

**JEROME VILLAGE**  
**JEROME VILLAGE COMPANY, LLC**  
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**75 N. FRONT STREET, SUITE 200**  
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**SURVEYOR**  
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8439 VORIS ROAD  
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JADCOCK@AMERICANLANDSURVEYORS.COM

JEROME VILLAGE  
EVERSOLE RUN NEIGHBORHOOD  
SECTION 7

VIRGINIA MILITARY SURVEY (VMS) 2365  
JEROME TOWNSHIP, UNION COUNTY, OHIO

INDEX MAP  
SCALE: 1" = 200'

BM#1  
IRON PIN CHISELED "X" ON THE SOUTHEASTERLY FLANGE BOLT OF FIRE HYDRANT.  
N40°11'15.22", W83°10'31.73"  
ELEV=950.20 (NAVD 88)

BM#2  
IRON PIN CHISELED "X" ON THE SOUTHWESTERLY FLANGE BOLT OF FIRE HYDRANT.  
N40°11'14.95", W83°10'36.70"  
ELEV=953.39 (NAVD 88)

BM#3  
IRON PIN CHISELED "X" ON THE EASTERLY FLANGE BOLT OF FIRE HYDRANT.  
N40°11'11.29", W83°10'46.30"  
ELEV=952.70 (NAVD 88)

BM#4  
IRON PIN CHISELED "X" ON THE EASTERLY FLANGE BOLT OF FIRE HYDRANT.  
N40°10'59.87", W83°10'43.22"  
ELEV=948.80 (NAVD 88)

THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM CALCULATION. DEVELOPED AREAS SHALL BE REQUIRED TO RELEASE THE CRITICAL STORM AND ALL LESSER STORMS AT A RATE NO GREATER THAN THE PREDEVELOPED ONE YEAR STORM EVENT. ALL STORMS OF GREATER INTENSITY THAN THAT OF THE CRITICAL STORM SHALL RELEASE AT THEIR RESPECTIVE PREDEVELOPED RATES PER UNION COUNTY REGULATIONS.

THE EXISTING LAND USE CONSISTS OF EXISTING WOODEN AREA AND EXISTING LARGE LOT RESIDENTIAL. THE TRIBUTARY AREA FOR THIS STUDY ACCUMULATES AND DISCHARGES TO EXISTING EVERSOLE RUN.

WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED WET-EXTENDED DETENTION BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHC000006.

THE DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0395E, EFFECTIVE DATE SEPTEMBER 21, 2023.

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

THE SITE IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) IN ACCORDANCE WITH THE PROVISIONS OF CASE #PD06-110, AS AMENDED.

PREVIOUSLY GRANTED:  
VARIANCE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT-OF-WAY  
WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN JEROME  
VILLAGE. RESOLUTION #24-476. DATED 10-02-24.

| SURVEY DATA                       |                                |                      |
|-----------------------------------|--------------------------------|----------------------|
| DESCRIPTION                       | EXISTING PARCEL ID NUMBER      | BOUNDARY SURVEY DATE |
| O'KEEFE                           | 1700130080000<br>1700130070000 | 7/15/2024            |
| JEROME VILLAGE COMPANY (FILLIPPI) | 1700130120000                  | 7/10/2009            |

COVER SHEET  
TYPICAL SECTIONS & DETAILS  
EXISTING CONDITIONS  
PRELIMINARY PLAT  
COMPOSITE UTILITY PLAN  
PRELIMINARY STREET PLAN & PROFILE  
GRADING PLAN & EROSION & SEDIMENT CONTROL PLAN  
STORMWATER TRIBUTARY MAP  
SIGHT DISTANCE EXHIBIT

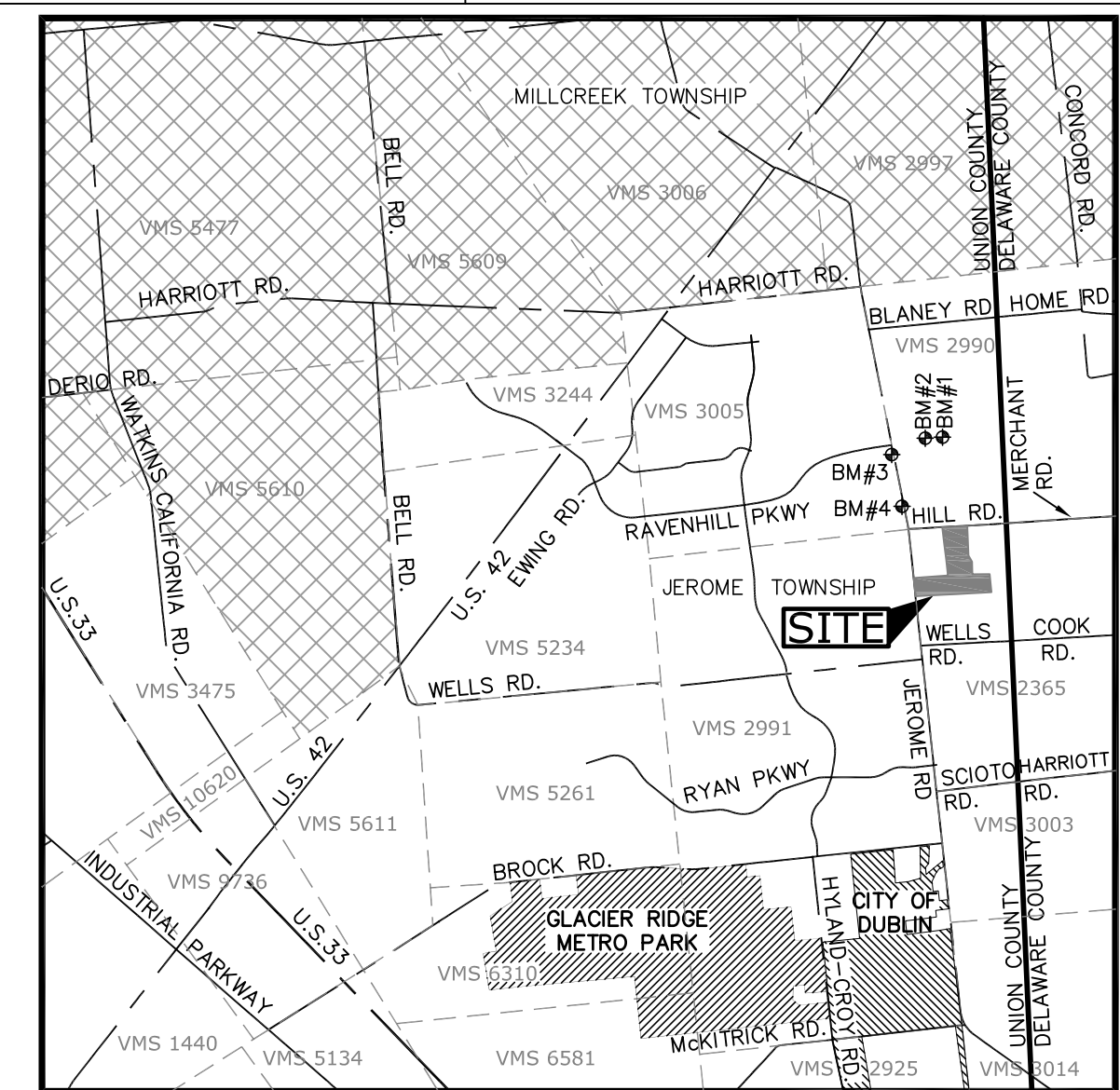
THE FOLLOWING STANDARD DRAWINGS SHALL  
BE CONSIDERED A PART OF THIS PLAN:

ODOT  
BP-4.1  
BP-7.1  
CB-2X2B  
CB-2X3  
CB-2X5  
MH-3

DCEO  
DCED-S125  
DCED-S168

CITY OF  
MARYSVILLE  
WTR-01  
WTR-03  
WTR-05  
WTR-08  
WTR-09

UNION COUNTY  
NO. 9



LOCATION MAP  
SCALE: 1" = 4000'

|                     |        |
|---------------------|--------|
| TOTAL AREA (ACRES)  | 29.675 |
| OPEN SPACE          | 7.378  |
| RIGHT-OF-WAY        | 4.129  |
| EXISTING (COUNTY)   | 0.603  |
| PROPOSED (TOWNSHIP) | 3.526  |
| LOTS                | 18.168 |

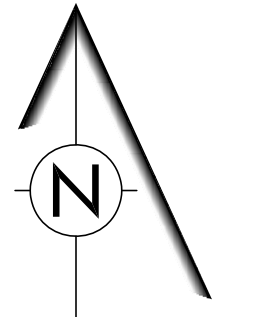
|                |    |
|----------------|----|
| 100' LOT WIDTH | 4  |
| 110' LOT WIDTH | 3  |
| 120' LOT WIDTH | 23 |

|                           |       |
|---------------------------|-------|
| GROSS (# LOTS/TOTAL AREA) | 1.011 |
| NET (# LOTS/LOT AREA)     | 1.651 |

|                |          |
|----------------|----------|
| 100' LOT WIDTH | 17000 SF |
| 110' LOT WIDTH | 18700 SF |
| 120' LOT WIDTH | 20400 SF |

|                    |     |     |     |
|--------------------|-----|-----|-----|
| FRONT YARD SETBACK | 25' | 25' | 25' |
| REAR YARD SETBACK  | 30' | 30' | 30' |
| SIDE YARD SETBACK  | 10' | 10' | 10' |

DOS = DEDICATED OPEN SPACE



**GRAPHIC SCALE**

( IN FEET )  
1 inch = 200 ft.

[illegible]

TerrainEvolution

*Your bridge between Vision and Success*

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EROME TOWNSHIP, UNION COUNTY, OHIO

**JEROME VILLAGE**  
**EVERSOLE RUN NEIGHBORHOOD**  
**SECTION 7**

COVER SHEET

DRAWING SET STATUS:

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

|        |       |       |
|--------|-------|-------|
| DESIGN | DRAFT | CHECK |
| DGR    | DGR   | JPW   |

|              |        |
|--------------|--------|
| PROJECT NO.: | 24-032 |
|--------------|--------|

DATE: JULY, 2025

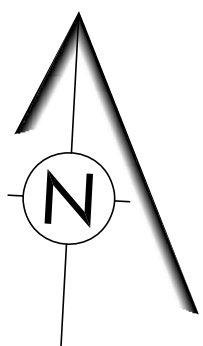
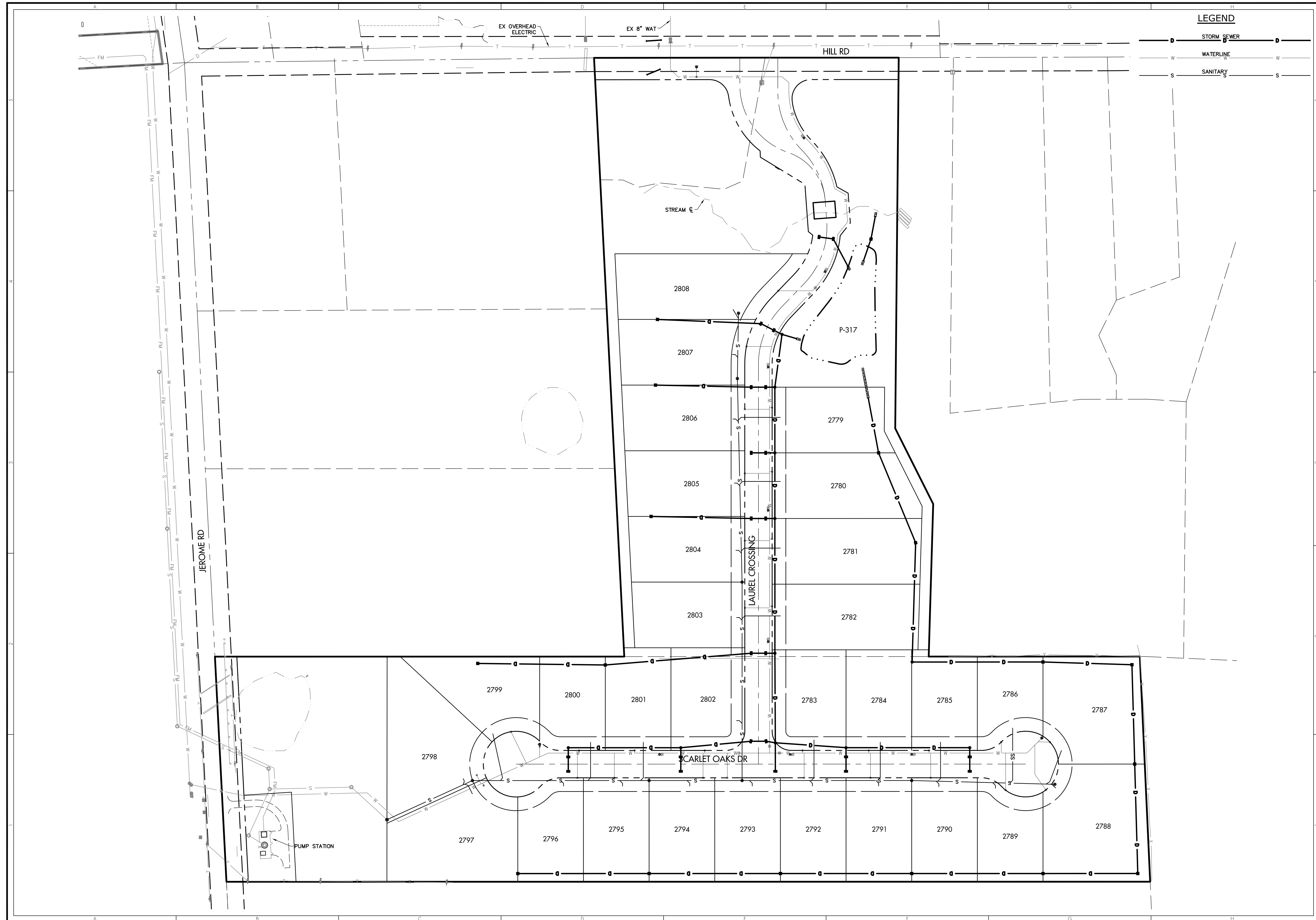
SCALE:  
HORIZONTAL: 1" =  
VERTICAL: N/

SHEET NO.: 1 / 13

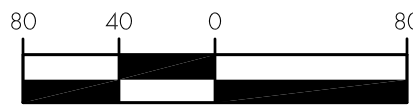






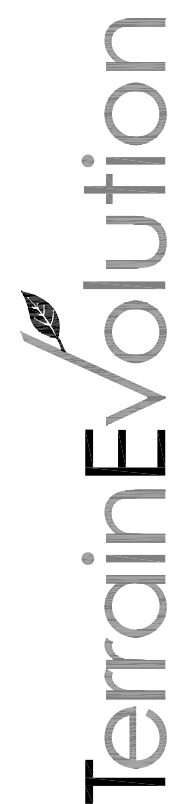


GRAPHIC SCALE



( IN FEET )

1 inch = 80 ft.

[illegible]

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FEROME TOWNSHIP, UNION COUNTY OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD  
SECTION 7

## COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

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

|        |       |       |
|--------|-------|-------|
| DESIGN | DRAFT | CHECK |
| DGR    | DGR   | JPW   |

|              |        |
|--------------|--------|
| PROJECT NO.: | 24-032 |
|--------------|--------|

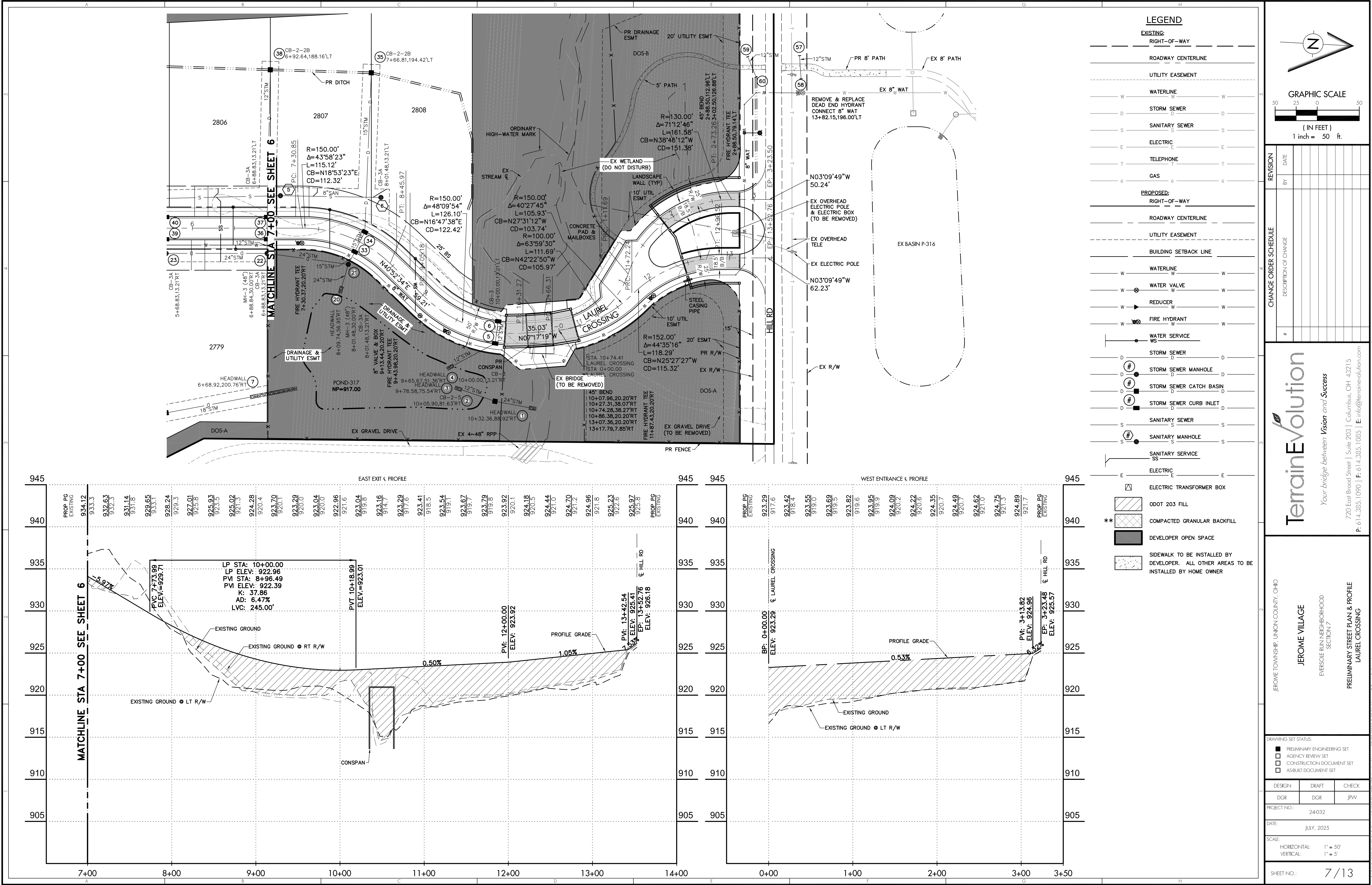
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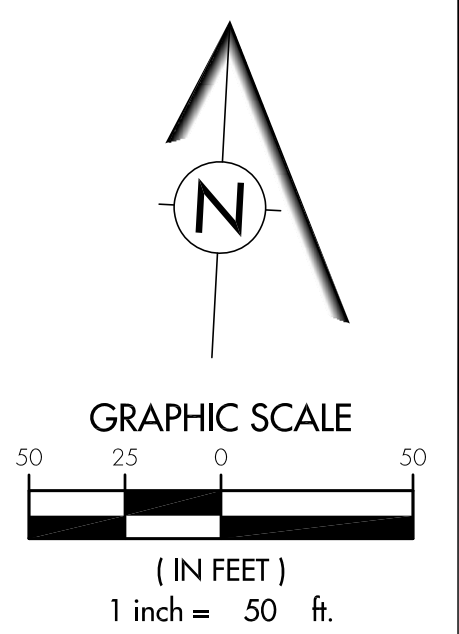
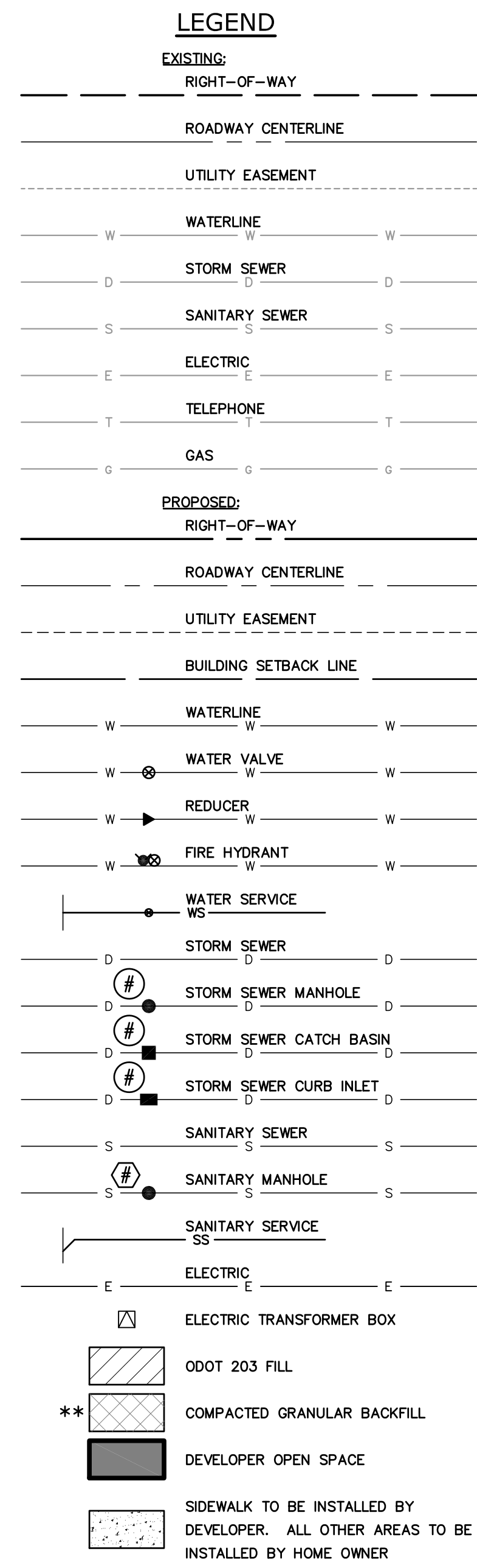
SCALE:

|             |      |
|-------------|------|
| HORIZONTAL: | 1" = |
| VERTICAL:   | N/A  |

SHEET NO.: 5 / 13





[illegible]

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JEROME VILLAGE  
EVERSOLE RUN NEIGHBORHOOD  
SECTION 7  
PRELIMINARY STREET PLAN & PROFILE  
SCARLET OAKS DR

|                                                                 |  |  |
|-----------------------------------------------------------------|--|--|
| DRAWING SET STATUS:                                             |  |  |
| <input checked="" type="checkbox"/> PRELIMINARY ENGINEERING SET |  |  |
| <input type="checkbox"/> AGENCY REVIEW SET                      |  |  |
| <input type="checkbox"/> CONSTRUCTION DOCUMENT SET              |  |  |
| <input type="checkbox"/> AS-BUILT DOCUMENT SET                  |  |  |

|        |       |       |
|--------|-------|-------|
| DESIGN | DRAFT | CHECK |
| DCR    | DCR   | JPW   |

|              |            |
|--------------|------------|
| PROJECT NO.: | 24-032     |
| DATE:        | JULY, 2025 |

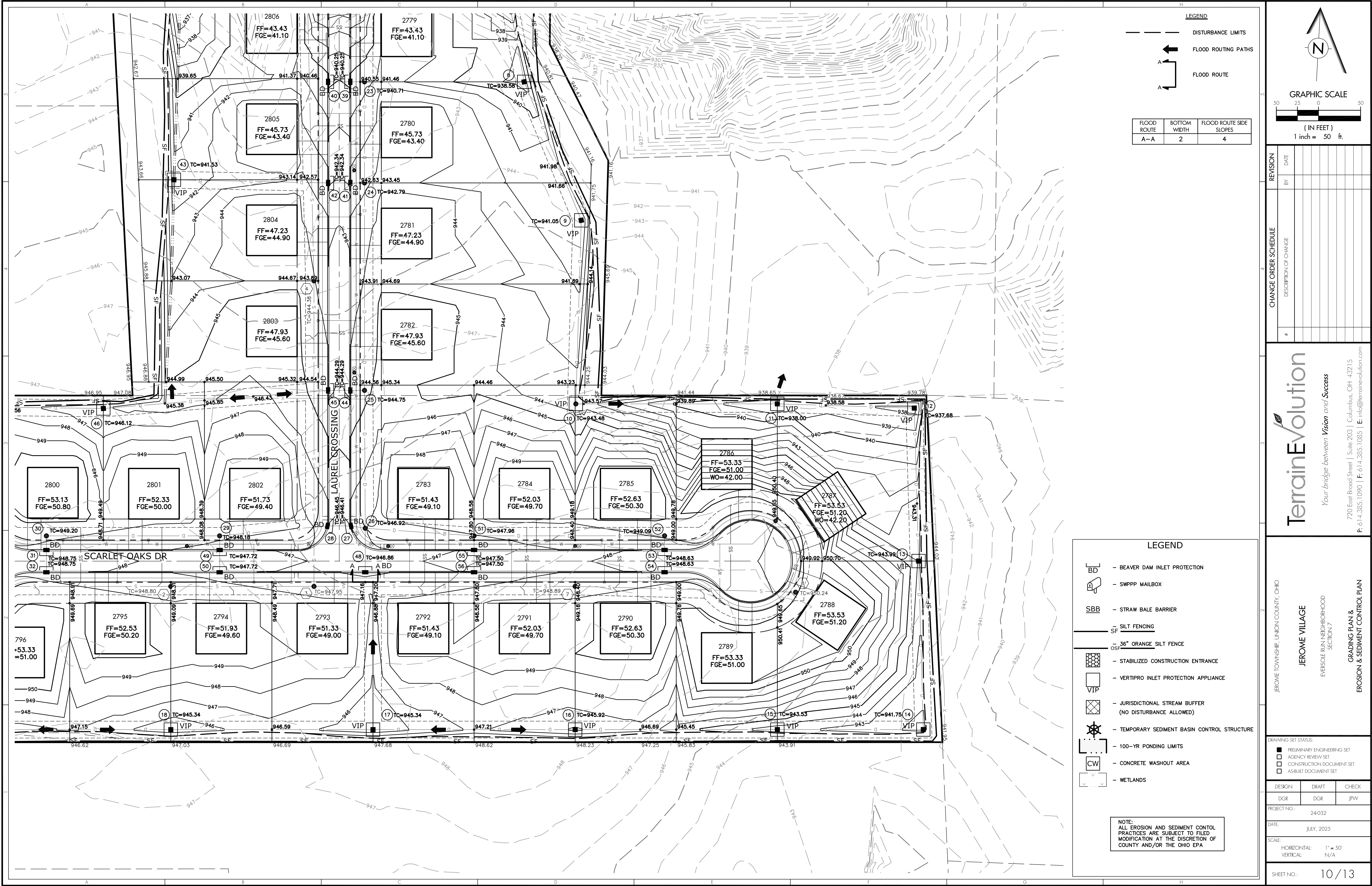
  

|        |                                           |
|--------|-------------------------------------------|
| SCALE: | HORIZONTAL: 1" = 50"<br>VERTICAL: 1" = 5" |
|--------|-------------------------------------------|

|            |      |
|------------|------|
| SHEET NO.: | 8/13 |
|------------|------|





**LEGEND**

--- DISTURBANCE LIMITS

← FLOOD ROUTING PATHS

A-A FLOOD ROUTE

| FLOOD ROUTE | BOTTOM WIDTH | FLOOD ROUTE SIDE SLOPES |
|-------------|--------------|-------------------------|
| A-A         | 2            | 4                       |

**GRAPHIC SCALE**

50 25 0 25 50

(IN FEET)

1 inch = 50 ft.

| REVISION | CHANGE ORDER SCHEDULE |                       |
|----------|-----------------------|-----------------------|
|          | DATE                  | DESCRIPTION OF CHANGE |
| #        |                       |                       |

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**LEGEND**

- BD - BEAVER DAM INLET PROTECTION
- SWPPP MAILBOX
- SBB - STRAW BALE BARRIER
- SF - SILT FENCING
- 36" ORANGE SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- VERTIPRO INLET PROTECTION APPLIANCE
- JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- 100-YR PONDING LIMITS
- CONCRETE WASHOUT AREA
- WETLANDS

**NOTE:** ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FIELD MODIFICATION AT THE DISCRETION OF COUNTY AND/OR THE OHIO EPA

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD SECTION 7

GRADING PLAN & EROSION & SEDIMENT CONTROL PLAN

JEROME TOWNSHIP UNION COUNTY, OHIO

DRAWING SET STATUS:

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

| DESIGN | DRAFT | CHECK |
|--------|-------|-------|
| DGR    | DGR   | JPW   |

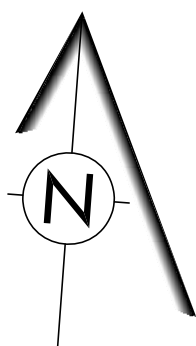
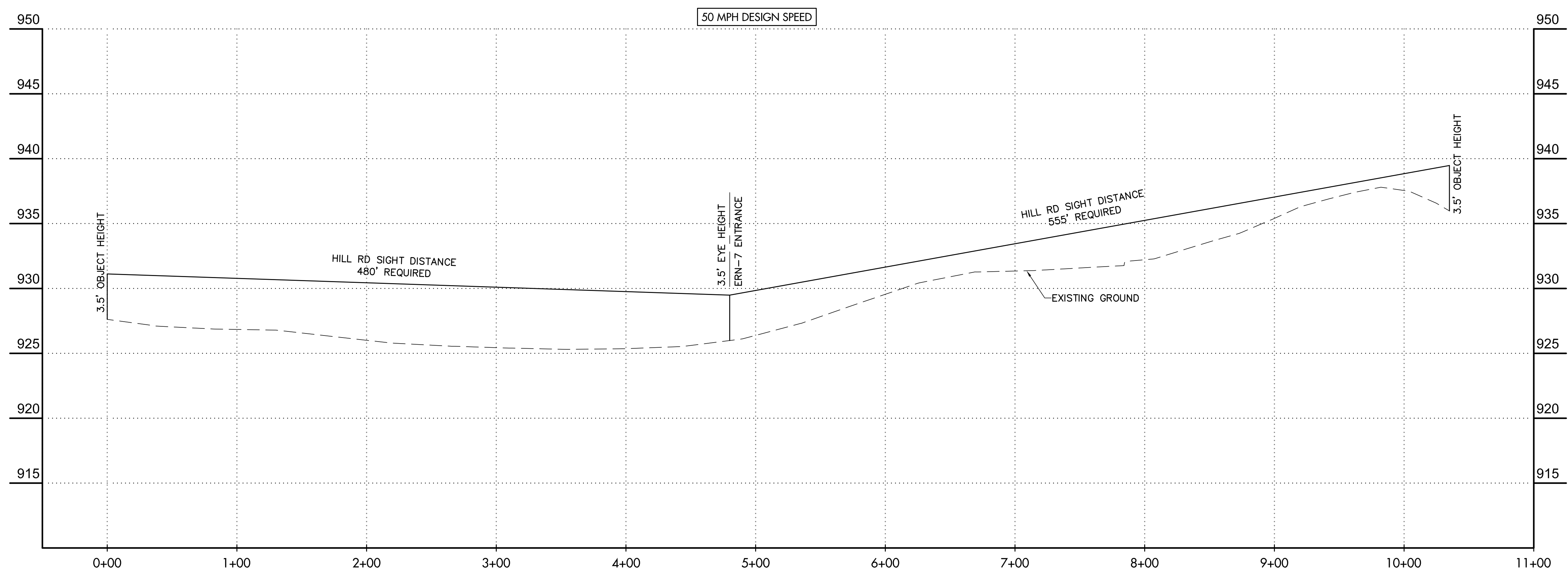
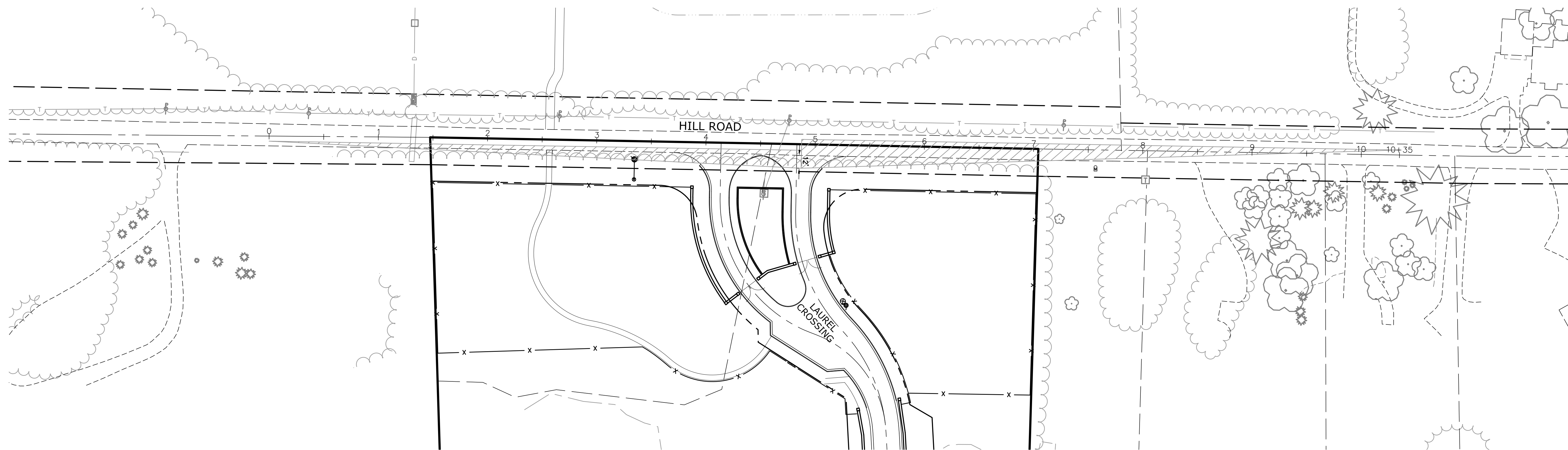
PROJECT NO.: 24-032

DATE: JULY, 2025

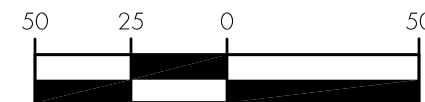
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A

SHEET NO.: 10/13





GRAPHIC SCALE



( IN FEET )

1 inch = 50 ft.

[illegible]

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD  
SECTION 7UN NEIGHB  
SECTION 7

SIGHT DISTANCE EXHIBIT

DRAWING SET STATUS:

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

|        |       |       |
|--------|-------|-------|
| DESIGN | DRAFT | CHECK |
| DGR    | DGR   | JPW   |

|              |        |
|--------------|--------|
| PROJECT NO.: | 24-032 |
|--------------|--------|

DATE: JULY, 2025

SCALE:

|             |          |
|-------------|----------|
| HORIZONTAL: | 1" = 50' |
| VERTICAL:   | 1" = 5'  |

SHEET NO.: 12/13

