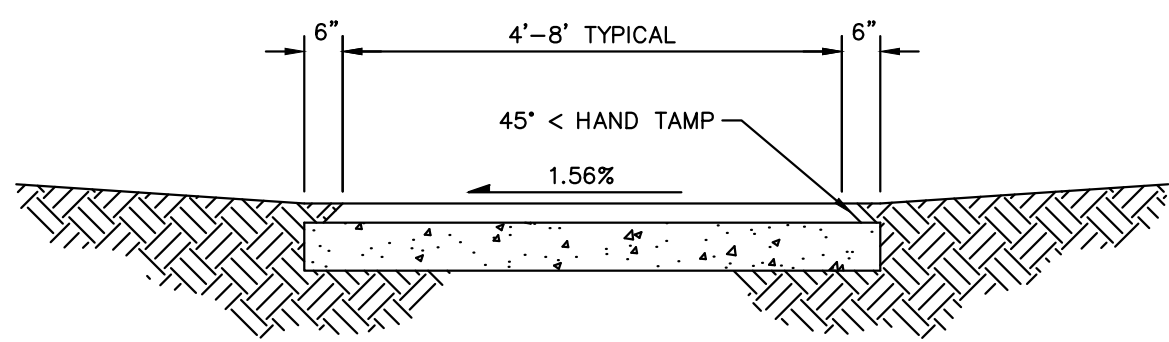


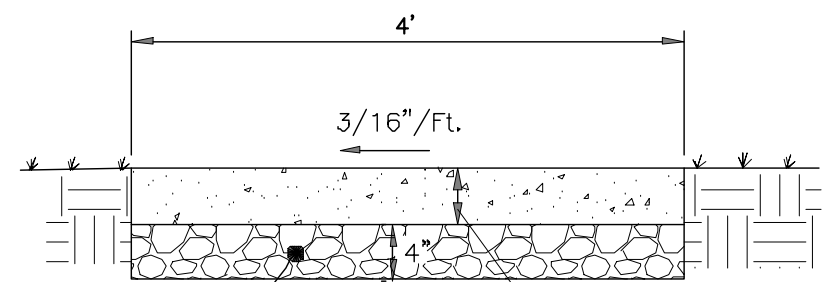
Drawing name: K:\CLB_LDEV\190013029 Pulte Homes Crozer Barton\2 Design\CAD\PlanSheets\Title Sheet.dwg TYPICAL SECTIONS Jul 23, 2026 10:05am by Mitch.Fletcher
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- NOTES:
1. ANGLE HAND TAMP AT 45°
 2. ITEM 441 - 2.5" ASPHALT CONCRETE SURFACE COURSE (LIGHT TRAFFIC), PG 64-22
 3. ITEM 304 - 6" AGGREGATE BASE
 4. ITEM 204 - SUBGRADE COMPACTION

ASPHALT MULTIUSE PATH DETAIL

NOT TO SCALE



Item 304, Crushed Aggregate Base Cost to be Included in the Price Bid for ODOT CMS Item 608, Sidewalk, Sq. Ft.

Sidewalk Joints (Price shall be included w/Item 608) Shall be in Accordance With ODOT CMS Item 608.03 Unless Otherwise Detailed as a part of the Architectural Plans.

TYPICAL SIDEWALK SECTION

NOT TO SCALE

PAVEMENT LEGEND

1. ITEM 441 - 1-1/4" ASPHALT SURFACE COURSE, HEAVY TRAFFIC, TYPE 1 (448) PG 64-22
- 2A. ITEM 441 - 2-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE, HEAVY TRAFFIC, TYPE 1 (448) PG 64-22
- 2B. ITEM 441 - 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE, HEAVY TRAFFIC, TYPE 1 (448) PG 64-22
- 3A. ITEM 301 - 7.5" BITUMINOUS AGGREGATE BASE
- 3B. ITEM 301 - 6" BITUMINOUS AGGREGATE BASE
4. ITEM 304 - 4" CRUSHED AGGREGATE BASE
5. ITEM 204 - SUBGRADE COMPACTION
6. ITEM 407 - TACK COAT FOR INTERMEDIATE COURSE (0.1 GAL/SY)
7. ITEM 407 - TACK COAT (0.075 GAL/SY)
8. ITEM 609 - COMBINATION CURB AND GUTTER (PER UNION COUNTY STD DWG 07)
9. ITEM 605 - 4" PIPE UNDERDRAIN
10. ITEM 659 - SEEDING AND MULCHING
11. ITEM 653 - 3" TOPSOIL

SITE DATA TABLE

SUBAREA A:

MINIMUM LOT AREA: 5,520 SQ FT
MINIMUM LOT WIDTH: 46 FT
MAXIMUM LOT COVERAGE: 75%
MINIMUM FRONT YARD SETBACK: 15 FT
MINIMUM SIDE YARD SETBACK: 5 FT
MINIMUM REAR YARD SETBACK: 15 FT

STREET SETBACKS:

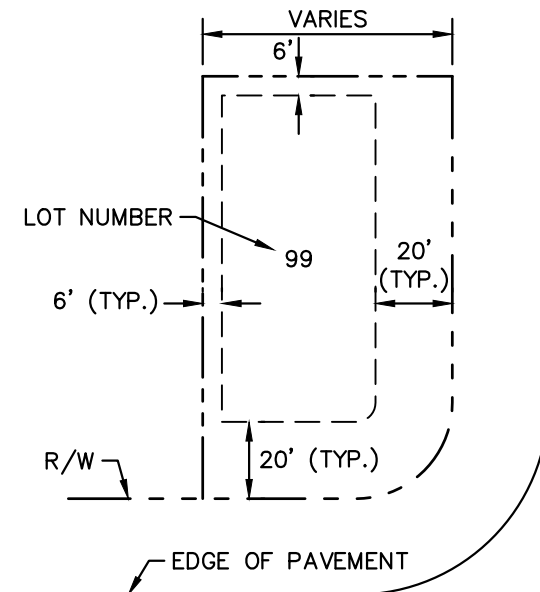
CARRIER RD: 30 FT FOR SIDE LOT LINE
MITCHELL-DEWITT RD: 65 FT FOR REAR LOT LINE
NEW CALIFORNIA DR: 65 FT FOR REAR LOT LINE
LOCAL STREET: 30 FT FOR SIDE LOT LINE
50 FT FOR REAR LOT LINE
30 FT FOR REAR LOT LINE

PERIMETER SETBACKS:

NORTHERN PERIMETER: 25 FT FOR ANY LOT LINE
EASTERN PERIMETER: 50 FT FOR ANY LOT LINE
SOUTHERN PERIMETER: 50 FT FOR ANY LOT LINE
WESTERN PERIMETER: 25 FT FOR ANY LOT LINE
SUBAREA B: 30 FT FOR ANY LOT LINE

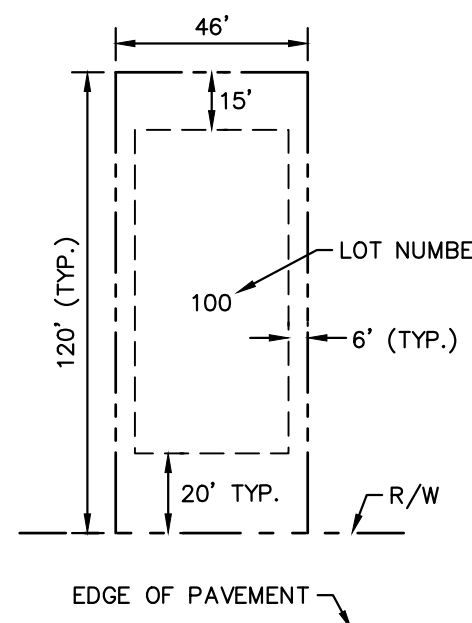
SUBAREA B:

MAXIMUM LOT COVERAGE: 35%
FRONT YARD SETBACK: 35 FT
SIDE YARD SETBACK: 25 FT
REAR YARD SETBACK: 25 FT



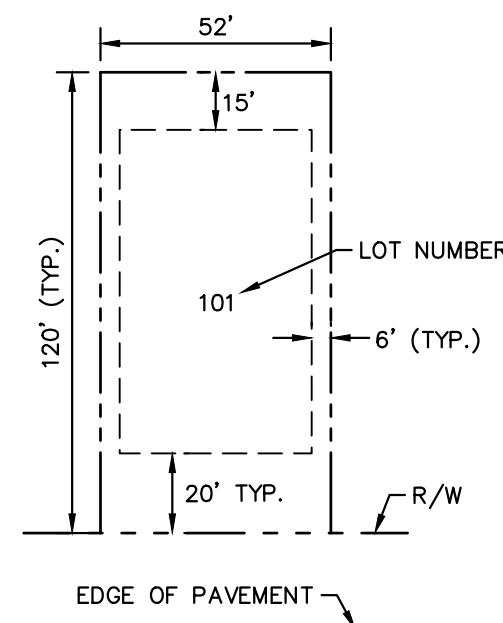
TYPICAL CORNER LOT DETAIL

NOT TO SCALE



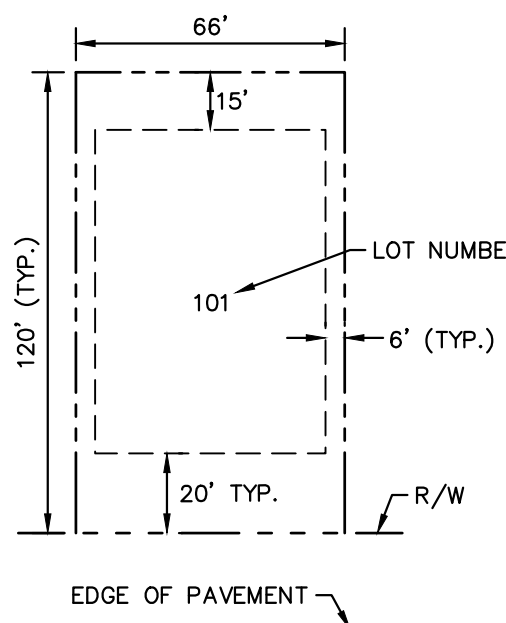
TYPICAL 46' LOT DETAIL

NOT TO SCALE



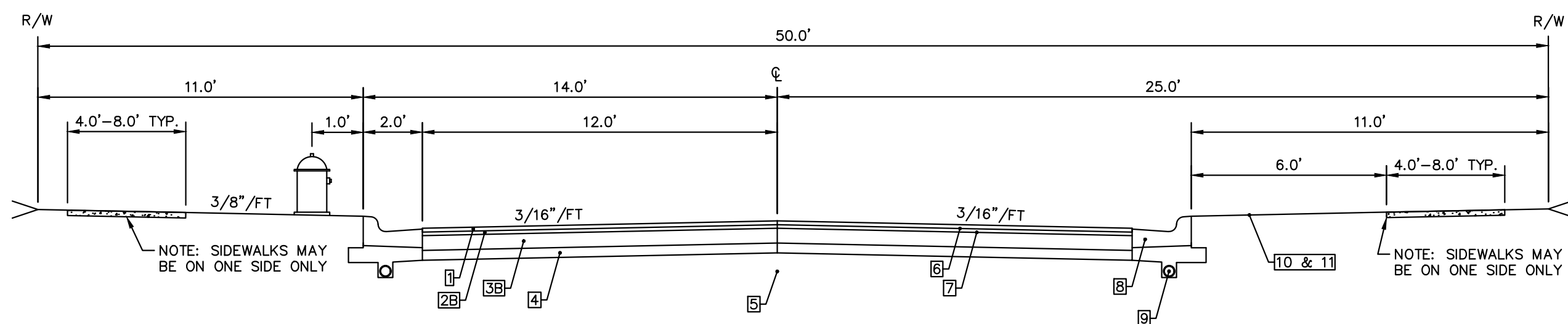
TYPICAL 52' LOT DETAIL

NOT TO SCALE



TYPICAL 66' LOT DETAIL

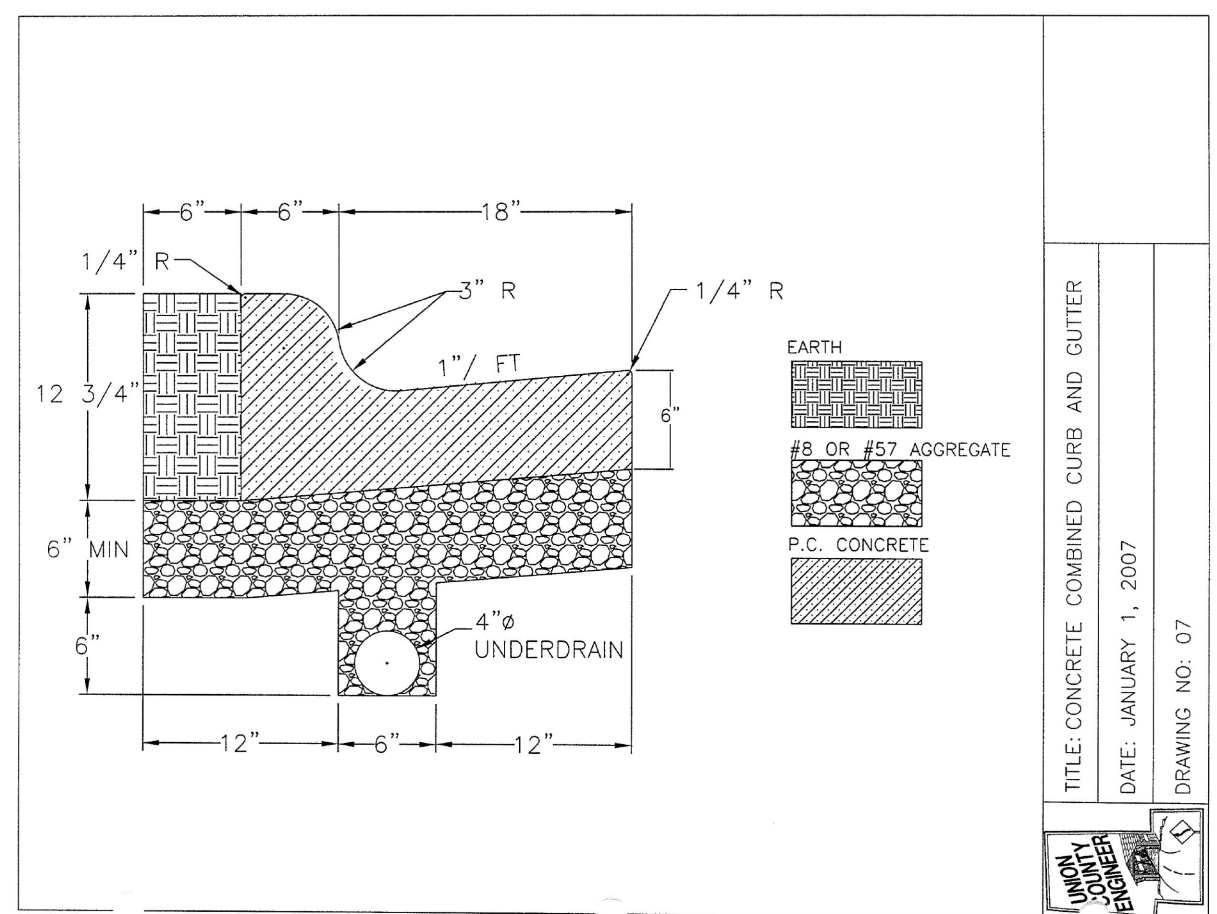
NOT TO SCALE



LOCAL ROAD TYPICAL SECTION

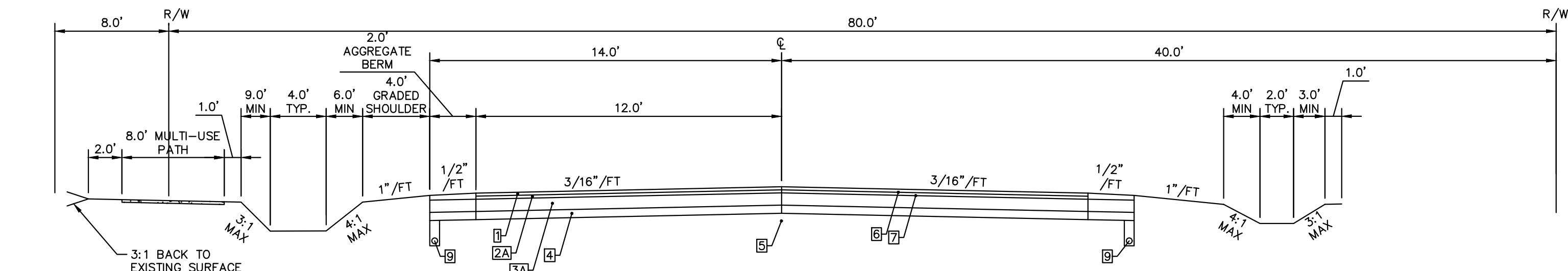
NOT TO SCALE

ROCK BRIDGE BLVD
MAYGRASS LN
TETON ST
OSARKS DR
WASATCH LN



CONCRETE COMBINED CURB & GUTTER

NOT TO SCALE



2-LANE MINOR COLLECTOR ROAD TYPICAL SECTION 4'

WIDE AND 1.5' DEEP DITCH

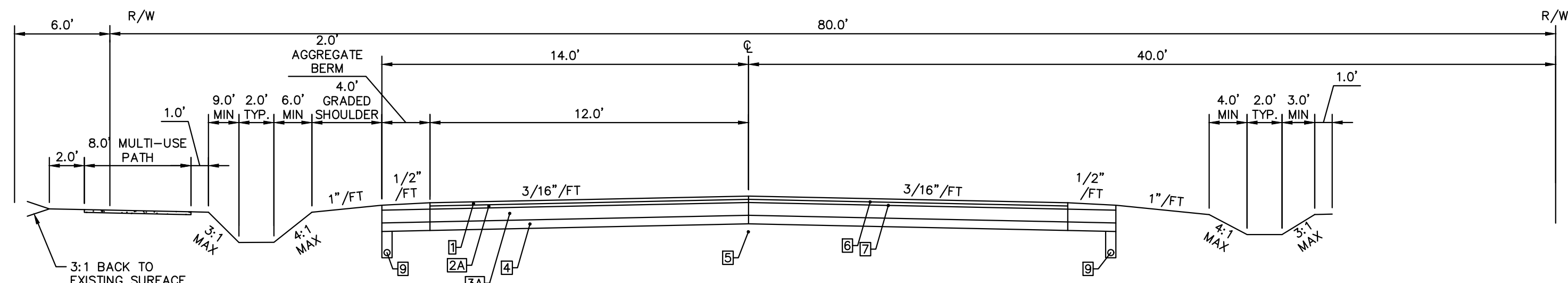
NOT TO SCALE

DESIGN SPEED=35 MPH

ADT < 1,500

NEW CALIFORNIA DR

STA: 30+50.00 - 34+99.05



2-LANE MINOR COLLECTOR ROAD TYPICAL SECTION 2'

WIDE AND 1.5' DEEP DITCH

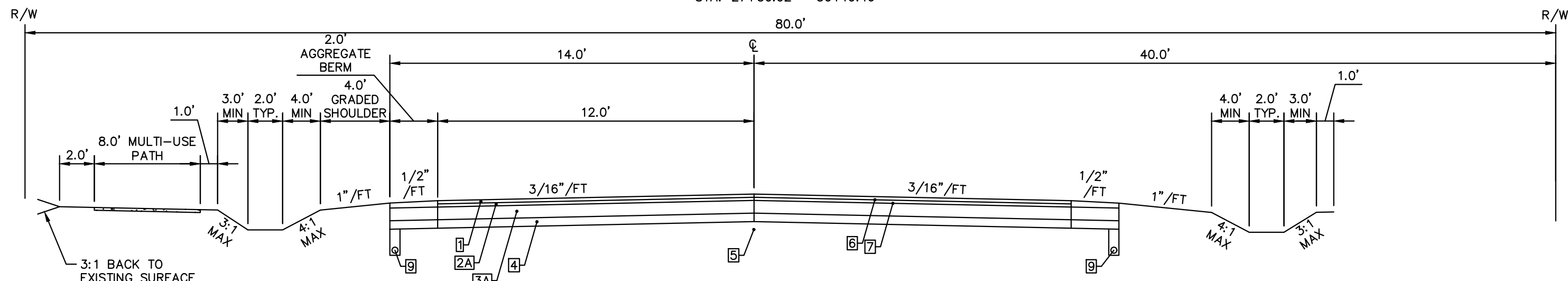
NOT TO SCALE

DESIGN SPEED=35 MPH

ADT < 1,500

NEW CALIFORNIA DR

STA: 27+50.02 - 30+19.46



2-LANE MINOR COLLECTOR ROAD TYPICAL SECTION

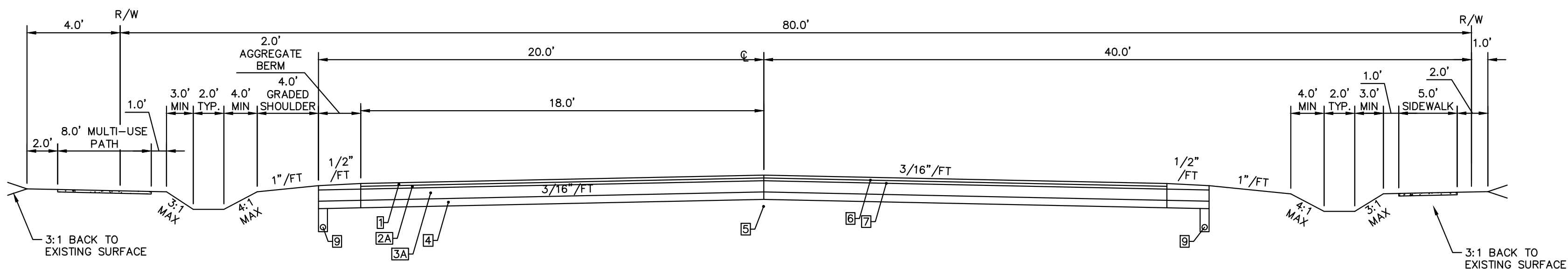
NOT TO SCALE

DESIGN SPEED=35 MPH

ADT < 1,500

NEW CALIFORNIA DR

STA: 16+491 - 26+96.28



3-LANE MINOR COLLECTOR ROAD TYPICAL SECTION

NOT TO SCALE

DESIGN SPEED=35 MPH

ADT < 1,500

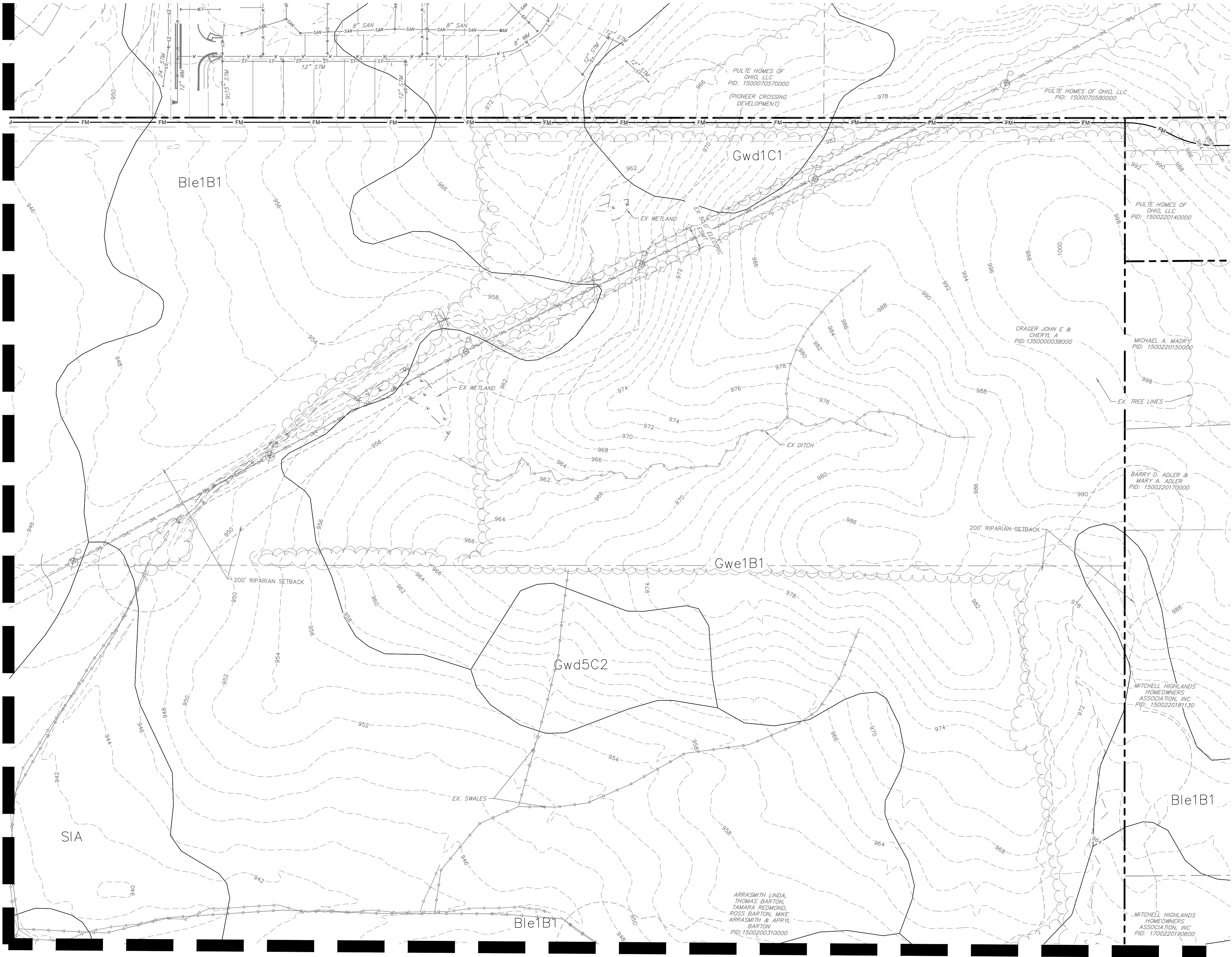
NEW CALIFORNIA DR

STA: 0+00.00 - 2+72.68; 4+20.41 - 11+88.54; 13+16.28 - 13+96.91

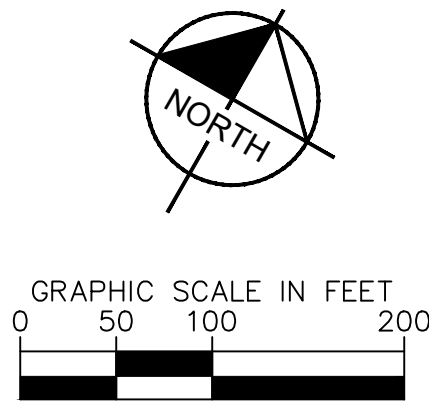
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SCALE:	AS NOTED	DESIGNED BY: SDW	DRAWN BY: AGH	CHECKED BY: KDK	TYPICAL SECTIONS				
DEL WEBB - JEROME					ORIGINAL ISSUE: 07/23/2026 KHA PROJECT NO. 190013029 SHEET NUMBER 2				
JEROME TOWNSHIP UNION COUNTY, OHIO					OF 45				

Drawing name: K:\CIB_LDEV\190013029 Pulte Homes Crager Barton\2 Design\CAD\PlanSheets\Existing Conditions.dwg 4 Jul 23, 2026 10:05am by: MicaFletcher
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MATCHLINE, SEE SHEET 3



MATCHLINE, SEE SHEET 6



SOIL INDEX

- Ag — ALGERS SILT LOAM
- Ble1A1 — BLOUNT SILT LOAM, END MORaine, 2 TO 4 PERCENT SLOPES
- Ble1B1 — BLOUNT SILT LOAM, END MORaine, 0 TO 2 PERCENT SLOPES
- Ble1A1 BLOUNT SILT LOAM, GROUND MORaine, 0 TO 2 PERCENT SLOPES
- Ble1B1 — BLOUNT SILT LOAM, GROUND MORaine, 2 TO 4 PERCENT SLOPES
- FoA — FOX SILT LOAM, 0 TO 2 PERCENT SLOPES
- FoB2 — FOX SILT LOAM, 2 TO 6 PERCENT SLOPES, MODERATELY ERODED
- Gwd5C2 — GLYNWOOD CLAY LOAM, 6 TO 12 PERCENT SLOPES, ERODED
- Gwe1B1 — GLYNWOOD SILT LOAM, END MORaine, 2 TO 6 PERCENT SLOPES
- Gwd1C1 — GLYNWOOD SILT LOAM, 6 TO 12 PERCENT SLOPES
- Gwd5C2 — GLYNWOOD CLAY LOAM, GROUND MORaine, 6 TO 12 PERCENT SLOPES, ERODED
- Plk — PEWAMO SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES
- SIA — SLEETH SILT LOAM, 0 TO 2 PERCENT SLOPES
- WaB — WARSAW SILT LOAM, 1 TO 4 PERCENT SLOPES
- Wc — WESTLAND SILTY CLAY LOAM

LEGEND

- 920 — EX. MAJOR CONTOUR
- 921 — EX. MINOR CONTOUR
- W — EX. WATER LINE
- SAN — EX. SANITARY SEWER LINE
- — EX. PROPERTY LINE
- — EX. PROPERTY BOUNDARY
- — EX. MUNICIPALITY LINE
- — EX. RIGHT-OF-WAY
- — EX. PAVEMENT
- — EX. BUILDING
- — EX. EASEMENT
- — EX. STREAM
- — EX. WETLAND
- — EX. SOIL BOUNDARY
- — EX. SOIL TYPE
- — EX. TREE LINE
- — EX. DITCH
- — EX. FLOODPLAIN
- — EX. FLOODWAY

DEL WEBB - JEROME
JEROME TOWNSHIP
UNION COUNTY, OHIO

ORIGINAL ISSUE:
07/23/2026
KHA PROJECT NO.
190013029
SHEET NUMBER

4

OF 45

EXISTING CONDITIONS

SCALE:

AS NOTED

DESIGNED BY: SDW

DRAWN BY: AGH

CHECKED BY: KDK

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KDK 7/2026

REVISIONS

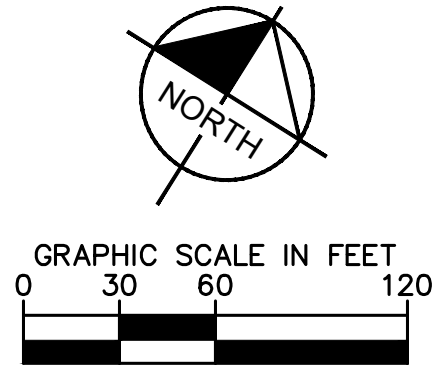
DATE

BY

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	EXISTING PROPERTY BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK
	PROPOSED RIGHT-OF-WAY
	PROPOSED CENTERLINE
	PROPOSED FACE OF CURB
	PROPOSED SIDEWALK
	EXISTING WETLAND
	EXISTING FLOODPLAIN
	EXISTING FLOODWAY
	PROPOSED EASEMENT

CONNECTION OF BROCK RD. AND THE EXISTING
BROCK RD. AND INDUSTRIAL PKWY INTERSECTION
WILL BE DETERMINED IN THE FUTURE.



PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

MATCH LINE - SEE SHEET 9A

ORIGINAL ISSUE:	07/23/2026
KHA PROJECT NO.	190013029
SHEET NUMBER	

PRELIMINARY PLAT

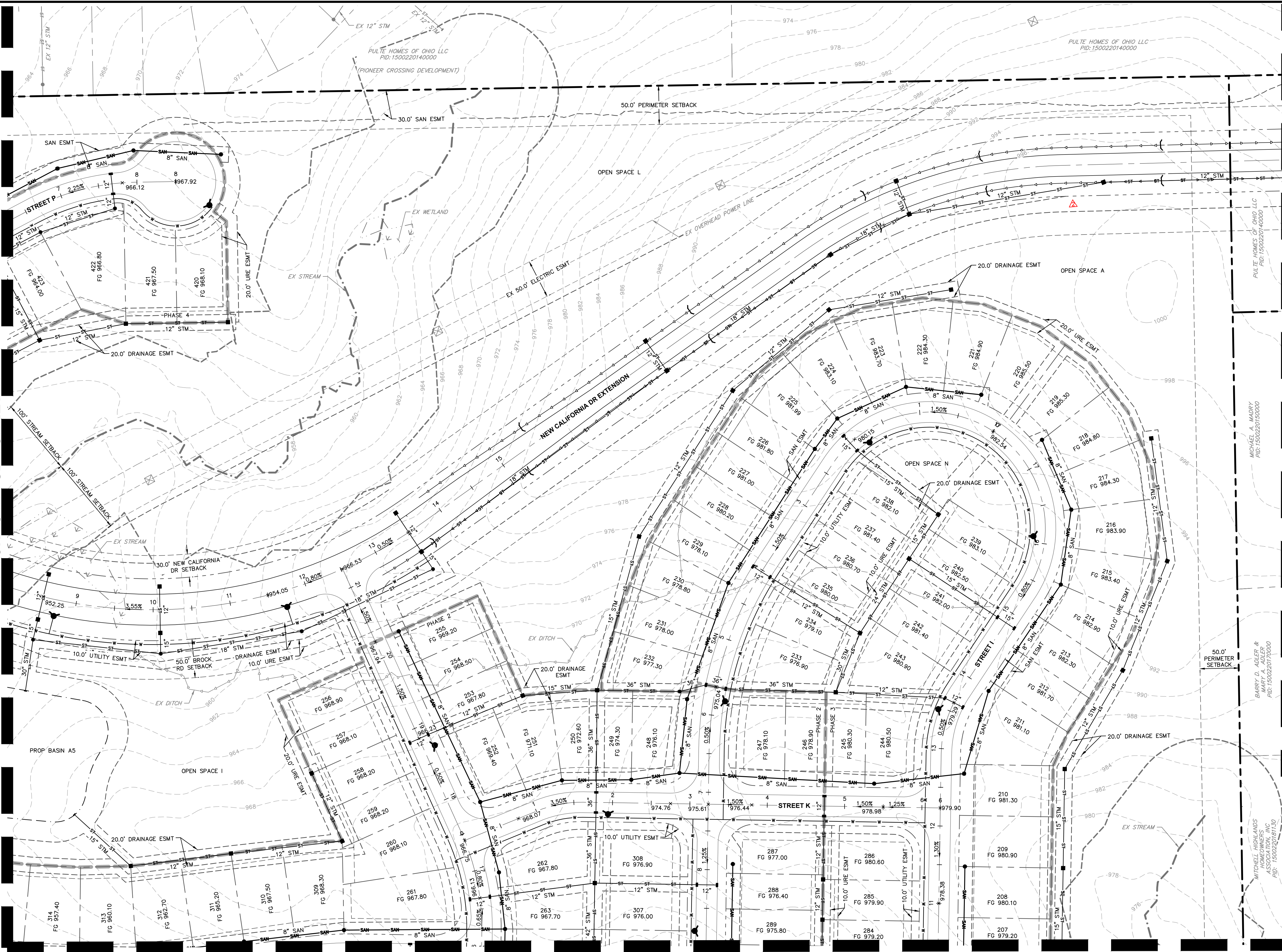
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DESIGNED BY:	SDM
DRAWN BY:	AGH
CHECKED BY:	KDK

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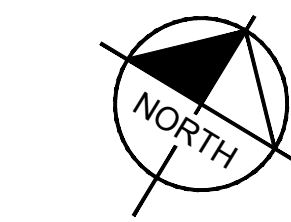
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repaired. Reuse of and improper reliance on this document without written author-
MATCH LINE - SEE SHEET 17



MATCH LINE - SEE SHEET 21

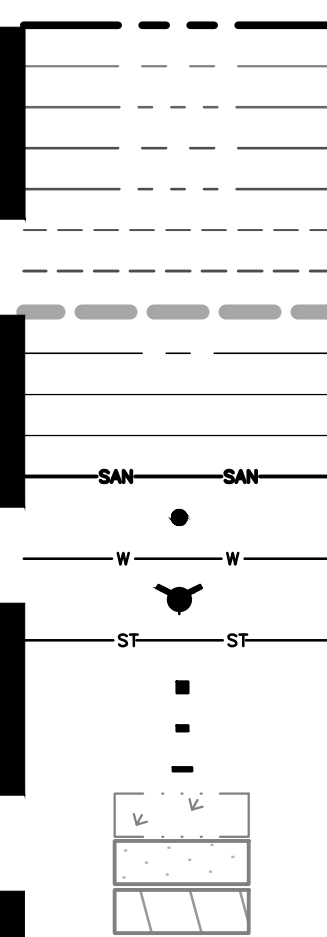
MATCH LINE - SEE SHEET 18B



GRAPHIC SCALE IN FEET

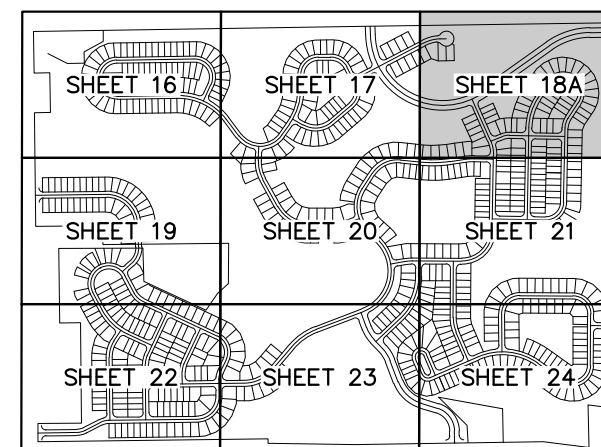
A horizontal scale bar with tick marks at 0, 30, 60, and 120 feet. The bar is divided into three equal segments of 40 feet each. The first segment (0-40) is white, the second (40-80) is black, and the third (80-120) is white.

LEGEND



EXISTING PROPERTY BOUNDARY
EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY
PROPOSED PROPERTY LINE
PROPOSED RIGHT-OF-WAY
PROPOSED SETBACK
PROPOSED EASEMENT
PROPOSED PHASE LINE
PROPOSED CENTERLINE
PROPOSED FACE OF CURB
PROPOSED SIDEWALK
PROPOSED SANITARY SEWER
PROPOSED SANITARY MH
PROPOSED WATER MAIN
PROPOSED FIRE HYDRANT
PROPOSED STORM SEWER LINE
PROPOSED CATCH BASIN
PROPOSED CURB INLET
PROPOSED HEADWALL
EXISTING WETLAND
EXISTING FLOODPLAIN
EXISTING FLOODWAY

KEY MAP



**DEL WEBB -
JEROME**
JEROME TOWNSHIP
UNION COUNTY, OHIO

ORIGINAL ISSUE:
07/23/2026
KHA PROJECT NO
190013029
SHEET NUMBER

18A

OF 45

SCALE:

AS NOTED

DRAWN BY:

Kimley»»Horn

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[illegible]

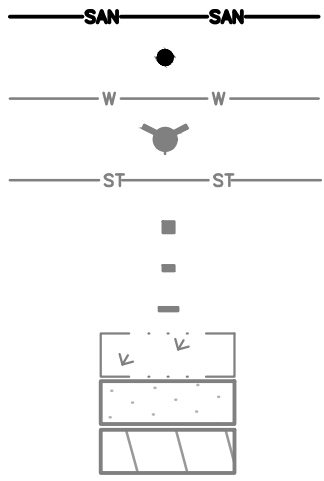
NO	REVISIONS	DATE	BY
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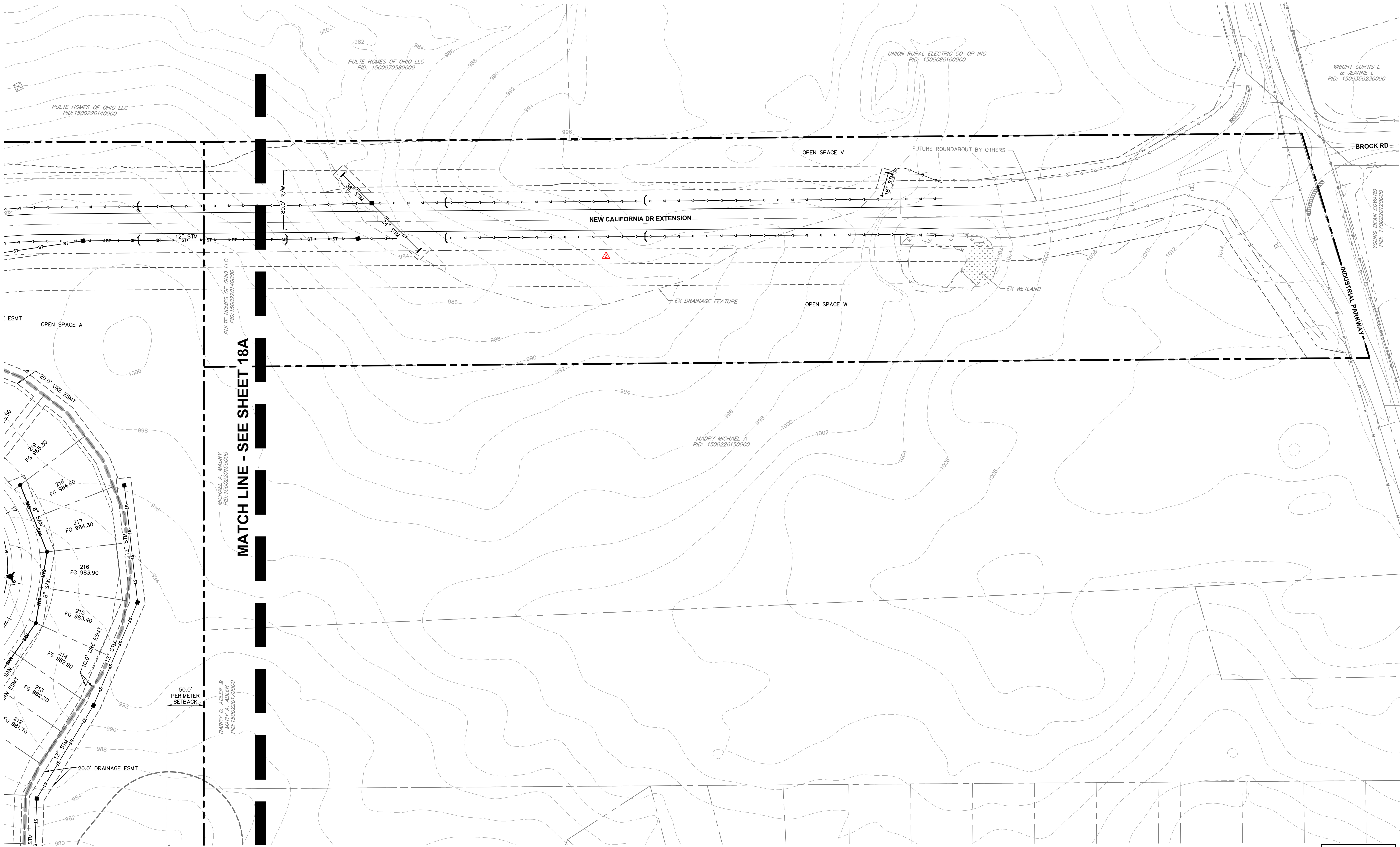
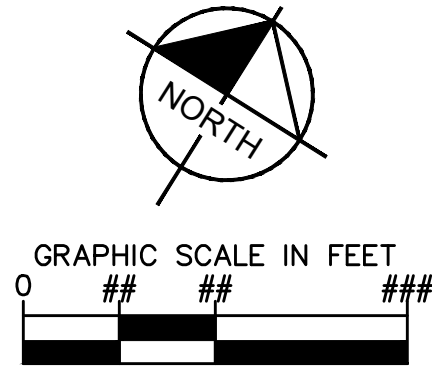
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LEGEND

- EXISTING PROPERTY BOUNDARY
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED PHASE LINE
- PROPOSED CENTERLINE
- PROPOSED FACE OF CURB
- PROPOSED SIDEWALK



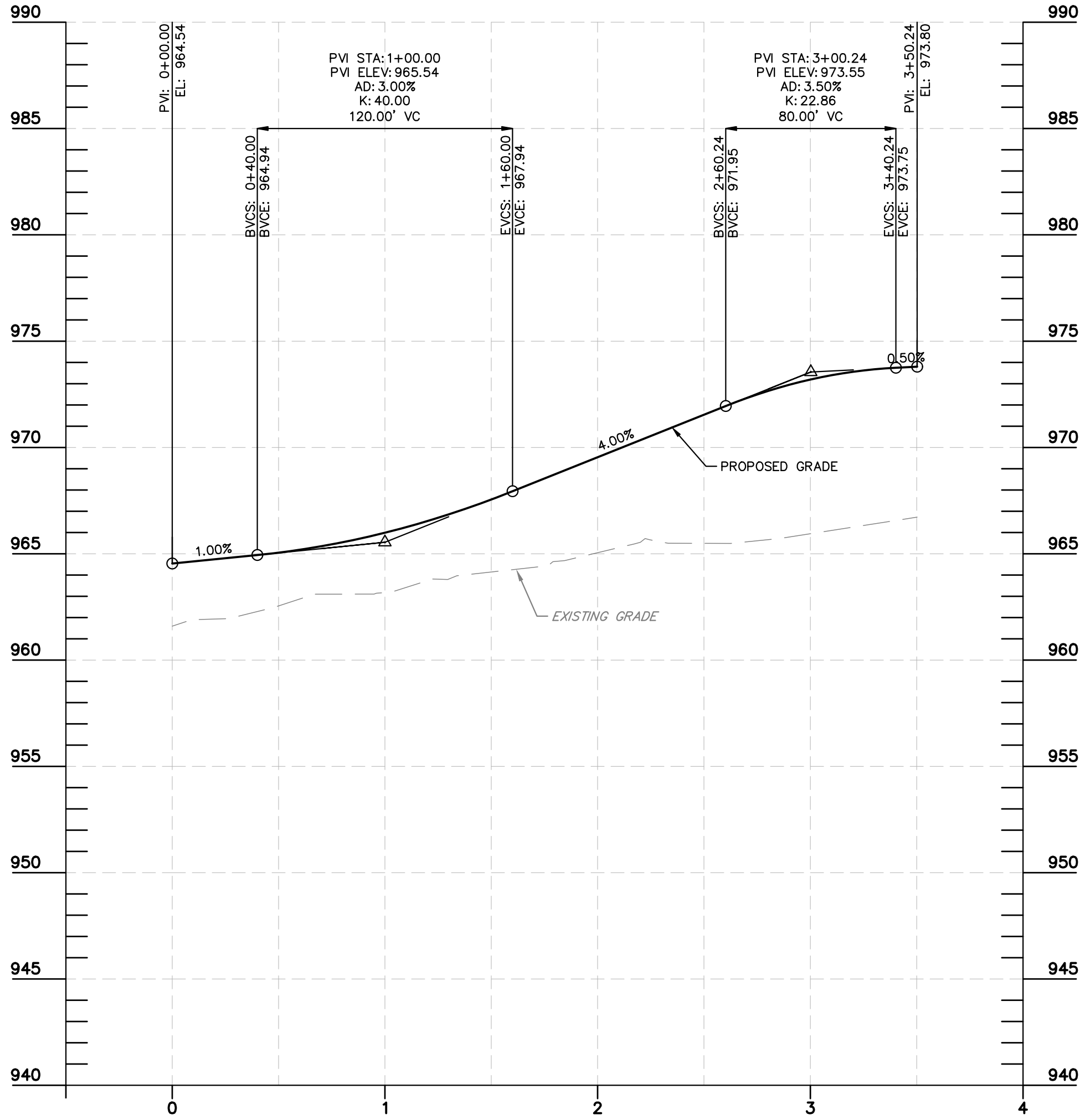
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MH
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER LINE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED HEADWALL
- EXISTING WETLAND
- EXISTING FLOODPLAIN
- EXISTING FLOODWAY



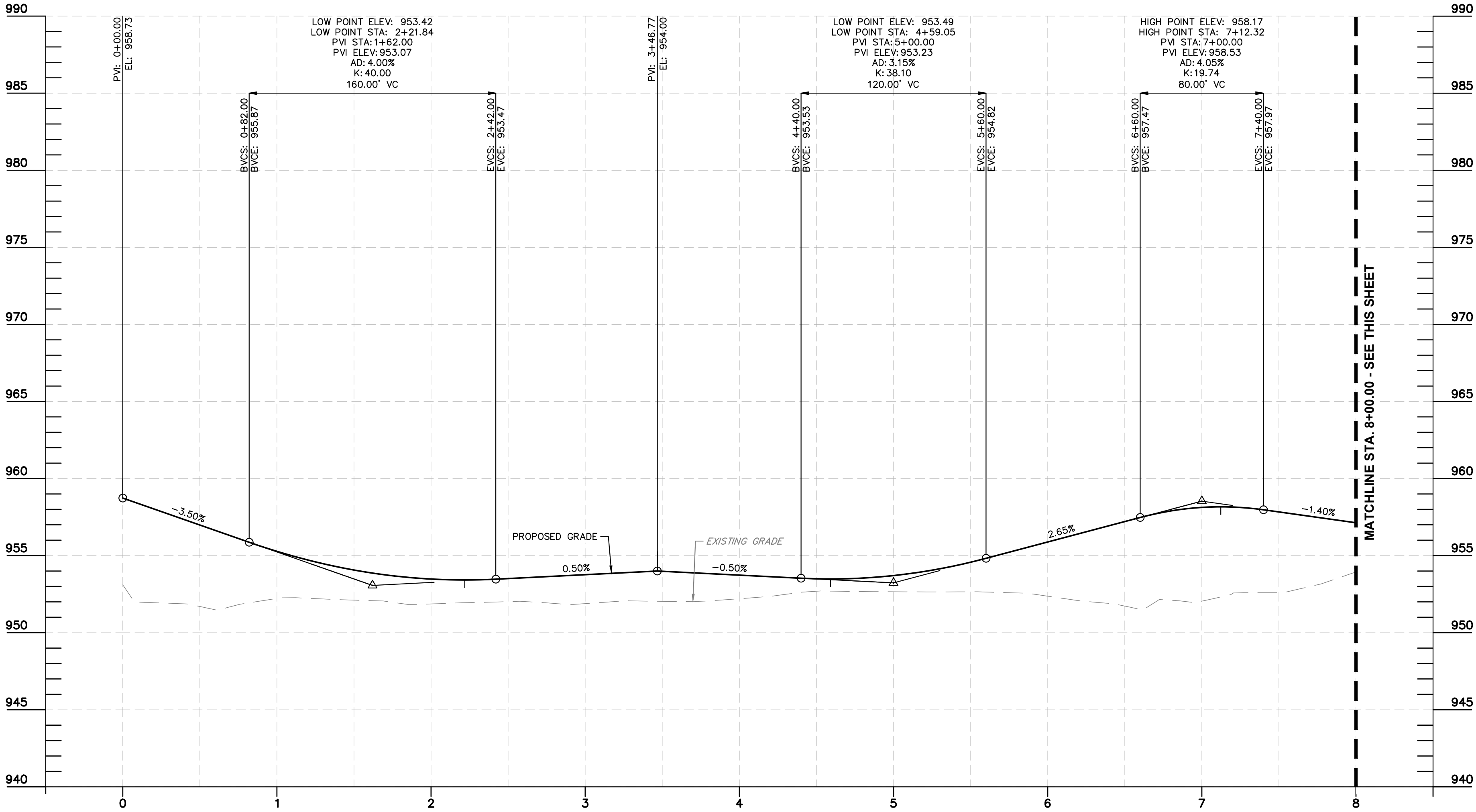
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JEROME TOWNSHIP		© 2024 KIMLEY-HORN AND ASSOCIATES, INC.			
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		SUITE 200			
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		PHONE: 614-472-8963			
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ORIGINAL ISSUE: 07/23/2026		SCALE: AS NOTED		AMENDMENT 2: SHEETS 1, 2, 4, 9A-9B, 18A-18B, 25, 41	
KHA PROJECT NO. 190013029		DESIGNED BY: SDW		KDK	
SHEET NUMBER		DRAWN BY: AGH		7/2026	
18B		CHECKED BY: KDK			
OF 45		REVISIONS		DATE	
		BY			

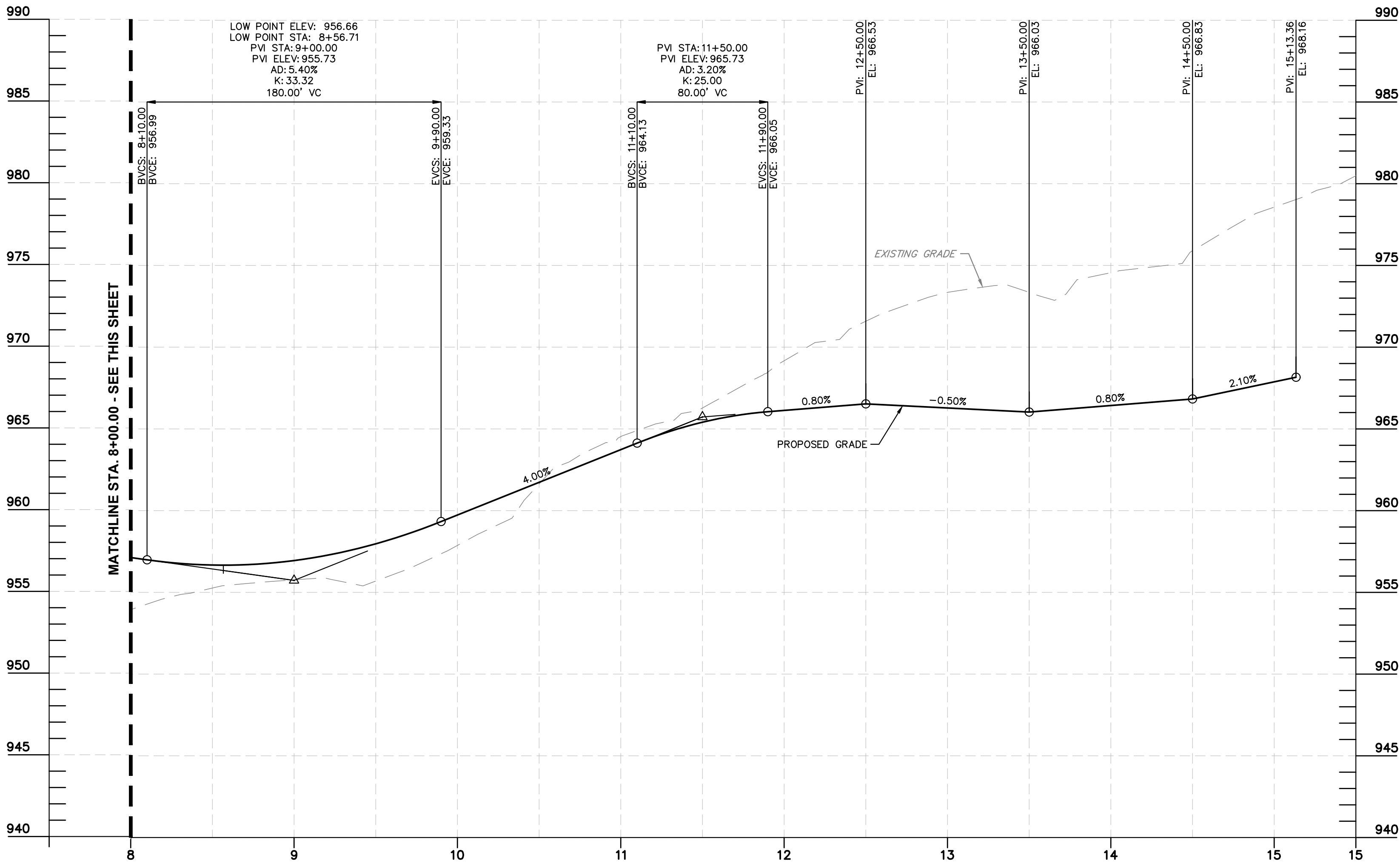
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HIGHLANDS AVE PROFILE STA 0+00.00 TO 3+00.24
SCALE H: 1"=50' V: 1"=5'



NEW CALIFORNIA DR PROFILE STA 0+00.00 TO 8+00.00
SCALE H: 1"=50' V: 1"=5'



NEW CALIFORNIA DR PROFILE STA 8+00.00 TO 20+34.82
SCALE H: 1"=50' V: 1"=5'

AS NOTED		Kimley»Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET SUITE 200 OH 43235 PHONE: 614-472-8983 WWW.KIMLEY-HORN.COM	AMENDMENT 2: SHEETS 1, 2, 4, 9A-9B, 18A-18B, 25, 41 KDK 7/2026	DATE	BY
DESIGNED BY: SDW					
DRAWN BY: AGH					
CHECKED BY: KDK					
STREET PROFILES		DEL WEBB - JEROME JEROME TOWNSHIP UNION COUNTY, OHIO			
ORIGINAL ISSUE: 07/23/2026		SHEET NUMBER 25			
KHA PROJECT NO. 190013029		OF 45			

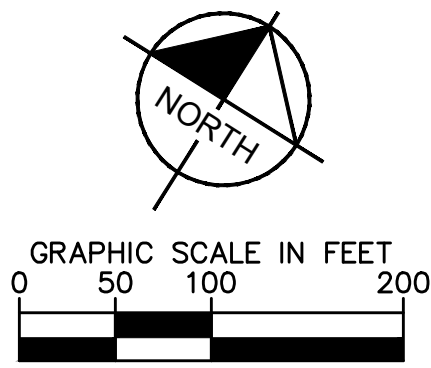
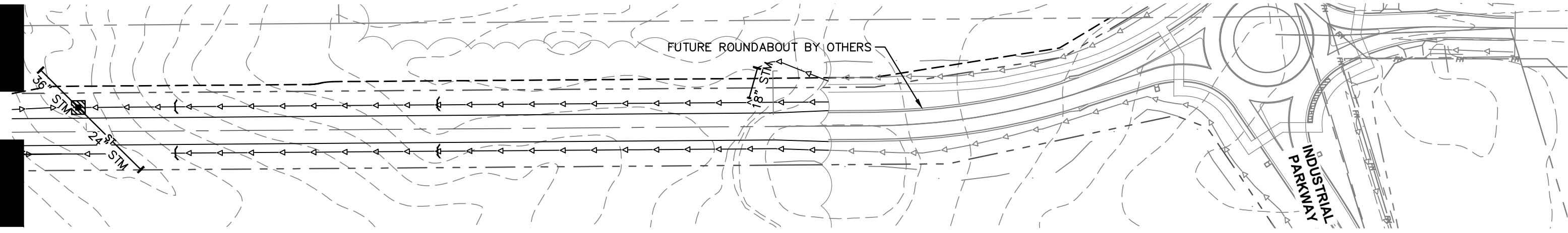
Drawing name: K:\CIB_LDEV\190013029 Pulte Homes Cramer Baron\2 Design\CAD\PlanSheets\PlanSheets\Erosion Control Plan.dwg 2 Jul 23, 2026 10:02am by: Goli-Hoppe
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MATCH LINE - SEE SHEET 40

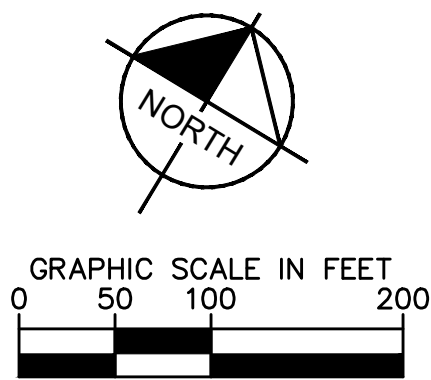


MATCH LINE - SEE SHEET 43

MATCH LINE - SEE THIS SHEET



MATCH LINE - SEE THIS SHEET



LEGEND

- | | |
|--|-------------------------------|
| | EXISTING PROPERTY BOUNDARY |
| | EXISTING PROPERTY LINE |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING INDEX CONTOUR |
| | EXISTING INTERMEDIATE CONTOUR |
| | EXISTING WATERLINE |
| | EXISTING FIRE HYDRANT |
| | EXISTING SANITARY SEWER |
| | EXISTING SANITARY MANHOLE |
| | EXISTING STREAM |
| | PROPOSED PROPERTY LINE |
| | PROPOSED RIGHT-OF-WAY |
| | PROPOSED CENTERLINE |
| | PROPOSED BACK OF CURB |
| | PROPOSED SIDEWALK |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED STORM SEWER LINE |
| | PROPOSED CATCH BASIN |
| | PROPOSED CURB INLET |
| | PROPOSED HEADWALL |
| | PROPOSED INLET PROTECTION |
| | PROPOSED SEDIMENT FENCE |
| | PROPOSED CONCRETE WASHOUT |
| | PROPOSED REFUELING AREA |

DEL WEBB -
JEROME
JEROME TOWNSHIP
UNION COUNTY, OHIO

ORIGINAL ISSUE:
07/23/2026
KHA PROJECT NO.
190013029
SHEET NUMBER

41

OF 45

EROSION CONTROL PLAN

SCALE:
AS NOTED
DESIGNED BY: SDW
DRAWN BY: AGH
CHECKED BY: KDK

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25, 41
KDK
7/2026

REVISIONS
No. DATE BY