Logan-Union-Champaign
regional planning commission

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Zoning & Subdivision Committee

Thursday, November 9, 2017

12:15 pm

- Minutes from last meeting of October 12, 2017

1. Review of Jerome Village VN-3 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller

2. Review of Jerome Grand at Jacquemin Farms Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller

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

4. Review of Zane 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

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Staff Report – Jerome Grand at Jacquemin Farms

Applicant:	Schottenstein Real Estate Group c/o Wesley Smith 2 Easton Oval, Suite 150 Columbus, OH 43219 ws@sregroup.com EMH&T c/o Patricia Brown, PE 5500 New Albany Road Columbus, OH 43054 pbrown@emht.com
Request:	Approval of the Jerome Grand at Jacquemin Farms Preliminary Plat.
Location:	Bounded by US Highway 33 (west), Hyland-Croy Road (east), and Weldon Road (south) in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat involves 60.43 acres of land and proposes 300 multi-family units, future commercial, and future adult congregate living uses. Acreages: ○ Acreages of *public/private* right-of-way shown as highway easements (no acreages indicated). ○ 35.67 acres in multi-family residential lots ○ 0.00 acres in open space (open space not subdivided) 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 11-03-17. The Engineer's Office recommended approval upon addressing the comments in its letter as part of the Construction Drawings, or resolved as indicated. **Some** of those comments are listed below and summarized for reference: 1. The revised traffic impact study (TIS) was received by our office on 10-18-17. Along with the City of

	Dublin, our Office is in review of this study. No public roadway infrastructure 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 needed to mitigate the traffic impact generated by this development. 2. All off-site road improvements needed for opening day are to be constructed at the same time with the internal roadway infrastructure. 3. Warranty deed right-of-way will be required for all public roadways within the development. 4. A minimum of 60 foot right-of-way width is required for all public roadways. For Weldon Road, additional roadway easement is acceptable to accommodate the minimum width requirement for all property not controlled by the development. 5. Deed restrictions and covenant draft does not appear to include language restricting construction within easements. Please ensure final restrictions and covenants include this language. 6. A shared use path shall be constructed along the entire frontage of Subareas C-1 and C-2 upon their development to provide pedestrian connectivity through the Hyland-Croy corridor. 7. Provide a clear label and defintion of all easements within the development, including to whom easements are granted. 8. Provide an indication that Jerome Township Fire Department maneuverability concerns throughout the development are met. 9. Provide a clear delineation/annotation of private versus public roadways. 10. Revise the access drive location for the existing Jacquemin Farms building to align with Jerome Grand Drive. 11. All stormwater infrastructure and drainage easements will be reviewing in more detail during the Final Construction Drawing review process. 12. Further analysis will be conducted during review of the Stormwater Management Report to determine if stormwater infrastructure proposed

for this development will be required to be on Ditch Maintenance.

- **Union County Soil & Water Conservation District**
  - No comments received as of 11-01-17.
- **Union County Health Department**
  - No comments received as of 11-01-17. 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)."
    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 11-02-17. The City recommended approval upon addressing the following comments as part of the Construction Drawings:
    1. Provide 15 foot utility easement for the proposed public waterline infrastructure along the south side of Park Mill Drive.
    2. Provide 15 foot utility easement for the proposed public waterline infrastructure across Jerome Grand Drive from the connection to public waterline and terminating at the proposed master meter location.
- **Jerome Township**
  - Jerome Township submitted comments in a letter dated 11-01-17. The Township reported the plan,

	layout, buildings, and lots as shown appear to meet the requirements of the zoning as approved by the Township. The Final Development Plan was approved. The Township saw no reason for the application not to move from the Preliminary Plat phase to the Construction Drawing phase.
	• **ODOT District 6**
	  ○ No comments received as of 11-01-17.
	• **American Electric Power**
	  ○ No comments received as of 11-01-17.
	• **LUC Regional Planning Commission**
	  1. The Common Open Space & Stormwater Management Exhibit does not include acreage amounts. Staff assumes the Township would need this in order to verify the proper amount of open space is reserved. Add acreage amounts.
	  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 Jerome Grand at Jacquemin Farms – 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.

Z&S Committee Recommendations:	

Logan-Union-Champaign
regional planning commission

Director: Dave Gulden, AICP

Application for Preliminary Plat Approval

Date: 10/18/17

Name of Subdivision: Jerome Grand at Jacquemin Farms
Location: East of US 33, west of Hyland Croy Rd, north of Weldon Rd
Township: Jerome Military Survey: Virginia Military Survey 6420
Complete Parcel(s) Identification Number (PIN): 1700310360000, 1700310380000, 1700310381000

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

Name of Applicant: Schottenstein Real Estate Group
Address: 2 Easton Oval, Suite 150
City: Columbus State: OH Zip: 43219
Phone: (614) 418-8900 Fax: (614) 418-8920 Email: ws@sregroup.com

Name of Owner of property to be subdivided: 1) Arthur + Elizabeth Weiner 2) Paul + Mary Jacquemin
Address: 1) 7455 Hyland Croy Rd. 2) 7437 Hyland Croy Rd.
City: Plain City State: OH Zip: 43064
Phone: — Fax: — Email: —

Name of Applicant's Surveyor or Engineer: Patricia Brown, PE
Address: 5500 New Albany Rd.
City: Columbus State: OH Zip: 43054
Phone: (614) 775-4396 Fax: (614) 775-4804 Email: pbrown@emht.com

Proposed Acreage to be Subdivided: 20.43 ac

Current Zoning Classification: Planned Development District

Proposed Zoning Changes: —

Proposed Land Use: —

Development Characteristics
Number of proposed lots: 5 Typical lot width (feet): Varies
Number of proposed units: — Typical lot area (sq. ft.): Varies
Single Family Units: — Multi-Family Units: 300

Acreage to be devoted to recreation, parks or open space: N/A - Recreation/parks/open space will not be subdivided into parcels.

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Recreation facilities to be provided: Clubhouse, pool, patio, community garden, gazebo, dog park, golf putting green

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

1. Proposed method of Supplying Water Service: public waterline with private services (City of Marysville)
2. Proposed method of Sanitary Waste Disposal: public/private sanitary sewer (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: Per city of Marysville request, 15' utility esmt for waterline.
   (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/private sanitary		✓
b.	public water/private services		✓
c.	public/private storm sewer		✓
d.	multifamily residential development		✓
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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Development Text - Planned Development District

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.

The site is generally located on the west side of Hyland-Croy Road adjacent to US 33, north and contiguous to Weldon Road and south of the and contiguous to the Glazier Ridge Metro Park. Included in this application is a legal description/ Survey (Exhibit "A") and Existing Conditions Plan (Exhibit "D") for the parcels to be included in the community and the submitted plans are consistent with that legal description. The Survey shows a gross site area of 60.43 acres. The existing ROW's of Hyland-Croy Road and Weldon Road within the property are a total 1.51 acres. The proposed requested additional ROW for Hyland-Croy Road is 0.53 acres.

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.

The Community will be divided into four (4) Subareas: Subarea A - Residential, Subarea B – Adult Living Facilities (ALF), Subarea C-1 - Commercial and Subarea C-2 - Commercial.

The proposed uses for Subarea A – Residential will include attached multi-family rental residential including attached and detached garages, a private community building, a private pool complex, community garden, dog park, sidewalks, gazebo, pedestrian bridge, retention basins, paved driveways, parking, landscaping, and other amenities consistent with a high quality rental residential community.

The proposed uses for Subarea B - Adult Living Facilities (ALF) will include:

Nursing Care Facilities - 623110
Continuing Care Retirement Community - 6233
Independent Senior Residential with additional services and amenities
Condominiums and/or Rental Residential
Retention basin(s), landscaping, signs, drives, parking and sidewalks

The proposed uses for Subareas C-1 & C-2 - Commercial will include:

All Permitted Uses in the Local Retail District (except 447 Gasoline Stations). Other Permitted Uses will be 44613 Optical Good Stores, 5242 Agencies, Brokerages and Other Insurance Related Activities, 541213 Tax Preparation Services, 541921 Photography Studios, Portraits, various offices uses consistent with 523, 524, 525, 541 (except 541940 Veterinary Services , 541850 Outdoor Advertising and 5417 Research & Development), 5312 Offices of Real Estate Agents and Brokers, 621 (except 6214 Significant Medical Facilities & 6215 Medical Laboratories), 561 and 6244 Child Day Care Services.

It is the intent for the Jacquemin Family Farmer's Market to continue to operate consistent with present operations (including farming in smaller fields) and in its existing facilities all on Subareas C-1 and C-2. Future additions, renovations and new buildings with the uses listed below will be consistent in quality and character of the existing buildings subject to the appropriate Building Code. The proposed uses for Subareas C-1 and C-2 as the Jacquemin Family Farmer's Market will include:

The Permitted Uses will be: 111212 Other Vegetable Farming, 11133 Fruit and Nut Farming, 4452 Specialty Food Stores, 4453 Beer, Wine and Liquor Stores, 311811 Retail Bakeries (not to exceed 5,000 square feet for processing), 7225111 Full-Service Restaurants, 722513 Limited-Service Restaurants, 445320 Fruit and Vegetable Markets, 312120 Breweries (not to exceed 5,000 square feet for processing), 453220 Gift, Novelty and Souvenir Stores and various farm related entertainment such as hay rides, corn mazes etc

c. Concept site plan of the proposed planned district, and proposed layout of all subareas.

This Planned District Development (PD) Zoning Plan Application includes copies of the Zoning Plan (Exhibit "E-1") & Illustrative Plan (Exhibit"E-2") and the Preliminary Utility Plan (Exhibits"F-1").

d. Proposed densities, number of lots and dimension parameters, and building intensities.

The Site Data Chart on the Zoning Plan (Exhibit "E-1") details the relevant information. All perimeter setbacks are shown on the Zoning Plan (Exhibit "E-1"), also.

e. Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.

The Open Spaces provided in the Zoning Plan (Exhibit "E-1") will be used for retention basins, landscaping, utility easements and other general passive recreational uses.

The Open Spaces, consistent with the Jerome Township Zoning Resolution, are a total of 11.7 acres or 20.0% of the net (excluding existing and requested ROW of Hyland-Croy Road & Weldon Road) development area of 58.3 acres. Also attached is the Open Space Plan (Exhibit "E-3") that depicts the Open Space consistent with the Township Resolution and the actual Open Space including extraordinary setbacks which totals 18.8 acres or 32.2%of the net development area.

All Open Space shall be owned and maintained by the Owner(s) of the open space located and identified in the particular Subareas.

f. Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.

The Existing Conditions Plan (Exhibit "D-1") shows that there are no existing watercourses or wooded areas (except some minor tree rows along some the boundaries) and provides the existing topography and drainage patterns.

g. Relation to existing and future lands use in surrounding area.

The existing land uses are Glacier Ridge Metro Park and one single family residence in a wooded area to the north, across Hyland-Croy Road are open space parks owned by the City of Dublin and agriculture on the southern part of the east boundary, across Weldon Road agriculture on the south boundary and across U.S. Route 33 light industrial and commercial uses.

The future land uses as proposed in the Jerome Township 2008 Comprehensive Plan are Mixed Commercial and Retail where the single family residence is to the north, where the agriculture is to the east and where the agriculture is to the south.

The property to the south of Weldon Road has been rezoned to an extensive and intensive retail use including "big box" retailers.

The existing uses to the north with Glacier Ridge Metro Park and to the west with apparent fully developed light industrial and commercial uses are both not expected to change in the near term.

h. Proposed provision of water, sanitary sewers, surface drainage, and street lighting.

Water and sewer service will be provided by the City of Marysville as is shown on the Preliminary Utility Plan (Exhibit "F-1")

On site surface drainage will be as required by the development regulations of Union County and Ohio EPA. The site is tributary to the Scioto River.

The Preliminary Utility Plan (Exhibit "F-1") shows the proposed layouts for water, sanitary sewer and drainage systems.

The location of the proposed street and parking lighting is shown on the Zoning Plan (Exhibit "E-1") and examples of the proposed lighting fixtures are provided in Exhibit "E".

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.

The Zoning Plan (Exhibit "E-1") provides and identifies the only possible public street but it may be a private street. The final determination for the ownership for that street will be with the Development Plan submission. All other streets and parking are private.

A Traffic Impact Study was provided to Union County Engineer and the City of Dublin on June 19, 2015.

All proposed sidewalks are identified on the Preliminary Zoning Plan (Exhibit "E-1").

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.

The applicant is anticipating submitting an application for Development Plan Approval immediately after approval of the Zoning Plan. It is scheduled that the site construction for **Subarea A** to commence in the Fall, 2015. **Subarea A** is a total of 35.6+/- acres and proposes 300 multi-family rental residential units or a density of 8.4 units per acre. Subarea A has 7.2+/- acres of open space or 20.2% of open space.

Subarea B submission of an application for Development Plan approval and commencement of development will be determined when a specific service provider (s) has been identified. Subarea B has a total 10.6+/- acres. Presently as planned, Subarea B has 2.7+/- acres open space or 25.5% of open space. This application agrees to a maximum 250 beds for one or more facilities.

Schottenstein Real Estate Group and the Jacquemin Family (the co-applicants) agree to participate in a study to determine their share of regional roadway contributions based upon impact, as a condition of Development Plan Approval.

Subareas C-1 and C-2 will continue existing operations of the Jaquemin Family Farmer's Market with an application submittal for Development Plan approval when the Jacquemin Family Farmer's Market has ended the present uses as described in Section b. above. This application agrees to a maximum of 120,000 square feet in gross building area. Subareas C-1 & C-2 have a total of 12.1 acres with 1.8 +/- acres in open space or 14.9% of open space.

k. Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.

The Preliminary Utility Plan (Exhibit "F-1") provides the schematic layout of the various public utilities. Provided in Exhibit "G" are service letters for the provisions of electrical, gas, cable, internet, public sewer, public water and fire protection.

l. Site plan, showing approximate nonresidential building location(s}, various functional use areas, circulation, and their relationship.

The Zoning Plan (Exhibit "E-1") depicts the proposed building placements, pedestrian and vehicular circulation and their relationship.

m. General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.

Architectural Design & Considerations

1. Attached residential building types
   a) Two-story townhouse and garden buildings as shown on attached drawings (Exhibit "I". The architectural style shall be traditional

farmhouse vernacular with clapboard and board and batten siding and brick or stone elements.

b) Amenity and accessory buildings including community building, trash and maintenance building, detached garages, mail gazebo, etc.

c) Final building elevations shall be consistent with the building elevations attached to this Development Text (Exhibit "I". Notwithstanding the foregoing, the attached building elevations are conceptual and may be adjusted to reflect engineering, and/or architectural refinements or other conditions at the time of approval of the development plan.

2. **Subarea B** - Adult Living Facilities (ALF)
   a) Maximum three-story buildings of traditional architectural style with clapboard siding and brick or stone elements.

3. **Subarea C-1 and** C-2 - Commercial
   a) Maximum two-story farmhouse and agrarian structures of clapboard and board and batten siding and brick or stone elements.

4. Building Materials
   a) Exterior materials - brick, stone, synthetic stone, wood, fiber-reinforced cement siding, composite trim and upgraded vinyl siding are approved exterior finish materials. Vinyl siding shall have a minimum thickness of .040" with high quality matte finish in clapboard and board and batten profiles to mimic historic wood detailing.

   b) Windows in residential buildings - traditional single or double-hung vinyl.

   c) Windows in commercial/retail buildings - traditional single or double-hung wood, vinyl, aluminum or clad wood windows.

   d) Shutters shall be wood or vinyl.

   e) Gutters and downspouts - extruded aluminum.

   f) Roof - minimum 25 year dimensional asphalt singles or standing seam metal.

5. Building Colors – exterior colors for siding, doors, shutters, fascia, cornices, soffits and miscellaneous trim shall be selected from a pre-approved color guide of historic colors included in the Development Plan.

6. Rooftop and ground mounted screening – all mechanical equipment or other utility hardware on roof, ground or building shall be screened from public view with natural or other materials that are harmonious with the associated building(s). Ground mounted mechanicals shall not be permitted in any setback.

7. Roof types – pitched roofs shall be required to have a 6:12 or greater rise over run on main roof area. Minor gables, dormers, upper section of gambrel roof and porch roofs are permitted to have a minimum of 4:12 rise over run. Roof materials for pitched roof shall be dimensional asphalt shingles or standing seam metal roof. A pitched roof can be accomplished with a donut design (pitched roof appearance on all four facades and a flat membrane roof interior to the perimeter pitched roof).

Subarea A – Elevations for all the residential buildings and a conceptual design sketch of the community building are provided in Exhibit "I".

Subarea B - Refer to the Overall Birdseye Conceptual Site Renderings provided in Exhibit "I".

Subarea C-1 - Conceptual design elements are provided in Exhibit "I".

Subarea C-2 - Conceptual design elements are provided in Exhibit "I".

Overall Birdseye Conceptual Site Renderings is provided in Exhibit "I".

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.

The applicant proposes to form a Property Owners' Association for the sole purpose of approving the architectural and landscaping design for new and renovated buildings for each Subarea. The applicant will provide the definitive process of those approvals with the first submission of a Development Plan for the site.

o. Projected schedule of site development.

See Section j. above about the process and schedule for site development by Subarea. The only public street is projected to commence site development in the 1st or 2nd quarter of 2016.

p. Evidence that the applicant has sufficient control over the land to carry out the proposed development.

The Owners of the properties have signed Real Estate Purchase Agreements that grant Schottenstein Real Estate Group (Applicant) permission to rezone these properties for the proposed uses. If requested, applicant will provide access to the Jerome Township Zoning Inspector to those agreements to affirm that permission.

q. Regulation text for development in the proposed Planned Unit Development District. That text must set forth and define the uses to be permitted in the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PD.

This Regulation Text shall only apply to the PD in question and all development within that PUD. All appropriate regulatory 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.

<u>Subarea A:</u>

Setback from proposed internal public street right-of-way:

20 feet building and parking/ vehicle circulation areas.

Setback from adjacent residential zoning district, metro-park, and Subarea C-1:

30 feet building and parking/ vehicle circulation areas, except for a 20 feet setback for parking located adjacent to a C building in the northeast corner of Subarea A near the boundary between Subarea A and Subarea C-1.

Setback from US 33 right-of-way:

100 feet building and parking/ vehicle circulation areas.

Setback from Subarea B boundary:

O feet parking/ vehicle circulation areas.

20 feet building and structures

Subarea B

Setback from proposed internal public street right-of-way:

20 feet building and parking/ vehicle circulation areas.

Setback from US 33 right-of-way:

100 feet building and parking/ vehicle circulation areas.

Setback from Weldon Road ROW:

25 feet building and parking/ vehicle circulation areas.

Setback from Subarea A boundary:

O feet parking/ vehicle circulation areas.

20 feet building and structures

Subarea C-1

Setback from Hyland-Croy Road right-of-way:

100 feet parking and vehicular circulation.

100 feet building and structures.

Setback from adjacent north residential zoning district:

20 feet parking and vehicular circulation areas.

40 feet for loading, delivery, and service areas.

40 feet for buildings

Setback from Subarea A boundary:

30 feet building and parking/ vehicle circulation areas, except for shared private street.

Setback from proposed internal public street right-of-way:

20 feet building and parking/ vehicle circulation areas.

Subarea C-2

Setback from Hyland-Croy Road right-of-way:

100 feet parking and vehicular circulation.

100 feet building and structures.

Setback from Weldon Road right-of-way:

20 feet parking and vehicular circulation.

40 feet building and structures.

Setback from proposed internal public street right-of-way:

20 feet building and parking/ vehicle circulation areas.

ii. All maximum height and size requirements of buildings, mechanical areas and other structures. The definition of Height of Building is in Section 300 Definitions of the Jerome Township Zoning Resolution entry number 16.

Subarea A - the maximum building height is 38 feet.

Subarea B - the maximum building height will be a three (3) story facility and will not exceed 59 feet. .

Subarea C-1 - the maximum building height is 40 feet.

Subarea C-2 - the maximum building height is 40 feet.

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.

Minimum parking for Subarea A shall be 2 spaces per dwelling unit.
Minimum parking for Subarea B shall be 1 space per two (2) beds and 1 for each employee on the largest shift.
Minimum parking for Subarea C-1 and C2 shall be per the zoning code by use as defined at time of Development Plan.
Parking spaces may be provided in surface lots, attached or detached garages, or on-street (public or private) spaces.
Subareas C-1 and C-2 shall be permitted to share parking Ooint or combined parking – Sec. 610.03) with recorded cross-access agreement of the property owners.
Drive aisles shall be 22 feet in width.
Parking stalls shall be minimum of 9 feet in width and 19 feet in length

iv. All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.

All of the public and private ROW's, pavement dimensions, curb cut spacing and other related circulation standards are shown specifically or by scale on the Zoning Plan (Exhibit "E-1") and/or the Preliminary Utility Plan (Exhibit "F-1").

v. All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.

All sidewalks shown on the Preliminary Zoning Plan (Exhibit "E-1") will be at least 4 feet in width.

vi. All screening and landscapi ng 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.

The proposed landscape design is as shown on the Preliminary Landscape Plan (Exhibit "H-1").

Off-street parking areas shall be screened with a 3 feet 6 inch tall evergreen hedge for headlight screening, consistent with code Section 610.03.9.

Loading docks shall be located to the side or rear of the building, and shall be screened from views off-site to a minimum height of 6 feet with a fence, wall, mound, or evergreen hedge or any combination thereof.

Trash receptacles and dumpsters shall be screened on all sides within an enclosure or building compatible with the associated subarea architecture. Enclosure may consist of a screen fence or wall with gates, and shall be at least 6 feet in height.

Roof-mounted mechanical units shall be screened from ground level view from adjacent properties with an architecturally compatible screening enclosure.

Ground-mounted mechanical units shall be screened on all sides with a screen fence, wall, or evergreen hedge. Screen shall be at least one foot taller than the object intended to be screened.

Subarea C-1: Buffering shall be provided along the north property line adjacent to the existing residential zoned property, and along the west property line shared with Subarea A, per zoning code Section 620 .

vii. All proposed signage including height, setback, square footage and colors.

All the locations for the proposed signs on the Zoning Plan (Exhibit "E-1") and the conceptual sign details are shown in Sign Details (Exhibit "E-1")

Signs may be internally illuminated by white interior light of reasonable intensity with logos and/or letters lit or silhouetted on an opaque background. No additional background lighting shall be permitted. Signs may be externally illuminated. External light sources shall be shielded by a decorative fixture or screened from view and directed only at the sign being lit.

Joint Identification Signs:
Two (2) signs shall be permitted within Subarea C-2 along the Hyland-Croy frontage for the purposes of identifying the development.

One sign shall be permitted to be located at the intersection with Park Mill Drive, and one sign shall be permitted to be located at the intersection with Weldon Road.

Signs shall not exceed 6 feet in height and 60 square feet of display area per side. Signs will be permitted a maximum overall height of eight (8)feet from grade. Signs may include the development name and up to four (4) tenants/users of any subarea. The proposed Example of the Joint Identification Sign in Exhibit E is for establishing the design intent only and applicant will provide in the Development Plan submission a specific detailed Joint Identification Sign for approval.

Subarea C-1 shall be permitted one monument sign along the Hyland-Croy Road frontage, and shall meet the requirements of Section 455.08.2

Subarea C-1 and C-2: individual building tenants shall be permitted one wall sign per elevation fronting a public street, to a maximum of two (2) wall signs per tenant.

viii. All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.

All of the proposed locations of the free standing exterior lights are shown on the Zoning Plan (Exhibit "E-1"). In addition, in Subarea A above each garage door will have an exterior light and beside each entry door will also have an exterior light. All of the proposed exterior lights have conceptual designs in Exhibit "E-4 & E-5". Light poles may include metal and/ or engineered wood/ glu-lam poles designed for use in site lighting. Final pole selection will be specified in the Development Plan.

Lighting for private streets and vehicle-use areas shall be provided per code requirements.

Maximum height of light fixtures in parking areas and along public or private streets shall be 24 feet.

Maximum height of light fixtures in pedestrian areas shall be 15 feet.

Light fixtures, poles, and bases shall be consistent and/or complimentary in style throughout the development.

Site light fixtures shall be designated "full-cut-off'. Building mounted lighting shall not require such designation.

Building-mounted lighting shall be permitted to meet site lighting requirements if so demonstrated with a photometric plan.

ix. All exterior architectural design standards, including material, color and styles.

Please review standards in Section m. above.

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.

Please review proposed uses in Section b. above.

xi. Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.

All frontages, size of parcels and perimeter setback requirements are shown on the Zoning Plan (Exhibit "E-1").

xii. Accessory uses and/or structure standards and limitations.

Subarea A – All of the proposed accessory uses and structures are shown on the Zoning Plan (Exhibit "E-1").Examples of various accessory structures are a gazebo , compactor building and mail kiosk(s). The design of these structures will be of consistent is character and materials of the residential and/or the community building. More detailed designs and standards will be provided in the Development Plan Application.

Multifamily Pool shall be permitted - code Section 645.03.2.
Compactor/ Utility building shall be architecturally consistent with the Subarea A architectural theme and shall be subject to the building setbacks of the subarea.
Subarea A and B shall be permitted detached garages, consistent with the architectural detailing of the Subarea and shall be subject to the building setbacks of the subarea.
A gazebo shall be permitted within Reserve F. The structure shall not exceed 25 feet in length or width.

xiii. Open space area, uses and structures, including proposed ownership and sample controlling instruments.

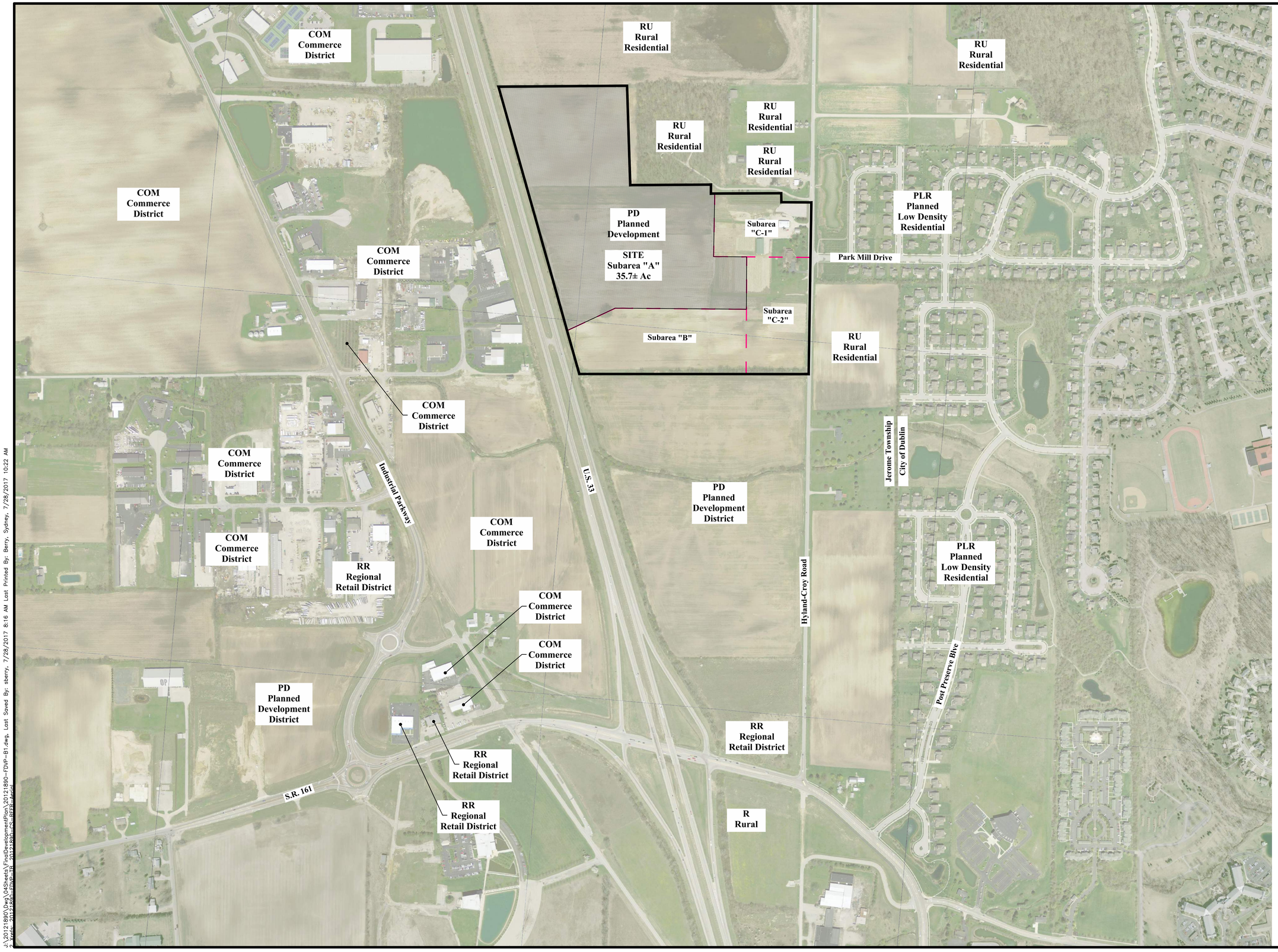
Please review information provided in Section e. above.

xiv. Any other regulatory area or matter deemed necessary or relevant by the Zoning commission.

None applicable at this time

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 for the in the Zoning Resolution.

The Applicant acknowledges that any standards not addressed in this application will be subject to the general development standards set forth in the Zoning Resolution.



GRAPHIC SCALE

0 150 300 600

1 inch = 300 feet

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR

JEROME GRAND AT JACQUEMIN FARMS

SUBAREA "A"

VICINITY MAP

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

DATE
JULY 28, 2017

SCALE
1" = 300'

JOB NO.
20121890

SHEET
EXHIBIT "B"
B-1

J:\20121890\Dwg\04Sheets\FinalDevelopmentPlan\20121890-FDVP-B1.dwg, Last Saved By: sberry, 7/28/2017 8:16 AM Last Printed By: Berry, Sydney, 7/28/2017 10:22 AM
Xrefs: 20121890-FDVP-TB_20121890-CS-REFR-Aerial

May 15, 2017

Sydney Berry, EI
EMH&T
5500 New Albany Road
Columbus, OH 43054

RE: Electric Service Availability
Jacquemin Farms
Jerome Township, Union County, Ohio

Dear Mr. Berry,
This letter is in regards to American Electric Power supplying service to the proposed Jacquemin Farms at the northwest corner of Highland-Croy Road and Weldon Road in Union County.

American Electric Power historically has and can provide standard facilities of adequate capacity, using standard construction practices, to facilities of this size.

The above statement is based upon providing the most economical standard construction and presumes no special characteristics of the electric load or method of providing service.

Once we receive a final site plan and connected load details, our Engineering Department will develop a plan to provide electric service.

Please contact me at (614) 883-7949 if any additional information is required.
Sincerely,

Kristen Thompson
Customer Design Manager
American Electric Power

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

Charter
COMMUNICATIONS

December 1, 2016

Sydney Berry
EMH&T
5500 New Albany Rd
Columbus, OH 43054

RE: Jacquemin Farms, Jerome Township, Union County

Dear Mr. Berry:

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 proposed Jacquemin Farms project.

Please contact Will Andrews at 614-255-5177 in order to execute a Right-of-Entry agreement for service to the multi-family portion of this development.

If you have any questions give me a call at 614-481-5263 and I will be happy to discuss this project with you.

Thank You!



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

Columbia Gas of Ohio
A NiSource Company

December 2, 2016

Sydney Berry, E.I.
EMH & T, Inc.
5500 New Albany Road
Columbus, Ohio 43054

Re: Jacquemin Farms Development Site located at the NW corner of the intersection of Hyland Croy Road and Weldon Rd. located in Union County, Ohio.

Thank you for your interest in clean, efficient natural gas. This letter is to confirm that Columbia Gas, Inc. currently has facilities available in the vicinity of Hyland Croy Road at the intersection of Weldon Road. You show the site at the northwest corner of this intersection. We currently have a medium pressure line on Hyland Croy at the intersection. Please see the attached map.

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 our 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. I 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
donnayoung@nisource.com | 614-460-5416

MEMO

Date: July 28, 2017

To: Jerome Township

From: Patricia Brown, PE

Subject: Jerome Grand at Jacquemin Farms Exhibit "G" – Utility Feasibility Memo

Copies: Schottenstein Real Estate Group

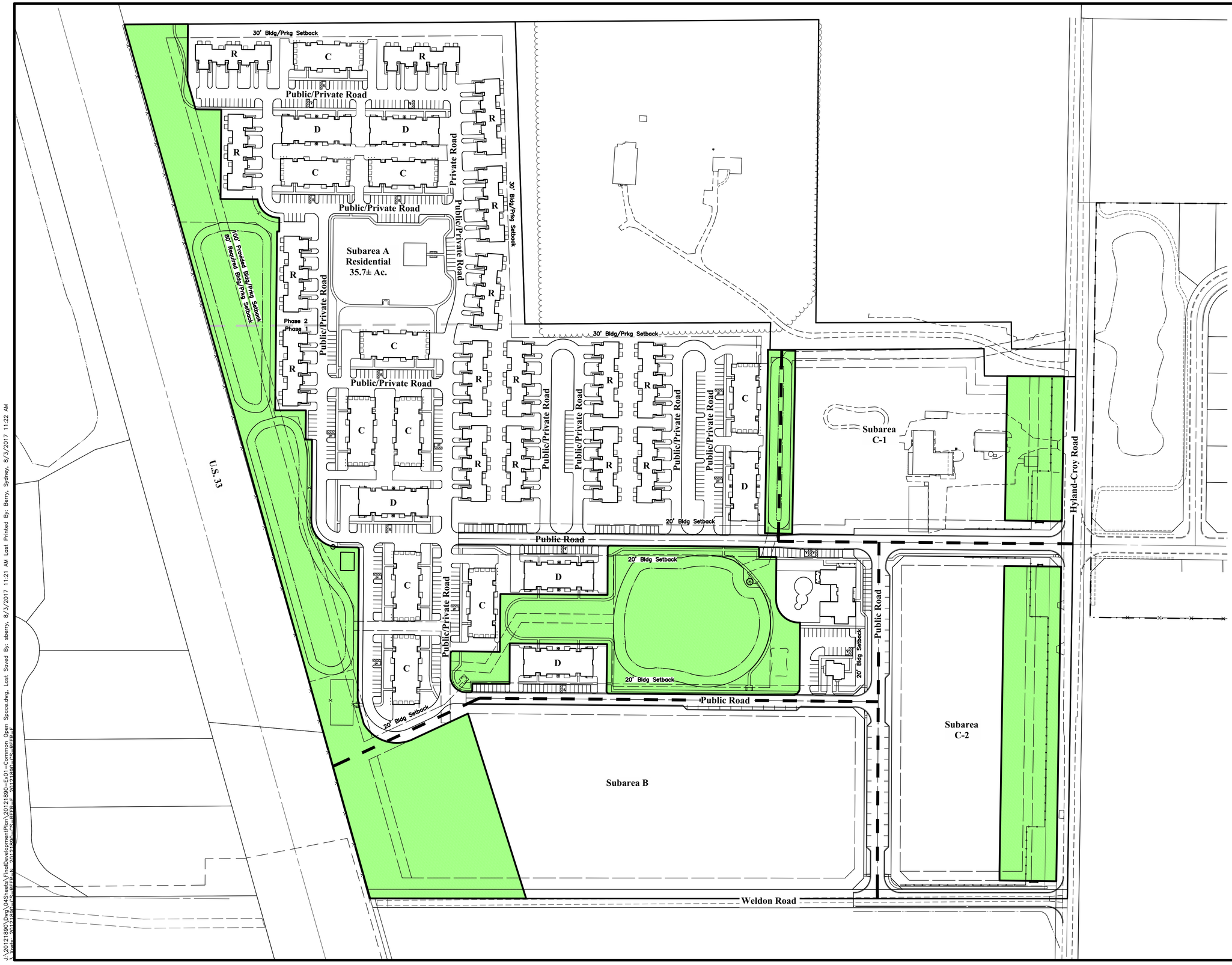
The following is a summary of the public utility services for the above referenced project located at the northwest corner of the intersection of Hyland-Crow Road and Weldon Road.

Sanitary Service
Currently, there is an existing 12-inch sanitary line at the southwest corner of the site. This sanitary line runs west under U.S. 33 to an existing sanitary lift station along Montgomery Drive. This line is owned and maintained by the City of Marysville.

Stormwater Management
The site currently drains from the west to the east to an existing culvert crossing under Hyland-Croy Road located at the northeast corner of the property. Currently the stormwater management for the site is planned to utilize interlinked wet basins. The basins will be required to accommodate Ohio EPA post construction water quality requirements and Union County Stormwater detention requirements. Also, the stormwater management will use appropriate measures for the Ohio EPA NPDES erosion control requirements during construction activities in the areas of the wet basin.

Water Service
Currently, there is an existing 10" water main along Montgomery Drive on the west side of U.S. 33. This line is owned and maintained by the City of Marysville. There were plans to extend a 12" Public Water Main to the east under U.S. 33 with the existing sanitary sewer but this line was never constructed. This project intends to extend a 12" public water main to the east to the Hyland Croy right-of-way.

Utility Feasibility Letters
Written requests to water, sanitary, electric, telephone, gas and cable service providers for statements regarding the ability of each to serve the project have been sent. Positive responses have been included.



REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS
SUBAREA "A"
COMMON OPEN SPACE & STORMWATER MANAGEMENT EXHIBIT

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

DATE
JULY 28, 2017

SCALE
1" = 100'

JOB NO.
20121890

SHEET
1 / 1

J:\20121890\Dwg\04Sheets\FinalDevelopmentPlan\20121890-Ex01-Common Open Space.dwg, Last Saved By: sberry, 8/3/2017 11:21 AM Last Printed By: Berry, Sydney, 8/3/2017 11:22 AM
Xrefs: 20121890-PS-REFF-N 20121890-PS-REFF-F 20121890-PS-REFF-F 20121890-PS-REFF-F

SCHOTTENSTEIN
REAL ESTATE GROUP

2 Easton Oval | Suite 510 | Columbus, Ohio 43219
T 614-418-8900 | F 614-418-8920 | www.SREGroup.com

July 27, 2017

Ms. Mark Spagnuolo
Zoning Officer
Jerome Township
9777 Industrial Parkway
Plain City, Ohio 43064

Subject: **Jacquemin Farms**
Management Plan Memo

Dear Mr. Spagnuolo,

This memo is in regards to the requirement of Jerome Township to have a management plan or mechanism to provide for perpetual maintenance of all open space, landscaping, buffers and shared parking areas by the ultimate owner and/or user and controlling instruments. The included exhibit contains common opens space and stormwater management areas that benefit the Jacquemin Farms Development. A Property Owners Association (POA), or document of similar affect, will be created which will contain certain covenants and restrictions to meet the requirements of Jerome Township. The POA will be provided to Jerome Township for review at the time of platting and recorded in conjunction with the plat

If there are any questions please feel free to contact me by either phone or email at 614-512-0918 or ws@sregroup.com.

Sincerely,



Wesley A. Smith, PE
Vice President of
Engineering and Development

EXAMPLE

8 2 9 2 8 2 4
Tx:4231292
LINDA ODA
WARREN COUNTY RECORDER
2016-036401
DECLARATION
11/23/2016 12:33:24 PM
REC FEE: 292.00 PGS: 35
PIN:

35
292

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS (2) FOR MASON GRAND

This instrument prepared by:

Stephen R. Hunt, Esq.
Aronoff, Rosen & Hunt
2200 U.S. Bank Tower
425 Walnut Street
Cincinnati, Ohio 45202
(513) 241-0400

The included Declaration of Covenants are an example of what may be utilized for the Jacquemin Farms Development, and shall not be considered final. A final Declaration and Covenants shall be submitted and approved along with the Final Plat for the Jacquemin Farms Development.

DECLARATION OF

COVENANTS, CONDITIONS AND RESTRICTIONS

AND RESERVATION OF EASEMENTS

FOR

MASON GRAND

THIS DECLARATION, is made this 21st day of November, 2016, by Mason Grand Dev., LLC, an Ohio limited liability company ("Developer") and Mason Grand, LLC, an Ohio limited liability company ("Apartment Owner"). Developer and Apartment Owner may hereinafter collectively be referred to as the "Parties".

WITNESSETH:

WHEREAS, the Parties own the real property known as the Mason Grand parcel and described in Exhibit "A" attached hereto and desire to establish certain covenants and restrictions in connection with certain permanent common areas and facilities for the benefit of such properties; and

WHEREAS, the Parties desire to provide for the preservation and maintenance of said common areas and facilities; and to this end, desires to subject the real property described in Exhibit "A" attached hereto to the covenants, conditions, restrictions, easements, charges and liens, hereinafter set forth, each and all of which is and are for the benefit of said properties and the subsequent owners thereof; and

WHEREAS, the Parties have deemed it desirable, for the efficient preservation and maintenance of the common areas and facilities, to create an Association to which should be delegated and assigned the powers and duties of maintaining and administering the common areas and facilities and administering and enforcing the within covenants and restrictions and disbursing the charges and assessments hereinafter created; and

WHEREAS, the Parties have formed the "Mason Grand Commercial Association" as a non-profit Ohio corporation for the purpose of carrying out the powers and duties aforesaid;

NOW, THEREFORE, the Parties hereby declare that all of the Properties described in Exhibit "A" attached hereto, shall be held, sold and conveyed subject to the covenants, conditions, restrictions, easements, charges and liens set forth in this Declaration, and any subdivision plat which includes the Property including the record plat for Mason Grand, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all Parties having any right, title, or interest in the described

properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

ARTICLE I

The words in this Declaration which begin with capitalized letters, other than words which would be normally capitalized, unless the context otherwise requires, shall have the same meanings as the definitions of those words in this Article I.

1.1 "Apartment Owner" shall mean and refer to the owner of Lot #1 as set forth on the Development Plan. The current owner of Lot #1 is Mason Grand, LLC, an Ohio limited liability company.

1.2 "Articles" shall mean those Articles, filed with the Secretary of Ohio, incorporating Mason Grand Commercial Association, as a corporation not for profit under the provisions of Chapter 1702 of the Revised Code of Ohio, as the same may be amended from time to time. A true copy of the Articles as shown in Exhibit "C" is attached hereto and made a part hereof.

1.3 "Association" shall mean and refer to Mason Grand Commercial Association, its successors and assigns.

1.4 "Beautification Assessment" shall mean and refer to the assessment referred to in Article V hereof for the purpose of paying certain charges due pursuant to the Zoning Declaration.

1.5 "Board" shall mean the Board of Trustees of Mason Grand Commercial Association, which shall also be known as the "Board of Trustees".

1.6 "By-Laws" shall mean the By-Laws or Code of Regulations of the Association, as the same may be amended from time to time, pursuant to Section 1702 of the Revised Code of Ohio. A true copy of the By-Laws as shown on Exhibit "D" is attached hereto and made a part hereof.

1.7 "Common Areas" shall mean and refer to: (i) Parkmoor Drive and Mason Grand Drive (as depicted on the Development Plan and hereinafter referred to as the "Access Drive"); (ii) entrance signage, landscaping and monumentation, street trees, storm sewers, lighting, sidewalks, walking paths, and related landscaping located within or adjacent to the Access Drive; (iii) a detention basin/ponds and private drainage easements situated on Lot #1 as depicted on the Development Plan; and (iv) any and all utilities used in connection with such Common Areas.

1.8 "Common Facilities Charge" shall mean and refer to the assessment referred to in Article V hereof for the purpose of maintaining the Common Areas.

1.9 "Developer" shall mean and refer to Mason Grand Dev., LLC, an Ohio limited liability company, its successors and assigns.

1.10 "Development Period" shall mean the period commencing on the date of this Declaration and terminating on December 31, 2026.

1.11 "Development Plan" shall mean the record plat for the Mason Grand parcel, which is recorded in Plat Book 91, Pages 69-72 of the Warren County, Ohio Records as amended by the record plat for Mason Grand, Section 1A, which is recorded in Plat Book 94, Pages 16-17 of the Warren County, Ohio Records and attached hereto as Exhibit "B".

1.12 "Member" shall mean and refer to the current record owner, whether one or more persons or entities, of the fee simple title to any part of the Mason Grand parcel.

1.13 "Properties" or "Property" shall mean and refer to that certain real property hereinbefore described or depicted in Exhibit "A" and shall include Lot #1, Lot #2, Lot #3, Lot #4, Lot #5A, Lot #6A, Lot #7A, Lot #8A, Lot #9, and Lot #10 as situated on the Mason Grand parcel.

1.14 "Reciprocal Easement Agreement" shall mean the easement agreement dated September 7, 1995, and recorded in Book 1140, Page 129 in the Warren County, Ohio Records, as may be amended by Developer, which agreement established certain easements and restrictions pertaining to the Property.

1.15 "Trustee" and "Trustees" shall mean that person or those persons serving, at the time pertinent, as a Trustee or Trustees of the Association, and shall mean that same person or those persons serving in the capacity of a member of the Board of Trustees of the Association.

1.16 "Zoning Declaration" shall mean the Declaration of Covenants, Restrictions and Easements for Mason Grand as recorded in Official Record 2015-026077 of the Warren County, Ohio Records.

ARTICLE II

PROPERTY DEVELOPMENT - ANNEXATION

2.1 Property Subject to Declaration. The real property which is, and shall be held, conveyed, hypothecated or encumbered, sold, leased, rented, used, occupied and improved subject to this Declaration is located in the City of Mason, County of Warren, State of Ohio, and is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

ARTICLE III

PROPERTY RIGHTS

3.1 Member's Right of Enjoyment. The Members shall have a right to an easement for the enjoyment of, in, and to the Common Areas, and such right and easement shall be appurtenant to and shall pass with title to the Properties, subject to the following:

(a) The right of the Association, in accordance with its Articles of Incorporation and By-Laws, to borrow money for the purpose of improving the Common Areas;

(b) The right of the Association to dedicate or transfer all or any part of the Common Areas to any public or municipal agency, authority or utility for purposes consistent with the purpose of this Declaration;

(c) Easements and restrictions of record, including the Reciprocal Easement Agreement;

(d) The right of Developer to grant additional easements over the Common Areas, as provided in Section 3.2.

3.2 Right to Grant Easements. Developer hereby reserves the right, during the Development Period, to grant, on behalf of the Association and/or the Parties and without the consent of the Association, or the Parties, easements, across, through or under the Mason Grand parcel (excluding any portion of Lot #5A except as permitted below) or the Common Areas. Such easements, which shall be exclusive or non-exclusive, shall be limited to utility easements (including cable television and telecommunication), green belt easements, storm water easements, sign easements, access easements or roadway easements. Further, such easements shall not unreasonably interfere with any Member's use of its Property. Notwithstanding the above, and except as provided in Section 5.6 hereof, the Association shall have no right to encumber Lot #5A without the prior written consent of the owner of Lot #5A, which consent may be withheld in its sole and absolute discretion.

ARTICLE IV

EASEMENTS AND RESTRICTIONS

4.1 Access, Ingress and Egress. Developer has established, for the benefit of all of the Properties, a non-exclusive private, shared access easement for access, ingress and egress over, through and across Parkmoor Drive and a non-exclusive private, shared access easement, for access, ingress and egress over Mason Grand Drive (collectively, the "Access Easement"), as depicted on the Development Plan. Developer hereby agrees to cause to be constructed the private roadways which serve as the Access Easement. Such roadways have been constructed at Developer's sole cost and expense. To allow for the construction of the improvements described

herein, each Member hereby grants to the Association a temporary construction easement five feet (5') in width over the area immediately adjacent to the boundary of their respective Properties, in order to facilitate the construction and maintenance of the Access Easement and related improvements contemplated by this Declaration. The construction shall be performed in compliance with all applicable laws and regulations. The Association shall maintain the roadway improvements situated within the Access Easement.

4.2 Stormwater Easement. Developer has established, for the benefit of all of the Properties, various non-exclusive private storm sewer easements and private drainage easements for stormwater detention and/or retention as depicted on the Development Plan ("Stormwater Easements"). Such easements include the right to utilize the storm water detention ponds located on Lot #1 as depicted on the Development Plan, and the right to construct and maintain any necessary storm water pipes in order to connect such parcels to such detention area. The Association shall maintain the stormwater improvements situated within the Stormwater Easements.

4.3 Ingress and Egress Easement. Developer has established, for the benefit of Lot #1, a non-exclusive ingress and egress easement between Lot #2 and Lot #3 as depicted on the Development Plan. The Apartment Owner shall be responsible for the maintenance of the roadway improvements situated within such easement.

4.4 Sign and Landscape Easements. Developer has established, for the benefit of all of the Properties, private non-exclusive sign and landscape easements as depicted on the Development Plan ("Sign and Landscape Easements"). Developer shall have the right to designate, among the owners of the various Properties, the usage rights for the various signs situated within the Sign and Landscape Easements. The Association shall maintain the signage and landscape improvements situated with the Sign and Landscape Easements.

4.5 Private Ingress/Egress Easement. Developer has established, for the benefit of Lots #5A and #6A a 40' non-exclusive private ingress and egress easement as depicted on the Development Plan. Such easement provides access from Parkmoor Drive to Lots #5A and #6A. The owner of Lot #5A shall maintain the portion of the roadway improvements situated within the portion of the easement located on Lot #5A, and the owner of Lot #6A shall maintain the portion of the roadway improvements situated within the portion of the easement situated on Lot #6A.

4.6 20' Water Line Easement. Developer has established, for the benefit of Lot #2, Lot #3 and Lot #4, a non-exclusive 20' private water line easement as depicted on the Development Plan ("Water Line Easement"). The Water Line Easement shall be situated adjacent to the westerly boundary line of Lot #5A and the owners of Lot #2, Lot #3 and Lot #4 shall each be responsible for the maintenance, repair and replacement of the water lines situated within such easement that serves such owner's property. At the request of Developer, the owners of Lot #2, Lot #3, Lot #4 and Lot #5A shall execute any reasonable documents that may

be requested by Developer in order to create a public water line easement over the Water Line Easement.

4.7 10' Private Utility Easement. Developer has established, for the benefit of Lot #2, Lot #3 and Lot #4, a non-exclusive 10' private utility easement as depicted on the Development Plan ("Utility Easement"). The Utility Easement shall be situated adjacent to the westerly boundary line of Lot #5A and the owners of Lot #2, Lot #3 and Lot #4 shall be responsible for the maintenance, repair and replacement of any utilities constructed by it within such easement.

4.8 Sidewalk Easement. Developer has established, for the benefit of all adjoining Properties, a non-exclusive sidewalk easement as depicted on the Development Plan. ("Sidewalk Easement"). The Sidewalk Easement shall be situated adjacent to the westerly boundary line of the Lot #5A and the owner of the Lot #5A shall be responsible for the installation and maintenance of a sidewalk to be constructed within such easement in accordance with all applicable governmental requirements.

4.9 Preservation Easement. The existing preservation easements constituting Area "A", Area "B", Area "C", and Area "D" were previously established as depicted on the Development Plan. The Apartment Owner shall be responsible for the maintenance of any improvement situated within such easements.

4.10 Additional Easements. Developer reserves the right, during the Development Period, to establish easements solely for signage, mailboxes, parking, sidewalks, walking paths, lighting, landscaping, irrigation, electric and/or telecommunication line or lines and all other utilities, for the benefit of the Properties ("Additional Easements") to be located within any part of the Common Areas, provided such Additional Easements do not materially impact any of the Properties or Member's use of its Property. The location of any such easements shall be as determined by Developer and set forth in an amendment to this Declaration.

4.11 Construction Activities. At the time of the installation or maintenance of any improvement permitted to be installed within one of the easements set forth in this Article IV, the Association or owner installing or maintaining such improvement shall coordinate such work with the owners of the lots encumbered by such easement so that such work does not materially impact access to the lots encumbered by the easement. Additionally, any party performing such work within an easement situated on an owner's lot shall: (i) be responsible for any damage caused to such owner's lot or property as a result of such work; (ii) restore the easement area to its original condition, to the extent practical, upon completion of such work; and (iii) indemnify such owner for any damage or liability incurred by such owner, including reasonable attorneys' fees, as a result of such work.

ARTICLE V

COMMON FACILITIES CHARGE AND BEAUTIFICATION ASSESSMENT

5.1 Establishment of the Common Facilities Charge. The Members covenant and agree to pay to the Association a Common Facilities Charge. The Common Facilities Charge is established for the benefit of all of the Properties and shall be used in covering all of the costs incurred in connection with the maintenance, repair and replacement of the Common Areas, including snow and ice removal for the Access Drive, as well as any costs associated with providing for the management of, and insurance for, such Common Areas. The Common Facilities Charge shall not be used for the purpose of paying the costs and expenses associated with the initial construction of the Common Areas. The obligation to pay the Common Facilities Charge shall not in any manner be dependent upon or discharged or otherwise affected by the use or non-use of the Common Areas.

The Common Facilities Charge shall consist of:

i) Roadway and landscaping maintenance charge (utilized for the maintenance and replacement of the improvements situated within the Access Easement and Sign and Landscape Easements);

ii) Any amounts due pursuant to the Reciprocal Easement Agreement with respect to the Property;

iii) Stormwater charge (utilized for the maintenance and replacement of the improvements situated within the Stormwater Easements); and

iv) Additional easement charge (utilized for the maintenance and replacement of the improvements situated within the Additional Easements, as well as the management and insurance costs for the Association).

The Common Facilities Charge shall be in an amount as determined by the Association. The Common Facilities Charge shall be allocated to each Member obligated to pay such charge as follows:

(i)	Lot #1	50%
(ii)	Lot #2	6.1%
(iii)	Lot #3	6.1%
(iv)	Lot #4	6.2%
(v)	Lot #5A	5.2%
(vi)	Lot #6A	2.8%
(vii)	Lot #7A	2.8%
(viii)	Lot #8A	3.1%
(ix)	Lot #9	4.6%

(x) Lot #10 13.1%

5.2 Maintenance and Management of the Common Areas. The Association, on behalf of the Parties, shall provide for the management of all Common Areas and keep all Common Areas in good condition, repair and appearance in accordance with the Maintenance Standards established pursuant to Section 5.3 hereof. The Association may fulfill its responsibilities by contracting with any professional management company for the maintenance and/or repair of the Common Areas, upon such terms and conditions as to reasonable compensation as shall be approved by the Board of Trustees.

5.3 Decision to Perform Maintenance; Voting.

5.3.1 Maintenance Standards. By a seventy-five percent (75%) vote or greater of the Members, such Members shall have the right to adopt and from time to time, amend the maintenance standards ("Maintenance Standards") pertaining to the Association's maintenance and repair of the Common Areas.

5.3.2 Voting Rights. Each Member shall be entitled to the following voting rights allocated to such Member as follows:

(i)	Lot #1	10 Votes
(ii)	Lot #2	1 Vote
(iii)	Lot #3	1 Vote
(iv)	Lot #4	1 Vote
(v)	Lot #5A	1 Vote
(vi)	Lot #6A	1 Vote
(vii)	Lot #7A	1 Vote
(viii)	Lot #8A	1 Vote
(ix)	Lot #9	1 Vote
(x)	Lot #10	1 Vote

All votes taken by the Members pursuant to this Declaration shall be based on the voting rights set forth in this Section 5.3.2. In the event that any lot constituting part of the Mason Grand parcel is subdivided, the Common Facilities Charge and voting rights assigned to such parcel shall be allocated between the new parcels in such manner as determined by Developer. In the event the Mason Grand parcel shall be leased to a tenant, in whole or in part, Developer, in its sole discretion may assign its voting rights to such tenant, in whole or in part.

5.3.3 Budget. The Association, on an annual basis, shall prepare and submit to the Members, a budget setting forth the proposed maintenance of the Common Areas for the next calendar year. The budget for the next occurring year shall be sent to the Members by no later than November 30th of the prior year. In the event such budget is approved by a seventy-five percent (75%) vote or greater, the Association shall maintain such Common Areas in accordance

with the terms of such budget and the Members shall be liable for their respective share of the Common Facilities Charge.

5.4 Commencement of Common Facilities Charge. The Common Facilities Charge shall commence on January 1, 2017. The Common Facilities Charge shall be billed on a semi-annual or annual basis as determined by the Board of Trustees.

5.5 Beautification Assessment. As provided in Section 3.12 of the Zoning Declaration, the owner of Lot #1 is obligated to pay a beautification assessment ("Beautification Assessment") to the City of Mason. Notwithstanding the provisions of the Zoning Declaration, commencing January 1, 2017, the owner of Lot #2, Lot #3, Lot #4, Lot #5A, Lot #6A, Lot #7A, Lot #8A, Lot #9 and Lot #10 shall be obligated to reimburse the owner of Lot #1 for such owner's proportionate share of the Beautification Assessment paid by the owner of Lot #1. The owner of such lots shall reimburse the owner of Lot #1 within thirty (30) days after the date the owner of Lot #1 provides written notice to such owners of a payment of the Beautification Assessment by the owner of Lot #1. Such Beautification Assessment shall be allocated to each Member as follows:

(i)	Lot #2	12.3%
(ii)	Lot #3	12.1%
(iii)	Lot #4	12.4%
(iv)	Lot #5A	10.3%
(v)	Lot #6A	5.7%
(vi)	Lot #7A	5.7%
(vii)	Lot #8A	6.1%
(viii)	Lot #9	9.2%
(ix)	Lot #10	26.2%

(By way of example, in the event the owner of Lot #1 pays a Fifteen Thousand Dollar ($15,000.00) installment of the Beautification Assessment on March 31, 2017, the owner of Lot #9 shall be obligated to reimburse the owner of Lot #1 for One Thousand Three Hundred Eighty Dollars ($1,380.00) of such Assessment ($15,000.00 x 9.2%).)

Developer shall have the right to reallocate the reimbursement percentages set forth above among any of the lots owned by Developer. Developer shall have no right to reallocate such percentages among the lots not owned by Developer without the prior written consent of the owner of such lots, which consent may be withheld in the sole and absolute discretion of such owner.

Notwithstanding the above, the owners of the above Lots shall have no obligation to reimburse the owner of Lot #1 for any portion of the One Hundred Thousand and 00/100 Dollar ($100,000.00) amount of the Beautification Assessment paid pursuant to Section 3.12.1 of the Zoning Declaration or any portion of the Beautification Assessment for 2016 paid pursuant to Section 3.12.3 of the Zoning Declaration.

5.6 Nonpayment of Common Facilities Charge or Beautification Assessment. Any Common Facilities Charge or Beautification Assessment levied pursuant to this Article V which is not paid on the date when due shall be delinquent and shall, together with such interest thereon and costs of collection thereof, as herein provided, thereupon become the personal obligation of such defaulting Member. If the Common Facilities Charge is not paid within thirty (30) days after the due date, the Common Facilities Charge or Beautification Assessment shall bear interest at the rate of ten percent (10%) per annum, and the Association, or any other Member, may institute an arbitration proceeding pursuant to Section 5.7 hereof against the Member personally obligated to pay the same, in which event, interest, costs and reasonable attorneys fees may be added to the amount of such Common Facilities Charge or Beautification Assessment. No Member shall waive or otherwise escape liability for such Common Facilities Charge by reason of the non-use of the Common Areas or abandonment of its property. Additionally, the Association may file a lien against the lot owned by such defaulting Member for the amount of such unpaid charge and related costs due to the non-payment of the Common Facilities Charge or Beautification Assessment. Any such lien filed shall be deemed subordinate to any mortgage granted by any defaulting Member.

5.7 Dispute Resolution. If at any time a dispute shall arise regarding: (i) the determination of the costs and expenses associated with the care and maintenance of the Common Areas; (ii) the Association's performance of its obligation to maintain such areas in accordance with the provisions of this Article V; (iii) Member's payment of its Common Facilities Charge; or (iv) any Member's payment of its Beautification Assessment; such dispute shall be resolved in accordance with the Commercial Arbitration Rules of the American Arbitration Association, and any judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

5.8 Self Help Rights. In addition to any other rights or remedies provided hereunder or at law or in equity, in the event the Association shall fail to maintain or repair the Common Areas in accordance with the terms of this Declaration, any Member shall have the right, but not the obligation, upon obtaining a favorable arbitration ruling pursuant to Section 5.7 hereof, to make such repairs or complete such maintenance, and, in such case, the costs incurred thereof, together with interest thereon, at the rate of ten percent (10%) per annum, shall be forthwith reimbursed to such Member by the remaining Members.

ARTICLE VI

INSURANCE

6.1 Liability Insurance. The Association shall obtain and maintain a Comprehensive policy of public liability insurance covering all of the Common Areas insuring the Association, the Trustees and the Members in an amount of not less than One Million and 00/100 Dollars ($1,000,000.00), per occurrence for personal injury and/or property damage. This insurance shall include protection against such risks as are customarily covered with respect to a development similar in construction, location and use, as determined by the Board.

6.2 Other Insurance. In addition, the Association may obtain and maintain such other insurance as the Board may deem desirable from time to time.

ARTICLE VII

ARCHITECTURAL CONTROL

7.1 Approval Required. No signage, entrance monumentation, sidewalks, lighting, or any other permanent structure or other exterior improvement shall be commenced, erected or maintained upon any of the lots owned by any of the Members, until the plans and specifications showing the nature, kind, shape, height, materials and location of such construction shall have been submitted to and approved in writing by the Developer as provided in the Zoning Declaration.

ARTICLE VIII

GENERAL PROVISIONS

8.1 Enforcement. The Association, or any Member shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or a Member to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

8.2 Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

8.3 Amendment. Except as otherwise provided in this Declaration, the covenants and restrictions of this Declaration shall run with and bind the land for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration and the By-Laws may be amended at any time by an instrument signed by the Members holding not less than seventy-five percent (75%) of the votes of the Association. Any amendment must be recorded.

8.4 Right to Amend Documents. Notwithstanding anything above to the contrary, this Declaration and the By-Laws may be amended at any time without the vote of the Members by a written instrument executed by Developer for the purpose of: eliminating or correcting any typographical or other inadvertent error herein; eliminating or resolving any ambiguity herein; making nominal changes; clarifying Developer's original intent; conforming to any requirements imposed or requested by any governmental agency, public authority or financial institution; provided, however, that no such amendment shall materially affect any Member's use and enjoyment of its property or such Member's financial obligations to the Association. Each Member and his mortgagees, by acceptance of a deed to a Lot or a mortgage encumbering such

Lot, shall be deemed to have consented to and approved of the provisions of this paragraph and the amendment of this Declaration and the By-Laws by the Association as provided in the immediately preceding sentence.

8.5 Personal Liability. Nothing in this Declaration, the Articles or the regulations of the Association, or any rules or regulations enacted pursuant to any of the aforesaid, shall impose personal liability upon any member of the Board of Trustees or any officer of the Association acting in his capacity as such, for the use, maintenance, repair or replacement of any part of the Common Areas or give rise to a cause of action against any of them except for damages resulting from their own willful omissions or misconduct and each person who becomes a Member hereby releases and discharges all liability for injury or damages to such Member or such Member's property and covenants not to initiate any legal proceedings against any such person or persons unless such said person is covered by insurance and in such event the amount of recovery shall be limited in the amount of insurance.

8.6 Non-Liability of Developer or Association. Neither Developer nor the Association nor their representatives, successors or assigns shall be liable for any claim whatsoever arising out of or by reason of any actions performed pursuant to any authorities granted or delegated to them by or pursuant to this Declaration or the By-Laws, whether or not such claims shall be asserted by a Member, occupant, the Association, or by any person or entity claiming through any of them; or shall be on account of injury to person or damage to or loss of property wherever located and however caused. Without limiting the generality of the foregoing, the foregoing enumeration includes all claims for, or arising by reason of, the Property or any part thereof becoming out of repair or by reason of any act or neglect of any Member, occupant, the Association and their representative agents, employees, guests and invitees or by reason of any neighboring property or personal property located on or about the Property.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK
SIGNATURE PAGES FOLLOW

SIGNATURE PAGE

IN WITNESS WHEREOF, the undersigned have hereunto set their signatures on the day and year first above written.

MASON GRAND DEV., LLC,
an Ohio limited liability company

By: George M. Hamanis
Name: GEORGE M. HAMANIS
Title: SVP / CFO

STATE OF OHIO :
: SS:
COUNTY OF DELAWARE :

The foregoing instrument was acknowledged before me this 21st day of November, 2016, by George M Hamanis, the SVP / CFO of Mason Grand Dev., LLC, an Ohio limited liability company, on behalf of said company.

NOTARIAL SEAL
STATE OF OHIO

Brenda K. Griffith
Notary Public, State of Ohio
My Commission Expires 07-09-2017

Brenda K. Griffith
Notary Public

MASON GRAND, LLC,
an Ohio limited liability company

By: George K. Harmanis
Name: GEORGE K. HARMANIS
Title: SVP/CFO

STATE OF OHIO :
: SS:
COUNTY OF DELAWARE :

The foregoing instrument was acknowledged before me this 21st day of November, 2016, by George M Harmanis, the SVP/CFO of Mason Grand, LLC, an Ohio limited liability company, on behalf of said company.

NOTARIAL SEAL
STATE OF OHIO

Brenda K. Griffith
Notary Public, State of Ohio
My Commission Expires 07-09-2017

Brenda K Griffith
Notary Public

EXHIBIT "A"

Parcel I

Situated in Section 24, Town 4, Range 2, City of Mason, Warren County, Ohio and being all of Lots 1, 2, 3, 4, 9 and 10 of Mason Grand as recorded in Plat Book 91, Pages 69-72 of the Warren County, Ohio records.

Parcel II

Situated in Section 24, Town 4, Range 2, City of Mason, Warren County, Ohio and being all of Lots 5A, 6A, 7A and 8A of Mason Grand, Section 1A, as recorded in Plat Book 94, Pages 16-17 of the Warren County, Ohio records.

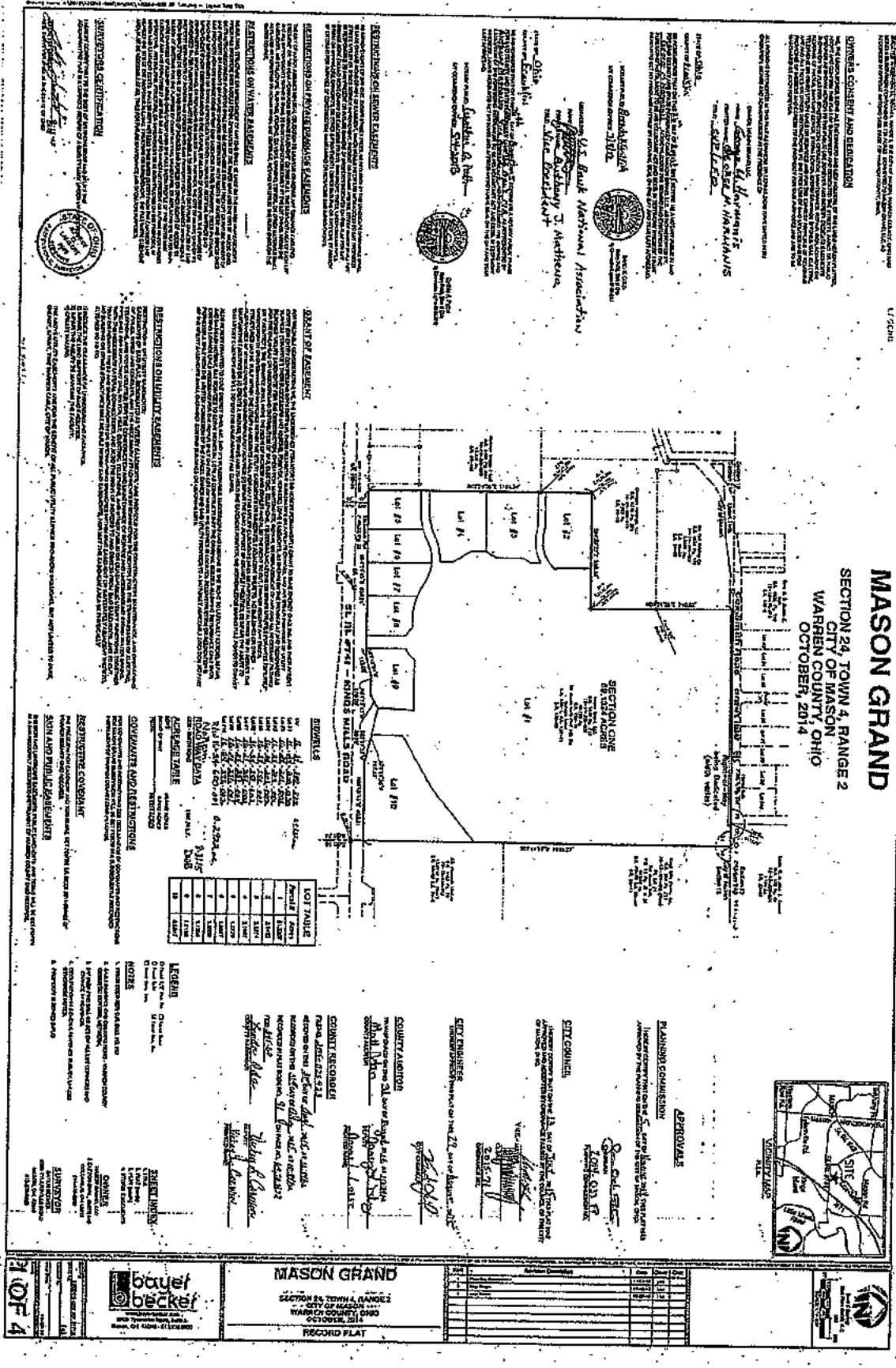


Lot 1 16-24-200-030
Lot 2 16-24-201-001
Lot 3 16-24-203-001
Lot 4 16-24-203-002
Lot 9 16-24-276-001
Lot 10 16-24-276-002

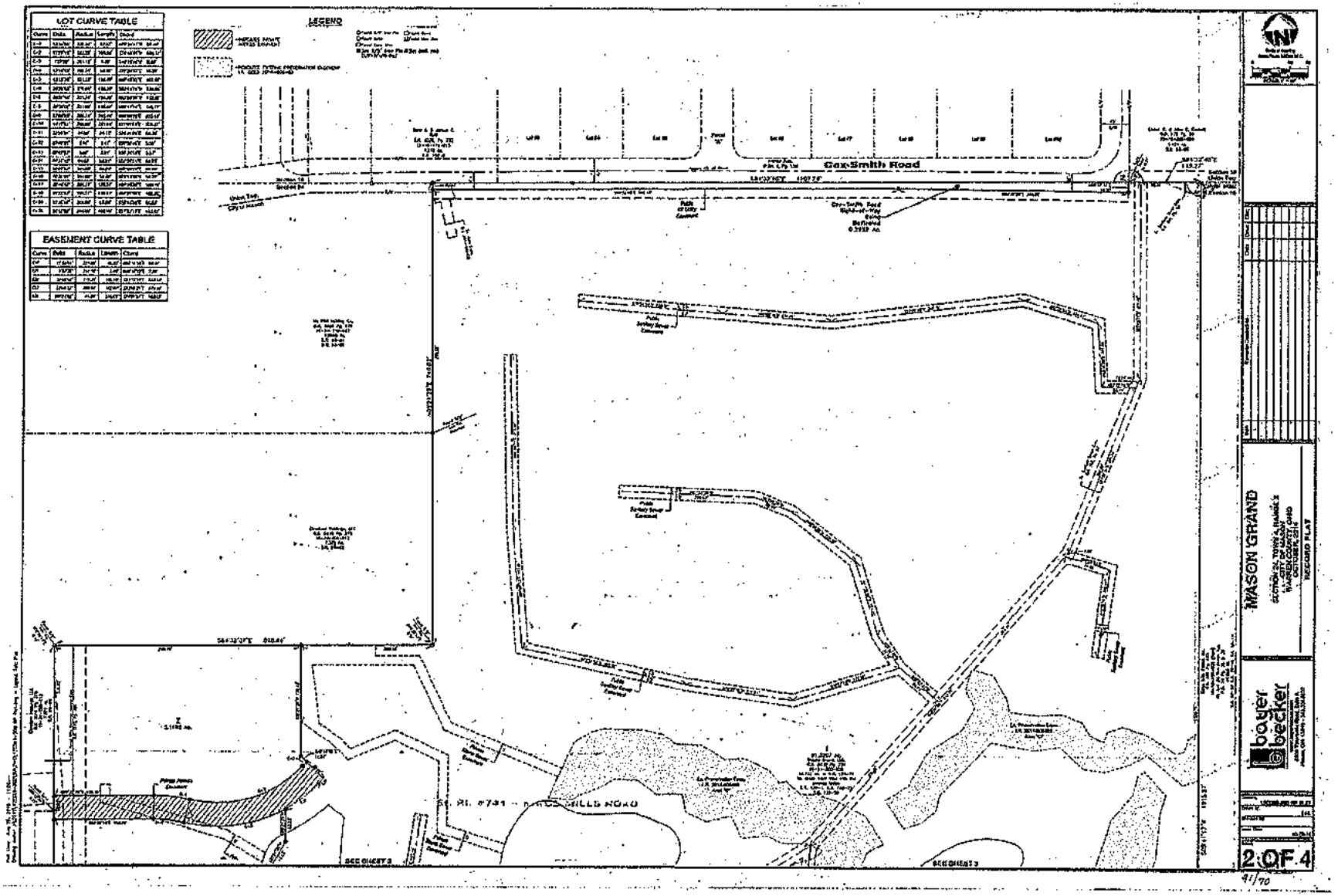


Lot 5A 16-24-251-005
Lot 6A 16-24-251-006
Lot 7A 16-24-251-007
Lot 8A 16-24-251-008

EXHIBIT "B" - Development Plan



91 - 69-72


LOT CURVE TABLE
EASEMENT CURVE TABLE
LEGEND
Cox-Smith Road
MASON GRAND
2 OF 4

MASON GRAND
SECTION 24, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
OCTOBER, 2018
RECORD PLAT
Bauer Becker
3 OF 4

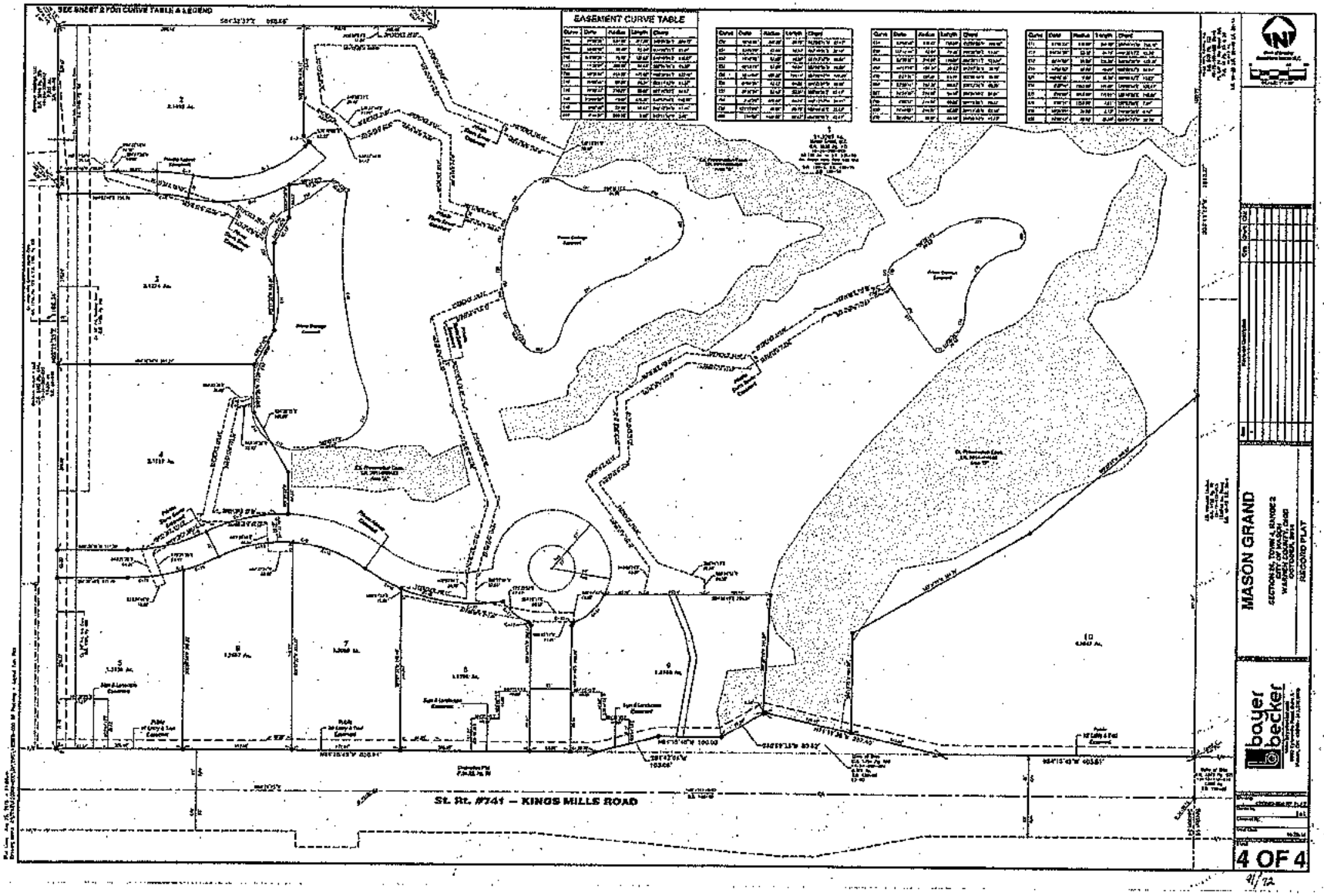

EASEMENT CURVE TABLE
St. Rt. #741 – KINGS MILLS ROAD
MASON GRAND
bayer becker
4 OF 4

EXHIBIT "B" Continued

MASON GRAND, SECTION 1A

BEING A REPLAT OF ALL OF LOTS #5, #6, #7 & #8
MASON GRAND, P.B. 91, PG. 69-72
BETWEEN THE MIAMIS
SECTION 24, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
SEPTEMBER, 2016

LOT TABLE		
LOT #	ACRES	S.F.
5A	1.2148	52,924
6A	1.0329	45,000
7A	1.0000	43,560
8A	1.0746	46,806

SIDEWALK
BLDG
5A
6A
7A
8A

VICINITY MAP
N.T.S.

DEED REFERENCE

OWNERS CONSENT AND DEDICATION

Owner by its/their duly authorized officers:
Name: Gary J. Schaffstall
Title: Managing Member

State of Ohio
County of Warren

Be it remembered that on this 21st day of October, 2016, before me, a Notary Public in and for said County and State personally came Mason Grand Co., LLC, as represented by Gary J. Schaffstall who acknowledged the signing and execution of the foregoing to be his/her/their free act and deed, in testimony whereof, I have hereunto set my hand and affixed my notarial seal on the day and year last aforesaid.

Notary Public: Cynthia A Rice
My Commission Expires: 5/14/2019

Lienholder: U.S. Bank National Association
Name: Anthony J. Matheis
Title: Vice President

State of Ohio
County of Hamilton

Be it remembered that on this 18th day of November, 2016, before me, a Notary Public in and for said County and State personally came U.S. Bank National Association, by Anthony J. Matheis its Vice President who acknowledged the signing and execution of the foregoing instrument to be his/her/their free act and deed, in testimony whereof, I have hereunto set my hand and affixed my notarial seal on the day and year last aforesaid.

Notary Public: Cynthia A Rice
My Commission Expires: 5/14/2019

RESTRICTIONS ON SEWER EASEMENTS

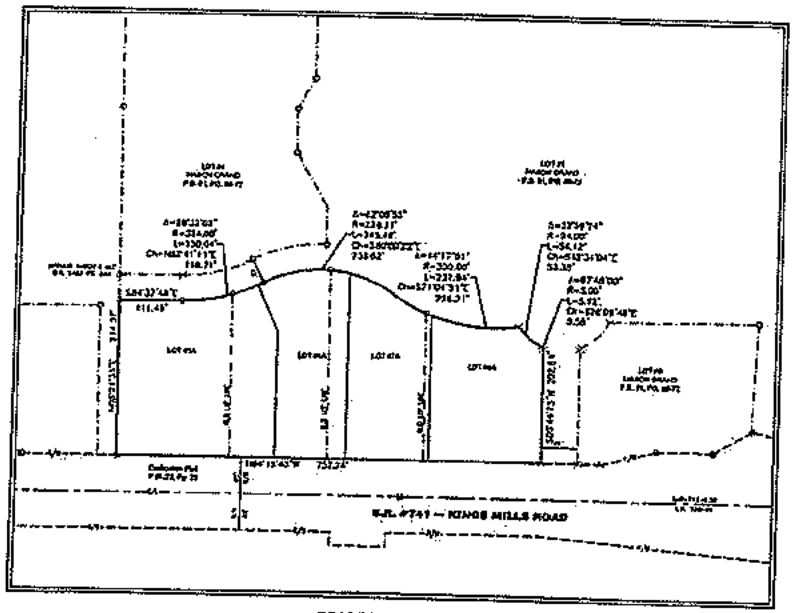
RESTRICTIONS ON PRIVATE DRAINAGE EASEMENTS

RESTRICTIONS ON WATER EASEMENTS

SURVEYORS CERTIFICATION

I hereby certify that to the best of my knowledge and belief the accompanying plat is a correct return of a survey made under my direction.

David D. Bayer
6781
Registered Surveyor
10/26/16
Date
Professional Surveyor #6781
In the State of Ohio



PROPERTY MAP
1" = 100'

GRANT OF EASEMENT

RESTRICTIONS ON UTILITY EASEMENTS

WATERLINE EASEMENT

ACREAGE TABLE

LOTS	# OF NEW LOTS	ACRES
RIGHT OF WAY		
TOTALS		

COVENANTS AND RESTRICTIONS

RESTRICTIVE COVENANT

SIGN AND PUBLIC EASEMENTS

APPROVALS

PLANNING COMMISSION

Chairman
2016-0047 SP
Planning Commission No.

CITY COUNCL

2016-164
Ordinance No.

CITY ENGINEER

COUNTY AUDITOR

Transferred on the 17 day of October, 2016 at 3:30 pm
County Auditor
Deputy
Terry Sutter
Auditor

COUNTY RECORDER

File No. 2016-083743
Received on this 17th day of Nov, 2016, at 2:54 PM.
Recorded on this 17th day of Nov, 2016, at 4:55 PM.
Records in Plat Book No. 94 on Page No. 16
and 17.00
County Recorder
Terry Sutter
Printed Name

NOTES

1. Prior deed reference and plat reference.
2. Basis bearing, plat book & pages no.'s.
3. All iron pins are 5/8" diameter x 30" long, capped "bayer-becker".
4. Origin from NAD-1983, Matches survey, unless otherwise noted.
5. Property is zoned B-PUD.

SHEET INDEX

1. Title
2. Plat

OWNER
Mason Grand City, LLC
3 Main Street, Suite 2 B
Columbia, OH 45178
(513) 576-0900

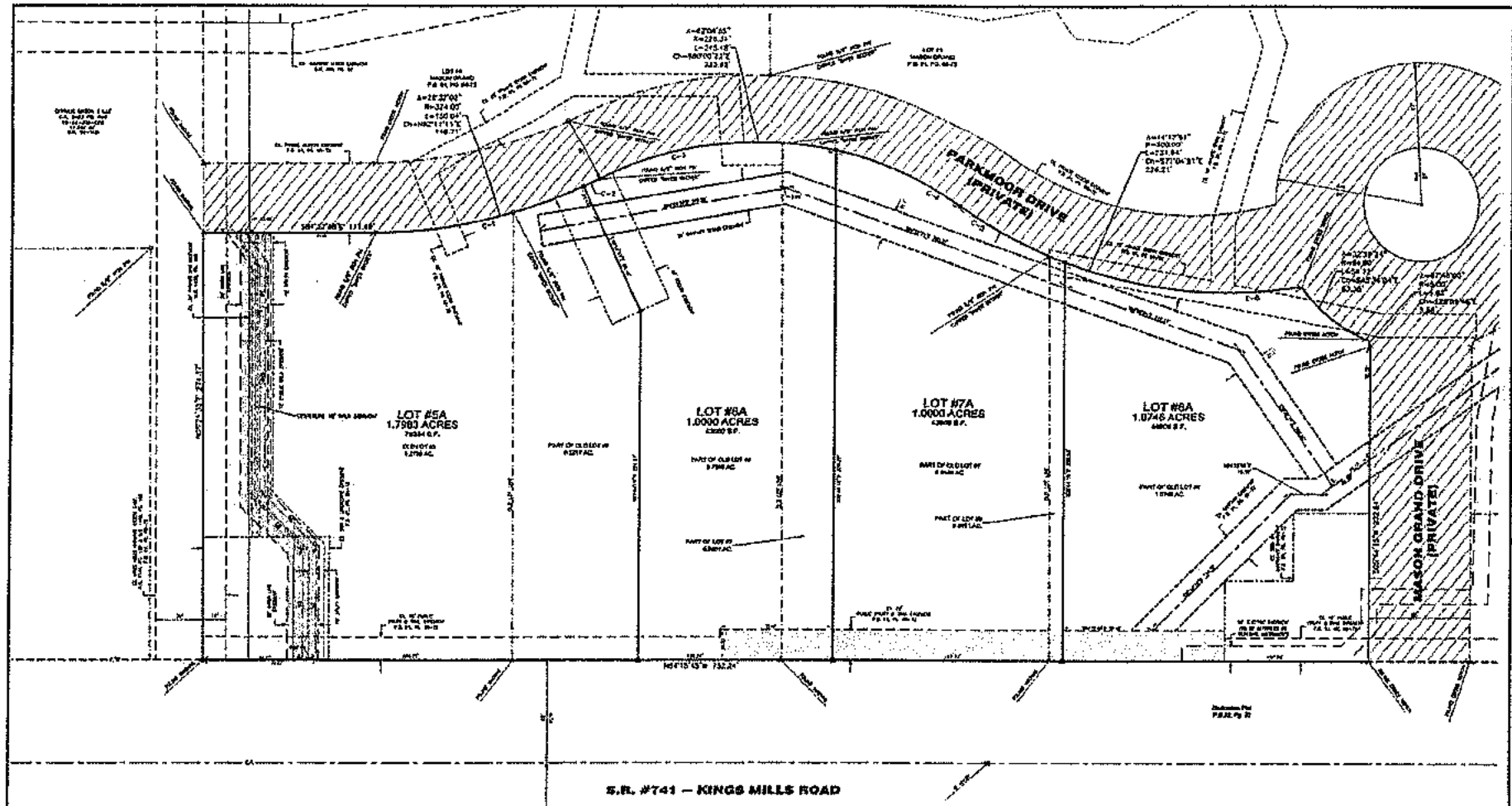
SURVEYOR
bayer becker
8920 Tyler Run Road
Mason, OH 45040
(513) 336-6600

11-17-2016 DWB

MASON GRAND, SECTION 1A
BEING A REPLAT OF ALL OF LOTS #5, #6, #7 & #8
BETWEEN THE MIAMIS, SECTION 24, TOWN 4, RANGE 2
CITY OF MASON
WARREN COUNTY, OHIO
SEPTEMBER, 2016

bayer becker
8920 Tyler Run Road
Mason, OH 45040
(513) 336-6600

1/2



WATER LINE EASEMENT LINE TABLE		
Line	Direction	Distance
L1	S87°33'49"E	171.91'
L2	S47°15'53"E	16.39'
L3	S87°33'49"E	17.45'

WALK EASEMENT LINE TABLE		
Line	Direction	Distance
W1	S47°15'53"E	16.39'
W2	S87°33'49"E	17.47'

UTILITY EASEMENT LINE TABLE		
Line	Direction	Distance
U1	S87°33'49"E	19.91'
U2	S47°15'53"E	17.23'
U3	S87°41'53"E	73.19'

CURVE TABLE					
Curve	Delta	Radius	Length	Chord	
C-1	3°42'27"	324.00'	20.96'	N89°12'57"E	20.96'
C-2	3°02'44"	324.00'	17.24'	N89°56'31"E	17.24'
C-3	29°44'34"	324.31'	168.38'	N84°47'28"E	166.50'
C-4	22°34'20"	228.31'	89.95'	S80°08'55"E	89.39'
C-5	14°38'09"	300.00'	76.63'	S84°19'00"E	76.42'
C-6	29°34'42"	300.00'	155.51'	S78°23'55"E	153.74'

LEGEND

- INDICATES WATER LINE EASEMENT
- INDICATES STORM ACCESS EASEMENT P.B. 61, PG. 69-72
- INDICATES OF PUBLIC UTILITY AND TRAIL EASEMENT (WIDTH AS 17' BUT TO TERMINATE LINES) AND BEING CONVEYED BY THIS PLAT

MASON GRAND, SECTION 1A

BEING A REPLAT OF ALL OF LOTS #5, #7 & #8 AND PART OF LOT #6 OF MASON GRAND, P.B. 61, PG. 69-72, SITUATED IN THE MIAMI RIVER SURVEY, TOWN 4, RANGE 5 BETWEEN THE MIAMIS CITY OF MASON WARREN COUNTY, OHIO DECEMBER, 2018

RECORD PLAT

bayer becker

2/2

EXHIBIT "C"

Form 532B Prescribed by:

JON HUSTED
OHIO SECRETARY OF STATE

Toll Free: (877) SOS-FILE (877-767-3453)
Central Ohio: (614) 466-3910
www.OhioSecretaryofState.gov
busserv@OhioSecretaryofState.gov
File online or for more information: www.OHBusinessCentral.com

Mail this form to one of the following:

Regular Filing (non expedite)
P.O. Box 670
Columbus, OH 43216

Expedite Filing (Two business day processing time. Requires an additional $100.00)
P.O. Box 1390
Columbus, OH 43216

Initial Articles of Incorporation

(Nonprofit, Domestic Corporation)

Filing Fee: $99

(114-ARN)

Form Must Be Typed

First: Name of Corporation: Mason Grand Commercial Association

Second: Location of Principal office in Ohio

Mason
City

Ohio
State

Warren
County

Effective Date **(Optional)**
mm/dd/yyyy

(The legal existence of the corporation begins upon the filing of the articles or on a later date specified that is not more than ninety days after filing)

Third: Purpose for which corporation is formed

To provide for the maintenance, preservation and control of the commercial development and the buildings and improvements situated thereon and all other powers, rights and privileges which a non-profit corporation has under the laws of the State of Ohio.

**Note for Nonprofit Corporations: The Secretary of State does not grant tax exempt status. Filing with our office is not sufficient to obtain state or federal tax exemptions. Contact the Ohio Department of Taxation and the Internal Revenue Service to ensure that the nonprofit corporation secures the proper state and federal tax exemptions. These agencies may require that a purpose clause be provided.

**Note: ORC Chapter 1702 allows for additional provisions to be included in the Articles of Incorporation that are filed with this office. If including any of these additional provisions, please do so by including them in an attachment to this form.

ORIGINAL APPOINTMENT OF STATUTORY AGENT

The undersigned, being at least a majority of the incorporators of Mason Grand Commercial Association

hereby appoint the following to be statutory agent upon whom any process, notice or demand required or permitted by statute to be served upon the corporation may be served. The complete address of the agent is

Stephen R. Hunt
Name

2200 U.S. Bank Tower, 425 Walnut St.
Mailing Address

Cincinnati | Ohio | 45202
City | State | Zip Code

Must be signed by the Incorporators or a majority of the incorporators

Signature

Signature

Signature

ACCEPTANCE OF APPOINTMENT

The Undersigned, Stephen R. Hunt, named herein as the
Statutory Agent Name

Statutory agent for Mason Grand Commercial Association
Corporation Name

hereby acknowledges and accepts the appointment of statutory agent for said corporation.

Statutory Agent Signature

Stephen R. Hunt
Individual Agent's Signature / Signature on behalf of Business Serving as Agent

By signing and submitting this form to the Ohio Secretary of State, the undersigned hereby certifies that he or she has the requisite authority to execute this document.

Required
Articles and original appointment of agent must be signed by the incorporator(s).

If the incorporator is an individual, then they must sign in the "signature" box and print his/her name in the "Print Name" box.

If the incorporator is a business entity, not an individual, then please print the entitiy name in the "signature" box, an authorized representative of the entity must sign in the "By" box and print his/her name and title/authority in the "Print Name" box.

Signature

By

Tina M. Donnelly Incorporator

Print Name

Signature

By

Print Name

Signature

By

Print Name

EXHIBIT "D"

BY-LAWS OF

MASON GRAND COMMERCIAL ASSOCIATION

ARTICLE I

NAME AND PURPOSE

The name of this Association shall be Mason Grand Commercial Association, and its sole purpose shall be to act as an owners association for portions of Mason Grand commercial development in accordance with the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements (the "Declaration") for the subject property.

ARTICLE II

MEMBERSHIP

Section 1: The Members of the Association are the then current record owners of the Mason Grand Parcel as provided in the Declaration.

ARTICLE III

VOTERS

Section 1: The number of votes for each Member is set forth in Section 5.3.2 of the Declaration.

Section 2: This voting power can be exercised in person or by proxy by the Member, his or her heirs, assigns or personal representative. All proxies shall be in writing and filed with the Secretary of the Association.

ARTICLE IV

MEETINGS

Section 1: ANNUAL MEETING. There shall be an annual meeting of the Members held in Warren County, Ohio, at a date and time and at a place from time to time designated by the Board.

Section 2: ELECTION OF TRUSTEES. At the annual meeting the Members shall elect the Board of Trustees as provided in these By-Laws and the Declaration.

Section 3: ITEMS FOR DISCUSSION. At the annual meeting any matters concerning the welfare of the Association may be discussed and referred to the Board for proper attention.

Section 4: REPORTS. At the annual meeting at the request of any Member, the President, Secretary and Treasurer shall submit reports for the year just ending, which reports shall be available to the Members.

Section 5: SPECIAL MEETINGS. Special meetings may be called by the Board or by the President, or by Members constituting at least fifty percent (50%) of the voting power of the membership by written notice mailed to each Member at least five (5) days before the time and date for such meeting as shown in such notice. Notice of such meeting may be waived in writing.

Section 6: PRESIDING OFFICER. Annual and Special Meetings shall be presided over and conducted by the President, or in his absence, the Secretary or Treasurer, in that order.

Section 7: NOTICE. Except as otherwise provided in the Declaration, written notice of each meeting of the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing or delivering a copy of such notice to each Member entitled to vote thereat, at least five (5) days in advance of such meeting, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the time and place of the meeting, and in the case of a Special Meeting, the purpose of the meeting.

Section 8: QUORUM. To constitute a quorum at the annual or any Special Meeting at least sixty percent (60%) of the voting power of the membership (in person or by proxy) must be present at such meeting.

Section 9: VOTING POWER. Except as otherwise provided in the Declaration, or by law, the vote of sixty percent (60%) of the voting power of the membership voting on any matter that may be determined by the Members at a duly called and noticed meeting at which a quorum is present shall be sufficient to determine that matter.

Section 10: ORDER OF BUSINESS. The order of business at all meetings of Members shall be as follows:

a. Calling of meeting to order;

b. Roll call; determination of whether there is a quorum;

c. Proof of notice of meeting or waiver of notice;

d. Reading of minutes of preceding meeting;

e. Reports of officers;

f. Reports of committees;

g. Election of Trustees (when appropriate);

h. Unfinished and/or old business;

i. New business;

j. Adjournment.

Section 11: WRITTEN CONSENT. Any action that could be taken by Members at a meeting may be taken without a meeting by the written consent (including a writing by electronic mail) of the Members having not less than sixty percent (60%) of the voting power of the membership unless the approval of a greater number of Members is required by the Declaration, or other Ohio Law to take the action being taken.

Section 12: SUSPENSION OF VOTING PRIVILEGES. No Member shall be eligible to vote or to be elected to the Board of Trustees who is shown on the books of the Association to be more than sixty (60) days delinquent in the payment of any assessment due the Association.

ARTICLE V

BOARD OF TRUSTEES AND OFFICERS

Section 1: BOARD OF TRUSTEES. Until the first annual meeting, the initial Board shall consist of those three (3) Trustees set forth at the end of these By-Laws who shall serve until their respective successors are appointed and qualified.

At the annual meeting in 2017 and at each annual meeting thereafter, until the annual meeting in 2021, the Developer shall appoint the three (3) Trustees for a one (1) year term. At the annual meeting in 2021 and at each annual meeting thereafter, the Members shall elect three (3) successor Trustees for a one (1) year term.

Section 2: REMOVAL. Any Trustee elected by the Members may be removed from the Board with or without cause, by a majority vote of the Members. In the event of the death, resignation, or removal of a Trustee, that Trustee's successor shall be selected by the remaining members of the Board and shall serve the unexpired term of such deceased, resigned, or removed Trustee.

Section 3: NOMINATIONS. Nominations for the election of Trustees to be elected by the Members shall be made by a nominating committee. Nominations may also be made from the floor at the meeting. The nominating committee shall consist of a chairman, who shall be a member of the Board, and two (2) or more individuals appointed by the Board. The nominating committee shall make as many nominations for elections to the Board as it shall, in its discretion, determine, but no less than the number of vacancies that are to be filled.

Section 4: ELECTIONS. Election to the Board by the Members shall be by secret written ballot. At such elections, the Members or their proxies may cast, in respect to each vacancy, such voting power as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting shall not be permitted.

Section 5: COMPENSATION. Unless otherwise determined by the Members at a meeting duly called and noticed for such purpose, no Trustee shall receive compensation for any service rendered to the Association as a Trustee. However, any Trustee may be reimbursed for his or her actual out of pocket expenses incurred in the performance of his or her duty.

Section 6: REGULAR MEETINGS. Regular meetings of the Board shall be held at least annually, without notice, on such date and at such place and hour as may be fixed from time to time by resolution of the Board.

Section 7: SPECIAL MEETINGS. Special meetings of the Board shall be held when called by the President of the Board, or by any two (2) Trustees, after no less than three (3) days notice to each Trustee.

Section 8: QUORUM. The presence at any duly called and noticed meeting, in person, of Trustees entitled to cast a majority of the voting power of the Trustees, shall constitute a quorum for such meeting.

Section 9: VOTING POWER. Except as otherwise provided in the Declaration, or by law, the vote of a majority of the Trustees voting on any matter that may be determined by the Board at a duly called and noticed meeting at which a quorum is present shall be sufficient to determine that matter.

Section 10: ACTIONS IN WRITING WITHOUT MEETING. Any action that could be taken by the Board at a meeting may be taken without a meeting with the affirmative vote or approval, in a writing or writings (including by electronic mail), of a majority of the Trustees.

Section 11: POWERS. The Board shall exercise all powers and authority, under law, and under the provisions of the Declaration, that are not specifically and exclusively reserved to the Members by law or by other provisions thereof, and without limiting the generality of the foregoing, the Board shall have the right, power and authority to:

a. Take all actions deemed necessary or desirable to comply with all requirements of law, and the Declaration;

b. Obtain insurance coverage not less than that required pursuant to the Declaration;

c. Repair, maintain, and improve the Common Areas;

d. Establish, enforce, levy and collect assessments as provided in the Declaration;

e. Suspend the voting rights of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association;

f. Declare the office of a member of the Board to be vacant in the event that such Trustee shall be absent from three (3) consecutive regular meetings of the Board;

g. Authorize the Officers to enter into one or more management agreements in order to facilitate the efficient operation of the Property; (it shall be the primary purpose of such management agreements to provide for administration, management, repair and maintenance as provided in the Declaration, and the receipt and disbursement of funds as may be authorized by the Board - the terms of any management agreement shall be as determined by the Board to be in the best interests of the Association, subject, in all respects, to the provisions of the Declaration); and

h. Do all things and take all actions permitted to be taken by the Association by law, or the Declaration not specifically reserved thereby to others.

Section 12: DUTIES. It shall be the duty of the Board to:

a. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at each annual meeting of the Members, or any special meeting when such statement is requested in writing by Members representing fifty percent (50%) of the Members who are entitled to vote;

b. Supervise all Officers, agents and employees of the Association and see that their duties are properly performed;

c. As more fully provided in the Declaration, to:

(i) Fix the amount of assessments; and

(ii) Give written notice of each assessment to every Member subject thereto within the time limits set forth therein.

d. Issue, or to cause an appropriate representative to issue, at a reasonable charge, upon demand by any person, a certificate setting forth whether or not any assessment has been paid;

e. Procure and maintain insurance as provided in the Declaration, and as the Board deems advisable;

f. Cause all Officers or employees handling Association funds to be bonded;

g. Cause the property subject to the Association's jurisdiction to be maintained within the scope of authority provided in the Declaration;

h. Cause the restrictions created by the Declaration to be enforced; and

i. Take all other actions required to comply with all requirements of law and the Declaration.

Section 13: ENUMERATION OF OFFICERS. The Officers of this Association shall be a President, Secretary, Treasurer and such other Officers as the Board may from time to time determine.

Section 14: SELECTION AND TERM. Except as otherwise specifically provided in the Declaration or by law, the Officers of the Association shall be selected by the Board, from time to time, to serve until the Board selects their successors.

Section 15: SPECIAL APPOINTMENTS. The Board may elect such other Officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 16: RESIGNATION AND REMOVAL. Any Officer may be removed from office with or without cause, by the Board. Any Officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and the acceptance of such resignation shall not be necessary to make it effective.

Section 17: DUTIES. The duties of the Officers shall be as the Board may from time to time determine. Unless the Board otherwise determines, the duties of the Officers shall be as follows:

a. President. The President shall preside at all meetings of the Board, shall have the authority to see that orders and resolutions of the Board are carried out, and shall sign all legal instruments on behalf of the Association.

b. Secretary. The Secretary shall record the votes and keep the minutes and proceedings of meetings of the Board and of the Members, serve notice of meetings of the Board and of the Members, keep appropriate current records showing the names of Members of the Association together with their addresses and shall act in the place instead of the President in the event of the President's absence or refusal to act.

c. Treasurer. The Treasurer shall assume responsibility for the receipt of and deposit in appropriate bank accounts all monies of the Association, the disbursement of such funds as directed by resolution of the Board, the keeping of proper books of account, the preparation of an annual budget and statement of income and expenditures to be presented to the Members at annual meetings, and the delivery or mailing of a copy of each to each of the Members.

ARTICLE VI

NOTICES AND DEMANDS

Section 1: Any notice by the Board or by the Officers to a Member shall be deemed to be duly given, and any demand upon him shall be deemed by him to have been duly made, if delivered in writing to him personally, or if mailed by first class mail, postage prepaid, addressed to him at the Parcel address and any notice by a Member to the Association shall be deemed to be duly given and any demand upon the Association shall be deemed to have been duly made, if in writing and delivered to an Officer of the Association.

ARTICLE VII

AMENDMENT

Section 1: These By-Laws may be amended from time to time at an annual or special meeting of the Association in accordance with the provisions set forth in the Declaration for amendment thereto.

ARTICLE VIII

AUDIT

Section 1: The Board may cause the preparation of an audited financial statement of the Association for the previous accounting year and shall furnish such statement to those requesting it, provided that no such statement needs to be furnished earlier than one hundred eighty (180) days following the end of such accounting year.

ARTICLE IX

INDEMNIFICATION OF TRUSTEES AND OFFICERS

Section 1: A Trustee or an Officer shall not be liable to the Members for any mistake of judgment, or negligent act, except there shall be liability for a Trustee's or Officer's individual willful misconduct or bad faith. The Association shall indemnify Trustees and Officers, their heirs, executors and administrators, against all losses, costs and expenses, including attorney's fees, reasonably incurred by any such person in connection with any action, suit or proceeding to which such person may be made a party by reason of being or having been or being a representative of a Trustee or Officer, except as to matters as to which the Trustee or Officer shall be finally adjudged in this action, suit or proceeding to be liable for willful misconduct or bad faith. The Board may purchase insurance in the amount it deems appropriate to provide this indemnification, and the cost of this insurance shall be an expense of the Association. In the event of any settlement, indemnification shall be provided only in connection with those matters covered by the settlement as to which the Association is advised by counsel that the Trustee or Officer has not been guilty of willful misconduct or bad faith as a Trustee or Officer in relation to the matter involved. The foregoing rights shall not be exclusive of other rights to which a Trustee or Officer may entitled. All liability, loss, damage, cost and expenses incurred or suffered by the Association by reason or arising out of or in connection with the foregoing indemnification provision shall be treated by the Association as an expense of the Association. Nothing in this section shall be deemed to obligate the Association to indemnify any Member, who is or has been a Trustee or Officer, with respect to any duties or obligations assumed or liabilities incurred by the Member as a Member rather than as a Trustee or Officer.

ARTICLE X

MISCELLANEOUS

Section 1: BOOKS AND RECORDS. The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles, and the By-Laws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.

Section 2: FISCAL YEAR. The fiscal year shall begin on the first day of January of every year, except that the first fiscal year of the Association shall begin at the date of incorporation. The commencement date of the fiscal year herein established shall be subject to change by the Board of Trustees should corporate practice subsequently dictate.

Section 3: CONFLICT. In the case of any conflict between the Articles and these By-Laws, the Articles shall control; and in the case of conflict between the Declaration and these By-Laws, the Declaration shall control.

Section 4: NO ACTIVE BUSINESS TO BE CONDUCTED FOR PROFIT. Nothing herein contained shall be construed to give the Association authority to conduct an active business for profit on behalf of all the Members or any of them.

Section 5: DEFINITIONS. All terms used herein shall have the same meaning as set forth in the Declaration.

Section 6: DELEGATION OF DUTIES. Nothing herein contained shall be construed so as to preclude the Association from delegating to persons, firms or corporations of its choice, including any manager or managing agent, such duties and responsibilities of the Association as the Board shall from time to time specify, and to provide for reasonable compensation for the performance of such duties and responsibilities.

CONSENT OF MORTGAGEE

The undersigned, U.S. Bank, National Association, is the holder of an Open-End Mortgage, Assignment of Rents and Security Agreement encumbering the real estate described in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Mason Grand in the original principal amount of $36,405,000.00 dated May 21, 2013, recorded May 22, 2013 in Official Record Book 5830, Page 743 of the Warren County, Ohio Records, as amended. U.S. Bank, National Association hereby consents to the execution of the Declaration together with the Exhibits thereto, and consents to the filing thereof in the Office of the Recorder of Warren County, Ohio.

IN WITNESS WHEREOF, U.S. Bank, National Association has caused the execution of this Consent of Mortgagee, this 22nd day of November, 2016 by its duly authorized officer.

U.S. Bank, National Association

By: John C. Hart

Its: Senior Vice President

STATE OF OHIO :

: ss

COUNTY OF Hamilton :

The foregoing instrument was acknowledged before me this 22nd day of November, 2016 by John C. Hart, the Senior Vice President of U.S. Bank, National Association, on behalf of said bank.

NOTARY PUBLIC STATE OF OHIO

TAMMY S. MONNIN
Notary Public, State of Ohio
My Commission Expires
October 13, 2018

Tammy S. Monnin
Notary Public
My Commission Expires: Oct. 13, 2018

This instrument prepared by: Stephen R. Hunt, Esq., Aronoff, Rosen & Hunt, 2200 U.S. Bank Tower, 425 Walnut Street, Cincinnati, Ohio 45202, (513) 241-0400.

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	

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

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.	N/A	
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.	✓	

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319
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EMH&T

Engineers, Surveyors, Planners, Scientists

October 18, 2017

Bradley Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry Street
PO Box 219
East Liberty, Ohio 43319

Subject: Jerome Grand at Jacquemin Farms Preliminary Plat

Dear LUC Regional Planning Commission,

EMH&T, as the agent for Schottenstein Real Estate Group (SREG), acknowledges that Brookston Silty Clay Loam exists on the Jerome Grand at Jacquemin Farms site. This soil type indicates poor drainage. The site is comprised of farm fields which have been prepared to enhance drainage for farming practices. The development proposes underground storm sewer and wet basins designed to manage stormwater surface runoff for the site.

Section 416 of the Union County Subdivision Regulations states that a development located in an area having poor drainage may be permitted if improvements are made to render the area acceptable for the intended use. The subdivider recognizes this requirement. Intended uses for the development include multifamily residential, future commercial, and future adult congregate living. The proposed stormwater system shall provide drainage for the site, making it acceptable for the intended uses. Should existing subsurface drainage tiles be encountered during construction of the development, said tiles shall be connected to the proposed storm sewer system.

If you have any questions or require additional information, please do not hesitate to contact me directly at pbrown@emht.com or (614) 775-4396.

Sincerely,

Patricia A. Brown

Patricia A. Brown, PE
Associate/Project Manager

EMH&T
Engineers, Surveyors, Planners, Scientists

October 18, 2017

Bradley Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry Street
PO Box 219
East Liberty, Ohio 43319

Subject: Jerome Grand at Jacquemin Farms Preliminary Plat

Dear LUC Regional Planning Commission,

We are pleased to submit the preliminary plat for Jerome Grand at Jacquemin Farms. The site is approximately 60.43± acres located east of US 33, west of Hyland Croy Road, and north of Weldon Road across from Park Mill Drive in Jerome Township, Union County. The development will contain multi-family residential, future commercial, and future adult congregate living uses and associated parking infrastructure. The multi-family residential lot will have 300 units and a clubhouse.

If you have any questions or require additional information, please do not hesitate to contact me directly at pbrown@emht.com or (614) 775-4396.

Sincerely,

Patricia A. Brown, PE
Associate/Project Manager

5500 New Albany Road. Columbus, OH 43054 • Phone 614.775.4500 • Fax 614.775.4800
Columbus • Charlotte • Indianapolis
emht.com

EMH&T
Engineers, Surveyors, Planners, Scientists

Letter of Transmittal

To: LUC Regional Planning Commission
Attn: Brad Bodenmiller
James A. Rhodes Conference Center
(Transportation Research Center)
10820 State Route 347
East Liberty, Ohio 43319
(937) 666-3431

From: Trish Brown

Date: October 19, 2017

Job no.: 2017-1029

Subject: Jerome Grand at Jacquemin Farms – Preliminary Plat Submittal

We are sending you herewith via: ☑ Courier ☐ U.S. Mail ☐ Fed. Ex.

The following items: ☑ copies ☑ originals ☑ CD

Copies	Number of sheets	Description
14	4	Preliminary Plat
1	71	Supplemental Materials (Vicinity Map, Preliminary Grading Plan, Utility Feasibility Letters/Memo, Management Plan Memo/Exhibit, Example Covenants, Soils Letter, Statement of Development Letter, Mass Excavation and Public Road Plans as Submitted for 1st Review)
1	15	PD Text
1	2	Application for Preliminary Plat Approval
1	2	Preliminary Plat Review Checklist
1	-	Review Fee Check
1	-	CD (Plat, Supplemental Materials, PD Text, Application, Checklist)

These are transmitted as checked below:

☑ for approval ☐ for your file ☐ as requested ☐ for review & comment

☐ for execution / signatures ☐ [other]

Remarks:

If you have any questions please do not hesitate to give me a call at (614) 775-4396 or email at pbrown@emht.com.

For EMH&T: Patricia Brown (SLB)

Patricia Brown, PE
Associate/Project Manager

J:\20171029\Correspondence\Transmittals\2017-10-19-Bodenmiller-LUC-PrePlat-JeromeGrand.docx
If enclosures are not as noted, kindly notify us at once.

Jerome Township
Union County, Ohio

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

November 1, 2017

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

RE.: Jerome Grand at Jacquemin Farms – Preliminary Plat

Dear Brad,

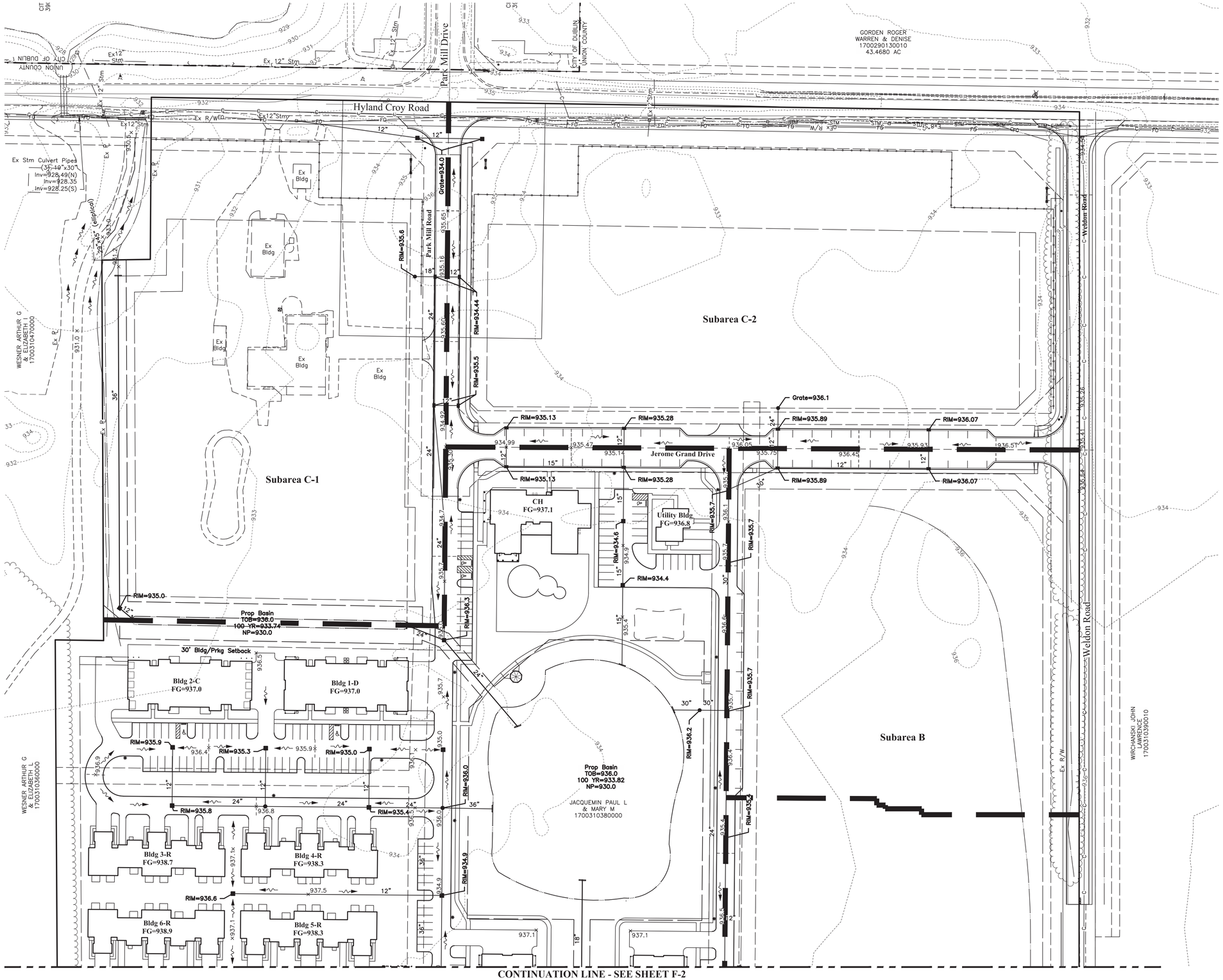
I have reviewed the Preliminary Plat for Jerome Grand at Jacquemin Farms as forwarded by LUC on October 23, 2017. Based on that review the plan, layout, buildings and lots as shown appear to meet the requirements of the zoning as approved by the township.

The applicant has received Final Development Plan approval from Jerome Township. Since a fair amount of engineering is required to ensure that the Final Development Plan will not change substantially, I can see no reason from the township's perspective why the application for Preliminary Plat should not move forward into the final engineering stages.

As always, my review is limited to the zoning related items only and the township defers to the expertise of the Union County Engineers office in regards to all traffic and engineering related items.

Respectfully,

Mark Spagnuolo
Jerome Township Zoning Officer



NOTE:
Grading and storm sewer subject to final engineering.

GRAPHIC SCALE
0 30 60 120
1 inch = 60 feet

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS
SUBAREA "A"
PRELIMINARY GRADING PLAN

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
October, 2017

SCALE
1" = 60'

JOB NO.
20171029

SHEET
EXHIBIT "F"
F-1

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3 Xrefs: 20121890-CS-REFR-N, 20121890-CS-REFR-F, 20121890-CS-REFR-E

CONTINUATION LINE - SEE SHEET F-1

NOTE:
Grading and storm sewer subject to final engineering.

WESNER ARTHUR G & ELIZABETH L
1700310360000

BOARD OF PARK COMMISSIONERS
1700280090000

CLARK LARRY G
1700310497000

QREI, LLC
1700310498000

BROWN KEITH L
1700310499000

KINMAN GARY W
1700310491000

Prop R

Ex R/W

US-33

Subarea B

Phase 1

Phase 2

Bldg 6-R FG=938.9
Bldg 5-R FG=938.3
Bldg 7-R FG=938.9
Bldg 8-R FG=938.2
Bldg 10-R FG=939.1
Bldg 9-R FG=938.7
Bldg 23-R FG=938.6
Bldg 22-R FG=939.1
Bldg 21-R FG=939.1
Bldg 24-R FG=938.6
Bldg 29-D FG=937.7
Bldg 30-C FG=937.7
Bldg 25-C FG=938.2
Bldg 28-D FG=937.7
Bldg 31-C FG=937.7
Bldg 26-R FG=938.0
Bldg 27-R FG=938.2
Bldg 11-C FG=938.3
Bldg 14-C FG=938.4
Bldg 13-C FG=938.2
Bldg 15-D FG=938.7
Bldg 32-R FG=939.0
Bldg 12-R FG=938.7
Bldg 19-D FG=937.5
Bldg 20-D FG=937.5
Bldg 18-C FG=938.1
Bldg 16-C FG=938.0
Bldg 17-C FG=938.0

20' Bldg Setback

Prop Basin
TOB=936.0
100 YR=933.57
NP=930.0

Prop Basin
TOB=936.0
100 YR=933.57
NP=930.0

GRAPHIC SCALE
0 30 60 120
1 inch = 120 feet

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS
SUBAREA "A"
PRELIMINARY GRADING PLAN

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

DATE
JULY 28, 2017

SCALE
1" = 60'

JOB NO.
20121890

SHEET
EXHIBIT "F"
F-2

J:\20171029\Dwg\04Sheets\PREL-PLAT\Exhibits\20121890-Ex01-Grading.dwg, Last Saved By: Ivanover, 10/19/2017 9:21 AM Last Printed By: Ivanover, Linda, 10/19/2017 9:27 AM
X Refs: 20121890-CS-REFR-N, 20121890-CS-REFR-E, 20121890-CS-REFR-F

JEROME TOWNSHIP, UNION COUNTY, OHIO
MASS EXCAVATION PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS
2017

SHEET INDEX

Title Sheet	1
General Notes	2
Existing Conditions & Demolition Plan	3
Proposed Site Plan & Erosion And Sediment Control Plan	4
Basin Grading Detail	5–7
Storm Sewer Profiles	8
Sediment & Erosion Control Notes & Details	9–10

Horizontal Datum

The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 7772 and FCGS 7769. The grid to ground scale factor (1.00002467216934) was applied at the location of Northing 767092.292, Easting 1779107.732, and Elevation 936.427 feet.

Bench Mark	Elevation	Description
BM#7	936.33	Chiseled square on the northwest corner of a concrete light pole base located at the northeast corner of the intersection of Hyland-Croy Road and Post Road.
BM#20	936.34	Railroad spike in the west side of a wooden utility pole located on the east side of Hyland-Croy Road, being the sixth utility pole north of the intersection with Post Road.
BM#21	934.78	Railroad spike in the west side of a wooden utility pole located on the east side of Hyland-Croy Road, being the tenth utility pole north of the intersection with Post Road and in front of Residence #7150.
BM#22	934.93	Railroad spike in the west side of a wooden utility pole located on the east side of Hyland-Croy Road, being the fourteenth utility pole north of the intersection with Post Road.
BM#23	935.35	Railroad spike in the south side of a wooden utility pole located on the east side of Hyland-Croy Road, being the second utility pole south of the intersection with Park Mill Drive.

STANDARD CONSTRUCTION DRAWINGS

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

ODOT	UNION COUNTY
ODOT CB–1.1	11
ODOT CB–1.2	
ODOT HW–2.2	
ODOT MH–1.1	

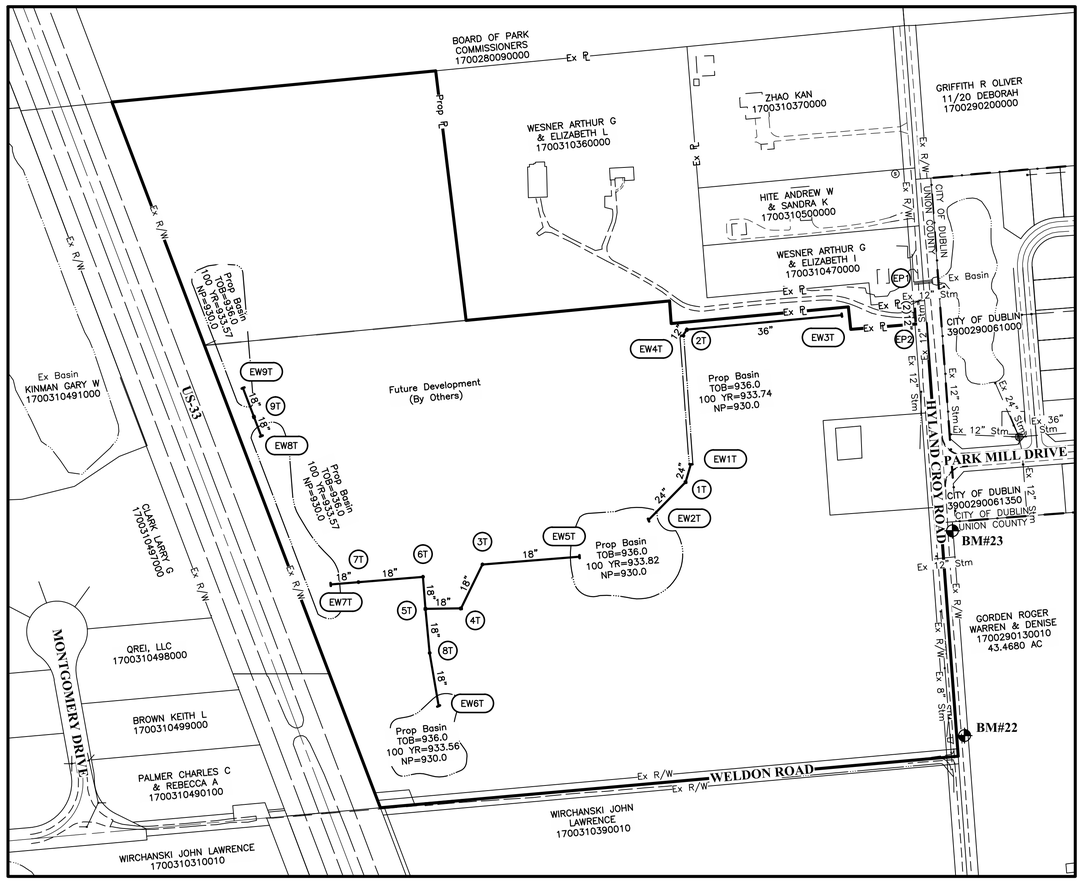
ESTIMATE OF QUANTITIES

The quantities have been established as a means for the County to estimate the necessary development fees. The Contractor shall be solely responsible for determining the required bid quantities necessary for the completion of the plan improvements.

Item	Quantity	Unit	Description
			SITE
201	Lump	Sum	Clearing & Grubbing
202	Lump	Sum	Site Demolition, Including Concrete, Utilities & Buildings
203	Lump	Sum	Excavation Including Embankment
659	Lump	Sum	Seeding & Mulching
			STORM SEWER
601	6	CY	Rock Channel Protection, Type C w/ Filter Fabric
611	7	Each	Anti-Seep Collar (See Detail, Sheet 8)
611	4	Each	Manhole No. 1, ODOT MH-1.1
611	2	Each	Catch Basin No. 2-2A, ODOT CB-1.1 w/ Neenah R-3405 Heavy Duty Grate and Frame
611	2	Each	Catch Basin No. 2-2A, ODOT CB-1.1
611	1	Each	Catch Basin No. 2-4, ODOT CB-1.2, See Sheet 10 for Details
611	1	Each	Endwall for 12" Pipe, ODOT HW-2.2
611	5	Each	Endwall for 18" Pipe, ODOT HW-2.2
611	2	Each	Endwall for 24" Pipe, ODOT HW-2.2
611	2	Each	Endwall for 36" Pipe, ODOT HW-2.2
611	25	LF	12" Conduit, Type A
611	70	LF	12" Conduit, Type D
611	700	LF	18" Conduit, Type A
611	510	LF	18" Conduit, Type B
611	140	LF	24" Conduit, Type A
611	55	LF	24" Conduit, Type B
611	415	LF	36" Conduit, Type A
			EROSION & SEDIMENT CONTROL
670	Lump	Sum	Dust Control
670	8,995	Each	Sediment Fence
670	4	Each	Filter Fabric Inlet Protection
670	2	Each	Stabilized Construction Entrance
670	10	Each	Rock Check Dams
670	3,530	LF	Temporary Diversion Swales
670	Lump	Sum	Temporary Seeding & Mulching

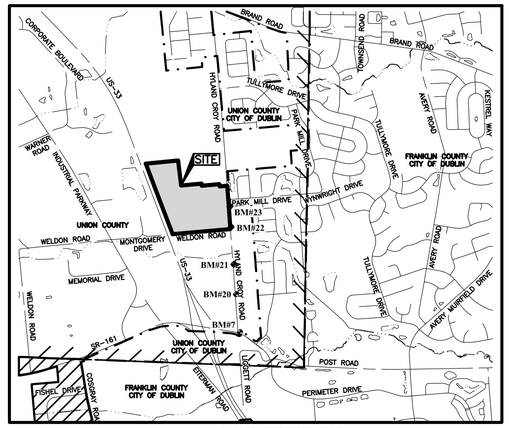
Calculated by: SLM Date: 10/06/17 Checked: SLB Date: 10/06/17

Note: The quantities shown on this plan are the Engineer's best determination of the work to be performed. The Contractor, in making his bid, should make his own determination of the quantities and discuss any differences with the Engineer prior to bidding.



INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet



LOCATION MAP
Not to Scale

DEVELOPER/OWNER
Schottenstein Real Estate Group
Wes Smith
2 Easton Oval, Suite 510
Columbus, Ohio 43219
Tel: (614) 418–8900
Fax: (614) 418–8920
Email: ws@sregroup.com

ENGINEER
EMHT Inc.
Patricia A. Brown, PE
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775–4500
Fax: (614) 775–4396
Email: pbrown@emht.com

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
OCTOBER, 2017

UNION COUNTY APPROVAL

The Union County Engineer's Engineering, Construction and Surveying Standards, (1997) the current standard specifications of the state of Ohio Department of Transportation (ODOT) (english units), including standard drawings and supplemental specifications listed shall govern this improvement.

The Union County Engineer's signature on this plan signifies only concurrence with the general purpose and location of the proposed improvements with respect to improvements within the right–of–way. Stormwater management, erosion and sediment control. All technical details remain the responsibility of the professional engineer who prepared and certified these plans.

Union County Engineer — Date

ENGINEER

This is to certify that good engineering practices have been utilized in the design of this project and that all of the minimum standards as delineated in the Union County Design, Construction and Surveying Standards Manual have been met, including those standards greater than minimum where, in my opinion, they are needed to protect the safety of the public. Any variances to the above standards are consistent with sound engineering practice and are not detrimental to the public safety and convenience. These variances have been listed herein and have been approved by the Union County Engineer.

Registered Engineer's Signature and Seal — Date

CHANGE ORDER SCHEDULE

CHANGE	PREPARED	DATE OF CHANGE	DESCRIPTION OF CHANGE	SHEET NO.	APPROVED	DATE OF APPROVAL

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
MASS EXCAVATION PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS

TITLE SHEET

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

DATE
OCTOBER, 2017

SCALE
As Noted

JOB NO.
2017-1029

SHEET
1/10

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3 Xrefs: 20171029–ROAD–TB, 20171029–CS–REFR–N, 20171029–CS–REFR–E

GENERAL NOTES

The Union County Engineer's Engineering, Construction and Surveying Standards, (1997) the current standard specifications of the state of Ohio Department of Transportation (ODOT) (english units), including standard drawings and supplemental specifications listed shall govern this improvement, unless otherwise noted.

Any modifications to the specifications or work as shown on the drawings, must have prior written approval by the Union County Engineer.

The ponding or detention areas as shown on this plan are part of the storm sewer facilities.

The Developer/Owner will assume responsibility to maintain the ponding or detention areas in a way as not to reduce the capacity of the water storage area.

The Contractor shall include for payment under Item 201, Clearing and Grubbing, cost for removal and disposal of all trees, brush, and stumps within the scope of proposed storm sewers.

Cost of compacted backfill shall be included in unit bid price for Item 611.

All areas within the public right-of-way that are disturbed by the project shall be restored to original or better condition, per Item 659 (Seeding and Mulching) or the applicable specifications.

All plastic sewer lines shall be deflection tested after installation in conformance with the requirements of Item 611 of the Ohio Department of Transportation Construction and Materials specifications, current edition.

Pipe material may be smooth-lined corrugated polyethylene pipe. Contractor to install this pipe in accordance with the manufacturer's recommendations, especially with respect to cover.

All Catch Basins in paved areas are to have grate and frame per Neenah R-3405.

The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by an Ohio Professional Surveyor as approved by the County Engineer.

Immediately after placement of any conduits, the Contractor shall construct the end treatments required by the plans at both the outlet and inlet ends. This shall include headwalls, concrete, rip rap, rock channel protection, sodding. pouring bottoms, mudding lift holes, etc.

TRAFFIC

All temporary traffic control devices shall be furnished, erected, maintained, and removed by the Contractor in accordance with the "Ohio Manual of Uniform Traffic Control Devices", copies of which are available from The Ohio Department of Transportation, Bureau of Traffic, 1980 W. Broad Street, Columbus, Ohio 43223.

All permanent traffic controls not in conflict with the temporary traffic controls shall be maintained throughout this project by the Contractor. Permanent traffic controls may be temporarily relocated, as approved by the Engineer. The Contractor shall assume all liability for missing, damaged and improperly placed signs.

Any work done by Union County, including installation, relocation, removal and/or replacement of temporary traffic control devices as a result of work done by the Contractor or as a result of negligence of the Contractor shall be at the expense of the Contractor.

The Contractor shall be responsible for the reinstallation and/or replacement of all permanent traffic control devices damaged or removed during the construction. Permanent traffic control no longer in conflict with temporary traffic control shall be replaced immediately.

Steady-burning, Type "C" lights shall be required on all barricades, drums, and other similar traffic control devices used at night.

All traffic lanes shall be fully open to traffic on existing Hyland-Croy Road at all times.

SAFETY REQUIREMENTS

The Contractor and Sub-contractor shall be solely responsible for complying with all federal, state, and local safety requirements, together with exercising precautions at all times for the protection of persons (including employees) and property. It is also the sole responsibility of Contractor and Sub-contractor to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work.

FEES

The appropriate fees for the following shall be provided in accordance with the Construction Documents.

- Standby inspection fee for the Storm Sewer improvements.

PERMITS

The Contractor is to obtain all necessary permits. An original permit with red signatures shall be kept onsite at all times.

When occupying or excavating within public right of way limits, the Contractor shall obtain an excavation permit from the County.

SITE VISIT

The Contractor shall perform field reconnaissance to become acquainted with the existing site conditions and the potential affects upon the work scope. Any performance of additional site subsurface investigations (test holes) shall be coordinated in advance with the Owner as warranted. Excavated material shall be replaced in a controlled manner to minimize impact on field earthwork operations.

TRAFFIC

Ingress and egress shall be maintained at all times to public and private property. Payment for all traffic maintenance items shall be included within the price bid for the storm sewer improvement.

A drive permit for all access points off of County/Township roadways will be required for temporary (construction equipment) and permanent access.

RIGHTS-OF-WAY

In addition to direct requirements of the contract specifications, the Contractor shall observe and conform to the specific requirements of all rights-of-way including easements, court entries, rights-of-entry or action filed in court in accordance with the code of applicable governing agency. The cost of the operations necessary to fulfill such requirements shall be included in the price bid for the storm sewer improvement.

CONSTRUCTION LAYOUT

Construction layout for the referenced plan improvements shall be provided in accordance with the contract specifications.

MAINTAIN DRAINAGE

The flow in all sewers, drains, field tiles and watercourses encountered shall be maintained by the Contractor at his expense, and whenever such watercourses and drains are disturbed or destroyed during the prosecution of the work, they shall be restored by the Contractor at his own cost and expense to a condition satisfactory to the Owner.

All drain tile and storm sewers damaged, disturbed, or removed as a result of the Contractor's operations shall be replaced with the same quality pipe or better, maintaining the same gradient as existing. The drain tile and/or storm sewer shall be connected to the curb subdrain, storm sewer system or provided with an outlet into the roadway ditch as applicable. Replaced drain tile/storm sewer shall be laid on compacted bedding equal in density to surrounding stratum. Replacement shall be done at the time of the backfill operation. Cost of this work to be included in the price bid for the storm sewer improvements.

INSPECTION

It is the Contractor's responsibility to schedule all needed inspections with the applicable agencies.

The Contractor shall ensure there is a surveyor's level and rod on the project for use in performing grade checks whenever sewer lines structures or pipe are being installed. The Contractor shall make this equipment available for use and assist the City inspector in performing grade checks when requested by the inspector. The inspector will make all reasonable attempts to confine requests for assistance in performing grade checks to times convenient to the Contractor.

These checks will be performed to ensure the following:

1. Proper placement of each structure.
2. Proper installation of initial runs of pipe from a structure.
3. Grade, after an overnight or longer shutdown.
4. Grade, at any other time the inspector has reason to question grade of installation.

Grade checks performed by the County inspector in no way relieves the Contractor of the ultimate responsibility to ensure construction to the plan grade.

RESTORATION AND CLEANUP

Inconvenience to the adjacent property owners and to the traveling public shall be kept to an absolute minimum. All work is to continue on a uniform basis and on schedule, particularly the restoration and clean up of disturbed areas after construction.

All fences, signs, drainage structures, valves, landscaping, etc. removed, disturbed or damaged during work within PUBLIC RIGHT-OF-WAYS, EASEMENT AREAS and/or under the project improvements shall be restored to their original condition by the Contractor unless otherwise specified. Payment for same shall be included in the price bid for the storm sewer improvement.

CONVENIENCE FACILITIES

The Contractor shall furnish and maintain sanitary convenience facilities for the workmen and inspectors for the duration of the work. Cost shall be included in the price bid for the storm sewer and grading improvements.

NON-RUBBER TIRED VEHICLES

Non-rubber tired vehicles shall not be moved on public streets, existing private roadways or parking lots. No exceptions shall be granted.

STORAGE OF EQUIPMENT AND MATERIALS

No materials or equipment shall be stored within the right-of-way or within one hundred (100) feet of any intersecting street or driveway. Compliance with these requirements along with additional provisions of the contract specifications shall not in any way relieve the Contractor of his legal responsibilities or liabilities for the safety of the public. The Contractor shall indicate his intent with regard to storage of material at the pre-construction meeting.

EXISTING UTILITIES

The identity and location of the existing underground utility facilities known to be located in the construction area have been shown on the plans as accurately as provided by owner of the underground utility. Union County and/or Design Engineer assumes no responsibility as to the accuracy of the location or depths of the underground facilities shown on the plans.

The Contractor is responsible for the investigation, location, support, protection, and restoration of all existing utilities and appurtenances whether shown on these plans or not. The Contractor shall expose all utilities and structures prior to construction to verify the vertical and horizontal effect on the proposed construction. The Contractor shall call, toll free, the Ohio Utilities Protection Service (1-800-362-2764) and the owners of underground utility facilities shown on the plans who are not members of a registered underground protection services in a accordance with section 153.64 of the revised code 72 hours prior to construction and shall notify all utility companies at least 48 hours prior to work in the vicinity of their underground lines.

Mechanical digging equipment shall not be used to exposing any underground utility, only hand tools may be used to uncover the utility and the utility company shall be notified and have a representative present when the utility is exposed.

The Contractor shall be responsible for coordinating the relocation and/or protection of any utilities as required by the plan with the owner of the affected utility. Private utility manholes within the limits of the work shall be adjusted to grade by the respective utility company at the Contractor's expense.

Where potential grade conflicts might occur with existing utilities and at locations noted thus, expose, the Contractor will be required to uncover such utilities sufficiently in advance of laying pipe or duct and provide the Engineer the location and elevation of said utility so the Engineer can determine if any adjustments are necessary.

In all conflicts in grade between water mains and gravity sewers, the water main shall be lowered during construction. All existing water mains shall be located at least 10' horizontally and at least 18" vertically from storm sewers, unless otherwise approved by the City.

The Contractor shall locate existing underground utilities in the areas of work. If utilities are to remain in place, provide adequate means of protecting during excavation operations.

Should uncharted or incorrectly charted piping or other utilities be encountered during excavation, consult the Engineer immediately for directions. Cooperate with the owner and public utility companies in keeping their respective services and facilities in operation. Repair damaged utilities to the satisfaction of the utility Owner.

Do not interrupt existing utilities serving facilities occupied and owned by the Owner except when permitted in writing by the Owner and then only after acceptable temporary utility services have been provided.

Support and protection of all utilities and appurtenances shall be the responsibility of the Contractor. Costs for repair and restoration of existing utilities damage by the Contractor shall be the responsibility of the Contractor. The City of Columbus utilities will only locate and mark main line facilities. The Contractor is responsible for locating all service laterals and lines. Costs associated with the above work and responsibilities shall be included in the price bid of various items.

The following utilities may be located within the work limits of this project and subscribe to the Ohio Utilities Protection Service (OUPS).

UTILITY	ADDRESS	TELEPHONE
American Electric Power Paul Paxton-Region Technician	850 Tech Center Drive Gahanna, OH 43230	614-833-6831 614-949-8883 Cell
Columbia Gas of Ohio Dave Kelly-Field Engineering Technician	1600 Dublin Road Columbus, OH 43215	614-481-1058 614-634-1812 Cell
Charter Communiations Ray Mauer Construction Supervisor	3760 Interchange Drive Columbus, Ohio 43204	614-481-5262 614-348-2979 Cell
Engineering Division (Water) Scott Sheppeard	Department of Public Service, 455 N Maple Street Marysville, Ohio 43040 ssheppeard@marysvilleohio.org	(937) 645-7350
Engineering Division (Sanitary Sewer) Richard Felton	Department of Public Service 12901 Beecher-Gamble Road Marysville, Ohio 43040 rfelton@marysvilleohio.org	(937) 645-7350

BACKFILL

Backfill within R/W limits shall be per ODOT Item 611.06 and Union County Std. Dwg #11.

STORM SEWER

All storm sewer pipe installed with this project shall conform to ODOT Item 611 and Union County requirements.

All manholes and inlets shall be channeled.

Openings shall be provided in the drainage structures to accommodate underdrain outlets as detailed by the plan specifications.

All existing inverts along with proposed top of casting elevations shall be verified by the Contractor prior to construction of the sewer.

Extend underdrains to the nearest storm structure. Slope to drain. Provide underdrains in accordance with the details on these plans.

All new conduits, inlets, catch basins and manholes constructed as a part of the project shall be free of all foreign matter and in a clean condition before the project will be accepted by the Owner.

All existing manholes, catch basins, drains, sewers and appurtenances shall be inspected initially by the Contractor and the County and shall be maintained and left in a condition reasonably comparable to that determined by the original inspection records. Any change in the condition resulting from the Contractor's operations shall be corrected by the Contractor to the satisfaction of the Engineer. The above is not applicable for structures to be abandoned. The Contractor shall remove, debris, silt, etc. from the existing manholes, catch basins, drains, sewers and appurtenances which have been affected by construction operations. The Contractor shall maintain service in existing sewers during construction and keep record copies of all inspections on site.

If it is determined that the elevation of the existing sewer, or existing appurtenance to be connected, differs from the plan elevation or results in a change in the plan sewer slope, the Engineer shall be notified before starting construction of any portion of the proposed sewer which will affected by the variance in the existing elevation.

Immediately after placement of any conduits, the contractor shall construct the end treatments required by the plans at both the outlet and inlet ends. This shall include headwalls, concrete, rip rap, rock channel protection, sodding, pouring bottoms, mudding lift holes, etc.

SITE CLEARING

Clearing & grubbing may be required as a part of this Contract Improvement work.

TEMPORARY SOIL EROSION AND SEDIMENT CONTROL

Erosion and Sediment Control measures are required as a part of this project. The Erosion and Sedimentation Control reflects a schematic diagram of the intended measures for compliance with the required standards. General practice and/or site field conditions may warrant variation in the placement or use of the specified controls.

The Owner shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Stormwater Discharges Associated with Construction Activity.

Land-disturbing activities must comply with all provisions of the Division of Sewerage and Drainage EROSION AND SEDIMENT CONTROL REGULATION. All land-disturbing activities shall be subject to inspection and site investigation by the Ohio EPA. Failure to comply with these regulations is subject to legal enforcement action.

DUST CONTROL

The Contractor shall be responsible for providing dust control measures in accordance with ODOT Item 616. Dust control operations shall be performed on a periodic basis and/or as directed by the Owner or Engineer to alleviate or prevent the dust nuisance originating within the project work limits. Calcium chloride on areas to be seeded and mulched will not be permitted. The cost for all dust control measures shall be included in the price bid for the storm sewer improvements.

DEWATERING

The Contractor is responsible to provide all dewatering operations as required to accomplish the proposed construction operations. Reference the Soils Report for discussion of groundwater considerations.

Installation of any well, well point, pit or other device used for the purpose of removing groundwater from an aquifer shall be in accordance with the applicable requirements of the Ohio Department of Natural Resources.

The Contractor shall be responsible to place and maintain the necessary sediment control measures to filter the dewatering discharge. Cost for the above shall be included in the bid price for the storm sewer improvements. The direct or indirect discharge or pumping of unfiltered sediment-laden water into the storm drainage system or watercourse is illegal and prohibited.

The Contractor shall be required to complete and file a Well Log and a Drilling Report Form with O.D.N.R., Division of Water, within 30 days of the completion of installation of any well, well point, pit or other device used for the purpose of removing groundwater from an aquifer. This in accordance with Sections 1521.01 and 1521.05 of the Ohio Revised Code. In addition, any such facility that has a capacity to withdraw waters of the state in an amount greater than 100,000 gallons per day from all sources shall be registered by the Contractor with the Chief of the O.D.N.R., Division of Water, within three months of the completion of the facility in accordance with Section 1521.16 of the Ohio Revised Code. Copies of the necessary paperwork can be obtained at O.D.N.R., Division of Water, Fountain Square, Columbus, Ohio, 43224-1387, Phone: (614)265-6717.

EARTHWORK - GENERAL

The Contractor shall be responsible for the suitability of soils to be used for embankments.

Determination of site earthwork excavation and embankment quantities shall be in accordance with the following criteria:

Specifications for General Site Earthwork operations (preparation of pavement subgrades, etc.) along with requirement standards (compaction, proofrolling, etc.) shall be in accordance with Items 203 and 204.

Stockpiling of top soil and/or excess material for these improvements or offsite hauling of topsoil/suitable material, etc. shall be coordinated with the Owner. Appropriate means for sedimentation control of the onsite stockpiles shall be provided as a matter of general practice in accordance with the required standards referenced as a part of the details shown on Sheet 9-10. It is the Contractors responsibility to assure that a sufficient amount of topsoil remains as shown on the plans.

Grading shown on the approved grading plan is necessary to provide surface drainage of the proposed development and shall be maintained during construction.

The Contractor shall strip topsoil from all grading areas prior to construction. The Contractor shall be responsible for rough grading the topsoil stockpile as required to maintain positive drainage of and around the stockpile.

All fill shall be placed in uniform 8-inch lifts and compacted in a controlled manner to at least 98% of the maximum dry unit weight obtained in the laboratory by the "standard" proctor compaction test (ASTM D 698). Moisture content of the new fill shall be in the range of +/-2 percent of the optimum moisture content determined by ASTM D 698. Fill shall not be placed in a frozen condition or upon a frozen subgrade. The Contractor shall endeavor to separate topsoil and unsuitable material from suitable fill material.

All work shall be monitored and observed by a registered soils engineer employed and paid for by the Owner. It shall be the Contractors responsibility to contact the soils engineer prior to commencement of any fill placement. The Contractor shall contact the soils engineer as many times as necessary during construction to ensure the soils engineer is on-site during all fill operations.

CLEARING LIMITS

Clearing and Grubbing within the designated work limits shall be completed as a part of this contract. The Contractor is encouraged to visit the site to verify extent of clearing and grubbing limits. Additional clearing and/or grubbing shall be performed at the direction of the Construction Manager in accordance with Item 202 during construction operations. No burning is permitted unless appropriate permits are obtained by the Contractor. Cost for the above shall be included in the price bid for Item 201.

WORK LIMITS

The Contractor is responsible for containing all performed work and all equipment, materials, vehicles, etc., used to carry out the work within the right-of-way of the streets, roadways and permanent sanitary easements as shown on these plans.

The Contractor is responsible for cost of restoration for any area outside of the right-of-way or permanent easement to former condition and to the satisfaction of the Property Owner.

CONSTRUCTION DEBRIS

The Contractor shall be responsible for the immediate cleanup of any debris, mud or dirt tracked or spilled on County and/or public streets or private drives whether inside or outside the project area. The Contractor is responsible for the cost of any services contracted and/or completed by Union County in the cleanup of any tracking or spillage anytime during project construction.

UTILITY POLE SUPPORT

Utility poles within influence of the construction operations shall be reinforced by the utility company prior to these construction activities. Notification of the utility company prior to construction shall be the responsibility of the Contractor. Cost of said reinforcement shall be included in the bid items associated with the work.

SOILS REPORT

Reference is made to Subsurface Investigation Report prepared by Geotechnical Consultants, Inc. dated May 12, 2015. Recommendations presented are provided as a part of the specifications for the improvement work. The recommendations serve as the project guidelines and are not intended to limit the design or the work product. Copies of the report are provided as a part of the project documents.

NOTIFICATIONS

The Contractor shall be responsible for the notification of all adjacent landowners at least seven working days prior to construction near or on their property.

CONFINED SPACE ENTRY

The Contractor shall be solely responsible for following the OSHA requirements for "Confined Space Entry" (CSE), Title #29 of the Code of Federal Regulations, Part 1910.146, while performing work inside any manhole or other confined space requiring a permit. Copies of all CSE permits shall be given to the County upon project completion.

MAIL SERVICE

The Contractor shall be responsible for maintaining mail service in the construction area. Prior to disturbing any mail boxes, the Contractor shall contact the Postal Authorities and shall temporarily relocate mail boxes in accordance with Postal requirements. The Contractor shall re-store mail boxes to their former condition and location. Cost to be included in the price bid for the various items.

SIGNS, MAILBOXES, FENCES, ETC.

The Contractor shall be responsible for restoring all signs, mailboxes, fences, guardrail, shrubs, drainage structures, or other physical features disturbed or damaged during construction whether shown on the plans or not to their former location and condition. Cost to be included in the price bid for the various items.

ABANDONMENT OF UNDERGROUND STRUCTURES

Provisions for abandonment of any underground structure (septic tank. cistern, etc.) shall be considered at warranted. The work shall conform with all applicable federal, state and local requirements and shall include plugging/sealing of any outlet pipes, pumping out and disposing of contents, along with the placement of suitable backfill to fill the structure. (At 100% Standard Proctor Density unless otherwise specified by the Site Soil Engineer).

EROSION AND SEDIMENT CONTROL

Erosion and sediment control measures are required as part of this project. Erosion and Sediment Control measures specific to this site may be found on Sheet Nos. 4 and 9-10 of this plan. Land-disturbing activities must comply with all provisions of the Division of Sewerage and Drainage EROSION AND SEDIMENT POLLUTION CONTROL REGULATION. All land-disturbing activities shall be subject to inspection and site investigation by the County and/or the Ohio EPA.

All Erosion Sedimentation Control Practices are subject to field modifications at the discretion of the County Engineer and/or the Ohio EPA.

It is the responsibility of the Owner to notify the County two (2) working days prior to commencement of initial site land disturbance on any site of one (1) or more acres. This includes site clearing, grubbing and any earth moving. Primary erosion and sediment control practices are mandated by regulations to be in place from the beginning of the construction activity.

The NPDES permit holder shall provide qualified personnel to conduct site inspections ensuring proper functionality of the erosion and sedimentation controls. All erosion and sedimentation controls are to be inspected once every seven (7) calendar days or within 24 hours of a 1/2 inch storm event or greater. Records of the site inspections shall be kept by the Contractor and made available to jurisdictional agencies if requested.

This plan must be posted on-site. A copy of the SWPPP plan and the approved EPA Stormwater Permit (with the site-specific NOI number) shall be kept on-site at all times.

Direct discharge of sediment laden water to the County's sewer system or a receiving stream is a violation of Ohio EPA and City of Columbus regulations. The Contractor will be held liable for the violation and subsequent fines.

CONTRACTOR RESPONSIBILITY:
The Owner of the property is responsible for full compliance with ODOT erosion and sediment control regulations. The Contractor is responsible for providing erosion and sediment controls as detailed herein and for providing proper maintenance and inspection of such controls. Details shown on the plan shall be considered a minimum. Deviations from the plan are acceptable upon approval by the Union County. Additional or alternate details may be found in the O.D.N.R. "Rainwater and Land Development" Standards Manual.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE OCTOBER, 2017

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
MASS EXCAVATION PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS
GENERAL NOTES

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
OCTOBER, 2017

SCALE
None

JOB NO.
2017-1029

SHEET
2/10

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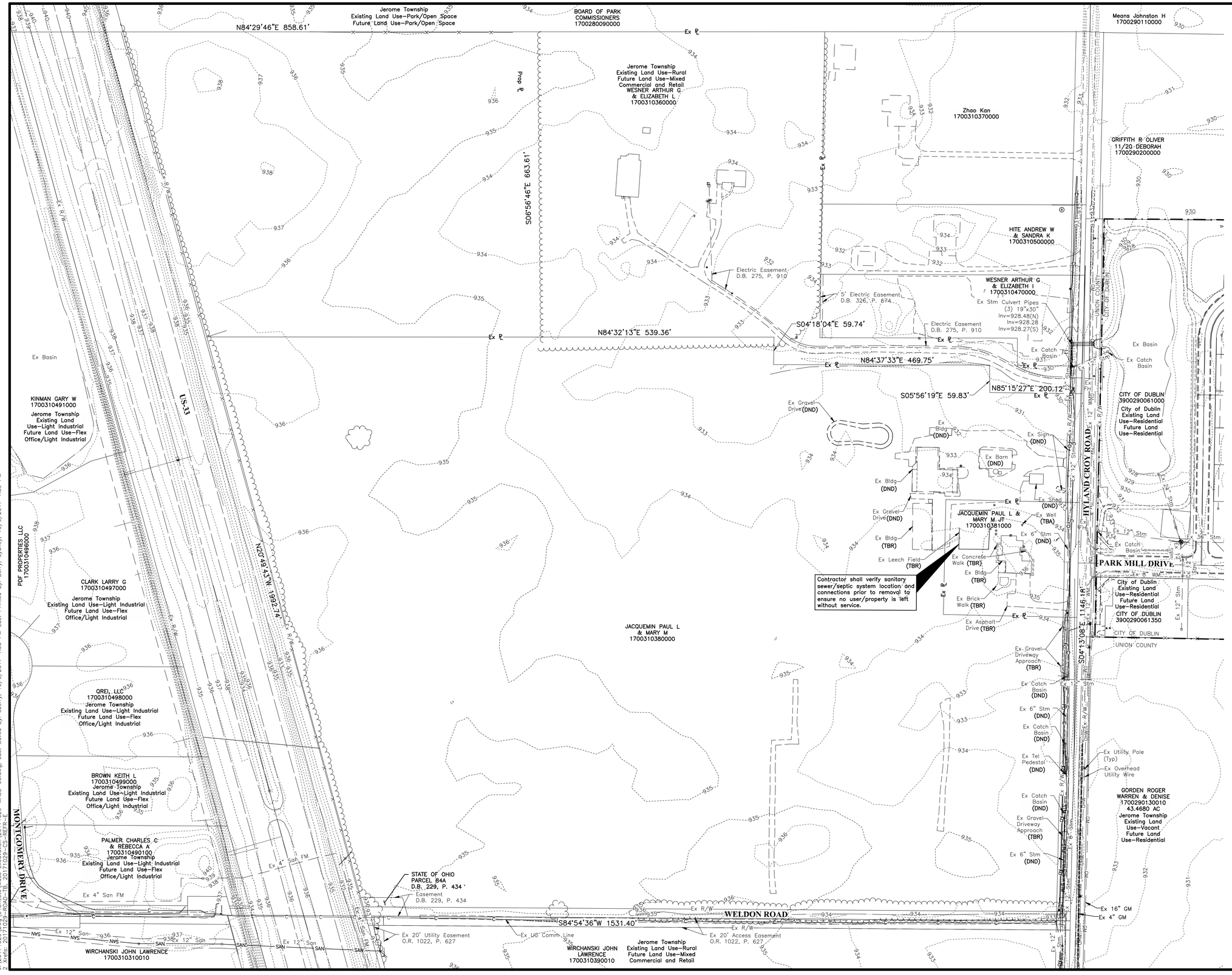

LEGEND

- Existing Contours
- Existing Waterline (WM)
- Existing Storm Sewer
- Existing Sanitary Sewer (SAN)
- Existing Forcemain Sanitary (FM)
- Existing Fiber Optic (FO)
- Existing Underground Electric (EDB)
- Existing Gasline (G)
- Existing Electric (E)
- Existing Telephone (C)
- Existing Ditch
- TBR — To Be Removed
- TBA — To Be Abandoned
- DND — Do Not Disturb

DEMOLITION NOTES

All removals shall be in compliance with Union County, City of Marysville, and ODOT standard specifications. Item 202 removal of structures and obstructions.

Contractor shall coordinate obtaining all necessary demolition permits from Union County Building Department as necessary.

Contractor shall refer to geotechnical soils reports dated, May 12, 2015, performed by Geotechnical Consultants, Inc. for earth disturbing and site preparation recommendations. Developer shall provide report as necessary.

EXISTING UTILITIES

The existing telephone, gas and cable lines shall be handled in accordance with the respective utility company requirements.

Existing utilities and associated soft trench backfill to be removed shall be properly backfilled in accordance with the recommendations of a registered geotechnical soils engineer.

EXISTING TREES

The existing trees that will be impacted by construction shall be removed in accordance with Union County.

ENVIRONMENTAL CONCERNS

Water wells and septic systems are located on the property. The water wells and septic systems shall be abandoned with all applicable requirements of Union County Health Department. Contractor shall secure permit from Union County Health Department.

EXISTING STRUCTURES

Existing buildings, including basement walls (if applicable) shall be completely removed and basements shall be backfilled in accordance with Union County.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE OCTOBER, 2017

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
MASS EXCAVATION PLAN FOR

JEROME GRAND AT JACQUEMIN FARMS

EXISTING CONDITIONS & DEMOLITION PLAN

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: OCTOBER, 2017

SCALE: 1" = 100'

JOB NO.: 2017-1029

SHEET: 3/10

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2 Xrefs: 20171029-ROAD-TB, 20171029-CS-RFR-E

GRADING ACTIVITIES

Fill shall be placed in accordance with Ohio Department of Transportation Construction and Material Specifications, current edition, including all supplements thereto. The placement of fill shall not encroach within any existing drainage ditches or swales. Fill slopes shall not exceed 3:1 (horizontal to vertical).

POND EXCAVATION

All pond grading and clay liners shall be performed in accordance with the recommendation provided by a Registered Geotechnical Consultant.

NOTES

Contractor shall follow the construction sequence regarding sediment/erosion control as indicated on the Stormwater Pollution Prevention Plan (Sheet 9).

The retention basins installed with this plan are considered private and to be owned and maintained at the property owner's expense.

See sheets 5–7 for proposed basin grading details.

GRADING LEGEND

- XXX.X — Proposed Elevation
- Flow Direction Arrow
- 845 / 844 — Existing Contours
- 845 / 844 — Proposed Contours
- Major Flood Route
- Limits of Disturbance
- SF SF — Sediment Fence line shown is for graphical purpose. Sediment Fence installation should be at limits of disturbance. Do not remove trees to facilitate installation. Actual placement should be determined by Construction Manager in the field. (See Detail, Sheet 9)
- Temporary Diversion Swale (See Detail, Sheet 9)
- ℄ Existing Ditch
- Stabilized Construction Entrance (See Detail, Sheet 9)
- Rock Check Dam (See Detail, Sheet 9)
- Filter Fabric Inlet Protection (See Detail, Sheet 9)

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE OCTOBER, 2017

REVISIONS			
MARK	DATE	DESCRIPTION	

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
MASS EXCAVATION PLAN
FOR

JEROME GRAND AT JACQUEMIN FARMS

PROPOSED SITE PLAN & EROSION AND SEDIMENT CONTROL PLAN

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.3648
emht.com

DATE: OCTOBER, 2017

SCALE: 1" = 100'

JOB NO.: 2017-1029

SHEET: 4/10

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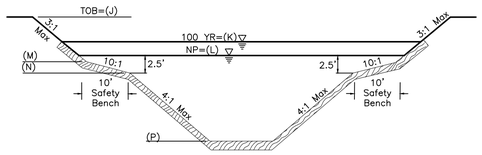
5 Xrefs: 20171029-ROAD-TB, 20171029-CS-REFR-E, 20171029-CS-REFR-F, 20171029-CS-REFR-N, 20171029-CS-REFR-N1



Compacted clay liner to be placed in accordance with registered Soils Engineers recommendations.

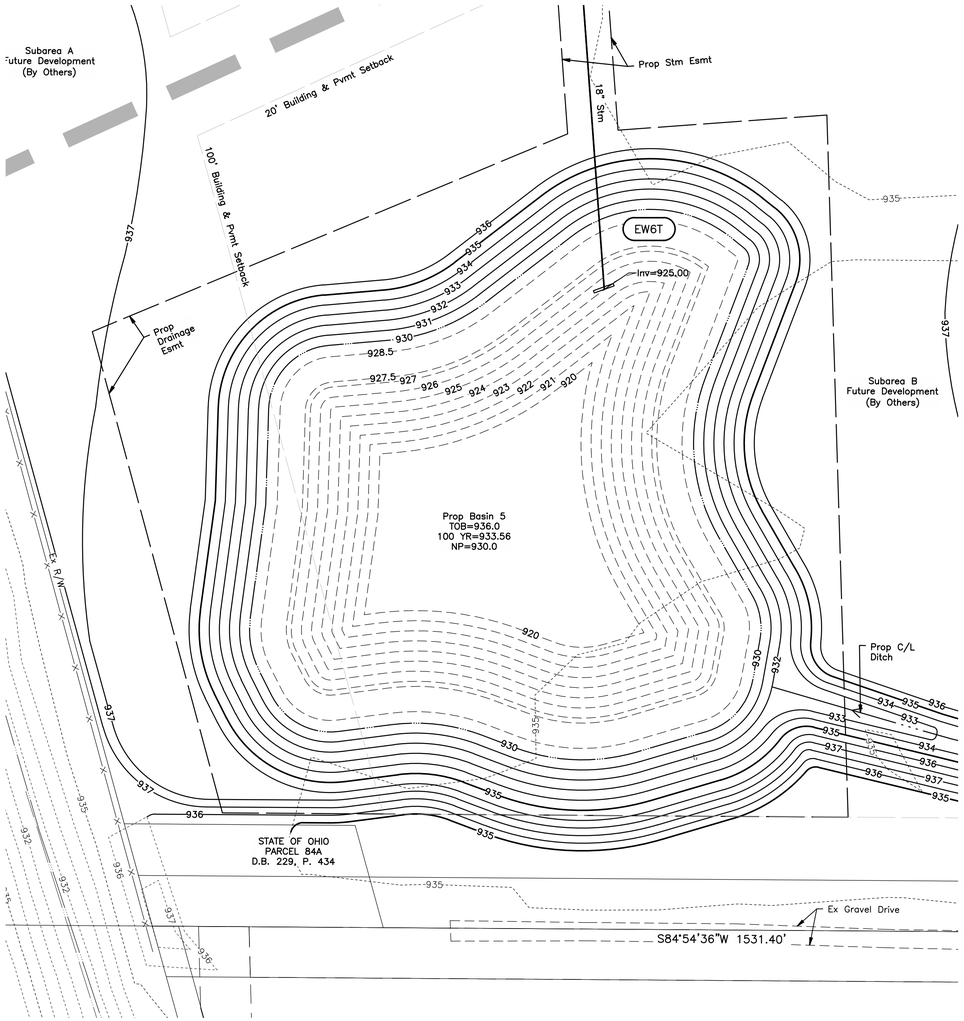
BASIN SECTION

Not To Scale

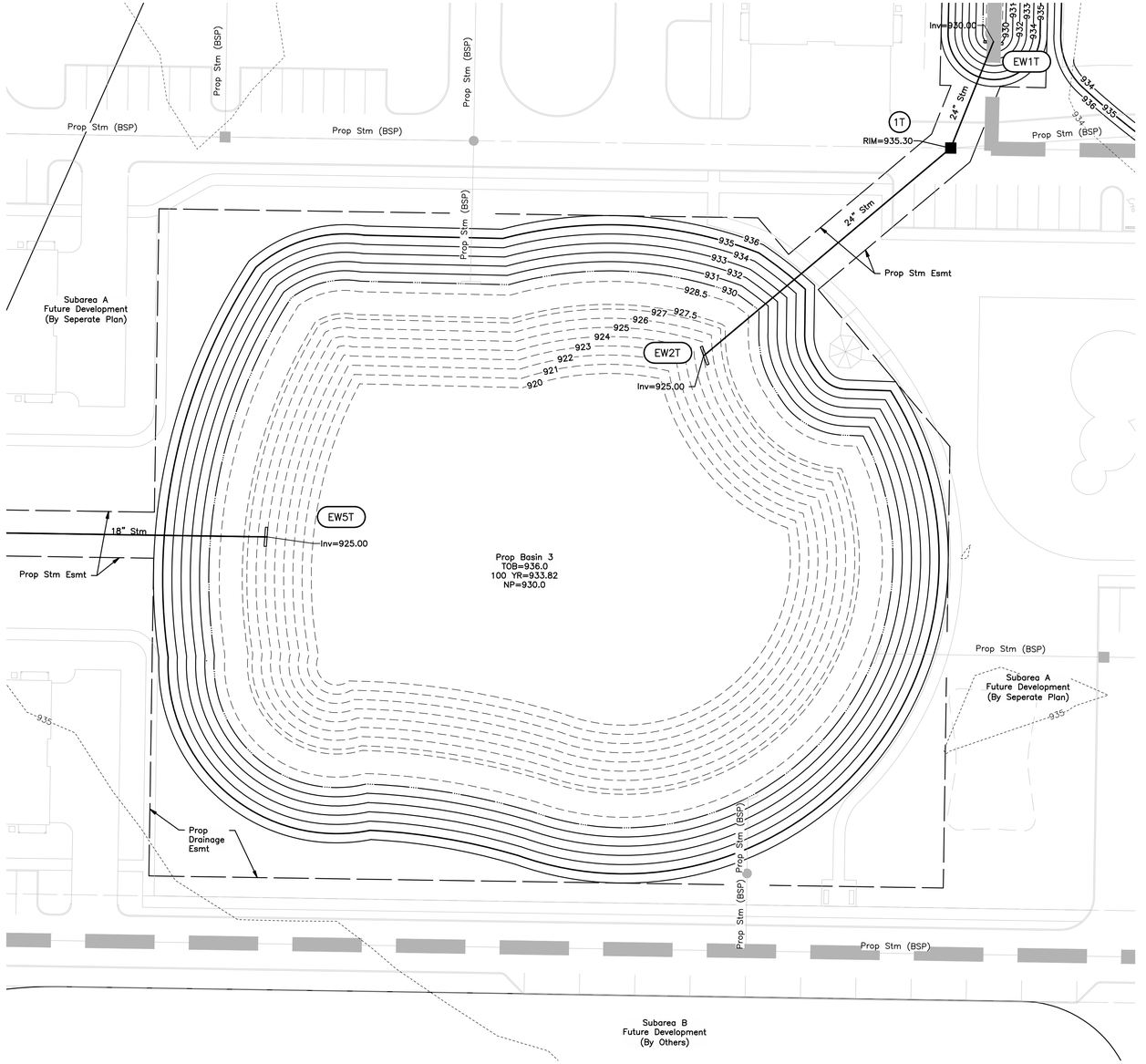
Note:
If clay pond liner is penetrated by roofdrain pipe or otherwise, perforation shall be sealed accordingly to ensure water does not seep out of pond and normal pool maintains elevation as designed.

BASIN SECTION

BASIN	TOP OF BANK (TOB) (FT) (J)	100-YR ELEVATION (FT) (K)	NORMAL POOL ELEVATION (FT) (L)	TOP OF SAFETY BENCH ELEVATION (FT) (M)	BOTTOM OF SAFETY BENCH ELEVATION (FT) (N)	BOTTOM OF BASIN ELEVATION (FT) (P)
3	936.00	933.82	930.00	928.50	927.50	920.00
5	936.00	933.56	930.00	928.50	927.50	920.00



BASIN 5
Scale: 1"=30'



BASIN 3
Scale: 1"=30'

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
OCTOBER, 2017

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
MASS EXCAVATION PLAN
FOR

JEROME GRAND AT JACQUEMIN FARMS

BASIN GRADING DETAIL

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
OCTOBER, 2017

SCALE
1" = 30'

JOB NO.
2017-1029

SHEET
5/10

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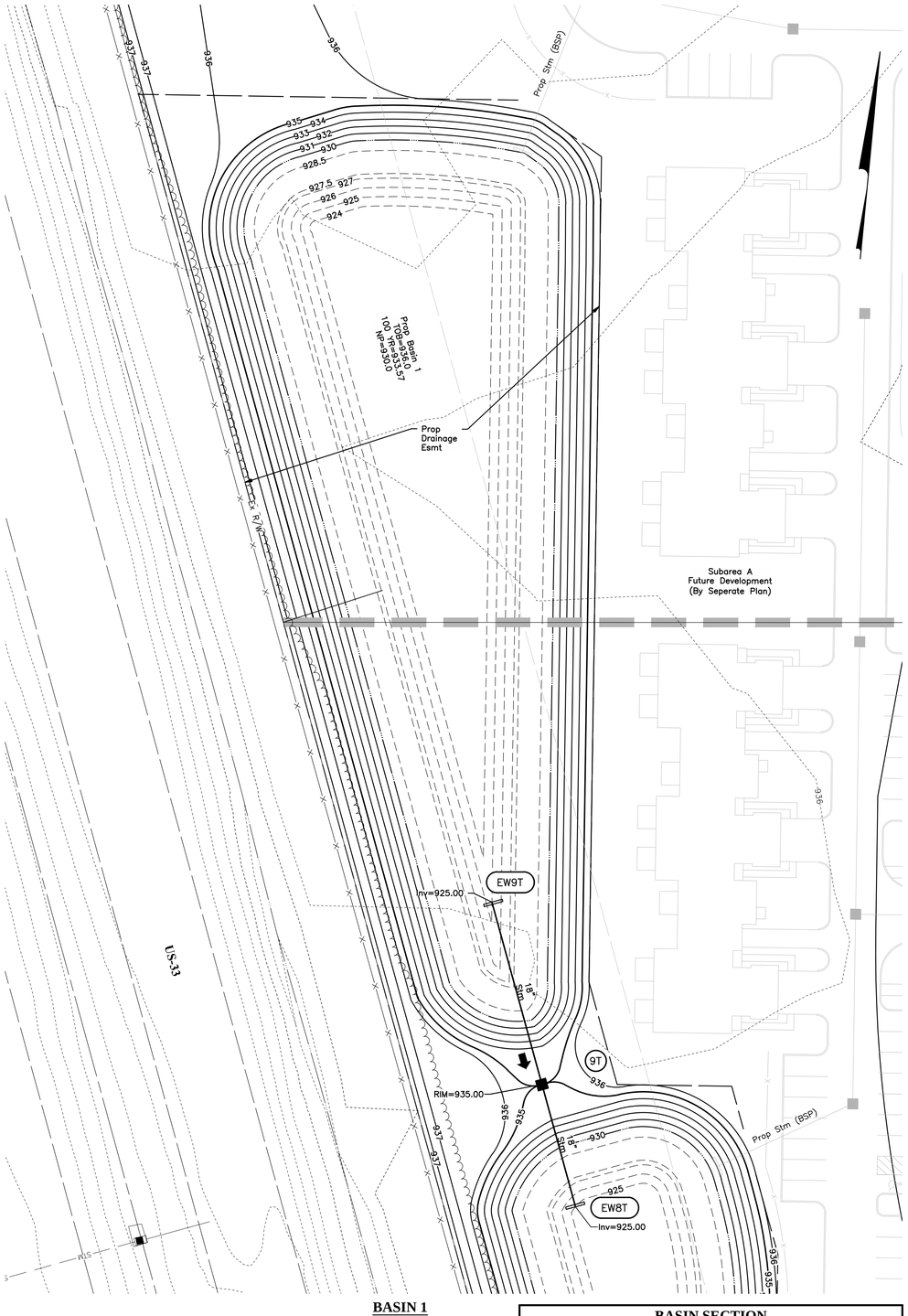
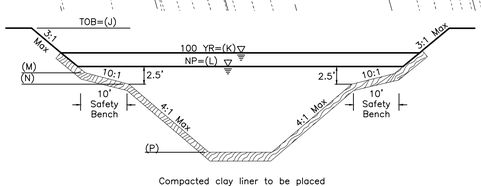
5 Xrefs: 20171029-ROAD-TB, 20171029-CS-REFR-E, 20171029-CS-REFR-F, 20171029-CS-REFR-N, 20171029-CS-REFR-N1



BASIN 1
Scale: 1"=30'

BASIN SECTION						
BASIN	TOP OF BANK (TOB) (FT) (J)	100-YR ELEVATION (FT) (K)	NORMAL POOL ELEVATION (FT) (L)	TOP OF SAFETY BENCH ELEVATION (FT) (M)	BOTTOM OF SAFETY BENCH ELEVATION (FT) (N)	BOTTOM OF BASIN ELEVATION (FT) (P)
1	936.00	933.57	930.00	928.50	927.50	924.00
2	936.00	933.57	930.00	928.50	927.50	925.00



Compacted clay liner to be placed in accordance with registered Soils Engineers recommendations.

BASIN SECTION
Not To Scale

Note:
If clay pond liner is penetrated by roofdrain pipe or otherwise, perforation shall be sealed accordingly to ensure water does not seep out of pond and normal pool maintains elevation as designed.

BASIN 2
Scale: 1"=30'

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
OCTOBER, 2017

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
MASS EXCAVATION PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS
BASIN GRADING DETAIL

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
OCTOBER, 2017

SCALE
1" = 30'

JOB NO.
2017-1029

SHEET
6/10

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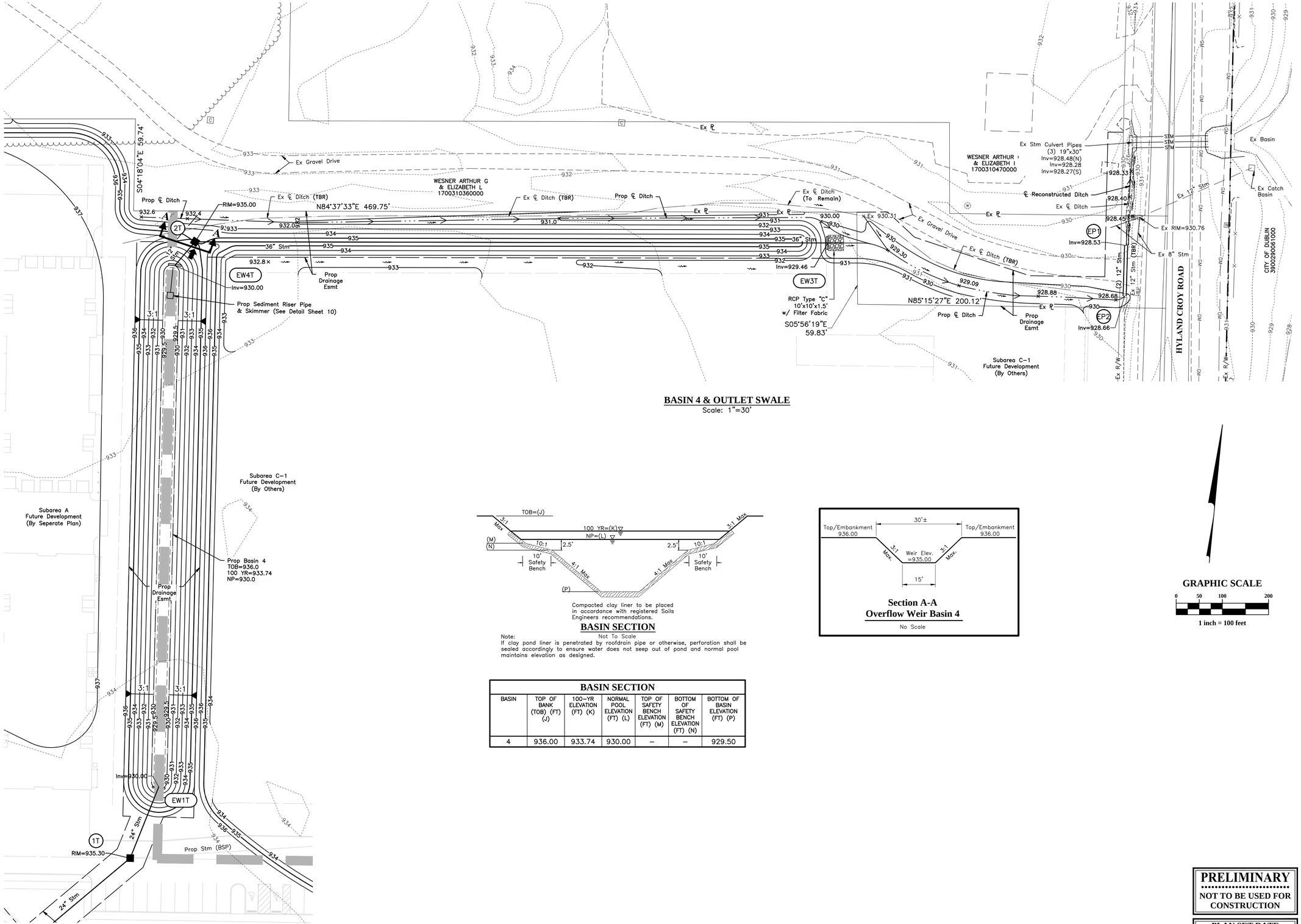
Xrefs: 20171029-ROAD-TB, 20171029-CS-REFR-E, 20171029-CS-REFR-F, 20171029-CS-REFR-L, 20171029-CS-REFR-N, 20171029-CS-REFR-N1



BASIN 4 & OUTLET SWALE
Scale: 1"=30'

Compacted clay liner to be placed in accordance with registered Soils Engineers recommendations.

BASIN SECTION
Not To Scale

Note:
If clay pond liner is penetrated by roofdrain pipe or otherwise, perforation shall be sealed accordingly to ensure water does not seep out of pond and normal pool maintains elevation as designed.

BASIN SECTION						
BASIN	TOP OF BANK (TOB) (FT) (J)	100–YR ELEVATION (FT) (K)	NORMAL POOL ELEVATION (FT) (L)	TOP OF SAFETY BENCH ELEVATION (FT) (M)	BOTTOM OF SAFETY BENCH ELEVATION (FT) (N)	BOTTOM OF BASIN ELEVATION (FT) (P)
4	936.00	933.74	930.00	–	–	929.50

Section A-A
Overflow Weir Basin 4
No Scale

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE OCTOBER, 2017

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
MASS EXCAVATION PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS

BASIN GRADING DETAIL

EMH&T
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5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
OCTOBER, 2017

SCALE
1" = 30'

JOB NO.
2017-1029

SHEET
7/10

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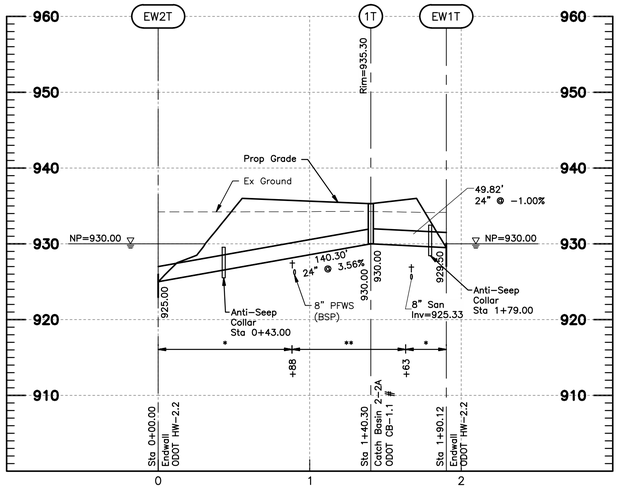
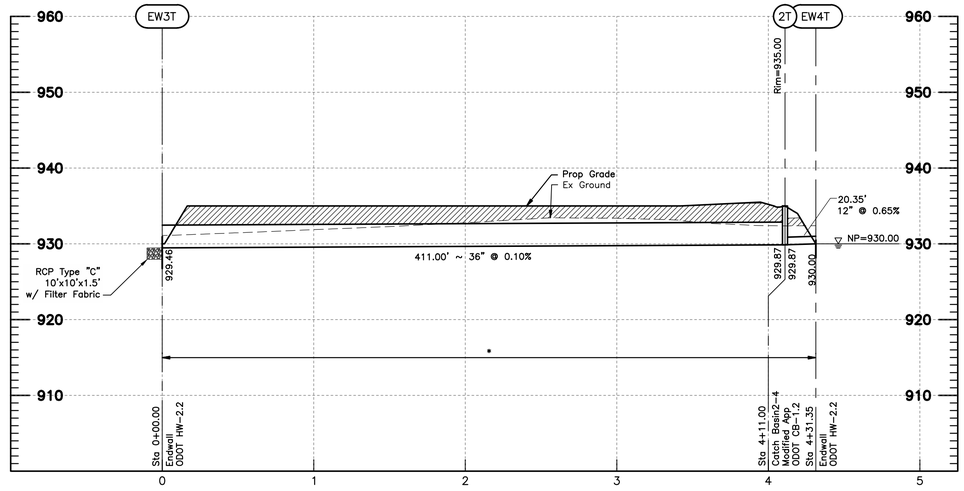
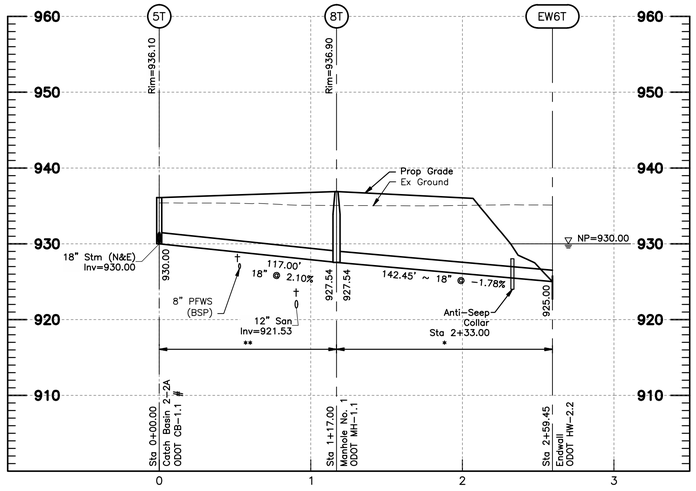
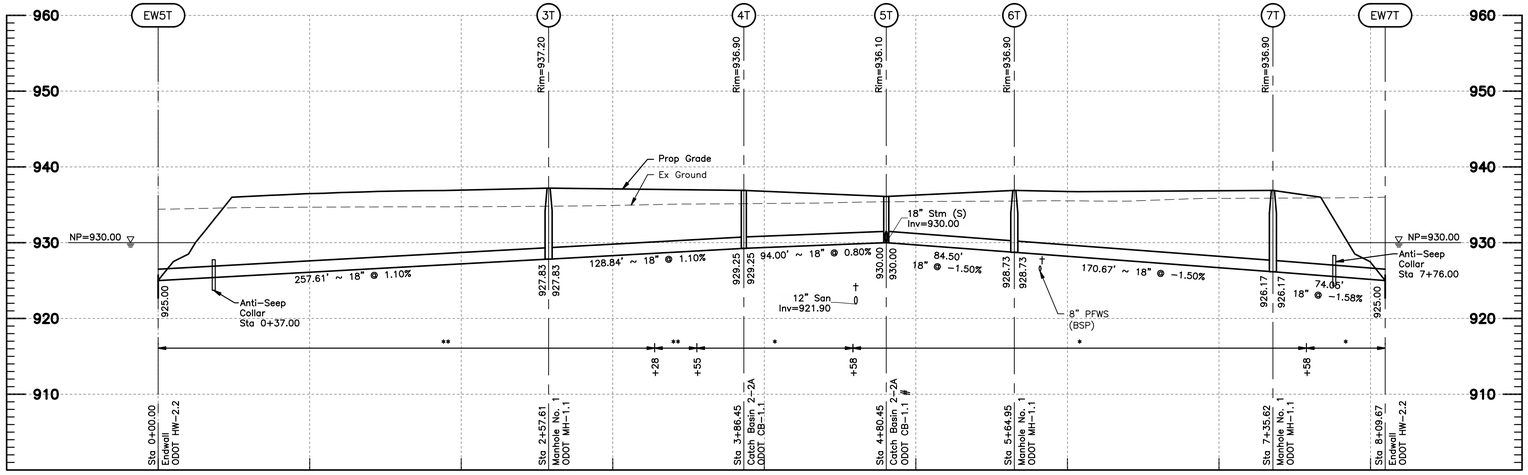
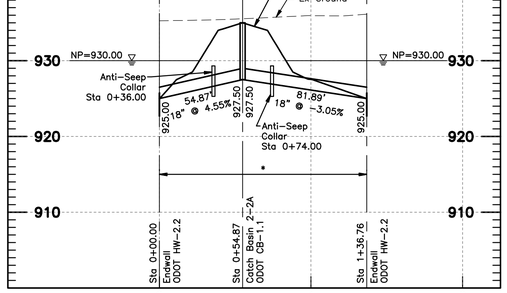
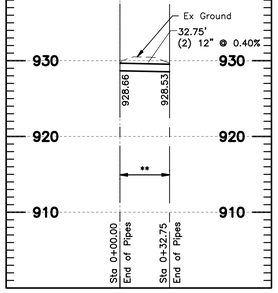










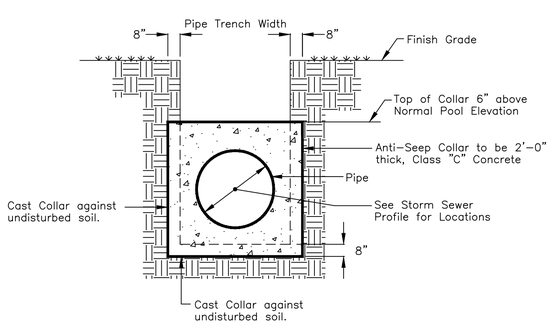


STRUCTURE COORDINATES

STRUCTURE #	NORTHING - PLAN	EASTING - PLAN	NORTHING - AS BUILT	EASTING - AS BUILT
1T	772483.4230	1778363.8966		
2T	772885.9584	1778367.5768		
3T	772266.2243	1777827.6647		
4T	772150.3627	1777771.3046		
5T	772149.1211	1777677.3135		
6T	772233.3457	1777670.5181		
7T	772219.6204	1777500.4015		
8T	772032.6485	1777688.3603		
9T	772655.8282	1777224.5813		
EP1	772941.3112	1778969.7768		
EP2	772908.6388	1778971.9627		
EW1T	772531.2133	1778377.9621		
EW2T	772383.2811	1778265.6382		
EW3T	772924.4517	1778776.7672		
EW4T	772869.2662	1778355.9441		
EW5T	772286.9460	1778084.4437		
EW6T	771892.2108	1777712.1978		
EW7T	772213.6641	1777426.5915		
EW8T	772604.5429	1777244.0921		
EW9T	772732.3710	1777195.4617		

STORM SEWER TABLE

LINE	BEARING	LENGTH	SIZE
1T–EW1T	N16°24'00"E	49.82'	24"
2T–EW4T	S34°52'21"W	20.35'	12"
3T–4T	S25°56'25"W	128.84'	18"
4T–5T	S89°14'35"W	94.00'	18"
5T–6T	N04°36'46"W	84.50'	18"
5T–8T	S05°25'05"E	117.00'	18"
6T–7T	S85°23'14"W	170.67'	18"
7T–EW7T	S85°23'11"W	74.05'	18"
8T–EW6T	S09°38'00"E	142.45'	18"
9T–EW9T	N20°49'43"W	81.89'	18"
EP2–EP1	N03°49'40"W	32.75'	12"
EW2T–1T	N44°27'22"E	140.30'	24"
EW3T–2T	S84°37'33"W	411.00'	36"
EW5T–3T	S85°23'11"W	257.61'	18"
EW8T–9T	N20°49'43"W	54.87'	18"



ANTI-SEEP COLLAR DETAIL
No Scale

NOTES:

Neenah R-3405 Heavy Duty Frame & Grate

* All backfill should be compacted to the density of the surrounding ground unless otherwise noted.

** Granular backfill per ODOT 611.06, Compacted per ODOT 304.05.

† Contractor shall maintain a 1.5' minimum clearance from outside of pipe to outside of pipe for all utility crossings unless otherwise noted.

All fills are to be placed a minimum of 2.5' above the proposed storm sewer prior to the start of sewer construction, in accordance with Section 203 requirements.

Denoted thus:

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
OCTOBER, 2017

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
PUBLIC ROADWAY IMPROVEMENTS PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS
STORM SEWER PROFILES

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

DATE
OCTOBER, 2017

SCALE
Horiz: 1" = 50'
Vert: 1" = 10'

JOB NO.
20171029

SHEET
8/10

J:\20171029\Dwg\04Sheets\Mass Excavation\20171029-MASS-08.dwg, Last Saved By: sberry, 10/6/2017 11:18 AM Last Printed By: Berry, Sydney, 10/6/2017 1:39 PM
2 Xrefs: 20171029-ROAD-TB, 20171029-CG-STRM(Public)

PLAN DESIGNER
EMH&T, Inc.
5500 New Albany Road
Columbus Ohio 43054
Phone: (614) 775-4500
Fax: (614) 775-4800

PROJECT OWNER
Schottenstein Real Estate Group
Wes Smith
2 Easton Oval, Suite 510
Columbus, Ohio 43219
Phone: (614) 418-8900
Fax: (614) 418-8920

PROJECT DESCRIPTION
This project will consist of soil disturbing activities which will include: clearing and grubbing; perimeter and other erosion and sediment controls; grading; excavation and embankment; storm sewer.

AREA OF PROJECT SITE
The Site is approximately 60.4 acres, of which ±54.8 acres will be disturbed by construction activities.

EXISTING SITE CONDITIONS
The Site is currently open field with several existing buildings and drives.

ADJACENT AREAS
The site is adjacent to Hyland-Croy Road to the east, agricultural land to the south, parkland and single family to the north, and US 33 to the west.

RECEIVING STREAM/SURFACE WATER
Stormwater runoff is tributary to an unnamed tributary to the South Fork Indian Run.

EROSION & SEDIMENT CONTROL MEASURES
The proposed stormwater management basins will be used as a sediment basins during construction activities. Storm sewer inlet protection will be installed on the existing and proposed inlets. Sediment fence will be installed along the north, east, west, and south perimeter of the site to manage sheet flow runoff. Muddy water encountered within excavated areas that is required to be pumped will be directed to geotextile filter bags or the sediment basin. Disturbed areas will be stabilized per the temporary and permanent seeding requirements.

POST CONSTRUCTION STORMWATER MANAGEMENT
No impervious area is proposed at this time. The future development is classified as a residential/adult living facility/commercial project. Stormwater runoff will be collected by catch basin structures and routed into detention basins. Water quality treatment for the future residential/adult living facility/commercial development will be provided by the detention system (See the Stormwater Management report for further details and supporting calculations).

SITE CONTACT
Schottenstein Real Estate Group
Wes Smith
2 Easton Oval, Suite 510
Columbus, Ohio 43219
Phone: (614) 418-8900
Fax: (614) 418-8920

SEQUENCE OF CONSTRUCTION
1. Establish a temporary stabilized construction entrance
2. Install perimeter sediment fence.
3. Install the sediment basins (Basin 1, Basin 2, Basin 3, Basin 4, & Basin 5) along with outlet structures, complete with riser pipe and skimmers.
5. Establish temporary diversion channels with rock check dams to route to the sediment basins during mass grading activities.
6. Install proposed storm sewer necessary for the sediment basins to function.
7. Install storm sewer.
8. Clear and grub site and commence with grading activities.
9. Seed and mulch the disturbed areas.

CONTRACTORS RESPONSIBILITY
Details have been provided on this plan in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternative details may be found in the O.D.N.R. Manual "Rainwater and Land Development." The Owner and Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Discharges Associated with Construction Activity.

The Contractor shall provide a schedule of operations to the Owner. The schedule should include a sequence of the placement of the sedimentation and erosion control measures that provides for continual protection of the site throughout the earth moving activities.

Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place. Field adjustments with respect to locations and dimensions may be made by the Engineer.

The Contractor shall place inlet protection for the sedimentation control immediately after construction of the catch basins or inlets that are not tributary to a sediment basin or dam.

It may become necessary to remove portions of sedimentation controls during construction to facilitate the grading operations in certain areas. However, the controls shall be replaced upon grading or during any inclement weather.

The Contractor shall be responsible to have the current Storm Water Pollution Prevention Plan immediately available or posted on site.

The Contractor shall be responsible to ensure that off-site tracking of sediments by vehicles and equipment is minimized. All such off-site sediment shall be cleaned up daily.

The Contractor shall be responsible to ensure that no solid or liquid waste is discharged into storm water runoff. Untreated sediment-laden runoff shall not flow off of the site without being directed through a control practice. Concrete trucks will not be allowed to wash out or discharge surplus concrete into or alongside rivers, streams, or creeks or into natural or man-made channels or swales leading thereto. Concrete wash water and surplus concrete shall be confined to approved areas; after solidifying, these waste materials shall be removed from the site.

MAINTENANCE
It is the Contractor's responsibility to maintain the sedimentation and erosion control features on this project. Any sediment or debris that has reduced the efficiency of a control shall be removed immediately. Should a structure or feature become damaged, the Contractor shall repair or replace it at no cost to the Owner.

Street cleaning is required through the duration of the construction project. This includes sweeping, power cleaning and manual (if necessary) removal of dirt or mud in the street.

INSPECTIONS
The NPDES permit holder shall provide qualified personnel to conduct site inspections ensuring proper functionality of the erosion and sedimentation controls. All erosion and sedimentation controls are to be inspected once every seven calendar days or within 24 hours of a 1/2 inch storm event or greater. Records of the site inspections shall be kept and made available to jurisdictional agencies if requested.

STREET CLEANING
Street Cleaning (on an as-needed basis) is required through the duration of this construction project. This includes sweeping, power cleaning and (if necessary) manual removal of dirt or mud in the street gutters.

TEMPORARY SEEDING
The limits of seeding and mulching are assumed to be the Limits of Disturbance as indicated on this sheet. All areas not designated to be seeded shall remain under natural ground cover. Those areas disturbed outside the seeding limits shall be seeded and mulched at the Contractor's expense.

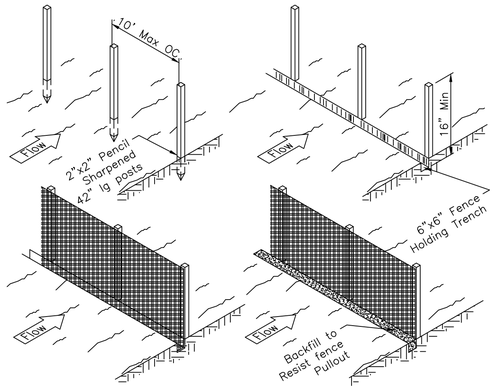
"Temporary seeding" No area for which grading has been completed shall be left unseeded or unmulched for longer than 14 days. If permanent seed is not applied at this time, temporary seeding shall be done at the following rates:

March 1 to August 15
Seed: Oats
Fertilizer: (12:12:12) 2 lbs/1,000 Sq Ft
Mulch (Straw or Hay) 12 1/2 lbs/1,000 Sq Ft
2 tons/acre

August 15 to November 1
Seed: Annual Rye
Fertilizer: (12:12:12) 2 lbs/1,000 Sq Ft
Mulch: (Straw of Hay) 12 1/2 lbs/1,000 Sq Ft
2 tons/acre

November 1 to Mulch 1
Much (ONLY): (Straw of Hay) 2 tons/acre

PERMANENT SEEDING
Disturbed areas that are at final grade are required to be permanently stabilized within 7 days of reaching final grade. Disturbed areas within 50 feet of a surface water of the state are required to be stabilized within 2 days of reaching final grade. Any disturbed areas that will lie dormant for more than 1 year are required to be permanently stabilized within 7 days of the most recent disturbance. Disturbed areas are to be permanently stabilized per Item 659.



Material Properties:
1. The height of a silt fence shall not exceed 36-inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed. At a minimum, filter fabric shall meet the guidelines set forth by the O.D.N.R. Storm Water Manual.
3. Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 16-inches). Wood posts will be a minimum of 42" long.
4. A trench shall be excavated approximately 6-inches wide and 6 inches deep along the line of posts and upslope from the barrier.
5. The standard strength filter fabric shall be stapled or wired to the fence, and 8-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36-inches above the original ground surface.
6. Filter fabric shall not be stapled to existing trees.
7. The trench shall be backfilled and soil compacted over the filter fabric.
8. Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.
9. Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
10. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation.

Maintenance:
1. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.
2. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
3. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

Note: The use of straw wattles has proven to be a versatile and effective ESC BMP, especially in residential settings. Straw wattles may be substituted for silt fence in linear installation.

For minimum criteria for the Silt Fence Fabric, reference ODOT 712.09, Type C.

SEDIMENT FENCE
Scale: Not to Scale

Notes:
1. Drop inlet sediment barriers are to be used for small, nearly level drainage areas (less than 5%).
2. Use 2"x4" wood or equivalent metal stakes, 3' minimum length.
3. Install 2"x4" wood top frame to insure stability.
4. The top of the frame (ponding height) must be well below the ground elevation downslope to prevent runoff from by-passing the inlet. A temporary dike may be necessary on the downslope side of the structure.
5. Filter fabric material shall have an equivalent opening size 20-40 sieve and be resistant to sunlight.

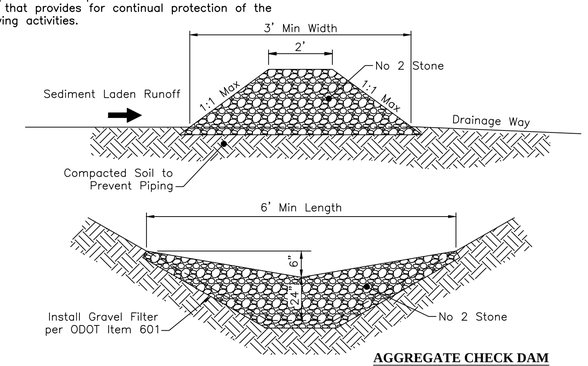
Maintenance:
1. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.
2. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
3. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

To be used on Structures: 1T, 2T, 4T, 5T, 9T

FILTER FABRIC INLET PROTECTION
Scale: Not to Scale

Construction Specifications:
1. Stone Size - Use 2 inch stone, or reclaimed or recycled concrete equivalent.
2. Length - Sixty (60) foot minimum.
3. Thickness - Not less than six (6) inches.
4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress or egress occurs.
5. Filter Cloth - will be placed over the entire area prior to placing of stone.
6. Surface Water - All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public right-of-way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way must be removed immediately.
8. Washing - Wheels shall be cleaned to remove sediment prior to entrance onto public right-of-ways. When washing is required, it shall be done on an area stabilized with stone and which drains into two rows of sediment fence. Periodic inspection and needed maintenance shall be provided after each rain.
9. Periodic inspection and needed maintenance shall be provided after each rain.

STABILIZED CONSTRUCTION ENTRANCE / WHEEL WASH AREA
Scale: Not to Scale

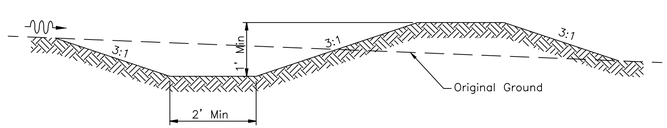


Maintenance:
1. Aggregate check dams shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
2. Close attention shall be paid to the repair of damaged check dams, end runs and undercutting beneath dams.
3. Necessary repairs to check dams shall be accomplished promptly.
4. Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
5. Any sediment deposits remaining in place after the aggregate is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

AGGREGATE CHECK DAM
Scale: Not to Scale

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
OCTOBER, 2017



Maintenance:
1. All channels shall be seeded and strawed immediately following their construction. The contractor shall be held responsible for maintenance of the channel prior to completion of the project. The slope of the channel shall be such to provide adequate drainage throughout the entire length of the channel.

TEMPORARY DIVERSION CHANNEL
Scale: Not to Scale

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME GRAND AT JACQUEMIN FARMS
JEROME TOWNSHIP, UNION COUNTY, OHIO
MASS EXCAVATION PLAN
FOR
SEDIMENT & EROSION CONTROL NOTES & DETAILS

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
OCTOBER, 2017

SCALE
As Noted

JOB NO.
2017-1029

SHEET
9/10

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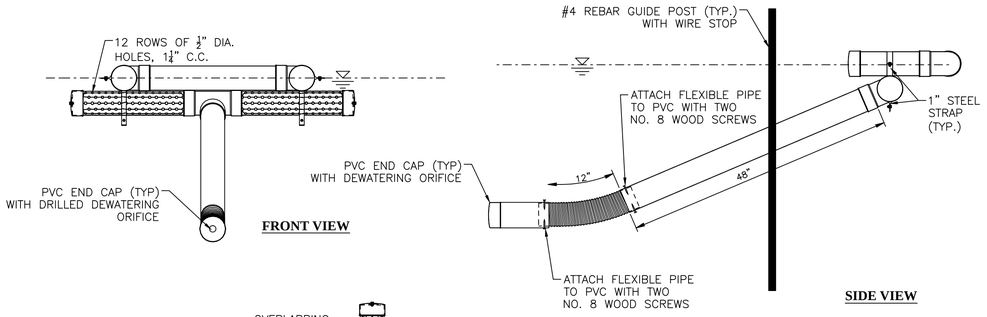
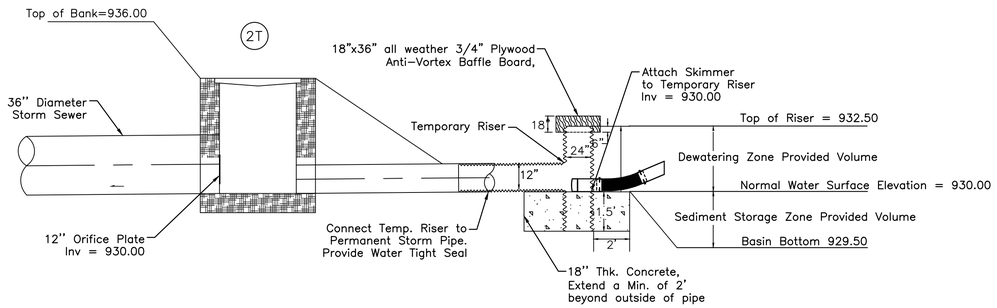
SEDIMENT BASIN SKIMMER



SKIMMER SPECIFICATIONS		
Basin	Skimmer Orifice Diameter (Inches)	Wire Stop Elevation (feet)
Basin 4	6.00	932.50

TEMPORARY SEDIMENT TRAP OUTLET STRUCTURE

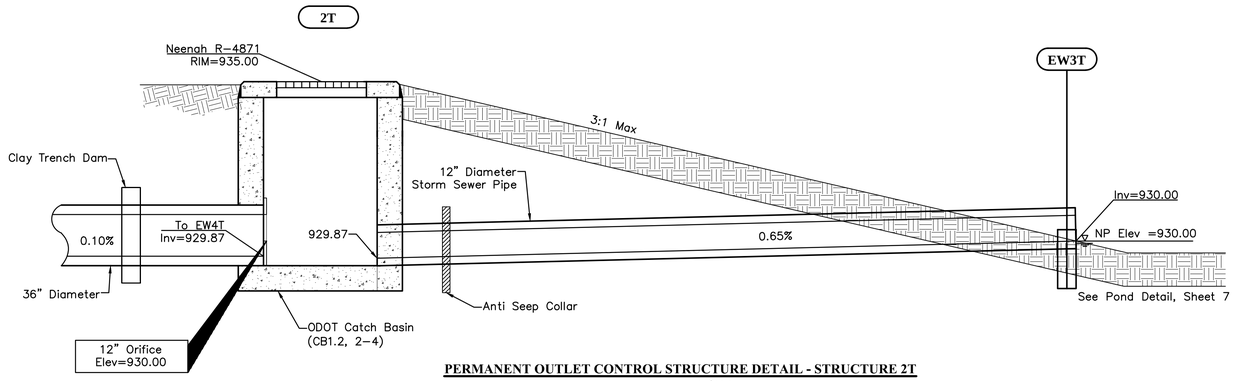


TEMPORARY SEDIMENT CONTROL STRUCTURE SCHEDULE						
BASIN	TRIBUTARY ACREAGE	DISTURBED ACREAGE	REQUIRED BASIN DEWATERING VOLUME (67 CY/TRIBUTARY AC)	PROVIDED BASIN DEWATERING VOLUME	REQUIRED SEDIMENT STORAGE VOLUME (37 CY/DISTURBED A.C.)	PROVIDED SEDIMENT STORAGE VOLUME
1–5	54.70 Ac	54.70 Ac	2.27 Ac–Ft	>2.27 Ac–Ft	1.25 Ac–Ft	>1.25 Ac–Ft

Sediment Basin Required Dewatering Volume Drawdown = 48 Hrs.

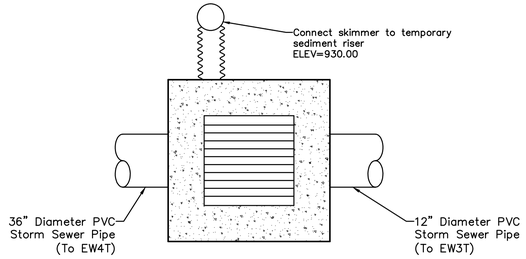
Sediment Basin Provided Dewatering Volume Drawdown > 48 Hrs.

Note: Basins 01 & 02 will both be utilized as sediment basins during construction activties. The basins will work together to provide the adequate amount of dewatering and sediment storage volume, therefore the storm sewer connecting the basins and serving as the basins outlets shall be installed up front with the pond construction.



PERMANENT OUTLET CONTROL STRUCTURE DETAIL - STRUCTURE 2T

No Scale



PERMANENT OUTLET CONTROL STRUCTURE DETAIL - STRUCTURE 2T

TOP VIEW

No Scale

BMP NOTE:

The water quality structure 2T is a stormwater quality BMP and is an integral part of the storm system depicted in these drawings. Responsibility and occurrence of periodic maintenance and the continuous functionality of these stormwater quality devices is perpetual; beginning with the Owner at the time of installation and continuing to all future Owners of said private storm sewer system.

PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE OCTOBER, 2017

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
MASS EXCAVATION PLAN
FOR

JEROME GRAND AT JACQUEMIN FARMS

SEDIMENT & EROSION CONTROL NOTES & DETAILS

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: OCTOBER, 2017

SCALE: As Noted

JOB NO.: 2017-1029

SHEET: 10/10

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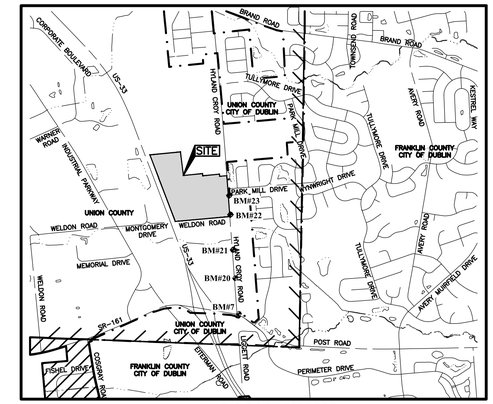
Xref: 20171029-ROAD-TB

VIRGINIA MILITARY SURVEY 6420
JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
JEROME GRAND AT JACQUEMIN FARMS
2017



LOCATION MAP
Not to Scale

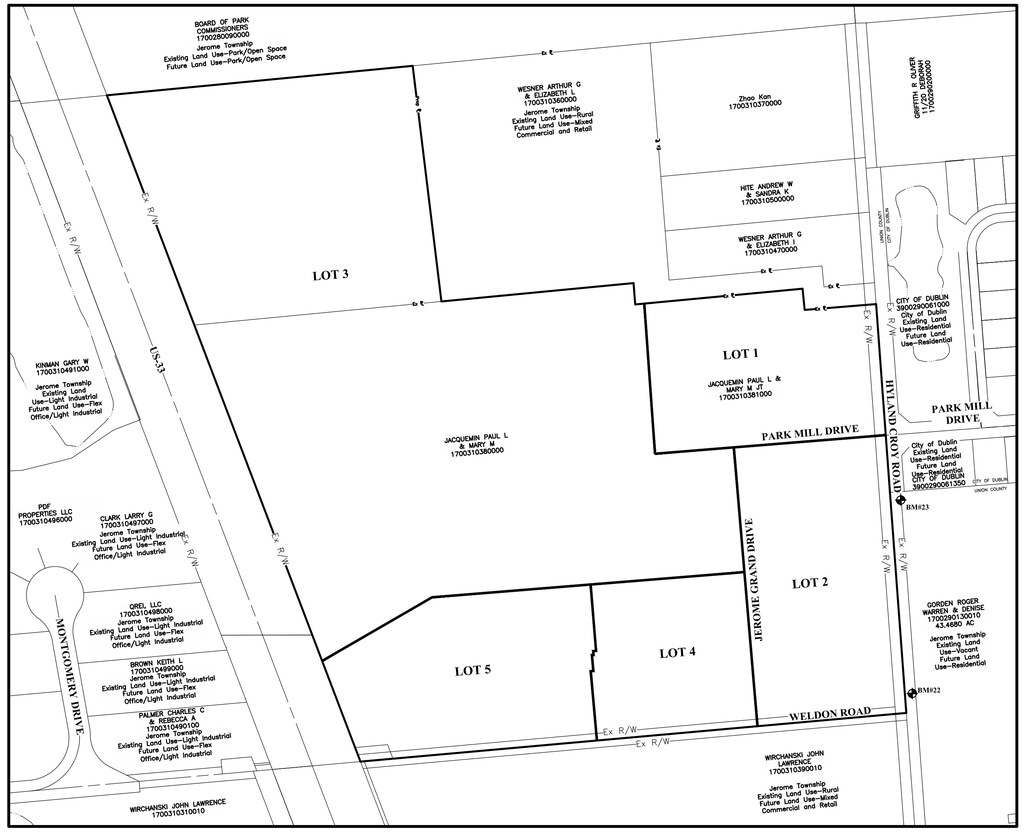
SHEET INDEX

Title Sheet	1
Existing Condition Plan	2
Preliminary Plat	3
Site Utility Plan	4

Horizontal Datum
The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 7772 and FCGS 7769. The grid to ground scale factor (1.00002467216934) was applied at the location of Northing 767092.292, Easting 1779107.732, and Elevation 936.427 feet.

Bench Mark	Elevation	Description
BM#7	936.33	Chiseled square on the northwest corner of a concrete light pole base located at the northeast corner of the intersection of Hyland-Croy Road and Post Road.
BM#20	936.34	Railroad spike in the west side of a wooden utility pole located on the east side of Hyland-Croy Road, being the sixth utility pole north of the intersection with Post Road.
BM#21	934.78	Railroad spike in the west side of a wooden utility pole located on the east side of Hyland-Croy Road, being the tenth utility pole north of the intersection with Post Road and in front of Residence #7150.
BM#22	934.93	Railroad spike in the west side of a wooden utility pole located on the east side of Hyland-Croy Road, being the fourteenth utility pole north of the intersection with Post Road.
BM#23	935.35	Railroad spike in the south side of a wooden utility pole located on the east side of Hyland-Croy Road, being the second utility pole south of the intersection with Park Mill Drive.

FEMA NOTE:
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated June 17, 2008), the subject parcel shown hereon lie within Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain), Community Panel No. 39049C0131 K.



INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

DEVELOPER
Schottenstein Real Estate Group
Wes Smith
2 Easton Oval, Suite 510
Columbus, Ohio 43219
Tel: (614) 418-8900
Fax: (614) 418-8920
Email: ws@sregroup.com

OWNER
Paul L. & Mary M. Jacquemin
Parcel ID: 1700310380000, 1700310381000
and
Arthur G. & Elizabeth I. Wesner
Parcel ID: 1700310360000

ENGINEER
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5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4500
Fax: (614) 775-4804
Email: pbrown@emht.com

SURVEYOR
EMHT Inc.
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5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4500
Fax: (614) 775-4804
Email: jdodgion@emht.com

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
October, 2017

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

VIRGINIA MILITARY SURVEY 6420
JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
JEROME GRAND AT JACQUEMIN FARMS
TITLE SHEET

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Fax: 614.775.4800
emht.com

DATE
October, 2017

SCALE
1" = 200'

JOB NO.
2017-1029

SHEET
1/4

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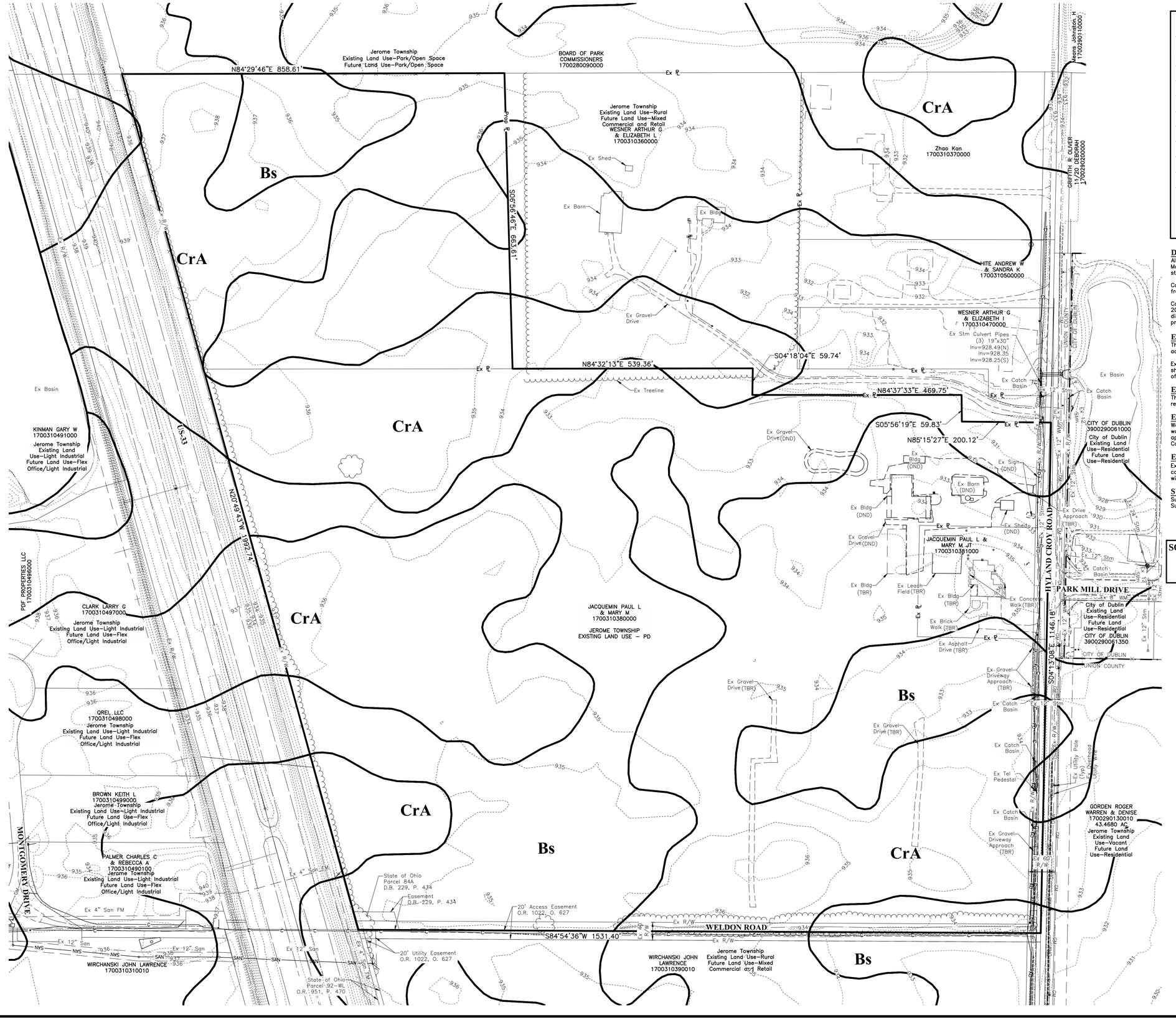

LEGEND

- Existing Contours
- WM — Existing Waterline
- Existing Storm Sewer
- SAN — Existing Sanitary Sewer
- FM — Existing Forcemain Sanitary
- FO — Existing Fiber Optic
- EDB — Existing Underground Electric
- G — Existing Gasline
- E — Existing Electric
- C — Existing Telephone
- Existing Ditch
- TBR — To Be Removed
- TBA — To Be Abandoned
- DND — Do Not Disturb

DEMOLITION NOTES

All removals shall be in compliance with Union County, City of Marysville, and ODOT standard specifications. Item 202 removal of structures and obstructions.

Contractor shall coordinate obtaining all necessary demolition permits from union county building department as necessary.

Contractor shall refer to geotechnical soils reports dated, May 12, 2015, performed by Geotechnical Consultants, Inc. for earth disturbing and site preparation recommendations. Developer shall provide report as necessary.

EXISTING UTILITIES

The existing telephone, gas and cable lines shall be handled in accordance with the respective utility company requirements.

Existing utilities and associated soft trench backfill to be removed shall be properly backfilled in accordance with the recommendations of a registered geotechnical soils engineer.

EXISTING TREES

The existing trees that will be impacted by construction shall be removed in accordance with Union County.

ENVIRONMENTAL CONCERNS

Water wells and septic systems are located on the property. The water wells and septic systems shall be abandoned with all applicable requirements of Union County Health Department. Contractor shall secure permit from Union County Health Department.

EXISTING STRUCTURES

Existing buildings, including basement walls (if applicable) shall be completely removed and basements shall be backfilled in accordance with Union County.

SURVEY

Survey was prepared by EMH&T on May 29, 2015. Professional Surveyor was John C. Dodgion, Surveyor S–8069.

SOIL LEGEND:

Bs: Brookston Silty Clay Loam

CrA: Crosby Silt Loam (0 to 2% Slopes)

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
October, 2017

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

VIRGINIA MILITARY SURVEY 6420
JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
JEROME GRAND AT JACQUEMIN FARMS
EXISTING CONDITION PLAN

EMH&T
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Fax 614.775.4800
emht.com

DATE: October, 2017
SCALE: 1" = 100'
JOB NO.: 2017-1029
SHEET: 2/4

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Xrefs: 20171029-TS-REFE-E, 20171029-TS-REFE-T, 20171029-TS-REFE-TOPO

Jerome Township
Existing Land Use–Park/Open Space
Future Land Use–Park/Open Space

BOARD OF PARK COMMISSIONERS
1700280090000

Means Johnston H
1700290110000

N84°29'46"E 858.61'

30' Bldg/Prkg Setback

Ex ℄

Prop ℄

S05°56'46"E 663.61'

30' Bldg/Prkg Setback

100' Bldg/Prkg Setback

Ex R/W

Jerome Township
Existing Land Use–Rural
Future Land Use–Mixed Commercial and Retail

WESNER ARTHUR G
& ELIZABETH L
1700310360000

Zhao Kan
1700310370000

GRIFFITH R OLIVER
11/20 DEBORAH
1700290020000

HITE ANDREW W
& SANDRA K
1700310500000

WESNER ARTHUR G
& ELIZABETH I
1700310470000

N84°32'13"E 539.36'

30' Bldg/Prkg Setback

S04°18'04"E 59.74'

S05°56'19"E 59.83'

N84°37'33"E 469.75'

20' Prkg Setback

40' Bldg/Service Setback

Prop 30' Drainage Esmt

N84°37'33"E 25.63'

N85°15'27"E 200.12'

Prop Drainage Esmt

KINMAN GARY W
1700310491000

Jerome Township
Existing Land Use–Light Industrial
Future Land Use–Flex Office/Light Industrial

US-33

N20°49'43"W 1891.69'

Prop 20' Utility Esmt

Prop Drainage Esmt

30' Bldg/Prkg Setback

S04°05'08"E 420.76'

30' Bldg/Prkg Setback

Subarea C–1
LOT 1

100' Bldg/Prkg Setback

Prop 15' Utility Esmt

Prop 20' Highway Esmt

S04°12'40"E 367.28'

CITY OF DUBLIN
3900290061000
City of Dublin
Existing Land Use–Residential
Future Land Use–Residential

Subarea A
LOT 3

Prop 20' Utility Esmt

Prop 30' Utility Esmt

Prop 60' Highway Esmt

20' Bldg/Prkg Setback

PARK MILL DR

PARK MILL DRIVE

N85°23'11"E 220.94'

N85°23'11"E 425.94'

Prop Drainage Esmt

20' Bldg/Prkg Setback

Prop 20' Highway Esmt

S04°12'40"E 160.74'

HYLAND CROY ROAD

City of Dublin
Existing Land Use–Residential
Future Land Use–Residential
CITY OF DUBLIN
3900290061350

PDF PROPERTIES LLC
1700310498000

CLARK LARRY G
1700310497000

Jerome Township
Existing Land Use–Light Industrial
Future Land Use–Flex Office/Light Industrial

ZTS LAND EQUITIES LLC
1700310494000

QREI, LLC
1700310498000
Jerome Township
Existing Land Use–Light Industrial
Future Land Use–Flex Office/Light Industrial

Prop 20' Drainage Esmt

Prop 20' Utility Esmt

Prop 20' Drainage Esmt

Prop Drainage Esmt

Prop 20' Drainage Esmt

Prop Drainage Esmt

20' Bldg Setback

N85°23'11"E 875.75'

20' Bldg/Prkg Setback

S04°50'21"E 350.00'

JEROME GRAND DR

20' Bldg/Prkg Setback

Subarea C–2
LOT 2

Prop 20' Highway Esmt

S04°12'40"E 60'

Ex R/W

Ex R/W

S85°23'11"W 444.46'

20' Bldg Setback

N85°23'11"E 431.29'

20' Bldg Setback

N59°55'41"E 354.88'

20' Bldg Setback

Prop 20' Utility Esmt

ZTS LAND EQUITIES LLC
1700310494000

MONTGOMERY DRIVE

BROWN KEITH L
1700310499000
Jerome Township
Existing Land Use–Light Industrial
Future Land Use–Flex Office/Light Industrial

N04°42'29"W 185.90'

Subarea B

LOT 5

LOT 4

Prop Drainage Esmt

100' Bldg/Prkg Setback

N20°49'43"W 301.04'

Prop 20' Utility Esmt

N84°54'36"E 7.95'

N04°56'26"W 10.73'

N05°05'23"W 194.66'

N85°32'46"E 4.43'

N05°05'24"W 44.70'

N84°54'36"E 7.34'

Prop 60' Highway Esmt

20' Bldg/Prkg Setback

S04°50'21"E 432.36'

100' Bldg/Prkg Setback

Prop 20' Highway Esmt

Prop 15' Utility Esmt

S04°13'32"E 618.16'

Ex R/W

GORDEN ROGER
WARREN & DENISE
1700290130010
43.4680 AC
Jerome Township
Existing Land Use–Vacant
Future Land Use–Residential

LOMBARDI WATER MANAGEMENT INC
1700310492000

PALMER CHARLES C
& REBECCA A
1700310490100
Jerome Township
Existing Land Use–Light Industrial
Future Land Use–Flex Office/Light Industrial

25' Bldg/Prkg Setback

Prop 15' Utility Esmt

Prop 15' Utility Esmt

40' Bldg Setback

20' Prkg Setback

N84°54'36"E 663.47'

S84°54'36"W 1113.85'

N84°54'36"E 450.38'

S84°54'36"W 417.55'

Ex 40' R/W

WELDON ROAD

Ex R/W

WIRCHANSKI JOHN LAWRENCE
1700310310010

WIRCHANSKI JOHN LAWRENCE
1700310390010

Jerome Township
Existing Land Use–Rural
Future Land Use–Mixed Commercial and Retail

PROJECT DATA TABLE:

Total Development Site Area:	60.43± Ac.
Lot 1 (Subarea C1)	
Site Area:	6.03± Ac.
Lot 2 (Subarea C2)	
Site Area:	7.55± Ac.
Lot 3 (Subarea A)	
Site Area:	35.67± Ac.
Lot 4 (Subarea B)	
Site Area:	4.40± Ac.
Lot 5 (Subarea B)	
Site Area:	6.78± Ac.

NOTE:

Lot Lines and Easements are subject to change based on final engineering and survey.

Existing buildings within Lot 1 shall remain in current location, unless noted to be removed, within proposed setbacks. The proposed setbacks will be adhered to for any new building construction.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
October, 2017

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

VIRGINIA MILITARY SURVEY 6420
JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
JEROME GRAND AT JACQUEMIN FARMS
PRELIMINARY PLAT

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone 614.775.4500 Fax 614.775.4800
emht.com

DATE
October, 2017

SCALE
1" = 100'

JOB NO.
2017-1029

SHEET
3/4

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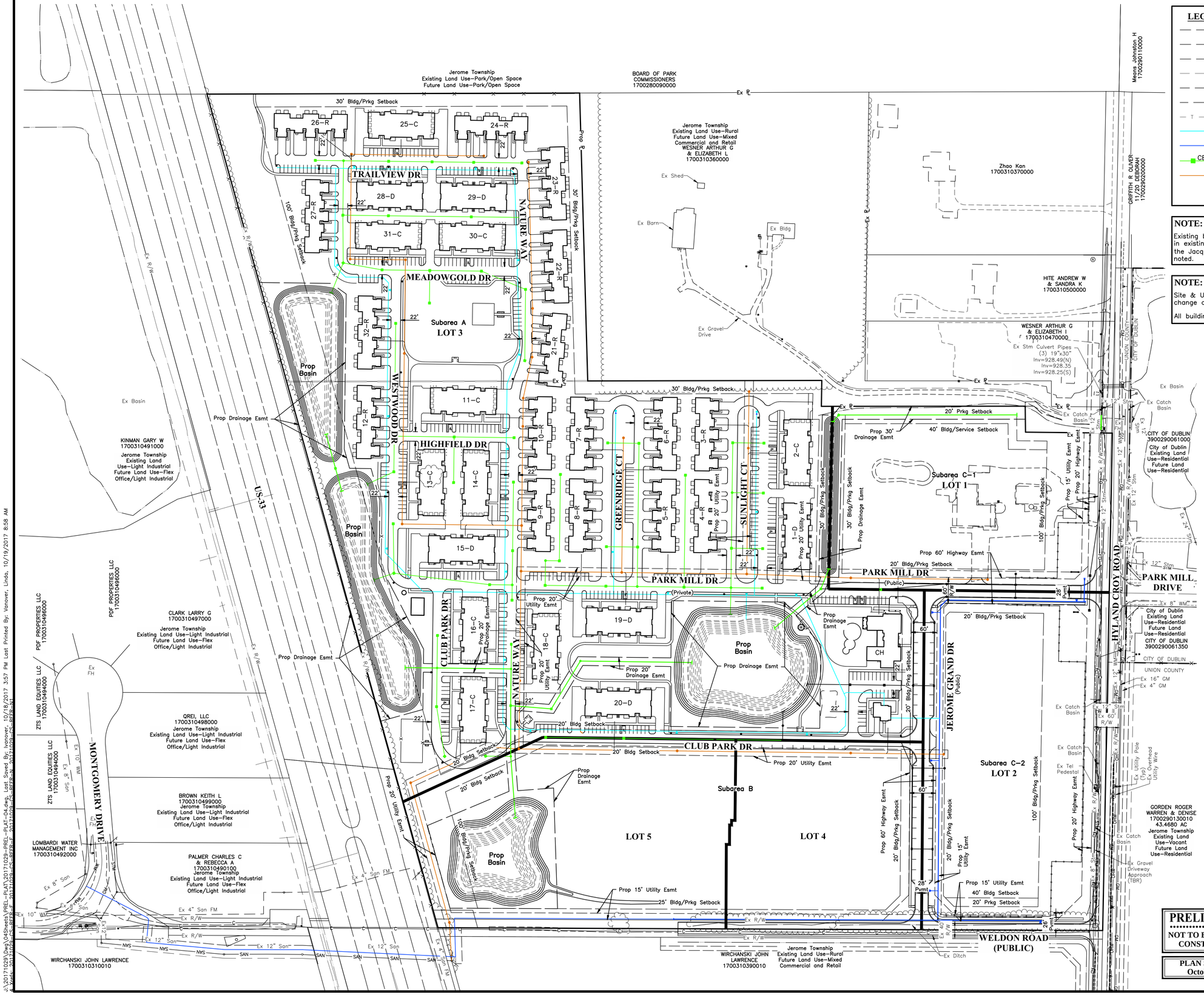

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

VIRGINIA MILITARY SURVEY 6420
JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
JEROME GRAND AT JACQUEMIN FARMS
SITE UTILITY PLAN

EMHT
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XRefs: 20111028–PC–REFF–F, 20111028–PC–REFF–H, 20111028–PC–REFF–I, 20111028–PC–REFF–J, 20111028–PC–REFF–K, 20111028–PC–REFF–L, 20111028–PC–REFF–M

JEROME TOWNSHIP, UNION COUNTY, OHIO
PUBLIC ROADWAY IMPROVEMENTS PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS
2017

DEVELOPER/OWNER
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Email: ws@sregroup.com

ENGINEER
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Stormwater Pollution Prevention Notes & Details	15

Horizontal Datum

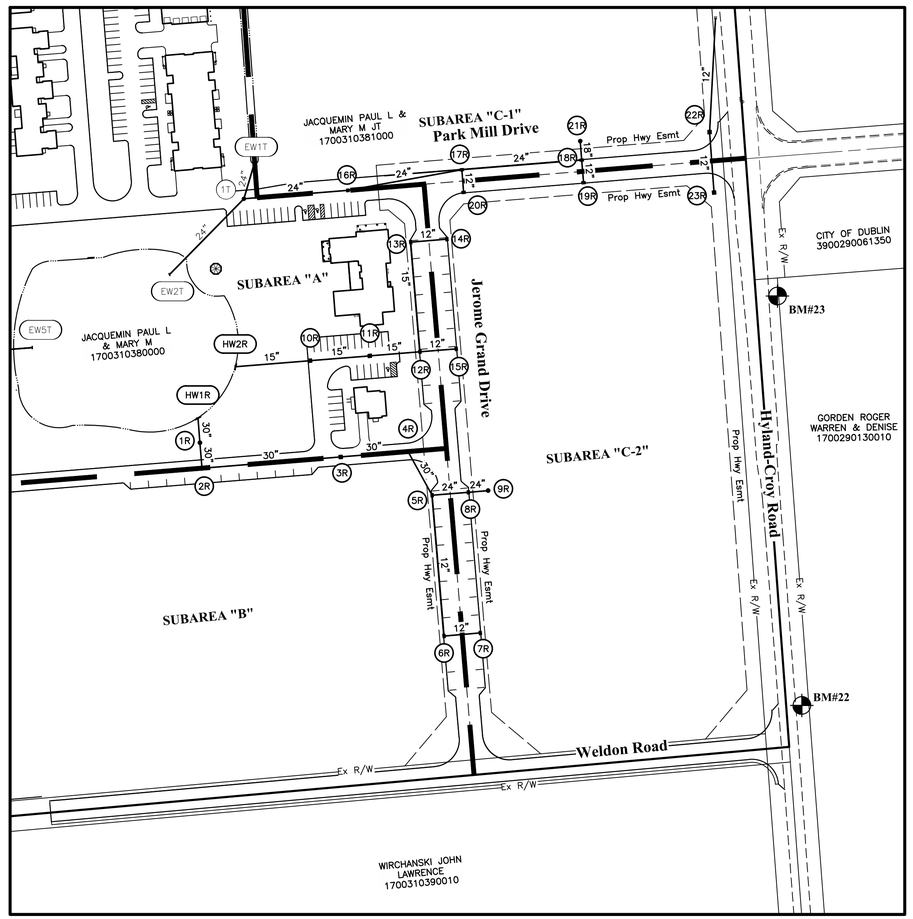
The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Said coordinates originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations of Franklin County Engineering Department monuments FCGS 7772 and FCGS 7769. The grid to ground scale factor (1.00002467216934) was applied at the location of Northing 767092.292, Easting 1779107.732, and Elevation 936.427 feet.

Bench Mark	Elevation	Description
BM#7	936.33	Chiseled square on the northwest corner of a concrete light pole base located at the northeast corner of the intersection of Hyland-Croy Road and Post Road.
BM#20	936.34	Railroad spike in the west side of a wooden utility pole located on the east side of Hyland-Croy Road, being the sixth utility pole north of the intersection with Post Road.
BM#21	934.78	Railroad spike in the west side of a wooden utility pole located on the east side of Hyland-Croy Road, being the tenth utility pole north of the intersection with Post Road and in front of Residence #7150.
BM#22	934.93	Railroad spike in the west side of a wooden utility pole located on the east side of Hyland-Croy Road, being the fourteenth utility pole north of the intersection with Post Road.
BM#23	935.35	Railroad spike in the south side of a wooden utility pole located on the east side of Hyland-Croy Road, being the second utility pole south of the intersection with Park Mill Drive.

STANDARD CONSTRUCTION DRAWINGS

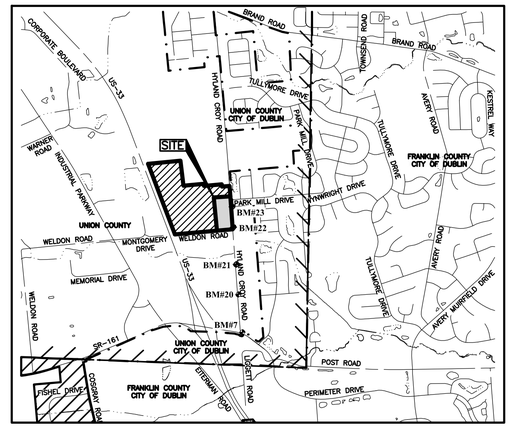
The Standard Construction Drawings listed on these plans are to be considered a part thereof.

Union County	ODOT	City of Marysville
4	CB-1.1	WTR-03
5	CB-1.2	WTR-18
7	MH-1.2	WTR-23
	CB-2.2	WTR-24
	HW-1.1	WTR-25
		WTR-26
		WTR-27



INDEX MAP
Scale: 1" = 100'

GRAPHIC SCALE
0 50 100 200
1 inch = 100 feet



LOCATION MAP
Not to Scale

CITY OF MARYSVILLE - PUBLIC WATERLINE ONLY

The City of Marysville signatures on this plan (below) signify only concurrence with the general purposes and general location of the proposed public waterline improvements only. All technical details remain the responsibility of the Professional Engineer who prepared and certified these plans.

City Of Marysville, City Engineer — Date

City Of Marysville, Public Service Director — Date

City Of Marysville, Director Of Administration — Date

City Of Marysville, Mayor — Date

UNION COUNTY APPROVAL

The Union County Engineer's Engineering, Construction and Surveying Standards, (1997) the current standard specifications of the state of Ohio Department of Transportation (ODOT) (english units), including standard drawings and supplemental specifications listed shall govern this improvement.

The Union County Engineer's signature on this plan signifies only concurrence with the general purpose and location of the proposed improvements with respect to improvements within the right-of-way. Stormwater management, erosion and sediment control. All technical details remain the responsibility of the professional engineer who prepared and certified these plans.

Union County Engineer — Date

ENGINEER

This is to certify that good engineering practices have been utilized in the design of this project and that all of the minimum standards as delineated in the Union County Design, Construction and Surveying Standards Manual and City of Marysville "Water Division Specifications" have been met, including those greater than minimum where, in my opinion, they are needed to protect the safety of the public. Any variances to the above standards are consistent with sound engineering practice and are not detrimental to the public safety and convenience. These variances have been listed herein and have been approved by Union County, and/or the City of Marysville.

Registered Engineer's Signature and Seal — Date

FEMA NOTE:

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated June 17, 2008), the subject parcel shown hereon lie within Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain), Community Panel No. 39049C0131 K.

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

SITE DATA TABLE

Site Total:	3.03± Acres
Disturbed Area:	5.75± Acres
Pre-Developed Impervious:	0.19± Acres
Post-Developed Impervious:	2.11± Acres

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
OCTOBER, 2017

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
PUBLIC ROADWAY IMPROVEMENTS PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS

TITLE SHEET

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

DATE
OCTOBER, 2017

SCALE
As Noted

JOB NO.
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3 Xrefs: 20171029-ROAD-TB, 20171029-CS-REFR-N, 20171029-CS-REFR-E

GENERAL NOTES
The Union County Engineer's Engineering, Construction and Surveying Standards, (1997), together with the requirements of the City of Marysville, Ohio and The Ohio Department of Transportation (ODOT) Construction and Material Specifications, current edition, and all other supplements thereto shall govern all construction items that are part of this plan, unless otherwise noted.

Any modifications to the specifications or work as shown on the drawings, must have prior written approval by the Union County Engineer.

The Contractor shall include for payment under Item 201, Clearing and Grubbing, cost for removal and disposal of all trees, brush, and stumps within the scope of proposed storm sewers.

Cost of compacted backfill shall be included in unit bid price for Item 611.

All areas within the public right–of–way that are disturbed by the project shall be restored to original or better condition, per Item 659 (Seeding and Mulching) or the applicable specifications.

All storm sewer pipe installed shall be reinforced concrete pipe (RCP).

All concrete pipe and storm sewer structures will be stamped or have such identification noting that said pipe and storm sewer structures have been inspected by Union County and meets their specifications. Pipe and structures without proper identification will not be permitted for installation.

The Contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In cases of willful or careless destruction, the Contractor shall be responsible for restorations. Resetting of markers shall be performed by an Ohio Professional Surveyor as approved by the County Engineer.

Immediately after placement of any conduits, the Contractor shall construct the end treatments required by the plans at both the outlet and inlet ends. This shall include headwalls, concrete, rip rap, rock channel protection, sodding. pouring bottoms, mudding lift holes, etc.

Contractor shall provide record drawings to Union County Engineer's Office upon completion of this project.

TRAFFIC
All temporary traffic control devices shall be furnished, erected, maintained, and removed by the Contractor in accordance with the "Ohio Manual of Uniform Traffic Control Devices , copies of which are available from The Ohio Department of Transportation, Bureau of Traffic, 1980 W. Broad Street, Columbus, Ohio 43223.

All permanent traffic controls not in conflict with the temporary traffic controls shall be maintained throughout this project by the Contractor. Permanent traffic controls may be temporarily relocated, as approved by the Engineer. The Contractor shall assume all liability for missing, damaged and improperly placed signs.

Any work done by Union County, including installation, relocation, removal and/or replacement of temporary traffic control devices as a result of work done by the Contractor or as a result of negligence of the Contractor shall be at the expense of the Contractor.

The Contractor shall be responsible for the reinstallation and/or replacement of all permanent traffic control devices damaged or removed during the construction. Permanent traffic control no longer in conflict with temporary traffic control shall be replaced immediately.

Steady–burning, Type "C" lights shall be required on all barricades, drums, and other similar traffic control devices used at night.

All traffic lanes shall be fully open to traffic on existing Hyland–Croy Road at all times.

SAFETY REQUIREMENTS
The Contractor and Sub–contractor shall be solely responsible for complying with all federal, state, and local safety requirements, together with exercising precautions at all times for the protection of persons (including employees) and property. It is also the sole responsibility of Contractor and Sub–contractor to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work.

FEES
The appropriate fees for the following shall be provided in accordance with the Construction Documents.

PERMITS
The Contractor is to obtain all necessary permits. An original permit with red signatures shall be kept onsite at all times.

SITE VISIT
The Contractor shall perform field reconnaissance to become acquainted with the existing site conditions and the potential affects upon the work scope. Any performance of additional site subsurface investigations (test holes) shall be coordinated in advance with the Owner as warranted. Excavated material shall be replaced in a controlled manner to minimize impact on field earthwork operations.

TRAFFIC
Ingress and egress shall be maintained at all times to public and private property. Payment for all traffic maintenance items shall be included within the price bid for the storm sewer improvement.

RIGHTS-OF-WAY
In addition to direct requirements of the contract specifications, the Contractor shall observe and conform to the specific requirements of all rights–of–way including easements, court entries, rights–of–entry or actions filed in court in accordance with the code of applicable governing agency. The cost of the operations necessary to fulfill such requirements shall be included in the price bid for the storm sewer improvement.

CONSTRUCTION LAYOUT
Construction layout for the referenced plan improvements shall be provided in accordance with the contract specifications.

The flow in all sewers, drains, field tiles and watercourses encountered shall be maintained by the Contractor at his expense, and whenever such watercourses and drains are disturbed or destroyed during the prosecution of the work, they shall be restored by the Contractor at his own cost and expense to a condition satisfactory to the Owner.

All drain tile and storm sewers damaged, disturbed, or removed as a result of the Contractor's operations shall be replaced with the same quality pipe or better, maintaining the same gradient as existing. The drain tile and/or storm sewer shall be connected to the curb subdrain, storm sewer system or provided with an outlet into the roadway ditch as applicable. Replaced drain tile/storm sewer shall be laid on compacted bedding equal in density to surrounding stratum. Replacement shall be done at the time of the backfill operation. Cost of this work to be included in the price bid for the storm sewer improvements.

All existing inverts along with the proposed top of casting elevations shall be verified by the Contractor prior to construction of the sewer.

It is the Contractor's responsibility to schedule all needed inspections with the applicable agencies.

The Contractor shall ensure there is a surveyor's level and rod on the project for use in performing grade checks whenever sewer lines structures or pipe are being installed. The Contractor shall make this equipment available for use and assist the County inspector in performing grade checks when requested by the inspector. The inspector will make all reasonable attempts to confine requests for assistance in performing grade checks to times convenient to the Contractor.

These checks will be performed to ensure the following:
1. Proper placement of each structure.
2. Proper installation of initial runs of pipe from a structure.
3. Grade, after an overnight or longer shutdown.
4. Grade, at any other time the inspector has reason to question grade of installation.

Grade checks performed by the County inspector in no way relieves the Contractor of the ultimate responsibility to ensure construction to the plan grade.

RESTORATION AND CLEANUP
Inconvenience to the adjacent property owners and to the traveling public shall be kept to an absolute minimum. All work is to continue on a uniform basis and on schedule, particularly the restoration and clean up of disturbed areas after construction.

All fences, signs, drainage structures, valves, landscaping, etc. removed, disturbed or damaged during work within PUBLIC RIGHT–OF–WAYS, EASEMENT AREAS and/or under the project improvements shall be restored to their original condition by the Contractor unless otherwise specified. Payment for same shall be included in the price bid for the storm sewer improvement

CONVENIENCE FACILITIES
The Contractor shall furnish and maintain sanitary convenience facilities for the workmen and inspectors for the duration of the work. Cost shall be included in the price bid for the storm sewer and grading improvements.

NON-RUBBER TIRED VEHICLES
Non–rubber tired vehicles shall not be moved on public streets, existing private roadways or parking lots. No exceptions shall be granted.

STORAGE OF EQUIPMENT AND MATERIALS
No materials or equipment shall be stored within the right–of–way or within one hundred (100) feet of any intersecting street or driveway. Compliance with these requirements along with additional provisions of the contract specifications shall not in any way relieve the Contractor of his legal responsibilities or liabilities for the safety of the public. The Contractor shall indicate his intent with regard to storage of material at the pre–construction meeting.

EXISTING UTILITIES
The identity and location of the existing underground utility facilities known to be located in the construction area have been shown on the plans as accurately as provided by owner of the underground utility. Union County and/or Design Engineer assumes no responsibility as to the accuracy of the location or depths of the underground facilities shown on the plans.

The Contractor is responsible for the investigation, location, support, protection, and restoration of all existing utilities and appurtenances whether shown on these plans or not. The Contractor shall expose all utilities and structures prior to construction to verify the vertical and horizontal effect on the proposed construction. The Contractor shall call, toll free, the Ohio Utilities Protection Service (1–800–362–2764) and the owners of underground utility facilities shown on the plans who are not members of a registered underground protection services in a accordance with section 153.64 of the revised code 72 hours prior to construction and shall notify all utility companies at least 48 hours prior to work in the vicinity of their underground lines.

Mechanical digging equipment shall not be used to exposing any underground utility, only hand tools may be used to uncover the utility and the utility company shall be notified and have a representative present when the utility is exposed.

The Contractor shall be responsible for coordinating the relocation and/or protection of any utilities as required by the plan with the owner of the affected utility. Private utility manholes within the limits of the work shall be adjusted to grade by the respective utility company at the Contractor's expense.

Where potential grade conflicts might occur with existing utilities and at locations noted thus, expose, the Contractor will be required to uncover such utilities sufficiently in advance of laying pipe or duct and provide the Engineer the location and elevation of said utility so the Engineer can determine if any adjustments are necessary.

In all conflicts in grade between water mains and gravity sewers, the water main shall be lowered during construction. All existing water mains shall be located at least 10' horizontally and at least 18" vertically from storm sewers, unless otherwise approved by the City.

The Contractor shall locate existing underground utilities in the areas of work. If utilities are to remain in place, provide adequate means of protecting during excavation operations.

Should uncharted or incorrectly charted piping or other utilities be encountered during excavation, consult the Engineer immediately for directions. Cooperate with the owner and public utility companies in keeping their respective services and facilities in operation. Repair damaged utilities to the satisfaction of the utility Owner.

Do not interrupt existing utilities serving facilities occupied and owned by the Owner except when permitted in writing by the Owner and then only after acceptable temporary utility services have been provided.

The following utilities may be located within the work limits of this project and subscribe to the Ohio Utilities Protection Service (OUPS).

thin the work limits of this project and subscribe to the Ohio Utilities Protection Service (OUPS).

UTILITY	ADDRESS	TELEPHONE
American Electric Power Paul Paxton–Region Technician	850 Tech Center Drive Gahanna, OH 43230	614–833–6831 614–949–8883 Cell
Columbia Gas of Ohio Dave Kelly–Field Engineering Technician	1600 Dublin Road Columbus, OH 43215	614–481–1058 614–634–1812 Cell
Charter Communiations Ray Mauer Construction Supervisor	3760 Interchange Drive Columbus, Ohio 43204	614–481–5262 614–348–2979 Cell
Engineering Division (Water) Scott Sheppeard	Department of Public Service, 455 N Maple Street Marysville, Ohio 43040 ssheppeard@marysvilleohio.org	(937) 645–7350
Engineering Division (Sanitary Sewer) Richard Feltonr	Department of Public Service 12901 Beecher–Gamble Road Marysville, Ohio 43040 rfelton@marysvilleohio.org	(937) 645–7350

BACKFILL
Backfill within R/W limits shall be per ODOT Item 611.06.

STORM SEWER
All storm sewer pipe installed with this project shall conform to ODOT Item 611 and Union County requirements.

SITE CLEARING
Clearing & grubbing may be required as a part of this Contract Improvement work.

TEMPORARY SOIL EROSION AND SEDIMENT CONTROL
Erosion and Sediment Control measures are required as a part of this project. The Erosion and Sedimentation Control reflects a schematic diagram of the intended measures for compliance with the required standards. General practice and/or site field conditions may warrant variation in the placement or use of the specified controls.

The Owner shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Stormwater Discharges Associated with Construction Activity.

Land–disturbing activities must comply with all provisions of the Division of Sewerage and Drainage EROSION AND SEDIMENT CONTROL REGULATION. All land–disturbing activities shall be subject to inspection and site investigation by Union County and/or the Ohio EPA. Failure to comply with these regulations is subject to legal enforcement action.

DUST CONTROL
The Contractor shall be responsible for providing dust control measures in accordance with ODOT Item 616. Dust control operations shall be performed on a periodic basis and/or as directed by the Owner or Engineer to alleviate or prevent the dust nuisance originating within the project work limits. Calcium chloride on areas to be seeded and mulched will not be permitted. The cost for all dust control measures shall be included in the price bid for the storm sewer improvements.

DEWATERING
The Contractor is responsible to provide all dewatering operations as required to accomplish the proposed construction operations. Reference the Soils Report for discussion of groundwater considerations.

Installation of any well, well point, pit or other device used for the purpose of removing groundwater from an aquifer shall be in accordance with the applicable requirements of the Ohio Department of Natural Resources.

The Contractor shall be responsible to place and maintain the necessary sediment control measures to filter the dewatering discharge. Cost for the above shall be included in the bid price for the storm sewer improvements.

The direct or indirect discharge or pumping of unfiltered sediment–laden water into the storm drainage system or watercourse is illegal and prohibited.

EARTHWORK - GENERAL
The Contractor shall be responsible for the suitability of soils to be used for embankments.

Determination of site earthwork excavation and embankment quantities shall be in accordance with the following criteria:

Specifications for General Site Earthwork operations (preparation of pavement subgrades, etc.) along with requirement standards (compaction, proofrolling, etc.) shall be in accordance with Items 203 and 204.

Stockpiling of top soil and/or excess material for these improvements or offsite hauling of topsoil/suitable material, etc. shall be coordinated with the Owner. Appropriate means for sedimentation control of the onsite stockpiles shall be provided as a matter of general practice in accordance with the required standards referenced as a part of the details shown on Sheet 14. It is the Contractors responsibility to assure that a sufficient amount of topsoil remains as shown on the plans.

Grading shown on the approved grading plan is necessary to provide surface drainage of the proposed development and shall be maintained during construction.

The Contractor shall strip topsoil from all grading areas prior to construction. The Contractor shall be responsible for rough grading the topsoil stockpile as required to maintain positive drainage of and around the stockpile.

All fill shall be placed in uniform 8–inch lifts and compacted in a controlled manner to at least 98% of the maximum dry unit weight obtained in the laboratory by the standard" proctor compaction test (ASTM D 698). Moisture content of the new fill shall be in the range of +/–2 percent of the optimum moisture content determined by ASTM D 698. Fill shall not be placed in a frozen condition or upon a frozen subgrade. The Contractor shall endeavor to separate topsoil and unsuitable material from suitable fill material.

All work shall be monitored and observed by a registered soils engineer employed and paid for by the Owner. It shall be the Contractors responsibility to contact the soils engineer prior to commencement of any fill placement. The Contractor shall contact the soils engineer as many times as necessary during construction to ensure the soils engineer is on–site during all fill operations.

CLEARING LIMITS
Clearing and Grubbing within the designated work limits shall be completed as a part of this contract. The Contractor is encouraged to visit the site to verify extent of clearing and grubbing limits. Additional clearing and/or grubbing shall be performed at the direction of the Construction Manager in accordance with Item 202 during construction operations. No burning is permitted unless appropriate permits are obtained by the Contractor. Cost for the above shall be included in the price bid for Item 201.

WORK LIMITS
The Contractor is responsible for containing all performed work and all equipment, materials, vehicles, etc., used to carry out the work within the right–of–way of the streets, roadways and permanent sanitary easements as shown on these plans.

The Contractor is responsible for cost of restoration for any area outside of the right–of–way or permanent easement to former condition and to the satisfaction of the Property Owner.

CONSTRUCTION DEBRIS
The Contractor shall be responsible for the immediate cleanup of any debris, mud or dirt tracked or spilled on County and/or public streets or private drives whether inside or outside the project area. The Contractor is responsible for the cost of any services contracted and/or completed by Union County in the cleanup of any tracking or spillage anytime during project construction.

UTILITY POLE SUPPORT
Utility poles within influence of the construction operations shall be reinforced by the utility company prior to these construction activities. Notification of the utility company prior to construction shall be the responsibility of the Contractor. Cost of said reinforcement shall be included in the bid items associated with the work.

SOILS REPORT
Reference is made to Subsurface Investigation Report prepared by Geotechnical Consultants, Inc. dated May 12, 2015. Recommendations presented are provided as a part of the specifications for the improvement work. The recommendations serve as the project guidelines and are not intended to limit the design or the work product. Copies of the report are provided as a part of the project documents.

CONTRACTOR RESPONSIBILITY:
The Owner of the property is responsible for full compliance with ODOT erosion and sediment control regulations. The Contractor is responsible for providing erosion and sediment controls as detailed herein and for providing proper maintenance and inspection of such controls. Details shown on the plan shall be considered a minimum. Deviations from the plan are acceptable upon approval by the Union County. Additional or alternate details may be found in the O.D.N.R. "Rainwater and Land Development" Standards Manual.

ESTIMATE OF QUANTITIES

The quantities have been established as a means for the County and City to estimate the necessary development fees. The Contractor shall be solely responsible for determining the required bid quantities necessary for the completion of the plan improvements.

Item	Quantity	Unit	Description
			STREET
201	Lump	Sum	Clearing & Grubbing
202	5,175	SY	Existing Gravel Drive To Be Removed
202	1,115	SF	Existing Sidewalk To Be Removed
203	Lump	Sum	Excavation Including Embankment
204	9,140	SY	Subgrade Compaction
301	1,020	CY	4" Asphalt Concrete Base
304	1,525	CY	6" Crushed Aggregate Base
407	610	Gal	Tack Coat (0.075 Gal/SY)
407	915	Gal	Tack Coat for Intermediate Course (0.1 Gal/SY)
411	40	CY	3" Stabilized Crushed Aggregate (Shoulder)
441	285	CY	1.25" Asphalt Concrete Surface Course, Type 1, (448), PG64-22
441	400	CY	1.75" Asphalt Concrete Intermediate Course, Type 1, (448)
452	290	LF	Pavement Relief Joint
605	3,370	LF	4" Underdrain
605	1,530	LF	8" Underdrain
608	6	Each	Concrete Curb Ramp with Detectable Warning
608	4,250	SF	4" Concrete Sidewalk
609	490	LF	Combined Curb & Walk
609	3,345	LF	Combined Curb & Gutter
609	25	LF	18" Straight Curb
659	6,000	SY	Seeding & Mulching
			WATER
#Spec	1,990	LF	12" Waterline (C-909) w/ Appurtenances
#Spec	4	Each	12" Valve w/ Std Valve Box
#Spec	2	Each	12" Plug & Mechanical Joint Blind Cap
#Spec	5	Each	Fire Hydrant, Type 1
#Spec	5	Each	6" MJ Gate Valve
#Spec	65	LF	6" Waterline (C-909) w/ Appurtenances (Hydrant Leads)
#Spec	110	LF	10" Private Water Service Tap, Complete
			STORM SEWER
601	7	CY	Rock Channel Protection, Type C, with Filter Fabric
611	3	Each	Manhole No. 3, ODOT MH-1.2
611	4	Each	Manhole No. 3, ODOT MH-1.2 w/ Neenah R-3246-H Frame and Grate
611	2	Each	Catch Basin No. 2-2A, ODOT CB-1.1 w/ Neenah R-3405 Heavy Duty Grate and Frame
611	2	Each	Catch Basin No. 2-2B, ODOT CB-1.1
611	8	Each	Catch Basin No. 3A, ODOT CB-2.2
611	4	Each	Catch Basin No. 2-3, ODOT CB-1.2 w/ Neenah R-3405 Heavy Duty Grate and Frame
611	1	Each	Headwall for 15" Pipe, ODOT HW-1.1
611	1	Each	Headwall for 30" Pipe, ODOT HW-1.1
611	235	LF	12" Conduit, Type A
611	395	LF	12" Conduit, Type B, Concrete Encased
611	115	LF	15" Conduit, Type A, Concrete Encased
611	295	LF	15" Conduit, Type B, Concrete Encased
611	25	LF	18" Conduit, Type A, Concrete Encased
611	525	LF	24" Conduit, Type B, Concrete Encased
611	35	LF	30" Conduit, Type A
611	375	LF	30" Conduit, Type B, Concrete Encased
			EROSION & SEDIMENT CONTROL
670	3,580	LF	Sediment Fence
670	12	Each	Beaver Dam Inlet Protection
670	6	Each	Filter Fabric Inlet Protection
670	1	Each	Concrete Washout Area
670	8	Each	Aggregate Check Dam
670	6,000	SY	Temporary Seeding & Mulching

Calculated by: SLB Date: 10/17/17 Checked: PAB Date: 10/17/17

Note: The quantities shown on this plan are the Engineer's best determination of the work to be performed. The Contractor, in making his bid, should make his own determination of the quantities and discuss any differences with the Engineer prior to bidding.

All water quantities shall follow the current City of Marysville standard water specifications and drawings unless otherwise noted.

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE OCTOBER, 2017

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
PUBLIC ROADWAY IMPROVEMENTS PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS
GENERAL NOTES & QUANTITIES

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

DATE: OCTOBER, 2017

SCALE: None

JOB NO.: 20171029

SHEET: 2/15

J:\20171029\Dwg\04Sheets\ROAD\20171029-ROAD-02.dwg, Last Saved By: sberry, 10/17/2017 3:56 PM Last Printed By: Berry, Sydney, 10/17/2017 5:42 PM
Xrefs: 20171029-ROAD-TB, 20171029-CS-REFR-N, 20171029-CS-REFR-E

CITY OF MARYSVILLE - GENERAL NOTES

1. The current State of Ohio Department of Transportation Construction and Material Specifications (ODOT) together with the requirements of the City of Marysville, Ohio shall govern materials and workmanship involved in improvements shown on these plans, except those specifications modified by the following specifications or construction details set forth herein.
2. All work is to be acceptable to City of Marysville officials. No work is to commence until arrangements have been made with the City of Marysville Engineer for inspection. All construction layout is to be provided by the Owner.
3. The Developer/Owner shall, prior to any construction operations, deposit with the City of Marysville, the total estimated cost for inspections.
4. The Contractor shall notify the City of Marysville Engineer at least three working days prior to construction.
5. All pertinent Construction and Material Specifications are available on the City of Marysville web site. (www.marysvilleohio.org)
6. The Contractor and Subcontractor shall be solely responsible for complying with all federal, state, and local safety requirements. It is also the sole responsibility of the contractor and subcontractor to initiate, maintain, and supervise all safety requirements and programs in connection with the work.
7. The identity and location of all existing underground facilities known to be in the construction area has been shown on the plans as accurately as provided by the owner of the utility. The City of Marysville has no responsibility as to the accuracy or depth of the underground facilities as shown on the plans.
8. Investigations, location, support, and restoration of all existing utilities, appurtenances shall be the responsibility of the contractor.
9. Where potential grade conflicts might occur with existing utilities the Contractor shall uncover the existing utility in advance of laying pipe in order that the Engineer may determine the exact elevation and make any necessary adjustments.
10. The contractor shall give notice to the Ohio Utilities Protection Service (Phone 1–800–362–2764) and to the owners of the utility facilities shown on the plan who are not members of a registered utility protection service. The contractor is responsible for coordinating the relocation of any utility as required by the plan with the owner of the affected utility.
11. All field tile broken during excavation shall be replaced with SDR 35 perforated pipe or connected to the storm sewer system.
12. All traffic control devices shall be furnished, erected, maintained, and removed by the Contractor in accordance with the Ohio Manual of Traffic Devices for Construction and Maintenance Operations, published by ODOT, Bureau of Traffic.
13. The Contractor shall repair or replace any or all existing signs, shrubs, fences, or other physical features damaged during the execution of this contract at his own expense. All repairs shall be to the satisfaction of the owner and the City of Marysville.
14. Any survey monuments or property corner pins disturbed during construction shall be replaced by a registered surveyor at the Contractor's expense.
15. The Contractor shall secure and pay for all permits and government fees, licenses, and inspections necessary for the proper execution and completion of improvements shown on these plans.
16. The Contractor shall repair or replace any and all existing work damaged during or due to the execution of this contract at his own expense. All said work shall be to the satisfaction of the Owner and the City of Marysville.
17. The Contractor shall clean adjacent streets on a daily basis if mud is tracked from vehicles visiting the site.
18. The Contractor/Engineer/Owner shall provide asbuilt engineering plans for sanitary, street, storm sewers, and water line, at the completion of contract. Plans shall be submitted in hard copy and in electronic format.
19. Survey monuments shall be set at the completion of the contract, and a letter certifying that the work was done shall be provided to the City Engineer.

CITY OF MARYSVILLE - WATER LINE NOTES

1. All water line and appurtenances, materials and installation procedures, shall be in accordance with the current rules and regulations of the City of Marysville.
2. All water line materials and installation procedures shall be in accordance with the current rules and regulations of the City of Marysville and the AWWA. The water line material shall be clearly identified as conforming to AWWA standards. Waterline pipe sizes 4 inches through 12 inches in diameter shall conform to the requirements of AWWA C909, Class 235.
3. All residential service lines shall be 1" minimum.
4. Water Line trenches shall be dewatered to 2" below the bell of pipe prior to installation.
5. In case of a conflict in grade between storm sewers and water line, the water line shall be lowered.
6. All water meters shall be installed inside of the proposed structure, not in a meter pit, unless said meter pit is approved by the City of Marysville. Meter pits shall comply with Standard Drawings WTR–28, WTR–29, and WTR–30.
7. A bronze pad lockable meter bypass ball valve, Apollo 75–100 Series or equal, is required for 1 1/2" and larger meters.
8. Water service boxes shall be set at the following locations:

   Short Service Runs–At the right–of–way line or 1 foot behind the back of walk.

   Long Service Runs–4 feet from the edge of walk (between walk and curb) or centered between the walk and curb.

   Water service boxes will not be permitted within the concrete walk or future asphalt/concrete driveways.

9. Water lines shall have a minimum cover of 4 feet 6 inches from final grade.
10. Contractors shall provide Megalug retaining glands or approved equal at all bends and tees. Contractor shall back bends, elbows, tees with solid concrete blocks against undisturbed soil. Hardwood wedges shall be used where necessary.
11. Fire hydrants shall be Mueller Company Centurion 250 Hydrant with a 4 1/2 main valve opening. They are to have a three way upper barrel with one 4 1/2 inch pumper nozzle with an integral 5" Storz connection installed, and two 2 1/2 inch hose nozzles. Must meet AWWA C–502 standards.
12. All service lines shall be Type K soft copper conforming to ASTM B–88, and underground joints must be compression. Ductile iron shall be used if service exceeds 2 inches.
13. Water line shall be deflected, per manufacturer specifications, to provide 1 ft 6 in vertical and 10 ft horizontal clearance with sewers. If this is not feasible, then Standard Construction Drawings WTR–18, WTR–20, and WTR–22 will apply.
14. All water mains are to be separated 10 feet horizontally and 1.5 feet vertically from all parallel sanitary sewers.
15. Whenever a water main and sanitary sewer must cross, the water main shall be 1.5 feet above the crown of the sewer pipe. Measurement to be between the outside pipe walls.
16. If the top of the operating nut for water valve is greater than 36 inches below finish grade, an extension stem shall be furnished to bring the top of the operating nut to 36 inches below final grade.
17. Transverse water lines within the pavement area shall be backfilled with ODOT 304 compacted granular material or ODOT 613 (LSM), to three feet beyond the face of curb or edge of pavement.
18. Pressure testing will be in accordance with AWWA. C–900, and ASTM F1483 PVCO Pipe.
19. All water mains shall be disinfected in accordance with the City of Marysville specifications. Special attention is directed to applicable sections of AWWA C–651 particularly for flushing (Section 5) and for chlorinating valves and fire hydrants.
20. Individual booster pumps will not be allowed for any individual service. (Ohio Administrative Code Rule 3745–95–07(A))
21. The normal working pressure in the waterline will not be less than 35 PSI. (2003 Recommended Standards for Water Works, Pressure, Section 8.2.1)

BACKFILL REQUIREMENTS SHALL BE AS FOLLOWS:

Backfill operations shall conform to the Standard Construction Drawings and meet the specifications listed below in Notes 1, 2, and 3.

1. Trenches outside of the influence of streets shall require 95% of maximum dry laboratory weight at plus or minus 2% of optimum moisture. Material shall be per ODOT 203.07 and Supplemental Specification 1015.
2. Storm, sanitary, and utility trenches within 3 feet of the edge of pavement and within the cone of influence shall require 98% of the maximum dry laboratory weight at plus or minus 2% optimum moisture. Backfill material shall be ODOT 304 aggregate or COM, Low Strength Mortar (LSM 185). Where said results indicate the trench backfill does not meet the compaction requirements of ODOT 203.07 of the construction and materials specification, all backfill shall be removed and retested until compaction meets the requirements of 203.07. Cone of influence to begin 3 feet from the edge of pavement and extend one foot in distance for every one foot of depth.
3. Storm, sanitary, and utility trenches under road pavement shall require 98% of the maximum dry laboratory weight at plus or minus 1.5% optimum moisture. Backfill material shall be ODOT 304 aggregate or COM LSM 185. Backfill to begin 3 feet from edge of pavement and extend one foot in distance for every one foot of depth. Where said results indicate the trench backfill does not meet the compaction requirements of ODOT 203.07 of the construction and materials specification, all backfill shall be removed and retested until compaction meets the requirements of 203.07.

WATER MAIN CONNECTIONS

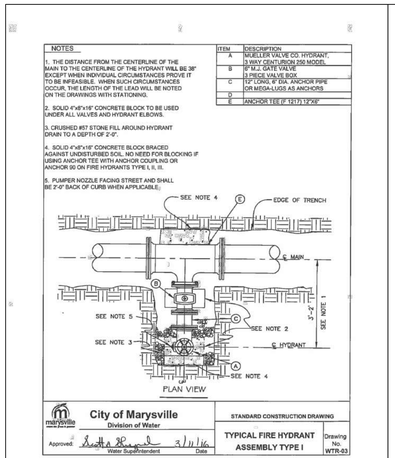
1. All proposed connections to the existing water main shall be preformed between the hours of 10:00 pm and 5:00 am. Additionally, each connection shall be completed within one (1) night.
2. The contractor shall notify the City of Marysville Engineer's office a minimum of five (5) Business days prior to night–work construction associated with the connection of the proposed water mains.

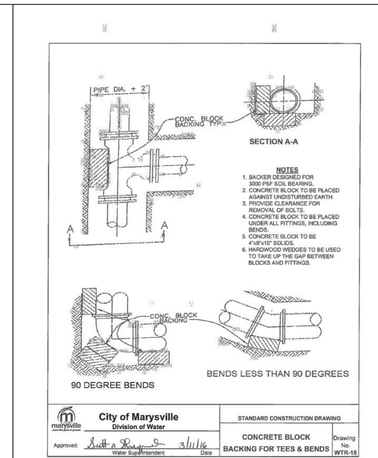
NOTE

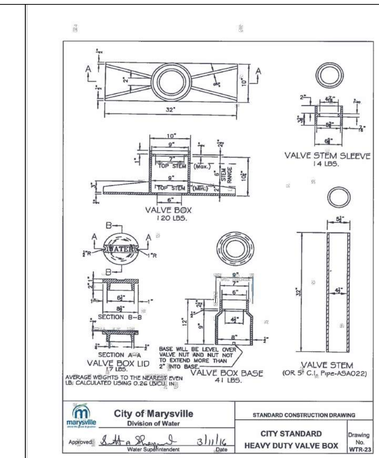
Allowable leakage quantity will be determined by City of Marysville Inspector at time of water main testing. All testing and acceptance of water main shall be per City of Marysville Water Division Specifications Section XII.

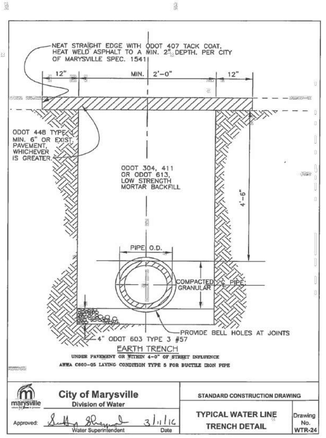
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

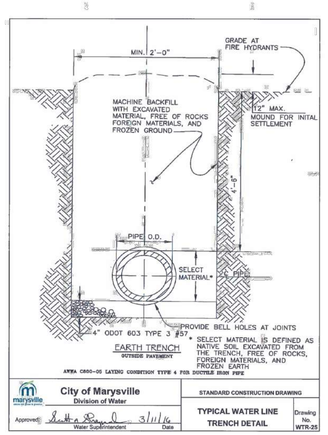
PLAN SET DATE
OCTOBER, 2017

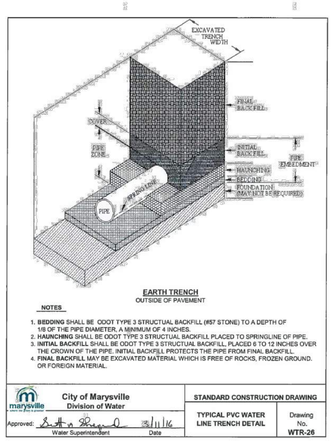


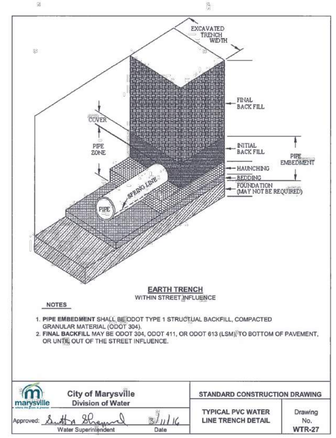












REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
PUBLIC ROADWAY IMPROVEMENTS PLAN
FOR
JEROME GRAND AT JACQUEMIN FARMS

WATERLINE GENERAL NOTES & DETAILS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
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DATE
OCTOBER, 2017

SCALE
None

JOB NO.
20171029

SHEET
3/15

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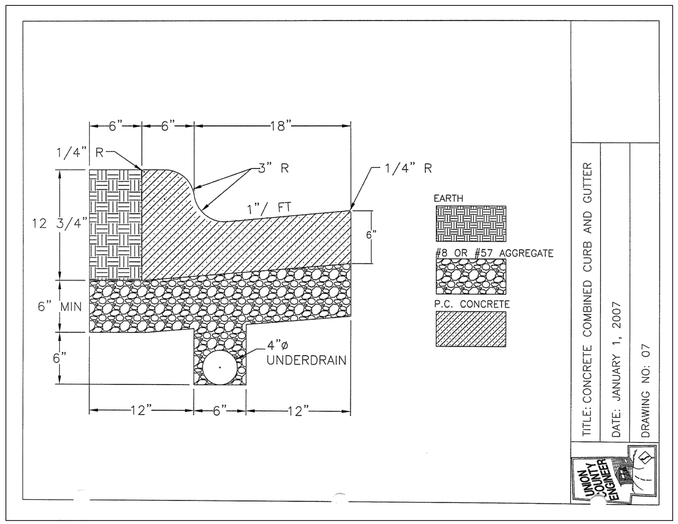
3 Xrefs: 20171029-ROAD-TB, 20171029-CS-REFR-N, 20171029-CS-REFR-E



PAVEMENT LEGEND

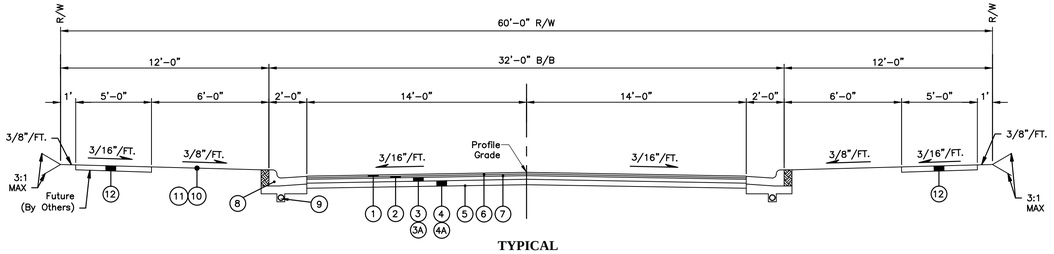
1. ITEM 448 – 1-1/4" ASPHALT CONCRETE SURFACE COURSE
2. ITEM 448 – 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE
3. ITEM 301 – 4" BITUMINOUS AGGREGATE BASE
4. ITEM 304 – 6" CRUSHED AGGREGATE BASE
5. ITEM 204 – SUBGRADE COMPACTION
6. ITEM 407 – TACK COAT FOR INTERMEDIATE COURSE (0.1 GAL/SY)
7. ITEM 407 – TACK COAT (0.075 GAL/SY)
8. ITEM 609 – COMBINATION CURB AND GUTTER (PER UNION COUNTY STD DWG 07)
- 8A. MODIFIED COMBINATION CURB AND GUTTER (ON HIGH SIDE OF ROAD, GUTTER TILTS OUT AWAY FROM CURB)
9. ITEM 605 – 4" PIPE UNDERDRAIN
10. ITEM 659 – SEEDING AND MULCHING
11. ITEM 653 – 3" TOPSOIL
12. ITEM 608 – 4" CONCRETE WALK
13. ITEM 411 – 3" STABILIZED CRUSHED AGGREGATE
14. ITEM 605 – 8" PIPE UNDERDRAIN

ALTERNATE PAVEMENT LEGEND

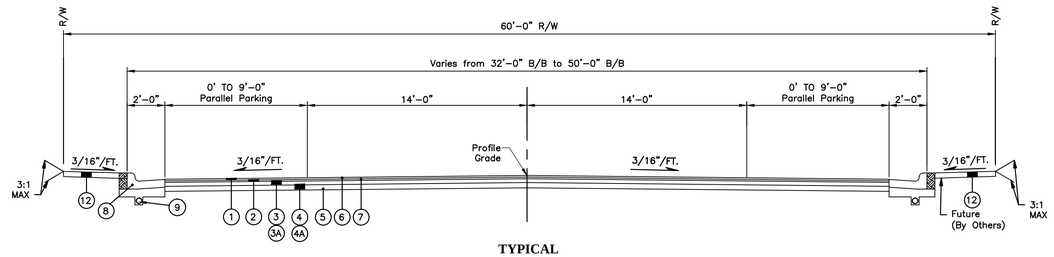
1. ITEM 448 – 1-1/4" ASPHALT CONCRETE SURFACE COURSE
2. ITEM 448 – 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE
- 3A. ITEM 305 – 6" ROLLER COMPACTED CONCRETE BASE
- 4A. ITEM 304 – 4" CRUSHED AGGREGATE BASE
5. ITEM 204 – SUBGRADE COMPACTION

NOTE:

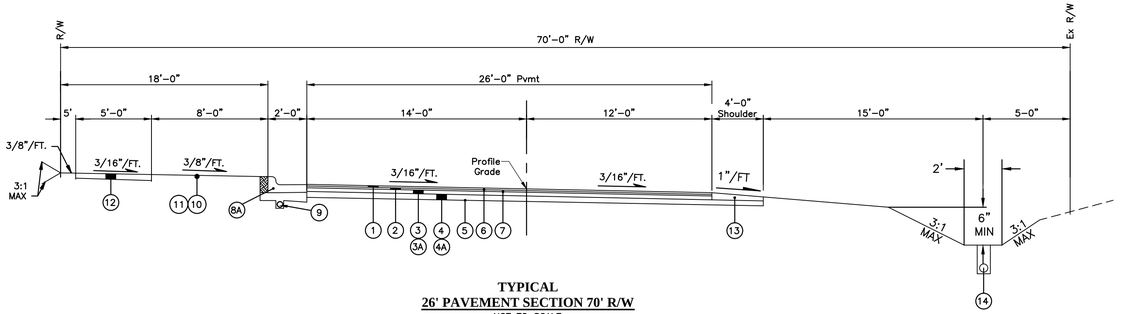
All proposed R/W as shown will be provided to the county as highway easement.



TYPICAL
32' B/B SECTION 60' R/W
NOT TO SCALE
PARK MILL DRIVE STA 20+51.20 to 23+57.64



TYPICAL
32'-50' B/B SECTION 60' R/W W/ ON-STREET PARALLEL PARKING
NOT TO SCALE
JEROME GRAND DRIVE STA 0+50.78 to 3+90.04
4+78.14 to 7+31.56



TYPICAL
26' PAVEMENT SECTION 70' R/W
NOT TO SCALE
WELDON ROAD STA 14+58.95 to 23+63.54

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
OCTOBER, 2017

REVISIONS		
MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
PUBLIC ROADWAY IMPROVEMENTS PLAN
FOR

JEROME GRAND AT JACQUEMIN FARMS

TYPICAL SECTIONS & MISCELLANEOUS DETAILS

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
OCTOBER, 2017

SCALE
As Noted

JOB NO.
20171029

SHEET
4/15

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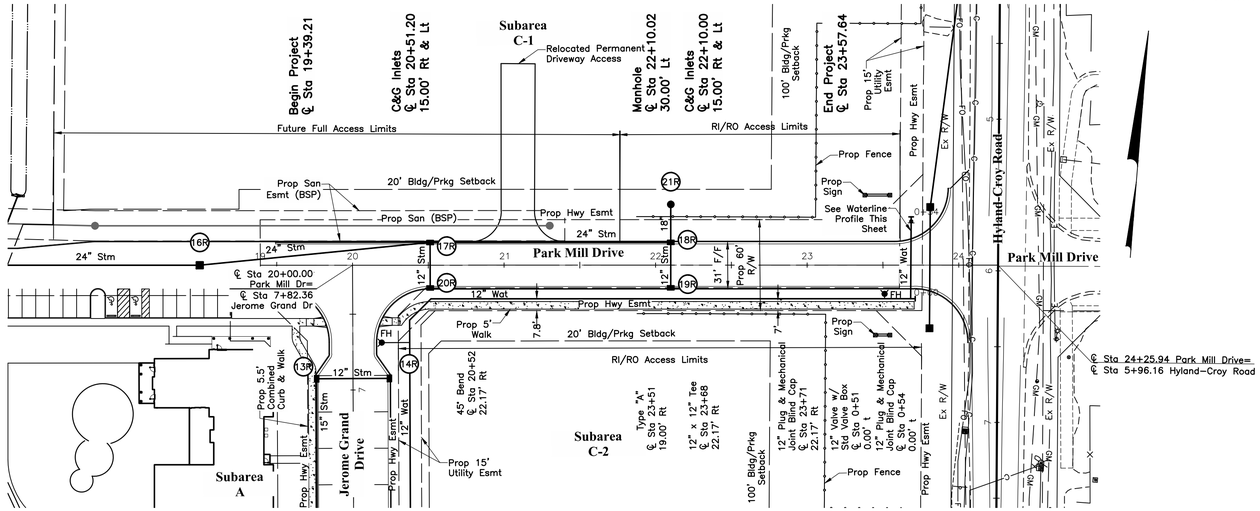
3 Xrefs: 20171029-ROAD-TB, 20171029-CS-REFR-N, 20171029-CS-REFR-E

GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet



LEGEND

- Proposed Storm Sewer (Stm, CB, MH)
- Proposed Sanitary Sewer (SanServ, San, MH)
- Proposed Watermain (Water Serv, WM, FH, Vlv)
- Existing Storm Sewer (ExStm, ExCB, ExMH)
- Existing Sanitary Sewer (SanServ, ExSan, ExMH)
- Existing Watermain (ExWater Serv, ExWM, ExFH, ExVlv)
- Proposed Sidewalk
- Site Boundary Line

NOTES:

4" Underdrain shall tie into storm sewer structures at all low points.

All Engineered fill shall be completed prior to water lines being constructed.

The Contractor is fully responsible for providing backing to the extent sufficient to guarantee the operation of the pipe under both the test and design pressures.

Reference applicable City of Marysville Standard Construction Drawing WTR-18 for concrete backing requirements.

Elevations shown in profile are centerline of the proposed waterline pipe. Cut depths are from surface to bottom of pipe.

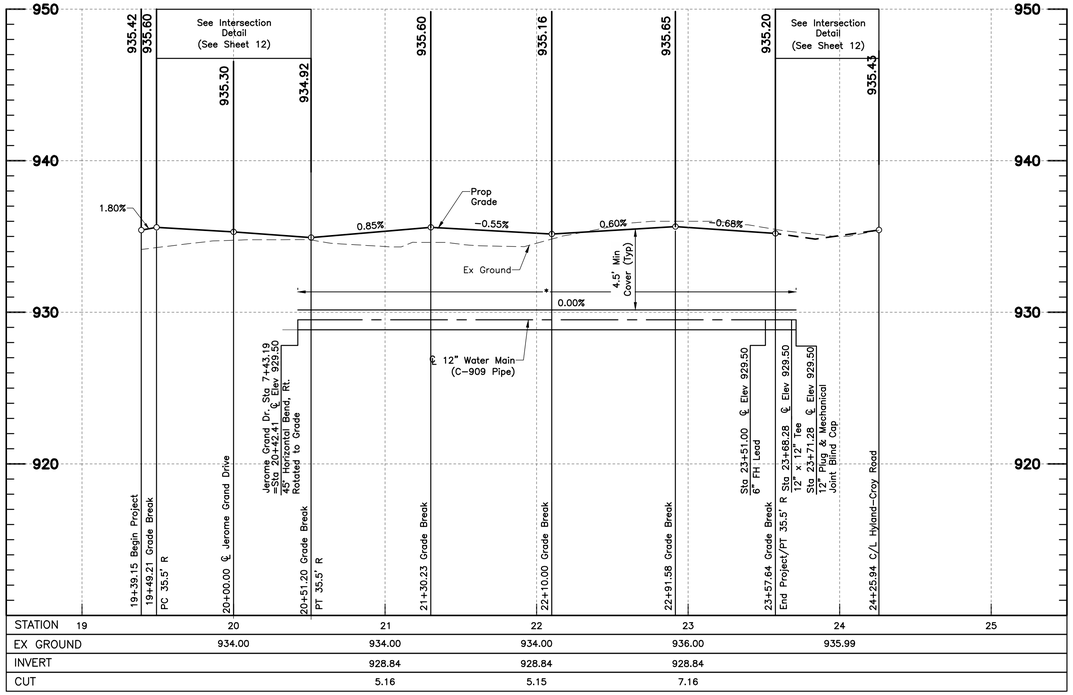
* Backfill shall be placed according to City of Marysville Specifications as noted in the General Notes. See sheet 3.

\# Contractor shall maintain a 1.5' minimum clearance from outside of pipe to outside of pipe for all utility crossings unless otherwise noted.

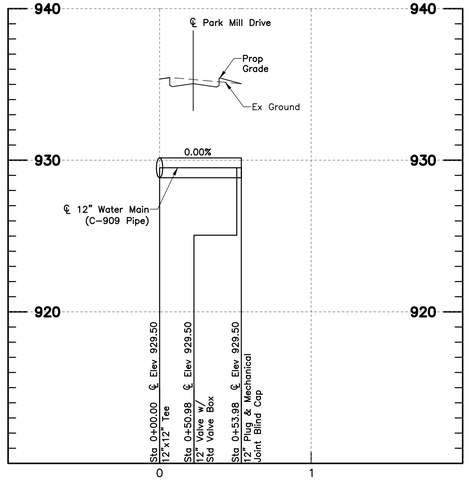
All profile elevations shown are centerline pavement elevations.

Restrained joints shall meet specifications outlined in Section IX-Joints of the City of Marysville Water Division Specifications.

WATERLINE STATION TABLE			AS-BUILT	
DESCRIPTION	STATION	OFFSET	STATION	OFFSET
Park Mill Drive				
45° Horizontal Bend, Rt Rotated to Grade	20+51.70	22.2'		
6" FH Lead	23+51.00	22.2'		
12" x 12" Tee	23+68.28	22.2'		
12" Plug & Mechanical Joint Blind Cap	23+71.28	22.2'		
12" Valve w/ Std Valve Box	25+68.28	50.98'		
12" Plug & Mechanical Joint Blind Cap	25+68.28	53.98'		



STATION	19	20	21	22	23	24	25
EX GROUND		934.00	934.00	934.00	936.00	935.99	
INVERT			928.84	928.84	928.84		
CUT			5.16	5.15	7.16		



PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

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REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
PUBLIC ROADWAY IMPROVEMENTS PLAN
FOR

JEROME GRAND AT JACQUEMIN FARMS

PLAN & PROFILE

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Phone: 614.775.4500 Toll Free: 866.775.5648
emht.com

DATE: OCTOBER, 2017

SCALE: Horiz: 1" = 50' Vert: 1" = 5'

JOB NO.: 20171029

SHEET: 5/15

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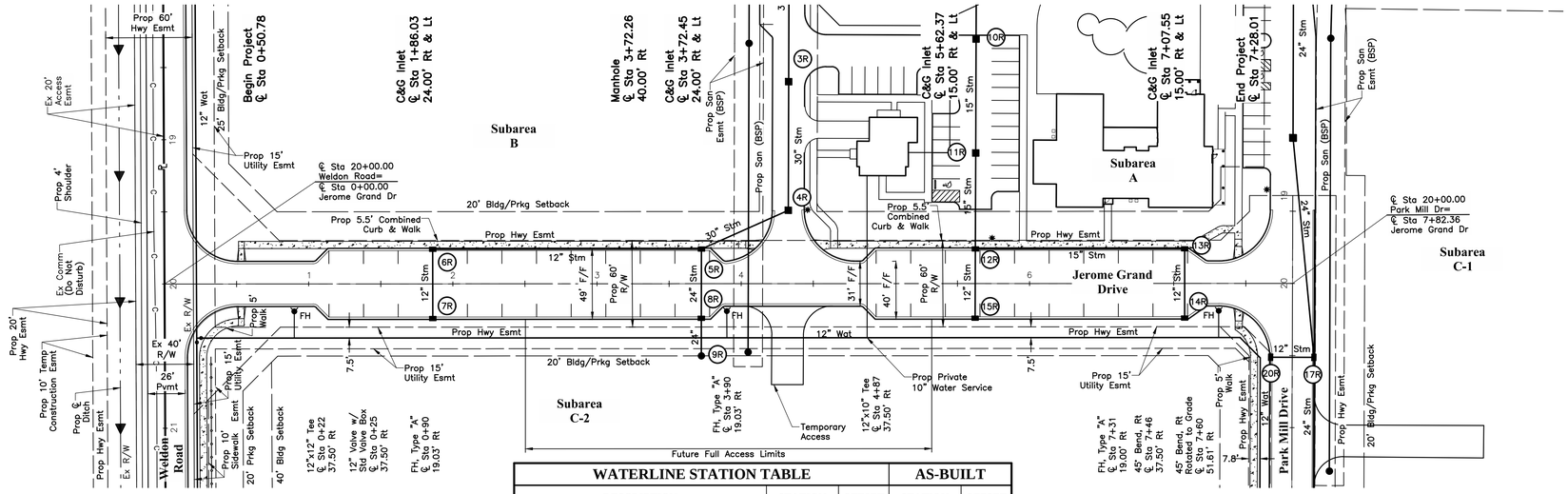


GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

LEGEND

- Proposed Storm Sewer (Stm, CB, MH)
- Proposed Sanitary Sewer (SanServ, San, MH)
- Proposed Watermain (Water Serv, FH, WM, Viv)
- Existing Storm Sewer (ExStm, ExCB, ExMH)
- Existing Sanitary Sewer (SanServ, ExSan, ExMH)
- Existing Watermain (ExWater Serv, ExFH, ExWM, ExVlv)
- Proposed Sidewalk
- Site Boundary Line

WATERLINE STATION TABLE

DESCRIPTION	STATION	OFFSET	AS-BUILT STATION	AS-BUILT OFFSET
Jerome Grand Drive				
12" x 12" Tee	0+22.33	37.5'		
12" Valve w/ Std Valve Box	0+25.33	37.5'		
6" FH Lead	0+90.01	37.5'		
Vertical Deflection	3+57.08	37.5'		
Vertical Deflection	3+67.26	37.5'		
Vertical Deflection	3+77.26	37.5'		
Vertical Deflection	3+87.44	37.5'		
6" FH Lead	3+90.01	37.5'		
12" x 10" Tee	4+87.29	37.5'		
Vertical Deflection	4+16.80	37.5'		
Vertical Deflection	6+31.20	37.5'		
6" FH Lead	7+31.16	37.5'		
45° Horizontal Bend, Rt.	7+45.93	37.5'		
45° Horizontal Bend, Rt. Rotated to Grade	7+59.98	51.6'		

NOTES:

4" Underdrain shall tie into storm sewer structures at all low points.

All Engineered fill shall be completed prior to water lines being constructed.

The Contractor is fully responsible for providing backing to the extent sufficient to guarantee the operation of the pipe under both the test and design pressures.

Reference applicable City of Marysville Standard Construction Drawing WTR-18 for concrete backing requirements.

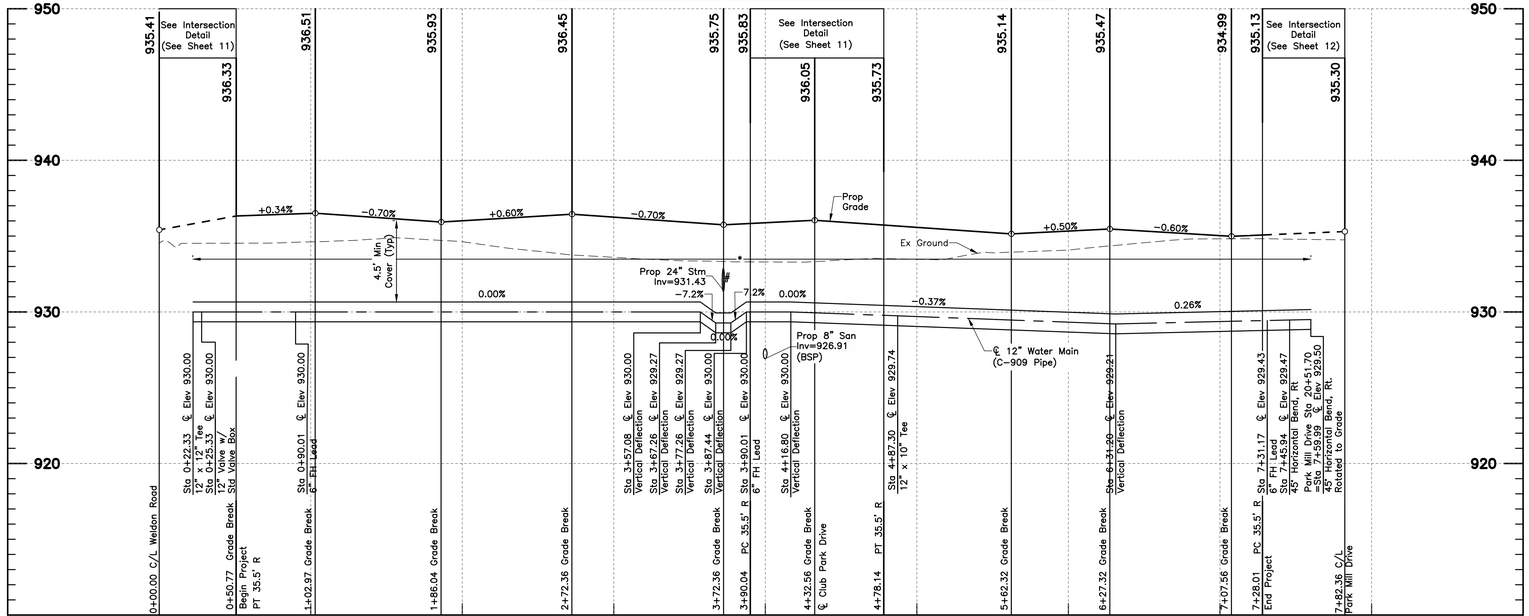
Elevations shown in profile are centerline of the proposed waterline pipe. Cut depths are from surface to bottom of pipe.

* Backfill shall be placed according to City of Marysville Specifications as noted in the General Notes. See sheet 3.

\# Contractor shall maintain a 1.5' minimum clearance from outside of pipe to outside of pipe for all utility crossings unless otherwise noted.

All profile elevations shown are centerline pavement elevations.

Restrained joints shall meet specifications outlined in Section IX-Joints of the City of Marysville Water Division Specifications.



STATION	0	1	2	3	4	5	6	7	8
EX GROUND	934.01	934.42	934.32	934.00	933.99	934.00	934.00	934.00	
INVERT		929.34	929.34	929.34	929.34	929.04	928.67	928.71	
CUT		5.08	4.98	4.65	4.65	4.96	5.33	5.29	

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
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DATE
OCTOBER, 2017

SCALE
Horiz: 1" = 50'
Vert: 1" = 5'

JOB NO.
20171029

SHEET
6/15

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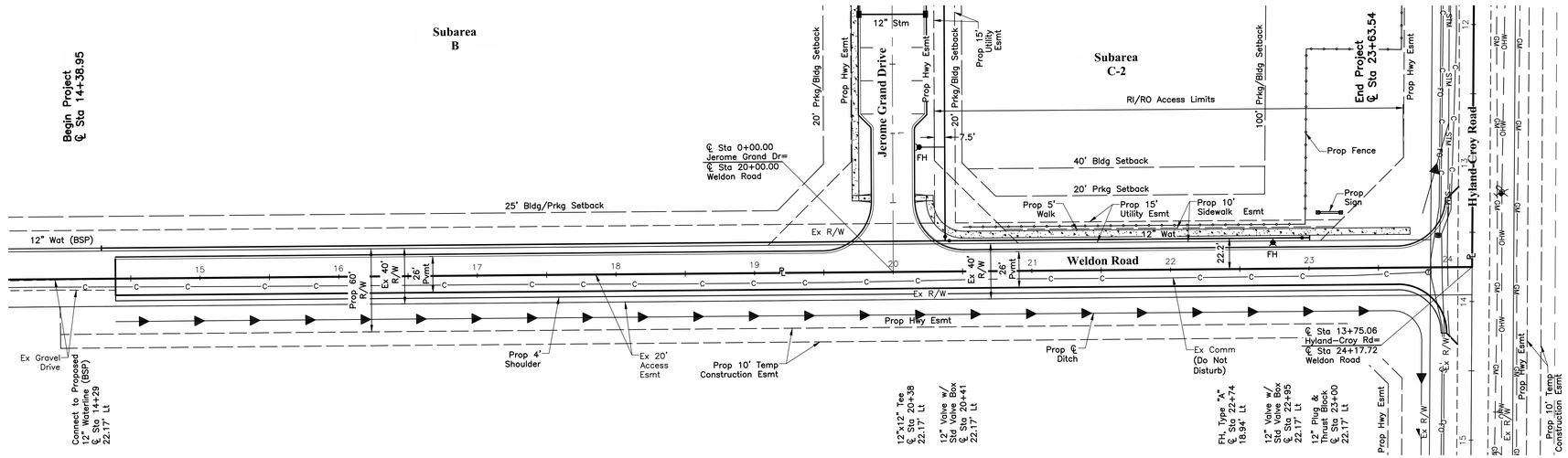
3 Xrefs: 20171029-ROAD-TB, 20171029-CS-REFR-N, 20171029-CS-REFR-E



GRAPHIC SCALE

0 25 50 100

1 inch = 50 feet

LEGEND

- Proposed Storm Sewer (Stm, CB, MH)
- Proposed Sanitary Sewer (SanServ, San, MH)
- Proposed Watermain (Water Serv, FH, WM, Vlv)
- Existing Storm Sewer (ExStm, ExCB, ExMH)
- Existing Sanitary Sewer (SanServ, ExSan, ExMH)
- Existing Watermain (ExWater Serv, ExFH, ExWM, ExVlv)
- Proposed Sidewalk
- Site Boundary Line

NOTES:

4" Underdrain shall tie into storm sewer structures at all low points.

All Engineered fill shall be completed prior to water lines being constructed.

The Contractor is fully responsible for providing backing to the extent sufficient to guarantee the operation of the pipe under both the test and design pressures.

Reference applicable City of Marysville Standard Construction Drawing WTR-18 for concrete backing requirements.

Elevations shown in profile are centerline of the proposed waterline pipe. Cut depths are from surface to bottom of pipe.

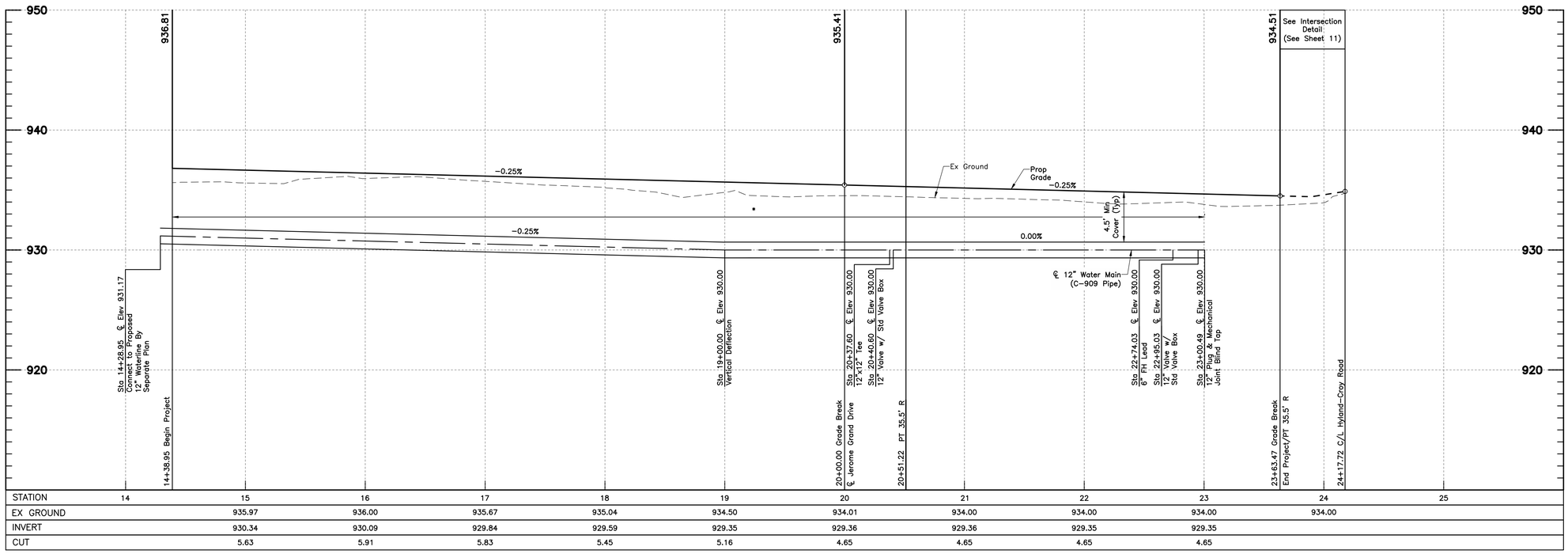
* Backfill shall be placed according to City of Marysville Specifications as noted in the General Notes. See sheet 3.

\# Contractor shall maintain a 1.5' minimum clearance from outside of pipe to outside of pipe for all utility crossings unless otherwise noted.

All profile elevations shown are centerline pavement elevations.

Restrained joints shall meet specifications outlined in Section IX-Joints of the City of Marysville Water Division Specifications.

WATERLINE STATION TABLE			AS-BUILT	
DESCRIPTION	STATION	OFFSET	STATION	OFFSET
Weldon Road				
Connect to Proposed 12" Waterline (BSP)	14+28.95	22.2'		
Vertical Deflection	19+00.00	22.2'		
12" x 12" Tee	20+37.60	22.2'		
12" Valve w/ Std Valve Box	20+40.60	22.2'		
6" FH Lead	22+74.03	22.2'		
12" Valve w/ Std Valve Box	22+95.03	22.2'		
12" Plug & Mechanical Joint Blind Cap	23+00.49	22.2'		



STATION	14	15	16	17	18	19	20	21	22	23	24	25
EX GROUND		935.97	936.00	935.67	935.04	934.50	934.01	934.00	934.00	934.00	934.00	
INVERT		930.34	930.09	929.84	929.59	929.35	929.36	929.36	929.35	929.35		
CUT		5.63	5.91	5.83	5.45	5.16	4.65	4.65	4.65	4.65		

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

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REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
PUBLIC ROADWAY IMPROVEMENTS PLAN
FOR

JEROME GRAND AT JACQUEMIN FARMS

PLAN & PROFILE

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Vert: 1" = 5'

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3 Xrefs: 20171029-ROAD-TB, 20171029-CS-REFR-N, 20171029-CS-REFR-E

GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet

NOTES:

All elevations are edge of pavement elevations unless otherwise noted.

See Sheet 11–12 for Intersection and Curb Ramp Details.

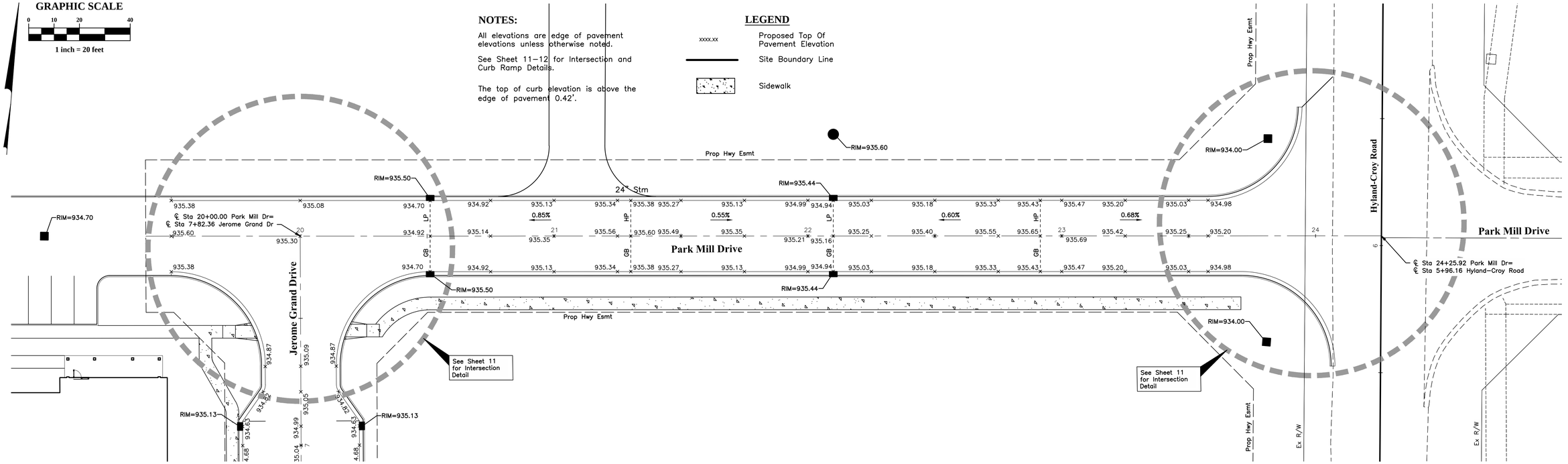
The top of curb elevation is above the edge of pavement 0.42'.

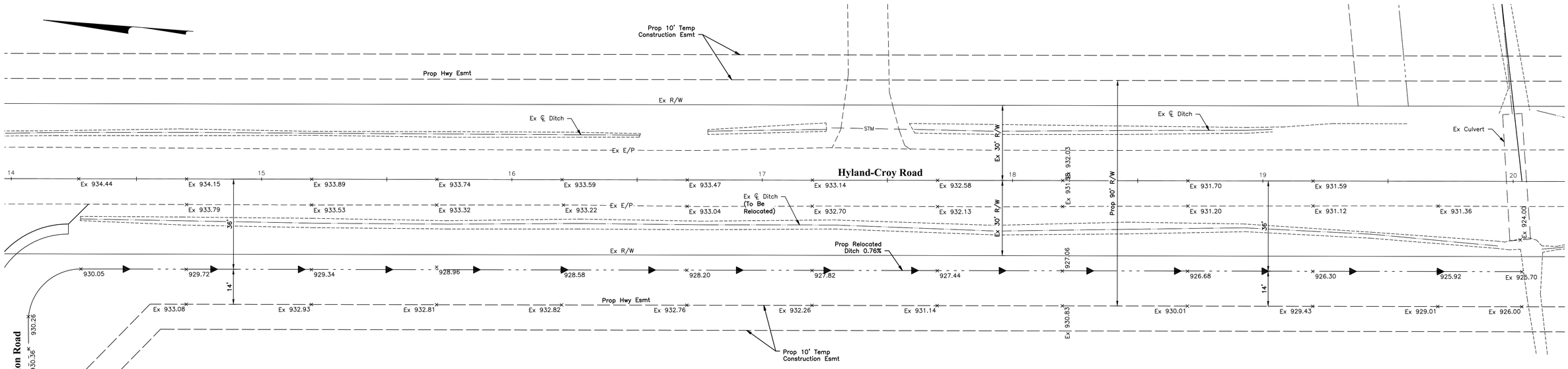
LEGEND

xxxx.xx — Proposed Top Of Pavement Elevation

Site Boundary Line

Sidewalk





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GRADING PLAN

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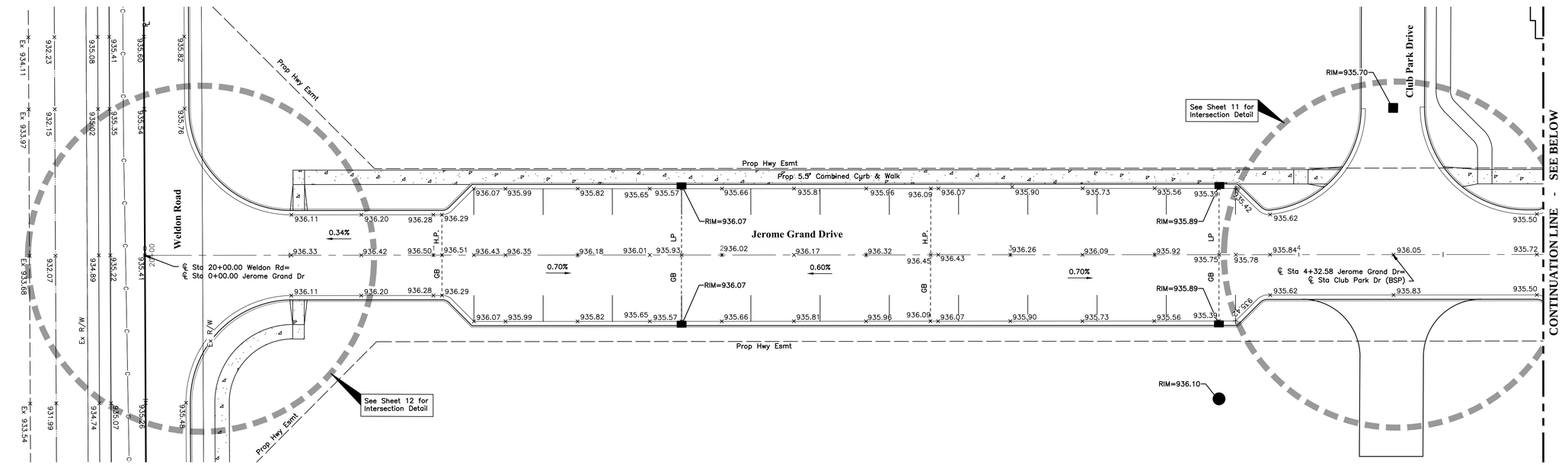
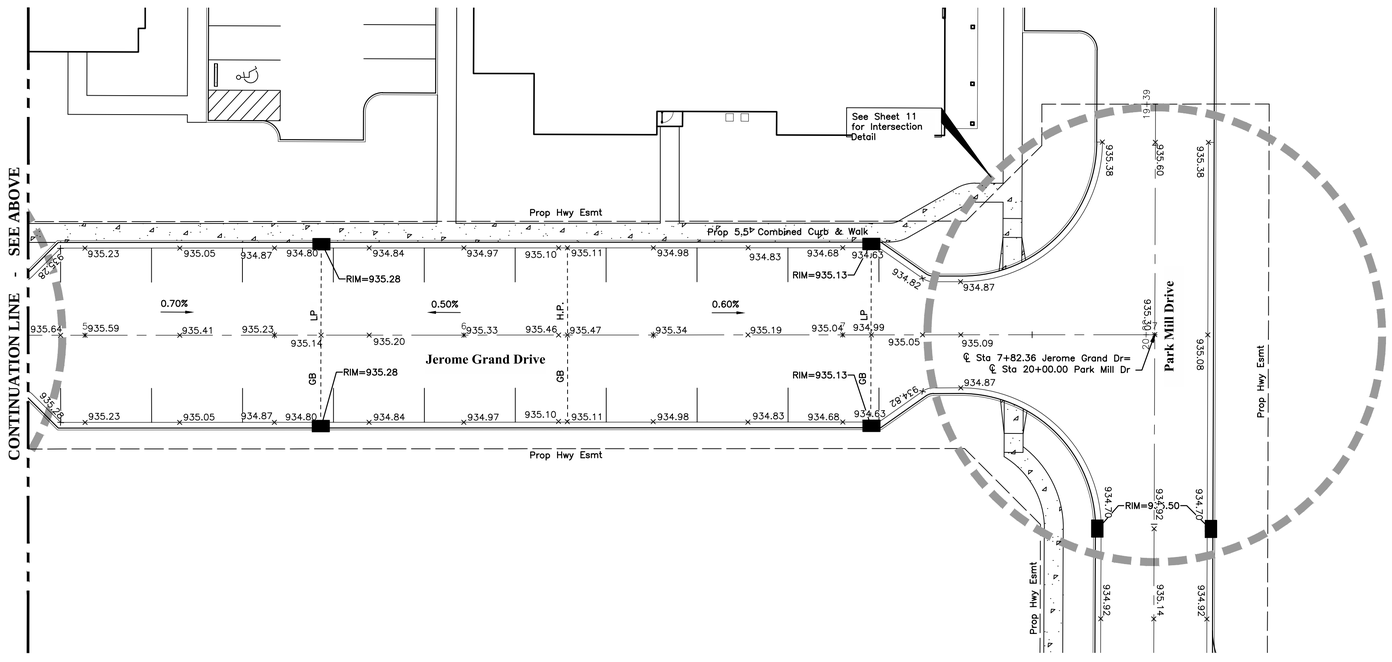
GRAPHIC SCALE

0 10 20 40

1 inch = 20 feet





NOTES:

All elevations are edge of pavement elevations unless otherwise noted.

See Sheet 11–12 for Intersection and Curb Ramp Details.

The top of curb elevation is above the edge of pavement 0.42'.

LEGEND

xxxx.xx — Proposed Top Of Pavement Elevation

Site Boundary Line

Sidewalk

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GRAPHIC SCALE

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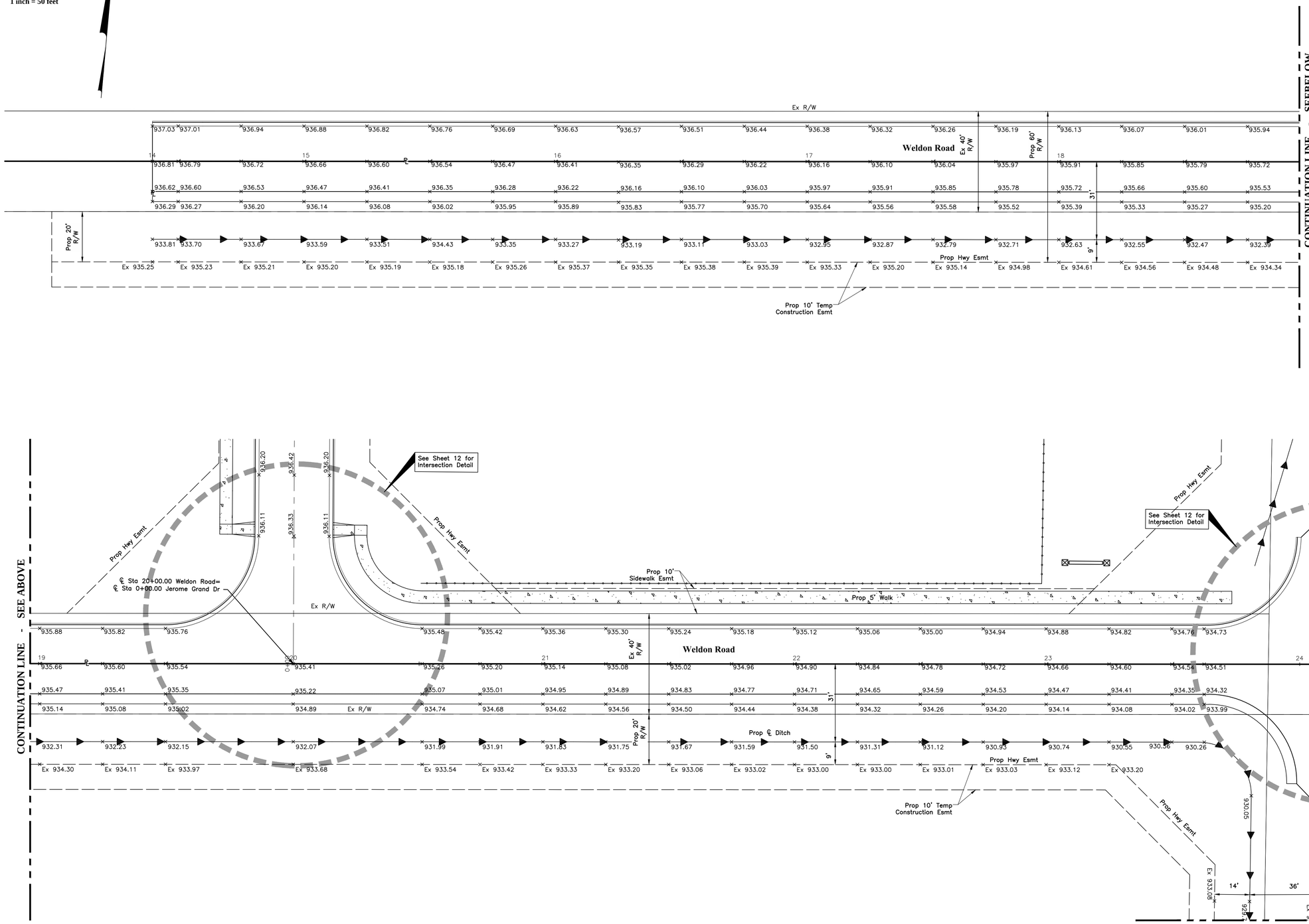
1 inch = 50 feet



LEGEND

- xxxx.xx — Proposed Top Of Pavement Elevation
- Site Boundary Line
- Sidewalk

NOTES:

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See Sheet 11–12 for Intersection and Curb Ramp Details.

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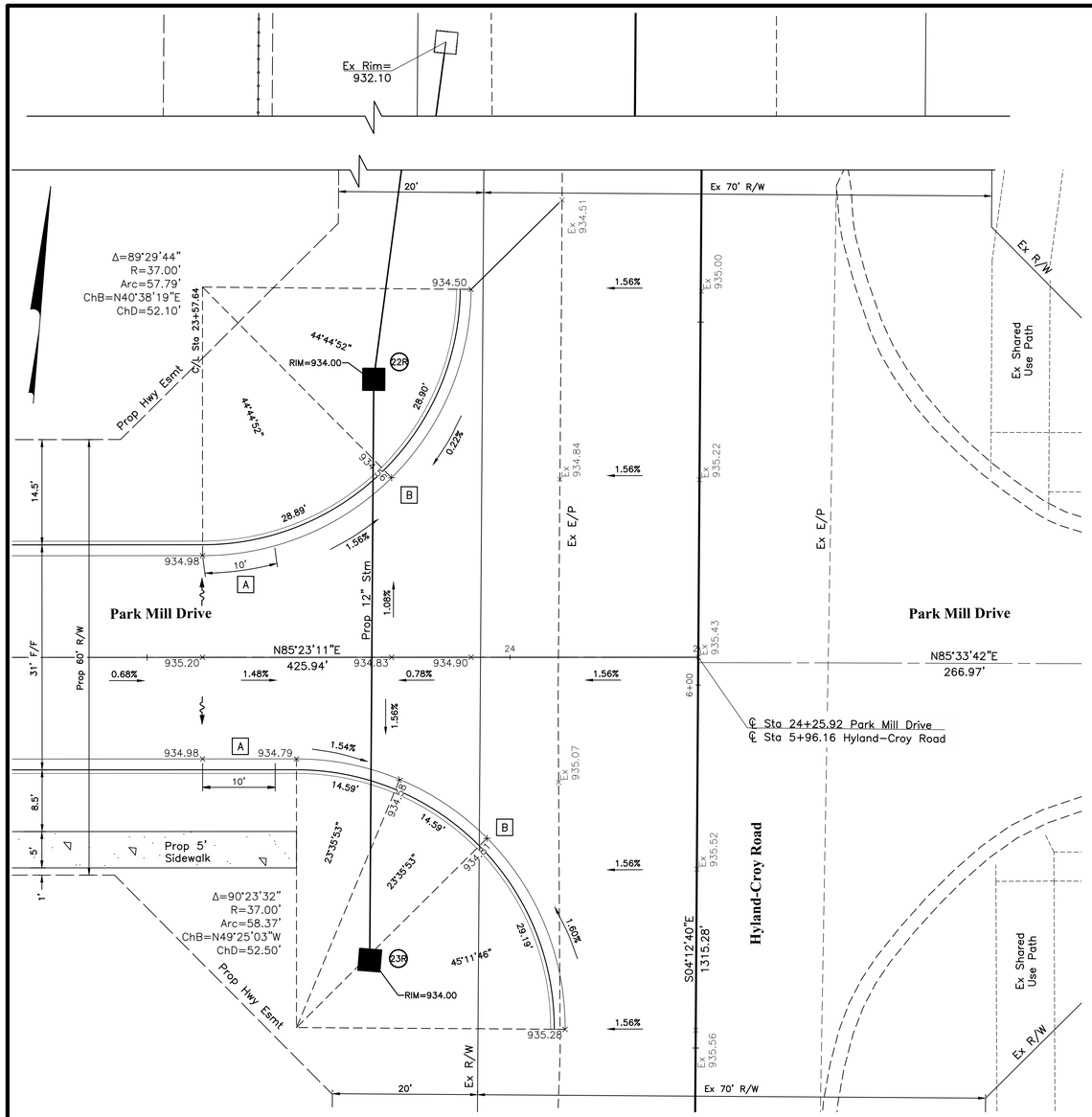


INTERSECTION DETAIL
PARK MILL DRIVE & HYLAND-CROY ROAD
Scale = 10'

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

ADA NOTE(S):

All curb ramps and sidewalks shall be constructed in full compliance with the requirements of the Americans with Disabilities Act (ADA), including all supplements or replacement drawings issued thereto.

Sidewalk shall be constructed with a longitudinal slope of less than 5.00% and a cross slope of less than 2.00%.

→ Ramps shall not exceed 13:1 maximum longitudinal slope.

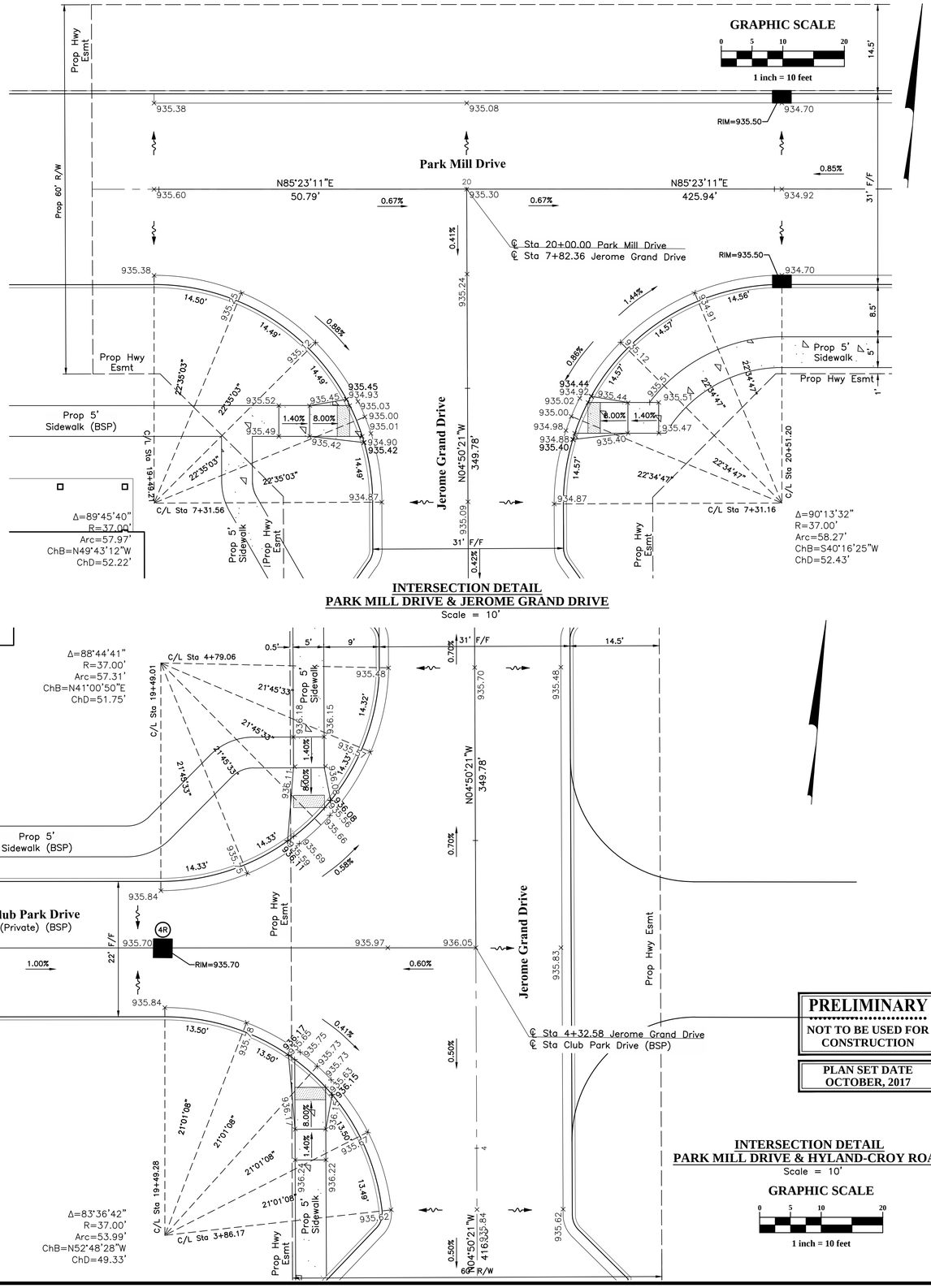
Landing areas at top and bottom of proposed curb ramps shall have a 2.00% maximum slope in all directions.

LEGEND

- Prop Sidewalk
- Prop Detectable Warning
- ×XXX.XX Prop Curb Elevation
- ×XXX.XX Prop Pvmt/Walk Elevation

A Gutter Pan shall transition from 1"/ft to 0% slope from EOP to Face of Curb over longitudinal curb length of 10' and curb shall transition from full height to 0".

B Back of curb elevation shall be flush with gutter.



INTERSECTION DETAIL
PARK MILL DRIVE & JEROME GRAND DRIVE
Scale = 10'

INTERSECTION DETAIL
PARK MILL DRIVE & HYLAND-CROY ROAD
Scale = 10'

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

PRELIMINARY
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FOR
JEROME GRAND AT JACQUEMIN FARMS
INTERSECTION & CURB RAMP DETAILS

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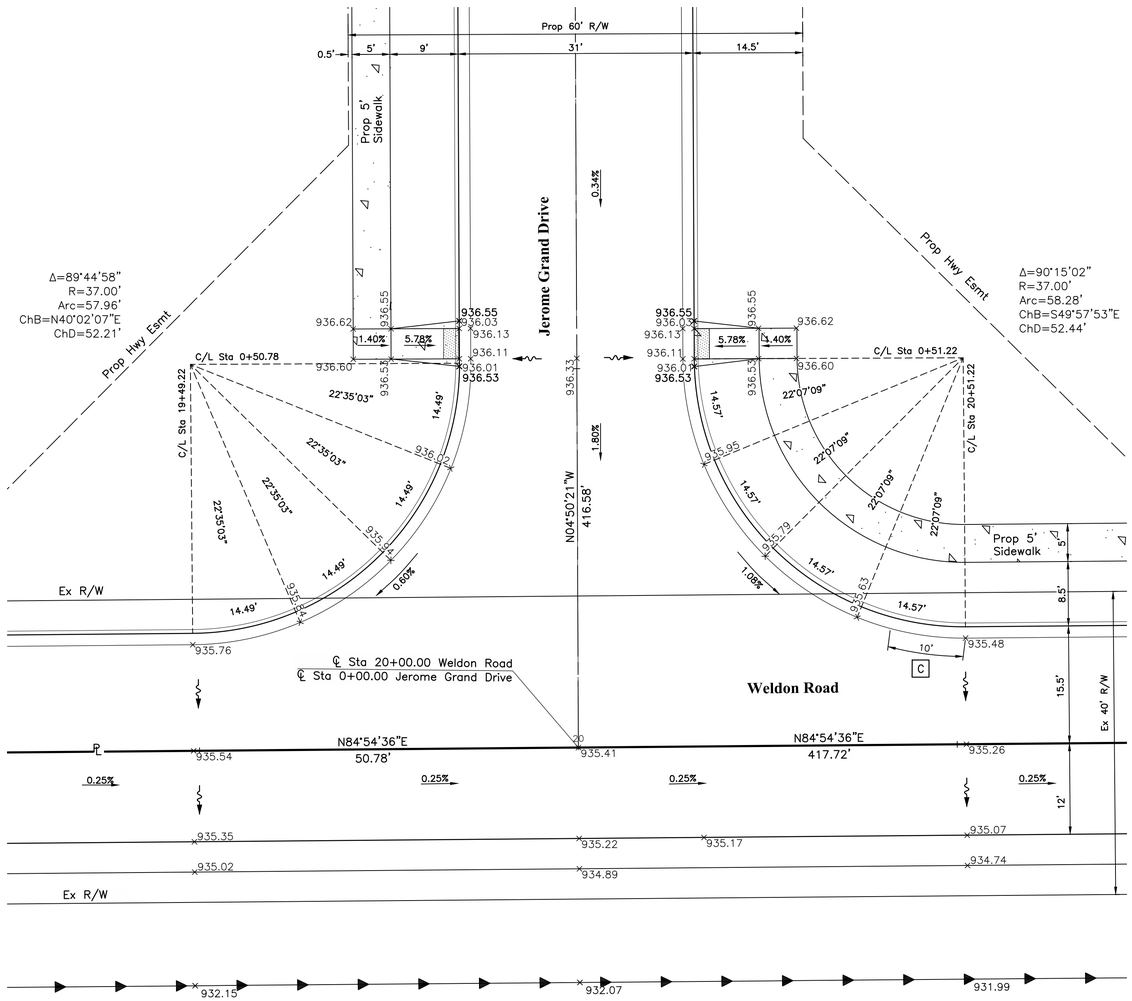

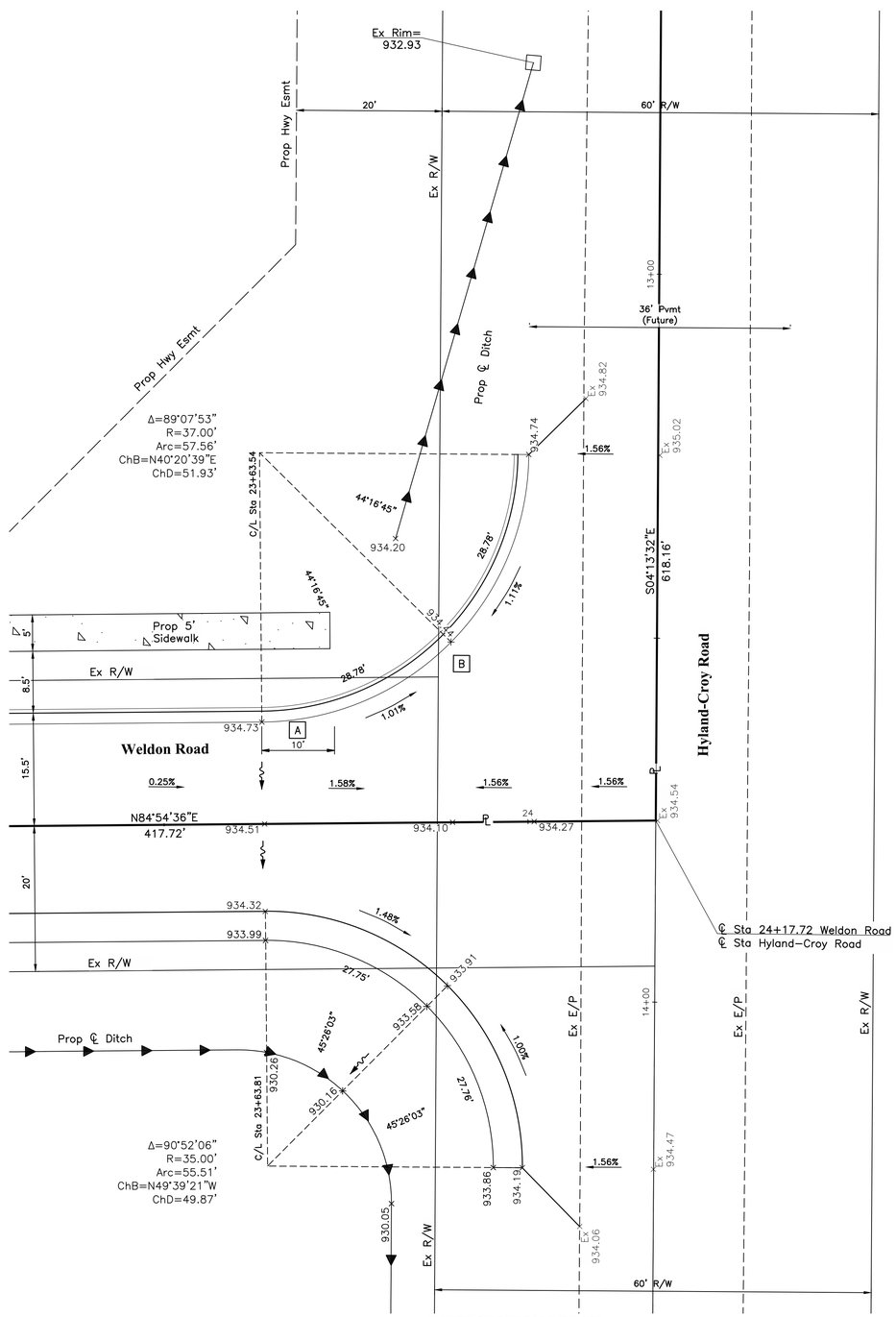

INTERSECTION DETAIL
WELDON ROAD & JEROME GRAND DRIVE
Scale = 10'

INTERSECTION DETAIL
WELDON ROAD & HYLAND-CROY ROAD
Scale = 10'

LEGEND

- Prop Sidewalk
- Prop Detectable Warning
- ×XXX.XX Prop Curb Elevation
- ×XXX.XX Prop Pvmt/Walk Elevation

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

ADA NOTE(S):

All curb ramps and sidewalks shall be constructed in full compliance with the requirements of the Americans with Disabilities Act (ADA), including all supplements or replacement drawings issued thereto.

Sidewalk shall be constructed with a longitudinal slope of less than 5.00% and a cross slope of less than 2.00%.

→ Ramps shall not exceed 13:1 maximum longitudinal slope.

\# Landing areas at top and bottom of proposed curb ramps shall have a 2.00% maximum slope in all directions.

- [A] Curb shall transition from full height to 0".
- [B] Back of curb elevation shall be flush with gutter.
- [C] Gutter Pan shall transition from 1"/ft to 0% slope from EOP to Face of Curb over longitudinal curb length of 10'.

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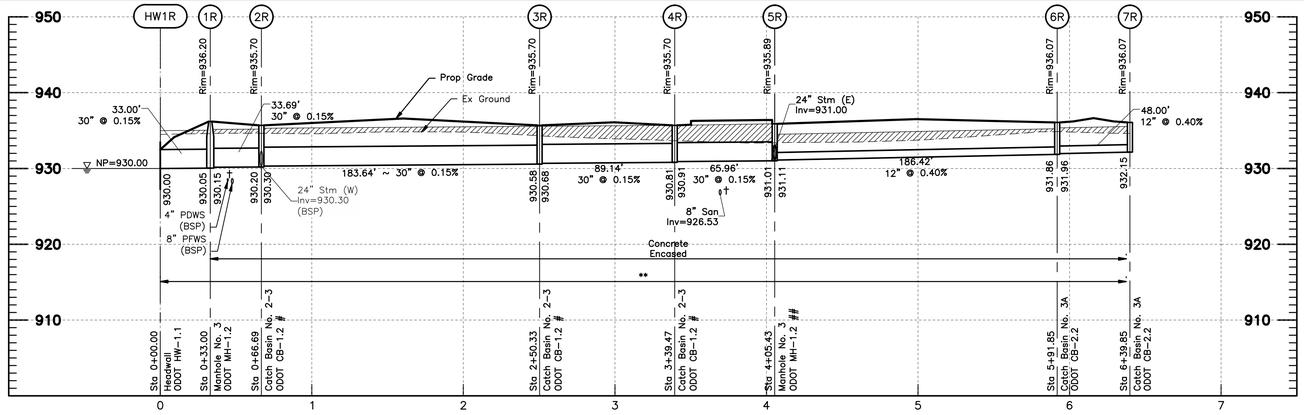
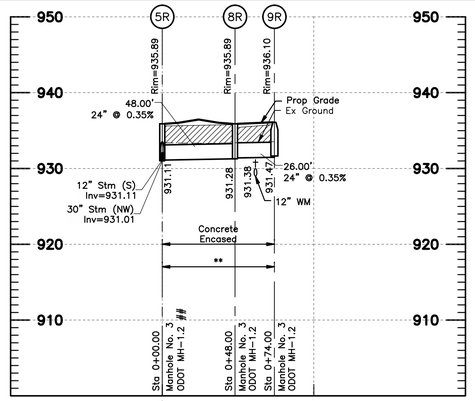




NOTES:

\# Neenah R-3405 Heavy Duty Frame & Grate

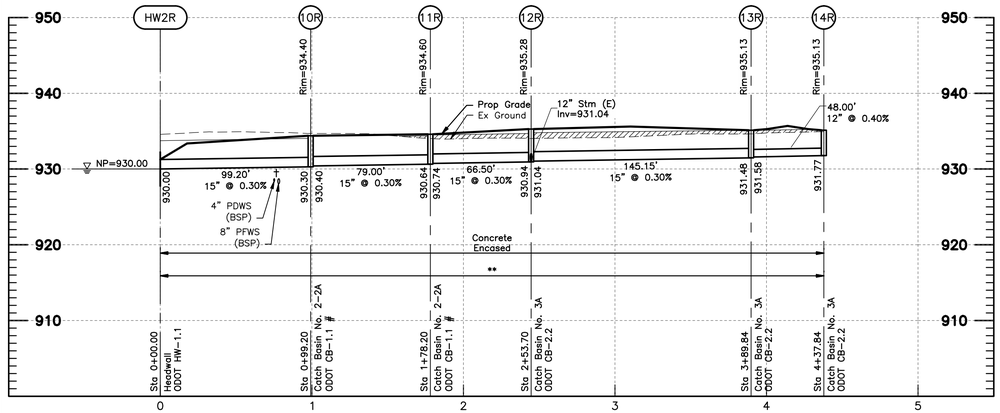
\## Manholes w/ special castings (denoted w/ ##) shall have grate and frame per Neenah R-3246-F or approved equivalent.

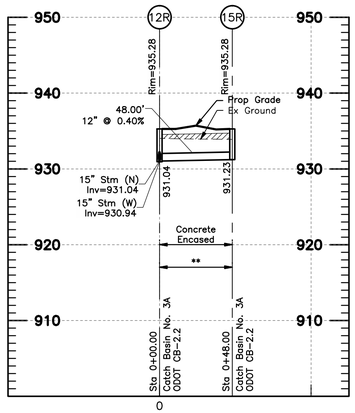
** Granular backfill per ODOT 611.06, Compacted per ODOT 304.05.

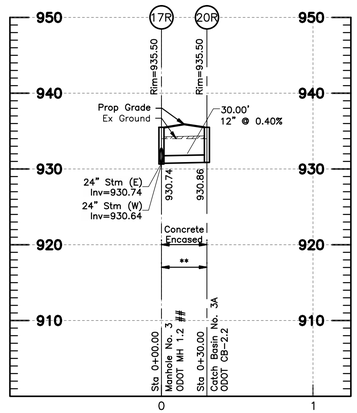
All fills are to be placed a minimum of 2.5' above the proposed storm sewer prior to the start of sewer construction, in accordance with Section 203 requirements.

Denoted thus:

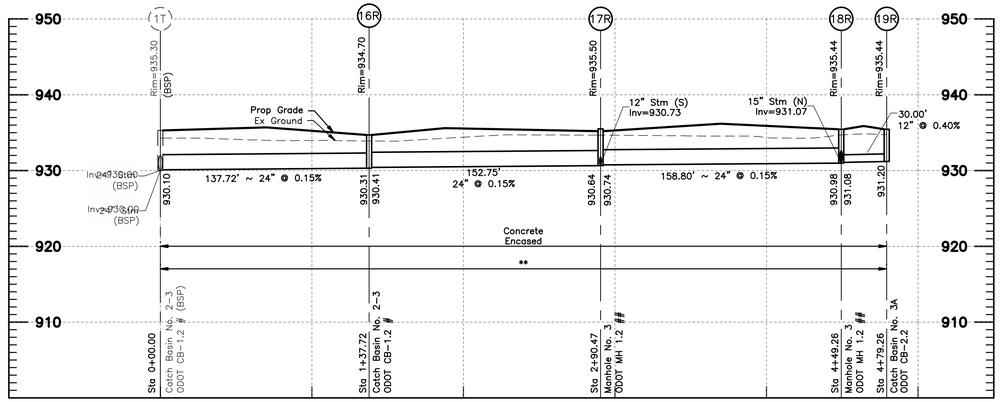
┼ Contractor shall maintain a 1.5' minimum clearance from outside of pipe to outside of pipe for all utility crossings unless otherwise noted.

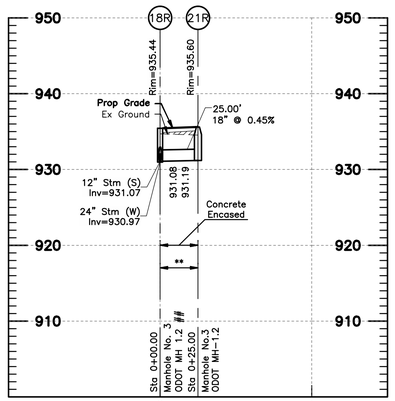












STRUCTURE COORDINATES

STRUCTURE #	NORTHING - PLAN	EASTING - PLAN	NORTHING - AS BUILT	EASTING - AS BUILT
1R	772161.4067	1778305.8743		
1T	772483.4230	1778363.8966		
2R	772127.8259	1778308.5842		
3R	772142.6901	1778491.6226		
4R	772149.9054	1778580.4715		
5R	772092.1415	1778612.3158		
6R	771906.3830	1778628.0426		
7R	771910.4323	1778675.8715		
8R	772096.0025	1778660.1606		
9R	772098.1959	1778686.0679		
10R	772269.7164	1778451.2708		
11R	772276.0699	1778530.0111		
12R	772281.4186	1778596.2911		
13R	772426.0486	1778584.0463		
14R	772430.0980	1778631.8752		
15R	772285.2800	1778644.1359		
16R	772494.5107	1778501.1679		
17R	772521.6793	1778651.4790		
18R	772534.4526	1778809.7633		
19R	772504.5498	1778812.1764		
20R	772491.7765	1778653.8922		
21R	772559.3715	1778807.7524		
22R	772571.4350	1778978.5637		
23R	772491.6477	1778984.4384		
Ex	772722.2289	1778986.3555		
HW1R	772194.2960	1778303.2202		
HW2R	772261.7366	1778352.3960		

STORM SEWER TABLE

LINE	BEARING	LENGTH	SIZE
1R-2R	S04°36'49"E	33.69'	30"
1T-16R	N85°22'56"E	137.72'	24"
2R-3R	N85°21'26"E	183.64'	30"
3R-4R	N85°21'26"E	89.14'	30"
4R-5R	S28°52'02"E	65.96'	30"
5R-6R	S04°50'21"E	186.42'	12"
5R-8R	N85°23'11"E	48.00'	24"
6R-7R	N85°09'39"E	48.00'	12"
8R-9R	N85°09'39"E	26.00'	24"
10R-11R	N85°23'13"E	79.00'	15"
11R-12R	N85°23'11"E	66.50'	15"
12R-13R	N04°50'21"W	145.15'	15"
12R-15R	N85°23'09"E	48.00'	12"
13R-14R	N85°09'39"E	48.00'	12"
16R-17R	N79°45'16"E	152.75'	24"
17R-18R	N85°23'11"E	158.80'	24"
17R-20R	S04°36'49"E	30.00'	12"
18R-19R	S04°36'49"E	30.00'	12"
18R-21R	N04°36'49"W	25.00'	18"
22R-Ex	N02°57'29"E	151.00'	12"
23R-22R	N04°12'40"W	80.00'	12"
HW1R-1R	S04°36'49"E	33.00'	30"
HW2R-10R	N85°23'09"E	99.20'	15"

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STORM SEWER PROFILES & TABLES

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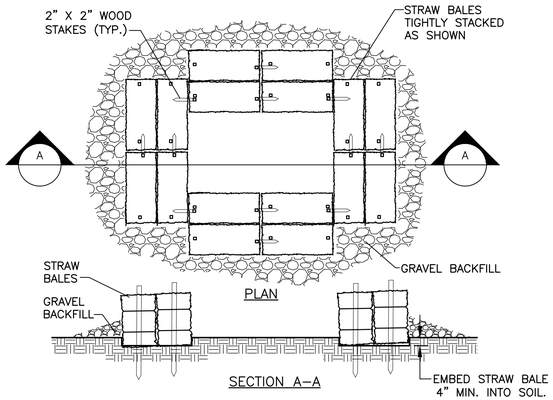
LEGEND

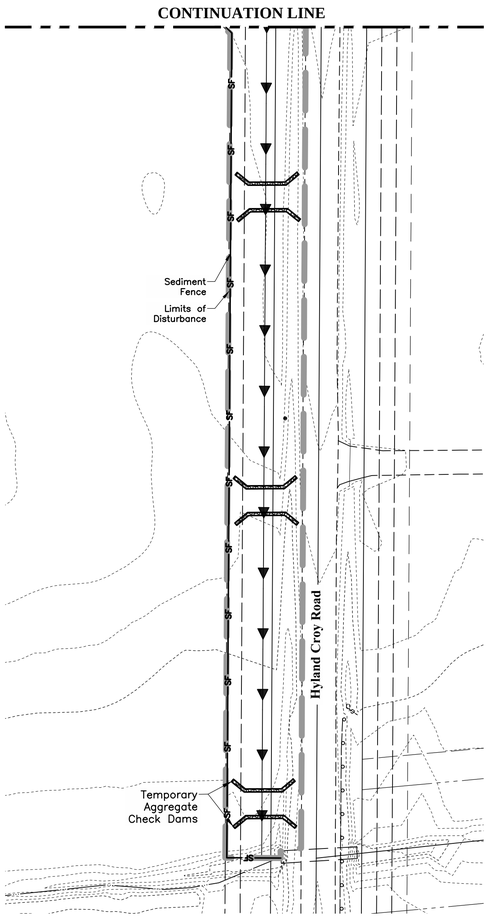
- 905 — Existing Major Contour
- 901 — Existing Minor Contour
- Stm (CB — MH) — Proposed Storm
- xxxx.xx — Proposed Pavement Elevation
- Flow Arrow
- Proposed Storm Inlet Protection (See Detail Sheet 15)
- SF — Sediment Fence, (See Detail, Sheet 15) (Contractor shall coordinate with Mass Excavation Plan)
- Limits of Disturbance
- Stabilized Construction Entrance, (See Detail, Sheet 15)
- CWA — Concrete Washout Area, (See Detail, This Sheet)

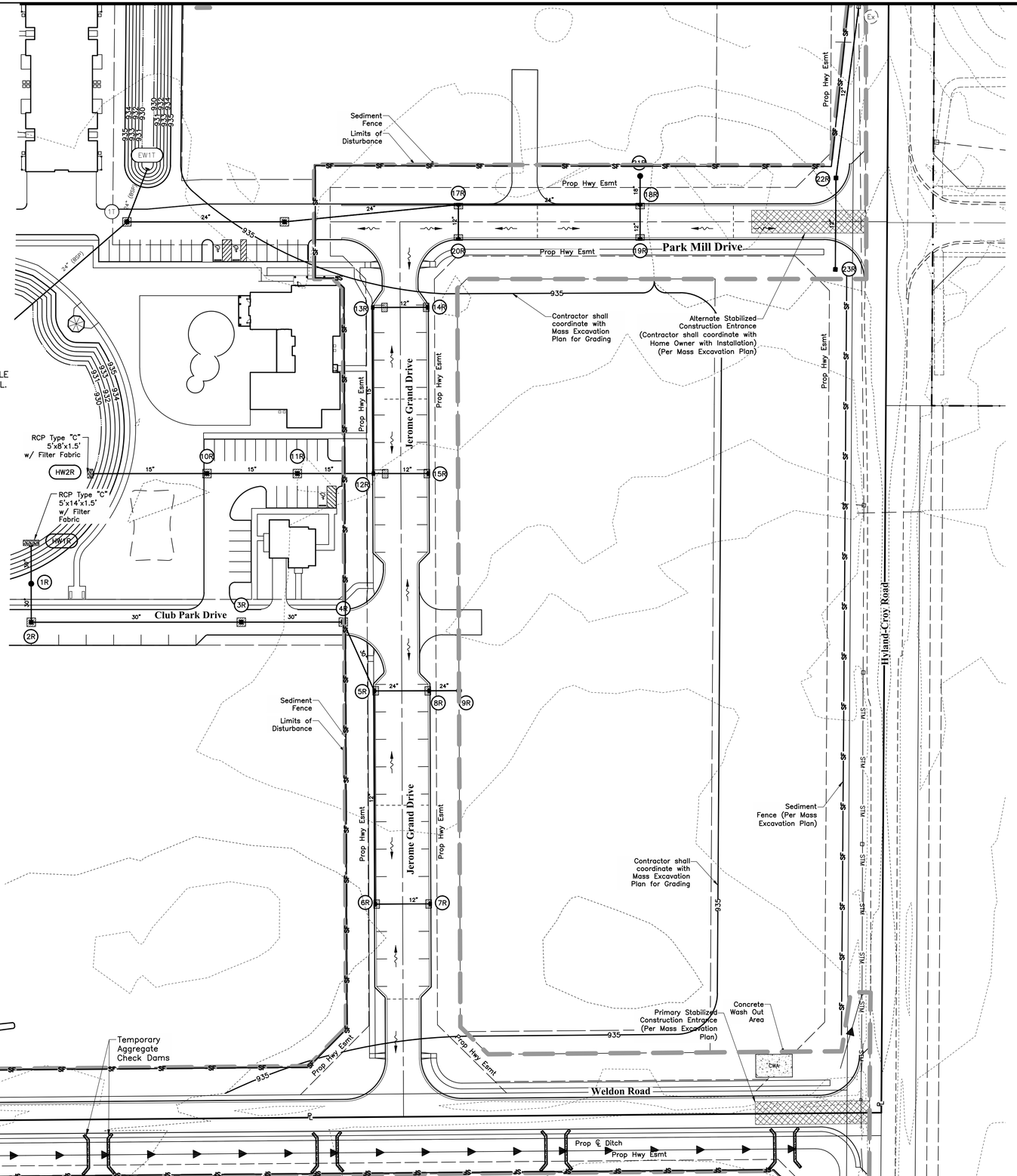


GRAPHIC SCALE

0 — 25 — 50 — 100

1 inch = 50 feet





PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE OCTOBER, 2017

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
PUBLIC ROADWAY IMPROVEMENTS PLAN
FOR

JEROME GRAND AT JACQUEMIN FARMS

STORMWATER POLLUTION PREVENTION PLAN

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: OCTOBER, 2017

SCALE: 1" = 50'

JOB NO.: 20171029

SHEET: 14/15

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3 Xrefs: 20171029-ROAD-TB, 20171029-CS-REFR-N, 20171029-CS-REFR-E

PLAN DESIGNER
EMH&T, Inc.
5500 New Albany Road
Columbus Ohio 43054
Phone: (614) 775–4500
Fax: (614) 775–4804

PROJECT OWNER
Schottenstein Real Estate Group
Wes Smith
2 Easton Oval, Suite 510
Columbus, Ohio 43219
Phone: (614) 418–8900
Fax: (614) 418–8920

PROJECT DESCRIPTION
This project will consist of soil disturbing activities which will include: clearing and grubbing; perimeter and other erosion and sediment controls; grading; excavation and embankment; storm sewer, utilities and asphalt and concrete paving.

AREA OF PROJECT SITE
The Site is approximately 3.03± acres, of which 5.75± acres will be disturbed by construction activities.

EXISTING SITE CONDITIONS
The Site is currently open field with several existing buildings and drives.

ADJACENT AREAS
The site is adjacent to Hyland–Croy Road to the east, agricultural land to the south, agricultural and single family to the north, and US 33 to the west.

RECEIVING STREAM/SURFACE WATER
Stormwater runoff is tributary to an unnamed tributary to the South Fork Indian Run.

EROSION & SEDIMENT CONTROL MEASURES
The proposed stormwater management basins (See Mass Excavation Plan) will be used as a sediment basin during construction activities. Storm sewer inlet protection will be installed on the existing and proposed inlets. Sediment fence will be installed along the north, east, west, and south perimeter of the site to manage sheet flow runoff. Muddy water encountered within excavated areas that is required to be pumped will be directed to geotextile filter bags or the sediment basin. Disturbed areas will be stabilized per the temporary and permanent seeding requirements.

POST CONSTRUCTION STORMWATER MANAGEMENT
Stormwater runoff will be collected by catch basin/curb inlet structures and routed into wet detention basin. Water quality treatment for the development will be provided by the detention system (See the Stormwater Management report for further details and supporting calculations).

SITE CONTACT
Schottenstein Real Estate Group
Wes Smith
2 Easton Oval, Suite 510
Columbus, Ohio 43219
Phone: (614) 418–8900
Fax: (614) 418–8920

SEQUENCE OF CONSTRUCTION
1. Establish a temporary stabilized construction entrance
2. Install perimeter sediment fence.
3. Install proposed storm sewer.
4. Clear and grub site and commence with grading activities.
5. Seed and mulch the disturbed areas.

CONTRACTORS RESPONSIBILITY
Details have been provided on this plan in an effort to help the Contractor provide erosion and sedimentation control. The details shown on the plan shall be considered a minimum. Additional or alternative details may be found in the O.D.N.R. Manual "Rainwater and Land Development." The Owner and Contractor shall be solely responsible for providing necessary and adequate measures for proper control of erosion and sediment runoff from the site along with proper maintenance and inspection in compliance with the NPDES General Permit for Storm Discharges Associated with Construction Activity.

The Contractor shall provide a schedule of operations to the Owner. The schedule should include a sequence of the placement of the sedimentation and erosion control measures that provides for continual protection of the site throughout the earth moving activities.

Prior to Construction Operations in a particular area, all sedimentation and erosion control features shall be in place. Field adjustments with respect to locations and dimensions may be made by the Engineer.

The Contractor shall place inlet protection for the sedimentation control immediately after construction of the catch basins or inlets that are not tributary to a sediment basin or dam.

It may become necessary to remove portions of sedimentation controls during construction to facilitate the grading operations in certain areas. However, the controls shall be replaced upon grading or during any inclement weather.

The Contractor shall be responsible to have the current Storm Water Pollution Prevention Plan immediately available or posted on site.

The Contractor shall be responsible to ensure that off–site tracking of sediments by vehicles and equipment is minimized. All such off–site sediment shall be cleaned up daily.

The Contractor shall be responsible to ensure that no solid or liquid waste is discharged into storm water runoff. Untreated sediment–laden runoff shall not flow off of the site without being directed through a control practice. Concrete trucks will not be allowed to wash out or discharge surplus concrete into or alongside rivers, streams, or creeks or into natural or man–made channels or swales leading thereto. Concrete wash water and surplus concrete shall be confined to approved areas; after solidifying, these waste materials shall be removed from the site.

MAINTENANCE
It is the Contractor's responsibility to maintain the sedimentation and erosion control features on this project. Any sediment or debris that has reduced the efficiency of a control shall be removed immediately. Should a structure or feature become damaged, the Contractor shall repair or replace it at no cost to the Owner.

Street cleaning is required through the duration of the construction project. This includes sweeping, power cleaning and manual (if necessary) removal of dirt or mud in the street.

INSPECTIONS
The NPDES permit holder shall provide qualified personnel to conduct site inspections ensuring proper functionality of the erosion and sedimentation controls. All erosion and sedimentation controls are to be inspected once every seven calendar days or within 24 hours of a 1/2 inch storm event or greater. Records of the site inspections shall be kept and made available to jurisdictional agencies if requested.

STREET CLEANING
Street Cleaning (on an as–needed basis) is required through the duration of this construction project. This includes sweeping, power cleaning and (if necessary) manual removal of dirt or mud in the street gutters.

TEMPORARY SEEDING
The limits of seeding and mulching are assumed to be the Limits of Disturbance as indicated on this sheet. All areas not designated to be seeded shall remain under natural ground cover. Those areas disturbed outside the seeding limits shall be seeded and mulched at the Contractor's expense.

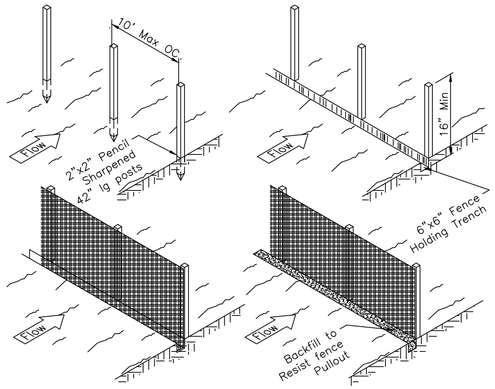
"Temporary seeding" No area for which grading has been completed shall be left unseeded or unmulched for longer than 14 days. If permanent seed is not applied at this time, temporary seeding shall be done at the following rates:

March 1 to August 15
Seed: Oats
Fertilizer: (12:12:12) 2 lbs/1,000 Sq Ft
Mulch (Straw or Hay) 12 1/2 lbs/1,000 Sq Ft
2 tons/acre

August 15 to November 1
Seed: Annual Rye
Fertilizer: (12:12:12) 2 lbs/1,000 Sq Ft
Mulch: (Straw of Hay) 12 1/2 lbs/1,000 Sq Ft
2 tons/acre

November 1 to Mulch 1
Much (ONLY): (Straw of Hay) 2 tons/acre

PERMANENT SEEDING
Disturbed areas that are at final grade are required to be permanently stabilized within 7 days of reaching final grade. Disturbed areas within 50 feet of a surface water of the state are required to be stabilized within 2 days of reaching final grade. Any disturbed areas that will lie dormant for more than 1 year are required to be permanently stabilized within 7 days of the most recent disturbance. Disturbed areas are to be permanently stabilized per Item 659.



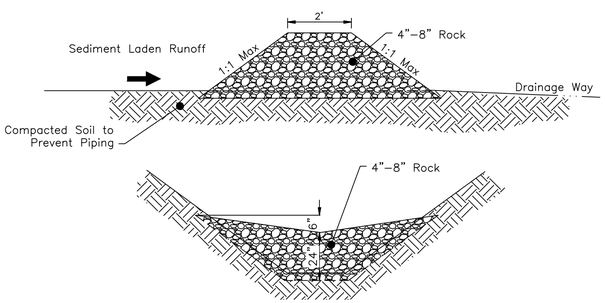
SILT FENCE
Scale: Not to Scale

Material Properties:
1. The height of a silt fence shall not exceed 36–inches (higher fences may impound volumes of water sufficient to cause failure of the structure).
2. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum of a 6 inch overlap, and securely sealed. At a minimum, filter fabric shall meet the guidelines set forth by the O.D.N.R. Storm Water Manual.
3. Posts shall be spaced a maximum of 10 feet apart at the barrier location and driven securely into the ground (minimum of 16–inches). Wood posts will be a minimum of 42" long.
4. A trench shall be excavated approximately 6–inches wide and 6 inches deep along the line of posts and upslope from the barrier.
5. The standard strength filter fabric shall be stapled or wired to the fence, and 8–inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36–inches above the original ground surface.
6. Filter fabric shall not be stapled to existing trees.
7. The trench shall be backfilled and soil compacted over the filter fabric.
8. Silt fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.
9. Silt fences and filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
10. To prevent water ponded by the silt fence from flowing around the ends, each end shall be constructed upslope so that the ends are at a higher elevation.

Maintenance:
1. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.
2. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one–half the height of the barrier.
3. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

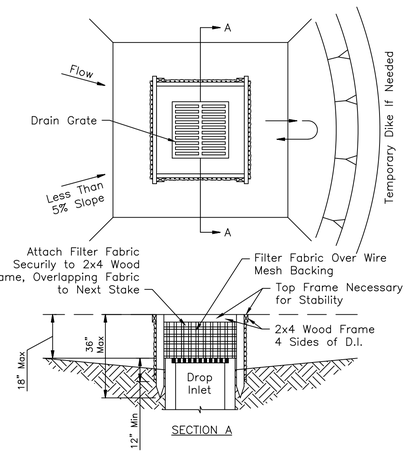
Note: The use of straw wattles has proven to be a versatile and effective ESC BMP, especially in residential settings. Straw wattles may be substituted for silt fence in linear installation.

For minimum criteria for the Silt Fence Fabric, reference ODOT 712.09, Type C.



Maintenance:
1. Aggregate check dams shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
2. Close attention shall be paid to the repair of damaged check dams, end runs and undercutting beneath dams.
3. Necessary repairs to check dams shall be accomplished promptly.
4. Sediment deposits should be removed after each rainfall.
5. They must be removed when the level of deposition reaches approximately one–half the height of the barrier.
6. Any sediment deposits remaining in place after the aggregate is no longer required shall be dressed to conform to the existing grade, prepared and seeded.

AGGREGATE CHECK DAM
Scale: Not to Scale



Notes:
1. Drop inlet sediment barriers are to be used for small, nearly level drainage areas (less than 5%).
2. Use 2"x4" wood or equivalent metal stakes, 3' minimum length.
3. Install 2"x4" wood top frame to insure stability.
4. The top of the frame (ponding height) must be well below the ground elevation downslope to prevent runoff from by–passing the inlet. A temporary dike may be necessary on the downslope side of the structure.
5. Filter fabric material shall have an equivalent opening size 20–40 sieve and be resistant to sunlight.

Maintenance:
1. Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, the fabric shall be replaced promptly.
2. Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one–half the height of the barrier.
3. Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.

To be used on Structures: 2R–4R, 10R, 11R, & 16R

FILTER FABRIC INLET PROTECTION
Scale: Not to Scale



Installation:
Stand Grate On End. Slide The Dandy Curb Bag On W/ Curb Filter On Top Of The Grate. Pull Excess Down. Lay Unit On Its Side. Carefully Tuck Flap In. Press Velcro Strips Together. Install The Unit Making Sure Front Edge Of Grate Is Inserted In Frame First Then Lower Back Into Place. Press Velcro Dots Together That Are Located Under Lifting Straps. This Ensures Straps Remain Flush With Gutter.

Maintenance:
With A Stiff Bristle Broom Or Square Point Shovel Remove Silt & Other Debris Off Surface After Each Event.

To be used on Structures: 5R–8R, 12R–15R, 17R–20R

BEAVER DAM INLET PROTECTION
Scale: Not to Scale

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE OCTOBER, 2017

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO
PUBLIC ROADWAY IMPROVEMENTS
FOR
JEROME GRAND AT JACQUEMIN FARMS
STORMWATER POLLUTION PREVENTION NOTES & DETAILS

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
OCTOBER, 2017

SCALE
As Noted

JOB NO.
20171029

SHEET
15/15

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1 Xref: 20171029–ROAD–TB

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

September 13, 2017

Wesley Smith, PE | Vice President
Engineering and Development
Schottenstein Real Estate Group
2 Easton Oval, Suite 510
Columbus, OH 43219

Subject: **Jacquemin Farms – City of Marysville Utilities**
Parcels 1700310380000, 1700310381000 and 1700310360000

Dear Wes,

Based on the attached exhibits, there is downstream gravity sanitary sewer at an appropriate elevation and size for the proposed development ("Jacquemin Farms", Parcels 1700310380000, 1700310381000 and 1700310360000) adjacent to this project. To ensure adequate looping, adequate water service can be obtained from both SR 161 / Post Road (to the south) and Montgomery / Weldon Road (to the west, under US 33). Our water and wastewater treatment facilities also have adequate capacity to provide utility service to this development.

The properties that you are contemplating developing are currently within our Exclusive Service Area (pertaining to water and wastewater utilities) as established by the Union County / City of Marysville Asset Purchase Agreement. .

Due to the ongoing development within this sewershed area, additional upgrades / capacity fee surcharges will be needed for the City's downstream wastewater pump station (Pump Station #2, located on Industrial Parkway near Frazier Drive) and water system (fire flow) upgrades.

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,

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

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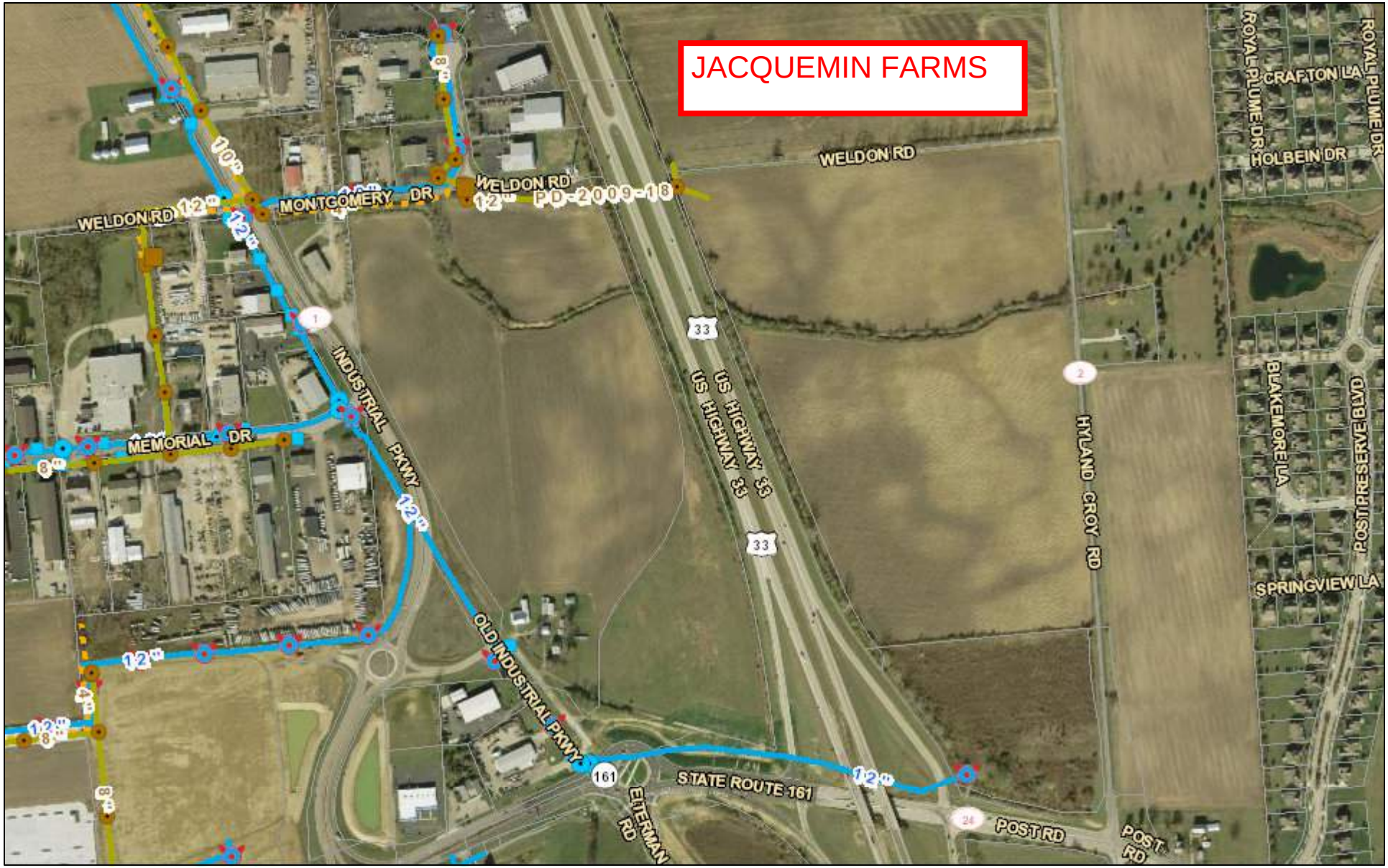
City of Marysville Viewer



March 21, 2017

1:6,400

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

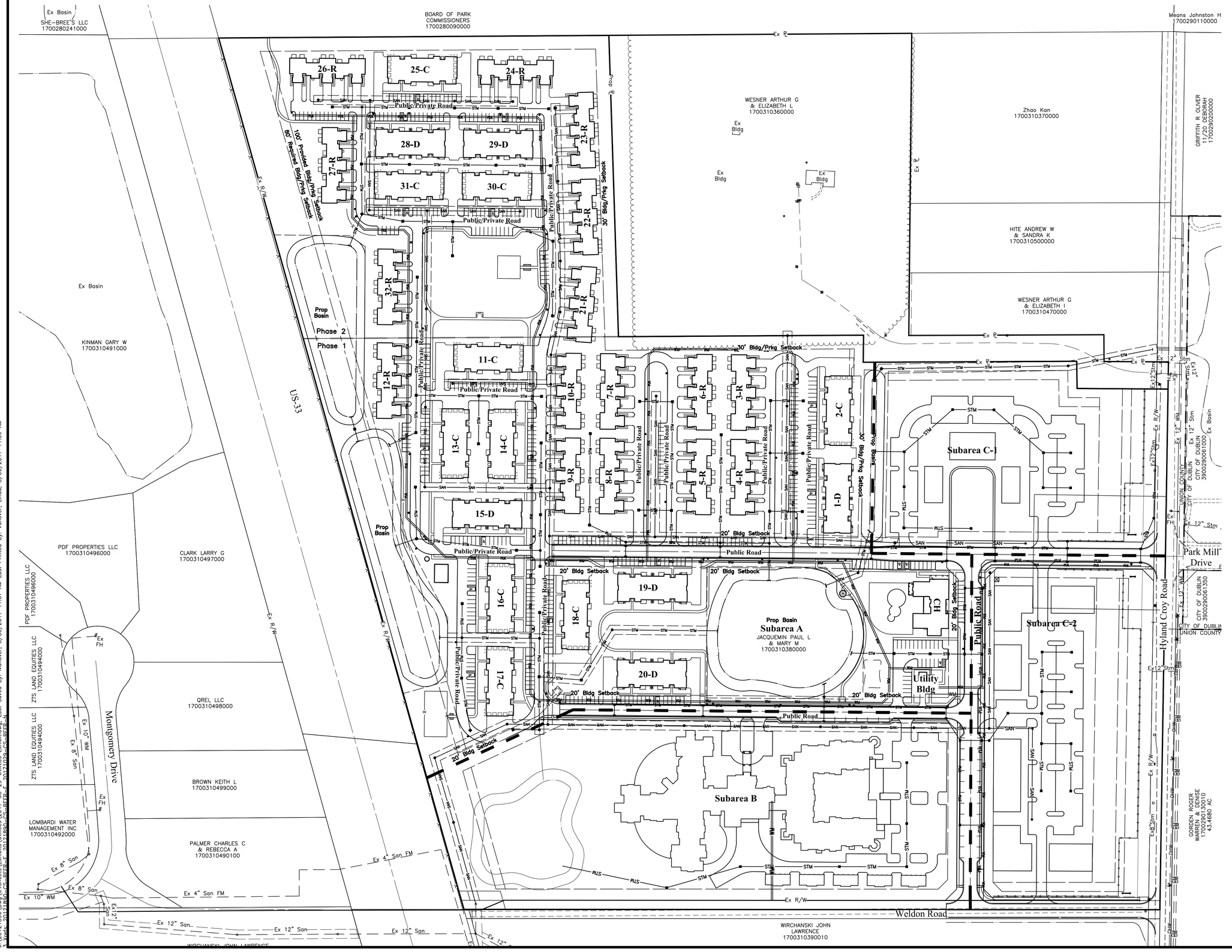
City of Marysville GIS Department

- Sewer Clean Outs
- Meter Pit
- Sanitary Sewer Gravity Laterals

Sanitary Sewer Structures

- Lift Station
- Sanitary Sewer Manholes
- Sanitary Sewer Pressurized Mains
- Sanitary Sewer Gravity Mains
- Water Hydrants

City of Marysville GIS Department | City of Dublin staff, volunteers and contractors of such |



LEGEND

- Proposed Storm Sewer
- Proposed Sanitary Sewer
- Proposed Public Water Main
- Proposed Private Domestic Service
- Proposed Private Fire Protection Main
- Existing Gas Main
- Existing Overhead Utility Wires
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Watermain

NOTE:

Utility Sizes/layout subject to final engineering.

SITE DATA:

GROSS SITE AREA	60.43± Ac.
Ex. Hyland–Croy R.O.W.	0.7± Ac.
Prop. Hyland–Croy R.O.W.	0.7± Ac.
Ex. Weldon Road R.O.W.	0.7± Ac.
Total Net Site Area	58.3± Ac,
SUBAREA A - RESIDENTIAL	
Total Acreage	35.7± Ac.
Units	300 D.U.
Density	8.4± DU/AC
SUBAREA B - ADULT LIVING FACILITY	
Total Acreage	10.6± Ac.
Units	250 Beds
Density	23.6± Beds/AC
SUBAREA C1 -COMMERCIAL	
Total Acreage	5.6± Ac.
SUBAREA C2 -COMMERCIAL	
Total Acreage	6.5± Ac.

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

REVISIONS

MARK	DATE	DESCRIPTION

SCHOTTENSTEIN REAL ESTATE GROUP

JEROME TOWNSHIP, UNION COUNTY, OHIO

JACQUEMIN FARMS

OVERALL PRELIMINARY UTILITY PLAN

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: August 30, 2017

SCALE: 1" = 100'

JOB NO.: 20121890

SHEET: 1 / 1

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Xrefs: 20121890-CS-REFR-F_20121890-CS-REFR-F_20171029-CS-REFR-N

EXHIBIT 4

CITY OF MARYSVILLE
GROWTH AREA

ORIGINAL 9/6/2005
LAST REVISED 7/7/2017

Legend

- Eversole Run Development Area (2010)
- Marysville Growth Area (2005)
- Incorporated Areas
- Current Marysville Exclusive Service Area
- Proposed Additional Marysville Exclusive Service Area

0 1 2 Miles

Union County Commissioners

CITY OF marysville

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

November 2, 2017

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

Subject: **Jerome Grand at Jacquemin Farms**
Preliminary Plat Comments

The City of Marysville has reviewed the Preliminary Plat for the Jerome Grand at Jacquemin Farms 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 for the proposed public waterline infrastructure in the following areas:
    a. Along the south side of Park Mill Drive – as previously mentioned, the City prefers separate utility easements in conjunction with the proposed right-of-way easements.
    b. Across Jerome Grand Drive from the connection to public waterline and terminating at the proposed master meter location

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)

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*

November 3, 2017

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

Re: Jerome Grand at Jacquemin Farms – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on October 23, 2017. 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 revised traffic impact study (TIS) was received by our office on October 18, 2017. Along with the City of Dublin, our office is in review of this study. No public roadway infrastructure 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 needed to mitigate the traffic impact generated by this development.
2. All off-site road improvements needed for opening day are to be constructed at the same time with the internal roadway infrastructure.
3. Warranty deed right of way will be required for all public roadways within the development.
4. A minimum of 60' right of way width is required for all public roadways. For Weldon Road, additional roadway easement is acceptable to accommodate the minimum width requirement for all property not controlled by the development.
5. Deed restrictions and covenant draft does not appear to include language restricting construction within easements. Please ensure final restrictions and covenants include this language.
6. A shared use path shall be constructed along the entire frontage of Subareas C-1 and C-2 upon their development to provide pedestrian connectivity through the Hyland-Croy corridor.
7. Provide a clear label and definition of all easements within the development, including who all easements are granted to.
8. Per Jerome Township Fire Department comments, provide dry hydrants adjacent to all retention basin locations.
9. Provide an indication of approval from Jerome Township Fire Department that hydrant spacing is acceptable, and that maneuverability concerns throughout the development are met.
10. Provide a clear delineation/annotation of private versus public roadways.
11. Provide intersection site distance exhibits for all access points to Hyland-Croy Road in the construction documents.
12. Provide future access point locations for Subareas C-1, C2 and lots 4 and 5 in the construction documents.

13. Revise the access drive location for the existing Jacquemin Farms building to align with Jacquemin Grand Drive.
14. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.
15. For public roadways, all storm sewer shall be kept out of the pavement footprint, with the exception of crossings perpendicular to the centerline.
16. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
17. Further analysis will be conducted during review of the Stormwater Management Report to determine if stormwater infrastructure proposed for this development will be required to be on Ditch Maintenance.
18. Provide detailed construction drawings to private utility providers.

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, 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)