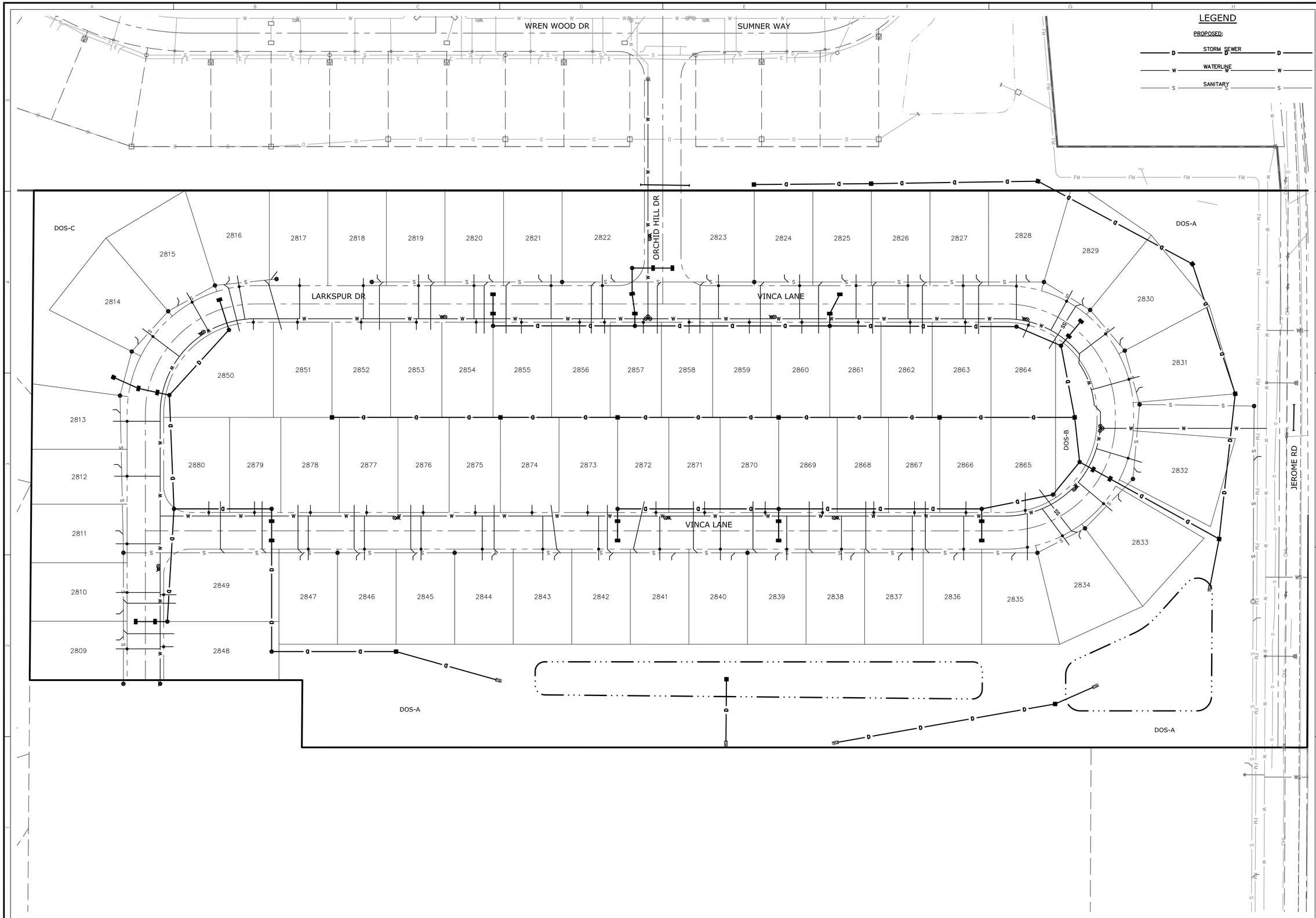

LEGEND

PROPOSED:

- STORM SEWER
- WATERLINE
- SANITARY

GRAPHIC SCALE

60 30 0 60

(IN FEET)
1 inch = 60 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

EVERSCOE RUN NEIGHBORHOOD
SECTION 19

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.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 6/15

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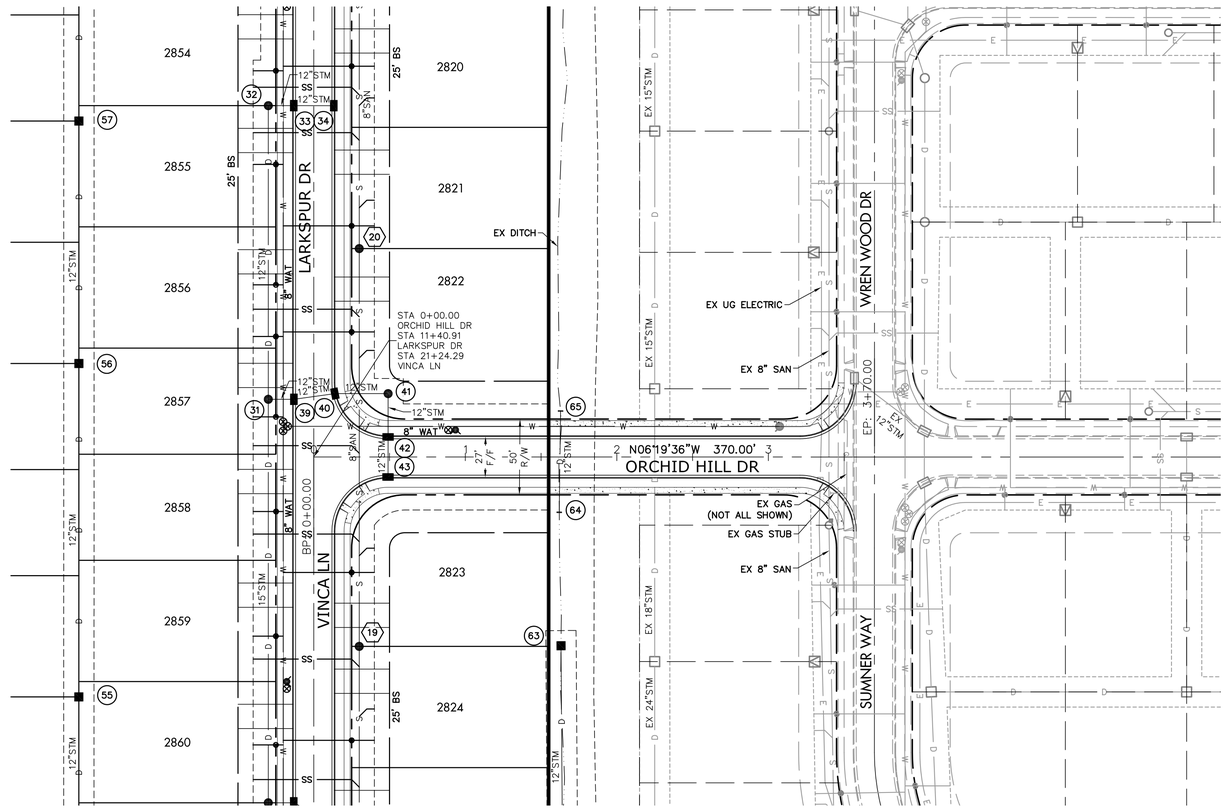

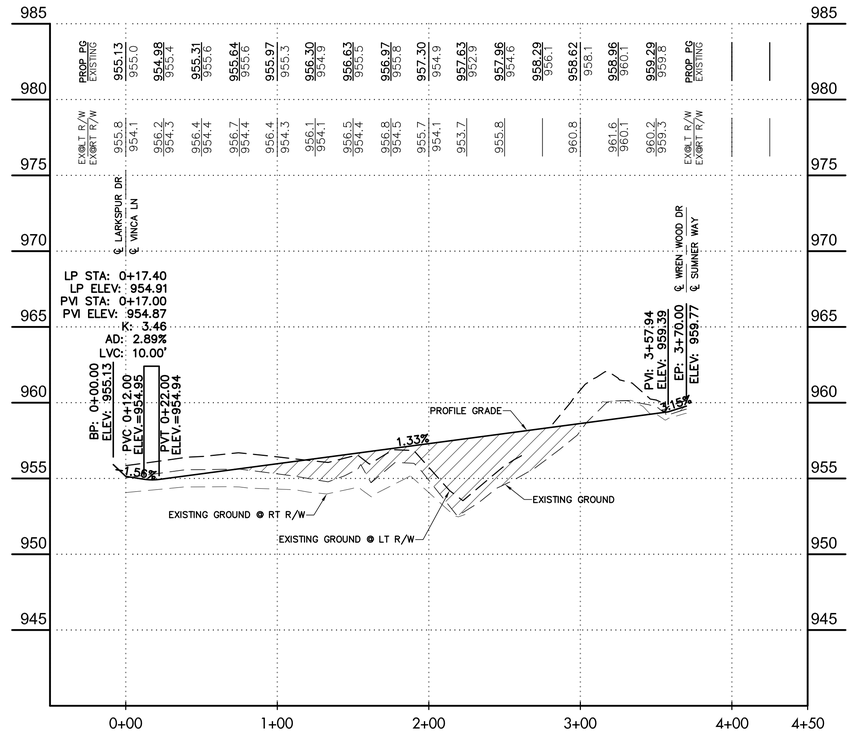

LEGEND

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
- 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 VILLAGE

EVERGOLE RUN NEIGHBORHOOD
SECTION 9

PRELIMINARY STREET PLAN & PROFILE
ORCHID HILL 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.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 7/15

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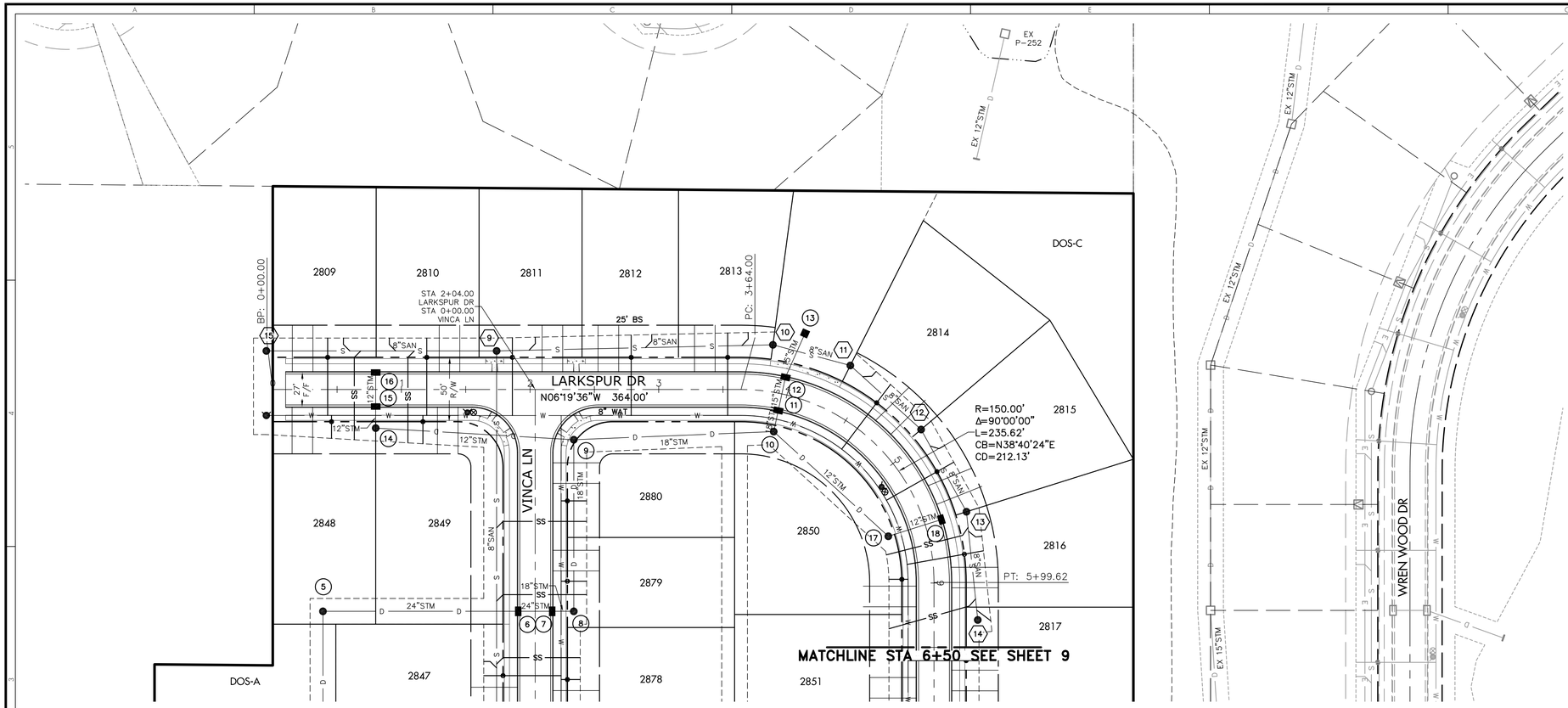

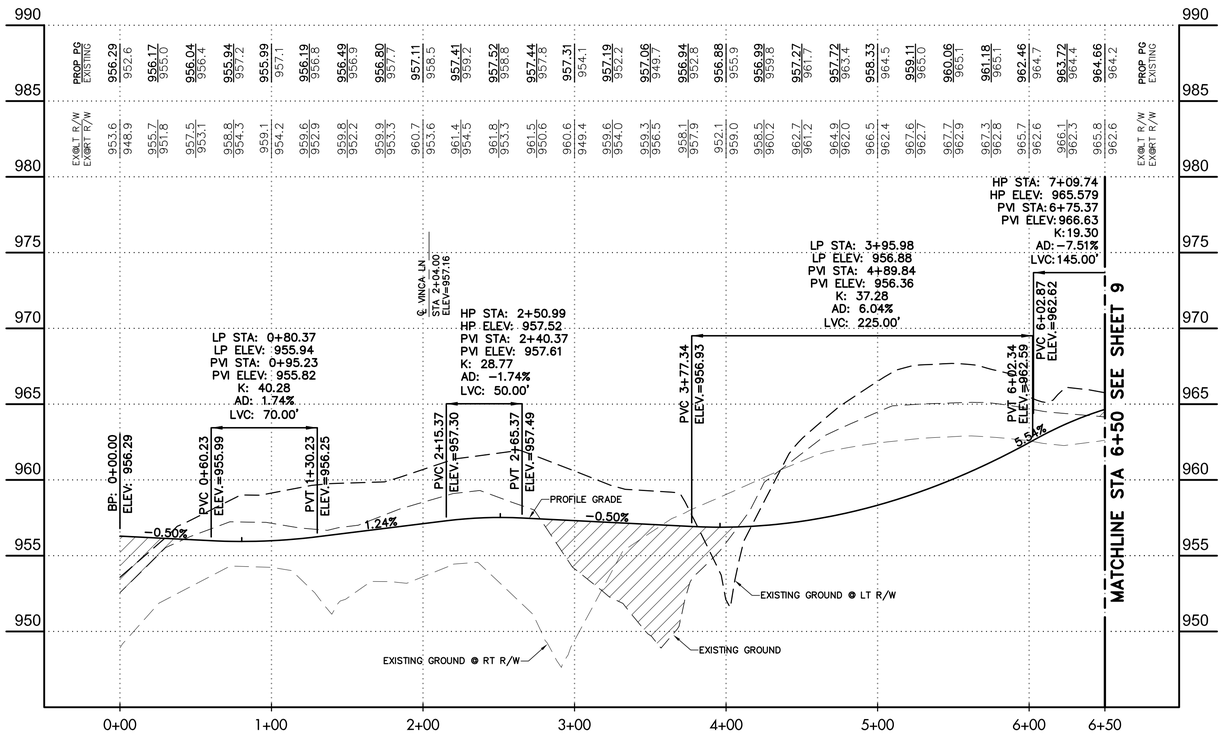

LEGEND

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
- 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 VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 9

PRELIMINARY STREET PLAN & PROFILE
LARKSPUR DRIVE

DRAWING SET STATUS:

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

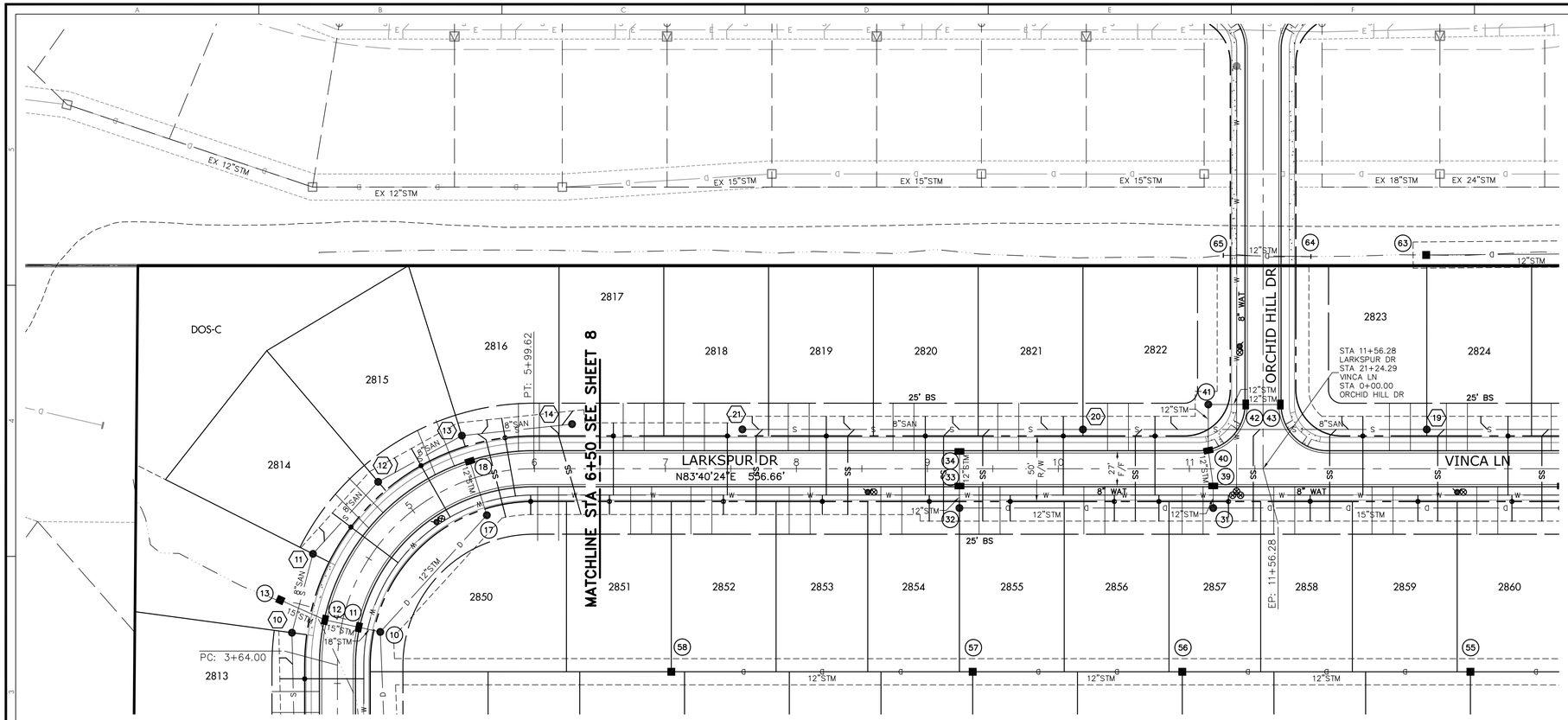
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

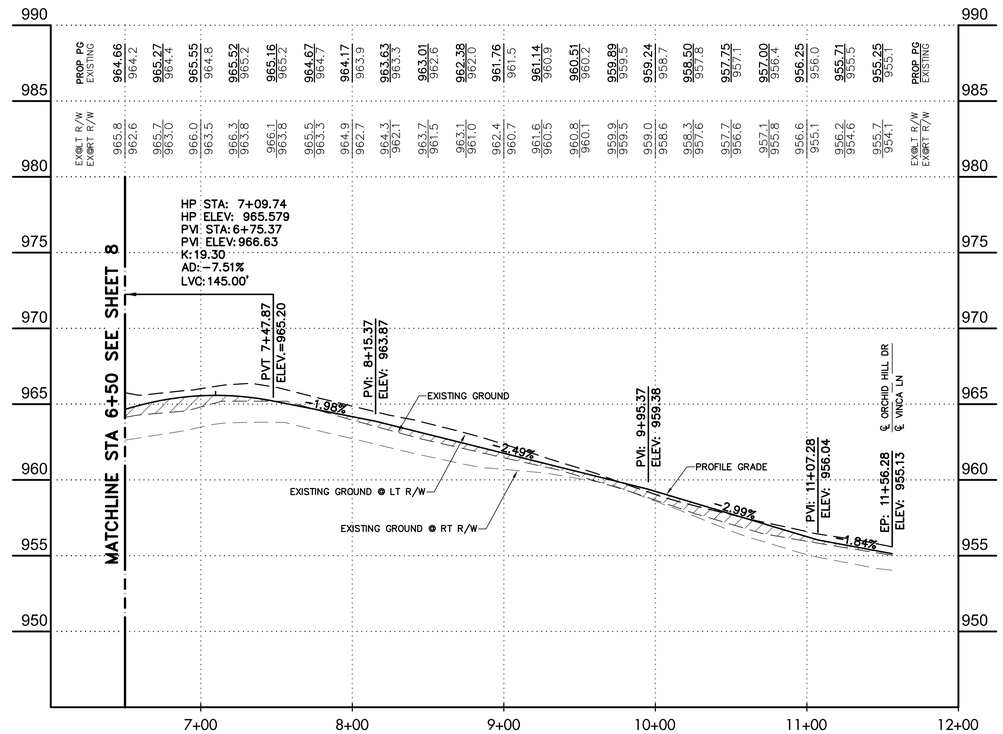
PROJECT NO.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 8 / 15





LEGEND

EXISTING:

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

PROPOSED:

- RIGHT-OF-WAY
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- WATER SERVICE
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- ODOT 203 FILL
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- 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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EVERSOLE RUN NEIGHBORHOOD
SECTION 9

PRELIMINARY STREET PLAN & PROFILE
LARKSPUR 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.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 9/15

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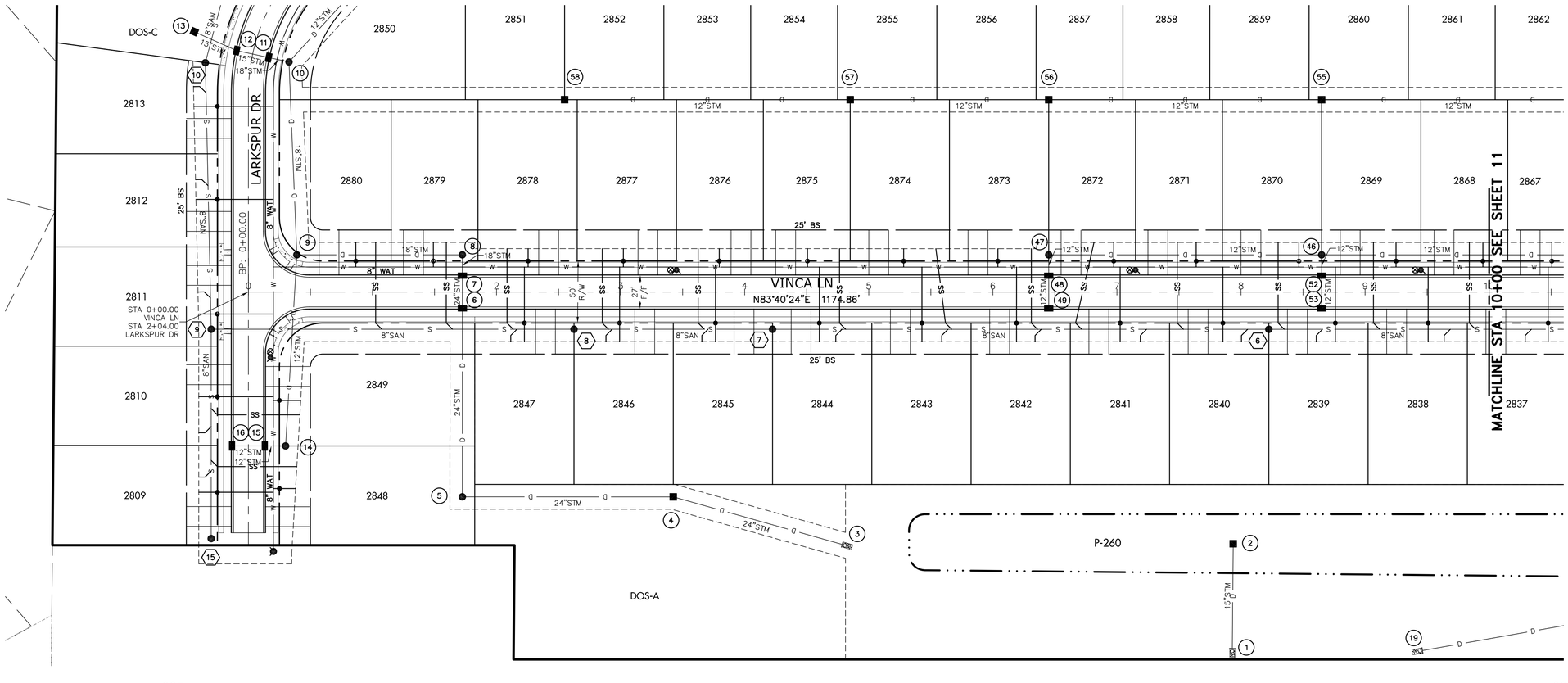

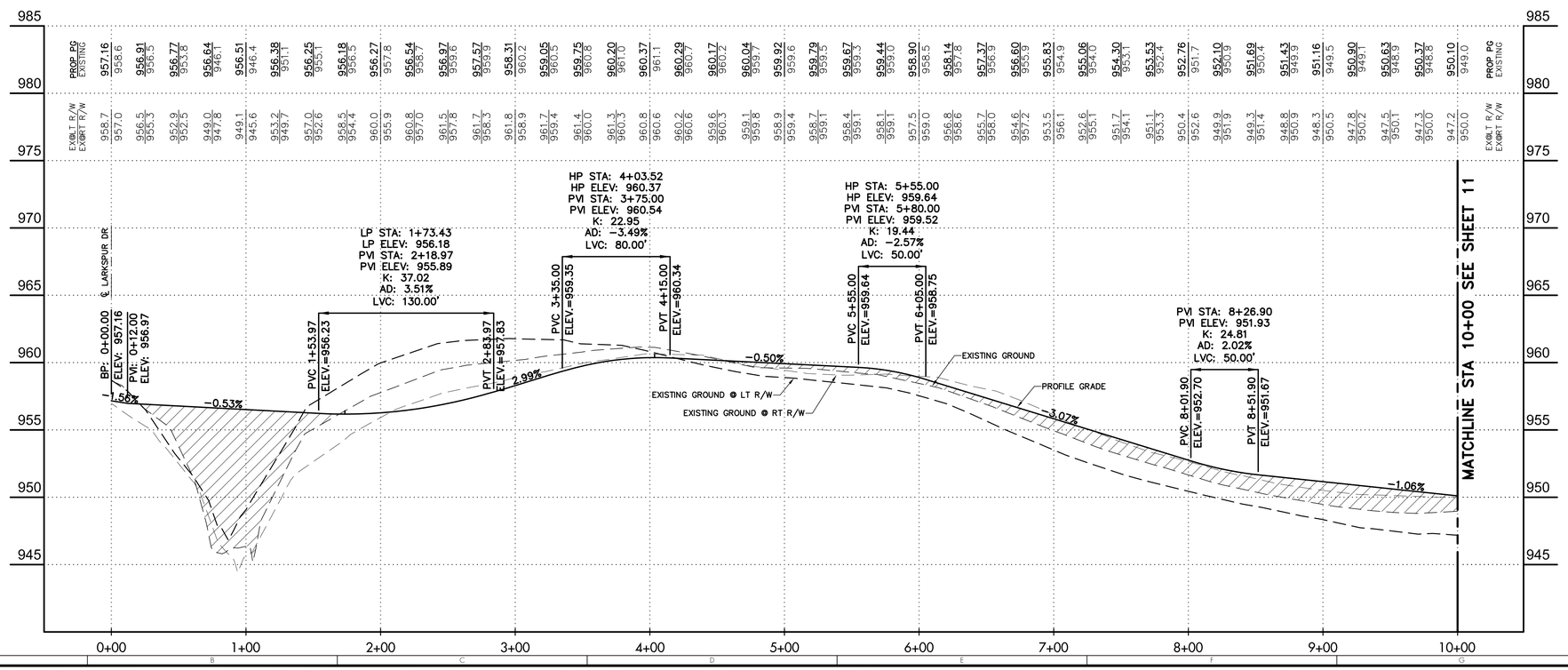

LEGEND

EXISTING:

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

PROPOSED:

- RIGHT-OF-WAY
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- 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

(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE			
#	DESCRIPTION OF CHANGE	BY	DATE

REVISION

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERGOLE RUN NEIGHBORHOOD
SECTION 9

PRELIMINARY STREET PLAN & PROFILE
VINCA LANE

DRAWING SET STATUS:

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

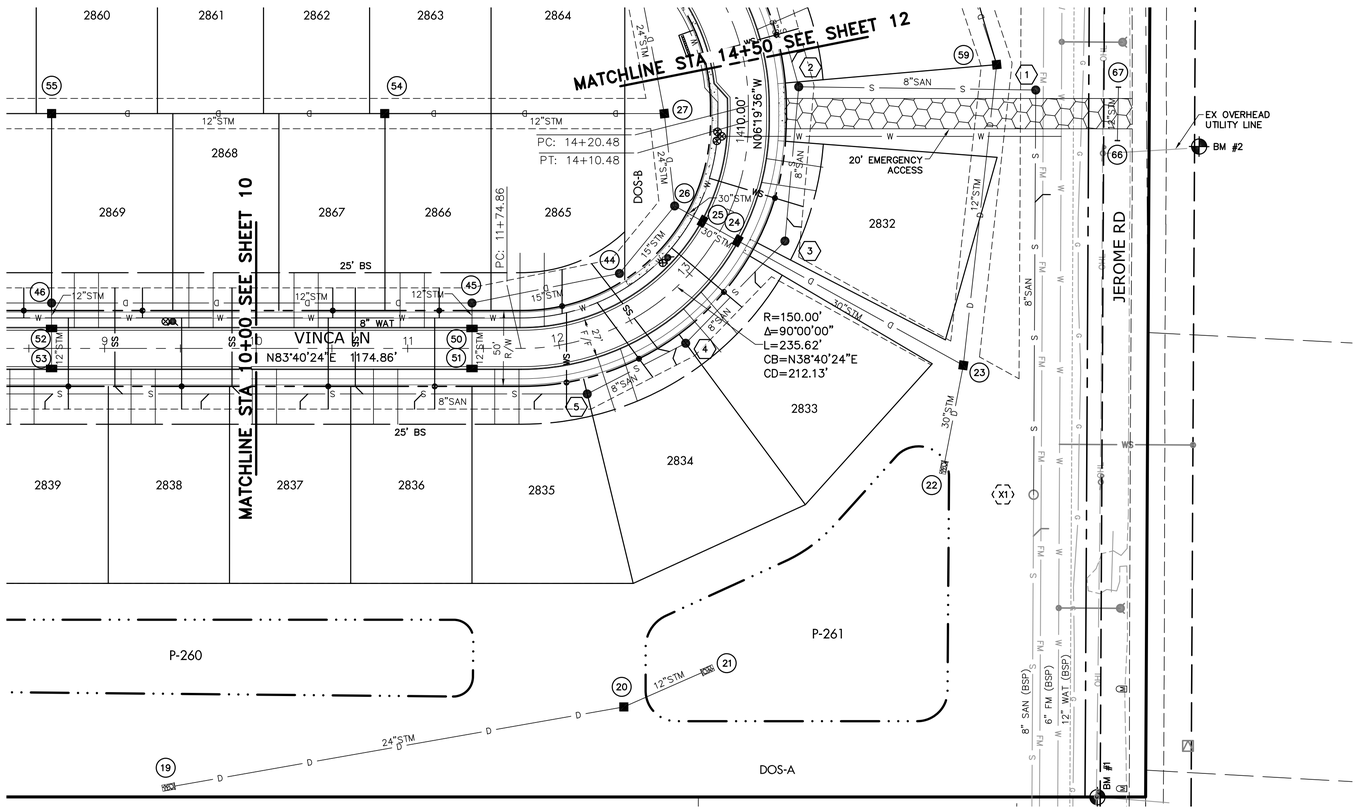
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

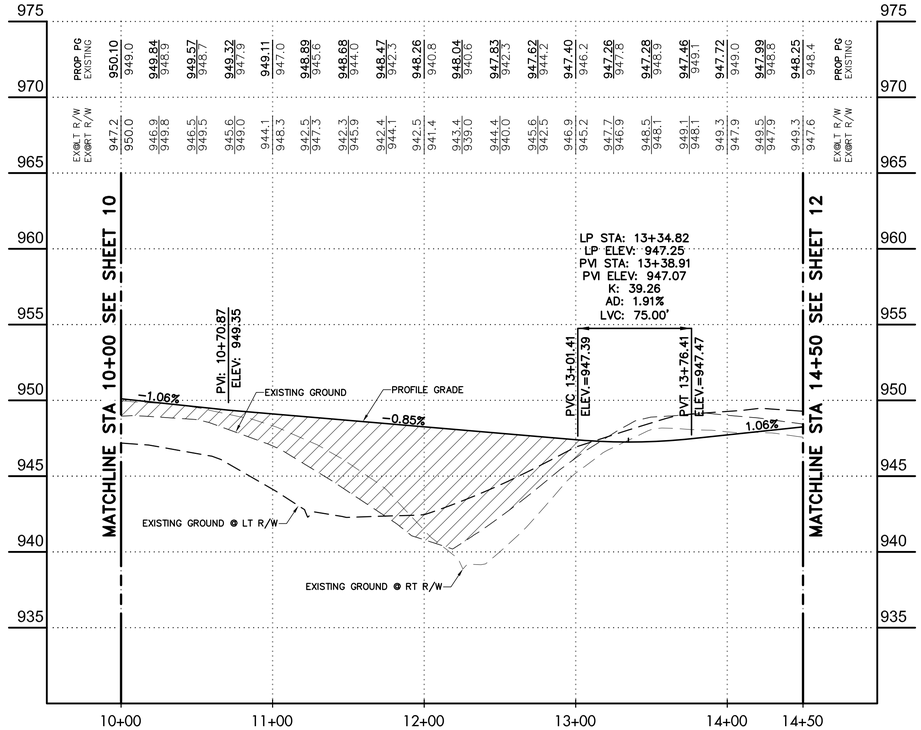
PROJECT NO.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 10/15





LEGEND

EXISTING:

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

- RIGHT-OF-WAY
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- ** 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 VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 9

PRELIMINARY STREET PLAN & PROFILE
VINCA LANE

DRAWING SET STATUS:

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

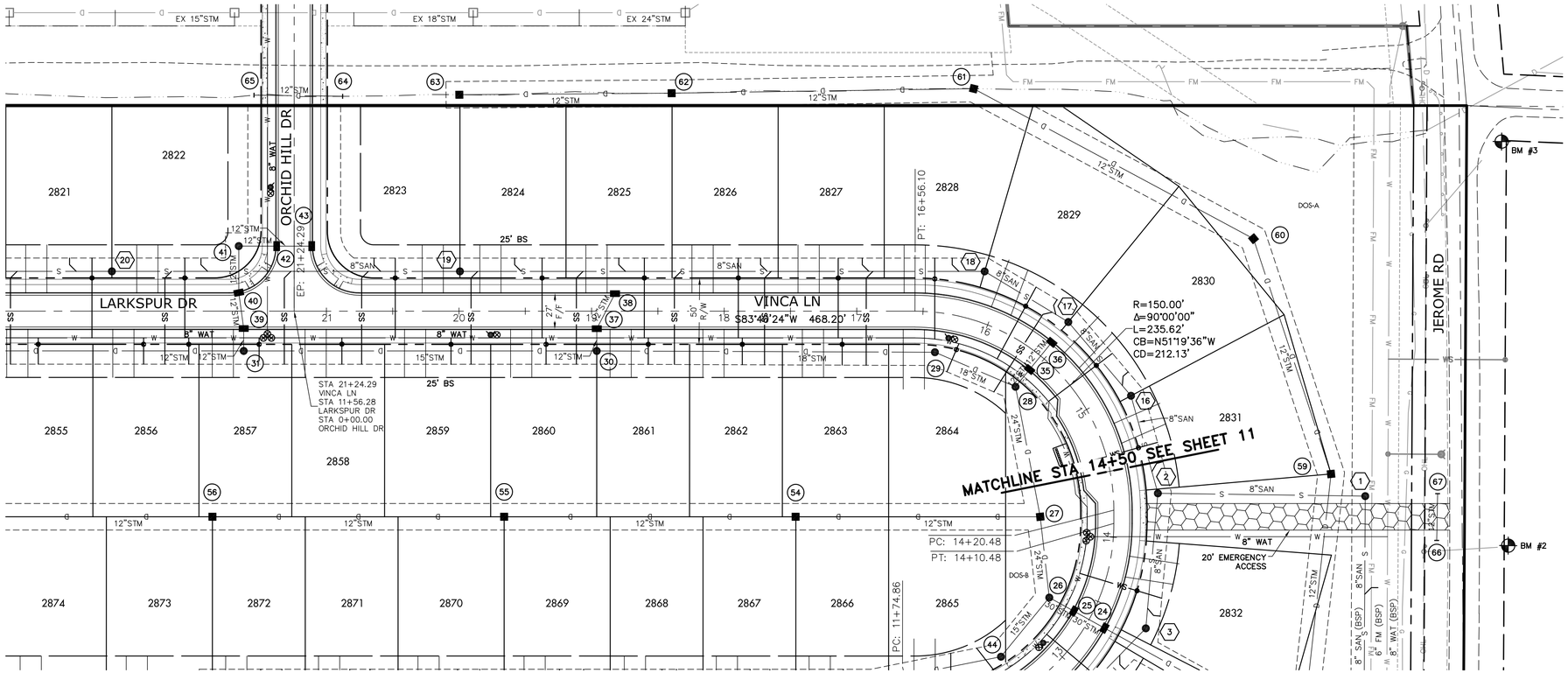
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

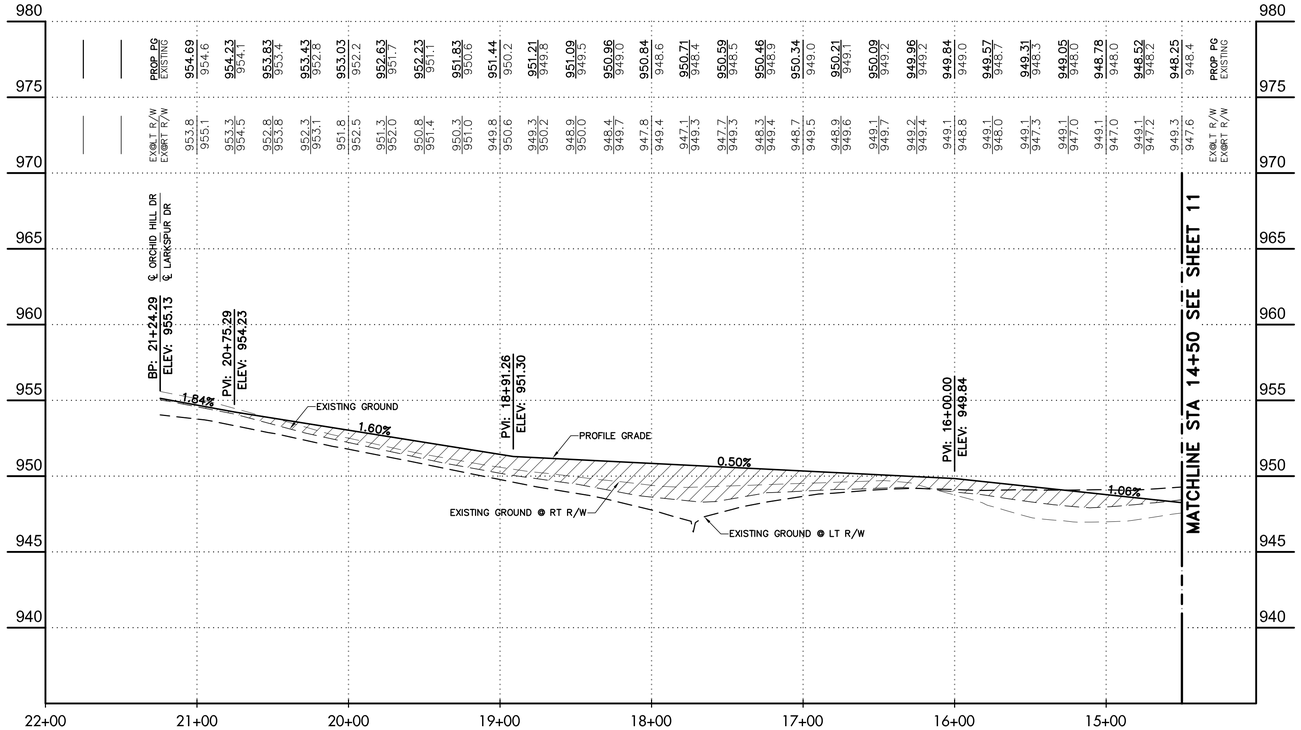
PROJECT NO.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 11/15





LEGEND

EXISTING:

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

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
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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

EVERGOLE RUN NEIGHBORHOOD
SECTION 9

PRELIMINARY STREET PLAN & PROFILE
VINCA LANE

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 12/15

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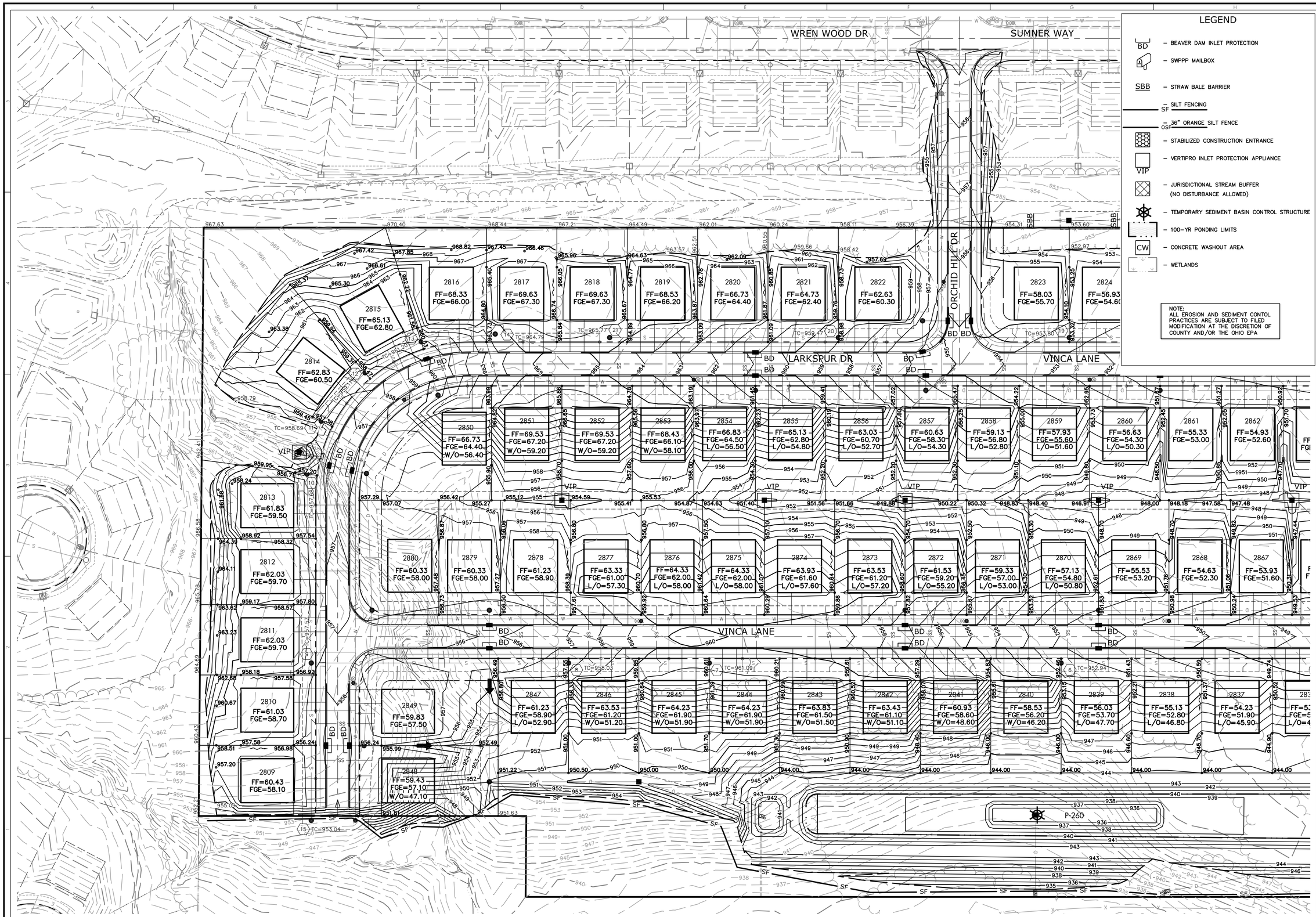

GRAPHIC SCALE

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 19

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.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 13/15

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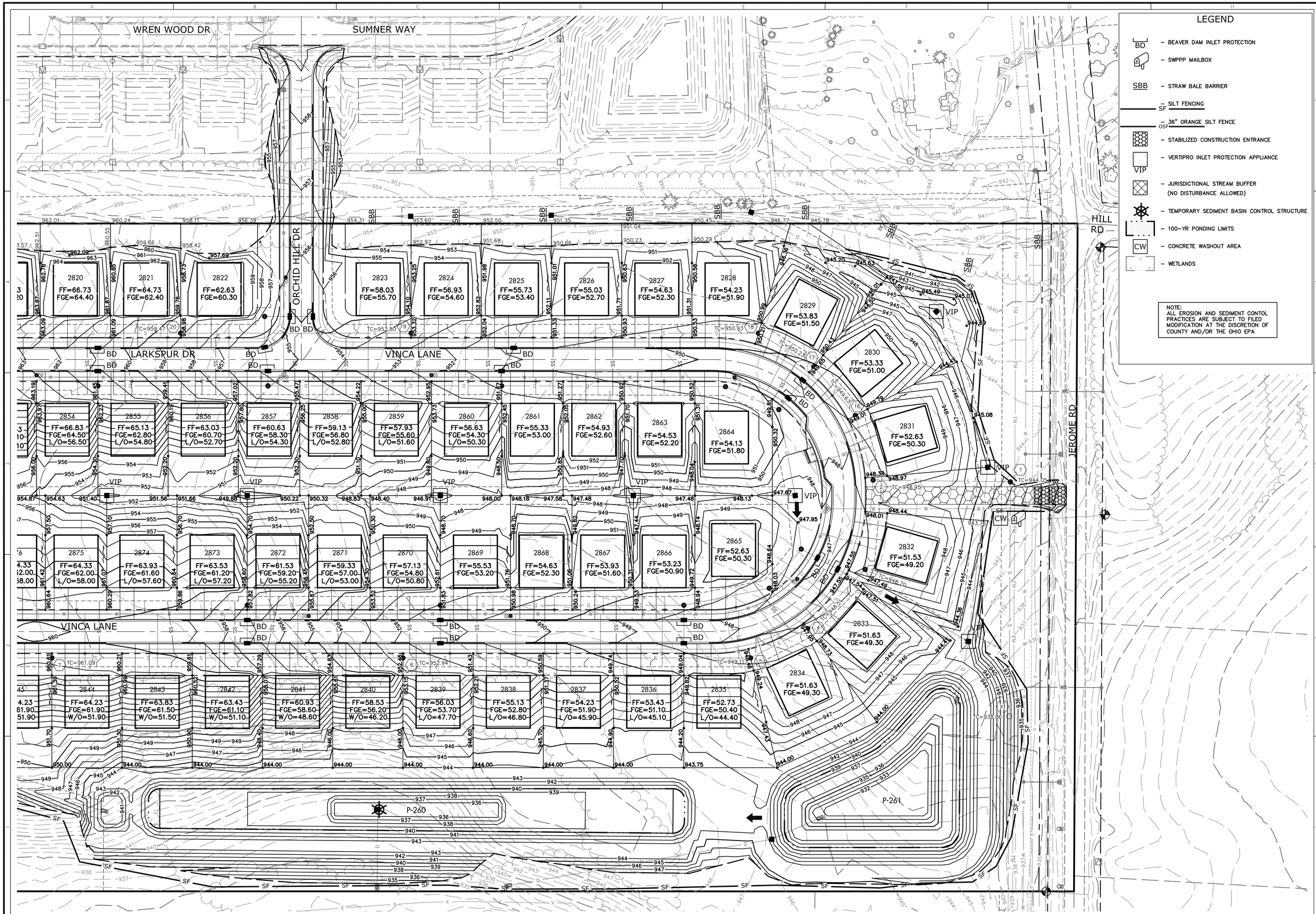

LEGEND

- 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		
#	DESCRIPTION OF CHANGE	BY	DATE

CHANGE ORDER SCHEDULE

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JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 9

GRADING PLAN & EROSION & SEDIMENT CONTROL PLAN

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

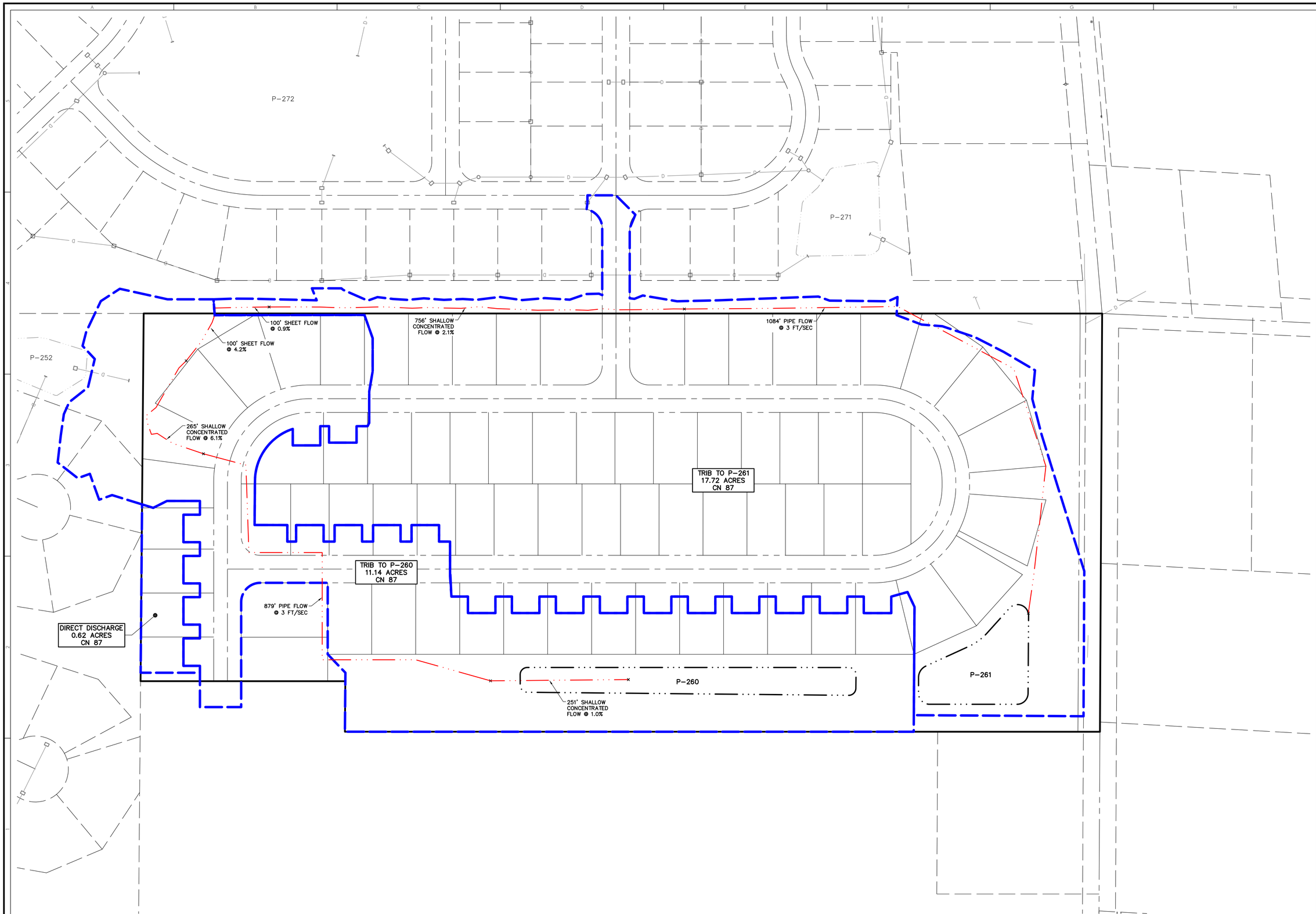
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 14/15



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 VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 9

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.: 25-010

DATE: JULY, 2025

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

SHEET NO.: 15 / 15

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