

Director: Jenny R. Snapp

Zoning & Subdivision Committee	2
Thursday, February 13, 2014 12:15 pm	۱

Start Time:

- Minutes from last meeting of January 9, 2014

 1st:
 2nd:
 - 1. Review of Jerome Village Preliminary Plat Extension (Union County) Staff Report by Jenny Snapp
 - Review of Parcel Amendment , Jerome Township (Union County) Rezoning of 10.7 Acres located at 8376 Mitchell Dewitt Road from U-1 Rural Undeveloped to PUD Planned Unit Development – Staff Report by Wes Dodds
 - Review of Parcel Amendment, Jerome Township (Union County) Rezoning of 79.1 acres of parcel number 15-00080008.0000 near the intersection of State Route 42 and Industrial Parkway from U-1 Rural Undeveloped to PUD Planned Unit Development – Staff Report by Wes Dodds
- Adjourn End Time: ________ 2nd: _______

Members:

Scott Coleman – Logan County Engineer Greg DeLong – Marysville Planning Charles Hall – Union County Commissioner Jeff Stauch – Union County Engineer Paul Hammersmith – Dublin Engineer Steve McCall – Champaign County Engineer Brad Bodenmiller – Urbana Zoning Robert A. Yoder – North Lewisburg Administrator Joel Kranenburg- Village of Russells Point Jenny Snapp – LUC Wes Dodds – LUC Heather Martin – LUC

Guests:

9676 E. Foundry St, PO Box 219 East Liberty, Ohio 43319 • Phone: 937-666-**3431 • Fax: 937**-666-6203 • Email: <u>luc-rpc@lucplanning.com</u> • Web: <u>www.lucplanning.com</u>



Staff Report – Jerome Village Preliminary Plat Extension

Applicant:	Jerome Village Company, LLC c/o Gary Nuss 375 N. Front Street, Suite 200 Columbus, OH 43215 <u>NussG@Nationwide.com</u> Terrain Evolution, LLC c/o Thom Ries or Justin Wollenberg 720 E. Broad Street, Suite 203 Columbus, OH 43215 <u>TRies@TerrainEvolution.com</u> or <u>JWollenberg@TerrainEvolution.com</u>
Request:	Approval of the Jerome Village Preliminary Plat Extension for a period of two (2) years.
Location:	Located on the east side of US Route 42 in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat Extension is for the Jerome Village Development in its entirety. The applicant is requesting another two year extension. There have been no design or engineering changes since the preliminary plat was last reviewed in February of 2012. The Jerome Village Preliminary Plat was originally approved in February of 2008 and then again in 2010 and 2012.
	The proposed method of supplying water service is through the City of Marysville Public Water System, and the proposed method of sanitary waste disposal is the City of Marysville Treatment and Jerome Village Collection
	• Union County Engineer's Office
	 Per the email dated February 6, 2014, the Union County Engineer's Office has no additional comments beyond those offered in the their review letter from 2012 which references their original review in 2008. The last review provided in 2012 recommends that the Preliminary Plat be extended subject to the comments from 2008.
	• Union County Soil & Water Conservation District
	o No comments as of February 7, 2014.



Staff Report – Jerome Village Preliminary Plat Extension

• Union County Health Department
 Per an email received on February 4, the Union County Health Department has the following comments: "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is being serviced by a private water system (PWS) and/or sewage treatment system (STS)." In addition, "Any home or business that is currently being serviced by a private STS and ends up being situated within 200 feet of a sanitary sewer easement should be brought to the attention of the Union County Health Department." Further, "If at any time during the development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and/or abandonment of PWS or STS."
• City of Marysville
o No comments as of February 7, 2014.
• Jerome Township
o No comments as of February 7, 2014.
• ODOT District 6
 As of February 7, 2014, no comments from ODOT District 6.
Union Rural Electric/URE
 No comments as of February 7, 2014.
 LUC Regional Planning Commission
 All comments from reviewing agencies, including those from past review periods dating back to 2008, should be incorporated into platting of upcoming pods and phases.

Staff	LUC Staff recommends <i>approval</i> of the Jerome Village	
Recommendations:	Preliminary Plat Extension with the condition that all	
	comments from reviewing agencies, including those from all	
	past review periods dating back to 2008, should be	
incorporated into future platting of phases and pods. The		
	developer shall ensure that prior to plat submittals, all	
	requirements and items outlined in the Union County	

For Consideration by LUC Regional Planning Commission Executive Committee



Staff Report – Jerome Village Preliminary Plat Extension

Subdivision Regulations are incorporated *prior* to submittal.

Z&S Committee	
Recommendations:	

For Consideration by LUC Regional Planning Commission Executive Committee

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720 East Broad Street Suite 203 Columbus, OH 43215 P: 614.385.1090 FCOMPTESSO

January 7, 2014

9676 E. Foundry Street LUC Regional Planning Commission Ms. Jenny R. Snapp, Director East Liberty, Ohio 43319

Re Jerome Village Preliminary Plat Extension Request

Dear Ms. Snapp:

2012. Jerome Village Preliminary Plat was approved by the LUC Executive Committee February 1.4, 2008, a period of two (2) years, at which time request for extension is required. 2-year extension was granted February 19, 2010 and another 2-year extension was granted February 9, Per current regulations, it is our understanding that approval of the Preliminary Plat is valid for a

plans, electronic files, etc. to complete the extension approval process maximum duration available. Please accept this letter as our formal request for an extension of the Jerome Village Preliminary Plat for the Please contact me if we are required to provide additional submittals, i.e.

Should you have any questions, please contact me to discuss

Respectfully Submitted, Terrain Evolution, Inc

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Justin Wollenberg, PE, CPESC Project Manager

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E e Nationwide Realty Investors

Enclosure: February 9, 2012 Preliminary Plat Extension Approval

PROJECT SUMMARY

^p roject Areo:	1394.7±Ac. (Totol)
	1385.0± Union Caunty
	9.7± Oelowore County (Oeed Restricted to Open Spoce)
Existing Zoning:	U—1 (Rurol District)

Prapased Zaning: PUO (Planned Unit Oevelapment)

NEIGHBORHOOD_SUMMARY

Jerome Commerciol Center	<u>141.6±</u> Gross Ac. 1 <u>,046,600</u> <u>5</u> .F.
Jerome Town Center	<u>42.4±</u> Gross Ac. <u>412,600</u> S.F. (75 Units)
Village Neighbarhaad	<u>327.7±</u> Grass Ac. <u>1521</u> # Units
Elementary Schaal/Civic	<u>30.3±</u> Grass Ac.
Eversole Run Neighborhood	<u>269.4±</u> Gross Ac. <u>424</u>
Glocier Pork Neighborhood	<u>235.0±</u> Gross Ac. <u>514</u>
Middle & Elementory School	<u>39.8±</u> Gross Ac.
Prop. Right—of—Woy (Home Rood Ext., Hylond—Croj Eversole Porkwoy, Ryon Porkw	
Ex. Right—af—Way Dedicatian	<u>_24.5±</u> Ac.

OPEN SPACE SUMMARY

Public Open Spoce	<u>251.9±</u> Ac.
Oevelopment Ooto Toble Open Spoce	<u>306.6±</u> Ac.
Totol Open Spoce	<u>558.5±</u> Ac.
Percent Open Spoce	<u>40.0%±</u>

<u>NOTES</u>			
Nate A:	All af Jerame Village is in the Flaad Hazar outside the 500—yeor flood ploin) on the l Monogement Agency Flood Insuronce Rote I 390808 0150 B, effective dote September	Federol Emergency Mops, Mop Number	
Note B:	Be odvised; o subsurfoce droinoge system site. The system and/ar autlet if lacated of must be maintained at all times.	-	
Note C:	All storm woter droinoge including flood ro ond bosins which occept public storm wote of the Union County Ditch Mointenonce Pro Suboreo will file o seporote Ditch Mointenor	er, will be o port grom. Eoch	
Note D:	All log joms, etc. sholl be removed from s be o port of the Union County Ditch Moint		
Note E:	All eosements ond setbocks for streom ma reviewed by Union County Soil & Woter Cou for occess to soid streoms prior to occept	nservotion District	
Note F:	Wells Rood/Jerome Rood intersection to be development of GPN–3 Finol Engineering Pl		
Note G:	Existing ond proposed trees ore ollowed wi roodwoy is curbed ond posted speed is 35 Engineer to review on cose by cose bosis	MPH or less. County	
Note H:	Vegetoted swoles, including roin gordens & groded within medion of rood right—of—woy drainage. Panding depths within median are are ta drain within 36 haurs. Na permanen within raad right—af—way.	v to provide required a nat ta exceed 8" and	
Note I:	<i>Construction drowings of GPN-7 ore to ind bike poth connection to Glocier Ridge Metro</i>		
Note J:	Mounding, londscoping, or guordroil moy be stormwoter retention/detention focilities one the edge af water is within 100' af the ed	rood right-of-way, if	
All utilit	<u>Itility Note:</u> ies shawn herein are preliminary in nature. pociated easement will be determined by the er, and the utility provider(s).		
C DATE DES	REVISIONS	EMH&T	PREPARED FOR:
		Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.4800	

JEROME VILLAGE COMPANY, LLC 720 E.Broad Street, Suite 200 Columbus, Ohio 43215

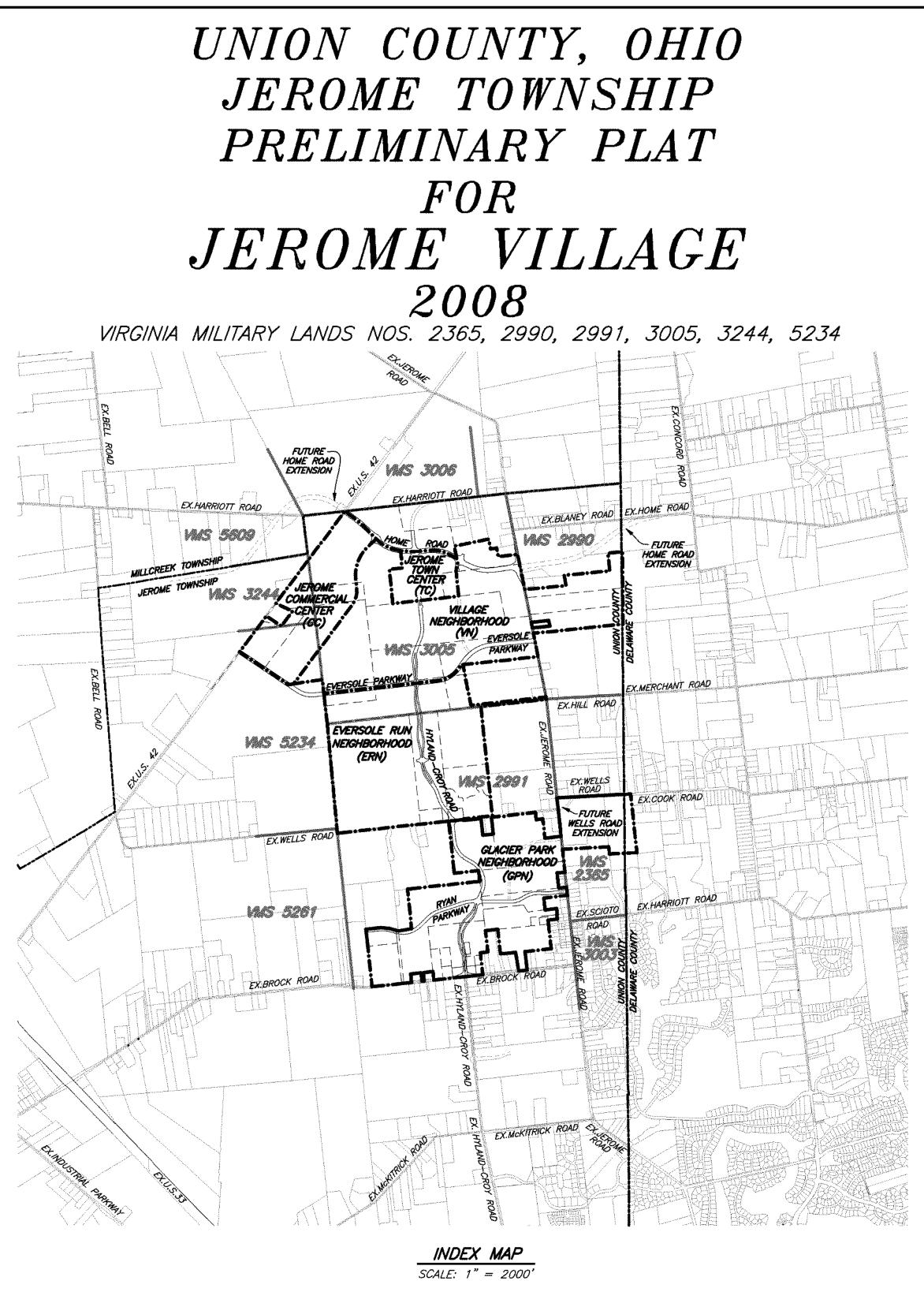
Fax: 614.775.4800

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GRAPHIC SCALE

(IN FEET)

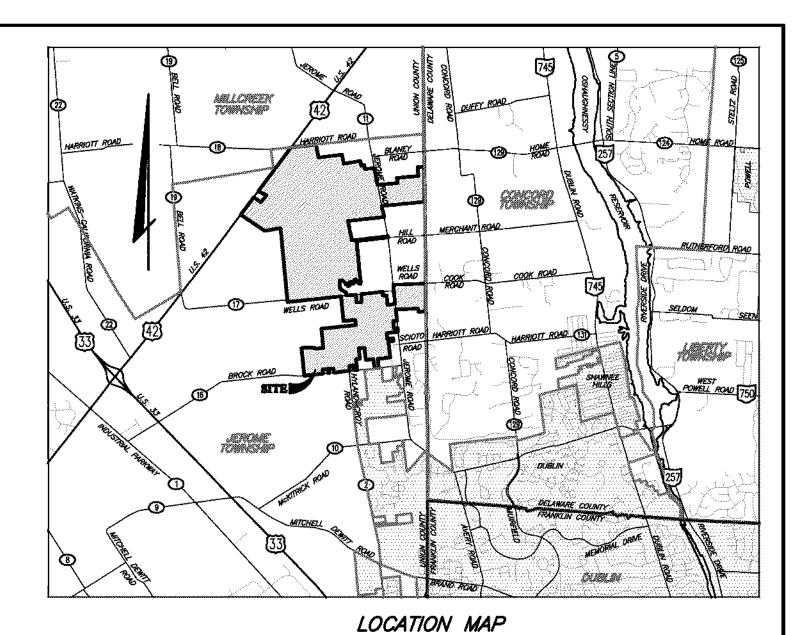


<u>Gos</u> Cleorfield Ohio Holdings Inc. 6724 Perimeter Loop Orive—Box 180 Oublin, OH 43017 Ph:(614)889-5904 Fax:(614)792-0469

JEROME

JEROME VILLAGE

L - IIIIE SE M64 XBS M64 ABS M64 A AS J LEYOLT, 617 A3XPC X LA 43X C - AST AVED IT BEELER [1/3, 2008 II 38:29 A M] - MID TED IIIIHESLEP [1/0/2000 A 38 29 A M]



OWNER/DEVELOPER

JEROME VILLAGE

Where life is in balance. Jerame Villoge Compony, LLC 720 E. Braad Street Suite 200 Columbus, 0H 43215 Ph:(614)242-4000 Fox:(614)242-4001

CONSULTING ENGINEER



Terroin Evolution, Inc. 720 E. Brood Street Suite 203 Columbus, OH 43215 Ph:(614)242-4000 Fax:(614)242-4001

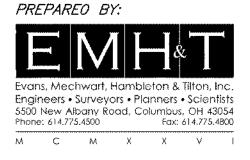
SURVEYOR

Benchmark Surveying & Mapping Campany 70 South Liberty Rood Suite 102 Pawell, OH 43065 Ph:(614)880-1201 Fax:(614)880-1202

INDEX OF SHEETS

SCALE: 1"=5280'

Face Sheet
Praperty Index and Tapagraphic/Flaad Raute Map2-3
Utility Index Map and Typical Sectians
Access Monogement Plon & Table
Hyland–Cray Raad Extensian
Hame Raad Extension
Eversole Parkwoy
Ryan Parkway
Offsite Utility Map
Erosion & Sedimentotian Cantral Detoils
Starmwater Master Plan





UTILITY COMPANIES

<u>Sonitory Sewer & Woter</u> City of Morysville Public Service Center 455 Narth Maple Street Morysville, OH 43040 Ph:(937)642-0116 Fox:(937)642-0179

Union County Engineer 233 West Sixth Street Marysville, OH 43040 Ph:(937)645-3018 Fox:(937)645-3161

> Columbio Gos 920 W. Goodole Boulevord Columbus, OH 43212 Ph:(614)460–2172 Fax:(614)989–1207

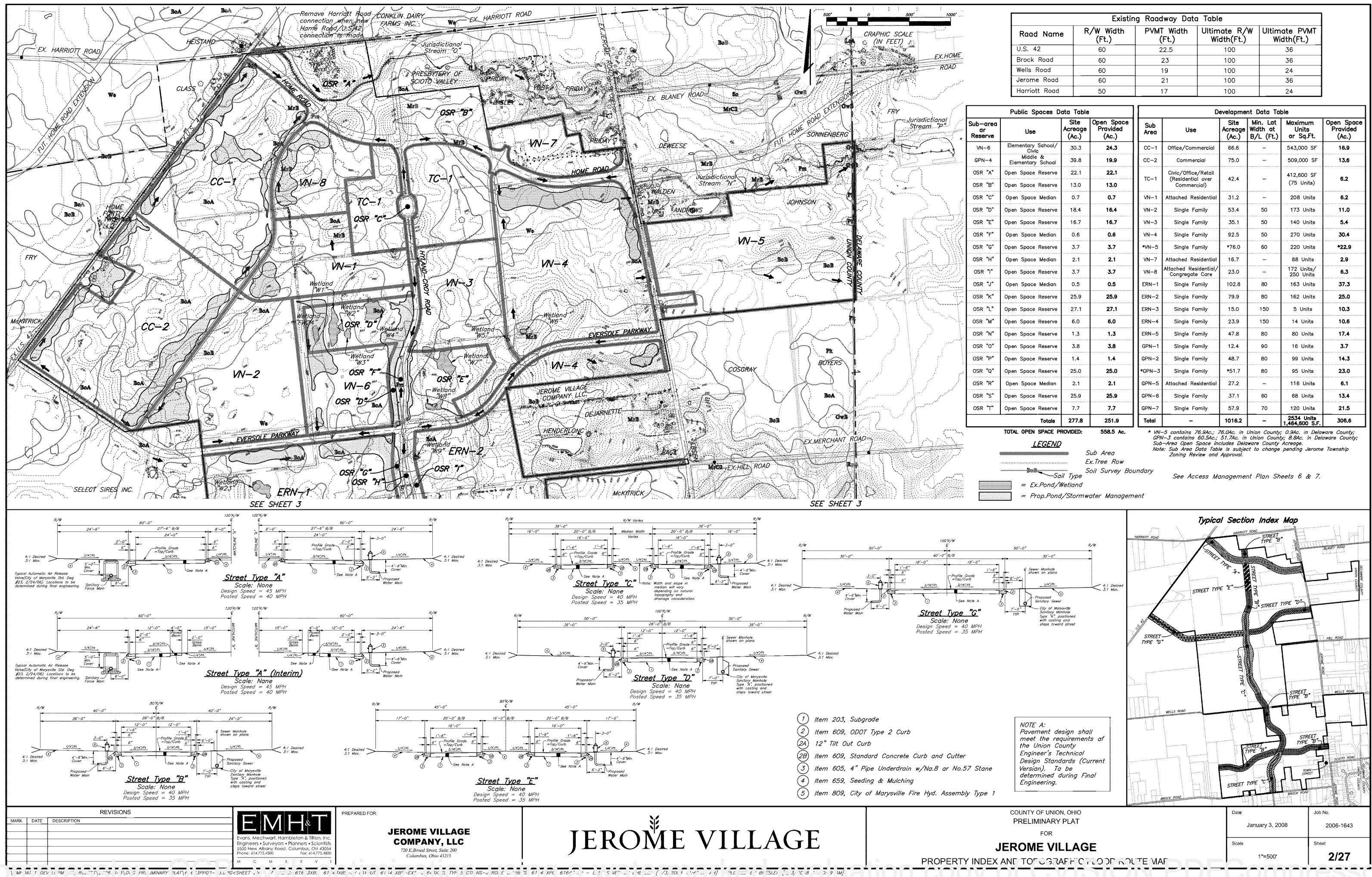
<u>Electric</u> Unian Rurol Electric 15461 U.S.Raute 36E P.O.Bax 393 Morysville, OH 43040 Ph:(937)642-1826 Fox:(937)644-4239

Telephone/Cable/Internet Verizon 550 Leoder Street Morion, OH 43302 Ph:(740)383-0729 Fax:(937)382-1910

Ohia Edison 1040 Sauth Praspect Street Marian, OH 43302 Ph: (800)633-4766 Fox: (740)382-7108

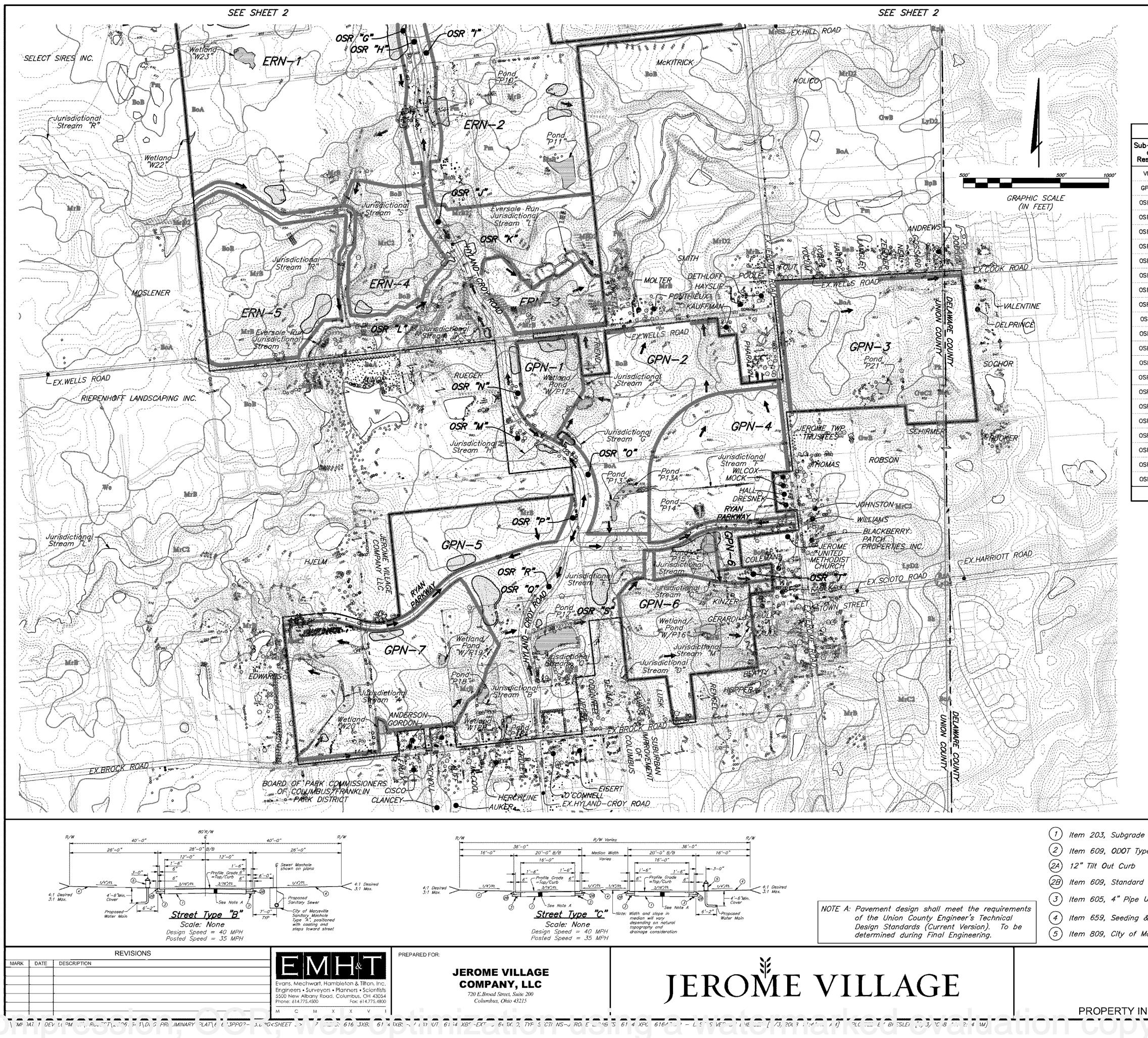
> Time Worner Coble P.O.Box 2553 Columbus, OH 43216 Ph:(614)481-5263 Fax:(614)255-6428

COUNTY OF UNION, OHIO PRELIMINARY PLAT FOR	Date January 3, 2008	Job No. 2006-1643
FACE SHEET	Scale As Noted	Sheet 1/27
	Como	ress



	Existing Raadway Data Table											
Raad Name	R/W Width (Ft.)	PVMT Width (Ft.)	Ultimate R/W Width(Ft.)	Ultimate PVMT Width(Ft.)								
U.S. 42	60	22.5	100	36								
Brock Road	60	23	100	36								
Wells Road	60	19	100	24								
Jerome Road	60	21	100	36								
Harriott Road	50	17	100	24								

	Public Spaces D	ata Table	<u>,</u>		Develapment Data Table									
Sub—area ar Reserve	Use	Site Acreage (Ac.)	Open Space Pravided (Ac.)	Sub Area	Use	Site Acreage (Ac.)	Min. Lat Width at B/L (Ft.)	Maximum Units ar Sq.Ft.	Open Spac Pravided (Ac.)					
VN-6	Elementary School/ Civic	30.3	24.3	CC-1	Office/Commercial	66.6		543,000 SF	16.9					
GPN-4	Middle & Elementary Schoal	39.8	19.9	CC-2	Commercial	75.0		509,000 SF	13.6					
OSR "A"	Open Space Reserve	22.1	22.1	TC-1	Civic/Office/Retail (Residential over	42.4		412,600 SF	6.2					
OSR "B"	Open Space Reserve	13.0	13,0	10-,	(Residential over Commercial)	42.7		(75 Units)	U+4.					
OSR "C"	Open Space Median	0.7	0.7	VN-1	Attached Residential	31.2		208 Units	6.2					
OSR "D"	Open Space Reserve	18.4	16.4	VN-2	Single Family	53.4	50	173 Units	11.0					
OSR "E"	Open Space Reserve	16.7	16,7	VN-3	Single Family	35.1	50	140 Units	5.4					
OSR "F"	Open Space Median	0.6	0.6	VN4	Single Family	92.5	50	270 Units	30.4					
OSR "G"	Open Space Reserve	3.7	3.7	*VN-5	Single Family	*76.0	60	220 Units	+22.9					
OSR "H"	Open Space Median	2.1	2,1	VN7	Attached Residential	16.7		88 Units	2,9					
OSR "I"	Open Space Reserve	3.7	3.7	VN8	Attached Residential/ Congregate Care	23.0		172 Units/ 250 Units	6.3					
OSR "J"	Open Space Median	0.5	0.5	ERN-1	Single Family	102.8	80	163 Units	37.3					
OSR "K"	Open Space Reserve	25.9	25.9	ERN-2	Single Family	79.9	80	162 Units	25.0					
OSR "L"	Open Space Reserve	27.1	27.1	ERN-3	Single Family	15.0	150	5 Units	10.3					
OSR "M"	Open Space Reserve	6.0	6.0	ERN-4	Single Family	23.9	150	14 Units	10.6					
OSR "N"	Open Space Reserve	1.3	1.3	ERN-5	Single Family	47,8	80	80 Units	17.4					
0SR "0"	Open Space Reserve	3.8	3.8	GPN-1	Single Family	12.4	90	16 Units	3.7					
OSR "P"	Open Space Reserve	1.4	1,4	GPN-2	Single Family	48.7	80	99 Units	14.3					
OSR "Q"	Open Space Reserve	25.0	25.0	*GPN-3	Single Family	*51.7	80	95 Units	23.0					
OSR "R"	Open Space Median	2.1	2.1	GPN-5	Attached Residential	27.2		116 Units	6.1					
OSR "S"	Open Space Reserve	25.9	25.9	GPN-6	Single Family	37.1	60	68 Units	13.4					
OSR "T"	Open Space Reserve	7.7	7.7	GPN-7	Single Family	57.9	70	120 Units	21.5					
	Totals	277.8	251.9	Total	- '	1016.2	- '	2534 Units 1,464,600 S.F.	306.6					



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	Totals	277.8	251.9	Total	-	1016.2	-	2534 Units 1,464,600 S.F.	306.6

TOTAL OPEN SPACE PROVIDED:

* VN-5 contains 76.9Ac.; 76.0Ac. in Union County; 0.9Ac. in Delaware County; GPN-3 contains 60.5Ac.; 51.7Ac. in Union County; 8.8Ac. in Delaware County; Sub-Area Open Space includes Delaware County Acreage. Note: Sub Area Data Table is subject to change pending Jerome Township Zoning Review and Approval,

See Access Management Plan Sheets 6 & 7.

<u>LEGEND</u>

Ex.Tree Row - advanced and a second structure of the second

Sub Area

558.5 Ac.

Soil Survey Boundary

= Ex.Pond/Wetland

= Prop.Pond/Stormwater Management

Typical Section Index Mop STREET TYPE "L STREET TYPE "D-" STREET ----TYPE "G" STREE WELLS ROAD Job No. January 3, 2008 2006-1643 Sheet 3/27 1"=500

The We are we are W a

2) Item 609, **ODO**T Type 2 Curb

(2B) Item 609, Standard Concrete Curb and Gutter

(3) Item 605, 4" Pipe Underdrain w/No.8 or No.57 Stone

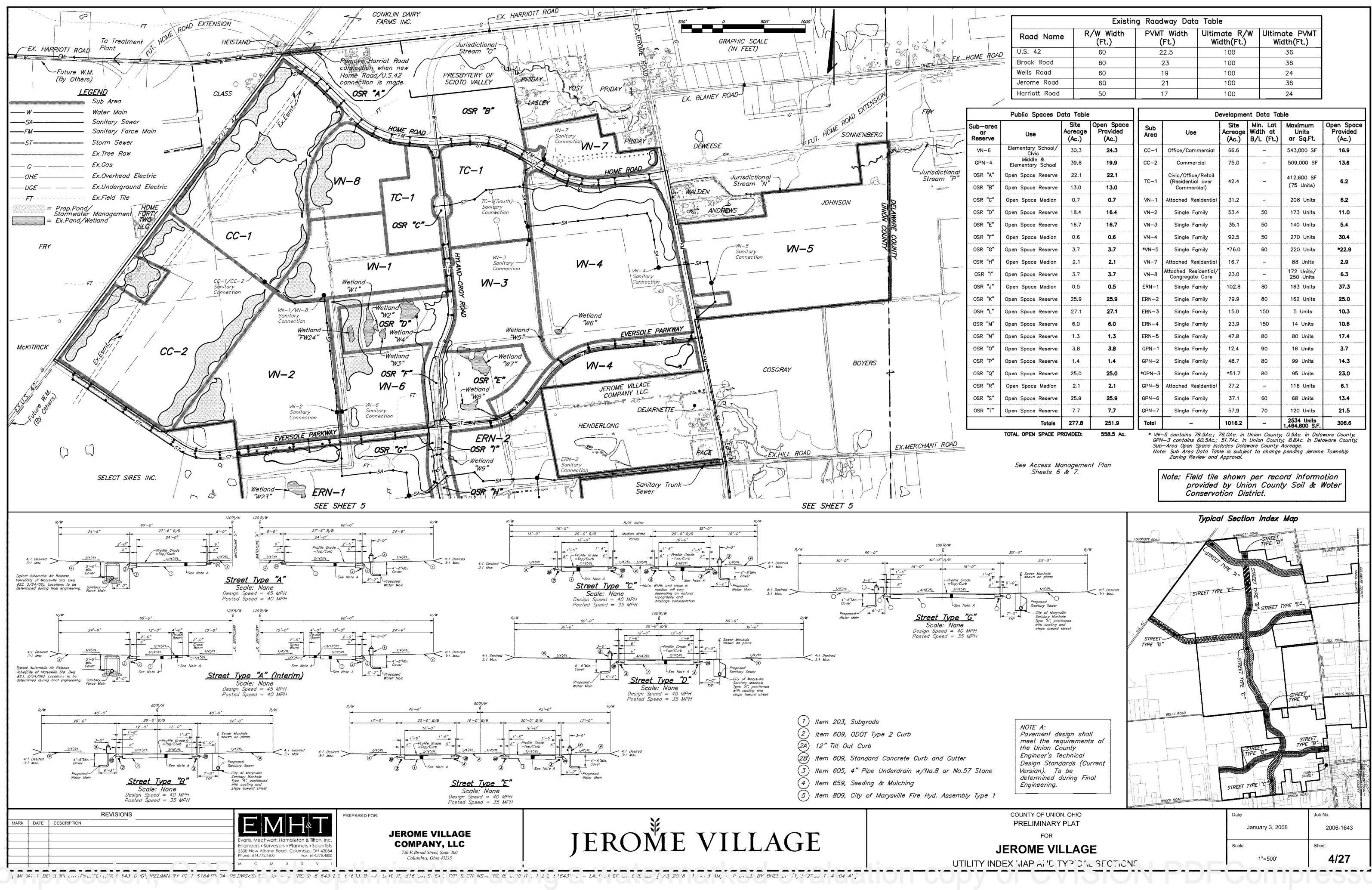
(4) Item 659, Seeding & Mulching

5) Item 809, City of Marysville Fire Hyd. Assembly Type 1

COUNTY OF UNION, OHIO PRELIMINARY PLAT FOR

JEROME VILLAGE

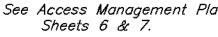
PROPERTY INDEX AND TOTOGRAFFIC TOOD ROUTE MAP

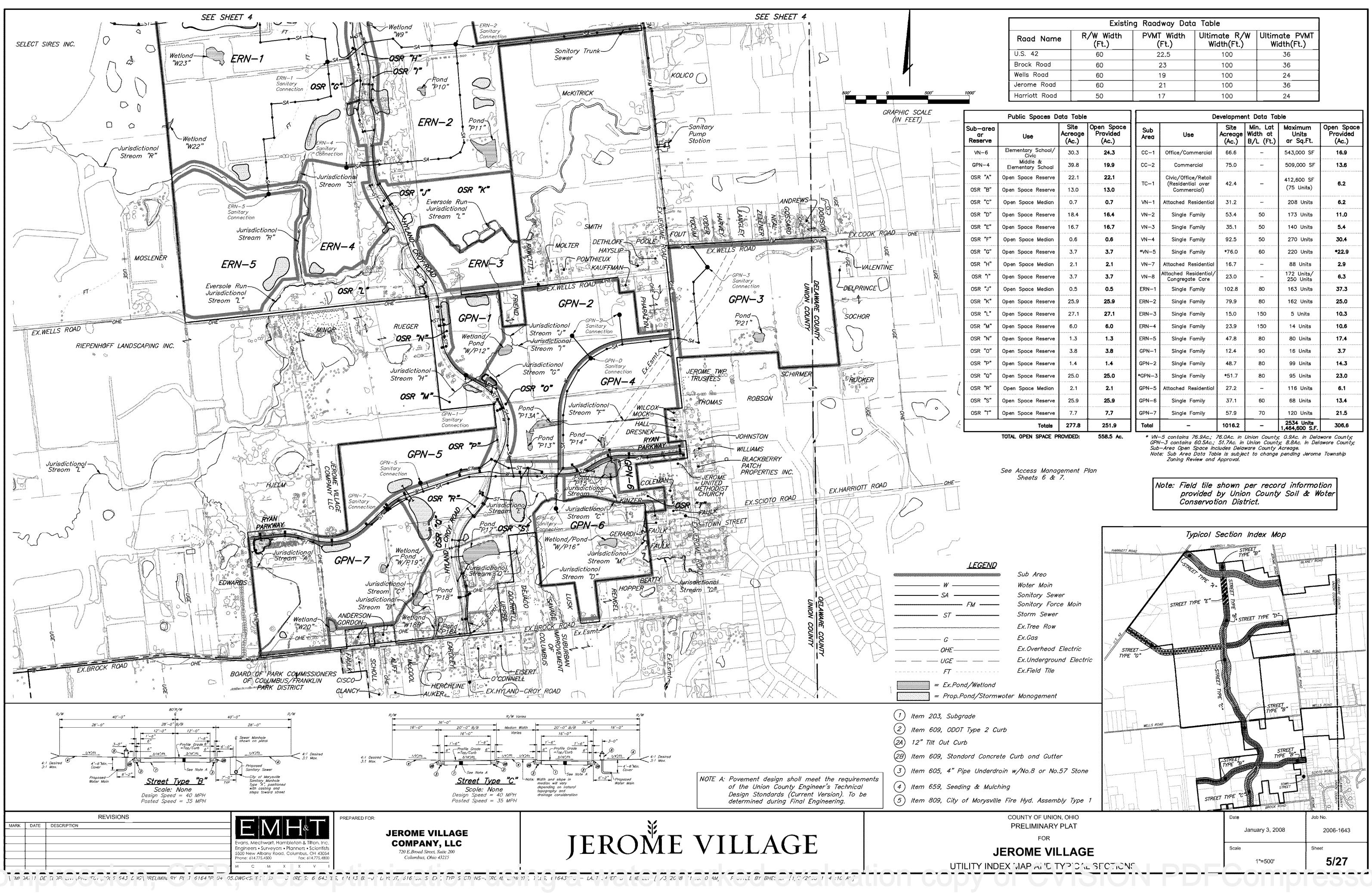


e Fx	HOME ROAD
. *	

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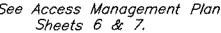
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osr "t"	Open Space Reserve	7.7	7.7	GPN-7	Single Family	57.9	70	120 Units	21.5	
	Totals	277.8	251.9	Total	_	1016.2	-	2534 Units 1,464,600 S.F.	306.6	

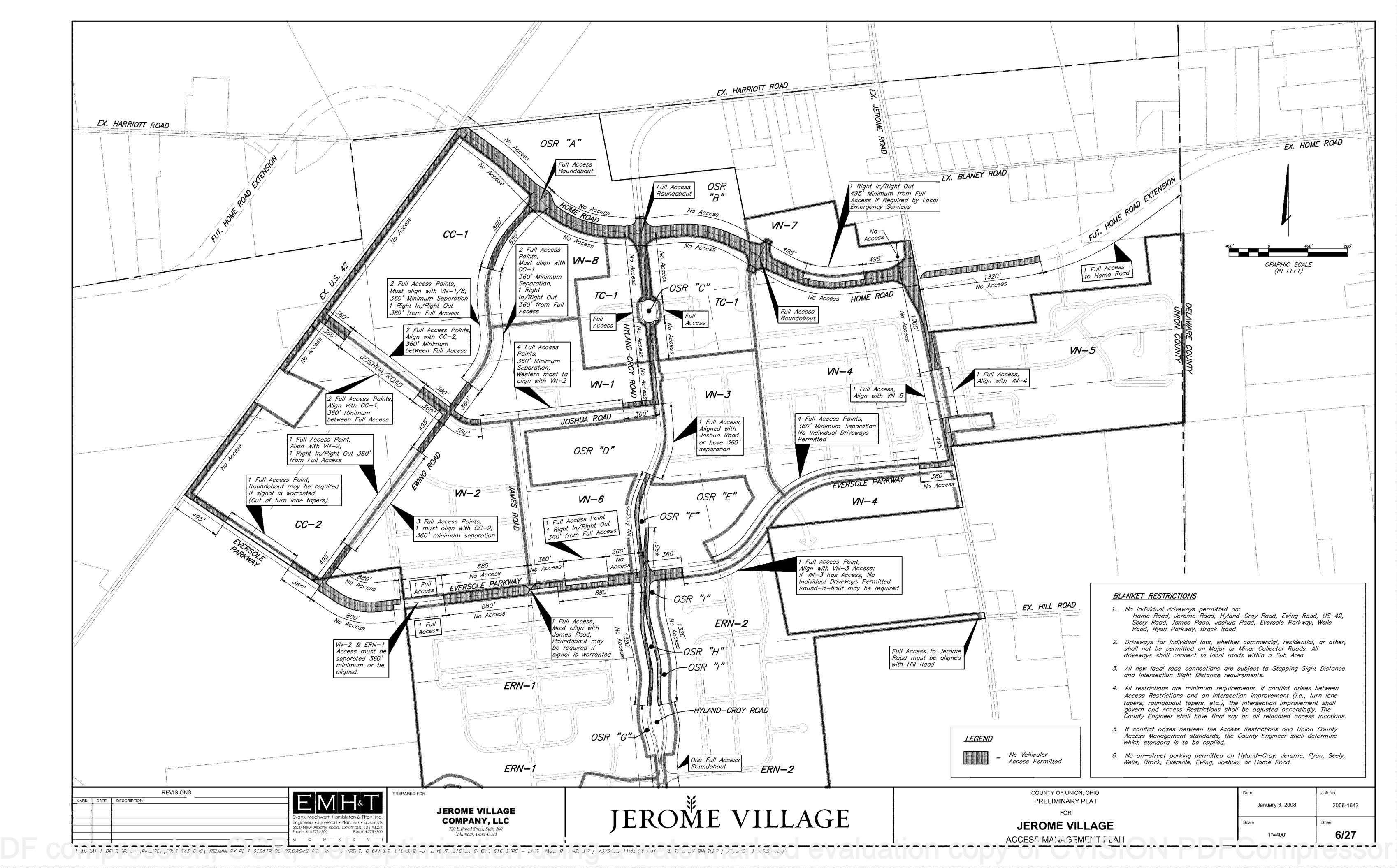


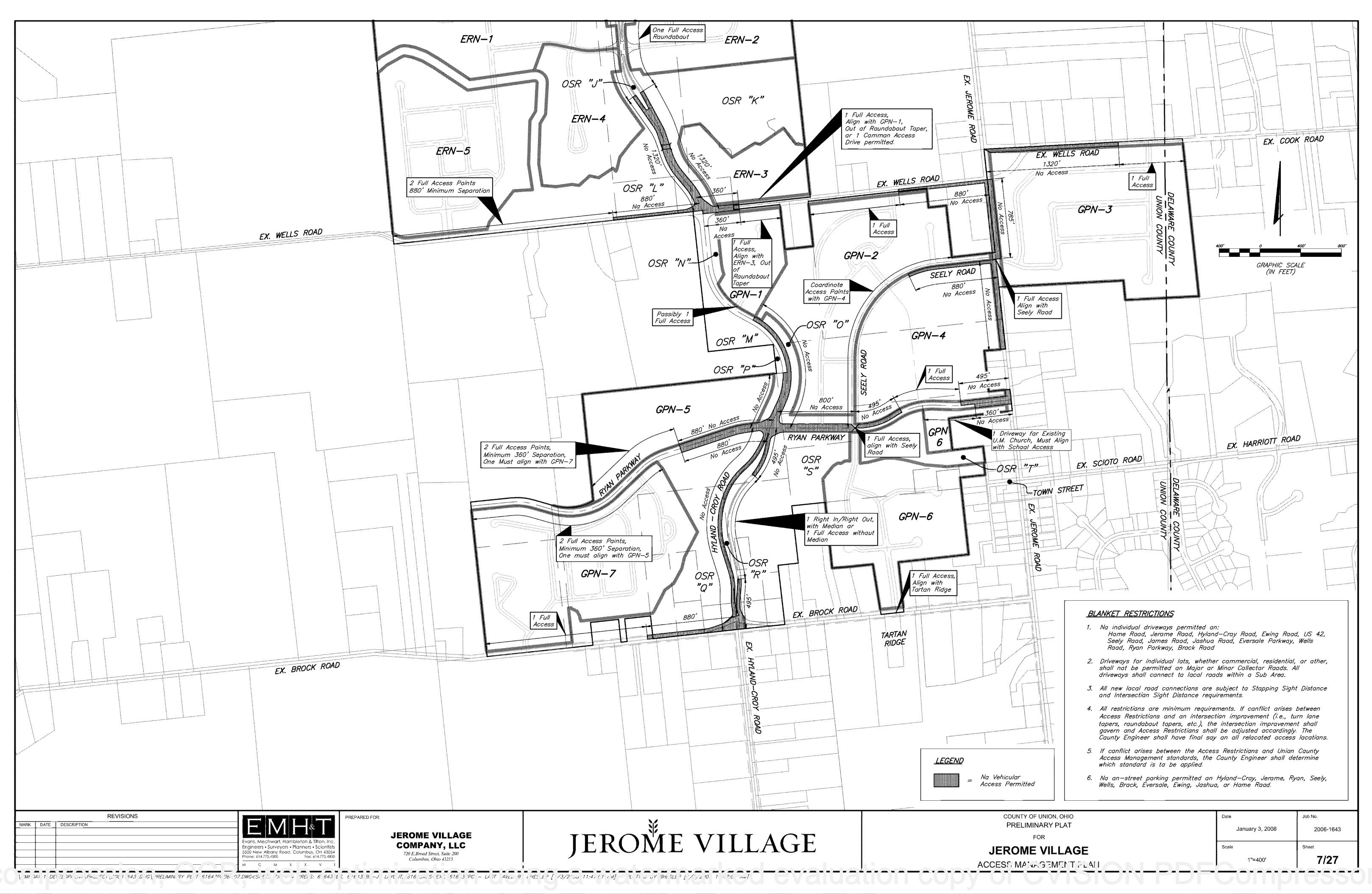


	Existing Raadway Data Table											
Raad Name	R/W Width (Ft.)	PVMT Width (Ft.)	Ultimate R/W Width(Ft.)	Ultimate PVMT Width(Ft.)								
U.S. 42	60	22.5	100	36								
Brock Road	60	23	100	36								
Wells Road	60	19	100	24								
Jerome Road	60	21	100	36								
Harriott Road	50	17	100	24								

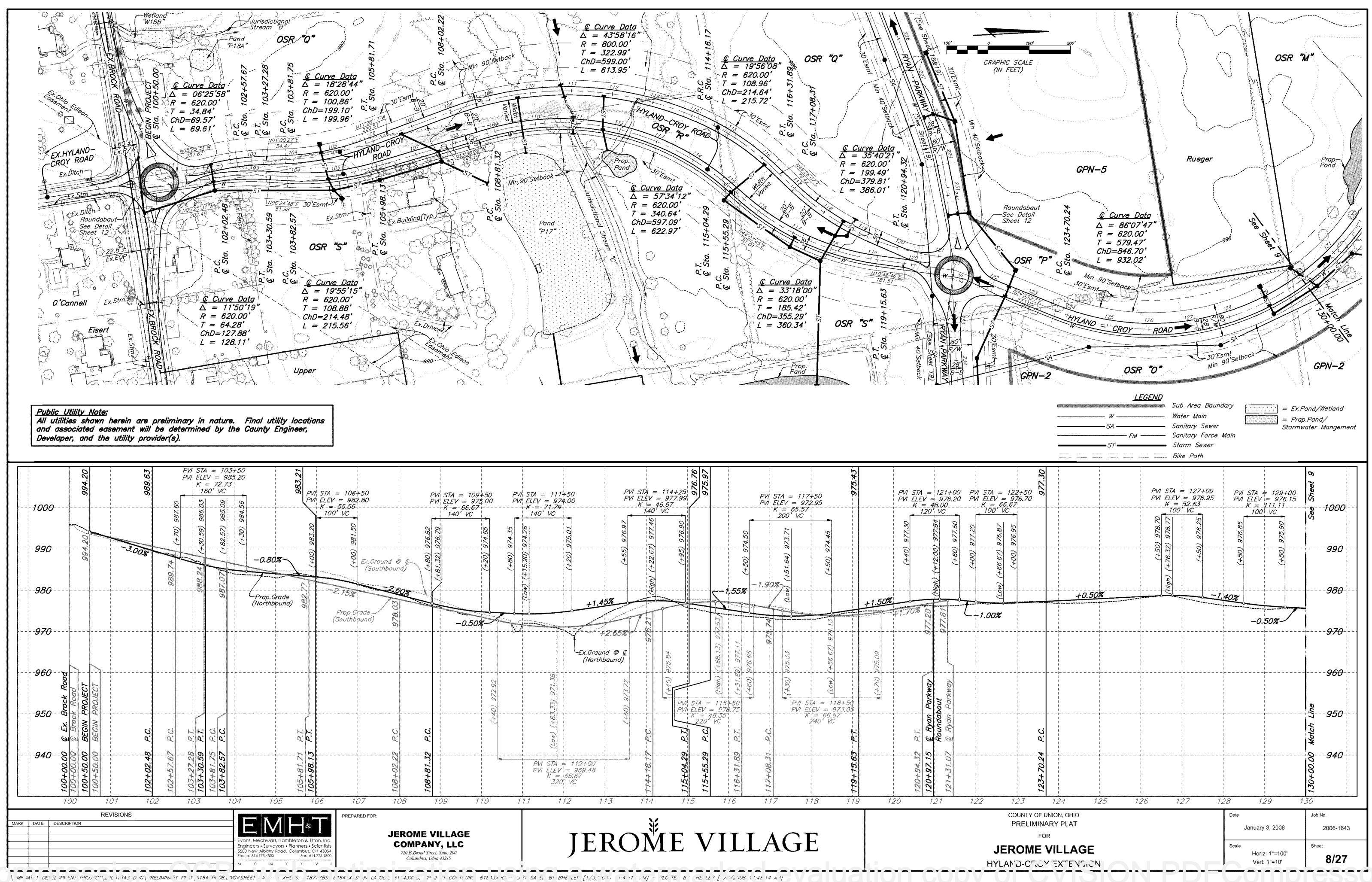
	Public Spaces D	ata Table			D	evelapme	nt Data Tal	ble		
Sub-area ar Reserve	Use	Site Acreage (Ac.)	Open Space Pravided (Ac.)	Sub Area	Use	Site Acreage (Ac.)	Min. Lat Width at B/L (Ft.)	Maximum Units ar Sq.Ft.	Open Space Pravided (Ac.)	
VN-6	Elementary School/ Civic	30.3	24.3	CC-1	Office/Commercial	66.6		543,000 SF	16.9	
GPN-4	Middle & Elementary Schoal	39.8 19.9		CC-2	Commercial	75.0		509,000 SF	13.6	
OSR "A"	Open Space Reserve	22.1	22.1	TC-1	Civic/Office/Retail	40.4		412,600 SF	6.2	
OSR "B"	Open Space Reserve	13.0	13,0	10-1	(Residential over Commercial)	42.4	_	(75 Units)	0.2	
OSR "C"	Open Space Median	0.7	0.7	VN-1	Attached Residential	31.2		208 Units	6.2	
OSR "D"	Open Space Reserve	18,4	16.4	VN2	Single Family	53.4	50	173 Units	11.0	
OSR "E"	Open Space Reserve	16.7	16.7	VN-3	Single Family	35.1	50	140 Units	5.4	
OSR "F"	Open Space Median	0.6	0.6	VN4	Single Family	92.5	50	270 Units	30.4	
OSR "G"	Open Space Reserve	3.7	3.7	*VN-5	Single Family	*76.0	60	220 Units	+22.9	
OSR "H"	Open Space Median	2.1	2,1	VN7	Attached Residential	16.7		88 Units	2.9	
OSR "I"	Open Space Reserve	3.7	3.7	VN8	Attached Residential/ Congregate Care	23.0		172 Units/ 250 Units	6.3	
OSR "J"	Open Space Median	0.5	0.5	ERN-1	Single Family	102.8	80	163 Units	37.3	
OSR "K"	Open Space Reserve	25.9	25.9	ERN-2	Single Family	79.9	80	162 Units	25.0	
OSR "L"	Open Space Reserve	27.1	27.1	ERN-3	Single Family	15.0	150	5 Units	10.3	
OSR "M"	Open Space Reserve	6.0	6.0	ERN-4	Single Family	23.9	150	14 Units	10.6	
OSR "N"	Open Space Reserve	1.3	1.3	ERN-5	Single Family	47.8	80	80 Units	17.4	
OSR "0"	Open Space Reserve	3.8	3.8	GPN-1	Single Family	12.4	90	16 Units	3.7	
OSR "P"	Open Space Reserve	1.4	1.4	GPN-2	Single Family	48.7	80	99 Units	14.3	
OSR "Q"	Open Space Reserve	25.0	25.0	*GPN3	Single Family	*51.7	80	95 Units	23.0	
OSR "R"	Open Space Median	2.1	2.1	GPN-5	Attached Residential	27.2	****	116 Units	6.1	
OSR "S"	Open Space Reserve	25.9	25.9	GPN6	Single Family	37.1	60	68 Units	13.4	
OSR "T"	DSR "T" Open Space Reserve 7.7 7.7		GPN-7	Single Family	57.9	70	120 Units	21.5		
	Totals	277.8	251.9	Total	_	1016.2	-	2534 Units 1,464,600 S.F.	306.6	

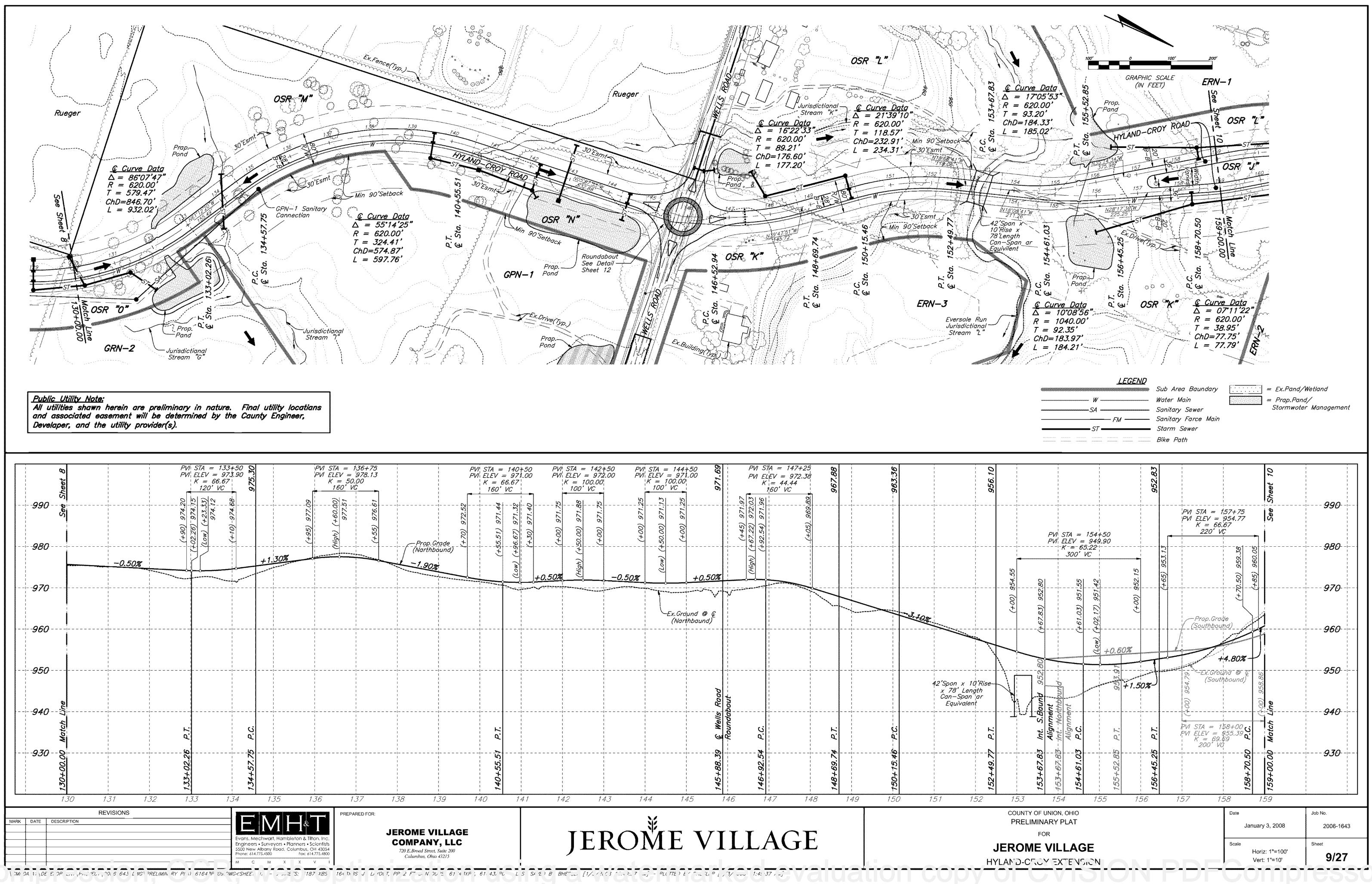


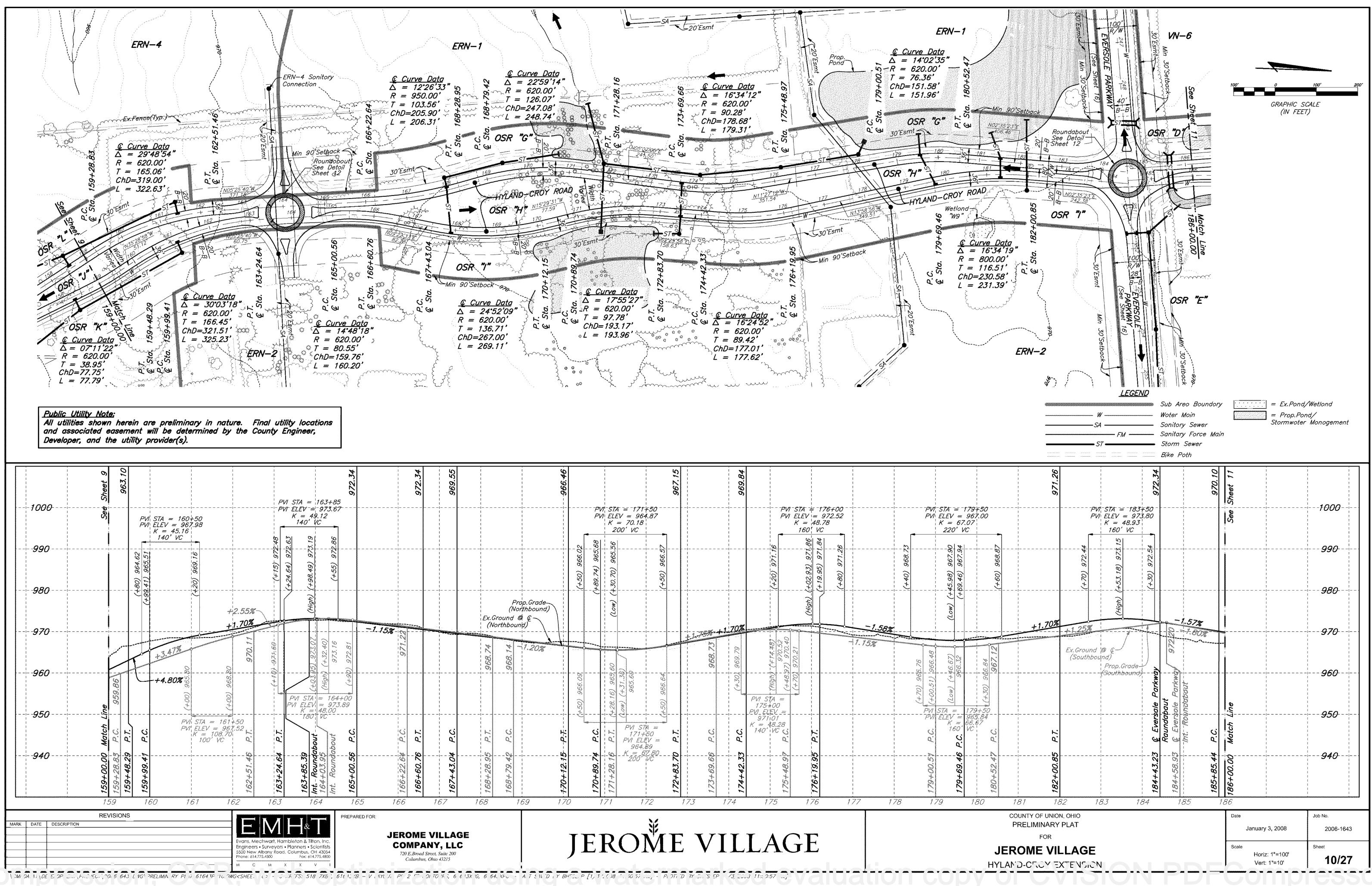




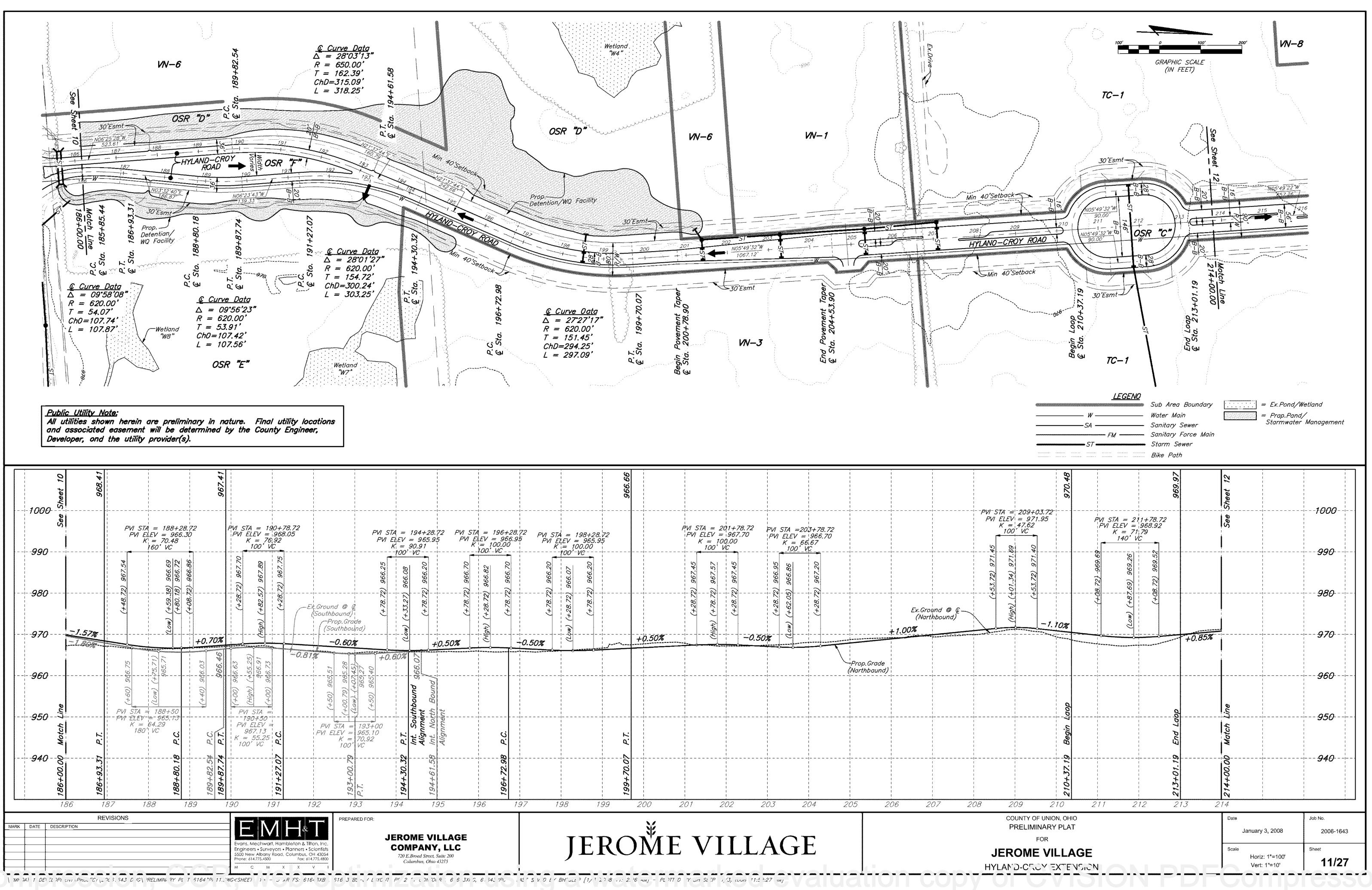
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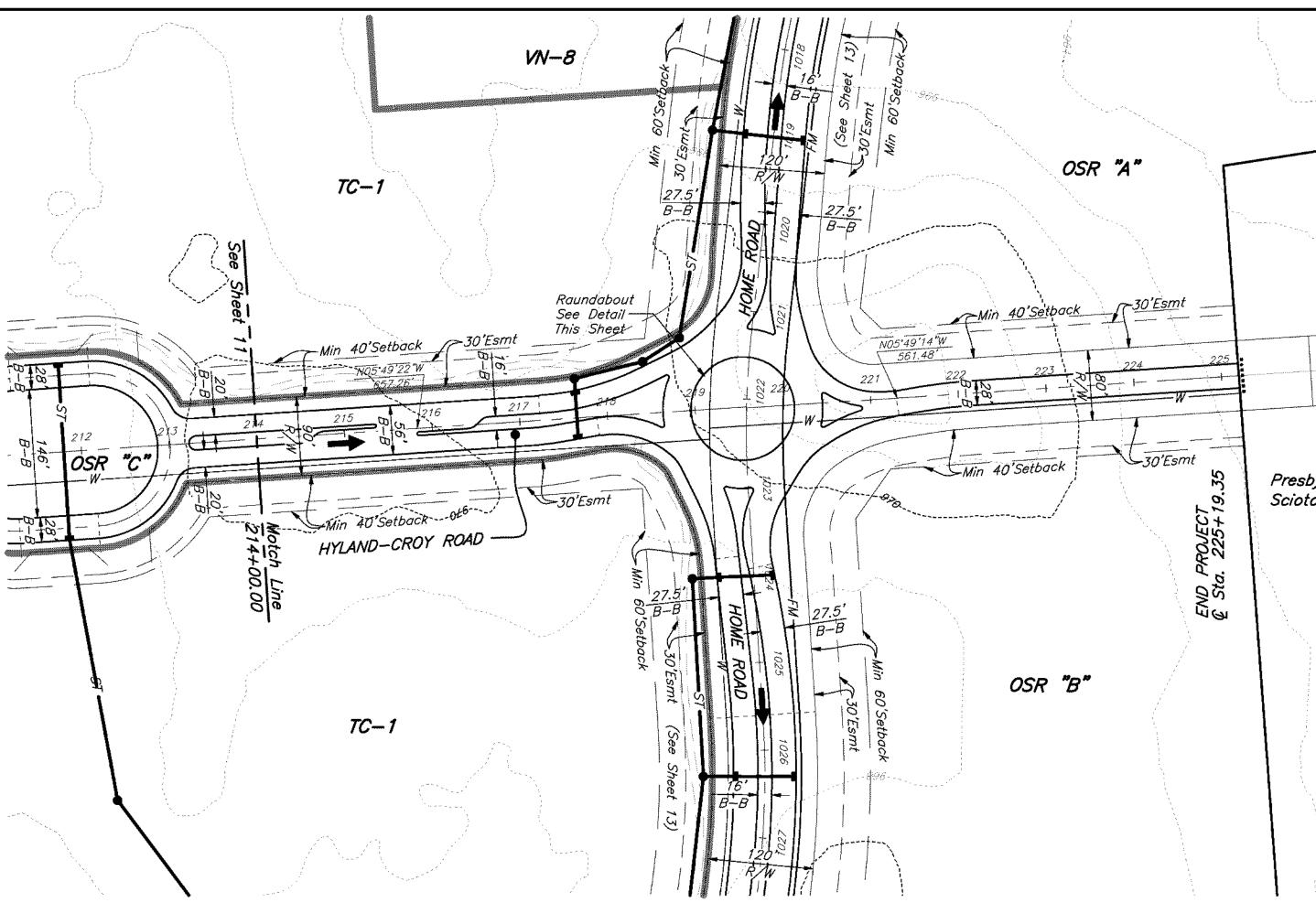




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· · · · · · · · · · · · · · · · · · ·		- 20 - 20 - 20 - 20 - 20 - 20 - 20 - 20	88	1.20%								25 %-+	1.70%		970.52 970.52	2010 100 100 100 100 100 100 100 100 100			1.15%		5. 76 965.48	***
						+50) <u>966.09</u>		ow) (+31.3b) 965.60						PVI 51 1754 PVLEL	-00		1				(+70) 966. S (+00.51) 9	è
	P.C.			1 · · · · · · · · · · · · · · · · · · ·	P.T.	- Člini S.		PVI 57 1714 PVI EL	-50 EV =	P.T.			P.C.	-EU_EG 9711 K = 4 140'1	01 8.28		P.T.			, , , , , , , , , , , , , ,	Si di	
100+00.10	167+43.04	168+28.95	168+79.42	1 1 1 1 1 1 1 1 1 1 1 1 1 1	170+12.15	170+89.74	171+28.16	* *	7.60 IVC	172+83.70		173+69.66	174+42.33		175+48.97		176+19.95			1 1 1 1 1 1 1 1 1 1 1 1 1	179+00.57	
1	167	168	1	69	170		<u>171</u>	1	72		173	į	174	17	75	1	76	į	177 1.	78	17	



))						
1	95	196	197	198	199	200	201	202	203	204 2	205 2	206 20
194+61.58		196+72.98			199+70.07	1 1						
Alignment Int. North Bound	1	J J			7. <i>7</i>							
											Prop.Grade (Narthbaund)	
94+28 965.9 0.91 07 07 996 (2/.8/+)	72 PVI 5 PV 0.50%	÷	66.95 p 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	$\begin{array}{c} (+78.72) \ 966.20 \\ 12 \\ 12 \\ 12 \\ 12 \\ 12 \\ 12 \\ 12 \\ $	98+28.72 965.95 0.00 C 07 996 (Z/- 8/+)	+0.50%	(+28.72) 967.45 X = 10	= 201+78.72 100.00	72 PVI STA = PVI STA = PVI ELEV 10 98:996 (22, 12) (#01) (#01) 0.50%	203+78.72 = 966.70 66.67 VC 07.296 (22.87+)		Ex. Grou (Narth + 1.00%
					966.6							



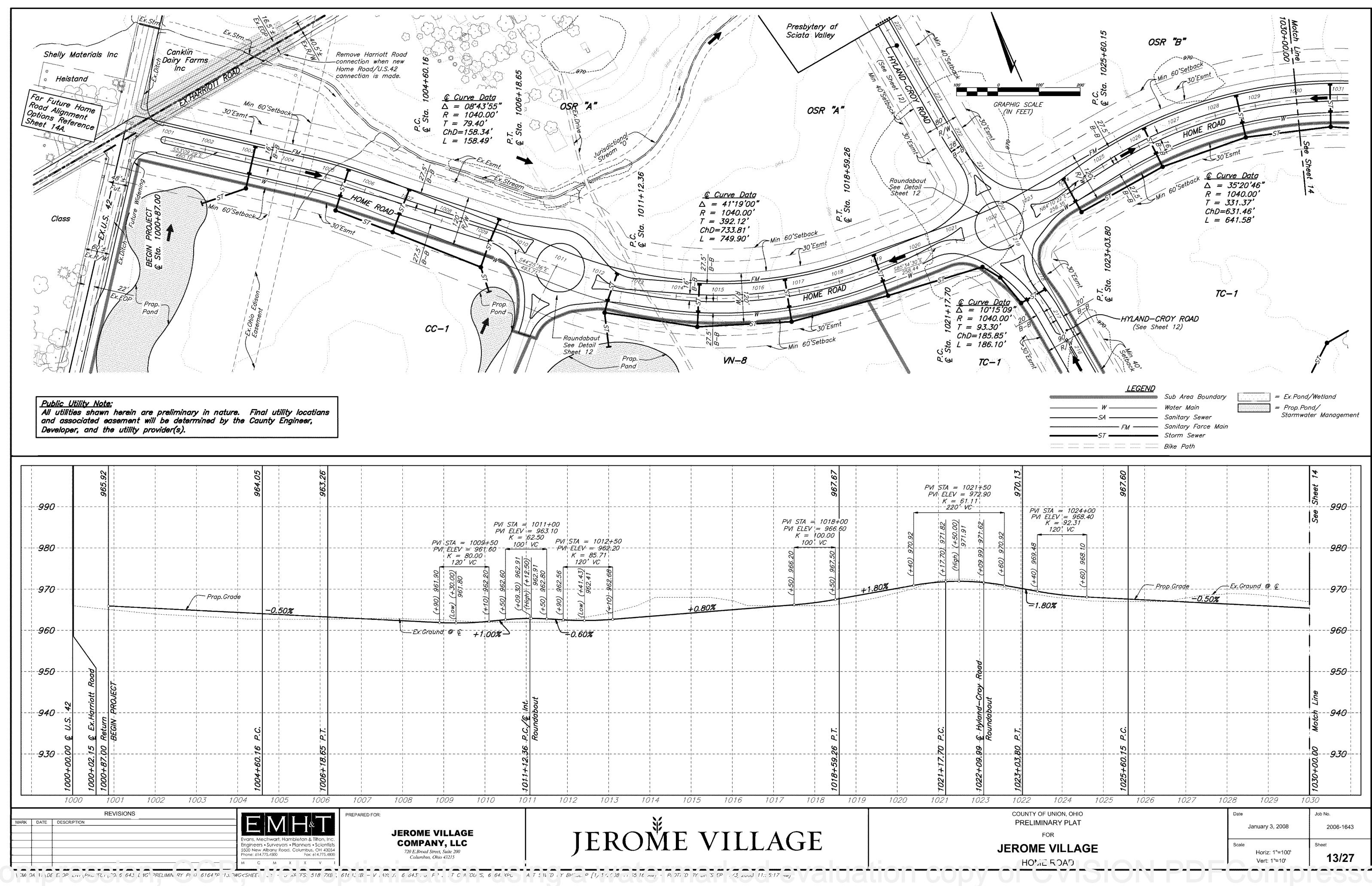
<u>Public Utility Note:</u> All utilities shawn herein are preliminary in nature. Final utility locatians and associated easement will be determined by the Caunty Engineer, Develaper, and the utility provider(s).

ATE DESCRIPTION		Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.4800 M C M X X V I	PARED FOR: JEROME VILLAGE COMPANY, LLC 720 E.Broad Street, Suite 200 Columbus, Ohio 43215	JEROM	E VILLAGE
l			214 215 216	<u>217 218 219 220</u>	<u>1 1 1 1 N</u> 221 222 223 224 225
			514+0	519+5	1755+1, 125+1,
940			8		<u>6.</u> 63
			Motch	€ Hom Int. Ro	END F
50				ne Roc	BOXEC
960	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		st of	
			<i>∽+D.85%</i>		(Northbound)
970	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		+1.75%	(Northbound) Prop.Grade (Northbound)
980			(+7) (+2) (+2) (+2) (+2) (+2) (+2) (+2) (+2)	(+76)	Ex.Ground @ C (Northbound)
			<u>8.72) 97</u> 8.72) 97 8.72) 97	.72) 969. .72) 970 (+28.72)	(+28.72)
990			0.07	200' VC 58:72 6	972.25
000			PVI STA = 214+78.72 $PVI ELEV = 971.47$ $K = 54.05$ $100' VC$	$\begin{array}{c} RVI \ STA \ = \ 217 + 78.72 \\ PVI \ ELEV \ = \ 968.47 \\ K \ = \ 72.73 \\ 200' \ VC \end{array}$	STA = 221+28.72 VI = ELEV = 974.60 K = 48.78 200' VC
			Sheet 1	0.11 <u>6</u> PM	STA = 221+28.72

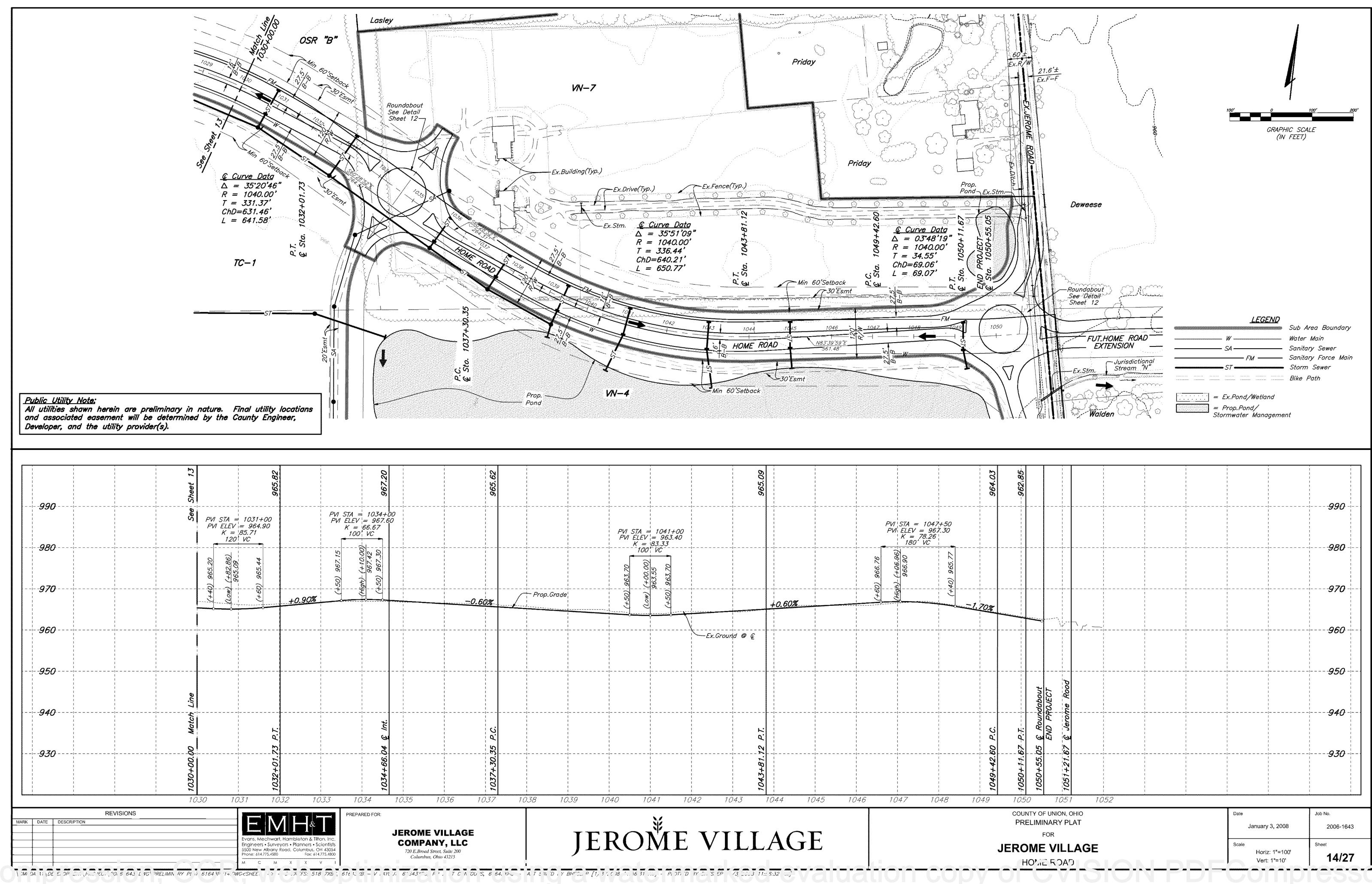
E PAR road Street, Suite 200

TC-1		OSR "A" 27.5' B-B B-B Min 40'Se'thack 30'Esmt	PHIC SCALE N FEET)	
Min 40'Setbac N05:49'22' 214 0 215 00 57.25 214 0 215 00 57.25 214 0 215 00 50 57.25 Min 40'Setbac HYLAND-CRU	216 217 219 18 22 16 217 210 29 18 22 W	Min 40'Setback N05'49'14'W 561.48' 221 222 223 224 224 225 224 224 225 225	 NGLE LANE NGLE LANE NGLE LANE DABOUT No Scale	
TC1	Setback	OSR "B"	W Wate SA Sanit FM Sanit	Area Boundary r Main 'ary Sewer 'ary Force Main m Sewer Path
STA = 214+78.72 ELEV = 971.47 K = 54.05 100' VC	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	221+28.72 974.60 8.78 VC		<i>1000</i>
(+78.72) 971.24 (+78.72) 970.97	w) (+51.41) 969.11 (+78.72) 970.22 (+78.72) 970.22 (+28.72) 972.6 (+14.11) 973.6	-Ex.Ground @ C (Northbound)		990
(High)	+1.75%	Prop. Grade (Northbound)		970
		(NorthDound)		<i>960</i>
	58.45 & Home Rood/ Int. Roundabout	(Northbound)		960 950 940

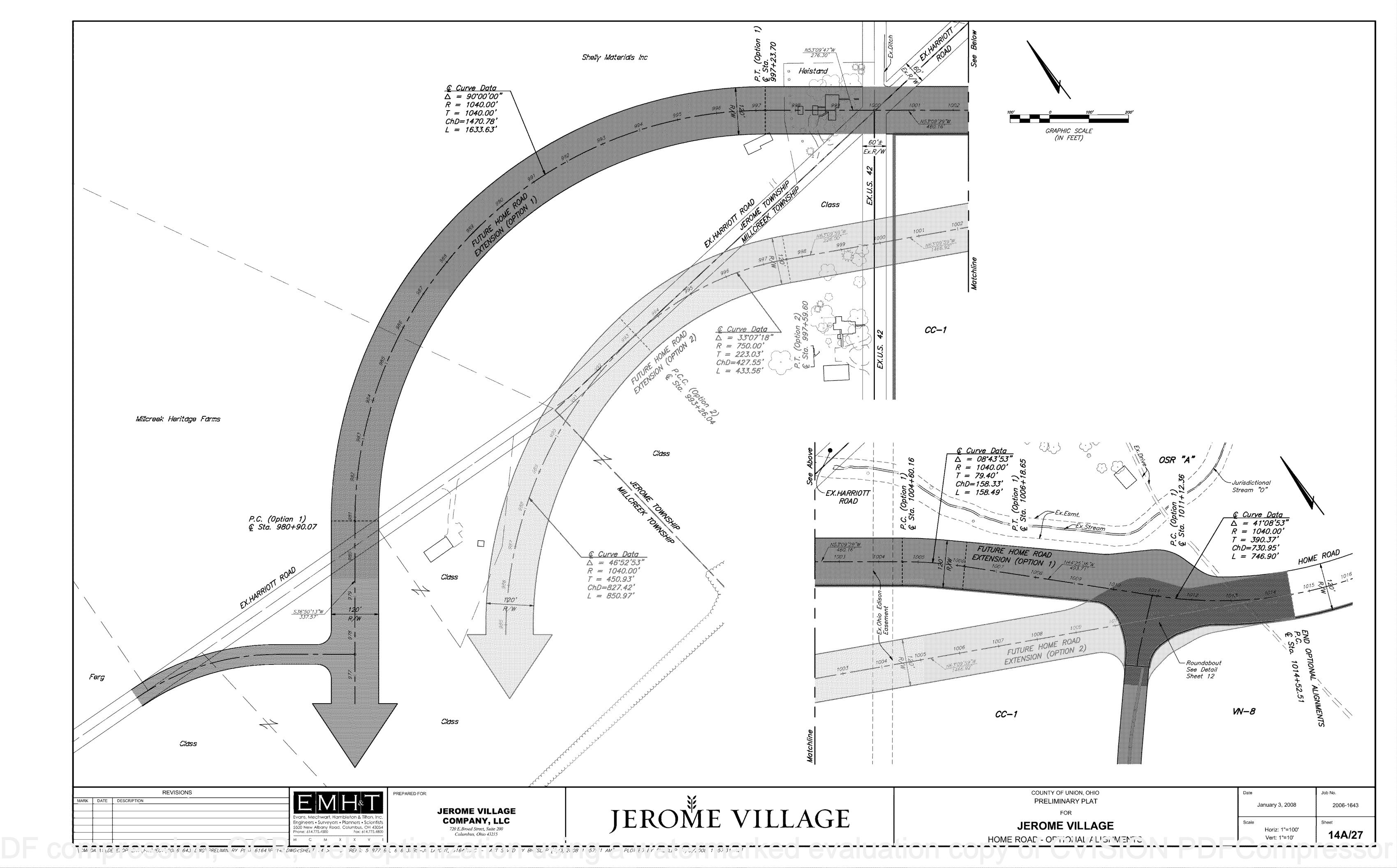
HYLAND-CROMEXTENSION Vert: 1"=10"



						災							
10	09 10	10 10	011 1	012 10	13 10	014	1015	1016 1	017 10	018	1019	1020	102
			Poundabout Roundabout							1018+59.26 P.T.			1021+17.70 P.C.
(+90) 961.90	STA = 1009ELEV = 961K = 80.00120' VC(00.05+) (mol)(00.05+) (mol)(00.05+) (mol)	PVI ELEV K = +50 100 ;60	$\frac{1}{(+50)} \frac{(+12.50)}{962.91}$	STA = 1012 4 - ELEV = 962 K = 85.71 120'VC E + T + 1 120'VC F + 7 + 100 F + 1000 F + 1000	?- <i>20</i> -		+0.80%		PVI STA = PVI ELEV K = 100 07 996 (05+)	1018+0 = 966.6 100.00 VC 05'296 (05+)	20 0 +1.80	(+40) 970.92	(+17.70) 971.82
			4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	4 4 4 4 4 4	4 4 4 4 4 4 4	* * * * * * *	* * * * * *	* * * *	4 4 4 4 4 4 4 4 4 4	967.67		8 4 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	PVI ST. PVI E

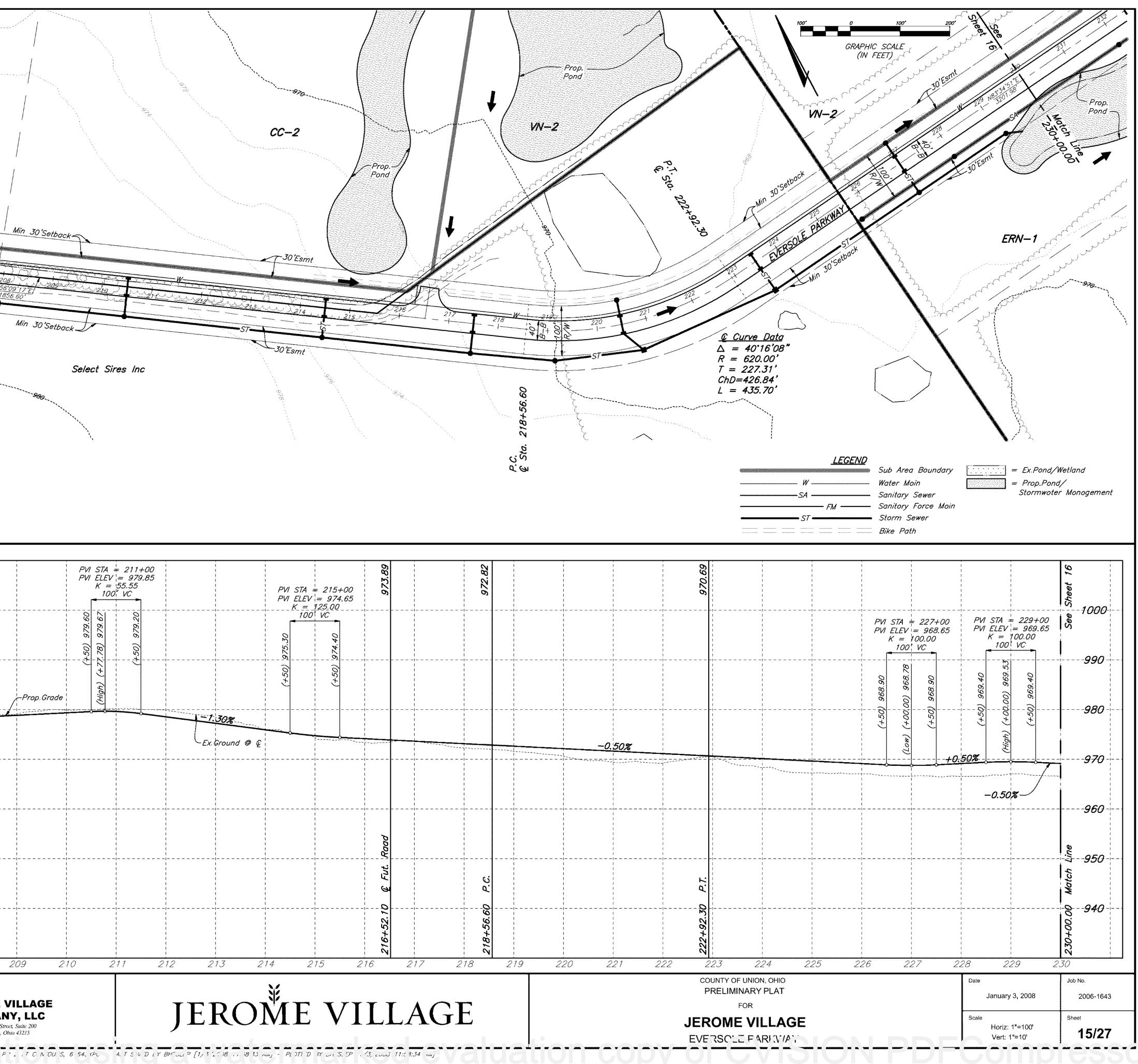


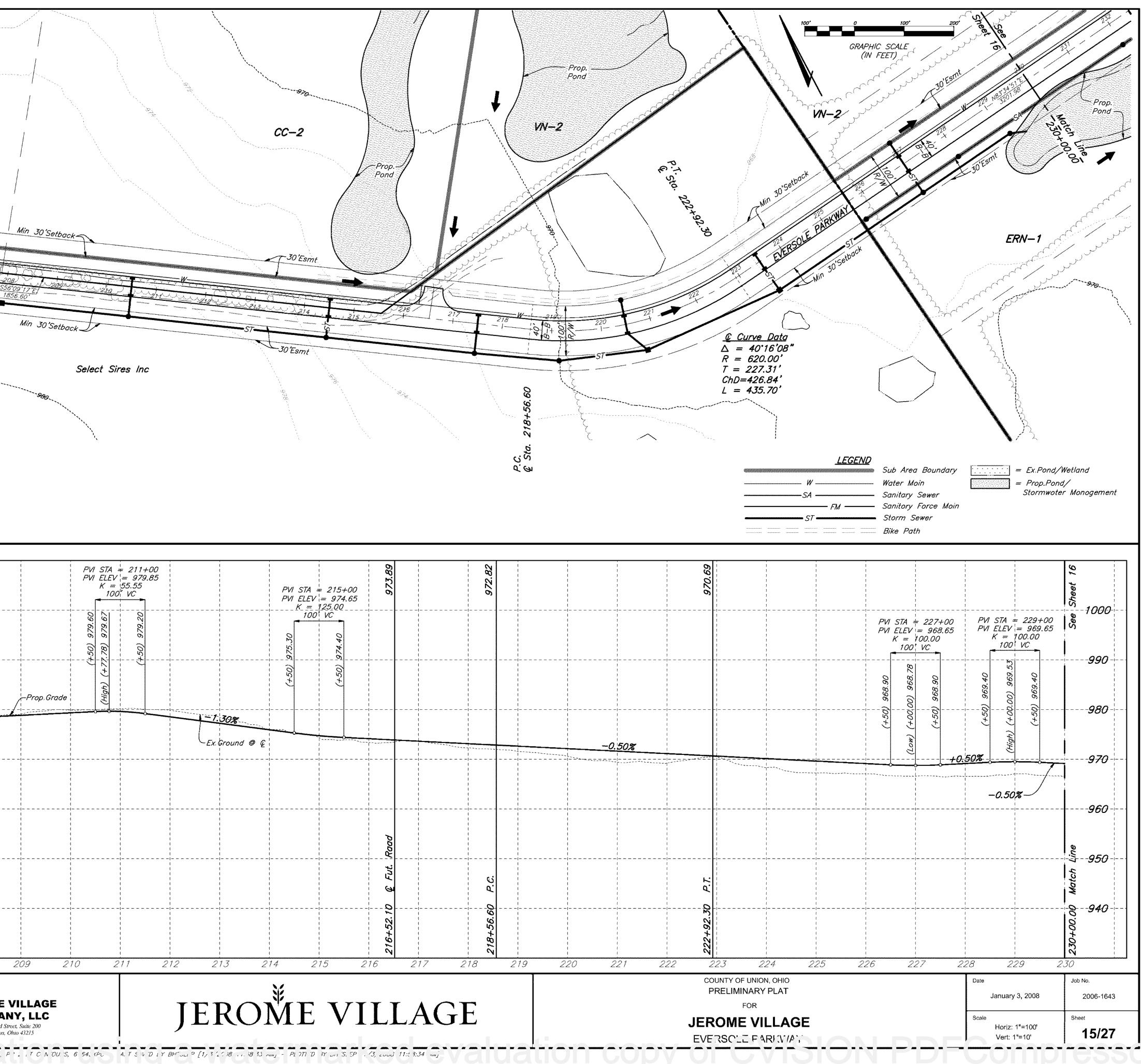
	965.62	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4						- - - - - - - - - - - - - - - - - - -				965.09						2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	+ + + + + + + + + + + + + + + + + + +				PVI S PVI	•		1	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4			* * * * * * * * * * * * * * * * * * *		066 76	PVI = STA = 180 PVI = ELE = 180 (96.996) PVI = 180 (96.996) PVI = 180 PVI = 190 PVI = 180	= 1047+ ' = 967. 78.26)' VC
<i>0.6</i>	28		Prop.Gra	de		(+50) 963.70	(LOW) (+00.00)	-					+0.60)	Z		90 (UPT)	1 1 1	
	1 3	,						1 		Ex.Gr	ound @ (£						
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 	+30.35 P.C.	 	 		 		·	 				+81.12 P.T.						
1036 1C	1037+30	10	38	1039	104)41)4 <i>2</i>	1043		1044	1045	1	046	1047	104
IE VILLAGE				т		7		١.		X T	Y Y -	¥						

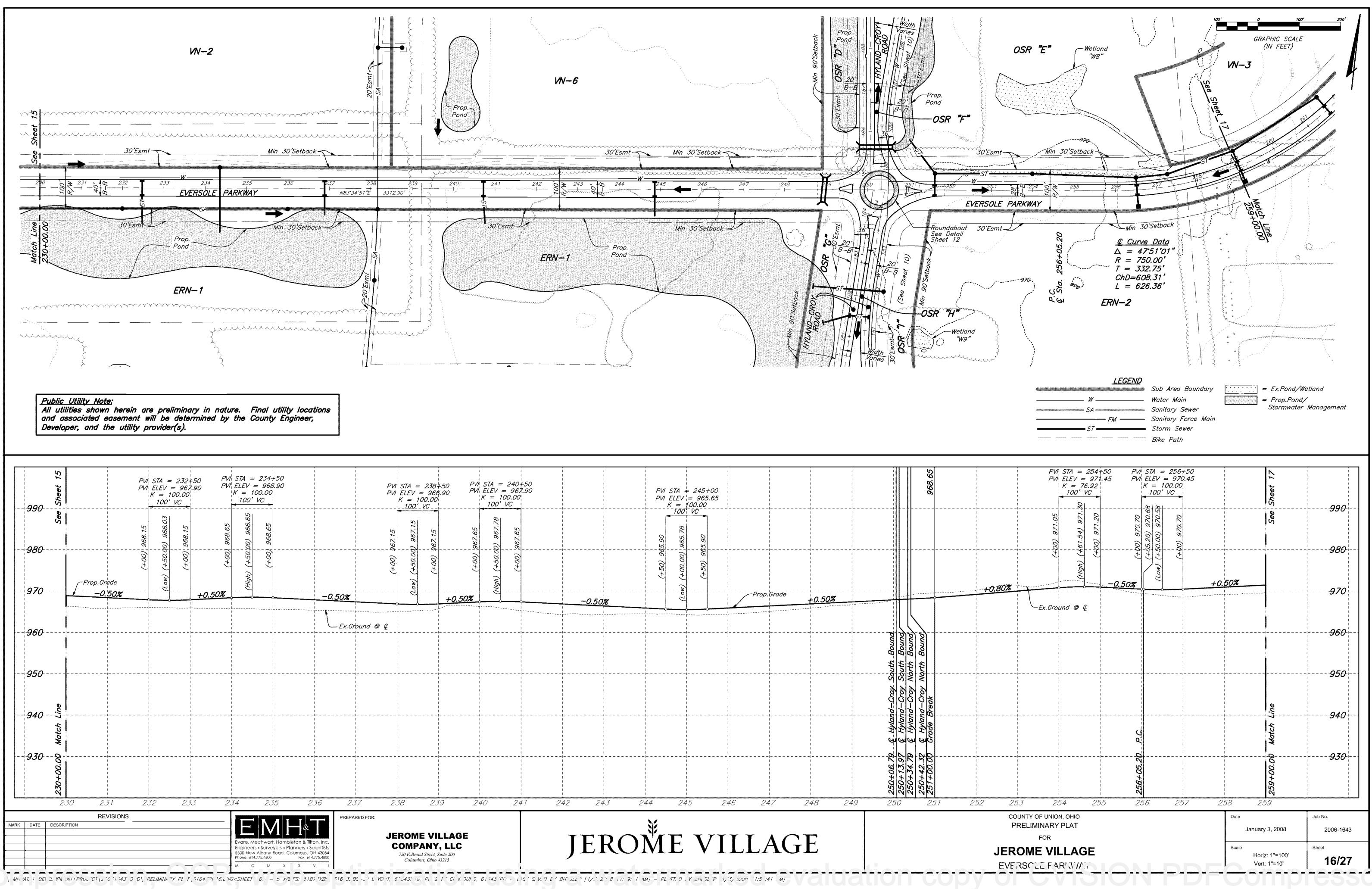


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990) 976.35) 968.78	976.35			
000		 	K	TA = 20 LEV = 5 = 100. 100'-VE	<i>00</i> ¦	, 	 	
	77.40		 	×74 2	03450			
All and	i <u>c Utility Note</u> : Itilities shown associated eas Noper, and the	herein are sement will	prelimi be de ovider(s)	inary ir termine).	n nature. ed by the	Final u e County	tility locatio Engin ee r,	ns
	Y.EOA	1	1 m m m	an a				
	BECN BECN BECN 220	i i	and the second s				Ex.Driv	
ر ترجمه من من	PROJECT	007		30 E	smt			S7-
ر ترکیو منافع	N -W -W	×00+90.50		30'E		OLE PARI		206 - ST
ر ترکیو منافع	PROJECT	007	202			204 OLE PARI		206 3 20 ST
ر ترکیو منافع	PROVECT	×00+90.50	202		EVERS	204 OLE PARI	205	206 5 20
	PROVECT	×00+90.50			EVERS	204 OLE PARI	205	
	PROVECT	×00+90.50	Prop. Pond -		EVERS	OLE PAR		

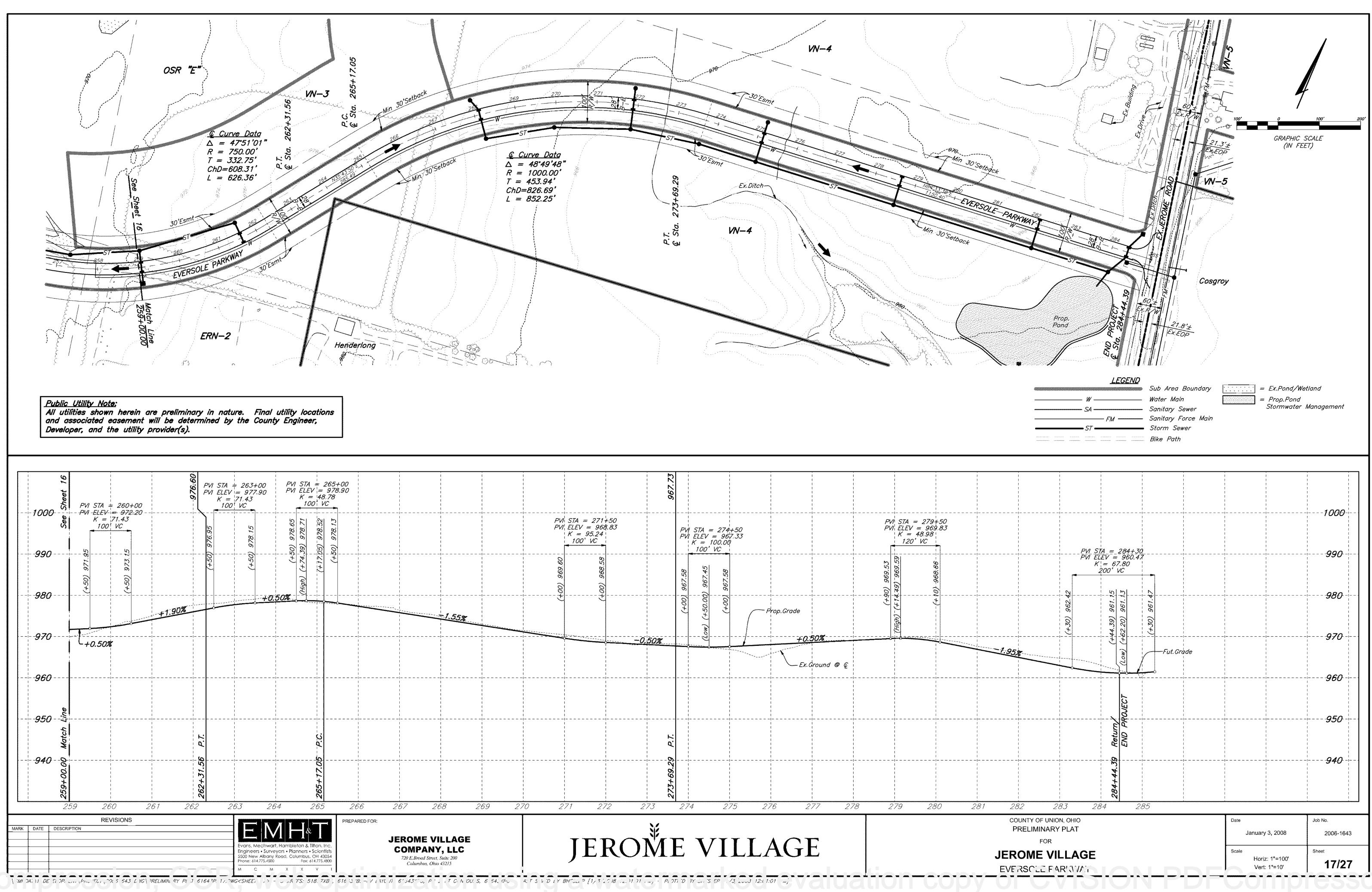
4 50) Prop.Grade -1.30% Ex Ground @ Q Q . 216 217 210 212 218 219 220 209 211 213 214 215 JEROME VILLAGE A VILLAGE PANY, LLC road Street, Suite 200 us, Ohio 43215 , P' & IT C N OU S, 6 54 KPC ALTS WD IY BH JL P [1, 3 2 5 18 ... 18 33 mmg - PL TT D IY JI SI SP . 13, 2003 11: 3:34 mmg



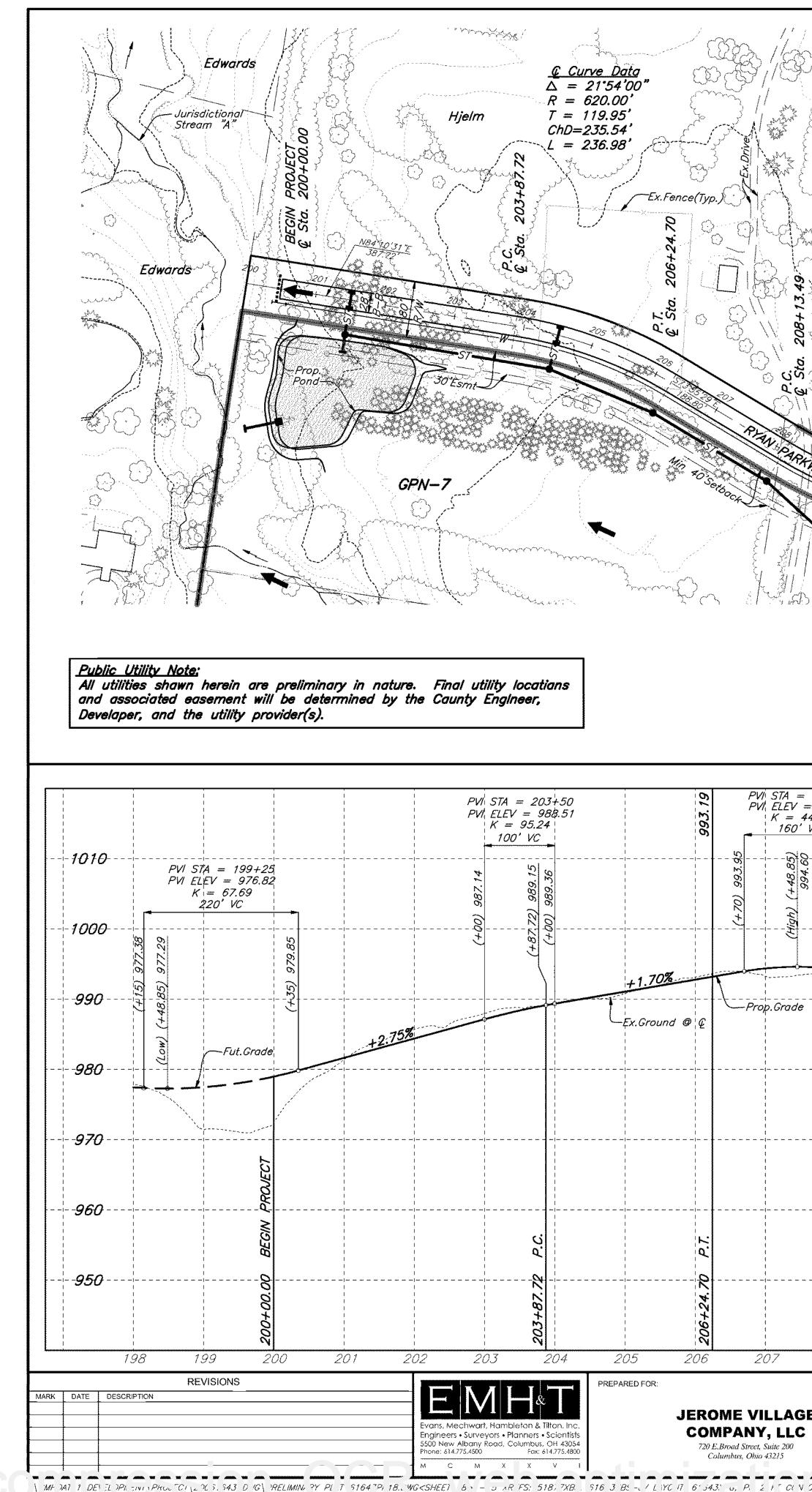




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								, 4			06.79£_		હહ
											-Croy South	-Croy South Bound	North
(+00) 967.15		(High) (+50.00) 967.78	(+00) 967.65	<u>-0.50</u> %	(+50) 9\$5.90	(Low) (+00.00) 965.78	(+50) 965.90	Prop	Grade	- <u>0.50%</u>			
= 238 = 960 100.00 :_VC	+50 PVI 6.90 PVI	STA = 24 ELEV = 9 K = 100.0 100' VC R	0+50 67.90 00		PVI E	LEV	245+00 = 965.65 00.00 VC	4 4 4 4 4 					368.



4 4 4 4 4						967.7	4 4 4 4							1 1 1 1 1 1
4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4			PVI PVI	STA = 271- ELEV = 968 K = 95.24 100' VC	+50 3.83		PVI	STA = 274 ELEV = 96 K = 100.00 100' VC	+50 7.33			PVI PVI	STA = 279 ELEV = 965 K = 48.98 120' VC	+5 7.8
	-1.55%		(+00) 969,60	(+00) 968.58			(+00) 967.58	(Low) (+50.00) 967.45 (+00) 967.58		rop.Grade +0. 2	50%	15.1		(+ + + + + + + + + + + + + + + + + + +
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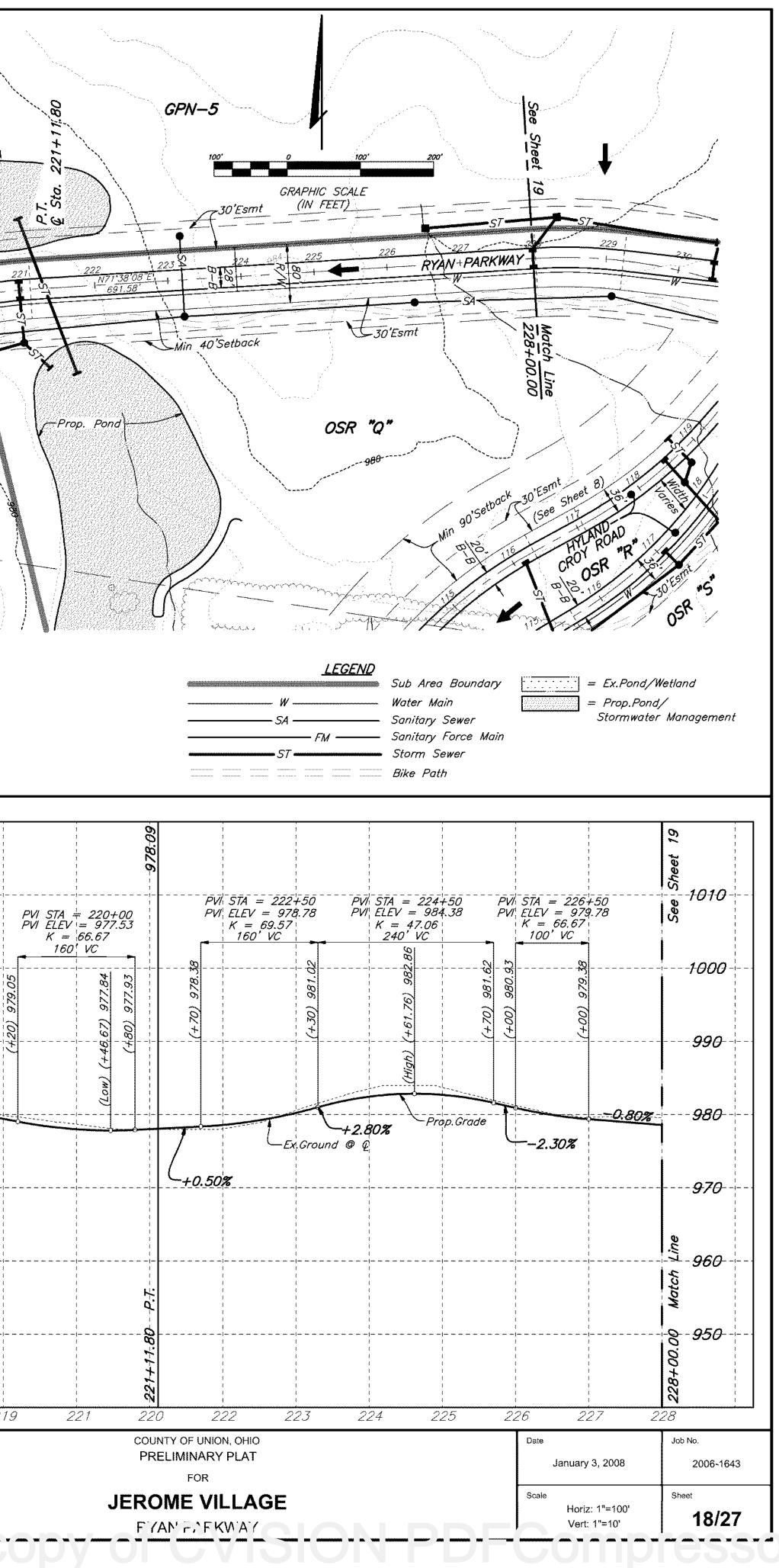


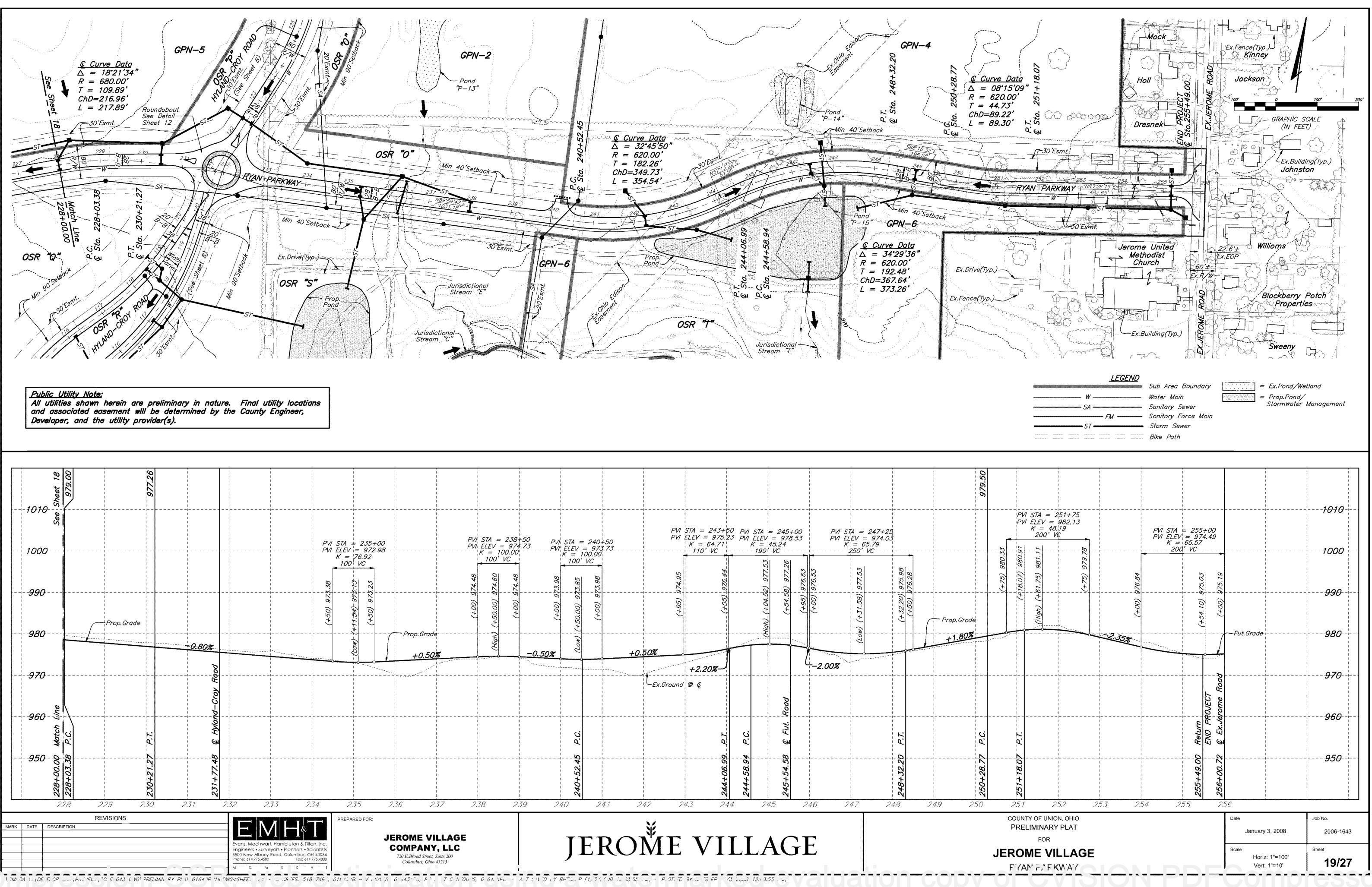
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PVI, ELEV	= 207+50 = 995.31 44.44 ' VC	4 4 4 4	PVI STA = 2 PVI ELEV = K = 67. 1.80' VC	990.0\$	PVI STA = PVI ELEV K = 4 120'	= 991.78 15.28	987.78			980.62
(+70) 993.95 (+19h) (+48.85)	994.60 (3.49) 994.08 (+30) 993.80	(+35) 991.80	4	48.85) 9//.29	(+90) 991.33 23.96) 991.45	(+10)-990.64-				
		-1.90%	1,	+) (M07	75%					+20) 979.05
Prop.Grade						1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1.90%		
			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
 			 	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	 	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				P.C.
	208+1-3.49 P.						214+60.65 P.		 	218+37.32 P.
IE VILLAC	208	209	<u>1</u> 210	211 FR($\frac{1}{212}$	213 FV	· · · · · ·	15 216 AGF	<u>1 1</u> 217 218	

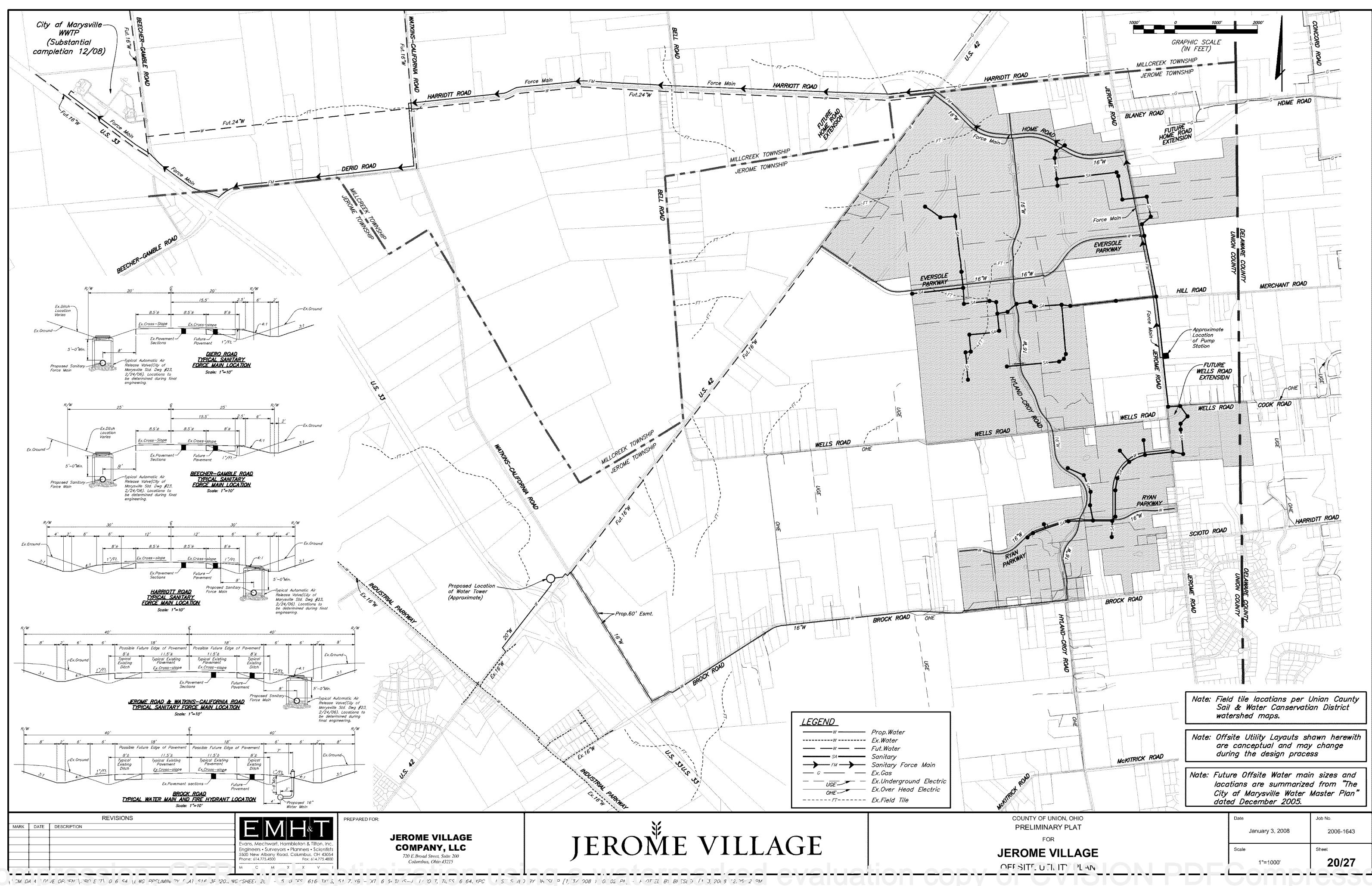
JERUME VILLAGE

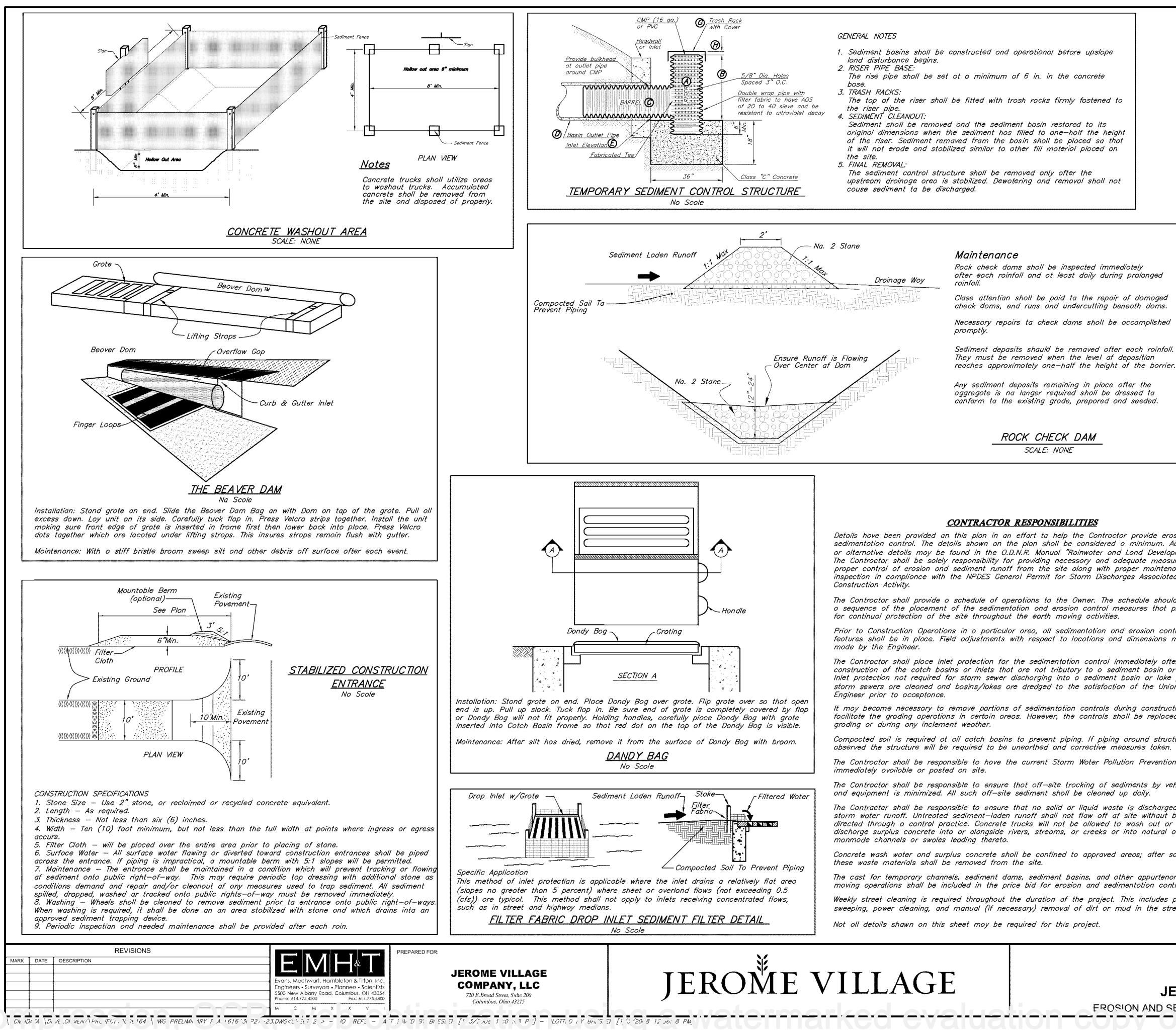
45 S. V. D. EY BH SLE? [1/ 1/27 18 12: 2.10 MM - PLITT D. IY OH SEP 1/3, 2000 12:(2:30 M)





23	5/	230	8	2.	39	21	40	2	41 2	42 2 ¥	43	244	4	245	2	46 2	247 2	48	24
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 		1 		: 	1 1 1	······································			! ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~	Ex.Ground	+ 2.20%- @ Q			1 		-2.00%	 	1 3 3 1 3 4	
p:Grode		PVI I	STA = 10 100 09.426 (00.02+) (HiH)	- 974		₽ <u>₹</u> ₽ 98:226 (00+) 2.50%	STA K ELE 100 373.85 (100)	= 973 100.00 VC 86:226	<u>3.73</u>	P V P V (+92) 3/4.92	STA = 243 ELEV = 97 K = 64.7 -7.10' - VG	(+05) 9Z6.44	0 PVI STA 3 PVI ELE K = 19	$\begin{array}{c} (High) - (+04.52) - 977.53 \\ (+54.58) \\ (+54.58) \\ 977.26 \\ (+54.58) \\ 977.26 \\ (+54.58) \\ 977.26 \\ (+54.58) \\ (+5$	976.63	(+00) 976.53	7A = 247+25 $EV = 974.03$ $250' - VC$	(+32.20) 975.98	1 1 1 1- 1
 	 			: : : :	 		 		, ; ; ; ; ;	, ; ; ; ; ;	, ; ; ; ; ;	, , , , , , , , ,						* * * *	1 1 1 1





CONTRACTOR RESPONSIBILITIES

Detoils hove been pravided an this plon in an effart ta help the Controctor provide erosion ond sedimentation control. The details shown on the plan shall be considered a minimum. Additional or olternotive detoils moy be found in the O.D.N.R. Monuol "Roinwoter ond Lond Development." The Controctor sholl be solely responsibility for providing necessory 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

The Controctor sholl provide o schedule of operotions to the Owner. The schedule should include o sequence of the plocement of the sedimentotion ond erosion control meosures that provides for continuol protection of the site throughout the eorth moving octivities.

Prior to Construction Operations in a particular area, all sedimentation and erosion control feotures sholl be in ploce. Field odjustments with respect to locations and dimensions may be

The Controctor sholl place inlet protection for the sedimentation control immediately after construction of the cotch bosins or inlets that ore not tributory to a sediment bosin or dom. Inlet protection not required for storm sewer dischorging into o sediment bosin or loke provided storm sewers ore cleoned ond bosins/lokes ore dredged to the sotisfoction of the Union County

It moy become necessory to remove portions of sedimentation controls during construction to focilitate the grading operations in certain areas. However, the controls shall be replaced upon

Compocted soil is required ot oll cotch bosins to prevent piping. If piping oround structures is observed the structure will be required to be uneorthed ond corrective meosures token.

The Controctor sholl be responsible to hove the current Storm Woter Pollution Prevention Plon

The Controctor sholl be responsible to ensure that off-site tracking of sediments by vehicles ond equipment is minimized. All such off-site sediment sholl be cleoned up doily.

The Contractar shall be responsible to ensure that no salid or liquid waste is discharged into storm woter runoff. Untreoted sediment-laden runoff shall not flaw off af site without being directed through o control proctice. Concrete trucks will not be ollowed to wosh out or dischorge surplus concrete into or alongside rivers, streoms, or creeks or into natural or

Concrete wash woter ond surplus concrete sholl be confined to appraved areos; after solidifying,

The cast for temporary channels, sediment dams, sediment basins, and other appurtenont earth moving operations shall be included in the price bid for erosion and sedimentation control quantities.

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

Not oll detoils shawn on this sheet moy be required for this project.

EROSION CONTROL NOTES

MAINTENANCE

It is the Cantractar's respansibility to maintain the sedimentation and erasian cantral features an this praject. Any sediment ar debris that has reduced the efficiency of o cantral shall be remaved immediately. Shauld a structure ar feature became damaged, the Cantractar shall repair ar replace it ot na cast ta the Owner.

Weekly street cleaning is required through the duration of the construction project. This includes sweeping, pawer cleaning and manual (if necessary) remaval af dirt ar mud in the street gutters.

Additional erasion and sediment control sholl be required as directed by Union County Engineer's Office and/ar designated representative.

INSPECTIONS

The NPDES permit halder shall pravide qualified persannel to conduct site inspections ensuring proper functionality of the erasion and sedimentation controls. All erasion and sedimentation cantrals ore to be inspected ance every seven calendar days ar within 24 haurs of 0 1/2 inch starm event ar greater. Recards af the site inspectians shall be kept and mode available ta jurisdictianal agencies if requested.

TEMPORARY AND PERMANENT SEEDING

All disturbed areas shall be seeded and straw mulched immediately upan campletian af street/ starm/ sonitary installatian af said phase.

The limits of seeding and mulching are os shawn within the plan. Seeding has been assumed ta be 5'-0" autside the wark limits or the right-of-woy, whichever is greater. All oreos nat designated to be seeded shall remain under naturol ground cover. Those oreos disturbed autside the seeding limits sholl be seeded and mulched at the Cantractar's expense.

TEMPORARY SEEDING: Any orea which will be left darmant (undisturbed) far mare thon 21 days shall be seeded within 7 days. Disturbed areas within 50 feet af a stream, first arder ar laraer. shall be stabilized within 2 doys af inactivity. Temparory seeding cansists af seedbed preporotian and applicatian af seed, fertilizer, ond water. Sail test is recammended ta determine proper application rate of fertilizer and if lime is necessory.

Fertilizer 12–12–12	12 lb/1000 sq. ft.
Strow Mulch	2 tans/acre
Woter	300 G/1000 sq. ft.

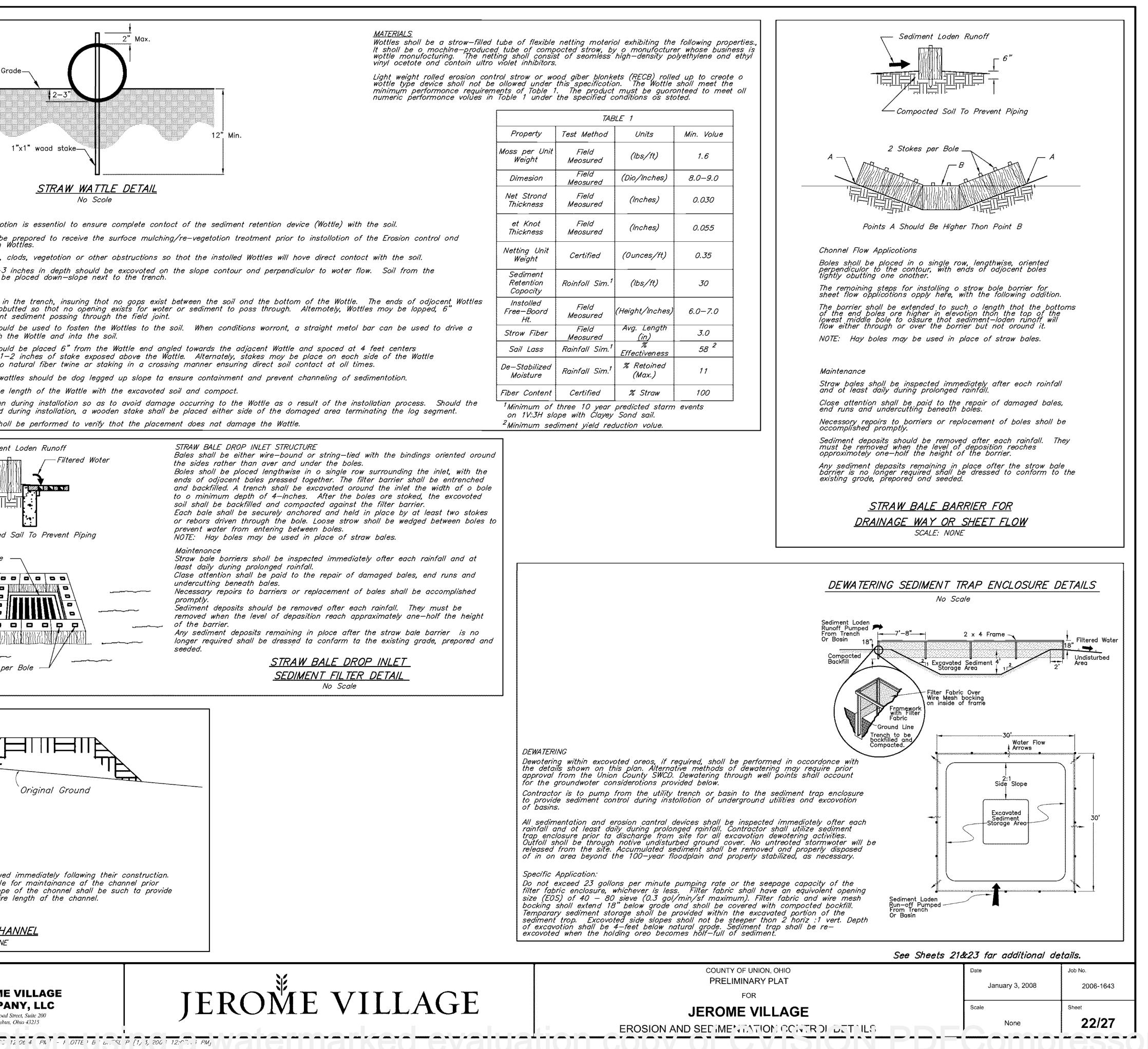
PERMANENT SEEDING: Any orea that is at final grade shall be seeded within 7 days af terminoted wark. Permanent seeding cansists af seedbed preparatian and applicatian af seed, fertilizer, and water. Sail test is recommended to determine proper application rate of fertilizer and if lime is necessary. Ideal canditians far permanent seeding is Morch 1-May 31 ond August 1-September 30.

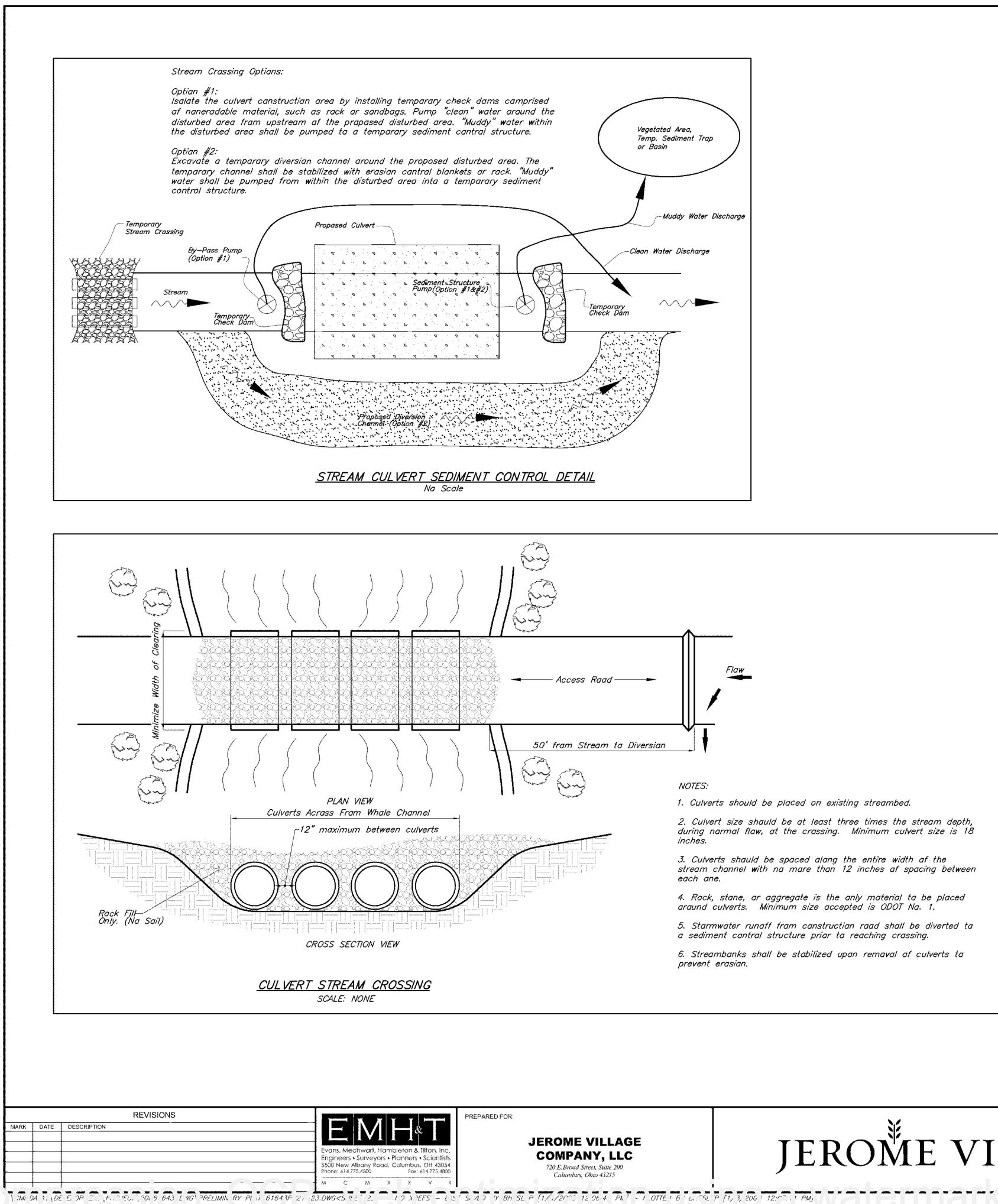
SEEDING DATES	SPECIES	lb./1000 sq. ft.	Per acre							
March 1 ta August 15	Oats Tall Fescue Annual Ryegrass	4.2 1.4 1.4	5.6 bushel 56 lb. 56 lb.							
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1.4 1.4 1.4	56 lb. 56 lb. 56 lb.							
August 16 to November 1	Rye Tall Fescue Annual Ryegrass	4.2 1.4 1.4	2.8 bushel 56 lb. 56 lb.							
	Wheat Tall Fescue Annual Ryegrass	4.2 1.4 1.4	2.8 bushel 56 lb. 56 lb.							
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1.4 1.4 1.4	56 lb. 56 lb. 56 lb.							

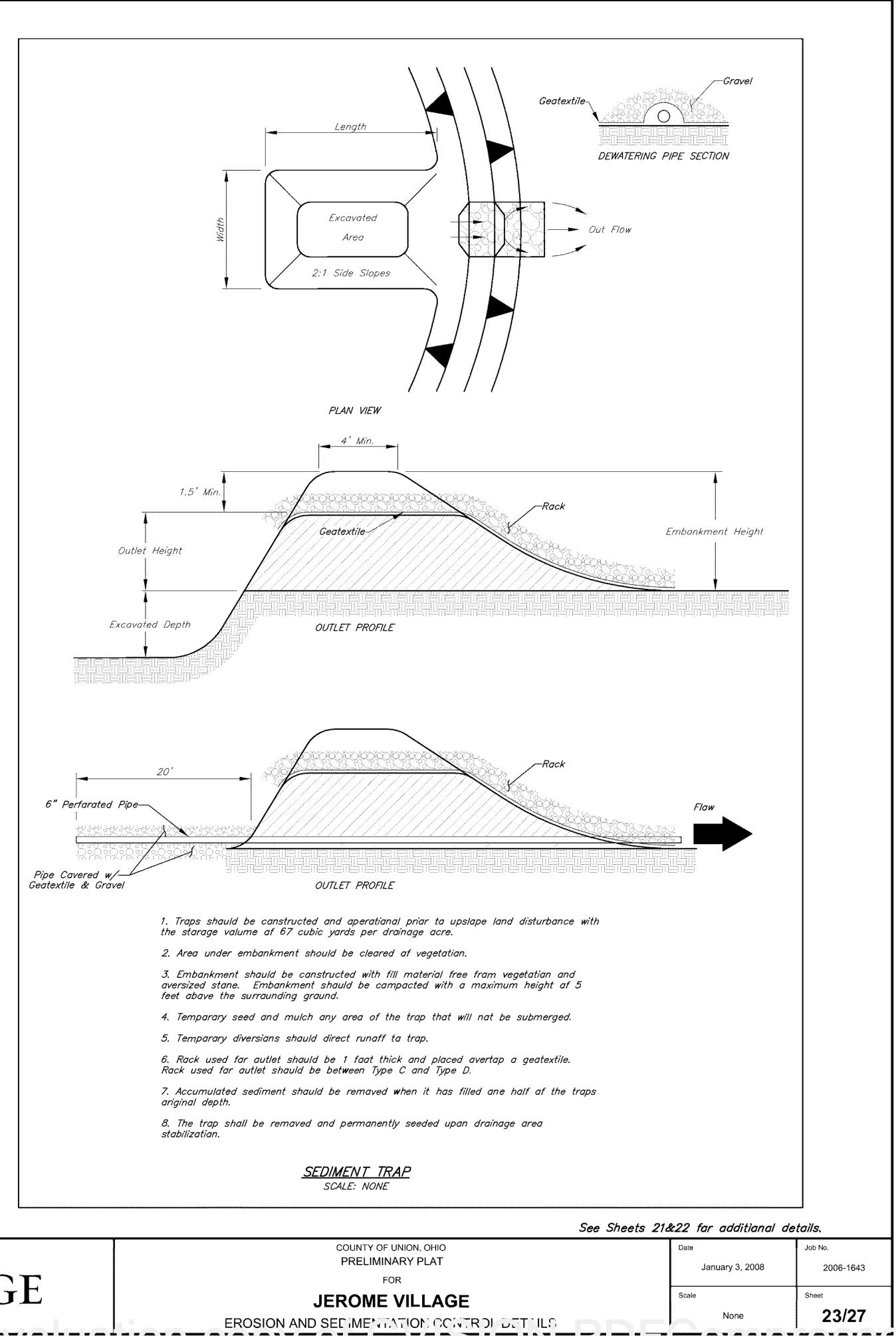
	PERMANE	NT SEEDING			
0770 1/11/	SEEDII	NG RATE			
SEED MIX	lb/ocre	lb/1000 sq.ft.	NOTES		
	GENER	AL USE	\$		
Creeping Red Fescue Domestic Ryegrass Kentucky Bluegrass	28-56 14-28 14-28	0.7-1.4 0.3507 0.35-0.7			
Tall Fescue	56	1.4			
Dwarf Fescue	56	1.4			
	STEEP BA	ANKS ar CUT S	LOPES		
Tall Fescue	56	1.4			
Crawn Vetch Tall Fescue	14 28	0.35 0.35	Do not seed later than August.		
Flat Pea Tall Fescue	28 28	0.7 0.7	Do not seed later than August.		
	ROAD DITCHES	S and SWALES			
Tall Fescue	56	1.4			
Dwarf Fescue Kentucky Bluegrass	126 7	3.15			
	LA	WNS			
Kentucky Bluegrass Perennial Ryegrass	84 84	2.1 2.1			
Kentucky Bluegrass Creeping Red Fescue	84 84	2.1 2.1	For shaded areas		
Kentucky Bluegrass Creeping Red Fescue NOTE: Other appraved seed sp	84	2.1	For shaded areas		

	See Sheets 22	&23 far additianal de	tails.
COUNTY OF UNION, OHIO PRELIMINARY PLAT		Date January 3, 2008	Job No. 2006-1643
FOR JEROME VILLAGE ROSION AND SEDIMENTATION JOIN JE C'L D.TT VILS	DDE	Scale None	Sheet 21/27

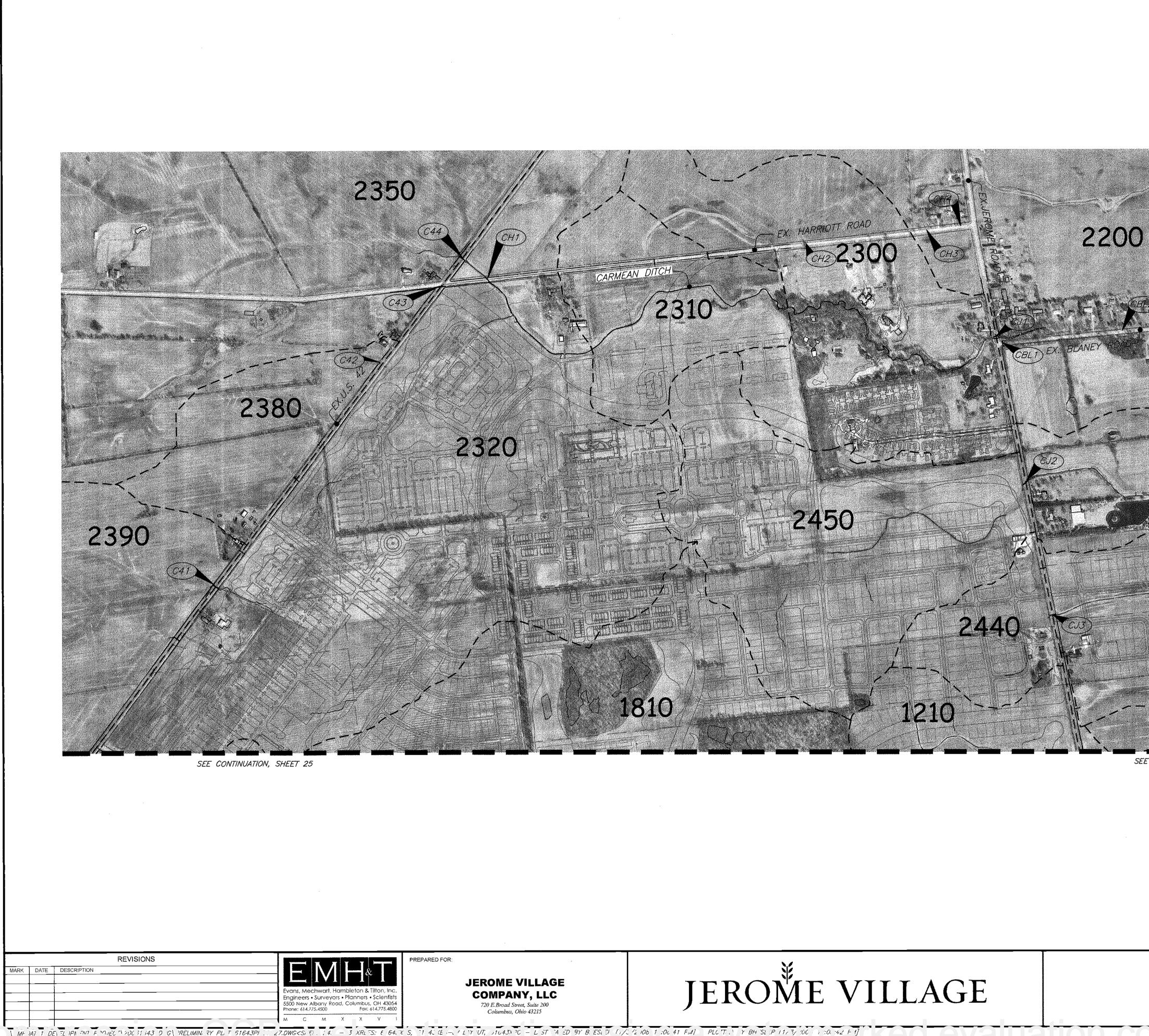
Sharpened 42" L9. Post 2"x2" pencil	Finished G
Silt Fence: This sediment barrier utilizes stondard strength or extro strength synthetic filter	PREPARATION Proper site preporo The slope should be sediment Retention Removed oll rocks, A smoll trench 2–3 excovotion should b INSTALLATION Instoll the Wottles if should be tightly of minimum to preven Wooden stokes shou "pilot hole-through Wooden stokes shou leaving less than 1
 The height of o silt fence sholl not exceed 36-inches (higher fences moy impound volumes of water sufficient to cause failure of the structure). The filter fabric sholl be purchased in a continuous roll cut to the length of the borrier to ovoid the use of joints. When joints ore necessory, filter cloth sholl be spliced together only at o support post, with a minimum of a 6 inch overlap, and securely seoled. Posts sholl be spoced o maximum of 10 feet oport ot the borrier location and driven securely into the ground (minimum of 12-inches). When extra strength fabric is used without the wire support fence, post spacing sholl not exceed 6 feet. A trench shall be excavated approximately 4-inches wide and 4 inches deep alang the line of posts and upslope from the barrier. When standard strength filter fabric is used, a wire mesh suppart fence shall be fastened securely to the upslape side of the pasts using heavy duty wire staples at least 1-inch long, tie wires or hag rings. The wire shall extend into the trench o minimum of 2-inches and shall not extend more than 36-inches obave the original ground surface. The standard strength filter fabric shall be stapled or wired ta the fence, and 8-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36-inches abave the original ground surface. When extra strength filter fabric and closer post spacing are used, the wire mesh suppart fence may be eliminoted. In such o cose, the filter fabric is stopled or wired directly to the pasts with oll other provisions of Item No. 6 opplying. The trench shall be backfilled and soil compacted aver the filter fabric. Silt fences shall be termoved when they have served their useful purpose, but not before the upslape has backfilled and soil compacted their useful purpose, but not before 	tying across with o Terminal ends of we Bockfill the upslope Care shall be taken Wattle be damaged Field monitoring sho Sedimen Compacted Drop Inlet w/Grote
the upslope oreo hos been permonently stobilized. Maintenance Silt fences ond filter borriers sholl be inspected immediately ofter eoch roinfoll ond ot leost doily during prolonged rainfall. Any required repoirs shall be made immediately. Should the fobric on o silt fence or filter borrier 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. Sediment depasits should be removed after each storm event. They must be removed when deposits reach oppraximotely ane-half the height of the borrier. Any sediment depasits remaining in place after the silt fence ar filter borrier is no longer required shall be dressed to conform with the existing grode, prepored and seeded.	2 Stakes p
	viju , , , , , , , , , , , , ,
The contractor sh to completion af adequate droinag	be seeded and strawe all be held responsible the project. The slop e throughout the entire <u>DIVERSION CH</u> SCALE: NON
MARK DATE DESCRIPTION Image: Second structure Evans, Mechwart, Hambleton & Tilton, Inc. Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists Solo New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fox: 614.775.4500 Fox: 614.775.4800 M C M C M C M DE DA. 11 (DE E) DP 201 6 643 L VG) PRELIMIN RY PL 11 61643P XIII (DE E) DP 210 X 7EFS - L 15 T Science	JEROM COMP 720 E.Broa Columb

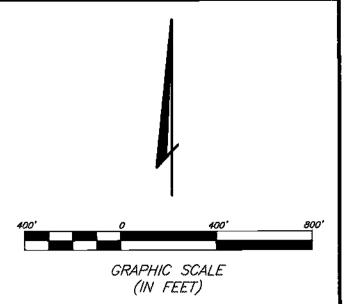


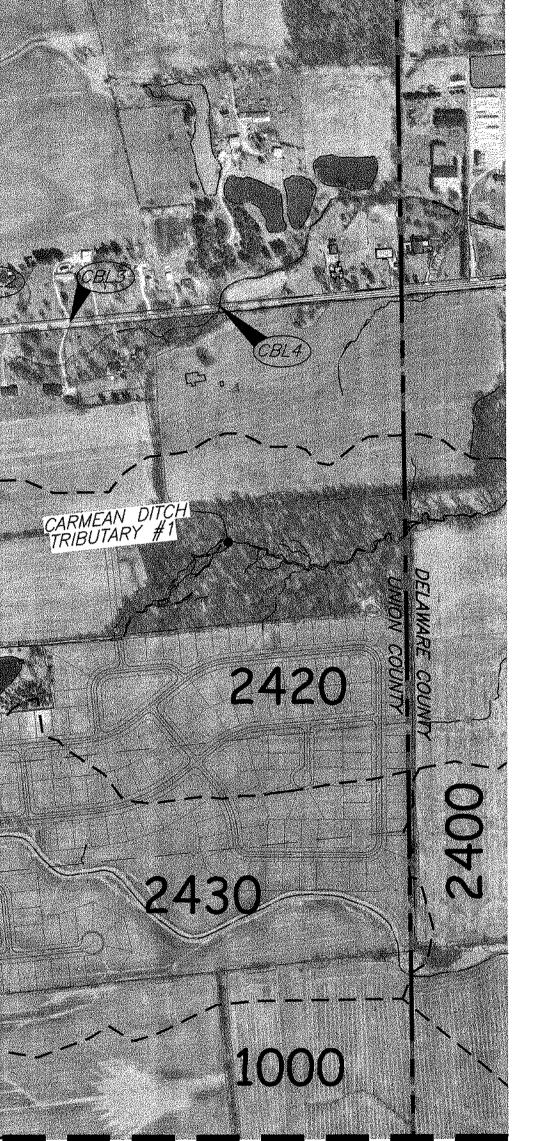




JEROME VILLAGE







SEE	CONTINUATION,	SHEET	25

EXISTING CULVERT TABLE									
NAME	SIZE	STATION							
C41	<i>30"</i>	358+28							
C42	24"	380+53							
C43	24"	388+45							
C44	30"	391+30							
CBL1	12"	0.008							
* CBL2	28'	0.170							
CBL3	12"	0.230							
* CBL4	20'	0,398							
CH1	36"	2.469							
CH2	24"	2.922							
СНЗ	15"	3.314							
CH4	12"	3.205							
* CJ1	14'	3.212							
CJ2	36"	2.989							
СЈЗ	18"	2.781							

* Bridges (Depth Unknown)

<u>LEGEND</u> CXX 2440

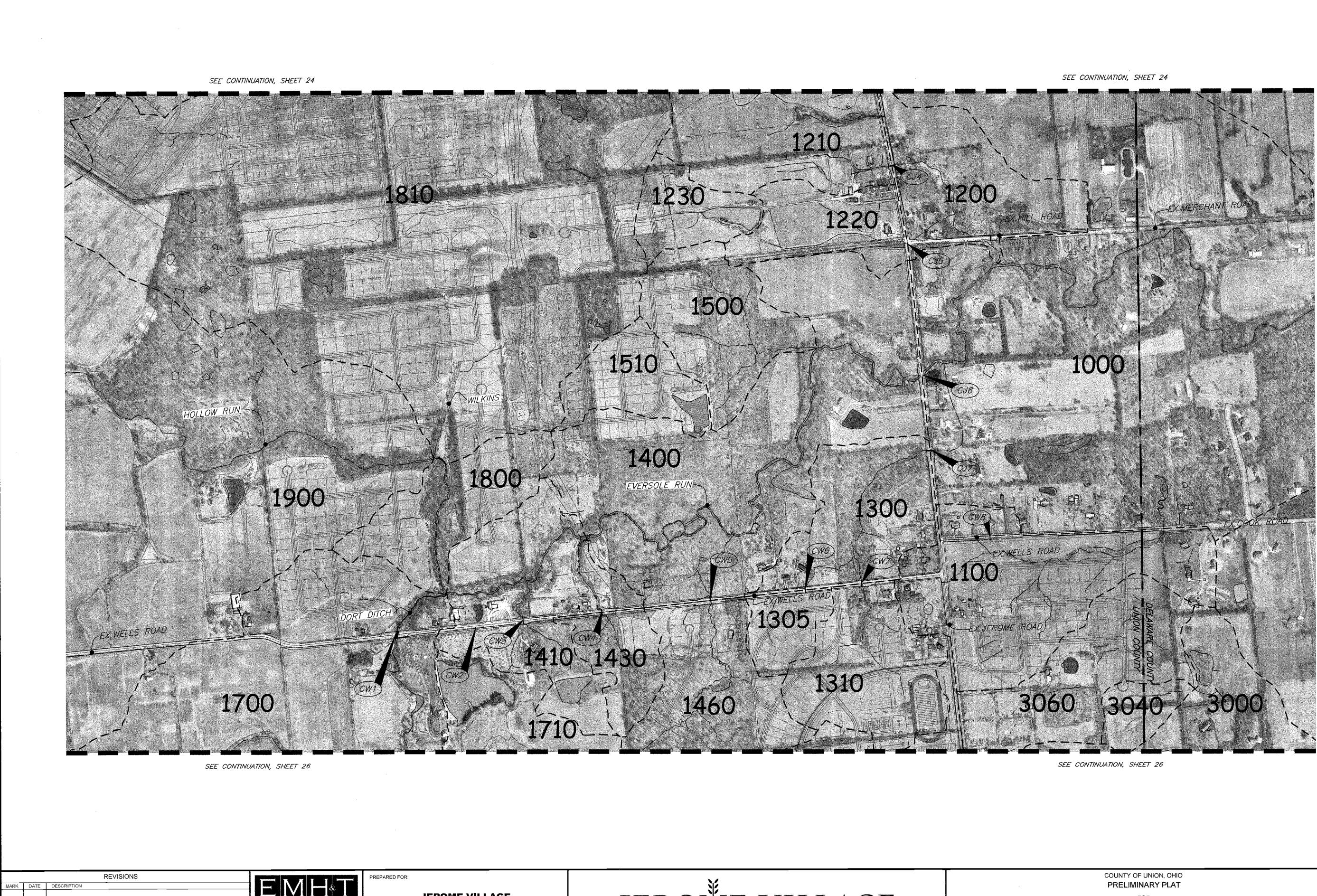
Existing Culvert ---- Watershed Boundary Watershed Subarea Stream/Drainage Way Ex.Tree Row Ex.Pond/Wetland

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR

JEROME VILLAGE

STORMWATEP MASTER PLAN

Job No. January 3, 2008 2006-1643 Sheet 24/27 1"=400'



MF 2A7

vans, Mechwart, Hambleton & Tilton, In

Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.4800

м х х v

JEROME VILLAGE COMPANY, LLC 720 E.Broad Street, Suite 200 Columbus, Ohio 43215

JEROME VILLAGE

GRAPHIC SCALE (IN FEET)

EXISTING CULVERT TABLE										
NAME	SIZE	STATION								
CJ4	70"	2.472								
CJ5	18"	2.338								
* CJ6	36'X38.5'	2.115								
CJ7	36"	1.991								
CW1	42"	1.430								
CW2	12"	1.572								
CW3	18"	1.652								
CW4	24"	1.783								
CW5	21"	1.967								
СЖб	15"	2.215								
CW7	54"	2.221								
CW8	12"	2.439								
* Bridges	; (Depth L	Jnknown)								

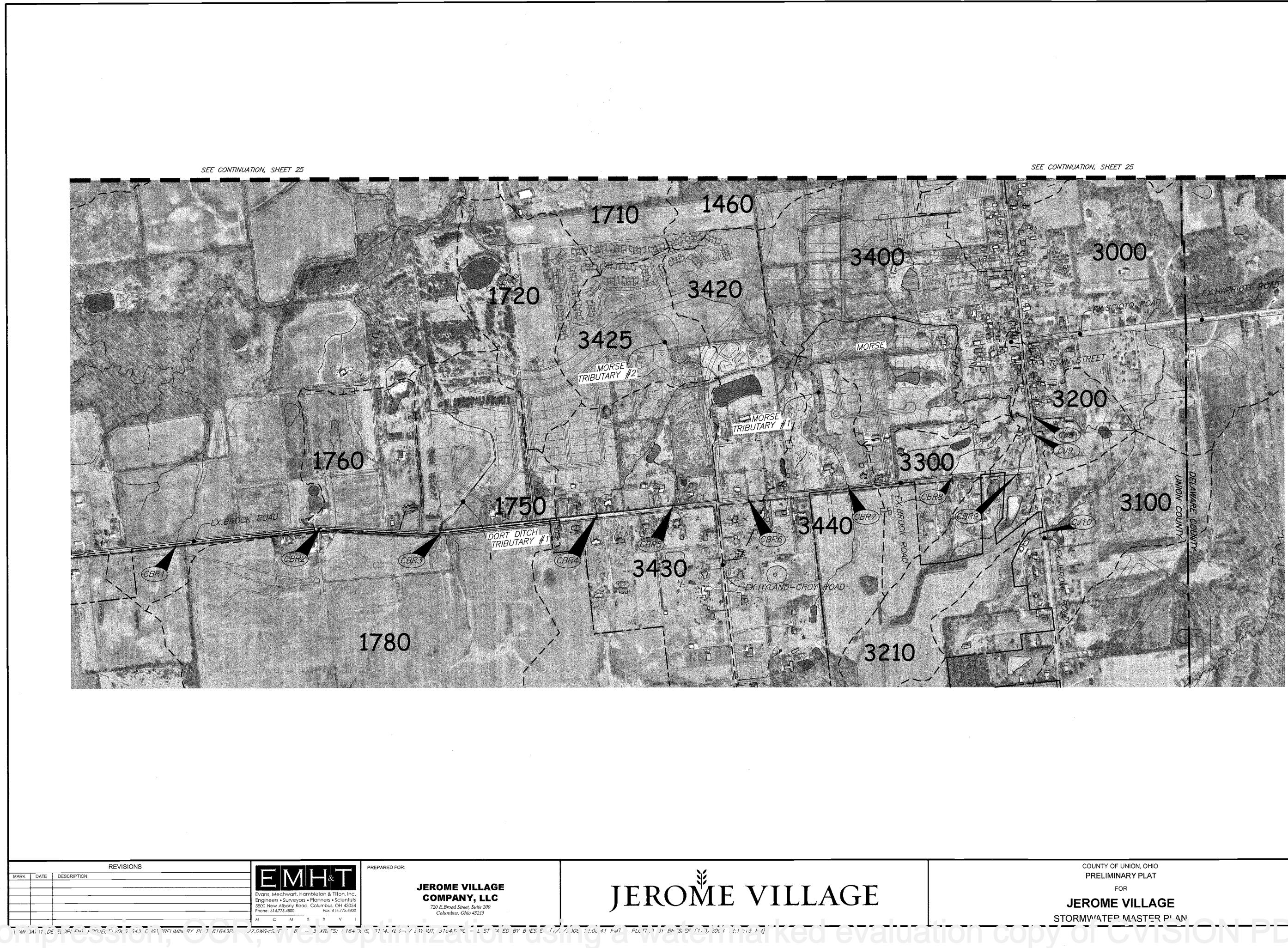
<u>LEGEND</u> CXX Existing Culvert Watershed Boundary Watershed Subarea Stream/Drainage Way Ex.Tree Row Ex.Pond/Wetland Job No. 2006-1643

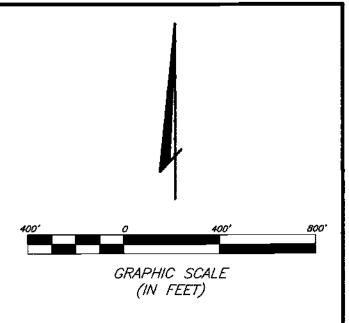
FOR

JEROME VILLAGE STORMWATER MASTER PLAN January 3, 2008 Sheet 1"=400'

25/27

JUHPIGJJU





EXISTING CULVERT TABLE										
NAME	SIZE	STATION								
CBR1	12"	1.304								
CBR2	12"	1.563								
CBR3	48"	2.015								
CBR4	30"	2.285								
CBR5	12"	2.546								
CBR6	15"	2.415								
CBR7	24"	2.719								
CBR8	18"	2.892								
CBR9	15"	3.011								
CJ8	84"	1.088								
CJ9	18"	1.057								
CJ10	48"	0.891								

io de replaced in 2007.

<u>LEGEND</u>

CXX

Existing Culvert Watershed Boundary Stream/Drainage Way Ex.Tree Row Ex.Pond/Wetland

COUNTY OF UNION, OHIO
PRELIMINARY PLAT

1"=400'	26/27
cale	Sheet
January 3, 2008	2006-1643
ate	Job No.

									И	latershed Cha	racteristics	3							and the second se
				1 Yr.		2 Yr.		5 Yr.		10 Yr.		25 Yr.		50 Yr.		100 Yr.		1 Yr.	
SUB		RCN	TC	Peak Flaw	cfs/acre	Peak Flaw	cfs/acre	Peak Flaw	cfs/acre	Peak Flaw	cfs/acre	Peak Flaw	cfs/acre	Peak Flaw	cfs/acre	Peak Flaw	cfs/acre	Hyd. Val.	ac-ft/acre
AREA	(Acre)		(hr)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(ac—ft)	(ac-ft)
1000	448.45		2.05	47.28	0.105	86.85	0.194	144.55	0.322	195.47	0.436	279.94	0.624	358.92	0.800	445.52	0.993	16.153	0.0360
1100	59.07		0.54	26.87	0.455	44.00	0.745	67.10	1.136	85.56	1.465	117.72	1.993	146.14	2.474	176.073	2.992	3.075	0.0521
1200	35.62		0.44	13.97	0.392	24.49	0.688	39.45	1.108	52.12	1.463	72.58	2.038	91.43	2.567	111.88	3.141	1.496	0.0420
1210	52.12		0.51	22.30	0.428 0.574	37.50 19.49	0.719 0.955	58.36	1.120 1.470	75.83 38.77	1.455 1.899	103.79 52.75	1.991 2.584	129.35	2.482 3.209	156.93 79.22	3.011 3.881	2.530 0.991	0.0485
1220 1230	20.41 14.32		0.32 0.32	10.56	0.374	19.49	<i>0.955</i> <i>1.152</i>	30.00 24.35	1.700	30.80	2.150	40.94	2.385	65.50 50.08	3.496	59.85	4.178	0.997	0.0488
1300	32.73		0.32	10.61	0.324	19.45	0.594	31.84	0.973	42.39	1.295	59.49	1.817	75.48	2.306	93.02	2.842	1.285	0.0393
1305	9.89		0.50	4.38	0.443	7.37	0.746	11.44	1.157	14.85	1.502	20.30	2.054	25.28	2.557	30.65	3.101	0.480	0.0486
1310	33.40		0.60	11.69	0.350	20.31	0.608	32.23	0.965	42.28	1.266	58.46	1.751	73.31	2.195	89.39	2.677	1.510	0.0452
1400	116.70		1.03	18.02	0.154	34.66	0.297	59.33	0.508	81.26	0.696	117.48	1.007	151.40	1.297	188.66	1.617	3.879	0.0332
1410	46.02		0.53	15.88	0.345	28.02	0.609	45.02	0.978	59.59	1.295	83.15	1.807	104.87	2.279	128.45	2.791	1.933	0.0420
1430	13.48		0.42	3.89	0.289	7.55	0.560	12.89	0.956	17.49	1.298	25.02	1.856	32.04	2.377	39.72	2.947	0.448	0.0332
1460	43.40		0.49	12.59	0.290	23.77	0.548	39.74	0.916	53.42	1.231	75.72	1.745	96.49	2.223	119.50	2.753	1.563	0.0360
1500	30.75		0.56	7.27	0.236	14.26	0.464	24.42	0.794	33.18	1.079	47.53	1.546	60.91	1.981	75.56	2.457	1.022	0.0332
1510	18.00		0.84	5.46	0.303	9.20	0.511	14.33	0.0796	18.68	1.038	25.65	1.425	32.04	1.780	38.94	2.164	0.874	0.0486
1700	405.36	76	1.25	75.05	0.185	133.52	0.329	216.31	0.0534	287.29	0.709	402.59	0.993	509.22	1.256	625.25	1.542	17.024	0.0420
1710	36.75	80	0.70	15.13	0.412	24.37	0.663	36.96	1.006	47.42	1.290	64.03	1.742	79.13	2.153	95.36	2.595	2.048	0.0557
1720	38.67	78	0.71	13.20	0.341	22.25	0.575	34.87	0.902	45.46	1.176	62.45	1.615	78.01	2.017	94.83	2.452	1.878	0.0486
1750	37.63	77	0.71	11.70	0.311	20.15	0.535	32.08	0.852	42.18	1.121	58.46	1.554	73.44	1.952	89.67	2.383	1.701	0.0452
1760	28.90	78	0.72	9.79	0.339	16.55	0.573	25.90	0.896	33.79	1.169	46.44	1.607	58.03	2.008	70.56	2.441	1.403	0.0485
1780	131.09	78	1.50	25.85	0.197	43.73	0.334	68.74	0.524	89.82	0.685	123.69	0.944	154.78	1.181	188.43	1.437	6.365	0.0486
1800	27.58	75	0.84	6.15	0.223	11.27	0.409	18.52	0.672	24.70	0.896	34.87	1.264	44.31	1.607	54.59	1.979	1.074	0.0389
1810	330.56	77	3.49	31.68	0.096	53.74	0.163	84.71	0.256	111.02	0.336	154.04	0.466	194.32	0.588	238.19	0.721	14.941	0.0452
1900	288.96	76	2.34	33.75	0.117	59.08	0.204	95.45	0.330	126.66	0.438	177.49	0.614	224.58	0.777	275.87	0.955	12.135	0.0420
1920	248.30	79	1.25	61.43	0.247	101.78	0.410	157.02	0.632	203.33	0.819	277.36	1.117	345.00	1.389	417.97	1.683	12.927	0.0521
1930	516.85	79	3.63	57.27	0.111	93.45	0.181	143.07	0.277	184.68	0.357	252.79	0.489	315.57	0.611	383.55	0.742	26.908	0.0521
1940	81.01	78	2.50	10.84	0.134	18.16	0.224	28.30	0.349	36.86	0.455	50.94	0.629	63.91	0.789	77.97	0.962	3.933	0.0485
1960	216.30	78	2.39	27.59	0.128	46.87	0.217	74.64	0.345	98.33	0.455	136.65	0.632	172.02	0.795	210.45	0.973	9.777	0.0452
2000	1965.47	77	6.78	127.61	0.065	207.35	0.105	317.84	0.162	413.80	0.211	569.17	0.290	712.64	0.363	868.69	0.442	95.427	0.0486
2200	365.50	78	3.36	39.43	0.108	65.55	0.179	101.83	0.279	132.45	0.362	182.93	0.500	229.52	0.628	280.10	0.766	17.745	0.0486
2300	101.24	78	1.16	24.21	0.239	40.80	0.403	63.75	0.630	83.03	0.820	113.93	1.125	142.67	1.409	173.78	1.717	4.915	0.0485
2310	47.07	78	0.78	15.00	0.319	25.34	0.538	39.45	0.838	51.33	1.091	70.52	1.498	88.11	1.872	107.12	2.276	2.285	0.0485
2320	252.58	79	5.17	21.69	0.086	34.94	0.138	53.23	0.211	68.93	0.273	94.19	0.373	117.41	0.465	142.56	0.564	13.150	0.0521
2350	344.00	79	4.09	35.68	0.104	58.34	0.170	89.50	0.260	115.68	0.336	157.66	0.458	196.12	0.570	237.80	0.691	17.909	0.0521
2380	37.89	79	0.97	11.38	0.300	18.74	0.495	28.71	0.758	37.10	0.979	50.59	1.335	62.95	1.661	76.28	2.013	1.973	0.0521
2390	72.71	79	1.70	14.25	0.196	23.56	0.324	36.41	0.501	47.16	0.649	64.37	0.885	80.10	1.102	97.08	1.335	3.785	0.0521
2400	174.25	76	1.17	33.92	0.195	60.55	0.347	98.02	0.563	129.90	0.745	181.51	1.042	229.16	1.315	280.97	1.612	7.318	0.0420
2420	94.57		0.82	26.58	0.281	45.89	0.485	72.71	0.769	95.64	1.011	132.85	1.405	167.11	1.767	204.28	2.160	4.275	0.0452
2430	61.54		0.77	19.91	0.324	33.59	0.546	52.48	0.853	68.41	1.112	93.94	1.527	117.34	1.907	142.62	2.318	2.987	0.0485
2440	22.68		0.47	11.24	0.496	18.39	0.811	28.17	1.242	36.38	1.604	49.48	2.182	61.42	2.708	74.27	3.275	1.181	0.0521
2450	105.71	78	1.53	20.46	0.194	34.77	0.329	54.54	0.516	71.18	0.673	97.92	0.926	122.44	1.158	148.98	1.409	5.133	0.0486
3000	184.87	76	1,47	30.53	0.165	53.76	0.291	86.75	0.469	114.92	0.622	161.46	0.873	204.56	1.107	251.50	1.360	7.764	0.0420
3010	13.83		1.14	4.00	0.289	6.51	0.471	9.88	0.714	12.68	0.917	17.13	1.239	21.18	1.531	25.54	1.847	0.771	0.0557
3040	7.83		1.14	3.96	0.505	6.80	0.868	10.68	1.363	13.94	1.779	19.16	2.445	23.95	3.057	29.12	3.717	0.354	0.0452
3060	38.10		0.85	10.41	0.273	18.03	0.473	28.56	0.750	37.45	0.983	51.92	1.363	65.36	1.715	79.95	2.098	1.722	0.0452
3100	91.59		1.08	23.08	0.252	38.87	0.424	60.98	0.666	79.56	0.869	109.38	1.194	136.73	1.493	166.30	1.816	4.446	0.0485
3200	14.11		0.26	13.35	0.946	20.17	1.429	29.06	2.059	36.28	2.571	47.55	3.369	57.64	4.084	68.38	4.845	0.957	0.0678
3210	39.00		0.66	15.33	0.393	25.35	0.650	38.91	0.998	50.22	1.288	68.23	1.750	84.65	2.171	102.39	2.626	2.030	0.0521
3300	23.71	·	0.60	9.14	0.386	15.50	0.654	24.18	1.020	31.45	1.327	43.10	1.818	53.76	2.268	65.27	2.753	1.151	0.0486
3400	92.46	75	1.06	17.42	0.188	31.90	0.345	52.48	0.568	70.20	0.759	99.16	1.072	126.02	1.363	155.33	1.680	3.600	0.0389
3420	44.00		0.61	16.76	0.381	28.13	0.639	43.72	0.994	56.93	1.294	78.09	1.775	97.46	2.215	118.38	2.691	2.136	0.0485
3425	30.12		0.55	10.19	0.338	18.05	0.599	28.96	0.962	38.19	1.268	53.07	1.762	66.78	2.217	81.76	2.715	1.255	0.0417
3430	105.08	77	1.38	20.04	0.191	34.57	0.329	54.84	0.522	72.35	0.689	100.64	0.958	126.72	1.206	155.04	1.475	4.749	0.0452
3440	70.44	77	1.01	16.89	0.240		0.416	46.57	0.661	61,18	0.869	84.47	1.199	106.67	1.514	130.31	1.850	3.184	0.0452

REVISIONS MARK DATE DESCRIPTION Image: Imag	Evans, Mechwart, Hambleton & Tilton, Inc. Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 M C M X X V I	PREPARED FOR: JEROME VILLAGE COMPANY, LLC 720 E. Broad Street, Suite 200 Columbus, Ohio 43215	JEROME VILLAGE	
NMI DA. 11 (DE EL OP III, F.I.) EU, 70, 6 643 L VG PRELIMIN RY PL 17 61643P 24-2	27.DWG <s (4="" .="" 1164="" 2)="" 3,<="" 7="" fs:="" td="" xr="" ±=""><td>95, 5 54 X S- W A OUT 61010 P - 1.4ST S. VEL BY L 4ES L. [17</td><td>7/200 2:0 :41 F'S - FLVTLD BY S. ES.E S., 3 22 18 12: 0:55 M</td><td>TOLLCOD</td></s>	95, 5 54 X S- W A OUT 61010 P - 1.4ST S. VEL BY L 4ES L. [17	7/200 2:0 :41 F'S - FLVTLD BY S. ES.E S., 3 22 18 12: 0:55 M	TOLLCOD

JEROME VILLAGE

COUNTY OF UNION, OHIO PRELIMINARY PLAT	Date January 3, 2008	Job No. 2006-1643
	Scale	Sheet
STORM VATER NASTER CLAIL	None	



STEVE A. STOLTE, PE/PS

COUNTY ENGINEER ENVIRONMENTAL ENGINEER

County Office Building 233 W. Sixth Street Marysville, Ohio 43040

(937) 645-3018 *(800) 258-8278 ext. 3018 *(inside Union County)

Fax (937) 645-3161

Email engineer@co.union.oh.us.

Website

www.co.union.oh.us

OFFICE HOURS

7:30 a.m. ~ 5:00 p.m.

MARYSVILLE

OPERATIONS FACILITY 16400 County Home Road Marysville, Ohio 43040 (937) 645-3017 Fax (937) 645-3111

RICHWOOD OUTPOST

190 Beatty Avenue Richwood, Ohio 43344

JEFFREY A. STAUCH, PE/PS Assistant County Engineer

MARY A. SAMPSEL, PE Assistant County Engineer Chief Building Official February 11, 2008

Jenny Snapp, Director LUC Regional Planning Commission Box 219 East Liberty, Ohio 43319

Re: Jerome Village Preliminary Plat

Dear Jenny:

We have had the opportunity to review the revised Preliminary Plat for the above-referenced subdivision, dated January 3, 2008 and recommend it be **approved with modifications**. Included in the list below are a few minor technical modifications that should be made on future documents (i.e., construction drawings; final plat).

Due to the sheer size and general nature of this plat, we have also addressed issues that can be attributed to the impact this development will have on the region. These items shall be the responsibility of the developer throughout the phased development of the subdivision. In order to record these responsibilities, we ask that all of these items be made conditions of approval of the plat.

Streets & Utilities

- 1a. The west connection of Home Road (to US 42 and Harriott Road) must be constructed at the same time Home Road is constructed inside the subdivision. The developer is responsible for land acquisition on this portion of the road, outside the subdivision boundaries.
- 1b. The east connection of Home Road (east of Jerome Road to Delaware County's Home Road) shall be constructed by the developer at the same time Home Road is constructed inside the subdivision. If assistance with land acquisition for future road r/w outside the subdivision boundaries is needed, the Union County Engineer can offer support to expedite the process. Terms of assistance shall be further defined in an Infrastructure Agreement between the developer and the County, if necessary (see additional information regarding a possible Infrastructure Agreement in Item 2a below).
- 1c. Layout and design of the east and west connections of Home Road are subject to approval by the Union County Engineer. The Home Road intersection with US 42 is also subject to approval by ODOT.

Page 1 of 3

COUNTY

ENVIRONMENTAL ENGINEER

L BUILDING

- 2a. Improvements to existing intersections in the region, not located within the subdivision, shall be constructed by the developer prior to or during construction of the associated phase (or build-out level) of the subdivision that contributes the defining amount of traffic. The required improvements are identified in the Jerome Village TIS dated: August 2006, revised Feb 2007, letter June 18, 2007 and also in the Union County Engineer/Trans Associates review letters dated March 29, 2007 and July 5, 2007. The developer may be required to enter in to an Infrastructure Agreement with Union County at a later date to further address timing of construction and/or monetary responsibility of the subject improvements.
- 2b. At any existing intersection where Jerome Village contributes 2/3 (or more) of the traffic, Jerome Village will be responsible to install 100% of the intersection improvements.
- 2c. Jerome Village is responsible to install the new roadway and intersection network, as shown on the Preliminary Plat.
- 2d. If improvements are warranted for an existing intersection, and it changes the nature of the intersection (i.e., adds a traffic signal, etc.), Jerome Village will be responsible to add turn lanes and/or provide widening at the intersection.
- 3. The developer will be required to have a specialized sub-consultant review all roundabout designs. Sub-consultant selection shall be submitted to and approved by the County Engineer.
- 4. Provisions shall be made in the Community Authority to allow for the mowing, regular maintenance, and repair of grass, trees, plants, stormwater facilities, etc. located in medians within the road r/w.
- 5. Road r/w width for Joshua, Ewing, and James Roads shall be shown as 100' on future documents.
- 6. Existing drives at the following locations may need to be moved or relocated on to proposed new roads within the subdivision:
 - a. 12359 Jerome Road
 - b. 11591 Jerome Road
 - c. 10611 Jerome Road
 - d. 7530 Brock Road
 - e. 7460 Brock Road
 - f. additional locations may be identified as local road locations are determined throughout development

The developer is responsible to contact the existing homeowners, coordinate the new drive location, and construct the driveway. Location and material type for the new drive shall be approved by the County Engineer.

- 7. Off-site sanitary sewer and water line connections are not shown, due to continued negotiations with the service provider (City of Marysville). When final layouts are determined, both interim and final, they shall be submitted to LUC and the County Engineer as supplemental documents for reference during construction plan review and final plat review.
- 8. Approval of this Preliminary Plat for the overall network does not in any way relieve Jerome Village Development of the responsibility for infrastructure improvements not shown on the plat. Items not shown on the plat at this time, such as, but not limited to, sanitary sewer connections, water line connections, and off-site traffic improvements will be addressed in subsequent Preliminary Plats for the subdivision.

Jerome Village Preliminary Plat February 11, 2008 Page 2 of 3

General

- 9. Prior to approval of the Final Plat, the Developer may be required to execute a Ditch Petition Agreement with Union County, placing stormwater infrastructure and facilities, outside of the road r/w, under County Maintenance.
- 10. Provide date of survey.
- 11. Show easements on final plat for utility companies (URE, Ohio Edison, Verizon, Columbia Gas, Time Warner).
- 12. Label existing road r/w for Wells Road on future drawings.

Deed Restrictions to be Placed on the Final Plat

- 13. Sequence of subdivision construction shall be approved by the Union County Engineer.
- 14. Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential or other type lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy or, if the open spaces do not have adjacent property lines, connection shall be made through a contiguous open space, where possible.
- 15a. The "blanket restrictions" listed on the Access Management Plan shall be restated on the Final Plat.
- 15b. Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.
- 16. Stormwater calculations performed for each subarea/pod shall use the watershed characteristics identified in the Preliminary Plat.
- 17. Add Union County Standard Deed Restrictions:
 - a. Residential & Commercial 1 thru 5, 6a, 7, 8
 - b. Residential Only 11
 - c. Commercial Only 17, 19, 21 thru 23
 - d. Misc 24, 25, 28 (insert applicable names in 25 & 28)

In accordance with Sections 317 through 326 of the Union County Subdivision Regulations, additional information is required from the developer prior to further document approvals, construction, and/or filing of the Final Plat. 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.

Sincenely, Euro

Joanna M. Pinkerton, PE Project Engineer

xc: Steve Stolte Jeff Stauch Randy Loebig Thom Ries Bob Scheiderer

Jerome Village Preliminary Plat February 11, 2008 Page 3 of 3



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

February 1, 2012

Weston R. Dodds, Director LUC Regional Planning Commission Box 219 East Liberty, Ohio 43319

Re: Preliminary Plat Extension Jerome Village

Weston,

In response to the developer's request to extend the above preliminary plat, our office has reviewed previous conditions for original approval of said plat. Based on this review, we recommend that the extension be granted pursuant to the attached comments from our office, dated February 11, 2008.

In addition, due to the long term buildout of this development, the preliminary master plat will have to be renewed multiple times over the life of the project under current practice. Because the individual pods within this master development have their own preliminary plat that will go through the review process from the Zoning and Subdivision Committee, I am recommending we revisit the requirement for the developer to renew the preliminary master plat in the future.

Should you have any questions, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narducei

Bill Narducci, P.E. Project Engineer Union County Engineer



Staff Report – Jerome Township. Kimberly Crossing

Applicant:	Clemens Development Company 6730 Little Sugarcreek Rd. Dayton, Ohio 45440 937-545-3232 Agent: Brumbaugh Engineering & Surveying	
	1105 South Miami St. West Milton, Ohio 45383 937-698-3000	
Request:	Request to re-zone parcel number 170026019000 from U-1 Rural Undeveloped District to PUD Heavy Retail/Wholesale District.	
	Total Acreage – 10.761 Acres	
	Acreage to be Re-Zoned – 10.761 Acres	
	Currently Zoned: U-1 Rural Undeveloped	
	Current Use: Undeveloped	
	Proposed Zoning: PUD Planned Unit Development District	
	Proposed Use: Residential Subdivision Development	
Location:	8376 Mitchell-Dewitt Road	
Staff Analysis:	This proposed rezoning was reviewed previously by LLIC in	

Staff Analysis:	This proposed rezoning was reviewed previously by LUC in April of 2013. At that time, staff and the LUC Zoning & Subdivision Committee recommended approval of the proposed rezoning. Please see the attached staff report from April of 2013 for the full review.
	The current submittal has changed very little from the one reviewed in in April of 2013. Staff has identified the following changes in the proposed development text from the original submittal: 1. I – The entrance drive along Mitchell-Dewitt Road has been moved 30 feet to west. This would appear to be in response to the comment from the LUC Zoning &
	Subdivision Committee regarding potential traffic issues that could arise from the development of the



Staff Report – Jerome Township. Kimberly Crossing

 5. Q(ix) – Garage requirement reduced from three car to two car garage. 6. General standards have reduced required parking from four to three spaces. During review, staff noticed that the required rear yard setback for accessory structures was inconsistent in the development standards section of the text. In part q(i). It is listed as 10 feet, and in part q(xi). It is listed as 25 feet. The developer should clarify this, and ensure that it is consistent throughout the document. Overall, staff feels that the changes to the submittal are very minor in nature, and the analysis from the previous staff report is still valid (see attached report). 	 Q(viii) – Specific language regarding lighting has varied slightly, but is consistent with the original
 two car garage. 6. General standards have reduced required parking from four to three spaces. During review, staff noticed that the required rear yard setback for accessory structures was inconsistent in the development standards section of the text. In part q(i). It is listed as 10 feet, and in part q(xi). It is listed as 25 feet. The developer should clarify this, and ensure that it is consistent throughout the document. Overall, staff feels that the changes to the submittal are very minor in nature, and the analysis from the previous staff 	submittal
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i	minor in nature, and the analysis from the previous staff
Staff Staff recommends APPROVAL of the proposed rezoning of	Staff recommends APPROVAL of the proposed rezoning of

Staff	Staff recommends APPROVAL of the proposed rezoning of	
Recommendations:	parcel number 170026019000 from U-1 Rural Undeveloped	
	District to PUD Planned Unit Development District for the	
	purpose of a residential subdivision.	

Z&S Committee	
Recommendations:	

For Consideration by LUC Regional Planning Commission Executive Committee

APPLICATION FOR APPROVAL OF ZONING PLAN Pursuant to Section 616

Jerome Township - Union County

Application Number # PLO A - 116

Subject Property Information

1.	Street Address: 8376 Mitchell-Dewitt Rd.	•
2.	Parcel ID Number(s): 17-0026019,000	

Description of Subject Property

3.	Acres to be Rezoned:	10.7	

4. Corrent Land Use: ______

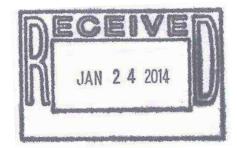
5. Surrounding Land User North PLID

	South <u>L-1</u>	· · · · · · · · · · · · · · · · · · ·
•	Eest <u>U-1</u>	
	West PUD	

- 6. Water Supply Source: X Public (Central) Private (Onsite)
- 7. Sanitary Sewer Source: ______ Public (Central) ______ Private (Onsite)

Rezoning Request

8,	Current Zoning:	U-1	
	Proposed Zoning:	PUD	



9. Proposed Land Use: Subdivision development
10. Purpose for Request: To Rezove the property to a AUD
For a Residential Subdivision
Applicant/Owner/Agent Information
11. Applicant Information: Clemens Development Ca
Address: 6730 Little Sugarcreek Rd Dub OH 45440
Phone: 937-545-3232 Fax: 937-848-4532
Interest in Property: Developer
Signature:
12. Property Owner: Julie He Depp, Toustee
Address: 8376 M.tchel Den.H. Road
Phone: Fax;
Signature:
13. Agent Information: Brumbaugh Engineering + Surviging
Address: 1105 South Minmi St. Wed Milton, OH 45383
Phone: 937-698-3000 Fax: 937-698-3928
Signature:
and and a second s
Applicant/Owner/Agent Information

I/we (applicant) CLEMENS Deve lopinent Co. swear that I/we am/are the

owners/lessees/optionees of land requested for rezoning and that the statements, information PDF compression, OCR, web optimization using a watermarked evaluation copy of CVISION PDFCompressor ۰.

and exhibits attached as required under Section 616 are fulfilled, are true and correct to the best of my/our knowledge.

Applicant Signature: : (required) Date: Property Owner Signature: (required) uaki Subscribed and sworn to me in my presence and before me on this day of 20 h 1 DA AL Notary Public Signature:



Amanda Longhenry Notary Public, State of Ohlo y Commission Expires 03-10-2015



Director: Jenny R. Snapp

STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE COMMITTEE April 11, 2013

WATERFORD ESTATES - 10.761 ACRES - ZONING AMENDMENT

APPLICANT:	Mr. Richard Clemens 6710 Little Sugarcreek Rd. Dayton, Ohio 45440 937-545-3232
REQUEST:	Request to re-zone parcel 1700260190000 from U-1 Rural Undeveloped District to PUD Planned Unit Development District. Total Acreage – 10.761 Acres Acreage to be Re-Zoned – 10.761 Acres Currently Zoned: U-1 Rural Undeveloped District Current Use: Single Family Home (remainder agriculture/undeveloped) Proposed Zoning: PUD Planned Unit Development District Proposed Use: Waterford Estates Subdivision, with a proposed maximum of 10 single family lots, with a minimum lot size of 0.60 acres. The proposed development would also contain 2.15 acres of open space. The maximum density is proposed to be 0.93 dwelling units per acre.
LOCATION:	8376 Mitchell Dewitt Road Plain City, Ohio 43067
STAFF ANALYSIS:	The applicant is applying to re-zone parcel 1700260190000 from U-1 Rural Undeveloped District to PUD Planned Unit Development for the purposes of subdividing the parcel in a project to be called Waterford Estates. The parcel is adjacent to the Woods of Labrador Subdivision to the North and West. The proposed Waterford Estates Subdivision will contain a maximum of 10 single family lots with a minimum size of 0.60 acres. The subdivision will also contain 2.15 acres of common open space. The open space will include a water quality feature, entry feature, as well as an extension of 8 foot wide recreation trail along Mitchell Dewitt Road. The majority of the

9676 E. Foundry St, PO Box 219 East Liberty, Ohio 43319 • Phone: 937-666-3431 • Fax: 937-666-6203 • Email: <u>luc-rpc@lucplanning.com</u> • Web: <u>www.lucplanning.com</u>



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

common open space (1.7 acres) includes existing wooded areas on the west side of the parcel.

The proposed PUD development standards and text appear to meet the requirements as outlined in Article VI-A of the Jerome Township Zoning Resolution. Staff feels that the PUD classification would be an appropriate designation on this piece of land, as it abuts another residential planned unit development. The development plan and text provided appear to be well within the guidelines established by the Jerome Township Zoning Resolution Section 602 (1)(a.). The proposed density of 0.93 dwelling units per acre is well below 1.75 dwelling units per gross acre set forth as a standard. Further, the proposed density is lower than that of the adjacent Woods of Labrador subdivision. The proposed Waterford Estates will generally have larger lot sizes than the Woods of Labrador The development plan meets the requirement of a minimum of 20% open space (Jerome Township Zoning Resolution Section 604 (3)(g)). The open space will protect existing wooded areas on the west side of the property. Additional open space will include an asphalt recreation trail near the front of the property that runs along Mitchell Dewitt Road, and would be envisioned to extend west to connect to the Woods of Labrador, provided the necessary easements can be obtained.

Jerome Township has raised some concerns that the proposed development plan may not fit with the vision of their adopted comprehensive plan. The Jerome Township Comprehensive Plan calls for this area along Mitchell Dewitt Road to be developed as a Residential Conservation District. The comprehensive plan states that development in this area should have a density of between 1 and 2 dwelling units per gross acre. Further it states that the amount of open space in a conservation development should not be less than 40% of the gross acreage of the property being developed.

Staff feels that is it important to remember that the comprehensive plan should serve as a GUIDELINE for future development. In this instance the proposal for the property to be re-zoned may not meet the exact standards for development as set forth in the comprehensive plan, but staff feels that the development proposal does capture the intent of comprehensive plan. The applicant has shown in their development plan that they will be protecting existing natural features through their use of open space on the site (pg. 6-8 Jerome Township Comprehensive Plan). The proposed density of dwelling units per acre in the proposed development (0.93) is very near the recommended densities in the Residential Conservation

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Director: Jenny R. Snapp

District as recommended by the Jerome Township Comprehensive Plan.

Further, the Jerome Township Comprehensive Plan states that the area's best suited for conservation development are large parcels of land with significant natural features and/or environmental constraints. The Comprehensive Plan goes on to state that conservation developments are to help preserve characteristics that are important to maintaining the rural character of the area. While this site clearly is not large tract of land with a large number of natural features or constraints, staff feels that applicant has kept within the spirit of the comprehensive plan by incorporating existing natural features on the site into their open space requirement, and using slightly larger lot sizes. Staff feels given the site location in relationship to other development, this is an appropriate use of the land.

STAFF RECOMMENDATIONS:

Staff recommends *APPROVAL* of the re-zoning of parcel 1700260190000 from U-1 Rural Undeveloped to PUD Planned Unit Development in accordance with the staff review above.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

The LUC Zoning & Subdivision Committee recommended *APPROVAL* of the re-zoning of parcel 1700260190000 from U-1 Rural Undeveloped to PUD Planned Unit Development with the recommendation that the developer address the following issues in the design and platting process of the development:

- While the proposed location of the drive on the current design appears it will meet Union County Access Management Standards, there is potential for future access problems along Mitchell Dewitt should the parcel adjacent to the east ever develop. The developer should consider alternative locations for the entrance and/or potential for stub streets or other options to allow access to the adjacent parcel to the east in the future.
- The developer should consider adding a "no disturb" clause to the deeds and covenants for the development to ensure that the existing trees are preserved after the sale of lots to owners.

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Director: Jenny R. Snapp

• The developer should review their proposed Design Standards and Additional Restrictions and Covenants to ensure that what they are requiring is consistent with their proposed construction methods and materials.



WATERFORD ESTATES Custom Home Community Mitchell-Dewitt Road Jerome Township, Ohio



Rezoning January 24, 2014







ZONING CLASSIFICATION	Proposed Acreage for Development	Additional Comments
Planned Unit Development (PUD)	±10.7 Acres	Includes single family, and open space
Total Acres	±10.7 Acres	

WATERFORD ESTATES MASTER DEVELOPMENT SUMMARY

PLANNED RESIDENTIAL DEVELOPMENT SUMMARY

PUD Development Data	Proposed for Development	Required by Zoning Code
Development Summary		
Single Family and R.O.W.	±8.611 Acres	
Open Space	±2.15 Acres (20%)	20%
Total Acres	±10.761 Acres	
Number of Units	10	
Density	±.93 du/ac	1.75 du/ac plus incentive units up to 1 du/ac
Max. Building Height-All PUD Areas	45'	None stated-As approved by development plan
Min. Front Yard Setback	40' from R.O.W.	None stated-As approved in development plan
Min. Side Yard Setback	15 feet total (7 ½' per side) 15' from open spaces	None stated-As approved in development plan
Min. Rear Yard Setback-SF	40'	None stated-As approved in development plan
Min. Lot Frontage at Setback-SF	92'	None stated-As approved in development plan
Min. Lot Size	.60 ac	None stated-As approved in development plan
Min. Parking-SF	4	None stated-As approved in development plan

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Development Text

Exhibit A – Legal Description

Exhibit B – Boundary Survey

Exhibit C – Preliminary Engineering & Site Plan

Exhibit D – Utility Letters

Exhibit E – Landscape Plans

Exhibit F – Elevations

Exhibit G – Deed Restrictions







Waterford Estates

Development Text

1.24.14

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 on the north side of Mitchell Dewitt Road, just east of the existing Woods of Labrador subdivision. The site is approximately 10.761 acres- See preliminary engineering and site plan (exhibit C), legal description (exhibit A), and survey for further information (exhibit B).

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.

Single Family homes are the only allowed use for this development

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

See attached preliminary engineering and site plan for the proposed site layout. (Exhibit C)

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

There shall be a maximum of 10 single family lots, with a minimum lot size of .6 acres. Minimum lot width shall be 92' at the proposed building setback, and minimum lot depth shall be 190 feet.

The maximum density shall be .93 du/ac.

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 site has existing wooded areas to the west, with tree rows along the north and east property lines. The wooded area to the west shall be incorporated in a common open

space preserve totaling +/-1.7 acres, which shall also include a bio swale and entry feature adjacent the entry road from Mitchell Dewitt.

An additional +/- .3 acres for the extension of an 8' wide recreation trail along Mitchell Dewitt road and associated landscaping shall be provided.

A common open space located within the interior of the loop road totaling +/-.15 acres shall also be provided.

A total of 2.15 acres, or 20% open space is being provided.

All common open spaces shall be owned and maintained by the HOA.

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

There are no existing streams on the property. An existing wooded area is located on the western side of the property, with tree rows generally following the north and eastern property lines. Drainage generally runs from north the south. See attached exhibits for more clarity.

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

Existing land uses are single family to the north and west of the site. Glacier Ridge Metro Park is south of the site. Large lot single family/agricultural is located to the east of the site.

Future land uses shall most likely stay the same with the exception that the land to the east will most likely be developed and residential.

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

Water and sewer service will be provided by the city of Marysville (see Exhibit D)

On site surface drainage will be handled through ditches at the sides of the road, and water quality will be provided in a detention area located at the west of the entry drive.

Houses shall have individual post lights, one per lot, which are depicted on the accompanying exhibits (Exhibit E)

Landscape lighting shall be provided at the street trees within the subdivision. (See Exhibit E-1)

i. Proposed traffic and pedestrian circulation pattern, indicating both public and private streets or highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.

The main entry to the site shall be on located approximately 290' from the eastern property line. All streets shall be public. An 8' wide asphalt recreation path shall be installed along the frontage of the property at Mitchell Dewitt Road. The developer is committing to extend the path to the west to reach the entry of the Woods of Labrador entrance, if approved by the County Engineer, and upon securing all necessary easements to do so.

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 site infrastructure shall be built as one phase. The construction shall occur upon approval of final engineering by the County and all Township approvals have been fulfilled. Upon securing zoning permits from the Township, the construction of 2 homes shall commence.

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

See attached preliminary engineering and site plans for feasibility (exhibit C) and attached letters from the City of Marysville and Union County Engineers for Preliminary Approval and availability (exhibit D).

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

See landscape plans depicting various use areas on site (exhibit E). There will not be any non residential buildings allowed on site. Union County Engineers have stated that a T.I.S. is not required.

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

See elevations for more details. (Exhibit F contains examples of elevations provided by the developer, and will be consistent with these elevations. These elevations may or may not be exact to finish product based on final home selection and alternatives of the individual home buyers.) All homes shall be designed using 4 sided architecture. Siding materials shall be brick, stone, stucco stone, wood, or cementitious fiberboard, or a combination thereof. Shingles shall be an architectural grade asphalt dimensional shingle. Windows shall be wood or aluminum clad wood windows. Each home shall have a unified light post in the front yard, as well as uniform mail boxes. Additionally, street trees shall be uplighted with low voltage LED landscape lights (see Exhibit E-1, landscape plan for locations).

Any allowed accessory uses shall be constructed of similar materials and shall be unified with the house that they are associated with.

The architectural standards and other items shall be controlled through deed restrictions and are subject to the HOA

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 property and lots shall be subject to Deed restrictions and protective covenants, as well as Township zoning codes.

See attached model deed restrictions, exhibit G-1 and G-2.

o. Projected schedule of site development.

It is anticipated that all approvals needed will be obtained by summer of 2014, at which time construction will begin on the site. Following the start of construction in 2014 (or as final approvals are secured) improvements including public roadways and utilities will commence in fall of 2014 or spring of 2015 (or 6 months after final approvals are secured). It is anticipated that the start of the first 2 homes will begin 9 to 12 months after initial project start- currently anticipated to be the summer/fall of 2015.

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

The applicant has a purchase contract for the property. Copies of this contract can be made available for the Trustees review if needed.

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 PUD. -ch

This Regulation Text shall only apply to the PUD 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:

All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.

Front yard setbacks from internal street	40°
Rear yard setbacks for main structure	40'
Side yard setbacks	7 ½' each side- 15' total (no ac units, chimneys, or bay windows will encroach into this setback), or 15' minimum to common open space
Driveways	Driveways shall be minimum 2' from property line.
Accessory structures	Must be located in the rear yard-7 ¹ / ₂ ' min. side yard setback and 10' rear yard setback.

ii. All maximum height and size requirements of buildings, mechanical areas and other structures.

45' maximum height -to peak of roof as measured from lower level walkout to peak of roof on a walk unit.

2,600 sf minimum for ranch homes 3,000 sf minimum 2 story homes 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.

A minimum of 4 parking spaces including garage parking shall be included on each lot.

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

Right of way and pavement standards shall be as required by the county and shown on the accompanying preliminary engineering plans. Right of ways shall be 60' width for main road, 50' width for loop road/ cul-de-sac; all roads will be 24' width per Union County Engineer.

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

An 8' wide asphalt recreation trail shall be located along Mitchell Dewitt Road as shown on the accompanying plans. This pathway will be extended to the west to connect to the Woods of Labrador main entry if easements can be secured and approved by Union County Engineer.

vi. All screening and landscaping 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.

See landscape plans for proposed screening locations, materials, and installation sizes (exhibit E). Landscaping shall be maintained in a healthy living state, and any dead plant materials shall be replaced with same/similar plant material in a timely fashion, in no instance longer than 1 year after the plant has died.

Parking areas shall be located on each individual lot within garages (2 car minimum garage is required) and on the associated driveways.

Trash shall be handled by private trash hauler, and trash containers shall be located inside garages or behind front building line screened either architecturally or with plant material.

All air conditioning units, compressors, or generators shall be located beside home (not in required side yard), or in rear yard, and should not be visible from public streets.

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

See attached signage plan for details (exhibit E). The signage shall be located on stone clad columns, on the west side of the entry road.

The sign placard shall be 2' x 2' sq, with the overall column not to exceed 10' to the top of the cap. The sign panel itself shall be no higher than 6' from grade. The sign panel shall be cast bronze or stone, and be limited to 2 colors. (See Exhibit E for signage column detail).

The sign columns shall be located a minimum 15' to Mitchell Dewitt and aminimum 15' to Waterford Way R.O.W.

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

There shall be no roadway lighting. The yard light fixtures will be black or bronze in color and shall have maximum height of 8' located minimum 10' from each property line. Landscape lighting shall be located on street trees as shown on the attached landscape plans, exhibit E-1. Each street tree shall have one low voltage LED light. The sign column shall be illuminated as well with low level landscape lighting. (See exhibit E for details). Landscape lighting in open space shall be maintained by the Homeowners Association (HOA).

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

All homes shall be designed using 4 sided architecture. Siding materials shall be brick, stone, stucco stone, wood, or cementitious fiberboard, or a combination

thereof. Shingles shall be an architectural grade asphalt dimensional shingle. Windows shall be wood or aluminum clad wood windows. Each home shall have a minimum two car garage

Any allowed accessory structures shall be constructed of similar materials and shall be unified with the house that they are associated with.

Colors allowed shall be generally earth tone colors, and no colors of high intensity or chroma shall be used.

Stone and/or stone clad (including stucco stone) headwalls at all culvert crossings for single family driveways shall be required and of consistent limestone material (see exhibit E).

Floorplans may be repeated on multiple lots; however exterior elevations shall be different per each lot with no elevations being repeated. See Exhibit E for example renderings (Note: Renderings shown are intended to demonstrate the design character, quality and detail that will be constructed with each home. Final home designs may vary from those shown).

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.

Only single family uses shall be allowed with customary accessory structures.

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

Minimum lot size shall be .6 acres in size. Minimum lot width at the 40' front building setback shall be 92'. Rear yard setbacks shall be 40' for main structures and 25' for accessory uses. Side yard setbacks shall be 7 ½' minimum for main structures and accessory uses.

No more than 20% of a lot shall be covered with main structure and driveways.

Accessory uses (including pools and associated deck areas) shall not account for more than 20% additional lot coverage.

xii. Accessory structure standards and limitations.

No accessory structures shall be allowed in any setbacks. Examples of permitted accessory uses are pools, pool house/cabanas, pump houses for pool, pergolas, trellises, gazebos and children's play equipment and play houses.

Restricted accessory uses are sheds and dog houses.

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

The site has existing wooded areas to the west, with tree rows along the north and east property lines. The wooded area to the west shall be incorporated in a common open space preserve totaling +/- 1.7 acres, which shall also include a small water quality feature and entry feature adjacent the entry road from Mitchell Dewitt.

An additional +/- .3 acres for the extension of an 8' wide recreation trail along Mitchell Dewitt road and associated landscaping shall be provided.

A common open space located within the interior of the loop road totaling +/-.15 acres shall also be provided.

A total of 2.15 acres, or 20% open space is being provided.

All common open spaces shall be owned and maintained by the HOA.

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

None applicable

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.

"EXHIBIT A"

BRUMBAUGH ENGINEERING & SURVEYING, LLC 1105 South Miami St. West Milton, Ohio 45383 937-698-3000

March 21, 2013

Description of 10.761 Acre Lot

Situate in the State of Ohio, County of Union, Township of Jerome being part of V.M.S. Number 7181 and being all of the 10 acre tract conveyed to Depp Family Trust in Official Record 25, Page 499 in the Union County Recorder's Records, and being more specifically described as follows:

Commencing at the northwesterly corner of V.M.S. 7181 and being the southerly line of V.M.S. 6581;

Thence along the westerly line of V.M.S. 7181 S 05°38'34" E a distance of 161.15' to a point at the centerline of the intersection of Mitchell-Dewitt Road (R/W 80') and the westerly line of V.M.S. 7181;

Thence with the centerline of said Mitchell-Dewitt Road for the following 3 calls:

- (1) S 55°48'22" E a distance of 646.65' to a cotton gin spindle found;
- (2) S 63°18'48" E a distance of 926.10' to a cotton gin spindle found;
- (3) S 71°30'17" E a distance of 121.66' to a cotton gin spindle found, marking the TRUE POINT OF BEGINNING;

Thence with the easterly line of the Woods at Labrador Subdivision as shown in Plat Book 5, Page 245 N 05°29'12" W a distance of 602.58' to an iron pipe with pinched top found, passing a reference iron pin set on the north right-of-way line of said Mitchell-Dewitt Road (all iron pins set are 5/8" x 30" rebar capped Brumbaugh E & S) on line at a distance of 43.77';

Thence with a southerly line of the Woods at Labrador Subdivision as shown in Plat Book 5, Page 245 N 83°50'50" E a distance of 686.30' to a 5/8" iron pin found at the southeast corner of said Woods at Labrador Subdivision (passing over an iron pin found with BDM cap at 377.88' and a 3/4" iron pipe found at 561.10');

Thence with westerly line of a 16.057 acre tract conveyed to Scott N. & Melanie L. Danhof in Deed Book 328 Page 277 S 06°33'29" E a distance of 735.15' to a railroad spike

EX. A

found at the centerline of Mitchell-Dewitt Road (R/W 80), passing a reference iron pin set on the north right-of-way line of said Mitchell-Dewitt road at a distance of 40.58' from said centerline;

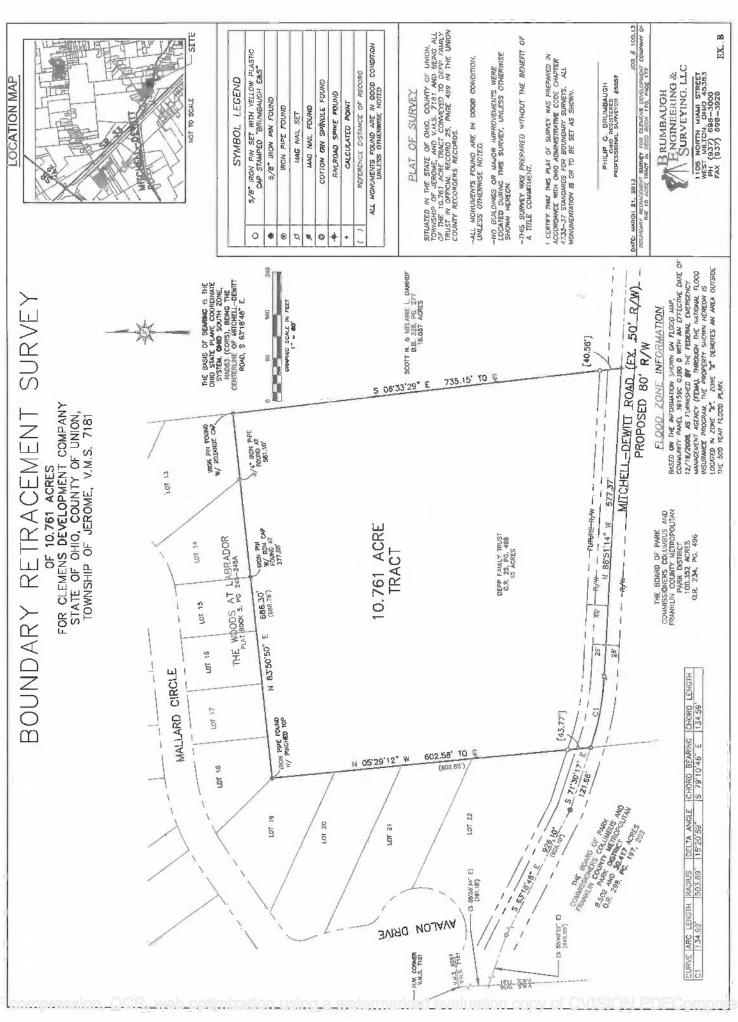
Thence along the centerline of said Mitchell-Dewitt Road N 86°51'14" W a distance of 577.37' to a mag nail set on the centerline of said Mitchell-Dewitt Road;

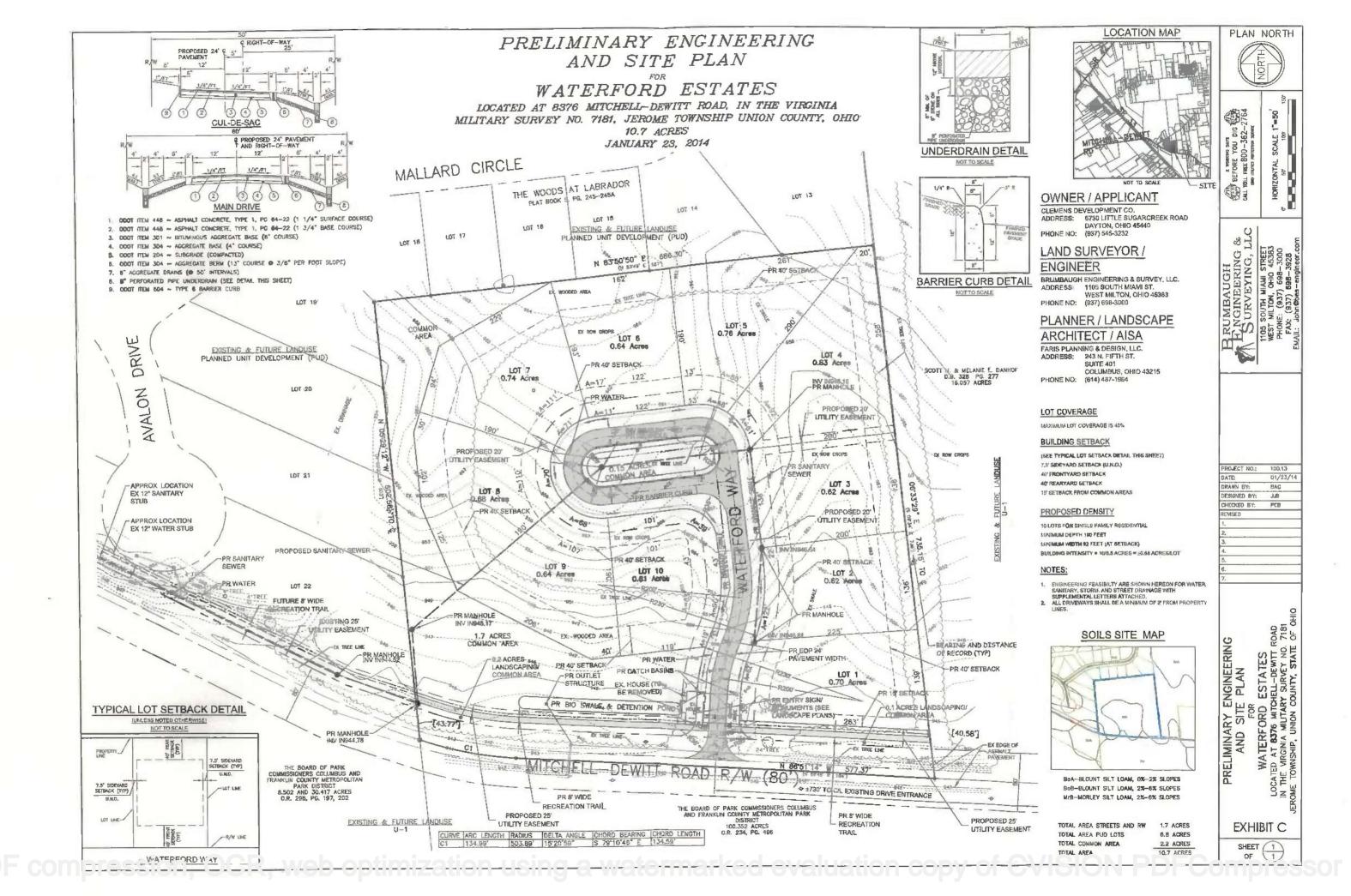
Thence continuing on the centerline of Mitchell-Dewitt Road with a curve turning to the right with an arc length of 134.99', with a radius of 503.89', with a delta angle of 15°20'59" with a chord bearing of N 79°10'46" W, with a chord length of 134.59', to THE TRUE POINT OF BEGINNING;

The above property contains a total of 10.761 acres, more or less, and being subject to all restrictions, easements, conditions and covenants, and legal highways of record.

The Basis of Bearing of the foregoing description is the Ohio state plane coordinate system, Ohio South Zone, NAD83 (CORS), being the centerline of Mitchell-Dewitt Road, S 63°18'48" E.

This description prepared based from a field survey by Brumbaugh Engineering & Surveying, LLC in March of 2013.

Philip C. Brumbaugh Ohio Reg. #5057 





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

March 19, 2013

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

John Brumbaugh, PE, PS Brumbaugh Engineering & Surveying, LLC 1105 South Miami Street West Milton, Ohio 45383

Re: Waterford Estates

John,

As you are aware, a pre-application sketch plan meeting was held for the above subdivision in our office on February 7th, 2013. In this meeting, some concerns were made regarding the layout of the subdivision, in particular the configuration of the open space. Based on these concerns, the layout of the subdivision was revised and resubmitted to our office on February 26th, 2013. This revised layout contained a looped cul-de-sac configuration, with a grassed open space in the island of the cul-de-sac. I have submitted the configuration of this roadway to the Jerome Township Fire Department, with the recommendation that the pavement width for the looped section of the road be increased from 20 feet to 22 feet for one-way traffic, or 24 feet for two-way traffic. The Fire Department has confirmed that their vehicles can maneuver through this configuration, and therefore have given their approval based on the recommendations of increased pavement width.

In regards to the remainder of the design items reviewed by our office (stormwater management, grading, etc.), I have reviewed the sketch plan to the extent possible based on the available information, and do not see any immediate concerns preventing future approval of this development. Please note that this letter does not serve as final approval of the subdivision for construction by our office or any other office, and that the procedure laid out in the Subdivision Regulations of Union County must be followed prior to construction or final platting. This letter shall serve as a preliminary approval by our office of the layout and constructability of the subdivision, for the purpose of allowing the developer to proceed with rezoning of the property.

Should you have any questions, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narduren

Bill Narducci, P.E. Project Engineer Union County Engineer

Cc: Kathleen Crowley, Jerome Township Development Director (via email) Chief Scott Skeldon, Jerome Township Fire Department (via email) Captain Jay Olson, Jerome Township Fire Department (via email) Jenny Snapp, Logan-Union-Champaign Regional Planning Commission (via email) Jeff Stauch, Union County Engineer, (via email)

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EX. D-1



Engineering, Planning and Zoning City Hall, 125 East 6th Street Marysville, Ohio 43040-1641 (937) 642-6015 FAX (937) 642-6045 www.marysvilleohio.org

March 12, 2013

John J. Brumbaugh P.E., P.S. Brumbaugh Engineering & Surveying LLC 1105 South Miami Street West Milton, OH 45383

Subject: The Reserve - Marysville Utilities

Dear John,

As previously discussed, there are downstream public utilities (i.e. gravity sanitary sewer and waterline) at an elevation and size for any proposed development on your property located at 8376 Mitchell-Dewitt Road.

Per the attached GIS Exhibit, these utilities are located in the approximate horizontal location(s):

- The existing 8" Waterline is located at the terminus of the Avalon Lane cul-de-sac (approximately 450 feet away from the southwest corner of your property)
- The existing 12" Sanitary Sewer is located near the Avalon Lane cul-de-sac (approximately 500 feet away from the southwest corner of your property)

The GIS Exhibit also includes the approximate vertical utility elevations provided on the "As-Built Construction Plans" for the adjacent Woods at Labrador subdivision.

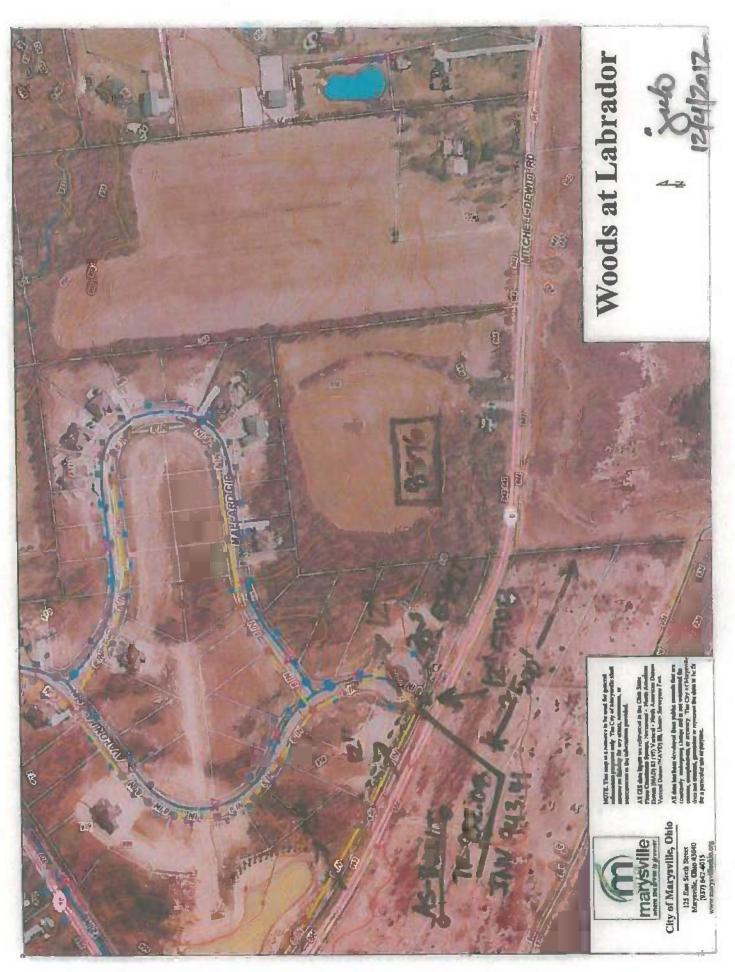
All utility design standards and fees (monthly user and one-time capacity charges) for the City's utilities can be found on our website (<u>www.marysvilleohio.org</u>).

Please contact us if you need additional clarification or wish to discuss these comments further.

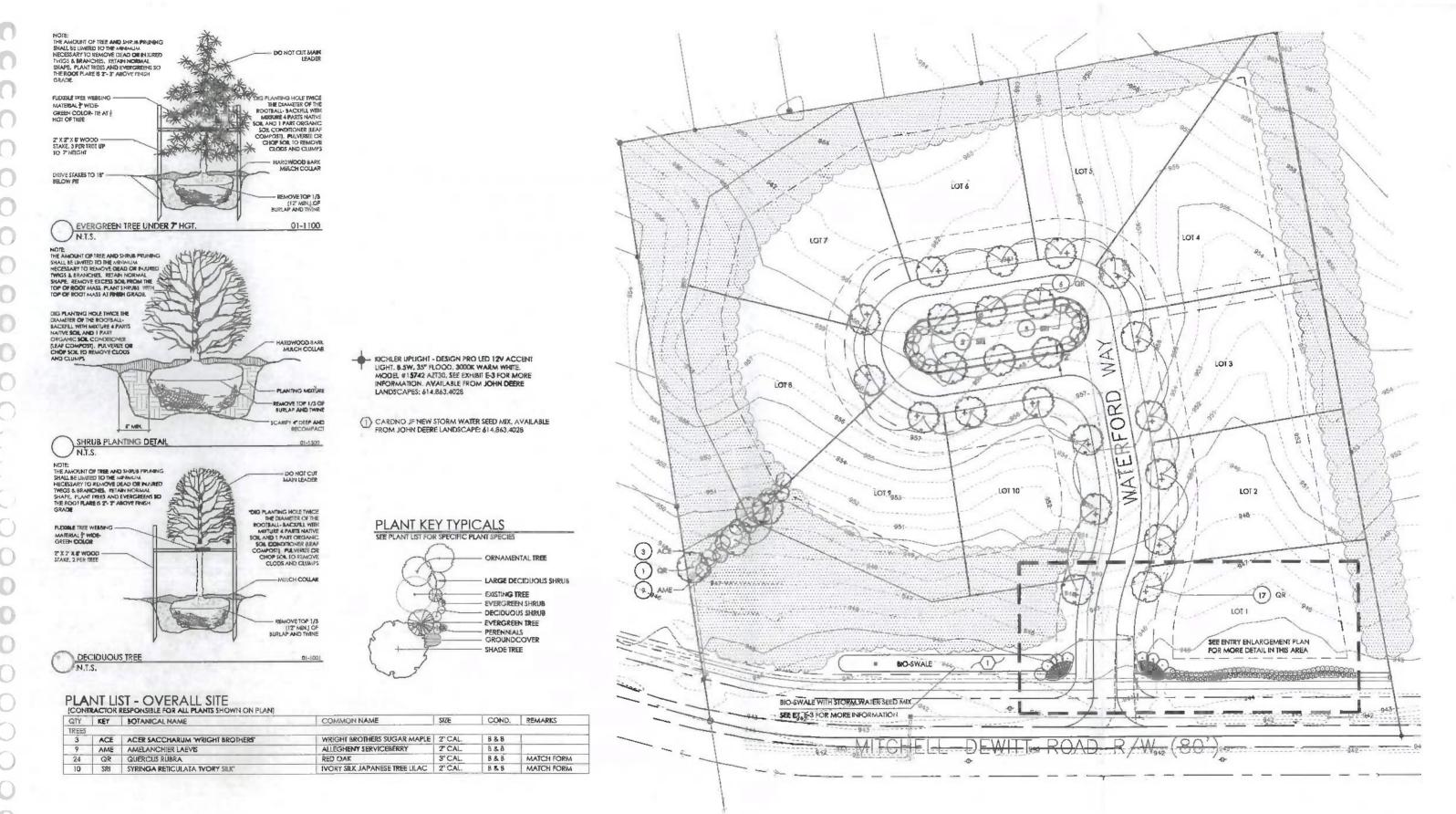
Sincerely, 201mi eremy V. Hoyt, P.E. Assistant City Enginee

.cc. John Mitchell (City of Marysville) Scott Sheppeard (City of Marysville) Rick Varner (City of Marysville)

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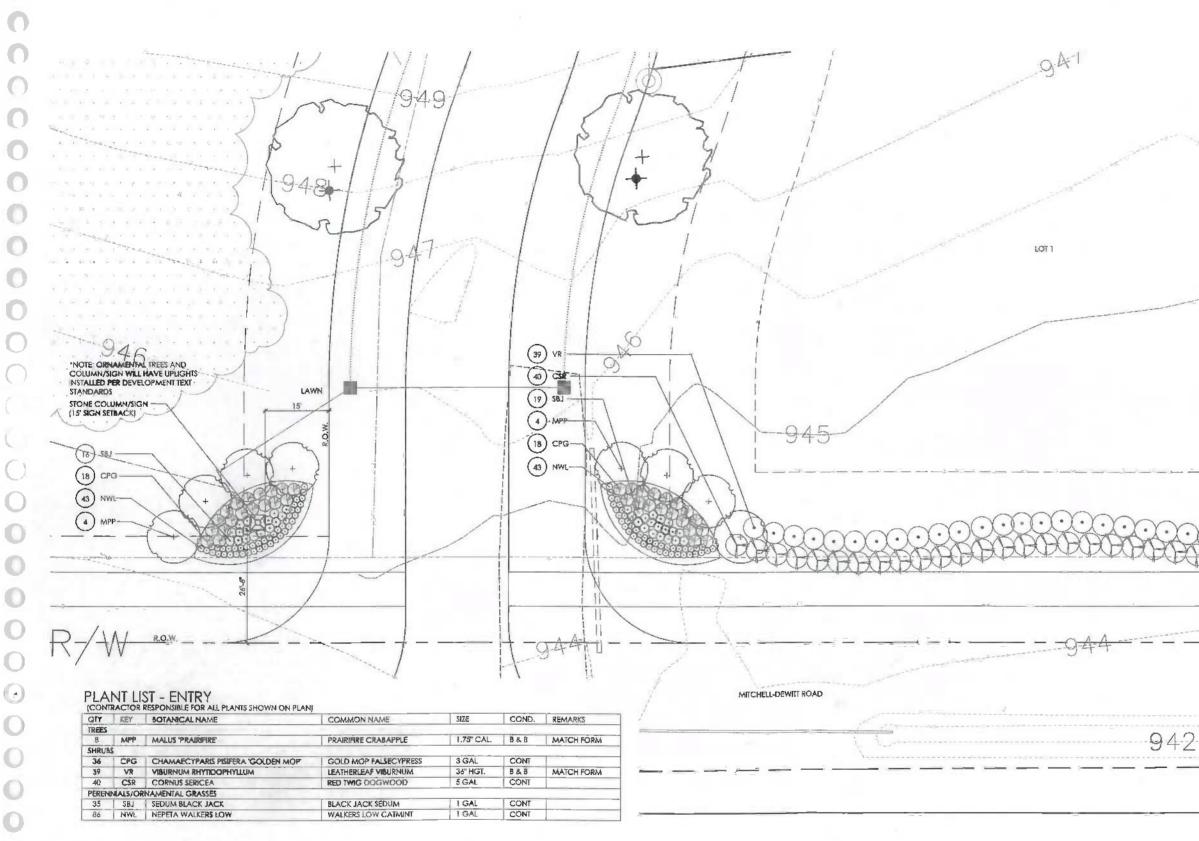


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VATERFORD ESTATES





MITCHELL-DEWITT FRONTAGE CONCEPT WATERFORD ESTATES PREPARED FOR CLEMENS DEVELOPMENT CO. DATE OPPORTON

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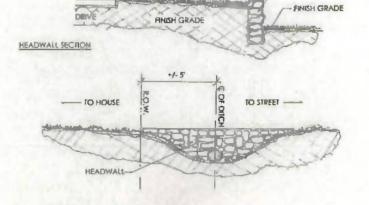
BATE UNDER CLEMENS DEVELOPMENT CO.

946 943 EX. E-2 NORTH SCALE 1" = 10" Faris Planning & Design LAND PLANNING t F io 243 J. ith S. H. 13 ----Sutte # m 614 487. N

MITCHELL-DEWITT SITE DETAILS WATERFORD ESTATES PREPARED FOR CLEMENS DEVELOPMENT CO. DATE: MILLION OCR, web optimization using a watermarked evaluation copy of

DRY-LAID STONE HEADWALL DETAILS

TYPICAL STORM WATER SEED MIX BIO-SWALE N.T.S.



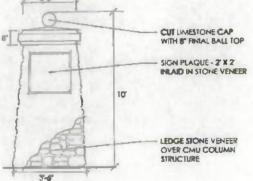
ENTRY COLUMN/SIGN N.T.S.

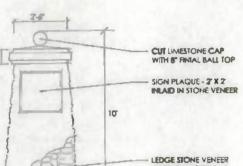
HEADWALL ELEVATION

N.T.S.

TYPICAL FRONT YARD POST LIGHT

N.T.S.





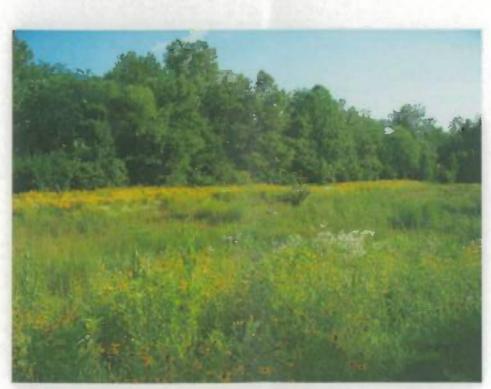


- DRY-LAID STONE WALL





TYPICAL TREE UPLIGHT N.T.S.



Storm Water Seed Mix







Storm Water Seed Mix

Storm Water Seed Mix





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DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This is a Declaration of Covenants, Conditions and Restrictions made as of this _____ day of March 2013, By Clemens Development Co. Inc., an Ohio Corporation, hereinafter referred to as "Declarant", under the circumstances summarized in the following Recitals.

RECITALS:

- A. Declarant is the owner of certain real property, holding fee simple title to the same, with such property being situated in Plain City and Jerome Township, Union County, Ohio, as more particularly described in Exhibit "A" attached hereto and incorporated herein ("Property" or "Lot").
- B. Declarant intends to develop the Property into a single-family residential community consisting of approximately ten (10) Lots on which dwelling units are to be constructed, together with Common Areas and Amenities for the use, enjoyment, and benefit of the Owners.
- C. Declarant desires to establish a plan of Covenants, Conditions and Restrictions, and private assessments to provide for the preservation of the value, Common Area, and the Amenities of the Property. To accomplish these ends, Declarant is making this Declaration and has formed the Association to own maintain, repair and replace the Common Areas, and any Amenities located on the Property, and to enforce and administer the provisions hereof.
- D. Declarant states that the storm water bio swale, associated amenities, as well as entry monuments and signage (individually and collectively "Amenities") have been developed to serve the Property and said Amenities are more fully described in Exhibit "B", attached hereto and incorporated herein. Those portions of the Property owned by the Association for the benefit of its members shall be identified as "Common Areas".

DECLARATIONS:

NOW, THEREFORE, Declarant hereby declares that all of the Property and any Additional Property added to this plan shall be held, sold, and conveyed subject to the following easements, enhancing and protecting the value, desirability, and attractiveness of the Property. These easements, restrictions, covenants, conditions, and assessments, unless otherwise specifically limited herein, are easements appurtenant and shall run with the Property and any additions thereto, and shall be binding on all parties having or acquiring any right, title, or interest in the Property or any part thereof, and additions thereto, and shall inure to the benefit of each owner of a Lot ("Owner"). This Declaration shall be binding upon all parties having any right, title, or interest in the Property, and each part thereof, including, but not limited to, respective heirs, successors, and assigns. The Declaration shall inure to the

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- C. The organization and operation of the Association will be controlled by the Articles of incorporation and By-Laws relating to the association as amended from time to time.
- D. The Association will act as an Owner's Association for the Lots on the Property. Such Association shall act as the dwelling unit owners association should the land and improvements be submitted to the processes of Chapter 5311 of the Ohio Revised Code, (Ohio Condominium Law), or in the event the Lots are further subdivided pursuant to Chapter 711 of the Revised Code (Ohio Plat Law) to assist in the maintenance of the Amenities, Bio Swale, or Common Areas.
- E: Each Owner, upon obtaining title to a lot shall automatically become a member of the Association. Membership is appurtenant to, and shall not be separated from, any ownership interest of a Lot. Such membership shall terminate upon the sale, or other disposition of such member's Lot ownership, at which time the new Owner will automatically become a member of the Association. When one (1) or more persons is an owner of a Lot, all such persons shall be members of the Association. In no event, shall vendee, purchaser, tenant, or other occupant not deemed to be a member of the Association, until the Lot is titled in their name(s). Each Owner shall be entitled to the number of votes in the affairs of the owned by more than one (1) person, each person shall have a fraction of a vote equal to his, her, or its undivided interest in that Lot. In no event, shall the vote of any lot be greater than one (1) vote.
- F. The association shall be governed by a Board of Directors ("Board") which shall be elected as provided for in the By-Laws for the Association, and such Directors shall exercise the powers, discharge the duties, and be vested with the rights conferred by operation of law, and the organizational documents of the Association.

ARTICLE III.

MAINTENANCE

- A. The Association shall, among other things, be responsible for the maintenance, repair, replacement, regulations, and control of the Amenities, Common Areas.
- B. The Association shall maintain the Amenities in such a way as to allow the storm water to accumulate and discharge gradually so that the rate of runoff and discharge does not exceed the capacity of the discharge pipe, and also to ensure such discharge does not exceed the rate of pre-development runoff for the Property.
- C. The Association shall be responsible for the removal of any debris, silt, sediment, or other obstruction, so as to maintain the bio swale, Amenities, and Common Areas in good order and in a clean and aesthetically reasonable state.

- D. The Association shall be responsible for the routine mowing, and maintenance of the landscaping for the Amenities and Common Areas.
- E. The Association shall be responsible for maintenance and upkeep of all improvements, including, but without limitation, signage and entry monuments located in the Common Areas, or water features located in the Amenities.

ARTICLE IV. ASSESSMENTS

- A. The Association shall have the full power and authority to levy general and special assessments against Lots and Owners as may be necessary to obtain funds for the Association to perform its duties after the Turnover Date. Prior to the Turnover Date, on the date of closing for a purchase of a Lot containing a single family residence, the respective Owner shall pay to the Declarant a general assessment of Three hundred and XX/100 Dollars (\$300.00) if the closing occurs anytime within the first six (6) months of a calendar year, and Two hundred and XX/100 Dollars (\$200.00) if the closing occurs anytime within the last six (6) months of a calendar year, and Two hundred and XX/100 Dollars (\$200.00) if the closing occurs anytime within the last six (6) months of months of a calendar year. Additionally, every Owner shall pay the Declarant, or the Association, as the case may be, an annual general assessment of Three hundred and XX/100 Dollars (\$300.00), as adjusted from time to time, on January 1st of each year thereafter. Any assessment not spent by the Declarant in operating and maintaining the Amenities and Common Area and enforcing the provisions hereof, prior to the Turnover date, shall be paid to the Association on the Turnover Date, and used by the Association for the operation and maintenance of the amenities, and Common Areas and enforcement of the provisions hereof.
- B. Notwithstanding the foregoing, or anything else contained herein, Declarant, including its successors and assigns, shall not be required to pay an assessment, either general, special, or individual as provided in Article IV of the Declaration to the Association, prior to, or after the Turnover Date. Any Lot owned by the Declarant, its successors and assigns, shall be subject to the provisions of this Article IV (B). any purchaser of a Lot from Declarant shall be subject to the provisions of this Article IV, regarding any assessment, either general, special, or individual levied by the Association. The Association shall not be limited in any way by the provisions of this paragraph and the Association's ability to levy such assessments or collect the same from a purchaser of any Lot.
- C. For the purpose of providing funds for maintenance obligations as specified in Article III hereof, the association shall, prior to January 1st of each year, commencing with the Turnover Date, determine an estimated budget for the following calendar year. The annual general assessment chargeable to each Lot shall be equal to the product obtained when the total estimated budget for the calendar year is divided by the number of lots in the Association, as of the first day of each calendar year. The assessment with regard to any particular Lot shall commence on the earlier of: (1) the date that such lot is occupied for residential purposes; or (2) the date that said

lot is conveyed from a builder of Declarant to a third party who intends to occupy or rent the same for residential purposes. Such assessments shall become due and payable upon transfer of title for the lot, and not, necessarily, upon Owner taking possession of the lot or any dwelling unit located thereon.

- D. As soon as shall be practicable, in each calendar year, but in no event later than February 15th, the association shall send a written statement to each Owner showing the amount and method of calculation of the annual general assessment assessed against each Lot. The annual general assessments may be billed, however in annual, semi-annual, quarterly, or monthly installments, as the Board shall determine, in its sole discretion. The failure or the delay of the Association to prepare or serve the written statement as provided for herein, shall not constitute a waiver or release in any manner, of any respective Owner's obligation to pay the maintenance costs, assessments, and necessary reserves, as provided for herein. In the absence of any annual estimate, or adjusted estimate, the most recent annual budget shall control, and all Owners shall continue to pay the annual general assessment at the existing rate established by the previous period, until the written statement as provided for in this Article IV (D) is produced. At which time, all owners shall pay the amount as indicated on the most recent written statement. The Association upon majority vote of approval, shall have the right to levy a special assessment to cover any shortfall in the annual budget and to ensure the Reserve, as required in Article VI (J), is maintained at all times.
- E. If an Owner shall fail to pay any installment of such annual general assessment within fifteen (15) calendar days following the date the same becomes due, such amount shall be deemed delinquent, and will bear interest at the rate of fifteen percent (15%) per annum, until paid in full. For purposes hereof, all payments shall be applied in the following order: late fees, penalties, interest, and principal. The provisions of this paragraph shall also be applicable to any special assessments levied by the association against any Lot.
- F. If the Owner of any Lot shall fail to pay the annual general assessment or any installment thereof within thirty (30) calendar days following the date the same becomes due, the Association shall have the right to sue such Owner for a personal judgment, and in addition, shall have the right to place and enforce a lien hereinafter imposed. The amount due from such Owner shall include the unpaid assessment, or any installment thereof, as well as the cost of such proceedings, including, but not limited to reasonable attorney fees, filing fees, court costs, and any prejudgment and post-judgment interest as provided for herein, or in law or equity. Notwithstanding the foregoing, the association shall have any right and remedy, including the right of injunctive relief or foreclosure, as permitted in both law and equity. The provisions of this paragraph shall also be applicable to any special assessments or Special lot Assessment levied by the Association against any Lot.

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- G. From and after Turnover Date, upon written demand by an Owner, and upon payment of a reasonable fee to be determined by the Board, the Association shall, within a reasonable period of time, but not more than twenty (20) calendar days after payment is received, furnish and issue to such Owner, a certificate that all annual general assessments, and any special or individual assessments, or installments thereof (including interest and costs, if any) have been paid with respect to any specified lot, as of the date of such certificate, or if all annual general assessments and any special assessments, Special Lot Assessments, and installments have not been paid, such notice setting forth the amount, including interest and costs, if any, due and payable as of such date. The Association may make a reasonable charge for the issuance of such certificate, which must be paid at the time the request for such certificate is made. Any certificate, when duly issued, shall be conclusive and binding with regard to any matter therein stated as between the Association and the Owner, a bona fide purchaser, or lender for the specific Lot identified in such certificate.
- H. The annual general assessment, both prior to and after the assessment thereof in each year, together with the continuing obligation to pay all future annual general assessments, and any special assessments or Special Lot Assessments levied in all future years, and all installments thereof, shall be, and remain a first charge against, and a continuing first lien upon, the Lots, and said charges and liens shall be superior to any and all other charges, liens, or encumbrances which may hereinafter in any manner arise, or be imposed upon the Lots, whether arising from or imposed by judgment of decree, or by any agreement, contract, mortgages, or other instrument, save and excepting such liens for taxes or other public charges as are applicable by law, made superior thereto, and any mortgage liens which enjoy priority over the lien for assessments.
- I. In addition to taking a Lot subject to the charges, and liens imposed herein, each Owner, by the acceptance of a deed or other instrument of conveyance for a Lot, whether it shall be so expressed in such deed or other instrument of conveyance, and every other owner, regardless of how it acquired title to a Lot, shall be deemed to agree to, and be personally liable for, the payment of each annual general assessment, and any special or individual assessments levied by the Association against such lot in each year during any part of which such Owner holds title to such Lot.
- J. The annual assessment as defined herein shall be used exclusively to promote the recreation, health, and welfare of the Owners of the Property, and the enforcement of this Declaration. The assessments shall include, without limitation, the following enforcement of the Declaration. The assessments shall include, without limitation, the following expenses: (a) maintenance and repair of those items which have been assigned or designated to the Association, including, but not limited to, the maintenance, repair and replacement of the Amenities, and Common Areas;

(b) insurance premiums for insurance policies obtained by the Association; (c) taxes and assessments, both general and special, which are levied on the Amenities, and Common Areas, if any, by governmental authorities; (d) costs for the operation, management and administration of the Association, including, without limitation, fees for property management, fees for legal and accounting services, fidelity bonds, and costs of mailing and postage; (e) to maintain a general operating reserve ("Reserve") to assure the availability of funds for the purposes hereunder, with such Reserve being a minimum amount equal to twenty percent (20%) of the annual budget, as amended from time-to-time.

- K. Each Owner's share of the annual general assessment shall be equal to a fraction, the numerator which is the total number of Lots owned by such Owners, and the denominator of which is the total number of all Lots on the Property.
- L. Notwithstanding anything to the contrary herein, if the Association shall incur any cost or expense for, or on account of, any item of maintenance, repair, or other matter directly, or indirectly occasioned, or made necessary by, any wrongful or negligent act or omission of any Owner or any occupant of a Lot, regarding the obligations of a lot Owner hereunder, or the enforcement of the provisions of this Declaration, the costs and expenses of the Association shall be borne by such Owner(s) of the subject lot or Lots, and not by the Association. If the Association incurs any cost or expense in regard to such matters, the Association shall be paid or reimbursed by such Owner(s) as a "Special Lot Assessment". A Special lot Assessment shall be due upon receipt, by an Owner and is subject to the enforcement provisions of this Declaration for Special Assessments.
- M. In the event more than one Owner (multiple Lot Owners) is responsible for any cost or expenses as described in this Declaration, as determined by the Board or a court of competent jurisdiction, such cost or expense shall be borne equally by such Owners, unless otherwise determined. No Owner may exempt itself from liability for its contribution toward any assessment, either general or special, together with any penalties and costs of collection, by the abandonment or surrender of its Lot. All Owners of a Lot shall be jointly and severally liable for the obligations under this Declaration, incurred during their time of ownership of said lot, and which obligation shall be personal obligation until paid.
- N. In the event any owner fails to abide by this Declaration in regard to any provision dealing with maintenance, repair and replacement involving said Owner's Lot, including, but not limited to minimizing construction debris, utilizing approved building materials, etc, and such matter exists to an extent that in the opinion of the Board, the conditions require maintenance, repair or services for purposes of protecting the public safety or residents in, or visitors to the Property, or in order to prevent or avoid damage to, or destruction of any part, portion, or aspect of the value of the Property, the Association shall have the right, upon approval of the majority of the Board, to enter upon that Lot and maintain, repair, or service the same. The cost of such maintenance, repair, or service shall be added to, and become a Special lot Assessment,

chargeable to the Lot benefited by such action. Additionally, and as provided for elsewhere herein, the Board shall have the right, upon a majority vote of the Board, to issue a Special Lot Assessment so as to remedy any breach or default of a Lot Owner of covenants and restriction as contained in this Declaration.

O. For any assessment described herein, the Association may perfect the lien by recording a notice of lien with the Recorder of Union County Ohio, in any legally recordable form, including an affidavit as provided in Section 5301.252 of the Ohio revised Code. Non-payment of any assessment, or any installment of any assessment, shall be deemed, and is declared to be, a condition or event that creates an interest in real estate. Such lien shall expire five (5) years after the filing date of a notice of lien, unless preserved by the filing of a new notice of lien, or the commencement of foreclosure proceeding. Any lien established under this Declaration may be enforced by the Association in the same manner and to the same extent (including appointment of a receiver, foreclosure sale, and deficiency judgment) and subject to the same proceedings as in the case of foreclosure of a real property mortgage. In any enforcement proceeding, the amount that may be recovered by the Association shall include all costs of the proceeding, and to extent permitted by law, reasonable attorney and paralegal fees, in addition to any accrued interest, penalties, etc. on the original lien amount. In any foreclosure sale, the Association may become the purchaser, but in no way is the Association required to purchase the subject Lot. Any purchaser of a Lot at a foreclosure sale shall automatically become a member of the Association, and shall be subject to all of the provisions of this Declaration. When the purchaser of a Lot acquires title to the Lot, as a result of foreclosure of the first mortgage, the acquirer of title shall not be solely liable for the share of the assessments chargeable to the acquired lot that became due prior to the acquisition of title to that Lot. Instead, any unpaid share of the assessment becomes due and payable prior to the date of acquisition, and shall be deemed to be part of the assessments collectable from all of the lots, including that of the acquirer. In no way does the preceding sentence limit or otherwise waive the personal obligation of the lot Owner at the time the lien was placed against such Lot.

ARTICLE V.

AMENDMENTS

- A. After the Turnover Date, the consent of at least seventy-five (75%) of all owners shall be required for any amendment of the covenants, conditions and restrictions which effect a change in the method of dividing the obligations for any assessment, the fundamental purpose of which the Amenities are to be used while owned by and/or the responsibility of the association, or any amendment to this Declaration other than as specified in Article IV (A) and Article IV (B).
- B. After the Turnover Date, and from time-to-time, this Declaration may be amended to include additional Lots from Additional Property. As used in this Declaration, the term "Additional

Property" Shall mean any real property adjoining the Property, which the Declarant owns, and/or has a right to acquire, and which together with improvements thereon, may be added to the Property. Such an amendment to this declaration will not affect the covenants, conditions, and any additional lots. Such an amended Declaration need no percentage vote of the owners, and may be simply signed by the Trustees of the Association, and filed for record with the Union county recorder.

- C. Prior to the Turnover date, the Declarant shall have the right and power to amend the Declaration as it so determines, in its sole and absolute discretion. Prior to the Turnover Date, an amendment to the Declaration will not require a vote of the Owners.
- D. For the purposes of amending this Declaration and determining the appropriate signatures for the same have been obtained, the Secretary of the Board shall determine whether the Owners who have approved of any amendment to this declaration constitute the Owners of the required percentage of Lots. Promptly after the approval of any amendment to this Declaration, the President of the Board shall cause to be recorded: (a) the written instrument of amendment, in properly executed form, signed by the President of the Association, or, if prior to the turnover date, the Declarant shall fill the roles of Board members described herein: and (b) the certificate of the Secretary of the association, that the Owners of at least seventy-five (75%) of all lots have approved such amendment. Notwithstanding the foregoing, the declaration may be amended at any time, without the vote of Owners by written instrument executed by the Declarant, prior to the turnover date, or the President of the Board, for any of the following purposes: eliminating or correcting any typographical or other inadvertent errors: eliminating or resolving any ambiguity; making nominal changes, making any changes necessary to meet the requirements of any institutional lender, the Veteran's Administration, the federal Housing Administration, Federal National Mortgage Association, the mortgage Corporation, or any other agency that may insure or purchase loans on a Lot. No amendment for these purposes shall materiality adversely affect any Owner's interest in their lot, the Association, or the Common Area, without such Owner's written consent. Each owner and its mortgagee, by acceptance of a deed to a Lot or a mortgage encumbering a Lot, shall be deemed to have consented to and approved of the provisions of this paragraph and the amendment of this Declaration by Declarant as provided in the proceeding sentence. All such Owners and their respective mortgagees, upon request of Declarant, shall execute and deliver, from time to time, all such instruments and perform all such acts as may be deemed, by the Declarant, to be necessary or to effectuate the provisions of this paragraph.

ARTICLE VI. EASEMENTS

A. The association shall have a right of access and an easement to, over, and through each lot during reasonable hours, and upon giving a reasonable notice for ingress and egress and all other purposes which enable the Association to perform its obligations, rights, and duties, with regard to maintenance, repair, restoration, or surfacing of any items, lots, things, areas of, or on the Property, including, but not limited to, the amenities, Common Areas, monuments and signage, and for the removal, correction, or abatement of any violation or breach and any attempted violation or breach of the covenants and restrictions contained herein, or other restriction contained on the record plan, or to which the Property is subject.

- B. Each Lot shall be subject to easements for access arising from necessity of maintenance or operation of the Property pursuant to the provisions of this Declaration. The Owner of each lot shall have a permanent right and easement to and through the Common Areas for the use of water, storm and sanitary sewer, power, television, and other utilities now or in the future existing within the common property. The Association may grant easements through the common areas for utility purposes for the benefit of the Property including, but not limited to, the right to install, lay, maintain, repair, and replace water mains and pipes, sanitary and storm sewer lines, gas mains, telephone wires and equipment, and electrical conduit and wires over, under, along, and on any portion of the Common Areas. Declarant hereby reserves easements across the Common Areas for the construction, installation, and maintenance of utilities, drainage facilities, storm and sanitary sewer, gas lines, and to cut and grade slopes in and along parcel boundaries at streets built within the Property.
- C. The owner of any Lot hereby grants, conveys, and assigns to the Association, an easement and right-of-way over its lot for the purposes of operating, maintaining, repairing, and replacing the Amenities, Common Areas, and storm water detention basin, and any fountains, filters, or conduits associated therewith, as indentified on the "detention basin non-buildable area" indentified on the Record Plan, any entranceway features, signage, fencing, landscaping, and lawn care which are the responsibility of the Declarant and/or the Association.
- D. Declarant and each Owner hereby grants non-exclusive easement to all law enforcement offiers, firemen, ambulance operators, mailmen, delivery men, garbage and trash removal personnel, and all other similar persons and to local governmental authorities, but not to the public in general, to enter upon its lot, the amenities, and common Areas in performance of their duties.
- E. Each Owner hereby grants in the transfer of title to an owner shall be deemed to grant Declarant and/or the Association an irrevocable power of attorney to execute, acknowledge, and record fro and in the name of such Owner, and its mortgagee or mortgagees, such instruments as may be necessary to effectuate any easement granted or reserved by the Declarant and/or the Association in this Article VI.
- F. All easements and rights described are easements appurtenant running with the land, perpetually and shall be in full force and effect, and at all times shall inure to the benefit of, and be binding upon the Declarant, and any owner, purchaser, vendee, mortgagee, and any other

person having an interest in the Property or any part or portion thereof. The failure to refer specifically to any or all of the easements described in this Declaration in any deed of conveyance, or in any mortgage, or other evidence of obligation, shall not defeat or fail to reserve said easement, but the same shall be deemed conveyed or encumbered along with the Lot.

- G. Declarant reserves the right and easement for itself, its successors and assigns, to enter upon the Common Areas in order to install, maintain, repair, replace, and use pipes, wires, antennas, cables, conduits, and other lines and facilities for the purposes of providing water, sanitary and storm sewer, electrical, gas, telephone, television and other utilities or quasi-utility services to all or part of the Property and any additional property to be added to the provisions of this Declaration at a future date; to enter upon the Common Areas to the extent necessary in order to construct residential units, and/or other improvements on the above described additional property; and to use all streets and drives within the Common Areas for purposes of ingress and egress to such additional property. Developer shall have the right to grant any party having an interest in the additional property the right to use, maintain, repair, and replace any of the items above listed which now, or in the future, serve the additional property, or are located in or on the Common Areas, without the consent of any party having an interest in the Common areas whether the benefited portions of the additional property are ever annexed to this declaration. However, any utilization of the foregoing rights and easements shall not unreasonably interfere with the use and enjoyment of the Common area and Amenities; and if any damage, destruction, or disturbance occurs to the common Areas as a result of this utilization, the Common Area shall be restored promptly to the condition that existed immediately prior to the utilization at the sole cost and expense to the person or person making the utilization.
- H. If, by reason of the construction, reconstruction, repair, settlement, shifting, or other movement of any of the structures or improvements located on the Property, or by reason of the partial or total destruction and rebuilding of such structures and improvements, any part of the Common area encroaches upon any part of a Lot, or any part of any structure or improvements on a Lot, encroaches upon any construction of utility systems, any main, pipes, ducts, or conduits serving one lot encroach upon any part of any other Lot, valid easements for the maintenance of such encroachments are herb y established. These easements shall exist for the benefit of the affected Lot(s) and the Common areas, as the case may be, so long as the encroachment exists. However, in no event shall a valid easement for any encroachment be created in favor of any Owner, if the encroachment occurred due to the willful conduct of that Owner.

ARTICLE VII.

LIABILITY AND OTHER INSURANCE

A. The association, as a common expense, shall insure itself, the Board, all owners and members of their respective families and other persons residing with them in the Property, their tenants, and all persons lawfully in the possession or control of any dwelling unit, against liability for bodily injury, disease, illness or death and for injury to or destruction of property occurring upon, in or about, or arising from destruction of property occurring upon, in or about, or arising from the Amenities. Common area such insurance to afford protection to a limit of not less than One Million Dollars (\$1,000,000.00) in respect to bodily injury, disease, illness or death suffered by any on person, and to the limit of not less than One Million Dollars (\$1,000,000.00) in respect to any on occurrence, and to the limit of not less than One Million Dollars (\$1,000,000.00) in respect to damage to or destruction of property arising out of any on accident. Such policy shall not insure against liability for personal injury or property damage arising out of or relating to the individual lots or dwelling units located thereon.

- B. As a common expense, the Association shall obtain such other insurance as the Board considers necessary, which may include without limitation, fidelity bonds for anyone who either handles or is responsible for funds held or administered by the Association. The amount of such fidelity bond shall be equal to, at a minimum, the maximum funds that will be in the custody of the Association at any time such bond is in effect. In addition, such fidelity bond coverage must equal one-quarter (1/4) of the annual general assessments, together with the Reserve funds, if any.
- C. Any insurance coverage obtained by the Association shall contain a provision requiring the insurer to notify the Association and any mortgagee named in the mortgage clause, if applicable, in writing of the cancellation or a substantial change of coverage at least fifteen (15) calendar days prior to such cancellation or substantial change.
- D. The amounts and coverage of each insurance policy obtained by the Association shall be reviewed annually by the Board or its designated agent.
- E. The cost of any insurance polices obtained by the Association shall be included on the annual budget and incorporated into the amount of the annual general assessment.

ARTICLE VIII.

ARCHITECTUAL REVIEW COMMITTEE AND REVIEW OF PLANS AND SPECIFICATIONS

A. In order to establish and assure the continued existence of the Property, pursuant to the uniform plan for the development of the Property by the Declarant, this Declaration shall set forth design standards ("Design Standards"), which may be amended by the Board after the Turnover Date, for the Property and for all structures and improvements located thereon, in furtherance of the following purposes: (1) the compliance with all zoning and similar governmental regulations; (2) the continued existence on the property of a community consisting of well planned residential, open space, structures and improvements, common Areas and Amenities; (3) the promotion of the health, safety, and

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welfare of all owners and occupants of any Dwelling Unit on a Lot; (4) the preservation, beautification, and maintenance of the Property and all structures and improvements thereon as a community of high quality; (5) a creation and preservation of adequate open space for the use and employment of all Owners and occupants of any Lot; (6) the perseveration and promotion of environmental qualities; and (7) the assurance of adequate water, sewage and drainage facilities and other utilizes and services for the Property.

B. The Design Standards shall establish requirements relating to land use, architectural features, site planning, lighting, landscaping and signage. The Design Standards may include, but are not limited to provisions as to the following subject matters; (1) specification of materials, design, architectural style, color schemes, and other details affecting the exterior appearance of the Design Standards, structures, and improvements on any lot; (2) the reservation of utility, visual, and other easements; (3) the installation, location, and maintenance of utility lines and related facilities including water, gas, electricity, sanitary and storm sewage, telephone, cable television, and other communication systems; (4) the control of slopes to prevent erosion or grading problems; (5) the planting of trees and other natural resources; (6) the size, minimum cost, and location of Dwelling units and other structures and improvements on the Lots; (7) the size and location of driveways, walkways and parking facilities; (8) the size, location and materials for fences; and (9) the character, location, and direction of exterior lighting and street hardware.

- C. There shall be an Architectural Review Committee composed of three (3) members who shall be appointed initially by the Declarant, and thereafter by the Board ("Architectural Review Committee" or "ARC"). The members of the Architectural Review Committee need not be Board Members, Owners, or occupants and may be, but are not required to be, outside professionals. In the event the Board fails to appoint members to the Architectural Review Committee, the Board shall constitute the Architectural review Committee until such time as the appropriate appointments are made. Each member of the Architectural review Committee shall serve at the pleasure of the Board. Any action taken by a majority of the members of the Architectural Review Committee and shall constitute, whether at a meeting, or (if In writing signed by such majority) without a meeting, such action shall constitute the official action of the Architectural Review Committee and shall be binding on the Association and any Owner or occupant of the Lot in question. The Architectural Review Committee shall act in connection with granting any approvals contemplated in this Declaration, and/or reviewing plans or specifications as set forth herein.
- D. No dwelling Unit, structure, or improvement on any lot as more specifically set forth in this Declaration shall be constructed, remodeled, repaired, reconstructed and/or restored in any way that materially changes the exterior appearance, unless plans and specifications shall have previously been submitted to, and approved by the Architectural Review Committee. Those plans and specifications shall be in such form and shall contain such information as

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the Architectural Review Committee may reasonably require. Any Owner, or its representative, prior to formal submission of plans and specifications for any Dwelling unit, structure, or improvements proposed for any lot may submit for tentative approval by the Architectural Review Committee, or the Architectural Review Committee may require such submission of schematic or preliminary plans and specifications. The Architectural review Committee shall either: (I) approve the plans and specifications; (ii) disapprove them; or (iii) approve them with conditions or qualifications. The provisions of this article XIII, Section D. do not apply to any of the initial construction of Dwelling Units, structures or improvements by Declarant.

- E: The Architectural Review Committee shall approve plans and specifications (whether schematic, preliminary or detailed), submitted to it with respect to any Lot if it finds that such items: (a) comply with the requirements of this Declaration; and (b) conform to any Design Standards as established herein, or as further modified by the Board. Upon final approval, a copy of the plans and specifications shall be deposited for permanent record with the Architectural Review Committee. After the receipt of final approval by the Applicant, the Architectural Review Committee shall not revoke its approval. Approval by the Architectural Review Committee of plans and specifications with respect to any lot shall not impair the Architectural Review Committee's right subsequently to approve a requested amendment of such plans and specifications in accordance with the provisions of this Article.
- F. If the plans and specifications, whether schematic, preliminary or detailed, submitted to the Architectural Review Committee with respect to any Lot do not comply with the Design Standards, or the requirements of the Declaration as to the information required to be included in the plans and specifications, then in such event the Architectural Review Committee shall either disapprove the plans and specifications, or approve them subject to such conditions and qualifications as the Architectural review Committee may deem necessary to achieve such compliance.
- G. In the event the Architectural Review Committee fails to act upon any plans and specifications submitted to it within thirty (30) calendar days after the date of such submission, those plans and specifications shall be deemed to be approved as submitted, and no further action by the Architectural Review Committee shall be required. If construction, remodeling, alteration, repair, reconstruction, and/or restoration of a Dwelling Unit, structure, or improvement of any Lot is not commenced on such lot on or before eight (8) months from the date of approval of the plans and specifications, and completed within a reasonable time after construction commenced, then any approval shall be automatically canceled, and a new submission to the Architectural Review Committee shall be required, subject to review, approval, or disapproval as provide for herein.

- H. In the event a Dwelling unit, structure, or improvement situated upon any Lot shall have been constructed, remodeled, altered, reconstructed, repaired and/or restored other than in accordance with the approved plans and specifications, the Board shall declare the owner of such lot in default of the provisions of this Article, and the Board may take such action that is permitted herein, or otherwise in law and/or in equity to enforce the provisions of this Declaration and the decision of the Architectural Review Committee. The Board may, however, upon a determination that such default does not substantially conflict with the policies and provisions of the Design Standards, waive such default. So as to assist the Board in making determinations regarding any violations or potential violations, the Board and the Architectural Review Committee, through their authorized officers, employees, and agents shall have the right to enter upon any lot at all reasonable times for the purposes of ascertaining such lot or the construction, remodeling, alteration, repair, reconstruction, and/or restoration of any Dwelling Unit, structure or improvement on such Lot is in compliance with the provisions of this Article.
- The Architectural Review Committee may impose reasonable fees for the processing of plans and specifications. Such fees may cover the cost of such processing, including inspection costs. The fee shall be payable at the time of submission of the item for approval, and shall be paid to the Architectural Review Committee, who shall then provide such funds directly to the Board.
- J. In the event the Architectural Review Committee disapproves plans and specifications submitted to it, the Applicant submitting the disapproved plans and specifications may, within ten (10) days after the date the Architectural review Committee renders its decision of disapproval, appeal such decision to the Board. The Board, by a majority vote, may overrule the Architectural Review Committee's decision to disapprove the appealing parties' plans and specifications if the Board determines the Architectural Review Committee's decision on any appeal shall be final, and shall be rendered within thirty (30) calendar days after the date the appeal is filed.

ARTICLE IX MISCELLANEOUS

A. Every person or entity who now, or hereafter owns or acquires any right, title, or interest in any portion of the Property or Lots, and the occupant of an Lot, whether the tenant, vendee, invitee, or guest of the Owner is, and shall be conclusively deemed to have consented in agreeing to every covenant, condition and restriction contained herein, whether a reference to those is contained in the instrument by which this person or entity acquired an interest in said Lot.

- B. There shall be no obstruction or interference with the Amenities which is an unreasonable annoyance or nuisance to the Owner(s) or occupant(s) of any Lot.
- C. There shall be no obnoxious or offensive activity conducted upon or within the Amenities or Common Areas which is an unreasonable annoyance or nuisance to the Owner(s) or occupant(s) of any Lot.
- D. If any provision of these covenants, conditions or restrictions are held to be invalid by a court of competent jurisdiction, the invalidity of such provision shall not effect the validity of the remaining provisions.
- E. The obligations of the Association, in regard to the bio swale facility and Amenities, shall, at all times remain the perpetual obligation of the Association and the Owners. Jerome Township, Union County, Ohio shall have no obligation in regard to the maintenance, repair, or replacement of any Amenities, including, without limitation, the bio swale and facilities associated therewith. Jerome Township and Union County shall have the right to have access to, and enter upon, the Property, in regard to the storm water detention basin for the purposes of inspecting the same, or causing repairs or maintenance to the same, and in such event, each Owner or the Association, whichever is applicable at such time, shall pay to the County and Township the cost incurred by the County and Township in regards to such repairs and maintenance upon receipt of a statement of such costs from County and Township. The County and Township shall, at its own election, have the right to place a special assessment upon all Lots to cover the costs incurred for the maintenance, repair, and replacement of the bio swale and Amenities. The Association and Owners, at all times, shall remain perpetually liable for the maintenance, repair and replacement of the Amenities and the bio swale facilities. The provisions of this Article VIII, Section E shall not be subject to amendment as provided for in Article V.
- F. The Property shall be subject to certain Design Standards and additional covenants, conditions and restrictions as more particularly described in Exhibit "C" attached hereto and incorporated herein and on the Record Plan. Any discrepancy between the language contained in the main body of this Declaration including Article I and Article VII hereof and Exhibit "C" on the Record Plan shall be controlled by the language in said Articles, and in the main body of this Declaration.
- G. The Association shall keep correct and complete books and records of accounts, specifying the receipts and expenditures relating to common expenses, together with records showing the allocation, distribution and collection of the common profits, losses, and expenses, among and from the various Owners, and shall provide and maintain minutes of the proceedings of the Board. Such books and records shall be open for inspection by any Owner, or any representative of any Owner duly authorized in writing at reasonable times and upon written request by such Owner. The Association may charge a reasonable administrative fee for processing such request and for copying and documents or records.

- H. The violation of any provision of this Declaration or the organizational documents of the Association by an Owner, or occupant of the Lot, including an Owner's tenant, vendee, invitee or guest, shall give the Board the right, but not the obligation, in addition to the rights hereinafter set forth in this paragraph to: (a) enter upon a Lot as to which such violation or breach exits, and to summarily abate and remove, at the sole expense of the defaulting Owner, any structure, thing or condition that may exist thereon, contrary to the intent and meaning of the provisions of this Declaration and the organizational documents. In such event, the Board, or its agents, shall not be deemed guilty, in any manner, of trespass; and (b) the Board shall be entitled to enjoin, abate, or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any such breach. The Association may take extraordinary measures such as seeking a temporary restraining order, or injunctive relief, so as to enjoin abate, or remedy, such breach. Any Lot Owner who violates, breaches, or defaults in regard to the provisions of this Declaration and the organizational documents, and for which the Board takes action pursuant to this paragraph, such Lot Owner shall be responsible for the cost and expense incurred by the Association in regard to the enforcement of the provisions of this Declaration and the organizational documents which shall include, but not be limited to, reasonable attorney fees, court costs, and consultant fees. The foregoing may be treated as a Special Lot Assessment, however, such relief and damages may be awarded by a court of competent jurisdiction, or binding arbitration, pursuant to the provisions of this Declaration.
- In addition to any other remedies provided in this Declaration, the Declarant, the Association, or any member of the Association, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens, assessments and charges set forth herein, or now or hereafter imposed by or through rules and regulations approved by the Association and plat restriction. Failure by Declarant, the Association, or any member of the Association to proceed with such enforcement, shall in no event be deemed a waiver of the rights to enforce at a later date, the original violation or any subsequent violation, nor shall the doctrine of laches or any other statute of limitations bar the enforcement of any such restrictions, conditions, covenant, easement, reservation, lien, assessment or charge.
- J. No covenant, condition, restriction or reservation or easement contained in this Declaration is intended to create, nor shall it be construed as creating, a condition subsequent or a possibility of reverter.
- K. Any notice required or permitted to be given to an Owner or occupant by the Board, or the ARC, pursuant to the conditions of this Declaration shall be deemed when mailed by United States mail, postage prepaid, addressed to that person's last address as it appears on the records of the Association.
- L. The determination by a court of competent jurisdiction that any provision of this Declaration is invalid for any reason shall not effect the validity of any other provision hereof. In such event, the remaining provisions of the Declaration shall be deemed in full force and effect excluding any invalid provision. Additionally, throughout this Declaration where the context

so requires, the masculine gender shall be deemed to include the feminine and neutral, and the singular shall include the plural, and vice versa.

M. The Owner of any Lot shall be responsible for the actions of any occupant, tenant, vendee, invitee, or guest of that Lot in regard to such person's violation of the provisions of this Declaration.

(THE REMAINDER OF THE PAGE LEFT BLANK INTENTIONALLY)

18

	IN WITNESS WHER	EOF, the undersigned	has caused this instrument to be executed on its behalf,
the	day of	, 2014	

CLEMENS DEVELOPMENT CO. INC.

BY:

RICHARD M. CLEMENS, PRESIDENT

STATE OF OHIO

COUNTY OF _____. SS:

The foregoing instrument was acknowledged before me this _____ day of ______. 2014 by Richard M. Clemens, President of Clemens Development Co. Inc., an Ohio corporation on behalf of the corporation.

NOTARY PUBLIC

EXHIBIT C

WATERFORD ESTATES - DESIGN STANDARDS AND ADDITIONAL RESTRICTIONS AND COVENANTS

1.0 APPROVAL OF PLANS

1.1 No building, Dwelling Unit, swimming pool, tennis court, fence, wall patio, deck other structure or improvements shall be built, erected or maintained on any Lot, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, color, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of external design and location by the Architectural Review Committee ("ARC").

1.2 All Builders must submit final architectural plans and a to-scale plan showing the location of the Dwelling Unit, driveway and prospective drainage for the subject Lot in relation to the street and the surrounding Lots. All drainage shown shall be directed to common swales, detention basins or storm systems. In no event shall any drainage be directed or diverted to adjacent properties.

2.0 DWELLING UNIT REQUIREMENTS

2.1 The living area of a Dwelling Unit constructed on any Lot shall not be less than 2600 square feet for finished living area for a one-story house and not less than 3000 square feet of finished living are for a two-story house. For purposes of computing such minimum square footage, the square footage of the basement (finished or not), garage, attic, porches and decks shall not be considered.

2.2 All garages shall be attached to the Dwelling Unit and have space for a minimum of two (2) cars and not more than four (4) cars, without prior approval from the Declarant of the ARC. Side entry ingress and egress is required, unless otherwise approved by ARC. No detached garages are permitted. Garages must be constructed with the same materials and finished in the same manner as the Dwelling Unit.

2.3 All Dwelling Units on a Lot shall have a minimum front yard setback of forty feet (40') from the existing right-of-way and not closer then ten feet (7 1/2'') from any side property line. The rear yard setback shall be a minimum of forty feet (40') from the rear property line.

3.0 FOUNDATION

3.1 The foundation walls of each Dwelling Unit shall consist of poured concrete and such foundation walls shall be stepped to ground elevation.

3.2 All basement walls will be a minimum of nine feet (9') in height

4.1 All walkways located on a Lot shall be constructed of concrete or brick and be a minimum of three fee (3') wide.

5.0 DRIVEWAYS

5.1 All driveways shall be constructed of concrete, colored, stamped brick or pavers. The ARC shall review all colored driveways for blended effect prior to installation. All driveways shall be at least sixteen feet (16') wide unless a variance is specifically granted from the ARC.

6.0 SIDING

6.1 Siding shall be natural wood, brick, stone, dryvit/stucco or a combination thereof. No processed wood material, pressed or particleboard materials shall be incorporated into the Dwelling Unit structure (except as roof sheathing, sub-siding or subflooring). Only non-processed wood materials shall be used on the exterior of any Dwelling Unit. No composite wood material (i.e., Innerseal) shall be used on the exterior of any Dwelling Unit. If cedar is used only pre-primed cedar shall be permitted. In no event shall 4 x 8 sheathing of any kind be used on the exterior. No log cabins are permitted. Fiber cement board, such as "Hardi Plank" is permitted.

6.2 No aluminum, vinyl or plastic siding of any nature may be incorporated into the construction of a Dwelling Unit. Only ridge vents that have cap shingles over them, such as "Evenflo" (or similar product) shall be permitted.

7.0 ROOFS

7.1 All roofing material must be medium dark to dark color or grays and browns. No white permitted. Minimum of 25-year dimensional shingles, wood shakes, slate or tile are permitted. Standing seam metal may be used if approved by the ARC prior to installation.

7.2 All roof pitches shall be a minimum of 7/12.

7.3 Only low profile skylights are allowed and they cannot be visible from the street. The location and type of skylight shall be approved by the ARC.

7.4 The provisions of 7.1 and 7.2 shall not apply to any Dwelling Units located on the Property and constructed prior to the Recording of this Declaration.

8.0 GUTTERS AND DOWNSPOUTS

8.1 Aluminum or copper gutters are permitted.

9.0 FIREPLACE CHIMNEYS

9.1 All chimneys shall be either brick, stone or dryvet/stucco or any combination thereof.

9.2 Chimney caps and any rain or animal guards must be approved by the ARC prior to installation.

10.0 WINDOWS

10.1 Exterior windows shall be aluminum / wood clad, or wood entirely.

11.0 EXTERIOR DOORS

11.1 All exterior doors shall be made of natural wood, metal or painted fiberglass.

12.0 GARAGE DOORS

12.1 All garage doors shall be natural wood or metal.

- 13.0 LANDSCAPING
 - 13.1 The landscape allowance for each Lot shall be a minimum of Three Thousand Dollars (\$3,000.00).
 - 13.2 No trees shall be cut; removed or intentionally destroyed following the completion of the Dwelling Unit, except for those that are dead, or diseased or which that are in the building area during time of construction. All efforts shall be made to preserve existing trees on all Lots.

13.3 Satellite dishes are allowed only in the rear of the Lot. All satellite dishes must be out of view from public or adjoining properties and sufficiently screened. Any exceptions must be submitted to the ARC prior to installation. No satellite dish over one (1) meter in diameter is permitted.

13.4 All swing sets and other structures such as children's play devices and similar such equipment shall be kept to the rear of the Lot and screened from public view. They should be made of wood or other natural material and must be painted or stained in earth-tone colors.

13.5 All the mailboxes in the subdivision shall conform to the details and specifications as established by the Declarant.

14.0 EXTERIOR LIGHTING

14.1 Every Dwelling Unit shall have a lamp post of approximately six feet (6') in height, and located approximately ten (10') off right-of-way line with photocell.

15.0 SWIMMING POOLS

15.1 In-ground swimming pools are permitted in the rear yard only. No above ground pools are permitted. All swimming pools must be approved by the ARC prior to installation or commencement of construction. All swimming pools shall be surrounded by a fence, as required by applicable laws.

16.0 FENCING

16.1 No fencing may be constructed in front of any Dwelling Unit, except of a decorative nature provided that same is a split rail or picket type fence. Any such fencing and its location must be approved by the ARC prior to installation. No chain link or vinyl fencing may be used on any Lot in the subdivision in any location. Rear and side yard fencing are permitted, but shall be located at the rear of any Dwelling Unit, except as otherwise stated herein.

16.2 Fencing located on corner lots must be installed at a minimum of forty feet (40') from any front or side yard property line.

17.0 ACCESSORY STRUCTURES

17.1 No other structures or building shall be erected, placed, or suffered to remain upon any Lot except temporary structures erected by the Developer or Builder in connection with the improvements of the Lot. For the purchases of this paragraph, a cabana or bathhouse built for use with a swimming pool and which conforms in exterior appearance to the elevation of a Dwelling Unit on the Lot in question shall be considered a permitted structure or out building. No owners or occupant of a Lot shall place any structure (temporary or permanent) within the Common Areas, or Amenities without the prior written consent of the Board.

18.0 GENERAL

18.1 Declarant reserves the sole and exclusive right to establish grades and slopes and to fix the grade at which any building shall hereafter be erected or placed thereon, so that the same may conform to the general subdivision plan. This cost is to be done at the expense of the Owner or Builder.

18.2 Upon the completion of construction, no tractor, other than lawn or Agricultural equipment or other construction equipment of a similar nature shall remain upon any Lot and open to view. Such equipment and tractors may be kept in enclosed structures for a period exceeding seven (7) days in any twelve (12) month period. Each owner or builder contracted to erect a dwelling upon such Lot, shall remove daily all trash (including cardboard material and the like) from the Lot so that each lot is free of debris and clutter. Each Owner or builder shall be responsible for keeping the streets free of mud and debris during construction on the Lot. The Declarant and Board reserve the right to bill the Owner or builder for the clearing of mud debris from street or other Lots in the subdivision as a result of such Owner or Builder violating the provisions hereof. Straw bale filters or plastic fencing for erosion control shall be used on all low end sides of Lots during entire. construction process; unless other, more restrictive requirements exist in the local jurisdiction, in which event the requirements of the local jurisdiction shall control.

18.3 No concrete block structure shall be erected, placed or suffered to remain on any Lot and no structure of any kind shall be erected, placed or suffered to remain on any Lot without approval of the location plan and specifications therefore having first been obtained in writing from the ARC.

18.4 No structure of a temporary character, trailer, modular, basement, shack, garage, barn or other outbuildings shall be used as a residence either temporarily or permanently.

18.5 The parking and/or storage of machinery and/or equipment, trucks, school buses, boats, campers, trailers, commercial vehicles and other vehicles or machinery of like nature shall not be permitted outdoors on any Lot. No Lot shall be used or maintained for storage of disabled or junk motor vehicle and in no event shall any such motor vehicle in an inoperable condition be permitted to remain upon such Lots for a period of more than ten (10) days in any twelve (12) month period. The Board shall have the **right** to tow away vehicles in violation of this provision, after providing twenty-four (24) hour prior notice to the Owner or occupant of the Lot, or by placing such notice on the vehicle itself. The cost of towing shall be the responsibility of the owner of the towed vehicle.

18.6 No Lot shall be used or maintained as a dumping ground for refuse or garbage or the like. At all times, garbage or other waste shall be kept in sanitary containers. All Lots shall be routinely mowed and shall be free and clear of all debris, including any period of construction upon any Lot.

18.7 No advertising signs, billboards or other advertising devices, except as such as pertain to the sale or rental of the Dwelling Unit shall be erected, placed or suffered to remain on any Lot.

18.8 No Lot shall be further subdivided into smaller sites, lots or parcels for the purpose of providing or erecting additional building locations sites except as are specifically approved by the ARC, and any applicable governmental authority. Upon sale by the Declarant, all interest in any of the Lots that this right of approval shall terminate and no further subdivision shall be made.

18.9 No animals, livestock or poultry shall be maintained on any Lot except that dogs, cats and other household pets may be maintained if not raised, bred or maintained for commercial purposes. No kenneling of any animal shall be permitted on any Lot. All Owners shall comply with the leash laws of the State of Ohio, or of any political subdivision thereof in which such Lot is situated. Owners of pets shall clean up all animal waste from their pet.

18.10 No noxious or offensive trade, business or activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the public or an Lot Owner.

18.11 No Owner shall lease any Lot, or any structure or improvement thereon, unless the lease is in writing, is for a period of at least thirty (30) consecutive days, is of the entire residence on the Lot, and expressly provide that the terms of the lease are subject, in all respects, to the provisions of this Declaration, the Code of Regulations, and the Rules and Regulations imposed by the Board.

18.12 No Owner, or occupant of any Lot, nor any employee, agent, or representative of an Owner or occupant of a Lot, shall discriminate upon the basis of race, color, religion, sex, handicap, familial status, or national origin in the sale, lease, or rental of any Lot, or in the use of the Common Areas and Amenities.

6

Jerome Township Zoning Commission

DEBRA BOLLINGER CLERK 9777 INDUSTRIAL PARKWAY PLAIN CITY, OHIO 43064

OFFICE: (614) 873-4480 x102 FAX: (614) 873-8664

January 30, 2014

Jenny R. Snapp, Director L.U.C. Regional Planning Commission Box 219 East Liberty, Ohio 43319

Dear Jenny Snapp:

This letter is to inform you of a Jerome Township Rezoning Amendment:

Application: PUD-14-116

Name of Applicant: Clemens Development Co.

Rezoning: Approximately 10.7 acres located at 8376 Mitchell DeWitt Road, Plain City, Ohio, Parcel Number #17-0026019000.

Present Zoning: U-1 (Rural District)

Proposed Zoning: PUD (Planned Unit Development)

Public Hearing Date has been set for: February 24, 2014 at 7:00 p.m.

The Zoning Commission would like your comments regarding this rezoning before the public hearing date.

If you need further information, please feel free to contact me.

Sincerely yours,

Gary Smith Zoning Officer

Attachment



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

	Zor	ning Parcel	Amendment Checklis	ť
Date: 2.3.2	204	Townsh	ip: JEROME	
Amendment Title:	WATER	FORD	ESTATES	FID

Notice: Incomplete Amendment requests <u>will not</u> be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist		
Date of Request (stated in cover letter)		
Description of Zoning Parcel Amendment Change(s)		
Date of Public Hearing (stated in cover letter)		
Township point of contact and contact information for zoning amendment (stated in cover letter)		
Parcel Number(s)	M	
Copy of Completed Zoning Amendment Application	M	
Applicant's Name and contact information	M	
Current Zoning	V	
Proposed Zoning		
Current Land Use	V	
Proposed Land Use	P	
Acreage		
Copy of Zoning Text associated with proposed district(s)		
Contiguous and adjoining Parcel Information, including Zoning District(s)	V	
Any other supporting documentation submitted by applicant	e	
Non-LUC Member Fee, If applicable		

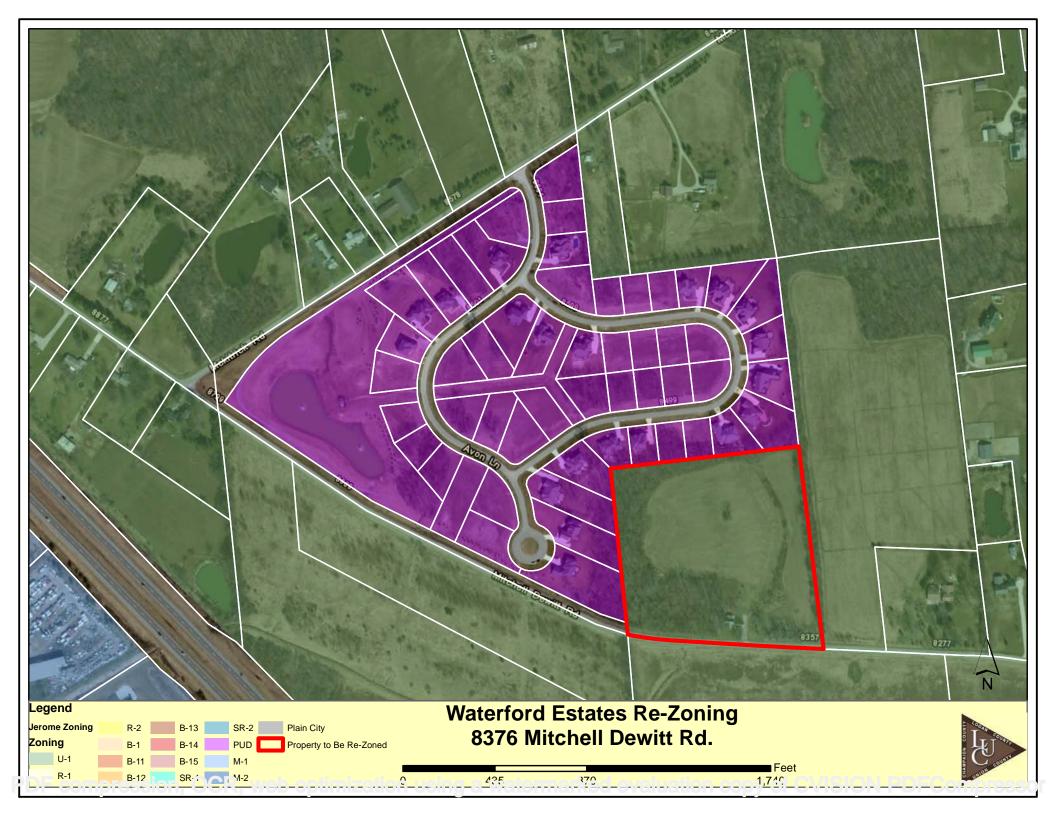
Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustces vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

Revision: Initial, 8/2009

9676 E. Foundry St, PO Box 219 East Liberty, Ohio 43319 • Phone: 937-666-3431 • Fax: 937-666-6203 • Email: <u>luc-rpc@lucplanning.com</u> • Web: <u>www.lucplanning.com</u>







Staff Report – Jerome Village Preliminary Plat Extension

Applicant:	Jerome Village Company, LLC c/o Gary Nuss 375 N. Front Street, Suite 200 Columbus, OH 43215 <u>NussG@Nationwide.com</u> Terrain Evolution, LLC c/o Thom Ries or Justin Wollenberg 720 E. Broad Street, Suite 203 Columbus, OH 43215 <u>TRies@TerrainEvolution.com</u> or <u>JWollenberg@TerrainEvolution.com</u>
Request:	Approval of the Jerome Village Preliminary Plat Extension for a period of two (2) years.
Location:	Located on the east side of US Route 42 in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat Extension is for the Jerome Village Development in its entirety. The applicant is requesting another two year extension. There have been no design or engineering changes since the preliminary plat was last reviewed in February of 2012. The Jerome Village Preliminary Plat was originally approved in February of 2008 and then again in 2010 and 2012.
	The proposed method of supplying water service is through the City of Marysville Public Water System, and the proposed method of sanitary waste disposal is the City of Marysville Treatment and Jerome Village Collection
	• Union County Engineer's Office
	 Per the email dated February 6, 2014, the Union County Engineer's Office has no additional comments beyond those offered in the their review letter from 2012 which references their original review in 2008. The last review provided in 2012 recommends that the Preliminary Plat be extended subject to the comments from 2008.
	• Union County Soil & Water Conservation District
	o No comments as of February 7, 2014.



Staff Report – Jerome Village Preliminary Plat Extension

• Union County Health Department
 Per an email received on February 4, the Union County Health Department has the following comments: "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is being serviced by a private water system (PWS) and/or sewage treatment system (STS)." In addition, "Any home or business that is currently being serviced by a private STS and ends up being situated within 200 feet of a sanitary sewer easement should be brought to the attention of the Union County Health Department." Further, "If at any time during the development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and/or abandonment of PWS or STS."
• City of Marysville
o No comments as of February 7, 2014.
• Jerome Township
o No comments as of February 7, 2014.
• ODOT District 6
 As of February 7, 2014, no comments from ODOT District 6.
Union Rural Electric/URE
 No comments as of February 7, 2014.
 LUC Regional Planning Commission
 All comments from reviewing agencies, including those from past review periods dating back to 2008, should be incorporated into platting of upcoming pods and phases.

Staff	LUC Staff recommends <i>approval</i> of the Jerome Village	
Recommendations:	ns: Preliminary Plat Extension with the condition that all	
	comments from reviewing agencies, including those from all	
	past review periods dating back to 2008, should be	
	incorporated into future platting of phases and pods. The	
	developer shall ensure that prior to plat submittals, all	
	requirements and items outlined in the Union County	

For Consideration by LUC Regional Planning Commission Executive Committee



Staff Report – Jerome Village Preliminary Plat Extension

Subdivision Regulations are incorporated *prior* to submittal.

Z&S Committee	
Recommendations:	

For Consideration by LUC Regional Planning Commission Executive Committee

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720 East Broad Street Suite 203 Columbus, OH 43215 P: 614.385.1090 FCOMPTESSO

January 7, 2014

9676 E. Foundry Street LUC Regional Planning Commission Ms. Jenny R. Snapp, Director East Liberty, Ohio 43319

Re Jerome Village Preliminary Plat Extension Request

Dear Ms. Snapp:

2012. Jerome Village Preliminary Plat was approved by the LUC Executive Committee February 1.4, 2008, a period of two (2) years, at which time request for extension is required. 2-year extension was granted February 19, 2010 and another 2-year extension was granted February 9, Per current regulations, it is our understanding that approval of the Preliminary Plat is valid for a

plans, electronic files, etc. to complete the extension approval process maximum duration available. Please accept this letter as our formal request for an extension of the Jerome Village Preliminary Plat for the Please contact me if we are required to provide additional submittals, i.e.

Should you have any questions, please contact me to discuss

Respectfully Submitted, Terrain Evolution, Inc

hate 9

Justin Wollenberg, PE, CPESC Project Manager

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E e Nationwide Realty Investors

Enclosure: February 9, 2012 Preliminary Plat Extension Approval

PROJECT SUMMARY

^p roject Areo:	1394.7±Ac. (Totol)
	1385.0± Union Caunty
	9.7± Oelowore County (Oeed Restricted to Open Spoce)
Existing Zoning:	U—1 (Rurol District)

Prapased Zaning: PUO (Planned Unit Oevelapment)

NEIGHBORHOOD_SUMMARY

Jerome Commerciol Center	<u>141.6±</u> Gross Ac. 1 <u>,046,600</u> S.F.
Jerome Town Center	<u>42.4±</u> Gross Ac. <u>412,600</u> S.F. (75 Units)
Village Neighbarhaad	<u>327.7±</u> Grass Ac. <u>1521</u> # Units
Elementary Schaal/Civic	<u>30.3±</u> Grass Ac.
Eversole Run Neighborhood	<u>269.4±</u> Gross Ac. <u>424</u>
Glocier Pork Neighborhood	<u>235.0±</u> Gross Ac. <u>514</u>
Middle & Elementory School	<u>39.8±</u> Gross Ac.
Prop. Right—of—Woy (Home Rood Ext., Hylond—Croj Eversole Porkwoy, Ryon Porkw	
Ex. Right—af—Way Dedicatian	<u>_24.5±</u> Ac.

OPEN SPACE SUMMARY

Public Open Spoce	<u>251.9±</u> Ac.
Oevelopment Ooto Toble Open Spoce	<u>306.6±</u> Ac.
Totol Open Spoce	<u>558.5±</u> Ac.
Percent Open Spoce	<u>40.0%±</u>

<u>NOTES</u>			
Nate A:	All af Jerame Village is in the Flaad Hazar outside the 500—yeor flood ploin) on the l Monogement Agency Flood Insuronce Rote I 390808 0150 B, effective dote September	Federol Emergency Mops, Mop Number	
Note B:	Be odvised; o subsurfoce droinoge system site. The system and/ar autlet if lacated of must be maintained at all times.	-	
Note C:	All storm woter droinoge including flood ro ond bosins which occept public storm wote of the Union County Ditch Mointenonce Pro Suboreo will file o seporote Ditch Mointenor	er, will be o port grom. Eoch	
Note D:	All log joms, etc. sholl be removed from s be o port of the Union County Ditch Moint		
Note E:	All eosements ond setbocks for streom ma reviewed by Union County Soil & Woter Cou for occess to soid streoms prior to occept	nservotion District	
Note F:	Wells Rood/Jerome Rood intersection to be development of GPN–3 Finol Engineering Pl		
Note G:	Existing ond proposed trees ore ollowed wi roodwoy is curbed ond posted speed is 35 Engineer to review on cose by cose bosis	MPH or less. County	
Note H:	Vegetoted swoles, including roin gordens & groded within medion of rood right—of—woy drainage. Panding depths within median are are ta drain within 36 haurs. Na permanen within raad right—af—way.	v to provide required a nat ta exceed 8" and	
Note I:	<i>Construction drowings of GPN-7 ore to ind bike poth connection to Glocier Ridge Metro</i>		
Note J:	Mounding, londscoping, or guordroil moy be stormwoter retention/detention focilities one the edge af water is within 100' af the ed	rood right-of-way, if	
All utilit	<u>Itility Note:</u> ies shawn herein are preliminary in nature. pociated easement will be determined by the er, and the utility provider(s).		
C DATE DES	REVISIONS	EMH&T	PREPARED FOR:
		Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.4800	

JEROME VILLAGE COMPANY, LLC 720 E.Broad Street, Suite 200 Columbus, Ohio 43215

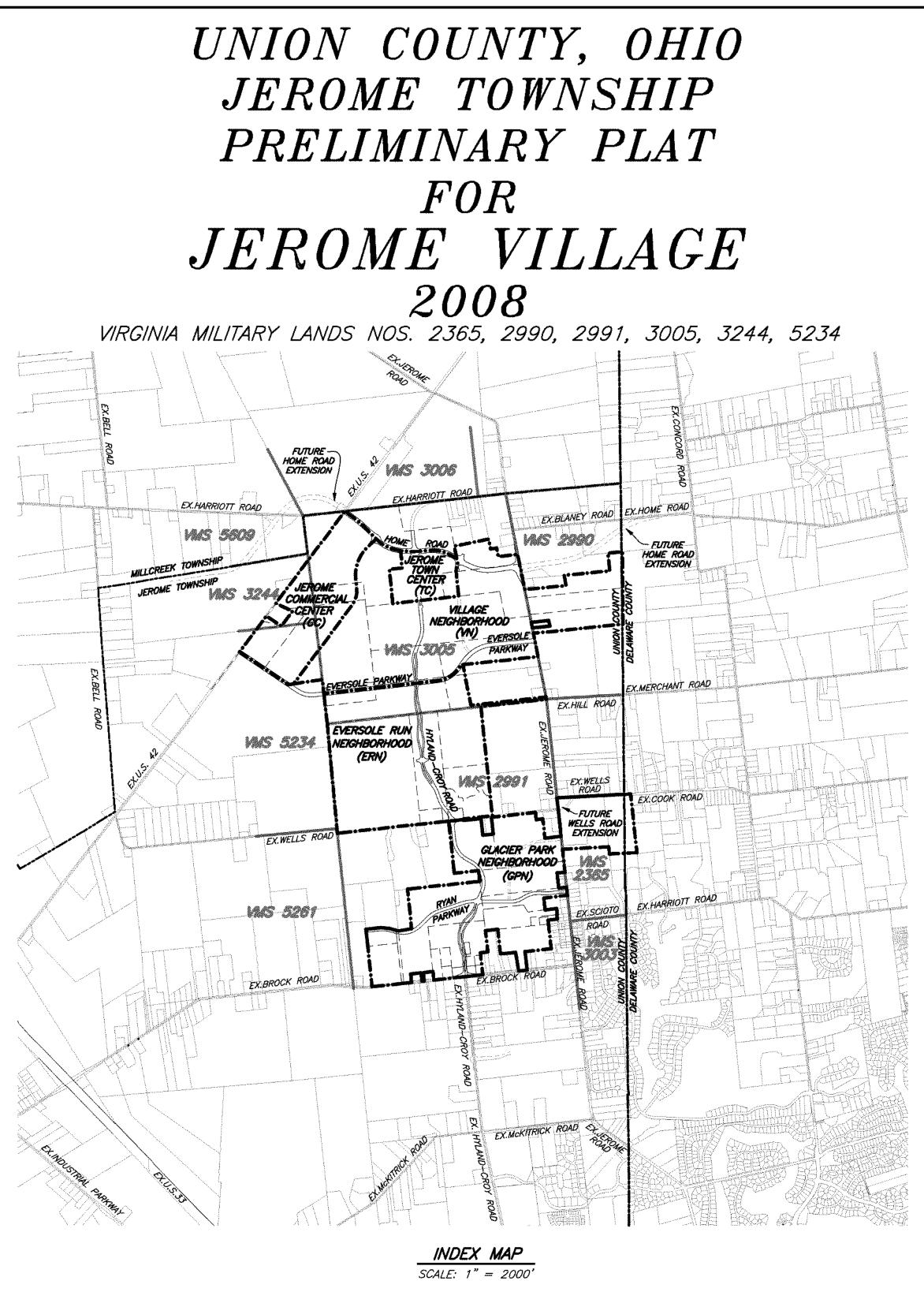
Fax: 614.775.4800

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GRAPHIC SCALE

(IN FEET)

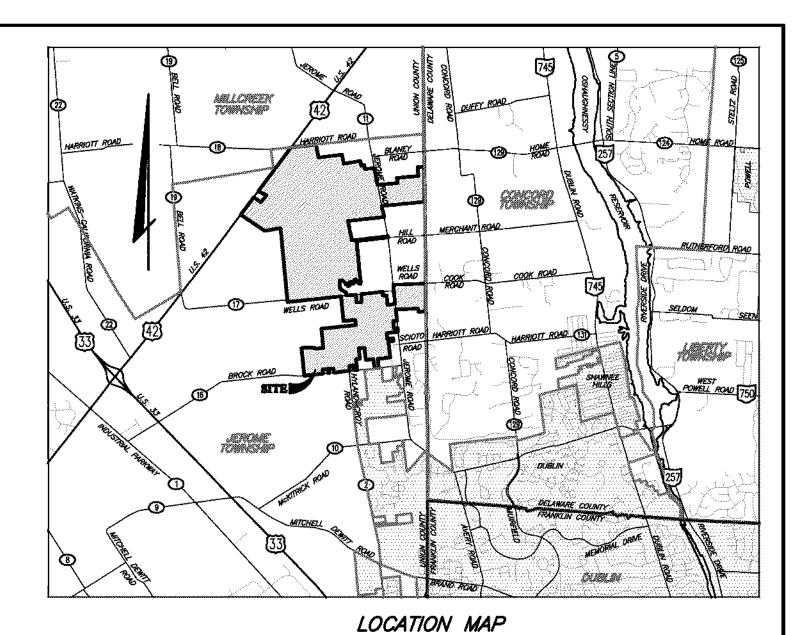


<u>Gos</u> Cleorfield Ohio Holdings Inc. 6724 Perimeter Loop Orive—Box 180 Oublin, OH 43017 Ph:(614)889-5904 Fax:(614)792-0469

JEROME

JEROME VILLAGE

L - IIIIE SE M64 XBS M64 ABS M64 A AS J LEYOLT, 617 A3XPC X LA 43X C - AST AVED IT BEELER [1/3, 2008 II 38:29 A M] - MID TED IIIIHESLEP [1/0/2000 A 38 29 A M]



OWNER/DEVELOPER

JEROME VILLAGE

Where life is in balance. Jerame Villoge Compony, LLC 720 E. Braad Street Suite 200 Columbus, 0H 43215 Ph:(614)242-4000 Fox:(614)242-4001

CONSULTING ENGINEER



Terroin Evolution, Inc. 720 E. Brood Street Suite 203 Columbus, OH 43215 Ph:(614)242-4000 Fax:(614)242-4001

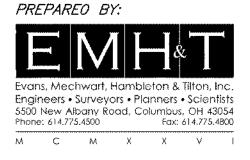
SURVEYOR

Benchmark Surveying & Mapping Campany 70 South Liberty Rood Suite 102 Pawell, OH 43065 Ph:(614)880-1201 Fax:(614)880-1202

INDEX OF SHEETS

SCALE: 1"=5280'

Face Sheet
Praperty Index and Tapagraphic/Flaad Raute Map2-3
Utility Index Map and Typical Sectians
Access Monogement Plon & Table
Hyland–Cray Raad Extensian
Hame Raad Extension
Eversole Parkwoy
Ryan Parkway
Offsite Utility Map
Erosion & Sedimentotian Cantral Detoils
Starmwater Master Plan





UTILITY COMPANIES

<u>Sonitory Sewer & Woter</u> City of Morysville Public Service Center 455 Narth Maple Street Morysville, OH 43040 Ph:(937)642-0116 Fox:(937)642-0179

Union County Engineer 233 West Sixth Street Marysville, OH 43040 Ph:(937)645-3018 Fox:(937)645-3161

> Columbio Gos 920 W. Goodole Boulevord Columbus, OH 43212 Ph:(614)460–2172 Fax:(614)989–1207

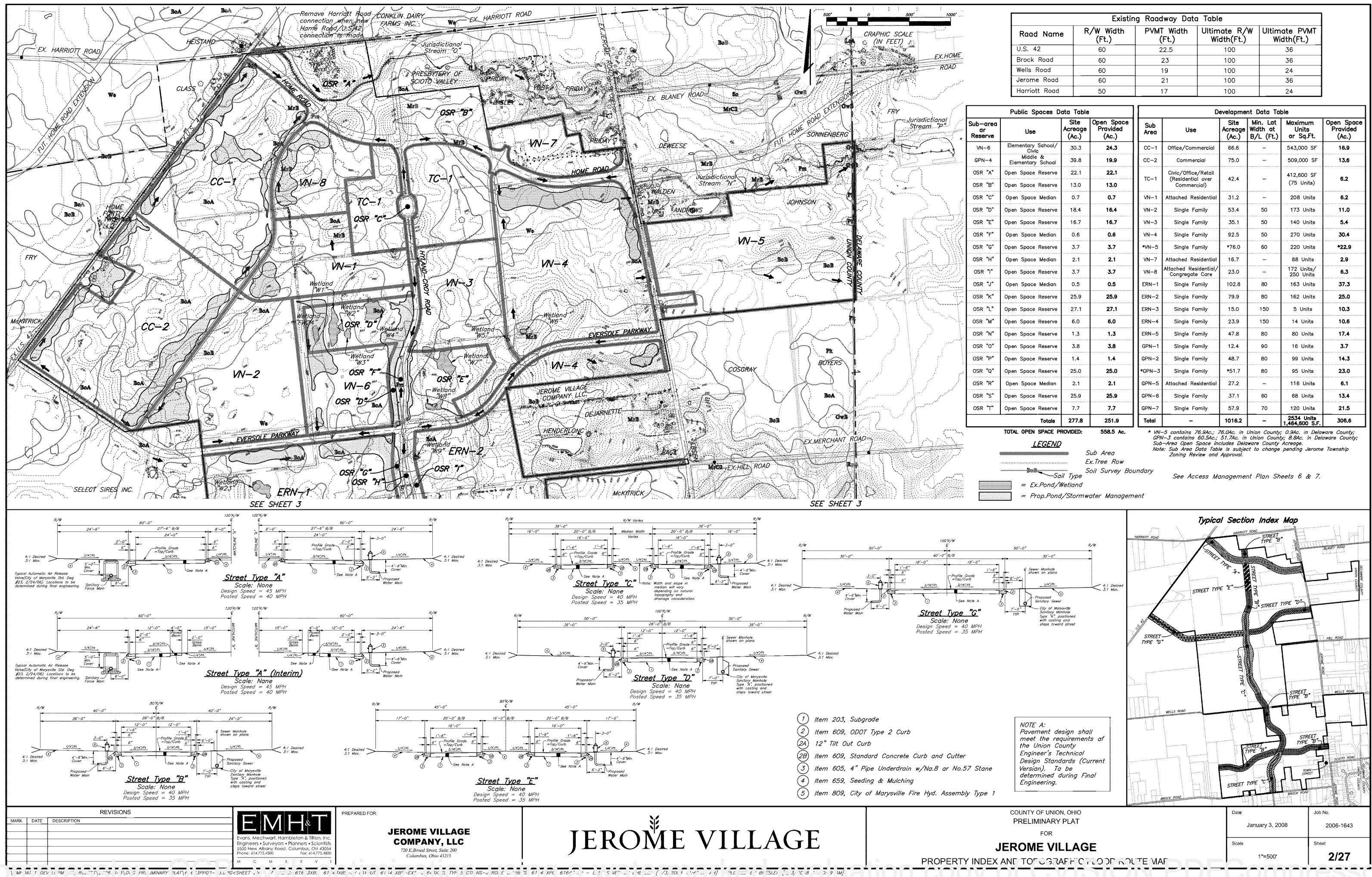
<u>Electric</u> Unian Rurol Electric 15461 U.S.Raute 36E P.O.Bax 393 Morysville, OH 43040 Ph:(937)642-1826 Fox:(937)644-4239

Telephone/Cable/Internet Verizon 550 Leoder Street Morion, OH 43302 Ph:(740)383-0729 Fax:(937)382-1910

Ohia Edison 1040 Sauth Praspect Street Marian, OH 43302 Ph: (800)633-4766 Fox: (740)382-7108

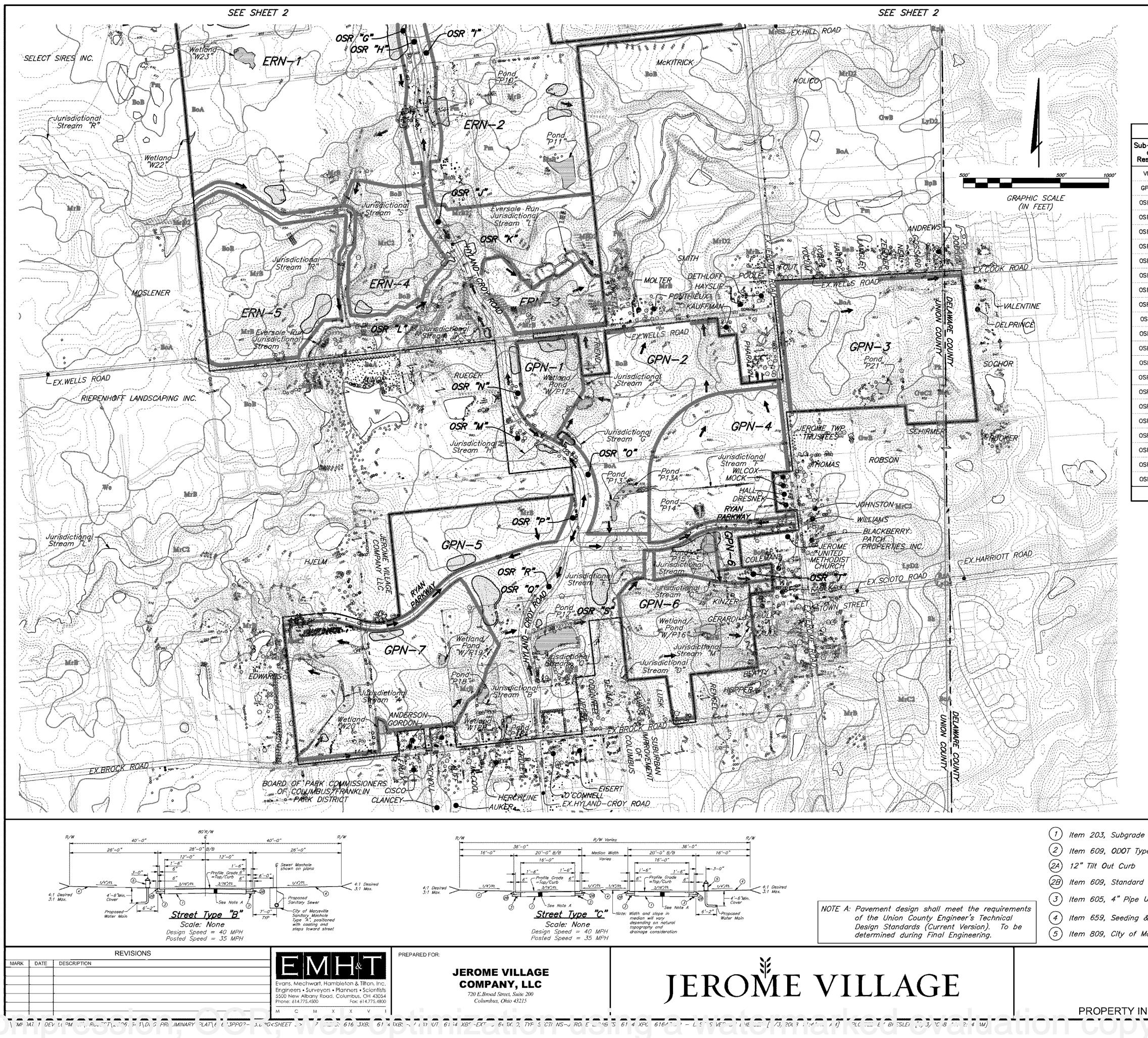
> Time Worner Coble P.O.Box 2553 Columbus, OH 43216 Ph:(614)481-5263 Fax:(614)255-6428

COUNTY OF UNION, OHIO PRELIMINARY PLAT FOR	Date January 3, 2008	Job No. 2006-1643
FACE SHEET	Scale As Noted	Sheet 1/27
	Como	ress



Existing Raadway Data Table												
Raad Name	R/W Width (Ft.)	PVMT Width (Ft.)	Ultimate R/W Width(Ft.)	Ultimate PVMT Width(Ft.)								
U.S. 42	60	22.5	100	36								
Brock Road	60	23	100	36								
Wells Road	60	19	100	24								
Jerome Road	60	21	100	36								
Harriott Road	50	17	100	24								

	Public Spaces D	ata Table	<u>,</u>	Development Data Table Sub Site Min. Lat Maximum Open Space									
Sub—area ar Reserve	Use	Site Acreage (Ac.)	Acreage Pravided		Use	Site Acreage (Ac.)	Min. Lat Width at B/L (Ft.)	Maximum Units ar Sq.Ft.	Open Spac Pravided (Ac.)				
VN-6	Elementary School/ Civic	30.3	24.3	CC-1	Office/Commercial	66.6		543,000 SF	16.9				
GPN-4	Middle & Elementary Schoal	Schoal 39.8 19.		CC-2	Commercial	75.0		509,000 SF	13.6				
OSR "A"	Open Space Reserve	22.1	22.1	TC-1	Civic/Office/Retail (Residential over	42.4		412,600 SF	6.2				
OSR "B"	Open Space Reserve	13.0	13,0	10-,	(Residential over Commercial)	42.7		(75 Units)	U+4.				
OSR "C"	Open Space Median	0.7	0.7	VN-1 Attached Residential		31.2		208 Units	6.2				
OSR "D"	Open Space Reserve	18.4	16.4	VN-2	Single Family	53.4	50	173 Units	11.0				
OSR "E"	Open Space Reserve	16.7	16,7	VN-3	Single Family	35.1	50	140 Units	5.4				
OSR "F"	Open Space Median	0.6	0.6	VN4	Single Family	92.5	50	270 Units	30.4				
OSR "G"	Open Space Reserve	3.7	3.7	*VN-5	Single Family	*76.0	60	220 Units	+22.9				
OSR "H"	Open Space Median	2.1	2,1	VN7	Attached Residential	16.7		88 Units	2,9				
OSR "I"	Open Space Reserve	3.7	3.7	VN8	Attached Residential/ Congregate Care	23.0		172 Units/ 250 Units	6.3				
OSR "J"	Open Space Median	0.5	0.5	ERN-1	Single Family	102.8	80	163 Units	37.3				
OSR "K"	Open Space Reserve	25.9	25.9	ERN-2	Single Family	79.9	80	162 Units	25.0				
OSR "L"	Open Space Reserve	27.1	27.1	ERN-3	Single Family	15.0	150	5 Units	10.3				
OSR "M"	Open Space Reserve	6.0	6.0	ERN-4	Single Family	23.9	150	14 Units	10.6				
OSR "N"	Open Space Reserve	1.3	1.3	ERN-5	Single Family	47,8	80	80 Units	17.4				
0SR "0"	Open Space Reserve	3.8	3.8	GPN-1	Single Family	12.4	90	16 Units	3.7				
OSR "P"	Open Space Reserve	1.4	1,4	GPN-2	Single Family	48.7	80	99 Units	14.3				
OSR "Q"	Open Space Reserve	25.0	25.0	*GPN-3	Single Family	*51.7	80	95 Units	23.0				
OSR "R"	Open Space Median	2.1	2.1	GPN-5	Attached Residential	27.2		116 Units	6.1				
OSR "S"	Open Space Reserve	25.9	25.9	GPN-6	Single Family	37.1	60	68 Units	13.4				
OSR "T"	Open Space Reserve	7.7	7.7	GPN-7	Single Family	57.9	70	120 Units	21.5				
	Totals	277.8	251.9	Total	- '	1016.2	- '	2534 Units 1,464,600 S.F.	306.6				



	Existing Raadway Data Table												
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Harriott Road	50	17	100	24									

	Public Spaces D	ata Table]		D	evelapme	nt Data Tal	ble	
Sub—area ar Reserve	Use	Site Acreage (Ac.)	Open Space Pravided (Ac.)	Sub Area	Use	Site Acreage (Ac.)	Min. Lat Width at B/L (Ft.)	Maximum Units ar Sq.Ft.	Open Space Pravided (Ac.)
VN-6	Elementary School/ Civic	30.3	24.3	CC-1	Office/Commercial	66.6	4444-	543,000 SF	16.9
GPN-4	Middle & Elementary Schoal	39.8	19.9	CC-2	Commercial	75.0		509,000 SF	13.6
OSR "A"	Open Space Reserve	22.1	22.1	70.4	Civic/Office/Retail	40.4		412,600 SF	~ ~ ~
OSR "B"	Open Space Reserve	13.0	13,0	TC-1	(Residential over Commercial)	42.4	-	(75 Units)	6.2
OSR "C"	Open Space Median	0.7	0.7	VN-1	Attached Residential	31.2		208 Units	6.2
OSR "D"	Open Space Reserve	18.4	16.4	VN-2	Single Family	53.4	50	173 Units	11.0
OSR "E"	Open Space Reserve	16.7	16,7	VN-3	Single Family	35.1	50	140 Units	5.4
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	Totals	277.8	251.9	Total	-	1016.2	-	2534 Units 1,464,600 S.F.	306.6

TOTAL OPEN SPACE PROVIDED:

* VN-5 contains 76.9Ac.; 76.0Ac. in Union County; 0.9Ac. in Delaware County; GPN-3 contains 60.5Ac.; 51.7Ac. in Union County; 8.8Ac. in Delaware County; Sub-Area Open Space includes Delaware County Acreage. Note: Sub Area Data Table is subject to change pending Jerome Township Zoning Review and Approval,

See Access Management Plan Sheets 6 & 7.

<u>LEGEND</u>

Ex.Tree Row - advanced and a second structure of the second

Sub Area

558.5 Ac.

Soil Survey Boundary

= Ex.Pond/Wetland

= Prop.Pond/Stormwater Management

Typical Section Index Mop STREET TYPE "L STREET TYPE "D-" STREET ----TYPE "G" STREE WELLS ROAD Job No. January 3, 2008 2006-1643 Sheet 3/27 1"=500

The We are we are W a

2) Item 609, **ODO**T Type 2 Curb

(2B) Item 609, Standard Concrete Curb and Gutter

(3) Item 605, 4" Pipe Underdrain w/No.8 or No.57 Stone

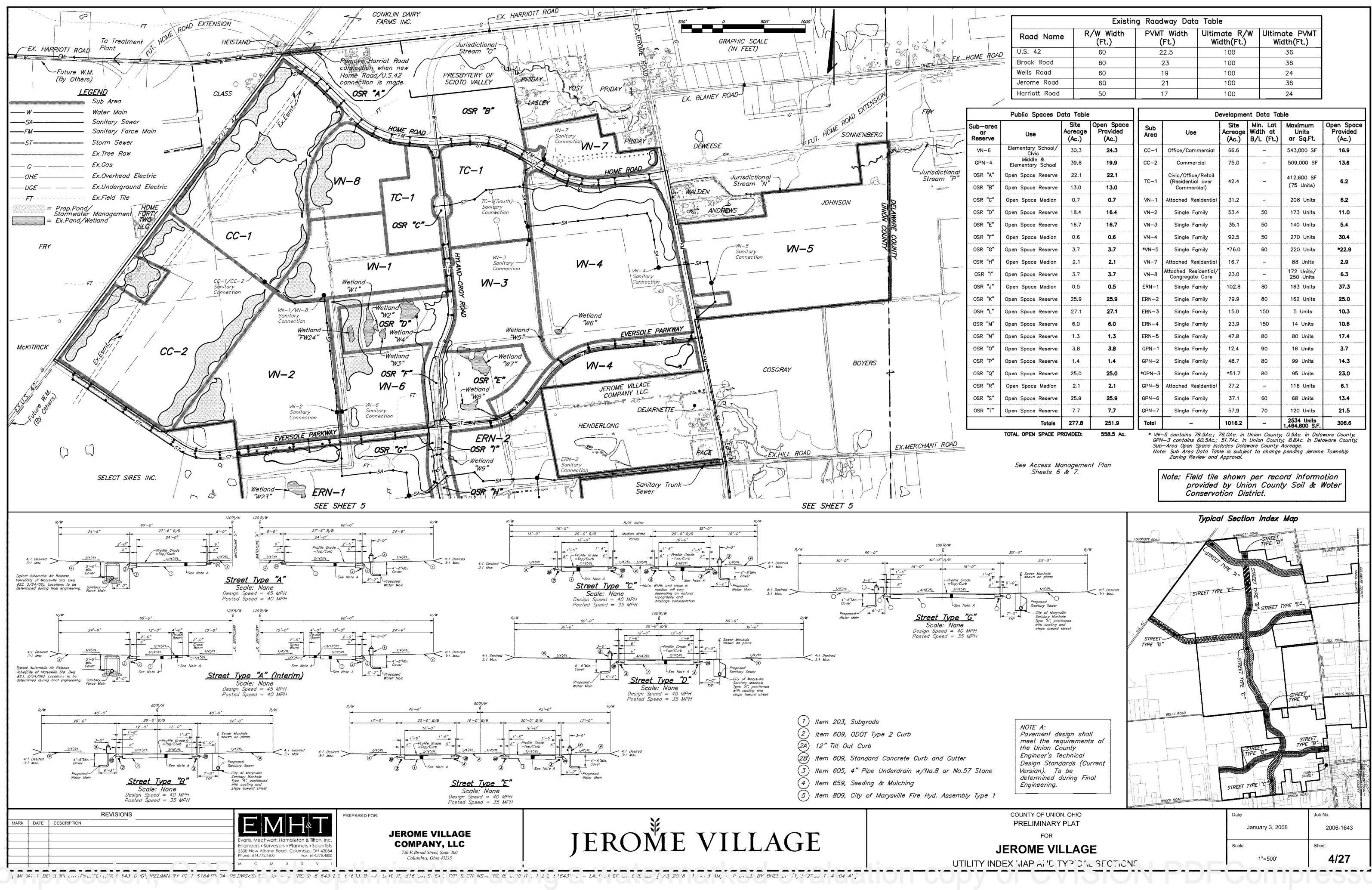
(4) Item 659, Seeding & Mulching

5) Item 809, City of Marysville Fire Hyd. Assembly Type 1

COUNTY OF UNION, OHIO PRELIMINARY PLAT FOR

JEROME VILLAGE

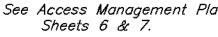
PROPERTY INDEX AND TOTOGRAFFIC TOOD ROUTE MAP

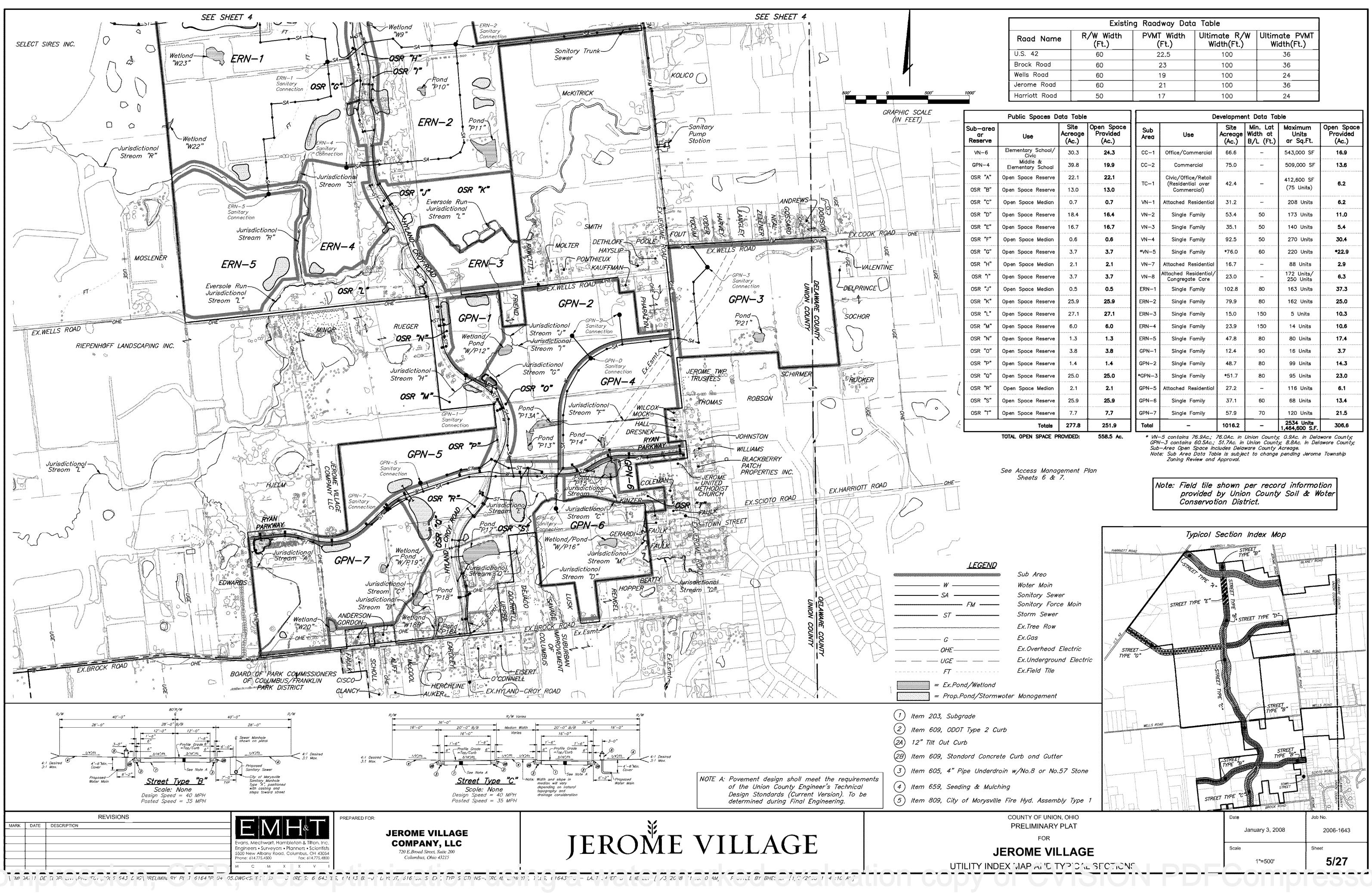


e Fx	HOME ROAD
. *	

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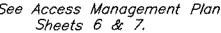
	Public Spaces D	ata Table			Develapment Data Table								
Sub—area ar Reserve	Use	Site Open Spar Acreage Pravided (Ac.) (Ac.)		Sub Area	Use	Site Acreage (Ac.)	Min. Lat Width at B/L (Ft.)	Maximum Units ar Sq.Ft.	Open Space Pravided (Ac.)				
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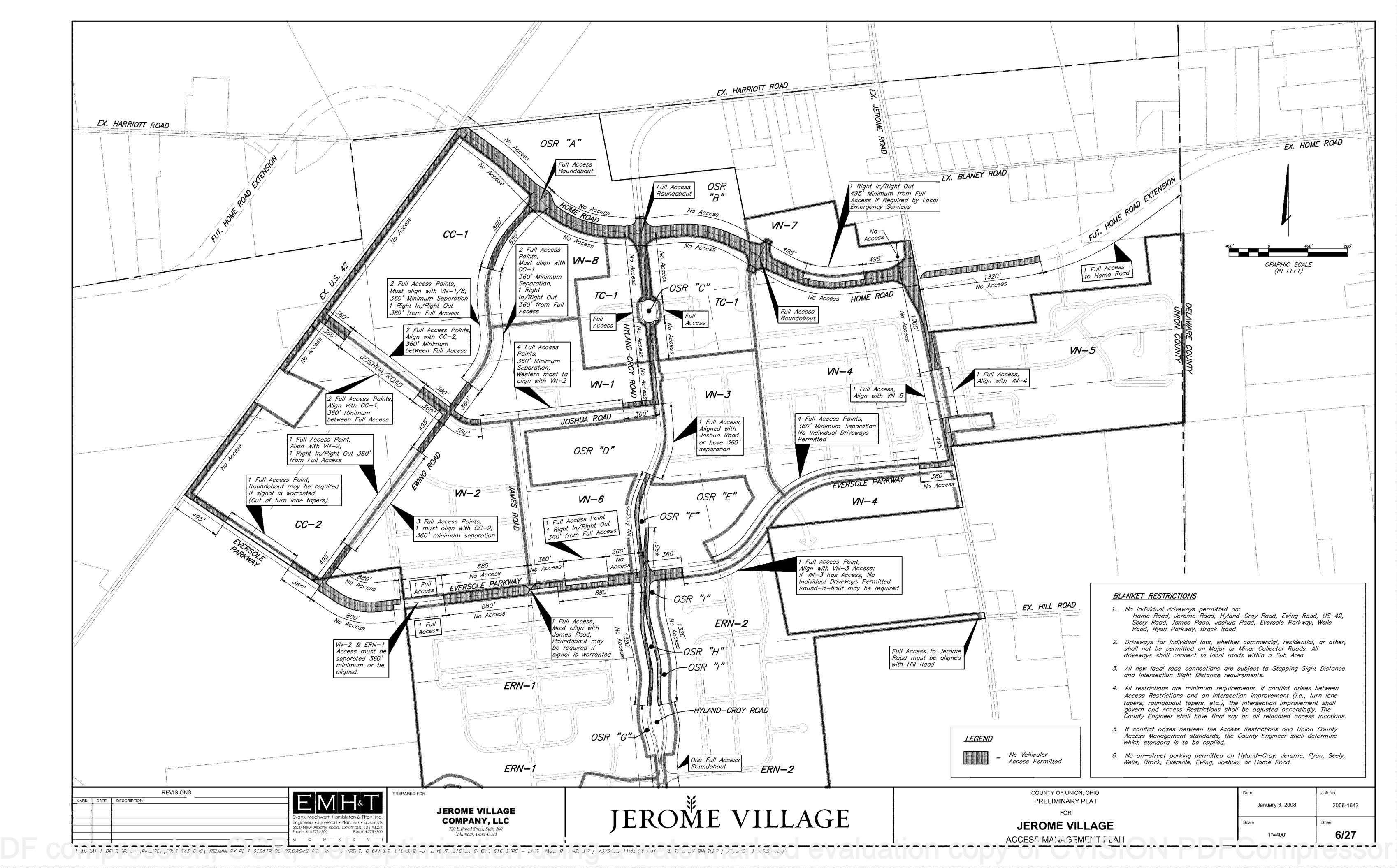


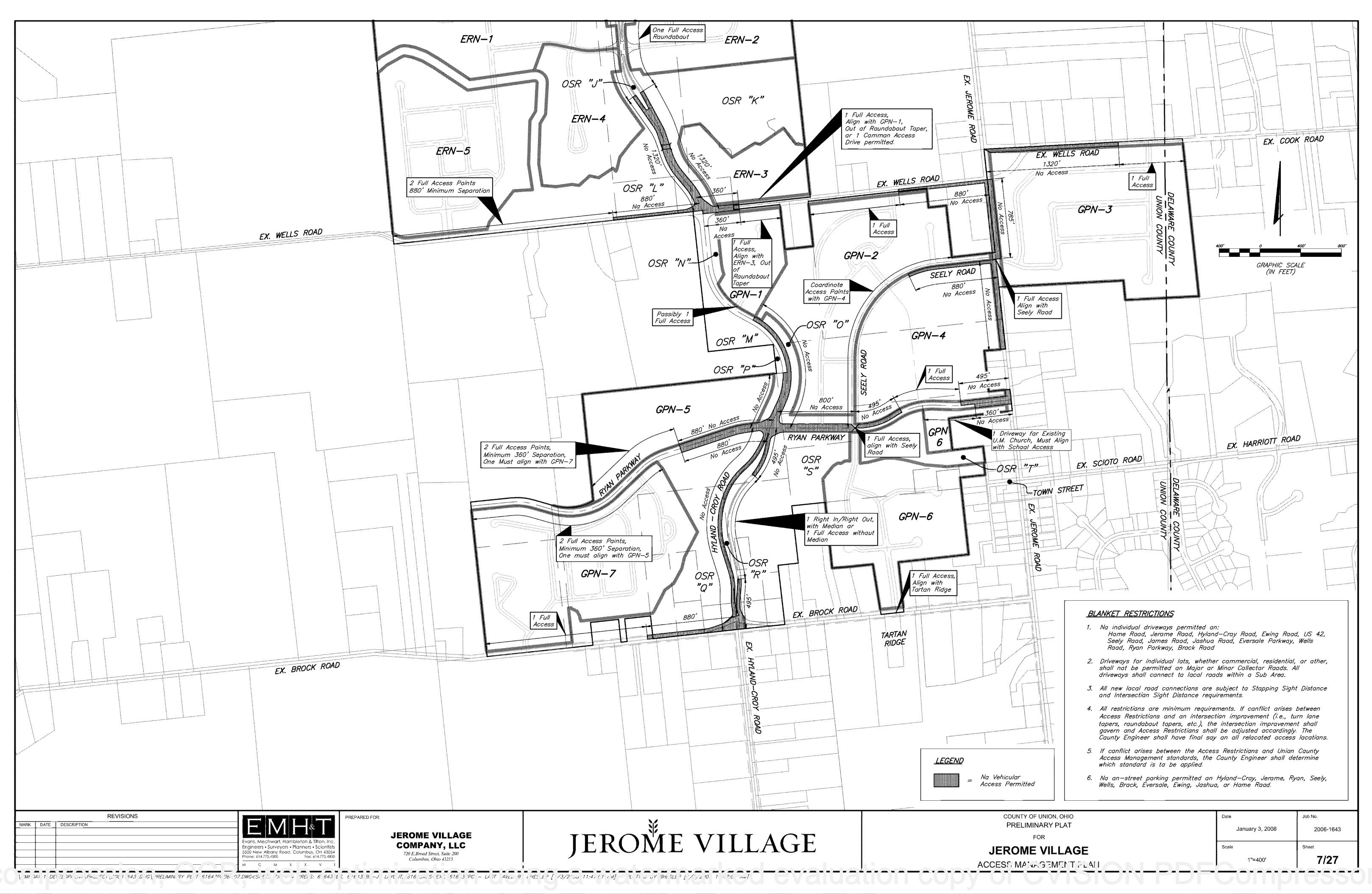


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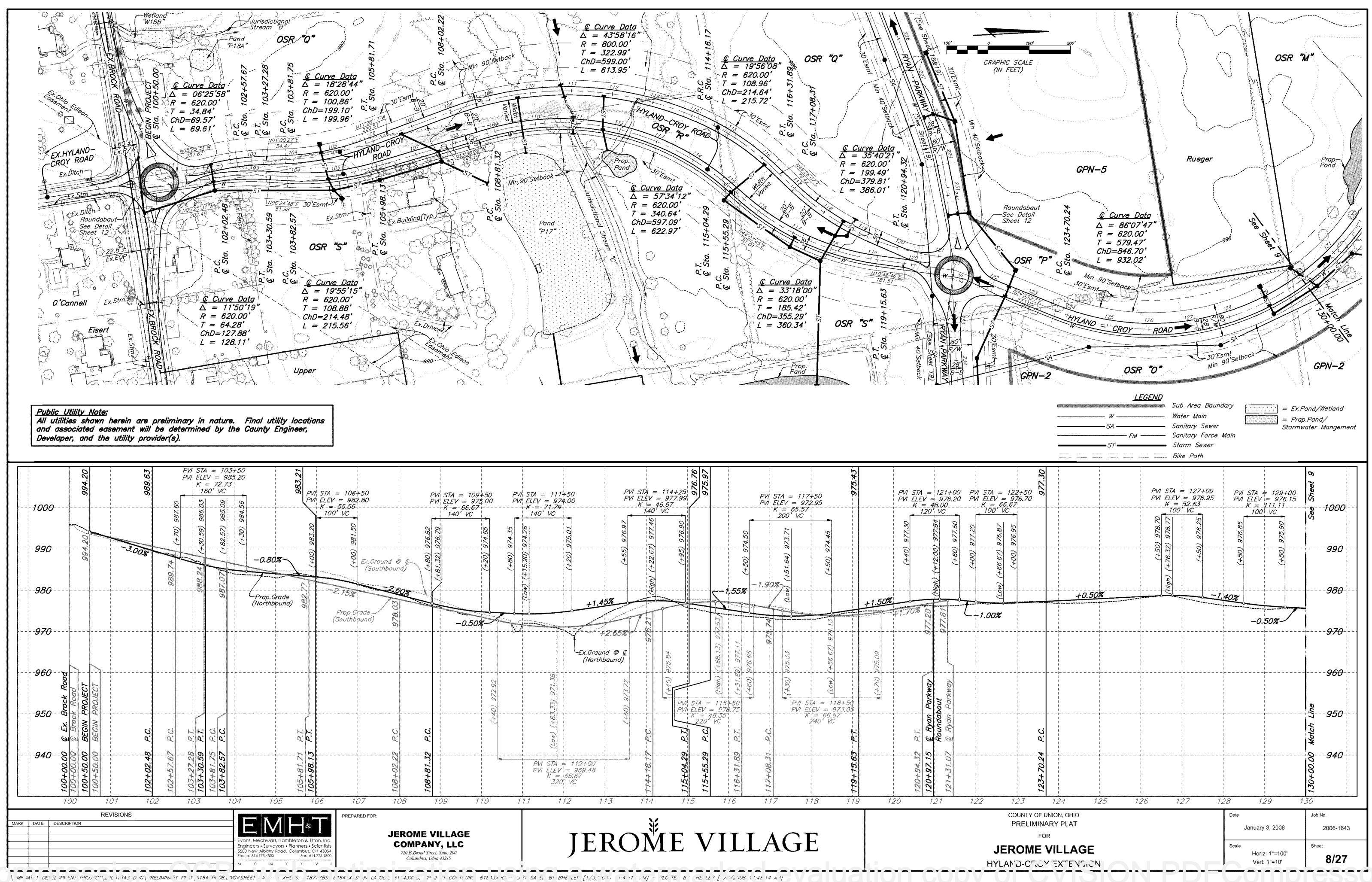
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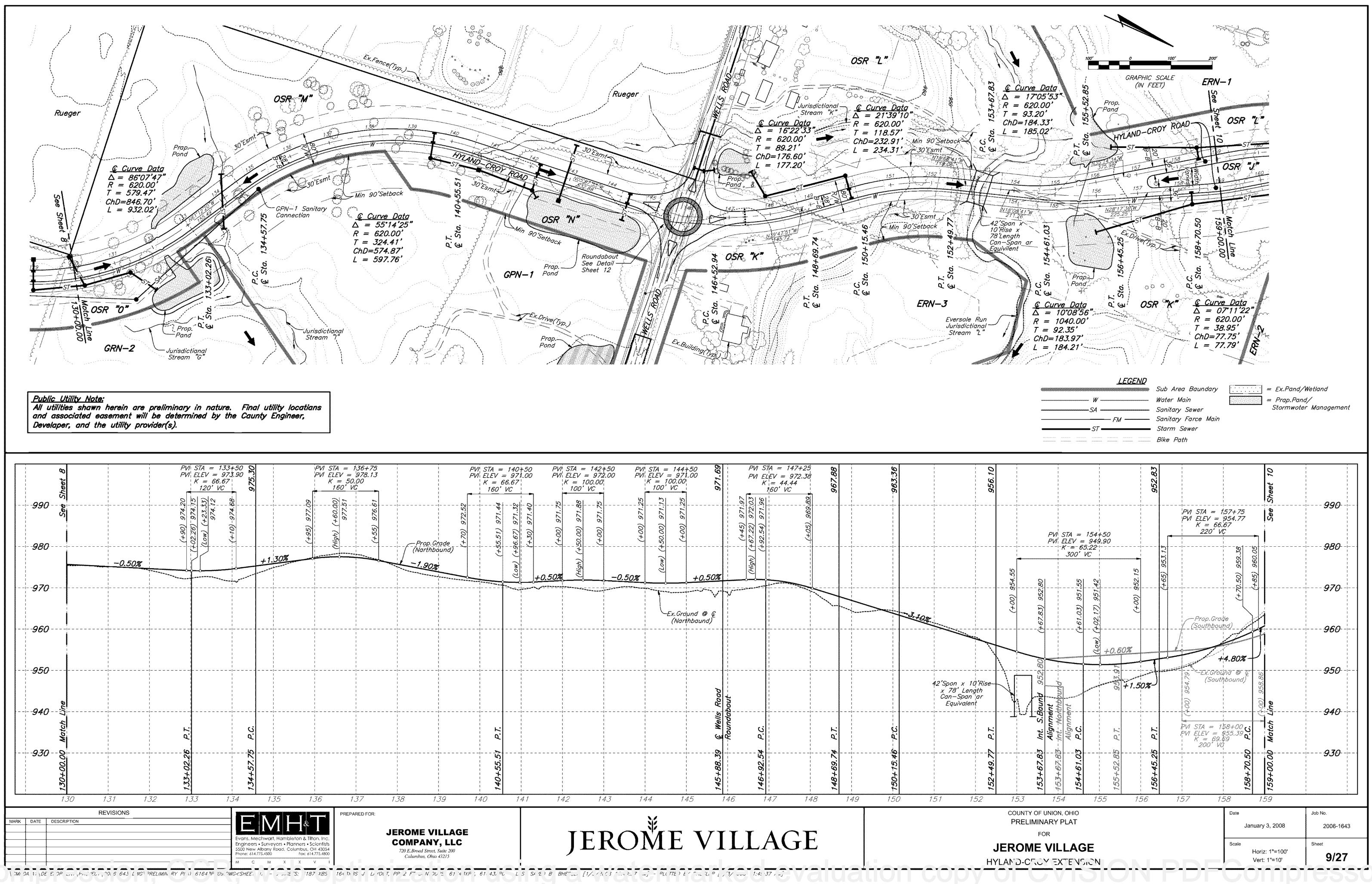


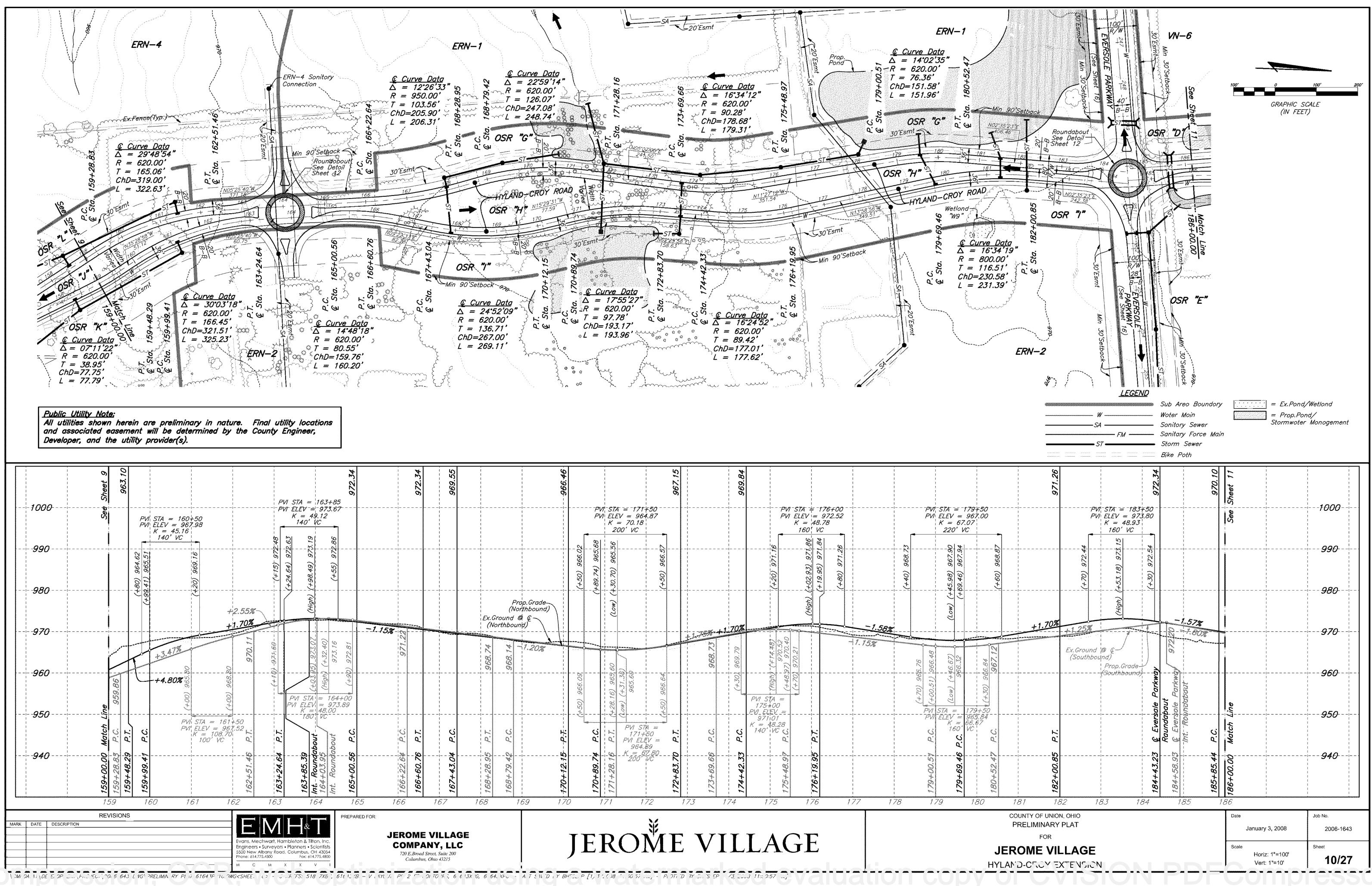




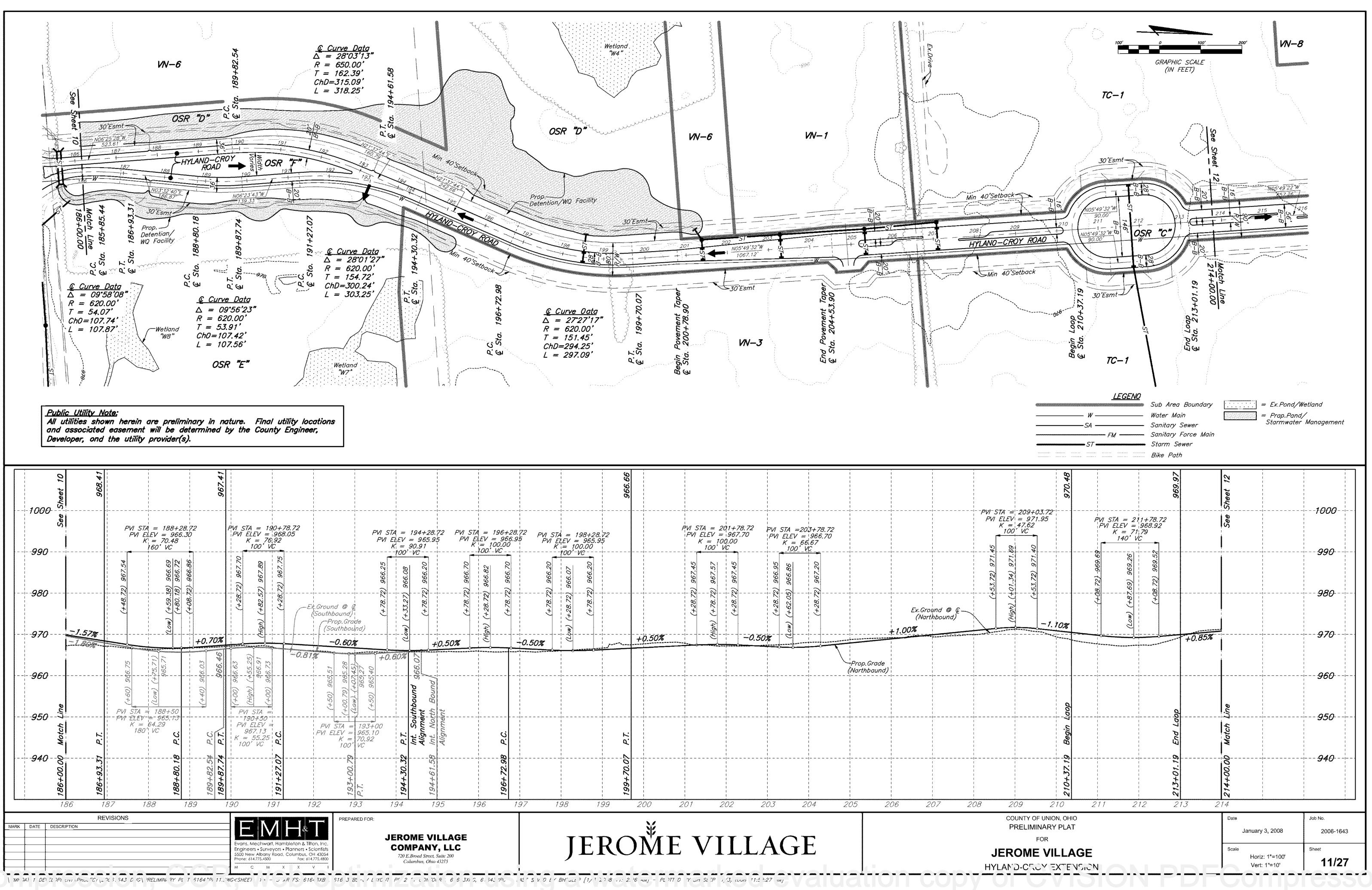
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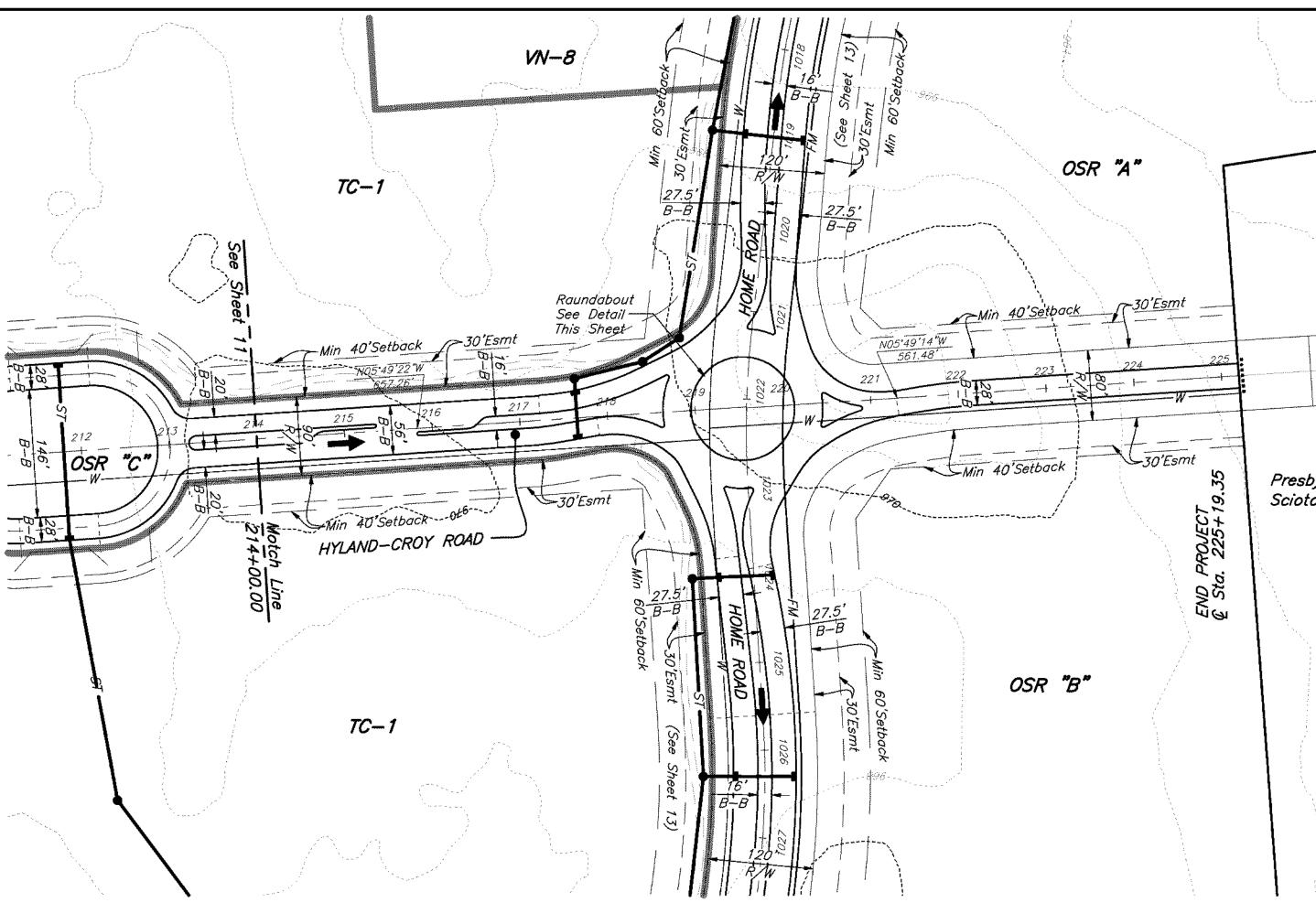




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											Prop.Grade (Narthbaund)	
94+28 965.9 0.91 07 07 996 (2/.8/+)	72 PVI 5 PV 0.50%	÷	66.95 p 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	$\begin{array}{c} (+78.72) \ 966.20 \\ 12 \\ 12 \\ 12 \\ 12 \\ 12 \\ 12 \\ 12 \\ $	98+28.72 965.95 0.00 C 07 996 (Z/- 8/+)	+0.50%	(+28.72) 967.45 X 10 = 10	= 201+78.72 100.00	72 PVI STA = PVI STA = PVI ELEV 10 98.996 (50:29+) (mot) 0.50%	203+78.72 = 966.70 66.67 VC 07.296 (22.87+)		Ex. Grou (Narth + 1.00%
					966.6							



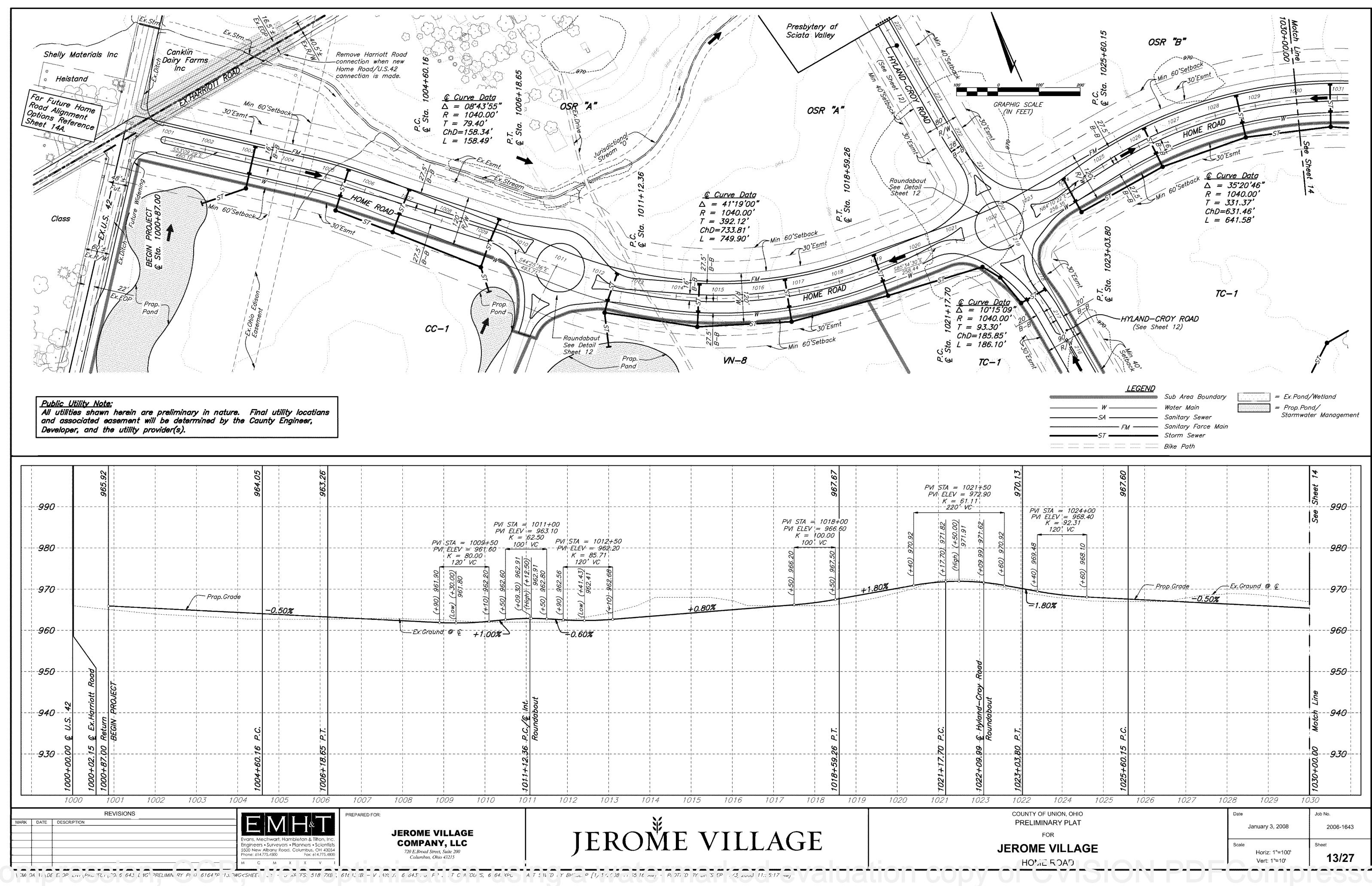
<u>Public Utility Note:</u> All utilities shawn herein are preliminary in nature. Final utility locatians and associated easement will be determined by the Caunty Engineer, Develaper, and the utility provider(s).

ATE DESCRIPTION		Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4600 M C M X X V I	PARED FOR: JEROME VILLAGE COMPANY, LLC 720 E.Broad Street, Suite 200 Columbus, Ohio 43215	JEROM	E VILLAGE
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			<i>∽+D.85%</i>		(Northbound)
970	· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·		+1.75%	(Northbound) Prop.Grade (Northbound)
980			(+7) (+2) (+2) (+2) (+2) (+2) (+2) (+2) (+2)	(+76)	Ex.Ground @ C (Northbound)
			<u>8.72) 97</u> 8.72) 97 8.72) 97	.72) 969. .72) 970 (+28.72)	(+28.72)
990			0.07	200' VC 58:72 6	972.25
000			PVI STA = 214+78.72 $PVI ELEV = 971.47$ $K = 54.05$ $100' VC$	$\begin{array}{c} RVI \ STA \ = \ 217 + 78.72 \\ PVI \ ELEV \ = \ 968.47 \\ K \ = \ 72.73 \\ 200' \ VC \end{array}$	STA = 221+28.72 VI = ELEV = 974.60 K = 48.78 200' VC
			Sheet 1	0.11 <u>6</u> PM	STA = 221+28.72

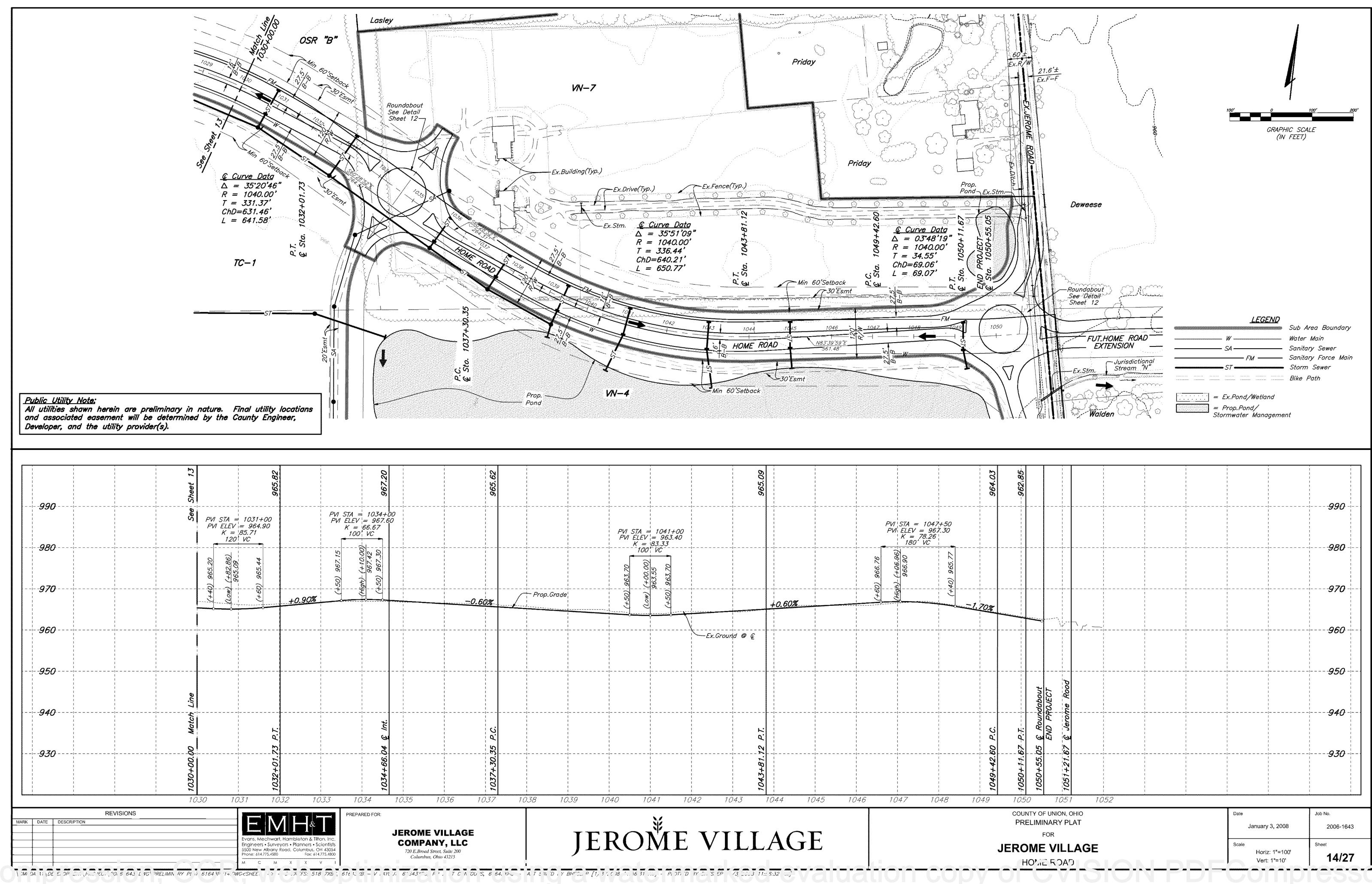
E PAR road Street, Suite 200

TC-1		OSR "A" 27.5' B-B B-B Min 40'Se'thack 30'Esmt	PHIC SCALE N FEET)	
Min 40'Setbac N05:49'22' 214 0 215 00 57.25 214 0 215 00 57.25 214 0 215 00 50 57.25 Min 40'Setbac HYLAND-CRU	216 217 219 18 22 16 217 210 29 18 22 W	Min 40'Setback N05'49'14'W 561.48' 221 222 223 224 224 225 224 224 225 225	 NGLE LANE NGLE LANE NGLE LANE DABOUT No Scale	
TC1	Setback	OSR "B"	W Wate SA Sanit FM Sanit	Area Boundary r Main 'ary Sewer 'ary Force Main m Sewer Path
STA = 214+78.72 ELEV = 971.47 K = 54.05 100' VC	$\begin{array}{cccccccccccccccccccccccccccccccccccc$	221+28.72 974.60 8.78 VC		<i>1000</i>
(+78.72) 971.24 (+78.72) 970.97	w) (+51.41) 969.11 (+78.72) 970.22 (+78.72) 970.22 (+28.72) 972.6 (+14.11) 973.6	-Ex.Ground @ C (Northbound)		990
(High)	+1.75%	Prop. Grade (Northbound)		970
		(NorthDound)		<i>960</i>
	58.45 & Home Rood/ Int. Roundabout	(Northbound)		960 950 940

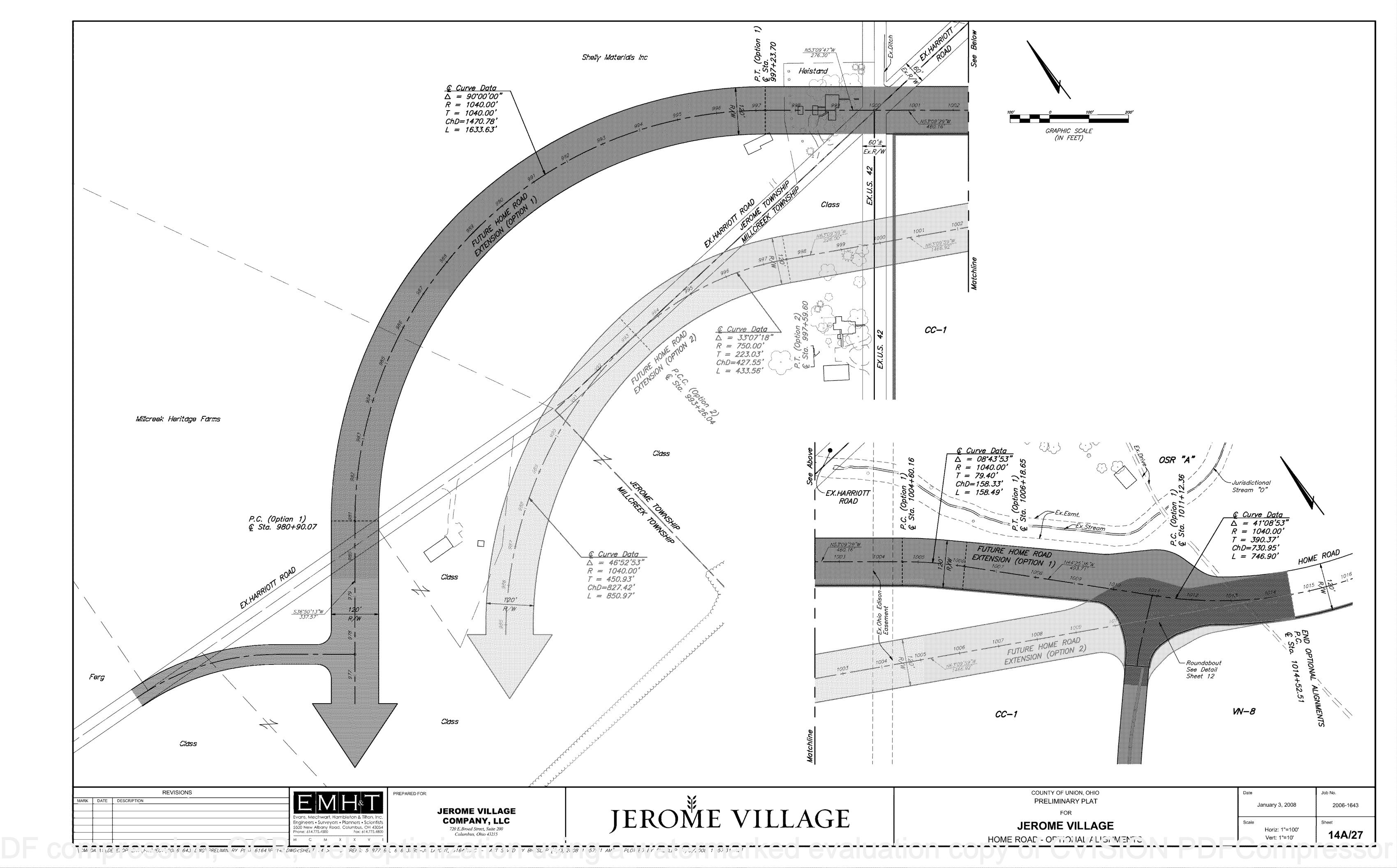
HYLAND-CROMEXTENSION Vert: 1"=10"



						災							
10	09 10	10 10	011 1	012 10	13 10	014	1015	1016 1	017 10	018	1019	1020	102
			Poundabout Roundabout							1018+59.26 P.T.			1021+17.70 P.C.
(+90) 961.90	STA = 1009ELEV = 961K = 80.00120' VC(00.02+) (MoT)(00.02+) (MoT)08'196(00'02+1	PVI ELEV K = +50 100 ;60	$\frac{1}{(+50)} \frac{(+12.50)}{962.91}$	STA = 1012 4 - ELEV = 962 K = 85.71 120'VC E + T + 1 120'VC F + 7 + 100 F + 1000 F + 1000	?- <i>20</i> -		+0.80%		PVI STA = PVI ELEV K = 100 07 996 (05+)	1018+0 = 966.6 100.00 VC 05'296 (05+)	20 0 +1.80	(+40) 970.92	(+17.70) 971.82
			4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	4 4 4 4 4 4		* * * * * * *	* * * * * *	* * * *	4 4 4 4 4 4 4 4 4 4	967.67		8 4 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	PVI ST. PVI E

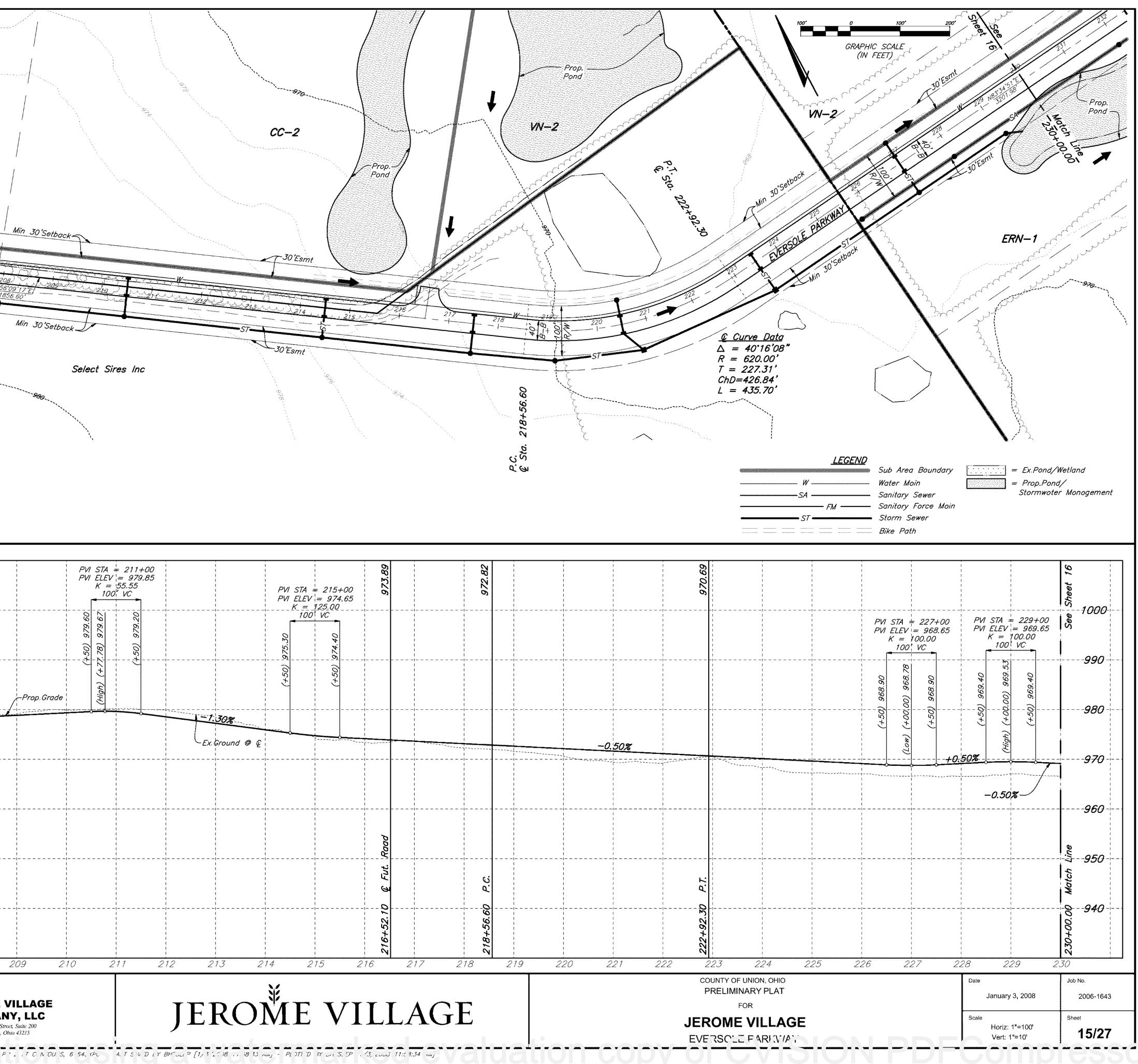


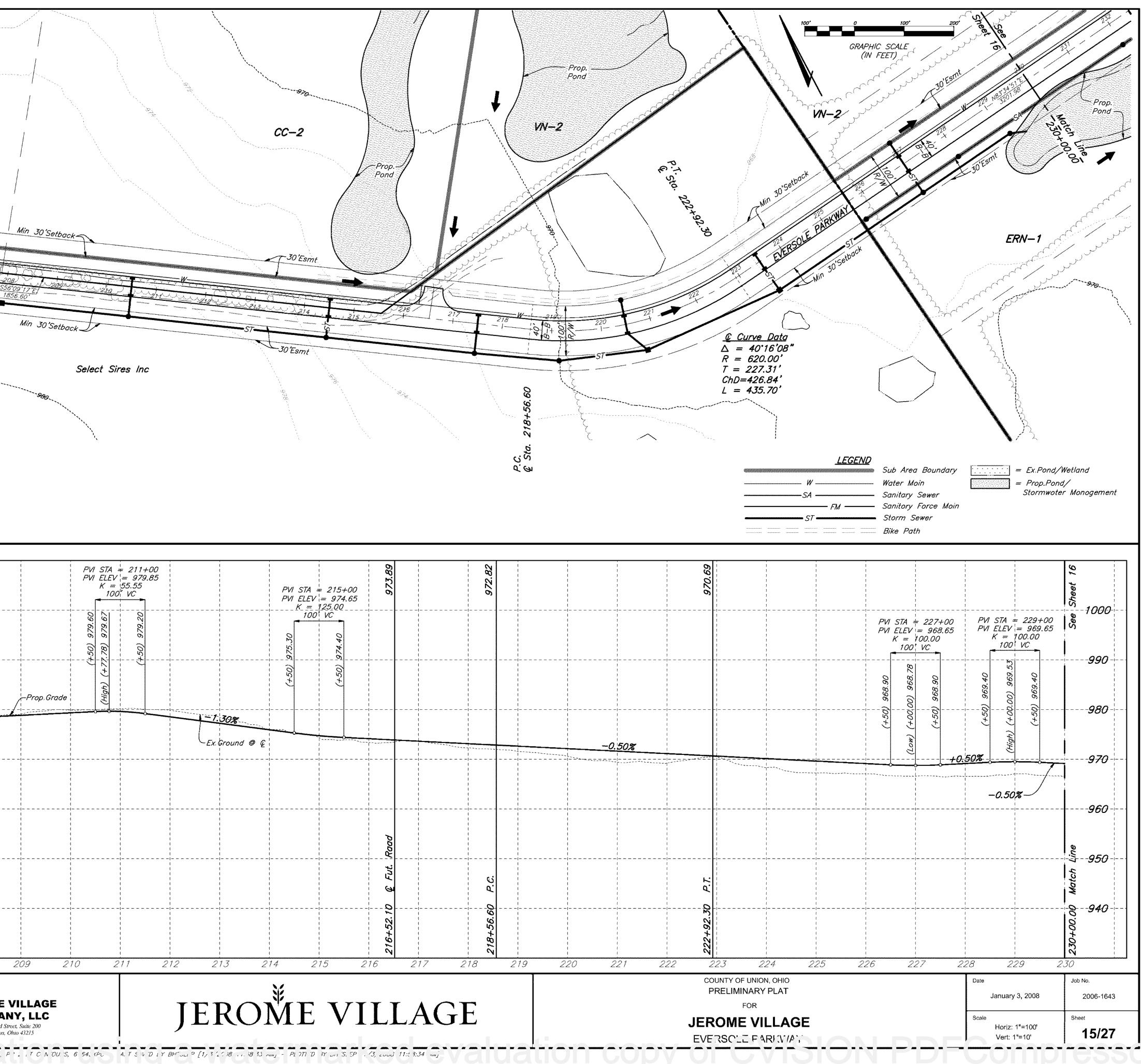
	965.62	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4						- - - - - - - - - - - - - - - - - - -				965.09						2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	+ + + + + + + + + + + + + + + + + + +				PVI S PVI	•		1	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4		4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	* * * * * * * * * * * * * * * * * * *		066 76	PVI = STA = 180 PVI = ELE = 180 (96.996) PVI = 180 (96.996) PVI = 180 PVI = 190 PVI = 180	= 1047+ ' = 967. 78.26)' VC
<i>0.6</i>	28		Prop.Gra	de		(+50) 963.70	(LOW) (+00.00)	-					+0.60)	Z		90 (UPT)	1 1 1	
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 	+30.35 P.C.	 	 		 		·	 				+81.12 P.T.						
1036 1C	1037+30	10	38	1039	104)41)4 <i>2</i>	1043		1044	1045	1	046	1047	104
IE VILLAGE				т		7		١.		X T	Y Y -	¥						

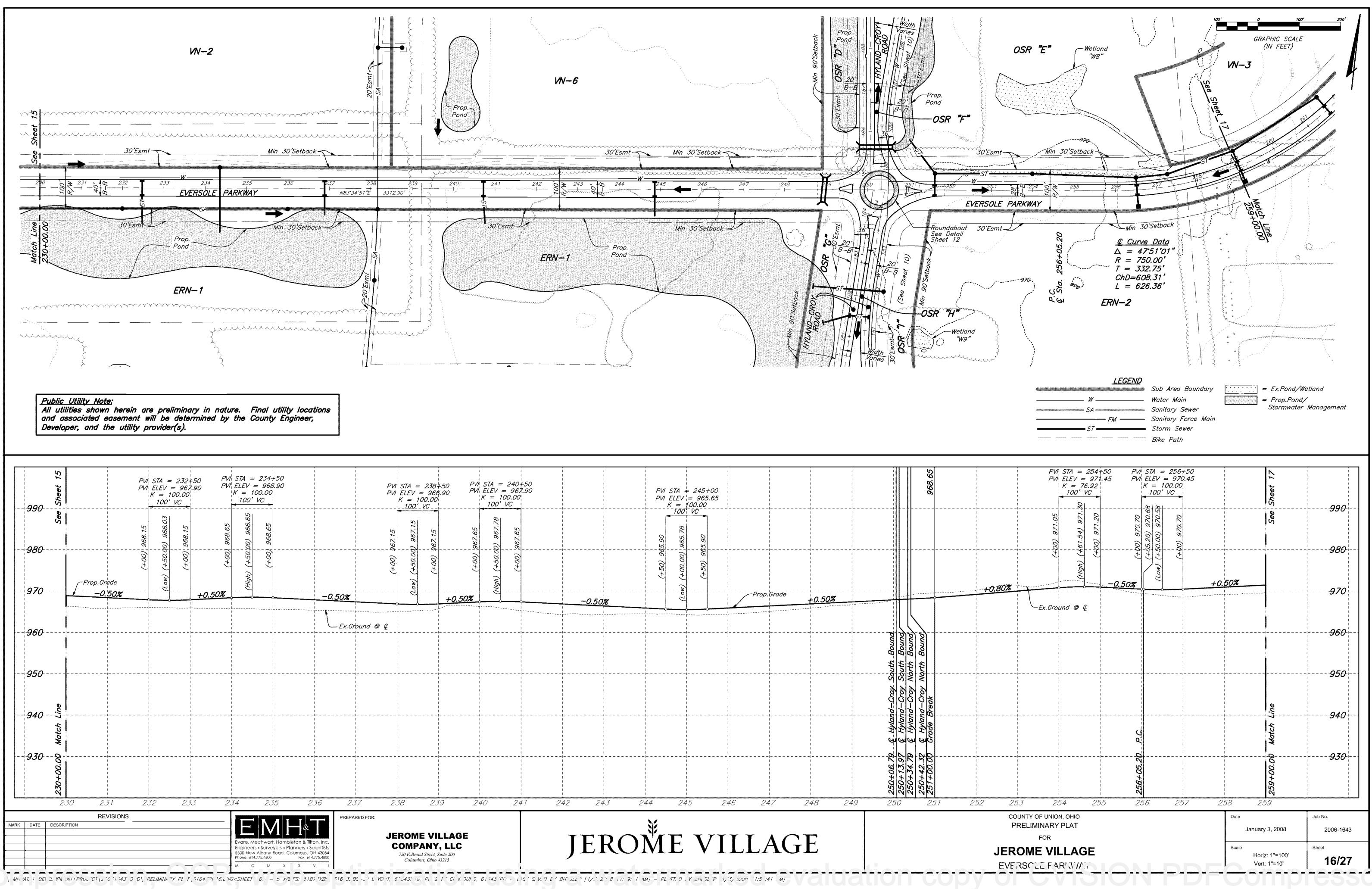


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			(00+)	(00.00)	(00+)			
990) 976.35) 968.78	976.35			
000		 	K	TA = 20 LEV = 5 = 100. 100'-VE	<i>00</i> ¦	, 	 	
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All and	i <u>c Utility Note</u> : Itilities shown associated eas Noper, and the	herein are sement will	prelimi be de ovider(s)	inary ir termine).	n nature. ed by the	Final u e County	tility locatio Engin ee r,	ns
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ر ترکیو منافع	PROJECT	007		30 E	smt			
ر ترکیو منافع	N -W -W	×00+90.50		30'E		OLE PARI		206 - ST
ر ترکیو منافع	PROJECT	007	202			204 OLE PARI		206 3 20 ST
ر ترکیو منافع	PROVECT	×00+90.50	202		EVERS	204 OLE PARI	205	206 5 20
	PROVECT	×00+90.50			EVERS	204 OLE PARI	205	
	PROVECT	×00+90.50	Prop. Pond -		EVERS	OLE PAR		

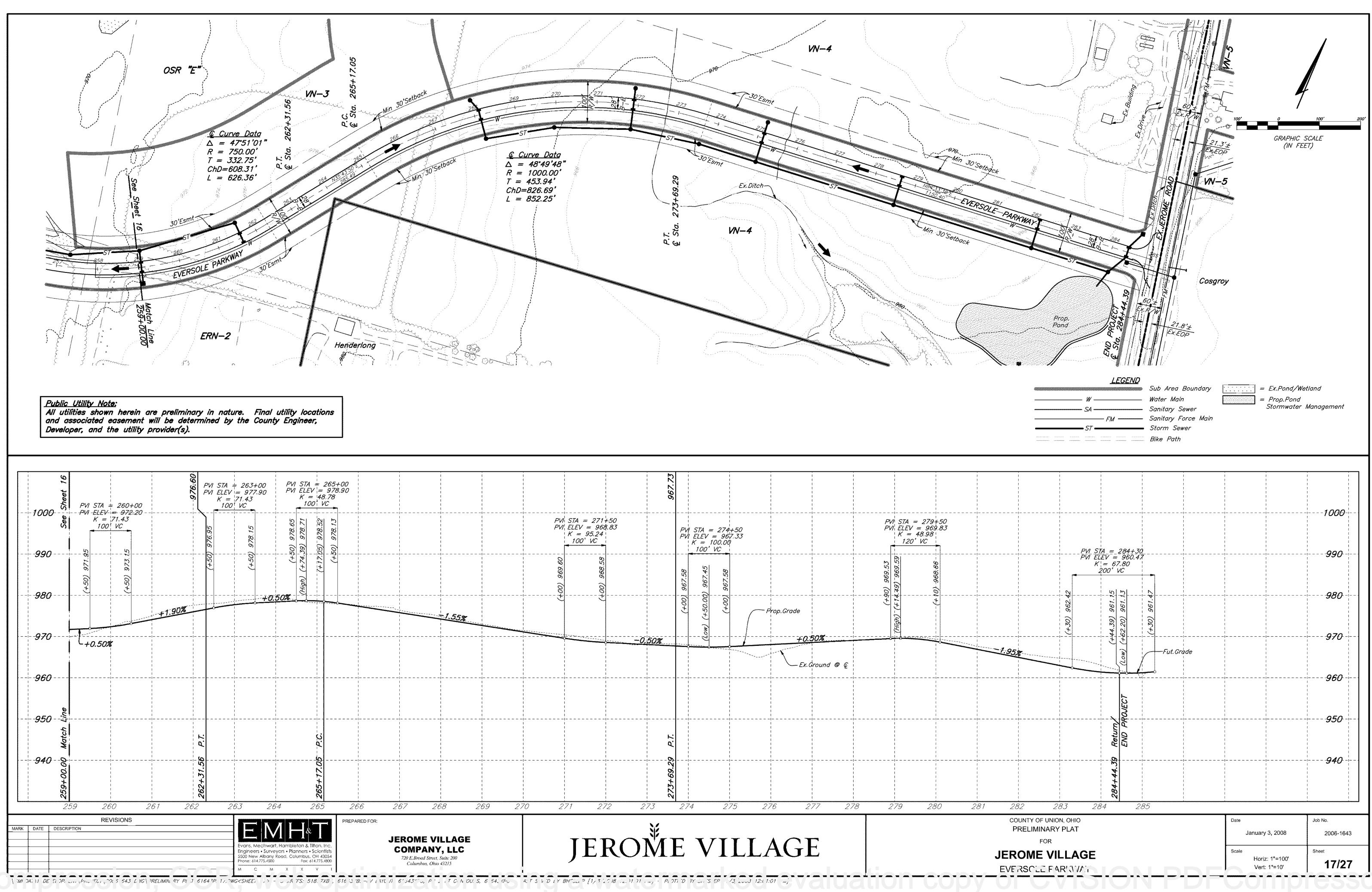
4 50) Prop.Grade -1.30% Ex Ground @ Q Q . 216 217 210 212 218 219 220 209 211 213 214 215 JEROME VILLAGE A VILLAGE PANY, LLC road Street, Suite 200 us, Ohio 43215 , P' & IT C N OU S, 6 54 KPC ALTS WD IY BH JL P [1, 3 2 5 18 ... 18 33 mmg - PL TT D IY JI SI SP . 13, 2003 11: 3:34 mmg



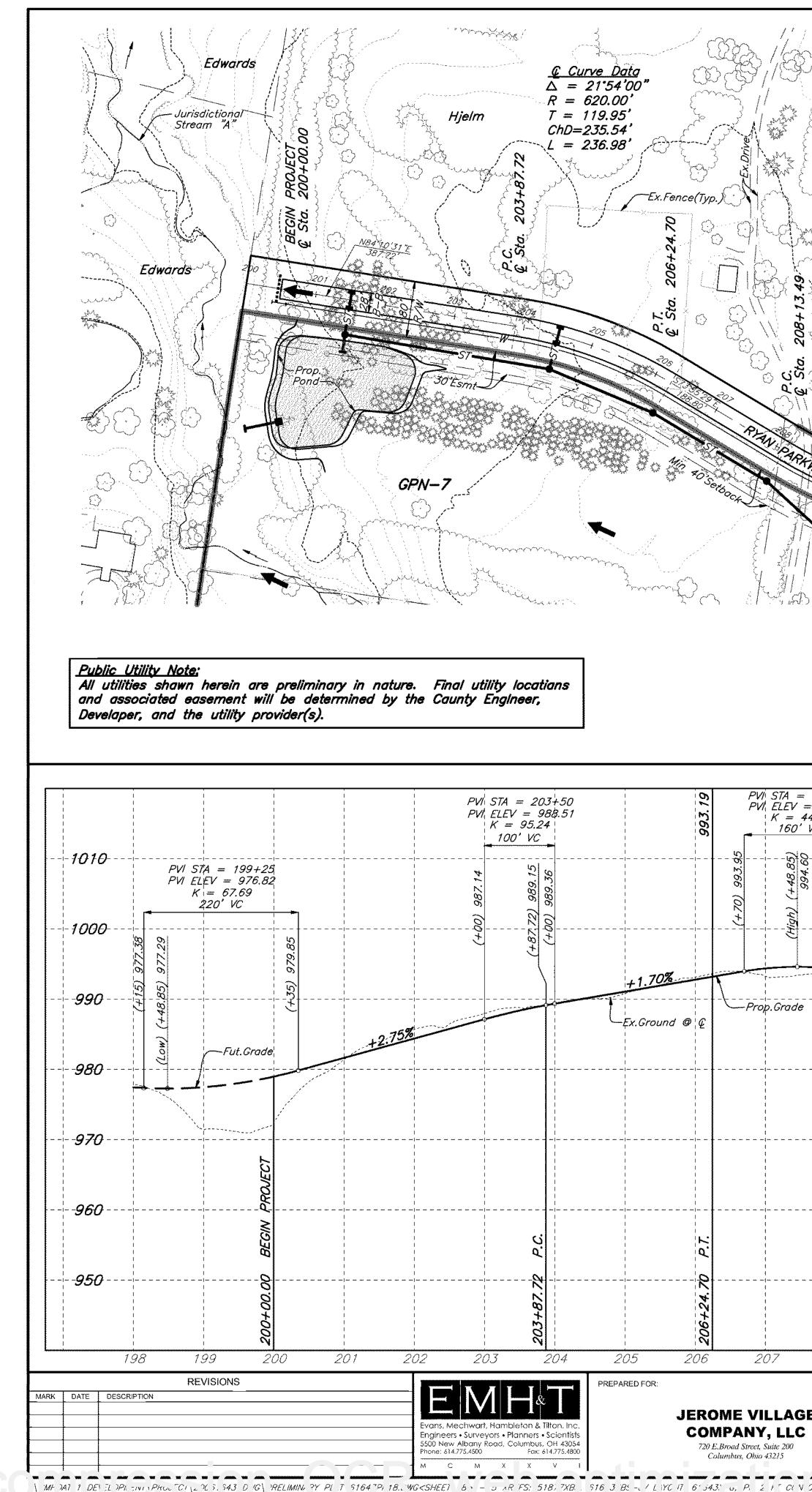




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											-Croy South	-Croy South Bound	North
(+00) 967.15		(High) (+50.00) 967.78	(+00) 967.65	<u>-0.50</u> %	(+50) 9\$5.90	(Low) (+00.00) 965.78	(+50) 965.90	Prop	Grade	- <u>0.50%</u>			
= 238 = 960 100.00 	+50 PVI 6.90 PVI	STA = 24 ELEV = 9 K = 100.0 100' VC R	0+50 67.90 00		PVI E	LEV	245+00 = 965.65 00.00 VC	4 4 4 4 4 					368.



4 4 4 4 4						967.7	4 4 4 4							1 1 1 1 1 1
4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4			PVI PVI	STA = 271- ELEV = 968 K = 95.24 100' VC	+50 3.83		PVI	STA = 274 ELEV = 96 K = 100.00 100' VC	+50 7.33			PVI PVI	STA = 279 ELEV = 965 K = 48.98 120' VC	+5 7.8
	-1.55%		(+00) 969,60	(+00) 968.58			(+00) 967.58	(Low) (+50.00) 967.45 (+00) 967.58		rop.Grade +0. 2	50%	15.1		(+ + + + + + + + + + + + + + + + + + +
 											round @ Q			
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						P.T.							* * * * * * * * * * * * * *	
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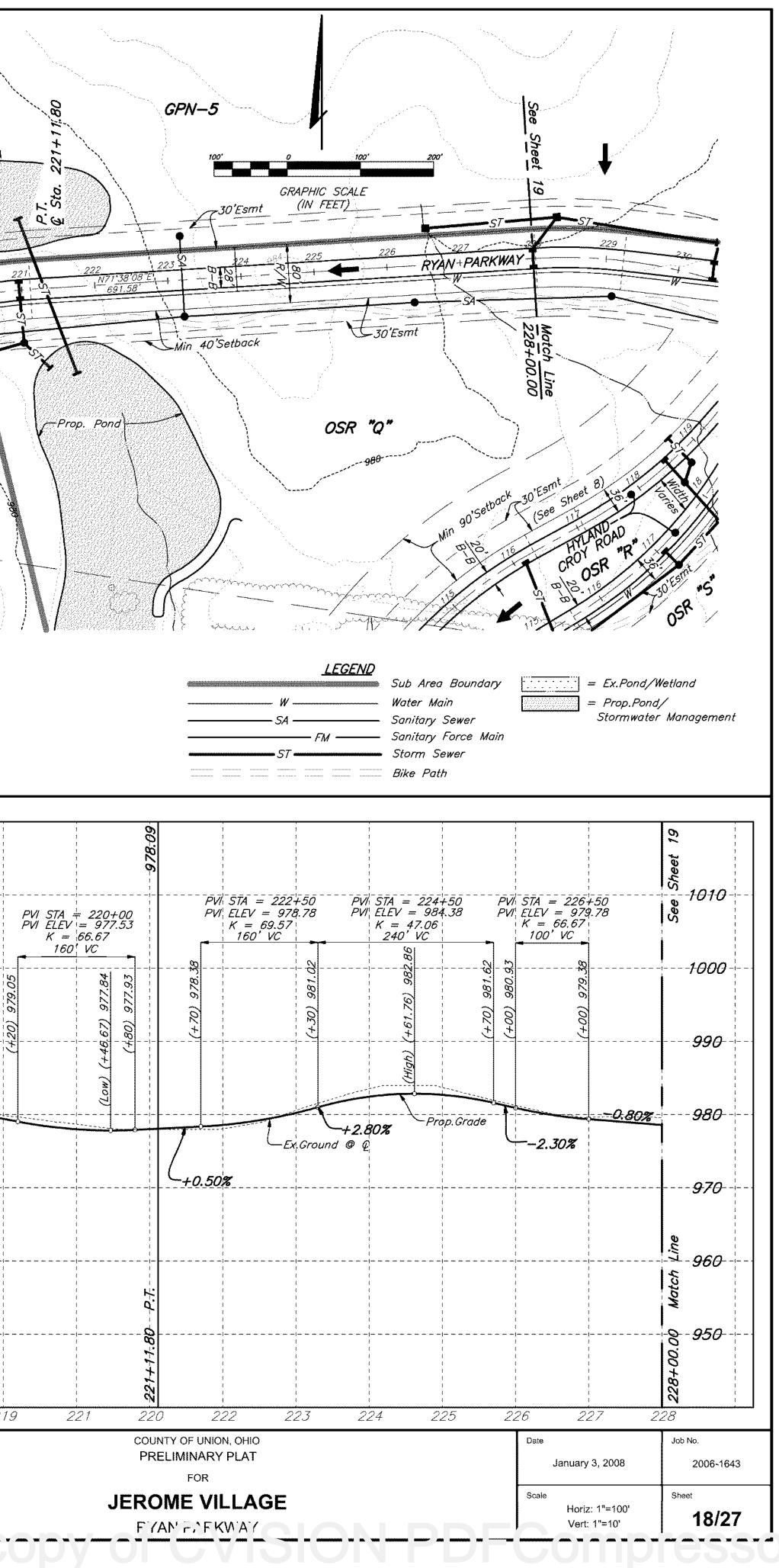


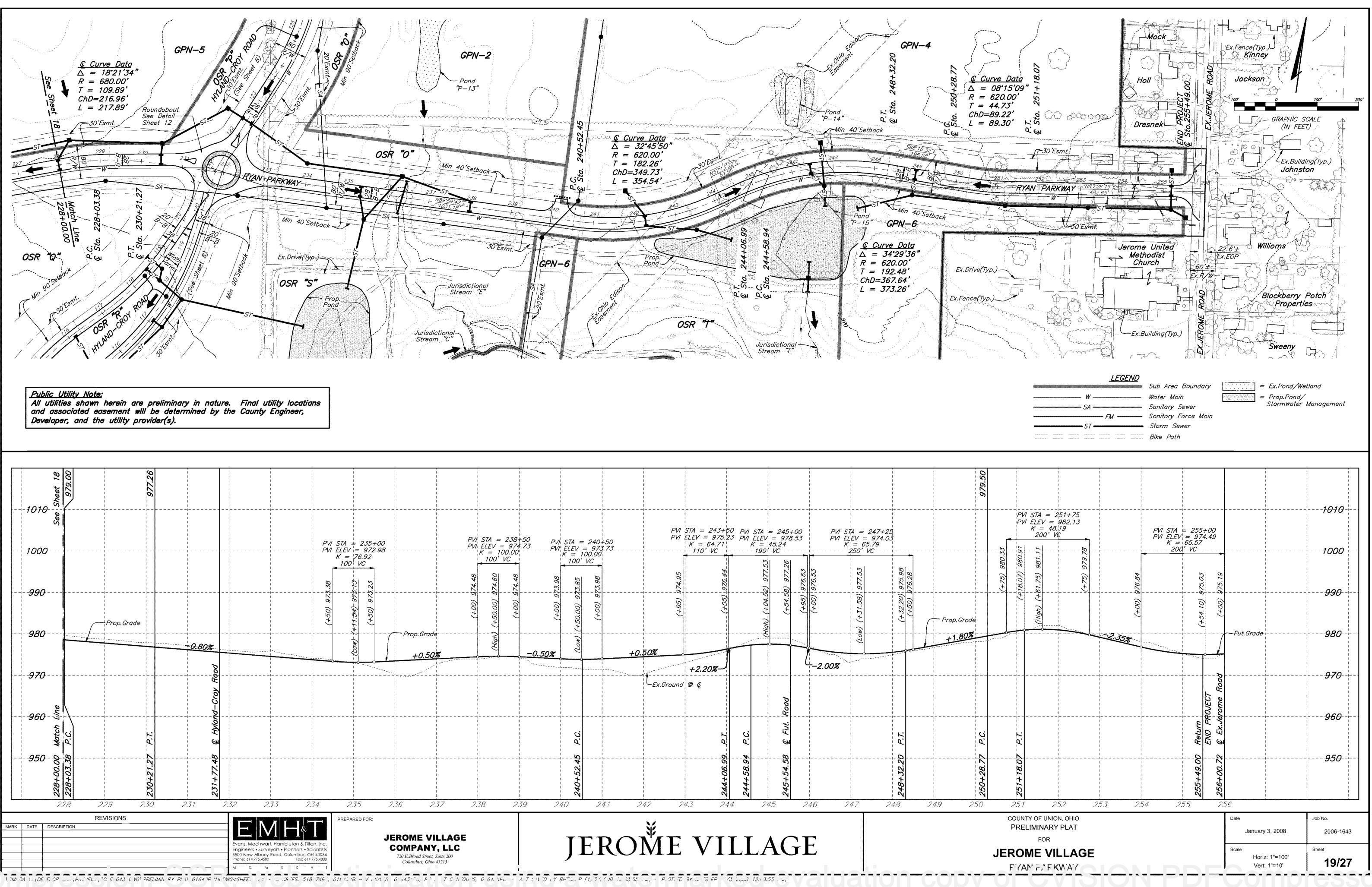
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PVI, ELEV	= 207+50 = 995.31 44.44 ' VC	4 4 4 4	PVI STA = 2 PVI ELEV = K = 67. 1.80' VC	990.0\$	PVI STA = PVI ELEV K = 4 120'	= 991.78 15.28	987.78			980.62
(+70) 993.95 (+19h) (+48.85)	994.60 (3.49) 994.08 (+30) 993.80	(+35) 991.80	4	48.85) 9//.29	(+90) 991.33 23.96) 991.45	(+10)-990.64-				
		-1.90%	1,	+) (M07	75%					+20) 979.05
Prop.Grade						1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1.90%		
			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				
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	208+1-3.49 P.						214+60.65 P.		 	218+37.32 P.
IE VILLAC	208	209	<u>1</u> 210	211 FR($\frac{1}{212}$	213 FV	· · · · · ·	15 216 AGF	<u>1 1</u> 217 218	

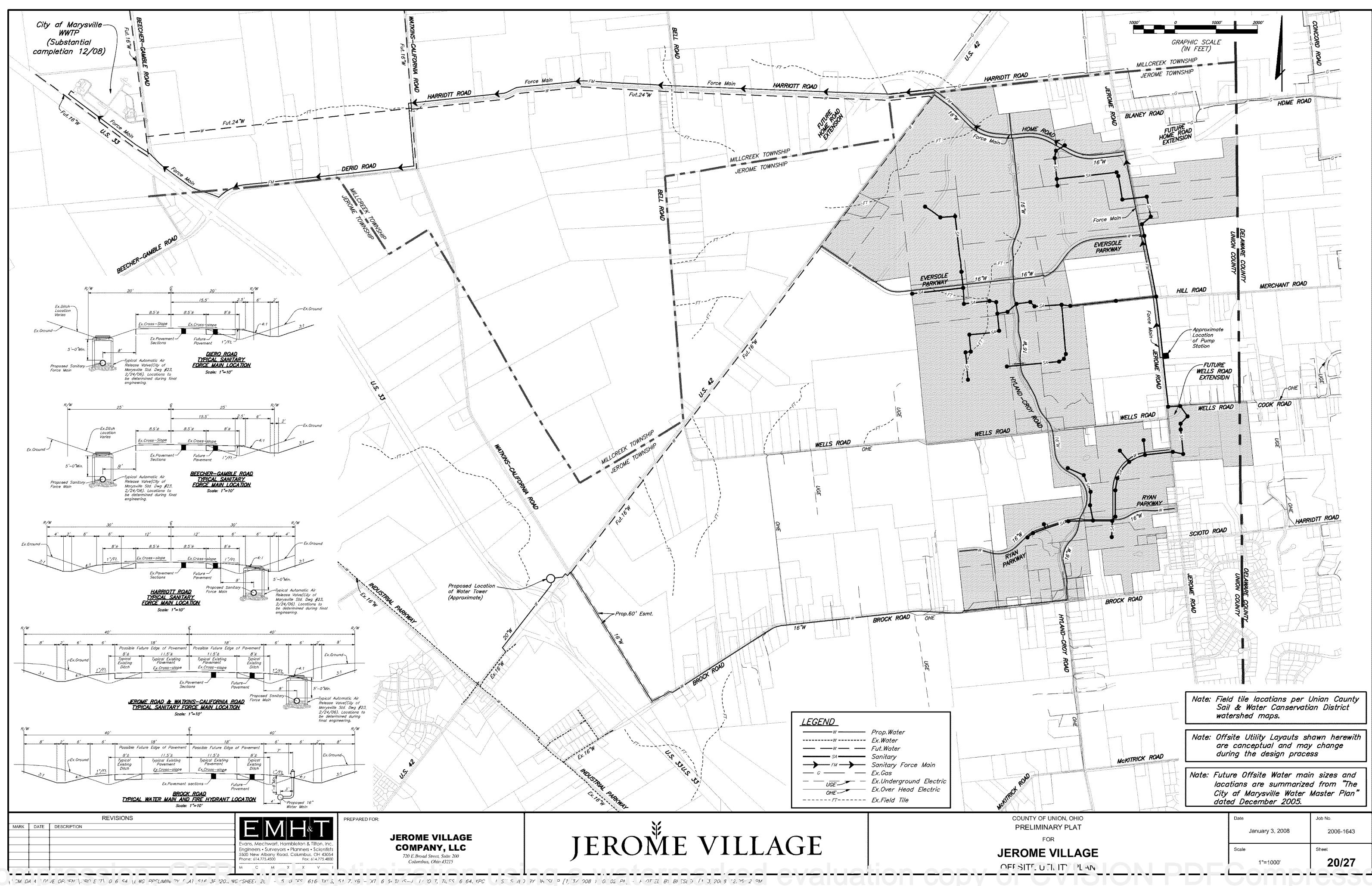
JERUME VILLAGE

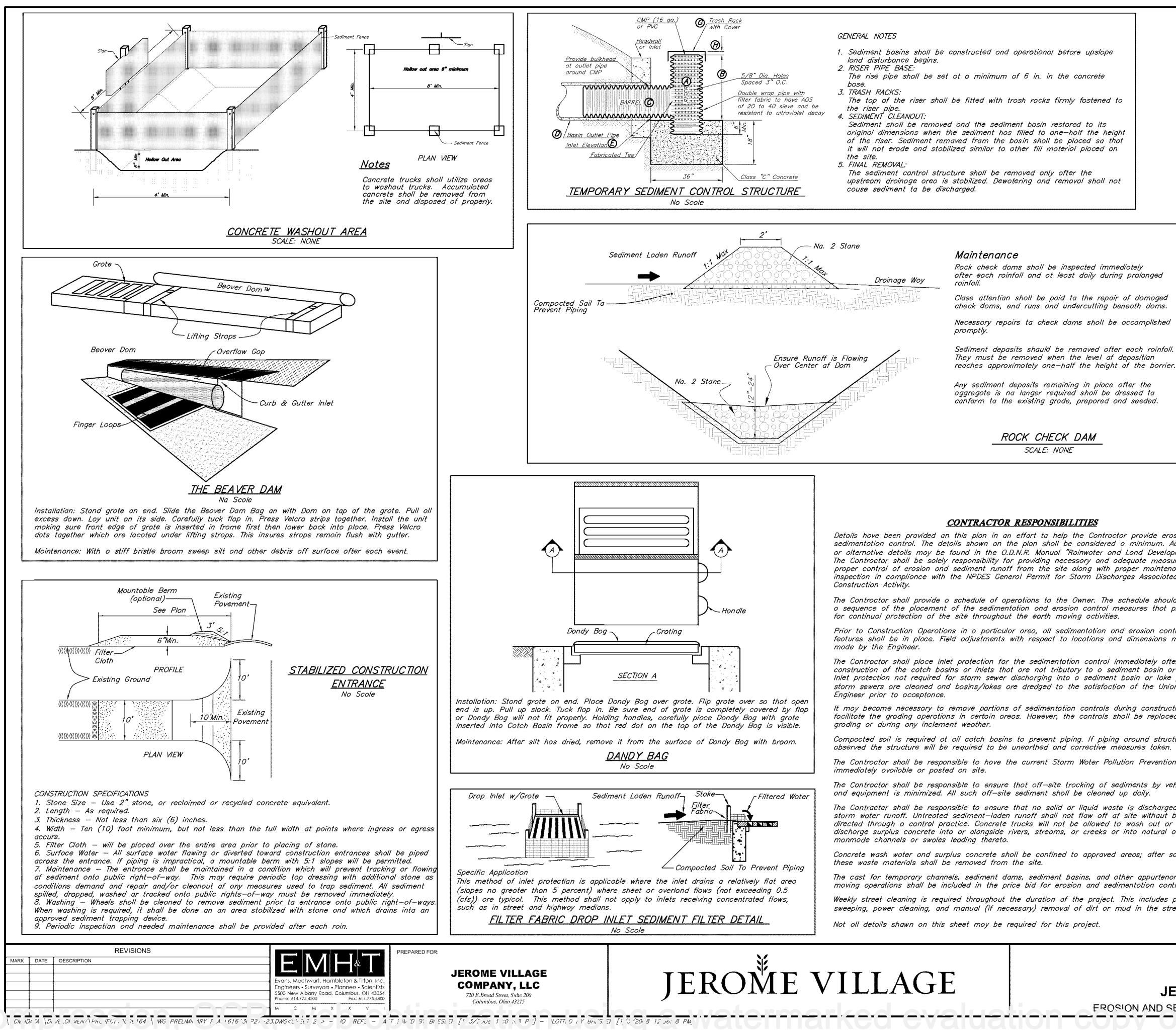
45 S. V. D. EY BH SLE? [1/ 1/27 18 12: 2.10 MM - PLITT D. IY OH SEP 1/3, 2000 12:(2:30 M)





23	5/	230	8	2.	39	21	40	2	41 2	42 2 ¥	43	244	4	245	2	46 2	247 2	48	24
	~ ~ ~ ~ ~ ~ ~ ~ ~						240+52.45				1 1 1 1 1 1 1 1 1 1 1 1 1 1	244+06.99	244+58.94	245+54.58				248+32.20	
 		4 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		 	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		P.C.		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	3 4 4 4 4 4 4 4 4 4 4 4 4 4		P.T.	P.C.	Ç Fut. Rood				P.T.	99999999999999999999999999999999999999
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p:Grode		PVI I	STA = 10 100 09.426 (00.02+) (HiH)	- 974		₽ <u>₹</u> ₽ 98:226 (00+) 2.50%	STA K STA K 100 373.85 (100) (+50.00) 973.85	= 973 100.00 VC 86:226	<u>3.73</u>	P V P V (+92) 3/4.92	STA = 243 ELEV = 97 K = 64.7 -7.10' - VG	(+05) 9Z6.44	0 PVI STA 3 PVI ELE K = 19	$\begin{array}{c} (High) - (+04.52) - 977.53 \\ (+54.58) \\ 977.26 \\ (+54.58) \\ 977.26 \\ (+54.58) \\ 977.26 \\ \end{array}$	976.63	(+00) 976.53	7A = 247+25 $EV = 974.03$ $250' - VC$	(+32.20) 975.98	1 1 1 1- 1
 	 			: : : :	 		 		, ; ; ; ; ;	, ; ; ; ;	, ; ; ; ; ;	, , , , , , , , ,						* * * *	1 1 1 1





CONTRACTOR RESPONSIBILITIES

Detoils hove been pravided an this plon in an effart ta help the Controctor provide erosion ond sedimentation control. The details shown on the plan shall be considered a minimum. Additional or olternotive detoils moy be found in the O.D.N.R. Monuol "Roinwoter ond Lond Development." The Controctor sholl be solely responsibility for providing necessory 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

The Controctor sholl provide o schedule of operotions to the Owner. The schedule should include o sequence of the plocement of the sedimentotion ond erosion control meosures that provides for continuol protection of the site throughout the eorth moving octivities.

Prior to Construction Operations in a particular area, all sedimentation and erosion control feotures sholl be in ploce. Field odjustments with respect to locations and dimensions may be

The Controctor sholl place inlet protection for the sedimentation control immediately after construction of the cotch bosins or inlets that ore not tributory to a sediment bosin or dom. Inlet protection not required for storm sewer dischorging into o sediment bosin or loke provided storm sewers ore cleoned ond bosins/lokes ore dredged to the sotisfoction of the Union County

It moy become necessory to remove portions of sedimentation controls during construction to focilitate the grading operations in certain areas. However, the controls shall be replaced upon

Compocted soil is required ot oll cotch bosins to prevent piping. If piping oround structures is observed the structure will be required to be uneorthed ond corrective meosures token.

The Controctor sholl be responsible to hove the current Storm Woter Pollution Prevention Plon

The Controctor sholl be responsible to ensure that off-site tracking of sediments by vehicles ond equipment is minimized. All such off-site sediment sholl be cleoned up doily.

The Contractar shall be responsible to ensure that no salid or liquid waste is discharged into storm woter runoff. Untreoted sediment-laden runoff shall not flaw off af site without being directed through o control proctice. Concrete trucks will not be ollowed to wosh out or dischorge surplus concrete into or alongside rivers, streoms, or creeks or into natural or

Concrete wash woter ond surplus concrete sholl be confined to appraved areos; after solidifying,

The cast for temporary channels, sediment dams, sediment basins, and other appurtenont earth moving operations shall be included in the price bid for erosion and sedimentation control quantities.

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

Not oll detoils shawn on this sheet moy be required for this project.

EROSION CONTROL NOTES

MAINTENANCE

It is the Cantractar's respansibility to maintain the sedimentation and erasian cantral features an this praject. Any sediment ar debris that has reduced the efficiency of o cantral shall be remaved immediately. Shauld a structure ar feature became damaged, the Cantractar shall repair ar replace it ot na cast ta the Owner.

Weekly street cleaning is required through the duration of the construction project. This includes sweeping, pawer cleaning and manual (if necessary) remaval af dirt ar mud in the street gutters.

Additional erasion and sediment control sholl be required as directed by Union County Engineer's Office and/ar designated representative.

INSPECTIONS

The NPDES permit halder shall pravide qualified persannel to conduct site inspections ensuring proper functionality of the erasion and sedimentation controls. All erasion and sedimentation cantrals ore to be inspected ance every seven calendar days ar within 24 haurs of 0 1/2 inch starm event ar greater. Recards af the site inspectians shall be kept and mode available ta jurisdictianal agencies if requested.

TEMPORARY AND PERMANENT SEEDING

All disturbed areas shall be seeded and straw mulched immediately upan campletian af street/ starm/ sonitary installatian af said phase.

The limits of seeding and mulching are os shawn within the plan. Seeding has been assumed ta be 5'-0" autside the wark limits or the right-of-woy, whichever is greater. All oreos nat designated to be seeded shall remain under naturol ground cover. Those oreos disturbed autside the seeding limits sholl be seeded and mulched at the Cantractar's expense.

TEMPORARY SEEDING: Any orea which will be left darmant (undisturbed) far mare thon 21 days shall be seeded within 7 days. Disturbed areas within 50 feet af a stream, first arder ar laraer. shall be stabilized within 2 doys af inactivity. Temparory seeding cansists af seedbed preporotian and applicatian af seed, fertilizer, ond water. Sail test is recammended ta determine proper application rate of fertilizer and if lime is necessory.

Fertilizer 12–12–12	12 lb/1000 sq. ft.
Strow Mulch	2 tans/acre
Woter	300 G/1000 sq. ft.

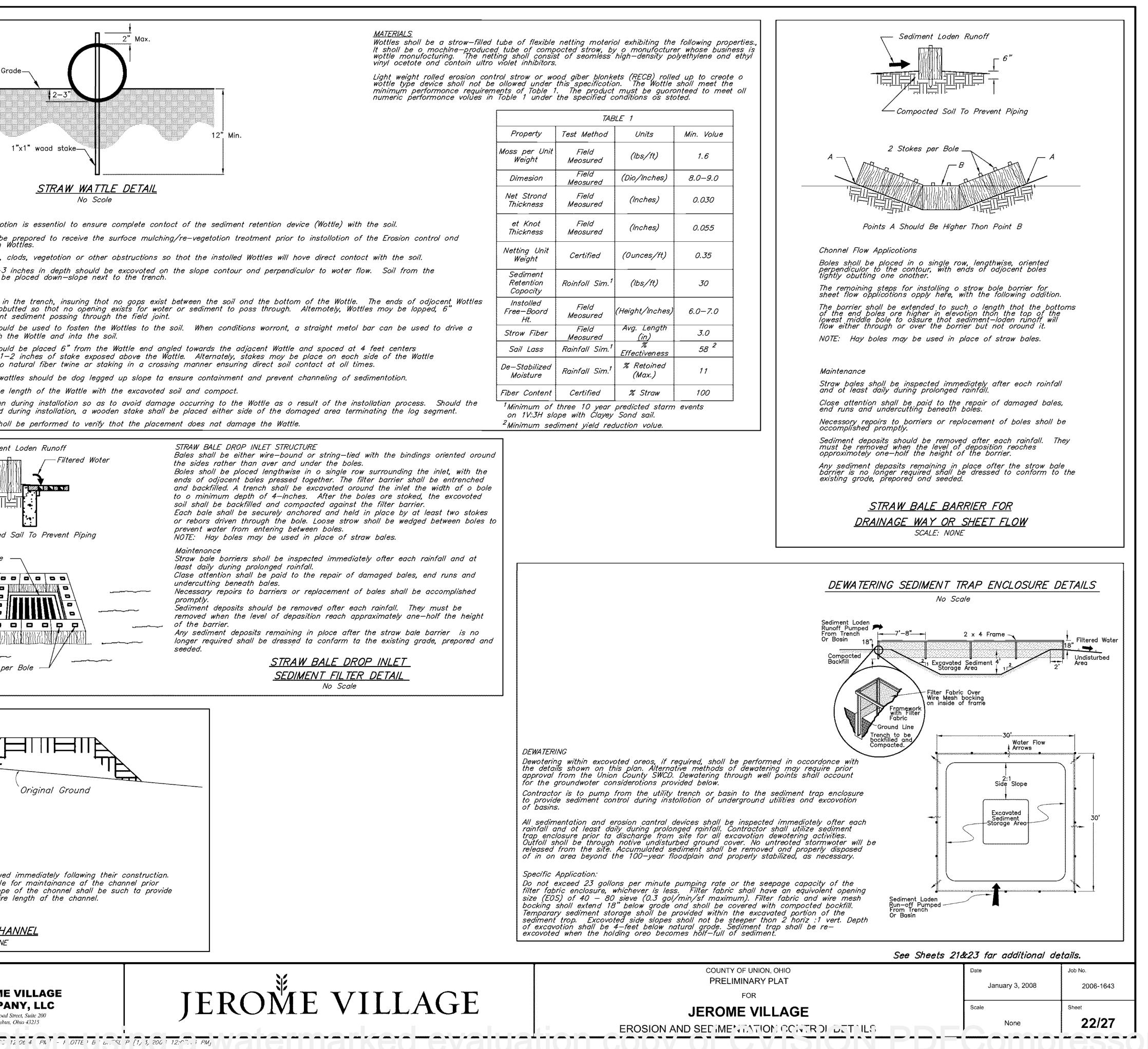
PERMANENT SEEDING: Any orea that is at final grade shall be seeded within 7 days af terminoted wark. Permanent seeding cansists af seedbed preparatian and applicatian af seed, fertilizer, and water. Sail test is recommended to determine proper application rate of fertilizer and if lime is necessary. Ideal canditians far permanent seeding is Morch 1-May 31 ond August 1-September 30.

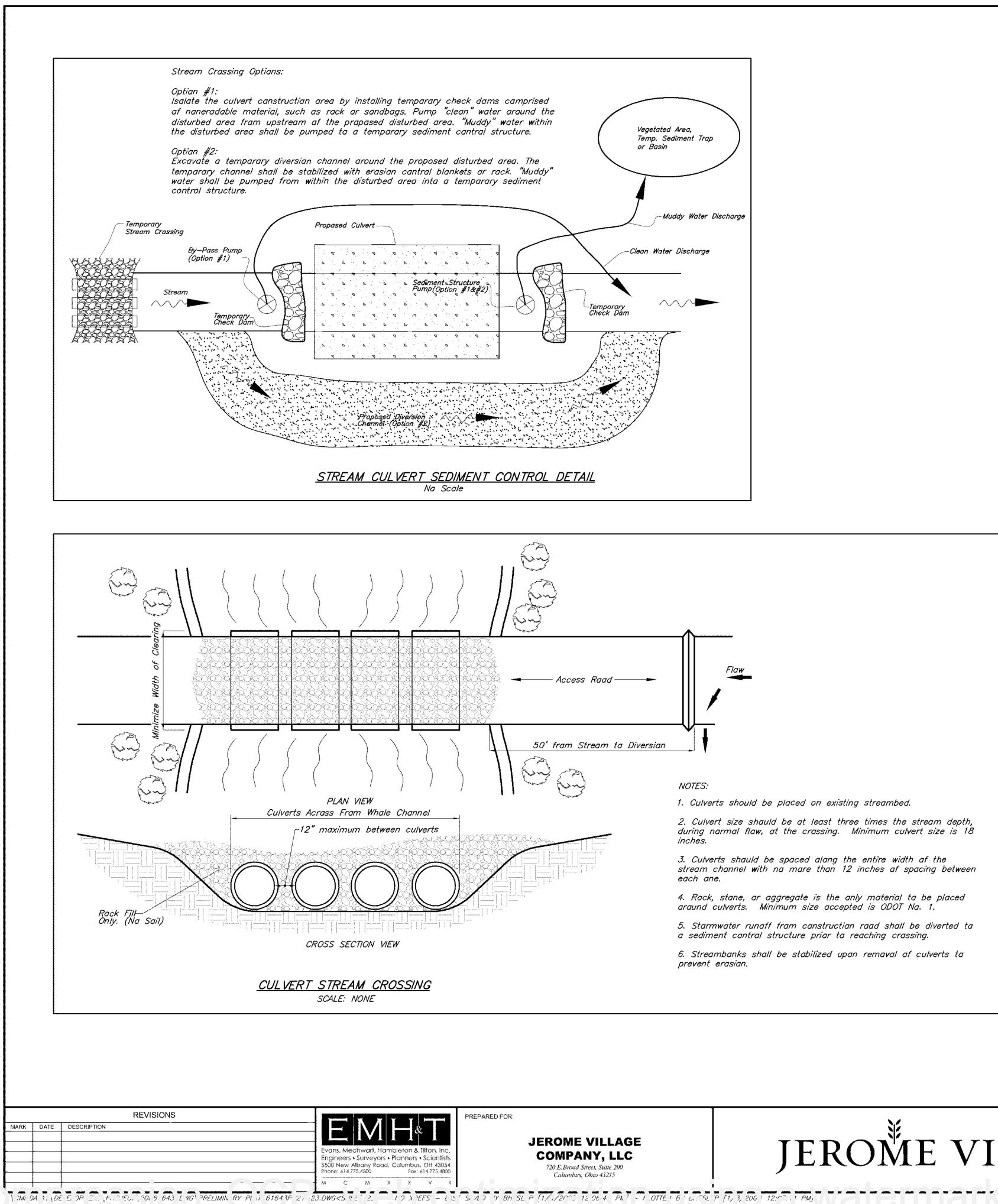
SEEDING DATES SPECIES ID./1000 Par gara										
SEEDING DATES	SPECIES	lb./1000 sq. ft.	Per acre							
March 1 ta August 15	Oats Tall Fescue Annual Ryegrass	4.2 1.4 1.4	5.6 bushel 56 lb. 56 lb.							
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1.4 1.4 1.4	56 lb. 56 lb. 56 lb.							
August 16 to November 1	Rye Tall Fescue Annual Ryegrass	4.2 1.4 1.4	2.8 bushel 56 lb. 56 lb.							
	Wheat Tall Fescue Annual Ryegrass	4.2 1.4 1.4	2.8 bushel 56 lb. 56 lb.							
	Perennial Ryegrass Tall Fescue Annual Ryegrass	1.4 1.4 1.4	56 lb. 56 lb. 56 lb.							

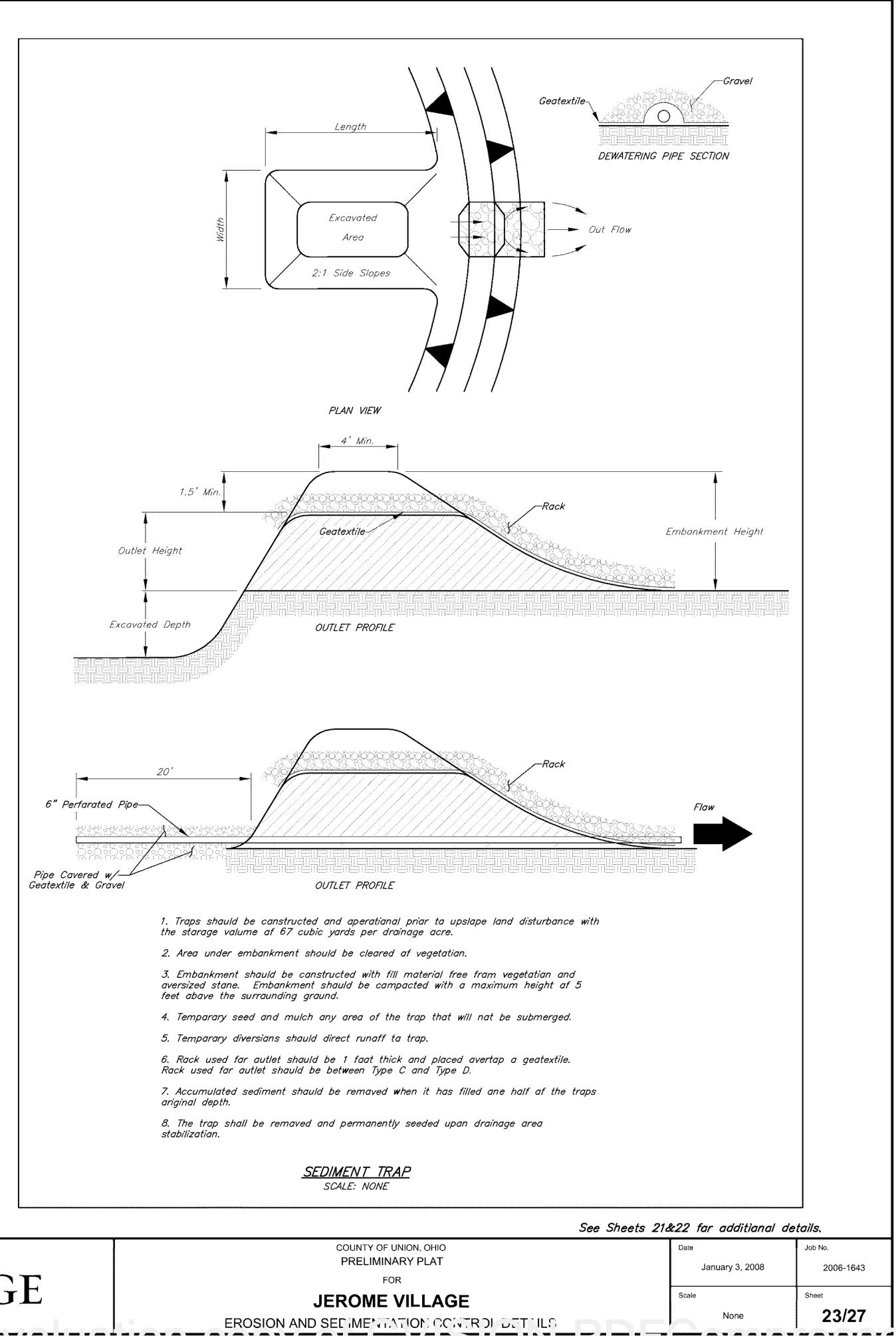
	PERMANE	NT SEEDING	
0770 1/11/	SEEDII	NG RATE	
SEED MIX	lb/ocre	lb/1000 sq.ft.	NOTES
	GENER	AL USE	\$
Creeping Red Fescue Domestic Ryegrass Kentucky Bluegrass	28-56 14-28 14-28	0.7-1.4 0.3507 0.35-0.7	
Tall Fescue	56	1.4	
Dwarf Fescue	56	1.4	
	STEEP BA	ANKS ar CUT S	LOPES
Tall Fescue	56	1.4	
Crawn Vetch Tall Fescue	14 28	0.35 0.35	Do not seed later than August.
Flat Pea Tall Fescue	28 28	0.7 0.7	Do not seed later than August.
	ROAD DITCHES	S and SWALES	
Tall Fescue	56	1.4	
Dwarf Fescue Kentucky Bluegrass	126 7	3.15	
	LA	WNS	
Kentucky Bluegrass Perennial Ryegrass	84 84	2.1 2.1	
Kentucky Bluegrass Creeping Red Fescue	84 84	2.1 2.1	For shaded areas
Kentucky Bluegrass Creeping Red Fescue NOTE: Other appraved seed sp	84	2.1	For shaded areas

	See Sheets 22	&23 far additianal de	tails.
COUNTY OF UNION, OHIO PRELIMINARY PLAT		Date January 3, 2008	Job No. 2006-1643
FOR JEROME VILLAGE ROSION AND SEDIMENTATION JOIN JE C'L D.TT VILS	DDE	Scale None	Sheet 21/27

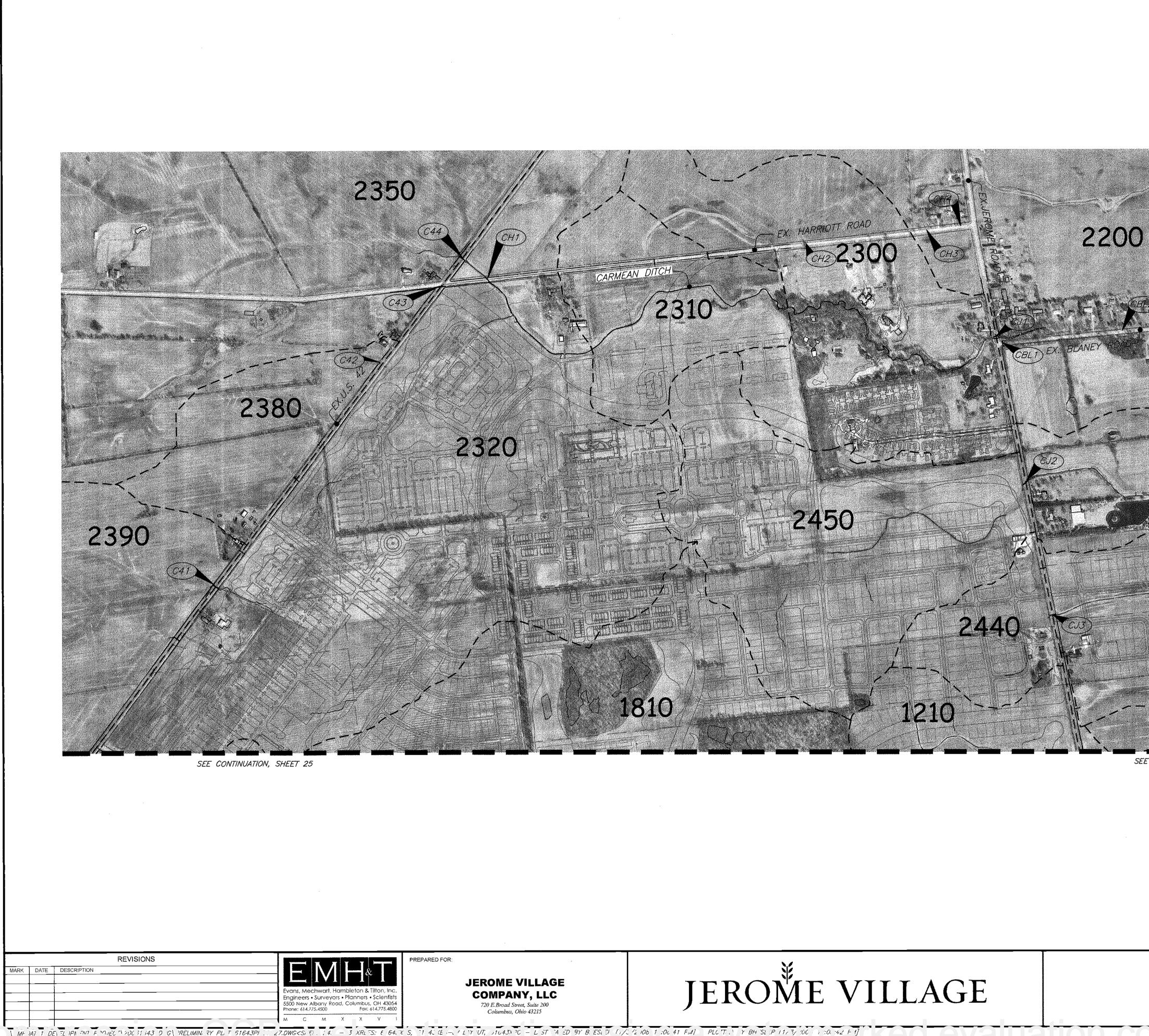
Sharpened 42" L9. Post 2"x2" pencil	Finished G
Silt Fence: This sediment barrier utilizes stondard strength or extro strength synthetic filter	PREPARATION Proper site preporo The slope should be sediment Retention Removed oll rocks, A smoll trench 2–3 excovotion should b INSTALLATION Instoll the Wottles if should be tightly of minimum to preven Wooden stokes shou "pilot hole-through Wooden stokes shou leaving less than 1
 The height of o silt fence sholl not exceed 36-inches (higher fences moy impound volumes of water sufficient to cause failure of the structure). The filter fabric sholl be purchased in a continuous roll cut to the length of the borrier to ovoid the use of joints. When joints ore necessory, filter cloth sholl be spliced together only at o support post, with a minimum of a 6 inch overlap, and securely seoled. Posts sholl be spoced o maximum of 10 feet oport ot the borrier location and driven securely into the ground (minimum of 12-inches). When extra strength fabric is used without the wire support fence, post spacing sholl not exceed 6 feet. A trench shall be excavated approximately 4-inches wide and 4 inches deep alang the line of posts and upslope from the barrier. When standard strength filter fabric is used, a wire mesh suppart fence shall be fastened securely to the upslape side of the pasts using heavy duty wire staples at least 1-inch long, tie wires or hag rings. The wire shall extend into the frence, and 8-inches of the fabric shall be extended into the trench. The fabric shall not extend more than 36-inches abave the original ground surface. The standard strength filter fabric and closer post spacing are used, the wire mesh suppart fence may be eliminoted. In such o cose, the filter fabric is stapled or wired directly to the posts with all other provisions of Item No. 6 opplying. The trench shall be backfilled and soil compacted aver the filter fabric. 	tying across with o Terminal ends of we Bockfill the upslope Care shall be taken Wattle be damaged Field monitoring sho Sedimen Compacted Drop Inlet w/Grote
the upslope oreo hos been permonently stobilized. Maintenance Silt fences ond filter borriers sholl be inspected immediately ofter eoch roinfoll ond ot leost doily during prolonged rainfall. Any required repoirs shall be made immediately. Should the fobric on o silt fence or filter borrier 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. Sediment depasits should be removed after each storm event. They must be removed when deposits reach oppraximotely ane-half the height of the borrier. Any sediment depasits remaining in place after the silt fence ar filter borrier is no longer required shall be dressed to conform with the existing grode, prepored and seeded.	2 Stakes p
	viju , , , , , , , , , , , , ,
The contractor sh to completion af adequate droinag	be seeded and strawe all be held responsible the project. The slop e throughout the entire <u>DIVERSION CH</u> SCALE: NON
MARK DATE DESCRIPTION Image: Second structure Evans, Mechwart, Hambleton & Tilton, Inc. Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists Solo New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fox: 614.775.4500 Fox: 614.775.4800 M C M C M C M DE DA. 11 (DE E) DP 201 6 643 L VG) PRELIMIN RY PL 11 61643P XIII (DE E) DP 201 6 643 L VG) PRELIMIN RY PL 11 61643P XIII (DE E) DP 21 0 2 3 2EFS - L 15 T Scientifies	JEROM COMP 720 E.Broa Columb

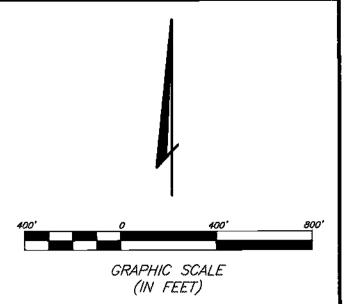


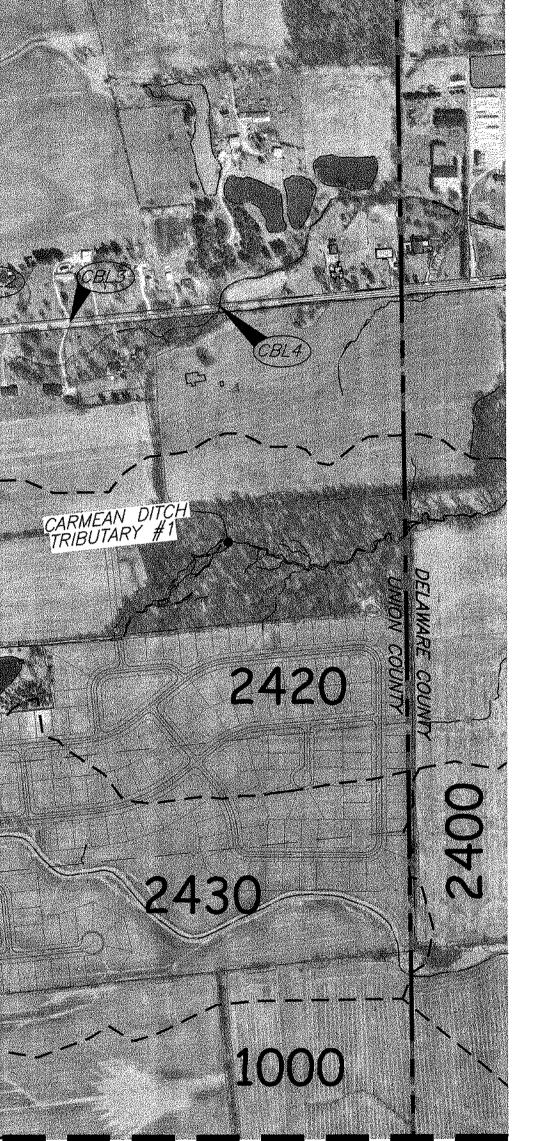




JEROME VILLAGE







SEE	CONTINUATION,	SHEET	25

EXISTING CULVERT TABLE							
NAME	SIZE	STATION					
C41	<i>30"</i>	358+28					
C42	24"	380+53					
C43	24"	388+45					
C44	30"	391+30					
CBL1	12"	0.008					
* CBL2	28'	0.170					
CBL3	12"	0.230					
* CBL4	20'	0,398					
CH1	36"	2.469					
CH2	24"	2.922					
СНЗ	15"	3.314					
CH4	12"	3.205					
* CJ1	14'	3.212					
CJ2	36"	2.989					
СЈЗ	18"	2.781					

* Bridges (Depth Unknown)

<u>LEGEND</u> CXX 2440

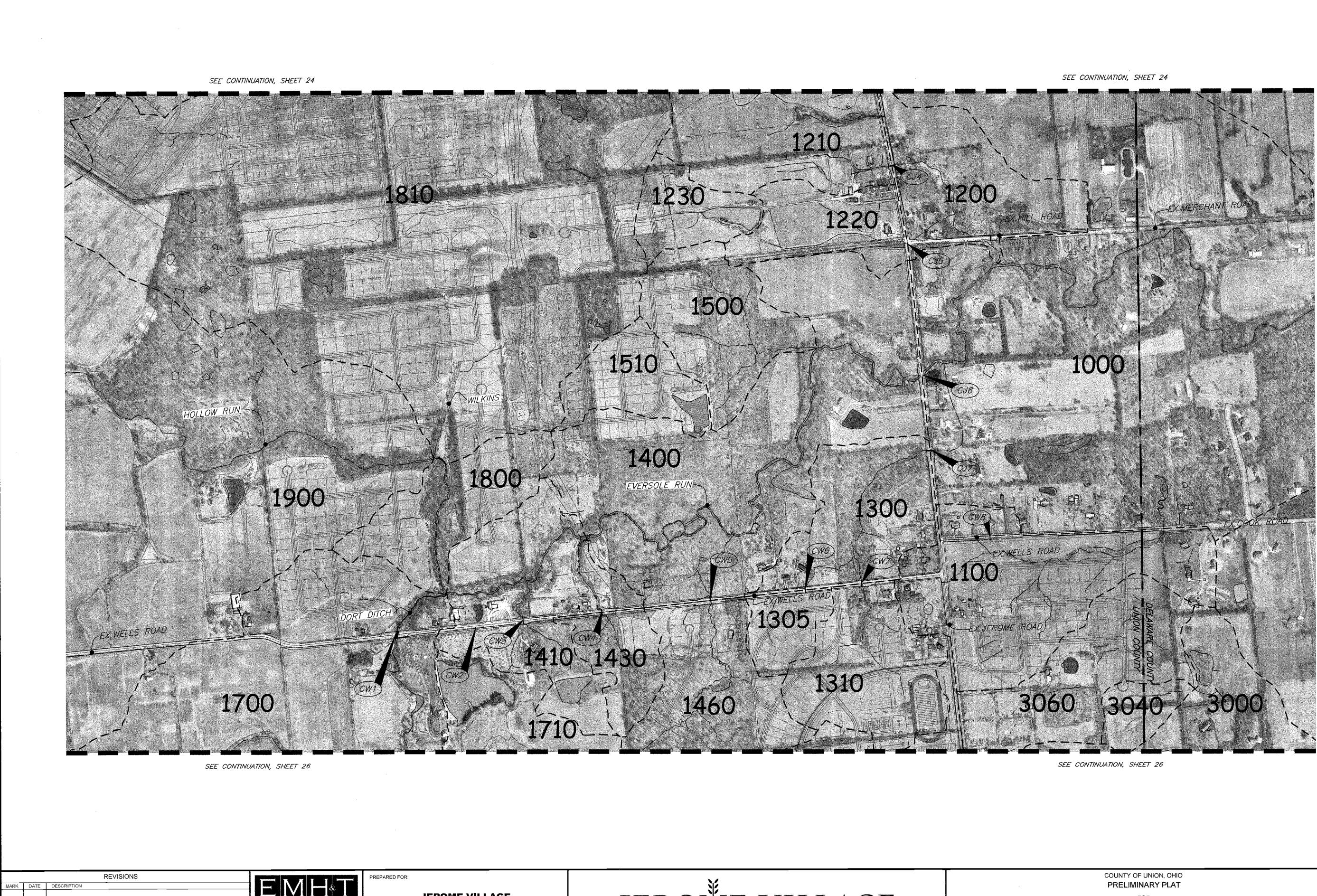
Existing Culvert ---- Watershed Boundary Watershed Subarea Stream/Drainage Way Ex.Tree Row Ex.Pond/Wetland

COUNTY OF UNION, OHIO
PRELIMINARY PLAT
FOR

JEROME VILLAGE

STORMWATEP MASTER PLAN

Job No. January 3, 2008 2006-1643 Sheet 24/27 1"=400'



MF 2A7

vans, Mechwart, Hambleton & Tilton, In

Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.4800

м х х v

JEROME VILLAGE COMPANY, LLC 720 E.Broad Street, Suite 200 Columbus, Ohio 43215

JEROME VILLAGE

GRAPHIC SCALE (IN FEET)

EXISTING CULVERT TABLE							
NAME	SIZE	STATION					
CJ4	70"	2.472					
CJ5	18"	2.338					
* CJ6	36'X38.5'	2.115					
CJ7	36"	1.991					
CW1	42"	1.430					
CW2	12"	1.572					
CW3	18"	1.652					
CW4	24"	1.783					
CW5	21"	1.967					
СЖб	15"	2.215					
CW7	54"	2.221					
CW8	12"	2.439					
* Bridges	; (Depth L	Jnknown)					

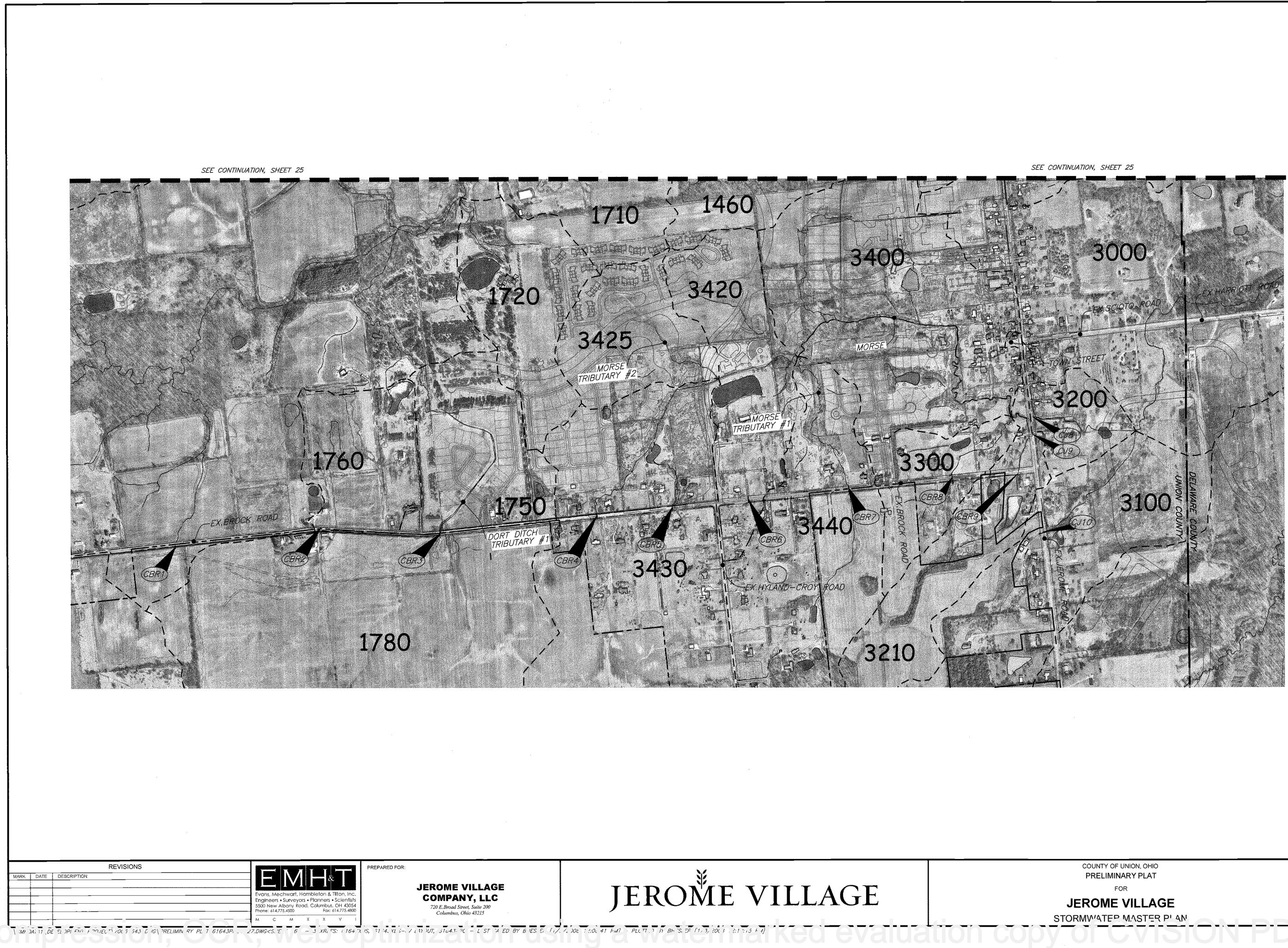
<u>LEGEND</u> CXX Existing Culvert Watershed Boundary Watershed Subarea Stream/Drainage Way Ex.Tree Row Ex.Pond/Wetland Job No. 2006-1643

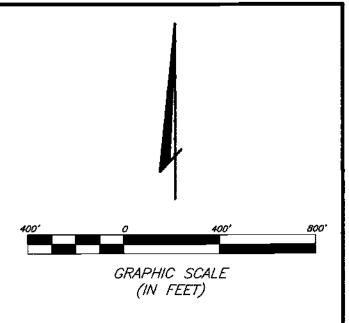
FOR

JEROME VILLAGE STORMWATER MASTER PLAN January 3, 2008 Sheet 1"=400'

25/27

JUHPIGJJU





EXISTING CULVERT TABLE							
NAME	SIZE	STATION					
CBR1	12"	1.304					
CBR2	12"	1.563					
CBR3	48"	2.015					
CBR4	30"	2.285					
CBR5	12"	2.546					
CBR6	15"	2.415					
CBR7	24"	2.719					
CBR8	18"	2.892					
CBR9	15"	3.011					
CJ8	84"	1.088					
CJ9	18"	1.057					
CJ10	48"	0.891					

To be replaced in 2007.

<u>LEGEND</u>

CXX

Existing Culvert Watershed Boundary Stream/Drainage Way Ex.Tree Row Ex.Pond/Wetland

COUNTY OF UNION, OHIO
PRELIMINARY PLAT

1"=400'	26/27
cale	Sheet
January 3, 2008	2006-1643
ate	Job No.

	Watershed Characteristics																		
				1 Yr.		2 Yr.		5 Yr.		10 Yr.		25 Yr.		50 Yr.		100 Yr.		1 Yr.	
SUB		RCN	TC	Peak Flaw	cfs/acre	Peak Flaw	cfs/acre	Peak Flaw	cfs/acre	Peak Flaw	cfs/acre	Peak Flaw	cfs/acre	Peak Flaw	cfs/acre	Peak Flaw	cfs/acre	Hyd. Val.	ac-ft/acre
AREA	(Acre)		(hr)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(ac-ft)	(ac-ft)
1000	448.45		2.05	47.28	0.105	86.85	0.194	144.55	0.322	195.47	0.436	279.94	0.624	358.92	0.800	445.52	0.993	16.153	0.0360
1100	59.07		0.54	26.87	0.455	44.00	0.745	67.10	1.136	85.56	1.465	117.72	1.993	146.14	2.474	176.073	2.992	3.075	0.0521
1200	35.62		0.44	13.97	0.392	24.49	0.688	39.45	1.108	52.12	1.463	72.58	2.038	91.43	2.567	111.88	3.141	1.496	0.0420
1210	52.12		0.51	22.30	0.428	37.50	0.719	58.36	1.120	75.83	1.455	103.79	1.991	129.35	2.482	156.93	3.011	2.530	0.0485
1220 1230	20.41 14.32		0.32 0.32	11.72 10.56	0.574	19.49 16.50	0.955 1.152	30.00 24.35	1.470 1.700	38.77 30.80	1.899 2.150	52.75 40.94	2.584 2.858	65.50 50.08	<i>3.209</i> <i>3.496</i>	79.22 59.85	3.881 4.178	0.991 0.853	0.0486
1300	32.73		0.32	10.58	0.737	19.45	0.594	31.84	0.973	42.39	1.295	40.94 59.49	1.817	75.48	2.306	93.02	2.842	1.285	0.0393
1305	9.89		0.43	4.38	0.443	7.37	0.746	11.44	1.157	14.85	1.502	20.30	2.054	25.28	2.557	30.65	3.101	0.480	0.0335
1310	33.40		0.60	11.69	0.350	20.31	0.608	32.23	0.965	42.28	1.266	58.46	1.751	73.31	2.195	89.39	2.677	1.510	0.0452
1400	116.70		1.03	18.02	0.154	34.66	0.297	59.33	0.508	81.26	0.696	117.48	1.007	151.40	1.297	188.66	1.617	3.879	0.0332
1410	46.02		0.53	15.88	0.345	28.02	0.609	45.02	0.978	59.59	1.295	83.15	1.807	104.87	2.279	128.45	2.791	1.933	0.0420
1430	13.48		0.42	3.89	0.289	7.55	0.560	12.89	0.956	17.49	1.298	25.02	1.856	32.04	2.377	39.72	2.947	0.448	0.0332
1460	43.40	74	0.49	12.59	0.290	23.77	0.548	39.74	0.916	53.42	1.231	75.72	1.745	96.49	2.223	119.50	2.753	1.563	0.0360
1500	30.75	73	0.56	7.27	0.236	14.26	0.464	24.42	0.794	33.18	1.079	47.53	1.546	60.91	1.981	75.56	2.457	1.022	0.0332
1510	18.00	78	0.84	5.46	0.303	9.20	0.511	14.33	0.0796	18.68	1.038	25.65	1.425	32.04	1.780	38.94	2.164	0.874	0.0486
1700	405.36	76	1.25	75.05	0.185	133.52	0.329	216.31	0.0534	287.29	0.709	402.59	0.993	509.22	1.256	625.25	1.542	17.024	0.0420
1710	36.75	80	0.70	15.13	0.412	24.37	0.663	36.96	1.006	47.42	1.290	64.03	1.742	79.13	2.153	95.36	2.595	2.048	0.0557
1720	38.67	78	0.71	13.20	0.341	22.25	0.575	34.87	0.902	45.46	1.176	62.45	1.615	78.01	2.017	94.83	2.452	1.878	0.0486
1750	37.63	77	0.71	11.70	0.311	20.15	0.535	32.08	0.852	42.18	1.121	58.46	1.554	73.44	1.952	89.67	2.383	1.701	0.0452
1760	28.90	78	0.72	9.79	0.339	16.55	0.573	25.90	0.896	33.79	1.169	46.44	1.607	58.03	2.008	70.56	2.441	1.403	0.0485
1780	131.09	78	1.50	25.85	0.197	43.73	0.334	68.74	0.524	89.82	0.685	123.69	0.944	154.78	1.181	188.43	1.437	6.365	0.0486
1800	27.58	75	0.84	6.15	0.223	11.27	0.409	18.52	0.672	24.70	0.896	34.87	1.264	44.31	1.607	54.59	1.979	1.074	0.0389
1810	330.56	77	3.49	31.68	0.096	53.74	0.163	84.71	0.256	111.02	0.336	154.04	0.466	194.32	0.588	238.19	0.721	14.941	0.0452
1900	288.96	76	2.34	33.75	0.117	59.08	0.204	95.45	0.330	126.66	0.438	177.49	0.614	224.58	0.777	275.87	0.955	12.135	0.0420
1920	248.30	79	1.25	61.43	0.247	101.78	0.410	157.02	0.632	203.33	0.819	277.36	1.117	345.00	1.389	417.97	1.683	12.927	0.0521
1930	516.85	79	3.63	57.27	0.111	93.45	0.181	143.07	0.277	184.68	0.357	252.79	0.489	315.57	0.611	383.55	0.742	26.908	0.0521
1940	81.01	78	2.50	10.84	0.134	18.16	0.224	28.30	0.349	36.86	0.455	50.94	0.629	63.91	0.789	77.97	0.962	3.933	0.0485
1960	216.30	78	2.39	27.59	0.128	46.87	0.217	74.64	0.345	98.33	0.455	136.65	0.632	172.02	0.795	210.45	0.973	9.777	0.0452
2000	1965.47	77	6.78	127.61	0.065	207.35	0.105	317.84	0.162	413.80	0.211	569.17	0.290	712.64	0.363	868.69	0.442	95.427	0.0486
2200	365.50	78	3.36	39.43	0.108	65.55	0.179	101.83	0.279	132.45	0.362	182.93	0.500	229.52	0.628	280.10	0.766	17.745	0.0486
2300	101.24	78	1.16	24.21	0.239	40.80	0.403	63.75	0.630	83.03	0.820	113.93	1.125	142.67	1.409	173.78	1.717	4.915	0.0485
2310	47.07	78	0.78	15.00	0.319	25.34	0.538	39.45	0.838	51.33	1.091	70.52	1.498	88.11	1.872	107.12	2.276	2.285	0.0485
2320	252.58	79	5.17	21.69	0.086	34.94	0.138	53.23	0.211	68.93	0.273	94.19	0.373	117.41	0.465	142.56	0.564	13.150	0.0521
2350	344.00		4.09	35.68	0.104	58.34	0.170	89.50	0.260	115.68	0.336	157.66	0.458	196.12	0.570	237.80	0.691	17.909	0.0521
2380	37.89	79	0.97	11.38	0.300	18.74	0.495	28.71	0.758	37.10	0.979	50.59	1.335	62.95	1.661	76.28	2.013	1.973	0.0521
2390	72.71	79	1.70	14.25	0.196	23.56	0.324	36.41	0.501	47.16	0.649	64.37	0.885	80.10	1.102	97.08	1.335	3.785	0.0521
2400	174.25	76	1.17	33.92	0.195	60.55	0.347	98.02	0.563	129.90	0.745	181.51	1.042	229.16	1.315	280.97	1.612	7.318	0.0420
2420	94.57		0.82	26.58	0.281	45.89	0.485	72.71	0.769	95.64	1.011	132.85	1.405	167.11	1.767	204.28	2.160	4.275	0.0452
2430	61.54	-	0.77	19.91	0.324	33.59	0.546	52.48	0.853	68.41	1.112	93.94	1.527	117.34	1.907	142.62	2.318	2.987	0.0485
2440	22.68		0.47	11.24	0.496	18.39	0.811	28.17	1.242	36.38	1.604	49.48	2.182	61.42	2.708	74.27	3.275	1.181	0.0521
2450	105.71		1.53		0.194	34.77	0.329	54.54	0.516	71.18	0.673	97.92	0.926	122,44	1.158	148.98	1.409	5.133	0.0486
3000	184.87		1.47	30.53	0.165	53.76	0.291	86.75	0.469	114.92	0.622	161.46	0.873	204.56	1.107	251.50	1.360	7.764	0.0420
3010	13.83		1.14	4.00	0.289	6.51	0.471	9.88	0.714	12.68	0.917	17.13	1.239	21.18	1.531	25.54	1.847	0.771	0.0557
3040	7.83		1.14	3.96	0.505	6.80	0.868	10.68	1.363	13.94	1.779	19.16	2.445	23.95	3.057	29.12	3.717	0.354	0.0452
3060	38.10		0.85	10.41	0.273	18.03	0.473	28.56	0.750	37.45	0.983	51.92	1.363	65.36	1.715	79.95	2.098	1.722	0.0452
3100	91.59	-	1.08	23.08	0.252	38.87	0.424	60.98	0.666	79.56	0.869	109.38	1.194	136.73	1.493	166.30	1.816	4.446	0.0485
3200	14.11		0.26	13.35	0.946	20.17	1.429	29.06	2.059	<i>36.28</i>	2.571	47.55	3.369	57.64	4.084	68.38	4.845	0.957	0.0678
3210	39.00		0.66	15.33	0.393	25.35	0.650	38.91	0.998	50.22	1.288	68.23	1.750	<i>84.65</i>	2.171	<i>102.39</i>	2.626	2.030	0.0521
3300	23.71		0.60	9.14	0.386	15.50	0.654	24.18	1.020	31.45	1.327	43.10	1.818	53.76	2.268	65.27	2.753	1.151	0.0486
3400 3420	92.46	75 	1.06 0.61	17.42	0.188	31.90 28.13	0.345 0.639	52.48 43.72	0.568 0.994	70.20 56.93	0.759	99.16 78.09	1.072 1.775	126.02 97.46	1.363 2.215	155.33 118.38	1.680 2.691	3.600 2.136	0.0389
3420 3425	44.00	-	0.57	10.19	0.387	18.05	0.539	28.96	0.994	38.19	1.294	78.09 53.07	1.775	<i>97.46</i> <i>66.78</i>	2.215	81.76	2.891	1.255	0.0485
3425	30.12 105.08	70	0.55 1.38	20.04	0.338	34.57	0.399	54.84	0.962	72.35	0.689	100.64	0.958	126.72	1.206	155.04	1.475	4.749	0.0417
3430	70.44		1.01	16.89	0.191	29.33	0.329	46.57	0.522	61.18	0.869	84.47	1.199	126.72	1.514	130.31	1.475	4.749 3.184	0.0452
	/0.44	//		10.03	0.240		0.410	+0.37	0.007	01.70	0.009	07.4/	1.199	100.07	1.014	1.00.01	1.000	<i>J.104</i>	0.0432

REVISIONS MARK DATE DESCRIPTION Image: Imag	Evans, Mechwart, Hambleton & Tilton, Inc. Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 M C M X X V I	PREPARED FOR: JEROME VILLAGE COMPANY, LLC 720 E.Broad Street, Suite 200 Columbus, Ohio 43215	JEROME VILLAGE	
NMI DA. 11 (DE EL OP III, F.I.) EU, 70, 6 643 L VG PRELIMIN RY PL 17 61643P 24-2	27.DWG <s (4="" .="" 1164="" 2)="" 3,<="" 7="" fs:="" td="" xr="" ±=""><td>BS, 5 54 X S- W A OUT 61ATO PL - LAST S VEL BY LHES LL [17</td><td>7/200 2:0 :41 F'S - FLVTLD BY S. ES.E S., 3 22 18 12: 0:55 M</td><td>TOLLCOD</td></s>	BS, 5 54 X S- W A OUT 61ATO PL - LAST S VEL BY LHES LL [17	7/200 2:0 :41 F'S - FLVTLD BY S. ES.E S., 3 22 18 12: 0:55 M	TOLLCOD

JEROME VILLAGE

COUNTY OF UNION, OHIO	Date	Job No.
PRELIMINARY PLAT	January 3, 2008	2006-1643
FOR	,	
JEROME VILLAGE	Scale	Sheet
STORM VATER MASTER FLAN	None	27/27



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

February 1, 2012

Weston R. Dodds, Director LUC Regional Planning Commission Box 219 East Liberty, Ohio 43319

Re: Preliminary Plat Extension Jerome Village

Weston,

In response to the developer's request to extend the above preliminary plat, our office has reviewed previous conditions for original approval of said plat. Based on this review, we recommend that the extension be granted pursuant to the attached comments from our office, dated February 11, 2008.

In addition, due to the long term buildout of this development, the preliminary master plat will have to be renewed multiple times over the life of the project under current practice. Because the individual pods within this master development have their own preliminary plat that will go through the review process from the Zoning and Subdivision Committee, I am recommending we revisit the requirement for the developer to renew the preliminary master plat in the future.

Should you have any questions, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narducei

Bill Narducci, P.E. Project Engineer Union County Engineer



STEVE A. STOLTE, PE/PS

COUNTY ENGINEER ENVIRONMENTAL ENGINEER

County Office Building 233 W. Sixth Street Marysville, Ohio 43040

(937) 645-3018 *(800) 258-8278 ext. 3018 *(inside Union County)

Fax (937) 645-3161

Email engineer@co.union.oh.us.

Website

www.co.union.oh.us

OFFICE HOURS

7:30 a.m. ~ 5:00 p.m.

MARYSVILLE

OPERATIONS FACILITY 16400 County Home Road Marysville, Ohio 43040 (937) 645-3017 Fax (937) 645-3111

RICHWOOD OUTPOST

190 Beatty Avenue Richwood, Ohio 43344

JEFFREY A. STAUCH, PE/PS Assistant County Engineer

MARY A. SAMPSEL, PE Assistant County Engineer Chief Building Official February 11, 2008

Jenny Snapp, Director LUC Regional Planning Commission Box 219 East Liberty, Ohio 43319

Re: Jerome Village Preliminary Plat

Dear Jenny:

We have had the opportunity to review the revised Preliminary Plat for the above-referenced subdivision, dated January 3, 2008 and recommend it be **approved with modifications**. Included in the list below are a few minor technical modifications that should be made on future documents (i.e., construction drawings; final plat).

Due to the sheer size and general nature of this plat, we have also addressed issues that can be attributed to the impact this development will have on the region. These items shall be the responsibility of the developer throughout the phased development of the subdivision. In order to record these responsibilities, we ask that all of these items be made conditions of approval of the plat.

Streets & Utilities

- 1a. The west connection of Home Road (to US 42 and Harriott Road) must be constructed at the same time Home Road is constructed inside the subdivision. The developer is responsible for land acquisition on this portion of the road, outside the subdivision boundaries.
- 1b. The east connection of Home Road (east of Jerome Road to Delaware County's Home Road) shall be constructed by the developer at the same time Home Road is constructed inside the subdivision. If assistance with land acquisition for future road r/w outside the subdivision boundaries is needed, the Union County Engineer can offer support to expedite the process. Terms of assistance shall be further defined in an Infrastructure Agreement between the developer and the County, if necessary (see additional information regarding a possible Infrastructure Agreement in Item 2a below).
- 1c. Layout and design of the east and west connections of Home Road are subject to approval by the Union County Engineer. The Home Road intersection with US 42 is also subject to approval by ODOT.

Page 1 of 3

COUNTY ENGINEEP ENVIRONMENTAL ENGINEER

L BUILDING

- 2a. Improvements to existing intersections in the region, not located within the subdivision, shall be constructed by the developer prior to or during construction of the associated phase (or build-out level) of the subdivision that contributes the defining amount of traffic. The required improvements are identified in the Jerome Village TIS dated: August 2006, revised Feb 2007, letter June 18, 2007 and also in the Union County Engineer/Trans Associates review letters dated March 29, 2007 and July 5, 2007. The developer may be required to enter in to an Infrastructure Agreement with Union County at a later date to further address timing of construction and/or monetary responsibility of the subject improvements.
- 2b. At any existing intersection where Jerome Village contributes 2/3 (or more) of the traffic, Jerome Village will be responsible to install 100% of the intersection improvements.
- 2c. Jerome Village is responsible to install the new roadway and intersection network, as shown on the Preliminary Plat.
- 2d. If improvements are warranted for an existing intersection, and it changes the nature of the intersection (i.e., adds a traffic signal, etc.), Jerome Village will be responsible to add turn lanes and/or provide widening at the intersection.
- 3. The developer will be required to have a specialized sub-consultant review all roundabout designs. Sub-consultant selection shall be submitted to and approved by the County Engineer.
- 4. Provisions shall be made in the Community Authority to allow for the mowing, regular maintenance, and repair of grass, trees, plants, stormwater facilities, etc. located in medians within the road r/w.
- 5. Road r/w width for Joshua, Ewing, and James Roads shall be shown as 100' on future documents.
- 6. Existing drives at the following locations may need to be moved or relocated on to proposed new roads within the subdivision:
 - a. 12359 Jerome Road
 - b. 11591 Jerome Road
 - c. 10611 Jerome Road
 - d. 7530 Brock Road
 - e. 7460 Brock Road
 - f. additional locations may be identified as local road locations are determined throughout development

The developer is responsible to contact the existing homeowners, coordinate the new drive location, and construct the driveway. Location and material type for the new drive shall be approved by the County Engineer.

- 7. Off-site sanitary sewer and water line connections are not shown, due to continued negotiations with the service provider (City of Marysville). When final layouts are determined, both interim and final, they shall be submitted to LUC and the County Engineer as supplemental documents for reference during construction plan review and final plat review.
- 8. Approval of this Preliminary Plat for the overall network does not in any way relieve Jerome Village Development of the responsibility for infrastructure improvements not shown on the plat. Items not shown on the plat at this time, such as, but not limited to, sanitary sewer connections, water line connections, and off-site traffic improvements will be addressed in subsequent Preliminary Plats for the subdivision.

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General

- 9. Prior to approval of the Final Plat, the Developer may be required to execute a Ditch Petition Agreement with Union County, placing stormwater infrastructure and facilities, outside of the road r/w, under County Maintenance.
- 10. Provide date of survey.
- 11. Show easements on final plat for utility companies (URE, Ohio Edison, Verizon, Columbia Gas, Time Warner).
- 12. Label existing road r/w for Wells Road on future drawings.

Deed Restrictions to be Placed on the Final Plat

- 13. Sequence of subdivision construction shall be approved by the Union County Engineer.
- 14. Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential or other type lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy or, if the open spaces do not have adjacent property lines, connection shall be made through a contiguous open space, where possible.
- 15a. The "blanket restrictions" listed on the Access Management Plan shall be restated on the Final Plat.
- 15b. Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.
- 16. Stormwater calculations performed for each subarea/pod shall use the watershed characteristics identified in the Preliminary Plat.
- 17. Add Union County Standard Deed Restrictions:
 - a. Residential & Commercial 1 thru 5, 6a, 7, 8
 - b. Residential Only 11
 - c. Commercial Only 17, 19, 21 thru 23
 - d. Misc 24, 25, 28 (insert applicable names in 25 & 28)

In accordance with Sections 317 through 326 of the Union County Subdivision Regulations, additional information is required from the developer prior to further document approvals, construction, and/or filing of the Final Plat. 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.

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Joanna M. Pinkerton, PE Project Engineer

xc: Steve Stolte Jeff Stauch Randy Loebig Thom Ries Bob Scheiderer

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Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Zoning & Subdivision Committee Thursday, February 13, 2014

The Zoning and Subdivision Committee met in regular session on Thursday, February 13, 2014, at 12:15 pm at the LUC East Liberty Office. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman Greg DeLong, Wes Dodds, Charles Hall, Paul Hammersmith, Joel Kranenburg, Heather Martin, Jenny Snapp, Bill Narducci for Jeff Stauch and Andy Yoder. Absent Member was Steve McCall.

Guests included: Gary Smith, Jerome Township; David Hodge, Smith & Hale; John Lateulere, Redwood Acquisition; Jeff Baur, Borror Properties; Todd Foley, POD Design; Shawn Goodwin, American Structurepoint.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Minutes of the January 9, 2013, meeting were approved as written with Charles Hall making the first motion to approve as written, and Andy Yoder made the second motion to approve as written. All in favor.

- 1. Review of Jerome Village Preliminary Plat Extension (Union County) Staff Report by Jenny Snapp
 - Brad Bodenmiller made the first motion to recommend approval of the Jerome Village Preliminary Plat Extension for 24 months and Charles Hall made the second motion to recommend approval of the Jerome Village Preliminary Plat Extension for 24 months. All in favor.
 - o Charles We're just continuing to renew this?
 - Jenny Yes, every 2 years.
 - Charles It's going to take a while before it all goes out.
 - Jenny I was just making them follow procedures.
 - Charles Every time a pod comes before us, it's just on that section.
 - Scott I think it'll take more investigation into the exact language in the subdivision regulations, specifically looking at the full development. Would be appropriate to renew the overall development every 2 years.
 - Bill What's the fee?
 - Jenny It's only \$200
 - Bill My only concern would be if there are changes; there have been some changes; for example they moved an educational facility further north. It modifies the plat, should we make them change that?



- Jenny Technically they should.
- Greg I would like to leave it the way it is.
- Andy I agree with Greg.
- Charles We should be aware of some of these changes going on instead of just approving it overall. If there are major changes we should be aware of it.
- Bill They've talked to the Township when there are changes but they haven't sent it through LUC.
- Charles If they submit with changes, does that change the fee?
- Jenny Technically I would be charging a per acre or lot fee based on the changes.
- Scott Sounds like the consensus is to continue as we have and make sure we're continuing to get updates.
- Jenny I will pass along the information to Terrain Evolution. And my thought is it would be helpful for them to see Jerome Township comments.
- 2. Review of Parcel Amendment, Jerome Township (Union County) Rezoning of 10.7 Acres located at 8376 Mitchell Dewitt Road from U-1 Rural Undeveloped to PUD Planned Unit Development Staff Report by Wes Dodds
 - John B. We've shifted to allow the adjacent property to maintain their rights to have a curb cut to their property. We were at the Township hearing and we withdrew our request or tabled it and took it back to the drawing board to reconfigure the road, to work on text and now we're ready to resubmit it at this time.
 - o Charles The road is moving where?
 - Jenny Did the township having anything to add?
 - Gary I wasn't at the meeting that was held but there were several concerns that the Township expressed and I don't believe all of them were addressed. There were several comments in regards to the size of the lots and open space. If you look at the lot plan, about half the trees are inside the lots.
 - Brad Bodenmiller made the first motion to recommend approval of the Jerome Township Parcel Amendment with staff comments in regards to preservation zone and Greg DeLong made the second motion to recommend approval of the Jerome Township Parcel Amendment with staff comments in regards to preservation zone. All in favor.
 - Paul In regards to the open space, if the lots are platted, who's going to have ownership if it's not platted with the lots?
 - Gary Most are platted with the lots.
 - Paul The way around it is to plat the lots up to the end of it.



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Director: Jenny R. Snapp

- Review of Parcel Amendment, Jerome Township (Union County) Rezoning of 79.1 acres of parcel number 15-00080008.0000 near the intersection of State Route 42 and Industrial Parkway from U-1 Rural Undeveloped to PUD Planned Unit Development – Staff Report by Wes Dodds
 - David Hodge gave the history of how this PUD came to be and explained the current plan for the PUD.
 - Todd Foley spoke about the plan for the PUD.
 - o Charles What kind of entrances/exits?
 - Todd Mainly off of Industrial Parkway; the main component will access off of that road. There's a connection to Kimberly Woods which is intended to be an emergency access only.
 - Greg Those apartments are literally on US33, is there a way to put something as a buffer?
 - Todd We are set back from the right-of-way.
 - Bill What is the proposed setback?
 - Todd I believe it's 35 feet
 - Paul Is there a traffic study done with this?
 - Bill There isn't one complete but it's being worked on now. We have concerns regarding the emergency access tying into Briar Wood. We've had some issues come up requiring secondary access to developments. I'd propose that during the sketch view review of having two access to the apartments.
 - David Hodge In reviewing LUC's past minutes when the Township Comprehensive Plan came through the office, LUC did not support it. Discussion was held saying that there should be less retail per LUC. We think what we're proposing is better than what the comp plan recommends.
 - Paul You've increased the lot width, but not the depth. When we reviewed the comp plan, I would not interpret less retail to mean more residential. That would be misrepresentation to say that's what this committee meant.
 - Scott Do you have any other comments?
 - o John L. gave an introduction of Redwood Development.
 - Gary The site plan itself, I have no concerns with. The depth of the lots along the adjacent Kimberly Woods are shallow, all things that can be addressed. The land use is the issue here and will be the zoning commission's issue. We went through an extensive process in meeting with the community in regards to the comprehensive plan. That plan was prepared with consensus. I am very hesitant to recommend something that does not comply with the plans. I don't believe this is a compromise. If this project is appropriate for that site, and everyone feels that it is, maybe we should go back to the Township and request a change to the



Director: Jenny R. Snapp

comprehensive plan. I cannot recommend that they ignore the comprehensive plan.

- Charles I think a number of exits/entrances is not nearly enough for what I see in the number of units.
- Paul Hammersmith made the first motion to recommend denial of the Jerome Township Parcel Amendment based on staff comments and Charles Hall made the second motion to recommend denial of the Jerome Township Parcel Amendment based on staff comments. All in favor with Greg DeLong not voting in favor.

The Zoning and Subdivision Committee adjourned at 12:57 pm with Paul Hammersmith making the first motion to adjourn, and Brad Bodenmiller making the second motion to adjourn. All in favor.