



*****This meeting will take place by remote access only. Please see page 2 of this agenda for information required to join this virtual meeting.*****

Zoning & Subdivision Committee

Thursday, February 11, 2021, 11:45 am

- Minutes from last meeting of January 14, 2021
- 1. Review of ERN-1 Phase 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 2. Review of Farm at Indian Run Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- 3. Review of Glacier Pointe Section 2 Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
- 4. Review of Glacier Pointe Section 3 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- 5. Review of Jerome Township Parcel Amendment (Homestead at Scotts Farm) (Union County) – Staff Report by Aaron Smith
- 6. Review of Jerome Township Parcel Amendment (Fry Property) (Union County) – Staff Report by Aaron Smith
- 7. Review of Jerome Township Parcel Amendment (VN-9) (Union County) – Staff Report by Aaron Smith

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Ashley Gaver – City of Marysville
Steve Robinson – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC
Aaron Smith – LUC



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

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Passcode 071130

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10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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Staff Report – Eversole Run Neighborhood Section 1 Phase 3

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of Eversole Run Neighborhood, Section 1 (ERN-1), Phase 3 – Final Plat.
Location:	Located north of Wells Road and southwest of the intersection of the Hyland-Croy Road and Ravenhill Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 24.764 acres of land and proposes 53 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 3.209 acres in right-of-way ○ 18.785 acres in single-family residential lots ○ 2.77 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville water ○ Jerome Village Community Authority collection and City of Marysville sanitary sewer treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The current Preliminary Plat was approved in August 2017 and subsequently extended in August 2019. ○ Two final plat phases have been approved prior to this proposed Phase 3. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 02-04-21. The Engineer’s Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a
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Staff Report – Eversole Run Neighborhood Section 1 Phase 3

bond/surety was required, but has not yet been approved by the Commissioners. The Engineer's Office recommended denial due to the outstanding comments. The Engineer's Office reserved the right to change its recommendation, should the comments be addressed prior to the LUC meetings.

• **Union County Soil & Water Conservation District**

- No comments received as of 02-03-21.

• **Union County Health Department**

- No comments received as of 02-03-21. Standard comments from the Health Department are below:
 1. "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 serviced by a private water system (PWS) and/or sewage treatment system (SWS)."
 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."
 3. "If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS)."

• **City of Marysville**

- In an email dated 02-02-21, the City advised it had no comments.

• **Jerome Township**

- In a letter dated 02-02-21, the Township advised of technical issues in need of resolution. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)



Staff Report – Eversole Run Neighborhood Section 1 Phase 3

	<ol style="list-style-type: none">1. There are discrepancies between the approved Development Plan and the setbacks on Final Plat. The Township provided the location of those discrepancies.2. Sheet 1: The setbacks on the table do not match the setbacks shown on the Final Plat. The Township recommended indicating setbacks are “as shown”.3. Sheet 1: The Township recommended changes to bolding used and noted a spelling error.4. Sheet 3: The Township prefers the label “B.S.” instead of “S.B.” to identify zoning setbacks. <ul style="list-style-type: none">• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 02-03-21.• Union Rural Electric<ul style="list-style-type: none">○ In an email dated 01-29-21, URE advised it had no further comments and apparently the easements required by URE have been provided.• LUC Regional Planning Commission<ol style="list-style-type: none">1. Sheet 2 & 3: Is a key, which describes the monuments, missing (§323, 9.)?2. Sheet 3: The label for the curve along the north line of Lot 598 is difficult to read. The labels for both “C21” and “C32” are set on top of each other. Note: The lengths for each label are different according to the tables (§323, 6.).3. Sheet 3: Is a dimension missing on Lot 584 just south of C10? If so, is the same centerline dimension missing just south of C9 (§323, 5.)?4. Sheet 3: Please review the west lines of Lot 576 and Lot 577—99.05’ seems odd and there seems to be missing dimensions along Lot 576 (§323, 8.).5. Sheet 3: Is the east line of Lot 613 100’ (§323, 8.)?6. Sheet 3: If Lot 682 is replaced with right-of-way, an Amended Preliminary Plat is required prior to Final Plat (§320).7. Sheet 3: Please review easement along the south of DOS-C. Is it desired for the easement to run-through DOS-C (§323., 7.)?8. Sheet 3: Please review easement at rear of Lot 680. The minimum width for water/sewer easements is 20’
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Staff Report – Eversole Run Neighborhood Section 1 Phase 3

	<p>(§414).</p> <p>9. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).</p>
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<p>Staff Recommendations:</p>	<p>Staff recommends <i>DENIAL</i> of the Eversole Run Neighborhood, Section 1 (ERN-1), Phase 3 – Final Plat. Although the minor technical items in this staff report could be incorporated on the Final Plat Mylar for the 02-11-21 LUC meetings, confirmation of approval of the outstanding bond or other surety (§324, 2.; §326; §330) is required before staff is comfortable recommending otherwise.</p>
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<p>Z&S Committee Recommendations:</p>	
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Application for Final Plat Approval

Date: _____

Name of Subdivision: _____

Section/Phase: _____ Block _____

Location: _____

Township: _____ Military Survey: _____

Complete Parcel(s) Identification Number (PIN): _____

Has a Preliminary Plat been approved for this subdivision?: Yes ___ No ___ Date: _____

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Acreage w/in Approved Preliminary Plat: _____ Acres

Acreage w/in Section and/or Block: _____ Acres

Number of **APPROVED** lots from Preliminary Plat _____



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Number of Lots **PROPOSED** w/in this Section: _____

Number of **APPROVED** units from Preliminary Plat: _____

Number of Units **PROPOSED** w/in this Section: _____

Typical Lot Width: _____ Feet Typical Lot Area: _____

Single Family Units: _____ Sq. ft Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: _____

Recreation facilities to be provided: _____

Approved method of Supplying Water Service: _____

Approved method of Sanitary Waste Disposal: _____

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners? _____

Approved 50' righth-of-way Widths Resolution #306-09 Date 6-11-09

Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? *If no, continue to next question.* _____

If no to the above question, please submit a Performance Bond in accordance with the following:

Has estimated construction cost been submitted by the responsible design engineer? _____

Has estimated construction cost been approved by the County Engineer? _____

Bond has been submitted to County Engineer? _____

Bond approved by County Commissioners? _____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

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Final Plat Review Checklist

#	Required Item Description	Have	Need
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"; drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.		
1	Name of the Subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage.		
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat		
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.		
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.		
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.		
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.		
7	All easements and rights-of-ways provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.		
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.		
9	Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.		
10	Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.		
11	The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas. N/A		
12	Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.		
13	Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326).		
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.		



Logan-Union-Champaign regional planning commission

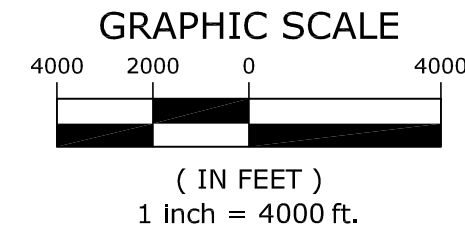
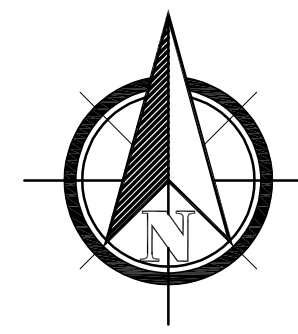
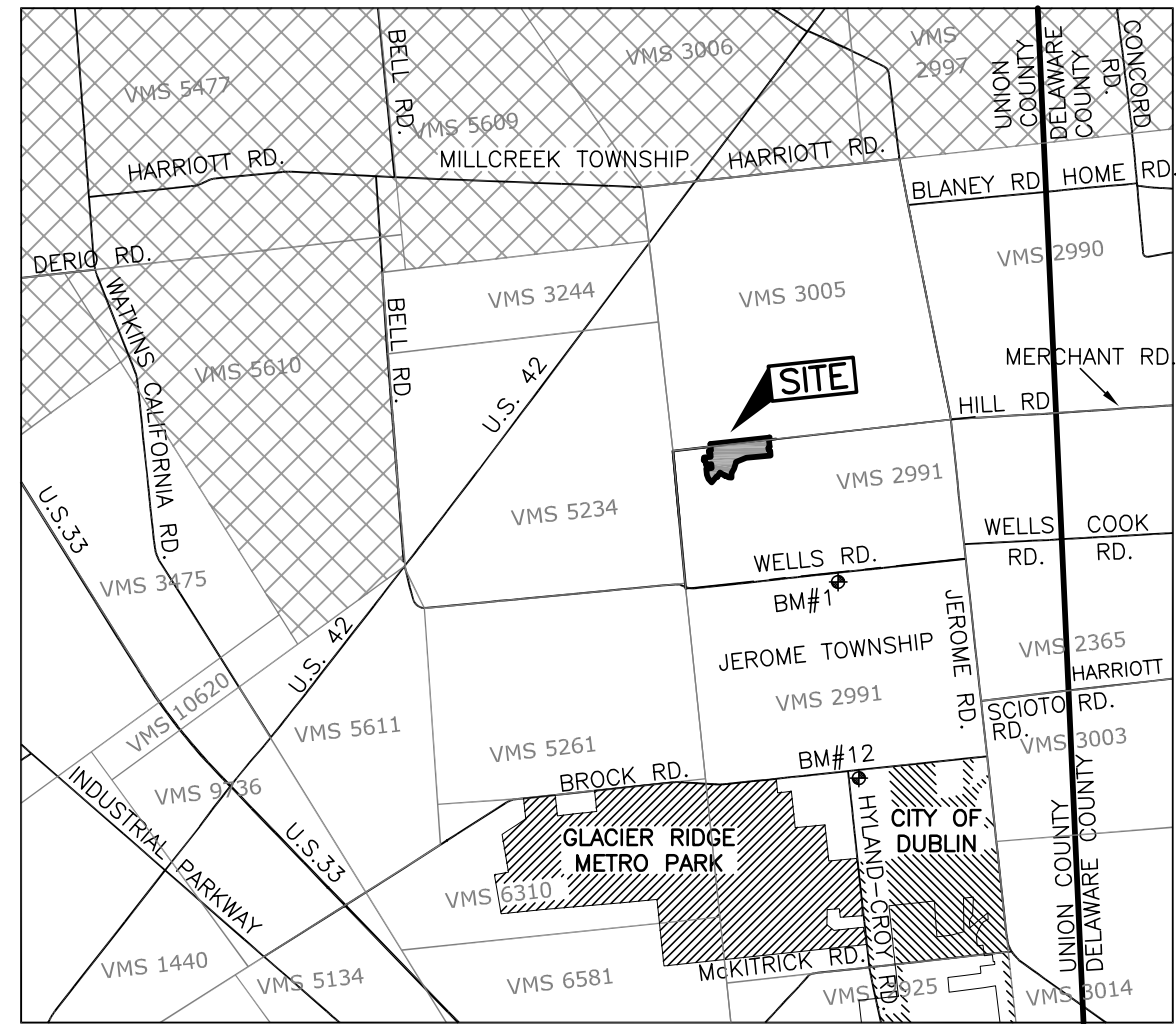
Director: Bradley J. Bodenmiller

15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.		
16	If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has been approved and is in effect.		
17	A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements.		
18	Written certification from the Board of County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable.		
19	Certification by a registered surveyor to the effect that the plat represents a survey completed by the surveyor and that the monuments shown thereon exist as located in all dimensional details are correct.		
20	A notarized acknowledgement of all owners and lien holders to the plat and its restrictions including dedication to the public uses of streets, alleys, parks and other spaces shown thereon and granting required easements.		
21	Approval and acceptance clause for the signatures of a representative of the Logan-Union-Champaign County Regional Planning Commission, the County Engineer, the County Health Department, the Board of County Commissioners, the County Auditor, the County Recorder, and a representative of the Township Trustees in which the subdivision is located.		
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

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LOCATION MAP



EVERSOLE RUN NEIGHBORHOOD SECTION 1 PHASE 3

SITUATED IN VIRGINIA MILITARY SURVEY'S No.2991 AND 3005 JEROME TOWNSHIP, UNION COUNTY, OHIO

Situated in State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 2991 and Virginia Military Survey No. 3005, being 24.764 acres of land of which 0.087 acre of land is located in the remainder of that 29,000 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 722, Page 832, 0.529 acre of land is located in the remainder of that 23,968 acre tract of land as described in a deed to said Jerome Village Company, LLC, of record in Official Record 739, Page 121 and 24.148 acres of land is located in the remainder of that 52,840 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Instrument No. 201408010005206, Recorder's Office, Union County, Ohio

SHEET INDEX
Sheet 1 - Title/Signature Sheet
Sheet 2 - ERN 1-3 Index/Overview
Sheet 3 - ERN 1-3 Detail Sheet

BASIS OF BEARINGS
The bearings shown hereon are based on the Ohio State Plane Coordinate System, North Zone as established by GPS observations.

Know all men by these presents that Jerome Village Company, LLC, owner of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right-of-way and easements shown hereon to the public use forever.

In witness thereof, the following have set their hand this ____ day of _____, 2021.

Jerome Village Company, LLC:
By: Nationwide Realty Investors, Ltd., its manager

By: _____
James Rost, Vice President

Signed and acknowledged in the presence of:

Signature: _____ Witness

Printed Name: _____

Signature: _____ Witness

Printed Name: _____

STATE OF OHIO
COUNTY OF UNION
Before me, a Notary Public in and for said County, personally appeared James Rost, Vice President and Operating Officer of Nationwide Realty Investors, Ltd., as manager of Jerome Village Company, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this ____ day of _____, 2021.

Signature: _____ My commission expires: _____
Notary Public

Reviewed this ____ day of _____, 2021: _____
Chairman, Jerome Township Trustees

Approved this ____ day of _____, 2021: _____
Union County Health Department

Approved this ____ day of _____, 2021: _____
Union County Engineer

Approved this ____ day of _____, 2021: _____
LUC Regional Planning Commission

Rights-of-way for public streets and roads herein dedicated to public use are hereby approved this ____ day of _____, 20____ for the County of Union, State of Ohio. Street improvements within said dedicated rights-of-way shall not be accepted for public use unless and until construction is completed and accepted as such by Union County. In addition, street improvements within said dedicated rights-of-way shall not be accepted for public maintenance until the maintenance period transpires and the street improvements are accepted for public maintenance by Union County."

Approved this ____ day of _____, 2021: _____
Union County Commissioner

Union County Commissioner _____
Union County Commissioner

Transferred this ____ day of _____, 2021: _____
Union County Auditor

Filed for record this ____ day of _____, 2021, at ____ am/pm.

Recorded this ____ day of _____, 2021 at ____ am/pm in

Plat Book _____, Page _____
Union County Recorder

ERN 1-3 Area Summary

Right-of-Way (Township)	3,209	AC
Lots	18,785	AC
Openspace	2,770	AC
Total	24,764	AC

ERN 1-3 Lot Summary

80' Frontage	11
90' Frontage	27
100' Frontage	15

ERN 1-3 Density

Gross (Lots/Total Area)	2.140 du/ac
Net (Lots/Lot Area)	2.821 du/ac

Minimum Lot Size

62' Frontage	7,400	SF
80' Frontage	10,400	SF
90' Frontage	11,700	SF
100' Frontage	13,000	SF

Setbacks	80' Frontage	90' Frontage	100' Frontage
Front Yard	25 FT	25 FT	25 FT
Rear Yard	30 FT	30 FT	30 FT
Side Yard	6 FT	8 FT	10 FT

PARCEL BREAKDOWN

Parcel Number	Map/GIS Number	Acreages of Parcel within ERN 1-3
17-0010020.1020	126-00-00-016.002	0.087 AC.
17-0010020.0000	126-00-00-016.000	0.529 AC.
17-0012013.0010	126-00-00-015.005	24.148 AC.

Jerome Township Note:
The purpose of this plat is to show certain property, rights of way, and easement boundaries at the time of platting. At the request of the zoning authority at the time of platting, this plat shows some of the limitations and requirements of the zoning regulations in effect at the date of the filing of the plat. Such limitations and requirements are shown for informational purposes only, and should be verified with the zoning authority prior to the construction of any private improvements on the lot. This note shall not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the land or title encumbrances of any nature, except to the extent specifically identified as such.

Jerome Village Blanket Notes
Note A: All of Jerome Village is in the flood hazard zone X (areas outside the 500-year flood plain) on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39159C0380D, 39159C0385D, 39159C0390D and 39159C0395D, effective dates December 16, 2008. 39159C0385D is a non-printed panel with no flood hazard areas.
Note B: Be advised; a subsurface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.
Note C: All storm water drainage including flood routing, open ditches and basins which accept public storm water, will be a part of the Union County ditch maintenance program. Each subarea will file a separate ditch maintenance petition. Only areas outside of the right-of-way will be a part of the County Ditch Maintenance Program.
Note D: All dead, diseased, noxious or decayed trees or vegetation, log jams, etc. shall be removed from streams that will be a part of the Union County ditch maintenance program.
Note E: All easements and setbacks for stream maintenance shall be reviewed by Union County Soil & Water Conservation District for access to said streams prior to acceptance.
Note F: Removed (not applicable to ERN 1-3)
Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for all other conditions.
Note H: Vegetated swales, including rain gardens & bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8" and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.
Note I: Removed (not applicable to ERN 1-3)
Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge of pavement.

Jerome Village Variances
1. 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 #306-09. Dated 6-11-09.
2. Variance has been approved from the Union County Subdivision Regulations, Section 406, requirement of 80' of separation from driveways to existing or proposed roadways.

SURVEYOR CERTIFICATION:
American Land Surveyors do hereby certify the following:
1. The accompanying plat represents a subdivision of land in VMS 2991 and 3005, Jerome Township, Union County, Ohio.
2. The tract has an area of 3,209 acres in streets, 18,785 acres in lots, and 2,770 acres in reserves making a total of 24,764 acres.
3. This plat was prepared based on a field survey performed in November, 2016 by American Land Surveyors, LLC.
4. All dimensions are shown in feet and decimal parts thereof, dimensions shown along curved lines are chord distances.
5. This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D, dated December 16, 2008
6. Monumentation set at the locations shown hereon consist of a 5/8" inch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription "Jon Adcock, S-8461", Right-of-way and centerline monumentation shall be placed at all points of curvature, tangency and points of intersection, and shall be set prior to lot sales.
a. Additional Monuments shall be placed along all lot corners and changes in bearing, as well as all points of curvature and tangency prior to the Lot being sold. Lot monumentation may have a cap and inscription that varies from above.
7. The accompanying plat is a correct representation of Eversole Run Neighborhood, Section 1, Phase 3 as surveyed.

Signed and sealed this ____ day of _____, 2021.

DEVELOPER:
Jerome Village Company, LLC.
375 N. Front Street, Suite 200
Columbus, Ohio 43215
Attention: Gary Nuss

SURVEYOR:
American Land Surveyors, LLC
1346 Hemlock Court N.E.
Lancaster, Ohio 43130
Attn: Jon (Brett) Adcock, P.S.

Jon (Brett) Adcock, Registered Professional Surveyor No. 8461

EVERSOLE RUN NEIGHBORHOOD, SECTION 1, PHASE 3 IS SUBJECT TO JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS AS RECORDED IN VOLUME 907 PAGES 572, UNION COUNTY RECORDER'S OFFICE. AS AMENDED, THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS AS RECORDED IN VOLUME 911, PAGE 922, UNION COUNTY RECORDER'S OFFICE AND THE DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR JVCA RECORDED IN VOLUME 859 PAGE 275, UNION COUNTY RECORDER'S OFFICE.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

- Residential and Commercial**
- There shall be no discharge in any streams or storm water outlets of any waste materials in violation of applicable local, state, or federal regulations.
 - N/A
 - Grading of the storm water retention areas shall not be changed.
 - N/A
 - The lot owner and his successors and assigns agree to assume any and all maintenance charges which are established by the Union County Commissioners for this subdivision.
 - N/A
 - No construction may begin or building started without the individual lot owner obtaining zoning, building, water & sewer tap, and driveway permits. Zoning permits are to be obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department and driveway permits are obtained from the Union County Engineer's Office. Water & sewer tap permits are obtained from the applicable service provider.
 - The lot owner and his successors and assigns agree to assume any and all sanitary sewer and water service charges which are established by the applicable provider.
 - All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

- Residential Only**
- Downspout drains shall not be connected directly to roadway underdrains.

- Miscellaneous Restrictions/Notes**
- This subdivision is located adjacent to lands which may be used for agricultural farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first getting permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings and trimmings from lawns, tree, bushes, plants, etc. or other wastes that you may generate on agricultural land. Dispose of all wastes appropriately. Additionally, there may be existing ditches, surface swales or underground tiles that drain water from adjacent land on to or through your property. You have a legal responsibility to allow the reasonable flow of water on to or through your property from upground properties. You also have a legal responsibility to maintain and repair any ditches, surface swales or underground tile on your property.
 - Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Periwinkle Way, Canopy Glen Drive and Cedar Crest Drive. The owners of the fee simple titles to all of the lots in Eversole Run Neighborhood, Section 1 Phase 3 Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
 - Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of platting, utility service to this subdivision for electric power is provided by Union Rural Electric, telephone service is provided by Frontier Communications or Spectrum and natural gas is provided by Columbia Gas.

- Jerome Village Blanket Restrictions**
- No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Ravenhill Parkway, Wells Road, Ryan Parkway, Brock Road.
 - Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on major or minor collector roads. All driveways shall connect to local roads within a sub area.
 - All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
 - All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection improvement (i.e., turn lane tapers, roundabout tapers, etc.), the intersection improvement shall govern and access restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
 - If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
 - No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Ravenhill, Ewing, Joshua, or Home Road.
 - No on-street parking within Eversole Run Neighborhood, Section 1, Phase 3.
 - Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of lot, shall be connected as much as possible to the open space dedicated along Ravenhill Parkway And Hyland-Croy Road. Connections shall be directly adjacent to the open space along Ravenhill Parkway or Hyland-Croy Road, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
 - 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.

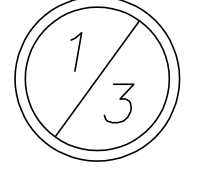
Utility Easements (U)
We the undersigned owners of the within platted land, do hereby grant unto the Jerome Village Community Authority, City of Marysville, Union Rural Electric, Frontier Communications, Spectrum, Columbia Gas, and their successors and assigns (Hereinafter referred to as grantees) A permanent right-of-way and easement ten (10) feet in width under, over, and through all sublots and all lands owned by the grantor shown hereon and parallel with and contiguous to Periwinkle Way, Canopy Glen Drive and Cedar Crest Drive and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such waterlines, sewer lines, underground electric, gas and communication cable, ducts, conduits, pipes, gas pipe lines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas and communication signals for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines outside the above described easement premises or the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

Drainage Easements (D)
We the undersigned owners of the platted land, do hereby grant unto Union County and their successors and assigns (hereinafter referred to as grantees), a permanent easement within areas designated "Drainage Easement", "Utility Easement" and "Drainage and Utility Easement" to construct, operate, maintain, repair, reconstruct or relocate drainage facilities such as storm sewers, drainage swales or courses and other facilities as deemed necessary or convenient by the grantees for drainage required for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. No permanent structures, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns or any other structure within said easement premises which may interfere with the installation and maintenance of drainage facilities.

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
www.americanlandsurveyors.com

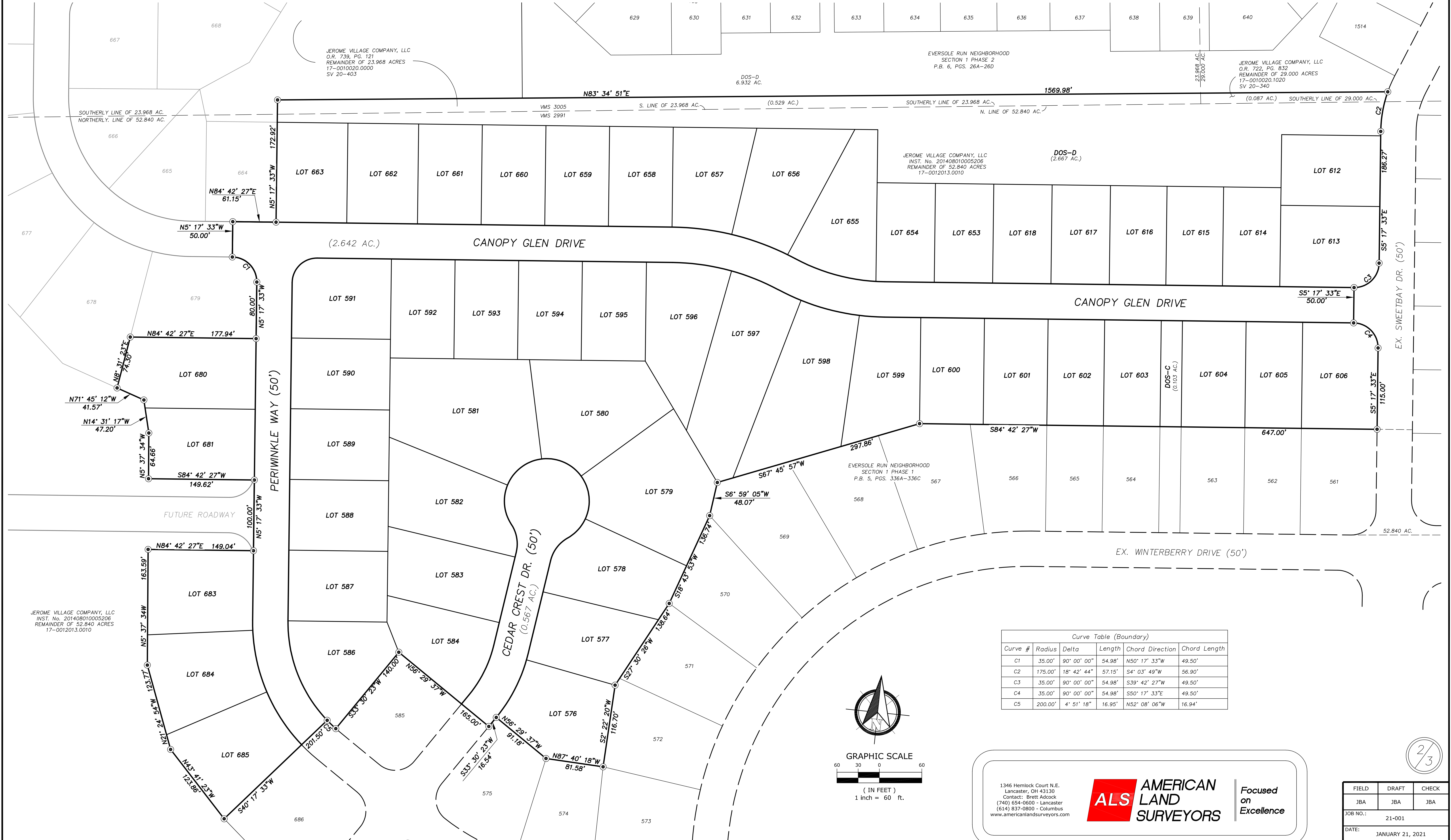
Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.: 21-001		
DATE: JANUARY 21, 2021		
SCALE: N/A		



EVERSOLE RUN NEIGHBORHOOD SECTION 1 PHASE 3

SITUATED IN
VIRGINIA MILITARY SURVEY'S No.2991 AND 3005
JEROME TOWNSHIP, UNION COUNTY, OHIO



JEROME VILLAGE COMPANY, LLC
O.R. 739, PG. 121
REMAINDER OF 23.968 ACRES
17-0010020.0000
SV 20-403

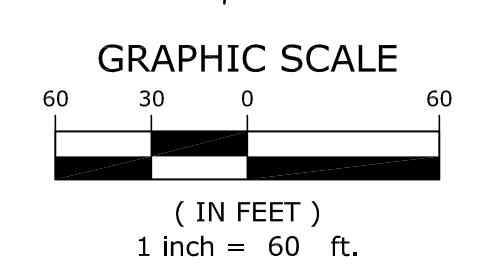
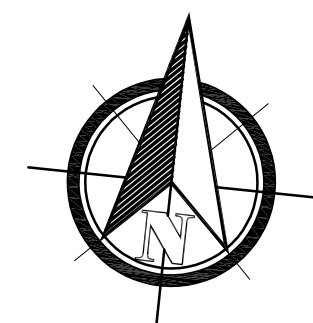
EVERSOLE RUN NEIGHBORHOOD
SECTION 1 PHASE 2
P.B. 6, PGS. 26A-26D

JEROME VILLAGE COMPANY, LLC
O.R. 722, PG. 832
REMAINDER OF 29.000 ACRES
17-0010020.1020
SV 20-340

JEROME VILLAGE COMPANY, LLC
INST. No. 201408010005208
REMAINDER OF 52.840 ACRES
17-0012013.0010

JEROME VILLAGE COMPANY, LLC
INST. No. 201408010005206
REMAINDER OF 52.840 ACRES
17-0012013.0010

Curve Table (Boundary)					
Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	35.00'	90° 00' 00"	54.98'	N50° 17' 33"W	49.50'
C2	175.00'	18° 42' 44"	57.15'	S4° 03' 49"W	56.90'
C3	35.00'	90° 00' 00"	54.98'	S39° 42' 27"W	49.50'
C4	35.00'	90° 00' 00"	54.98'	S50° 17' 33"E	49.50'
C5	200.00'	4° 51' 18"	16.95'	N52° 08' 06"W	16.94'



1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 654-0600 - Lancaster
(614) 837-0800 - Columbus
www.americanlandsurveyors.com

ALS AMERICAN LAND SURVEYORS
Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	21-001	
DATE:	JANUARY 21, 2021	
SCALE:	1"=60'	

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(614) 837-0800 - Columbus
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EVERSOLE RUN NEIGHBORHOOD SECTION 1 PHASE 3

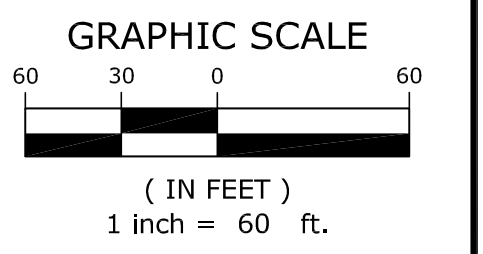
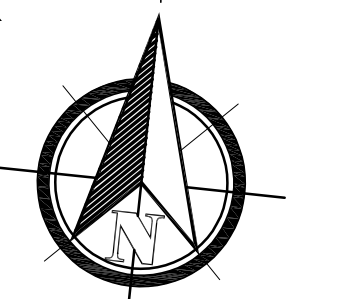
SITUATED IN
VIRGINIA MILITARY SURVEY'S No.2991 AND 3005
JEROME TOWNSHIP, UNION COUNTY, OHIO

Curve Table (Boundary)				
Curve #	Radius	Delta	Length	Chord Direction
C1	35.00'	90° 00' 00"	54.98'	N50° 17' 33"W
C2	175.00'	18° 42' 44"	57.15'	S4° 03' 49"W
C3	35.00'	90° 00' 00"	54.98'	S39° 42' 27"W
C4	35.00'	90° 00' 00"	54.98'	S50° 17' 33"W
C5	200.00'	4° 51' 18"	16.95'	N52° 08' 06"W



Curve Table (Lots)				
Curve #	Radius	Delta	Length	Chord Direction
C22	250.00'	20° 36' 34"	89.93'	S39° 24' 10"E
C23	250.00'	20° 36' 34"	89.93'	S18° 47' 37"E
C24	250.00'	3° 11' 47"	13.95'	S6° 53' 26"E
C25	200.00'	49° 16' 13"	171.99'	N29° 55' 39"W
C26	375.00'	12° 48' 44"	83.86'	N88° 53' 11"W
C27	375.00'	12° 52' 15"	84.24'	N76° 02' 41"W
C28	375.00'	1° 51' 06"	12.12'	N68° 41' 01"W
C29	275.00'	24° 54' 32"	119.55'	N80° 12' 44"W
C30	275.00'	2° 37' 33"	12.60'	S86° 01' 14"W
C31	325.00'	6° 15' 12"	35.47'	S87° 50' 03"W
C32	325.00'	15° 03' 35"	85.42'	S81° 30' 33"E
C33	325.00'	6° 13' 18"	35.29'	S70° 52' 07"E
C34	325.00'	12° 37' 57"	71.66'	S74° 04' 26"E
C35	325.00'	14° 54' 08"	84.53'	S87° 50' 29"E
C36	225.00'	2° 20' 23"	9.19'	N8° 45' 30"E
C37	60.00'	55° 30' 10"	58.12'	S11° 40' 27"E
C38	60.00'	60° 55' 52"	63.81'	S46° 32' 34"W
C39	60.00'	60° 55' 52"	63.81'	N72° 31' 34"W
C40	60.00'	60° 55' 52"	63.81'	N11° 35' 42"W
C41	60.00'	35° 43' 56"	37.42'	N36° 44' 11"E

Centerline and R/W Curve Table				
Curve #	Radius	Delta	Length	Chord Direction
C6	225.00'	44° 24' 55"	174.42'	S27° 30' 00"E
C7	350.00'	27° 32' 05"	168.20'	N81° 31' 30"W
C8	300.00'	27° 32' 05"	144.17'	S81° 31' 30"E
C9	200.00'	25° 55' 05"	90.47'	N20° 32' 51"E
C10	175.00'	25° 55' 05"	79.16'	N20° 32' 51"E
C11	225.00'	25° 55' 05"	101.78'	N20° 32' 51"E
C12	50.00'	47° 00' 51"	41.03'	N15° 55' 07"W
C13	60.00'	274° 01' 42"	286.96'	N82° 24' 41"W
C14	50.00'	47° 00' 51"	41.03'	S31° 05' 44"W
C15	250.00'	44° 24' 55"	193.80'	S27° 30' 00"E
C16	200.00'	44° 24' 55"	155.04'	S27° 30' 00"E
C17	35.00'	90° 00' 00"	54.98'	S39° 42' 27"W
C18	375.00'	27° 32' 05"	180.21'	N81° 31' 30"W
C19	325.00'	27° 32' 05"	156.19'	N81° 31' 30"W
C20	275.00'	27° 32' 05"	132.16'	S81° 31' 30"E
C21	325.00'	27° 32' 05"	156.19'	S81° 31' 30"E



3/3

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.: 21-001		
DATE: JANUARY 21, 2021		
SCALE: 1"=60'		



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

August 13, 2019

- • Jerome Village Company, LLC
c/o Gary Nuss
375 North Front Street, Suite 200
Columbus, OH 43215
nussg@nationwide.com

RE: Preliminary Plat Extension for Eversole Run Neighborhood, Section 1 (ERN-1) (North)
Jerome Township, Union County

Dear Mr. Gary Nuss:

The Executive Committee of the Logan-Union-Champaign Regional Planning Commission met in formal session on August 8, 2019, and reviewed the Preliminary Plat Extension for Eversole Run Neighborhood, Section 1 (ERN-1) (North), Jerome Township, Union County.

The LUC Executive Committee accepted the recommendation of approval and **APPROVED** the Eversole Run Neighborhood, Section 1 (ERN-1) (North) Preliminary Plat Extension for a two-year period with the **CONDITION** that all comments/modifications from LUC and reviewing agencies, including the August 2017 LUC approval, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior to submittal*.

You will find the LUC Staff Report and reviewing agency comments from this most recent review attached. Please call our office if you have any questions or concerns. Thank you for your time.

Note: Approval of this Preliminary Plat Extension expires in August 2021, if you have not yet gone through the Final Platting process. Therefore, it is necessary for you to apply in July 2021 to be placed on the August 2021 LUC meeting agendas.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bradley Bodenmiller', is written over a faint, larger signature.

Bradley Bodenmiller
Secretary | LUC Executive Committee
Executive Director | LUC Regional Planning Commission

- cc: File
- • Terrain Evolution, Inc. – Justin Wollenberg & Dan Rhine
 - • Jerome Township Trustees – c/o Robert Caldwell
 - • Jerome Township Zoning Commission – c/o Anita Nicol
 - • Jerome Township Zoning Officer – c/o Anita Nicol
 - • Union County Engineer's Office – Bill Narducci
 - • City of Marysville – Jeremy Hoyt
 - • Via 1st Class Mail 08-13-2019
 - • Via Email 08-13-2019

10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Staff Report – Eversole Run Neighborhood, Section 1 (North)

<p>Applicant:</p>	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com</p>
<p>Request:</p>	<p>Approval of the Eversole Run Neighborhood, Section 1 (ERN-1) (North) Preliminary Plat Extension for a period of two (2) years.</p>
<p>Location:</p>	<p>Located north of Wells Road and southwest of the intersection of the proposed Hyland-Croy Road and Ravenhill Parkway in Jerome Township, Union County.</p>

<p>Staff Analysis:</p>	<p>This Preliminary Plat Extension is for the Eversole Run Neighborhood, Section 1 (ERN-1) (North) Preliminary Plat. This subdivision involves 73.460 acres of land and proposes 116 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> o 8.007 acres in right-of-way o 36.560 acres in single-family residential lots o 28.893 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> o City of Marysville public water system o Eversole Run Sewer District sanitary waste collection and City of Marysville public sanitary waste treatment <p>Preliminary plat:</p> <ul style="list-style-type: none"> o The ERN Section 1, 4, and 5 Preliminary Plat was approved April 2014. A portion of Section 1, the northern portion, did not go through the final plat process and it expired. o The ERN-1 (North) Preliminary Plat was originally approved in August 2017.
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Staff Report – Eversole Run Neighborhood, Section 1 (North)

	<ul style="list-style-type: none">• Union County Engineer’s Office<ul style="list-style-type: none">○ The Engineer’s Office submitted comments in a letter dated 07-31-19, recommending the Extension be approved with modifications pursuant to the Office’s original comment letter dated 07-06-17.• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No new comments as of 08-31-19.• Union County Health Department<ul style="list-style-type: none">○ No new comments received as of 08-31-19.• City of Marysville<ul style="list-style-type: none">○ No new comments received as of 08-31-19.• Jerome Township<ul style="list-style-type: none">○ No new comments received as of 08-31-19.• ODOT District 6<ul style="list-style-type: none">○ No new comments received as of 08-31-19.• Union Rural Electric<ul style="list-style-type: none">○ No new comments received as of 08-31-19.• LUC Regional Planning Commission<ol style="list-style-type: none">1. All August 2017 comments/modifications from reviewing agencies and the approval with conditions remain effective (§318).
--	---

Staff Recommendations:	LUC staff recommends APPROVAL of the Eversole Run Neighborhood, Section 1 (ERN-1) (North) Preliminary Plat Extension with the condition that all comments/modifications from LUC and reviewing agencies, including the August 2017 LUC approval, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
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Z&S Committee Recommendations:	Z&S Committee recommends APPROVAL of the two-year extension.
---	---



**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

July 31, 2019

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, Box 219
East Liberty, Ohio 43319

Re: Preliminary Plat Extension
Jerome Village Subdivision
Eversole Run Neighborhood, Section 1 (ERN-1) North

Brad,

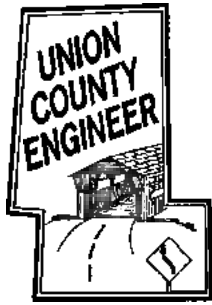
We have reviewed the request for preliminary plat extension of the above subdivision, received July 19, 2019. We recommend it be approved with modifications, pursuant to our original comment letter dated July 6, 2017 enclosed.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3165.

Bill Narducci

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

Enc: Preliminary Plat Comment Letter Dated July 6, 2017



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
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F 937. 645. 3161
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Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

July 6, 2017

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Preliminary Plat Review
Jerome Village Subdivision
Eversole Run Neighborhood, Section 1 (ERN-1) North

Brad,

We have completed our review for the above final plat, received June 23, 2017. We recommend it be approved with modifications. Items listed below should be addressed in the final construction drawings. Please note that all comments regarding Master Deed Declarations and Restrictions were commented on in a previous Jerome Village pod submittals. The Master Deed Declaration and Restrictions will be required to match these previously approved pods' language unless otherwise requested.

1. The status of the requested variances listed on the title sheet is as follows:
 - a. Variance from requirement of 80' separation from driveways to existing or proposed roadways is approved.
 - b. Variance allowing reduced right of way width from 60' to 50' is approved.
2. Per the sketch plan comments, provide the proposed trail system alignment if applicable. Also provide any fencing location plans, to coordinate access to basin areas and other stormwater infrastructure access.
3. Per the sketch plan comments, all log jams, dead, diseased (including all Ash) and dying trees shall be removed from streams that will become part of the Union County Ditch Maintenance Program. This work shall be completed as early as permitting allows and prior to home construction within the development for ease of access.
4. Provide an Intersection Sight Distance exhibit for the intersection of Smoketree Drive and Ravenhill Parkway.
5. Label 100 year and normal water service elevations for all retention areas, and 100 year elevations for detention areas.
6. All drainage easements will be reviewed in more detail during the final design process.
7. Detail all flood routing swales, including 100 year water surface elevation, ensuring at least 1' of freeboard between the 100 year water surface and the limits of the drainage easement.
8. Provide an updated stormwater management report for review by our office. More detailed drainage analysis will be conducted by our office during final construction drawing review.
9. Show water and storm profiles.
10. Ditch Petition will need to be prepared and executed between Developer and County prior to approval of Final Plat.

Jeff Stauch, PE/PS
County Engineer | Environmental Engineer

Jack Derr, AIA
Chief Building Official

Bill Narducci, PE
Assistant County Engineer

11. Provide detailed construction drawings to private utility providers.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3165.

Bill Narducci

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

Cc: Luke Sutton, Union County Engineer's Office (via email)
Jeremy Burrey, Union Soil and Water Conservation District (via email)



**County Engineer
Environmental Engineer
Building Department**
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F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

February 4, 2021

Bradley Bodenmiller
LUC Regional Planning Commission
PO Box 219
East Liberty, Ohio 43319

Re: Eversole Run Neighborhood (ERN) Section 1, Phase 3
Final Plat Review

Brad,

We have completed our review for the above final plat, received by our office on January 26, 2021. The construction drawings have been approved by our office. Construction work has commenced on site but has not been completed. As such, we will require a performance bond/surety for the outstanding improvements. To date, we have not received said surety.

Because the performance bond has not yet been received, we recommend denial of the plat. Should we obtain the performance bond and approval by the Commissioners prior to next Thursday's Zoning and Subdivision Committee meeting and Executive Committee meeting, we reserve the right to change our recommendation.

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

A handwritten signature in blue ink that reads "Bill Narducci". The signature is written in a cursive, slightly slanted style.

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

Cc: Jeremy Burrey, USWCD (via email)



9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

February 2, 2021

Bradley J. Bodenmiller, Director
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

Re.: Eversole Run Neighborhood Section 1 Phase 3 – Final Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Final Plat known as Eversole Run Neighborhood Section 1 Phase 3 – Final Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) A Development Plan for ERN-1 was approved by the Zoning Commission. to allow for development at the site. Staff notes the following discrepancies between the approved Development Plan and this proposed Final Plat.
 - a. The front yard setback on the south side of lot 613 is labeled as 30ft on the proposed Final Plan. The approved Development Plan indicates a 25ft setback.
 - b. The front yard setback along the south side of lots 614-618 inclusive, 653, and 654 is shown on the proposed Final Plat as 25ft. The approved Development Plan indicates 20ft.
- 2) The Plat notes front yard, side yard, and rear yard setbacks on page 1 that are not consistent with the various setbacks provided for the various lots as shown on the development. Staff recommends this row be removed and that a note be added to indicate that the front yard setbacks are as shown. Use of the term “S.B.” is inconsistent with the terminology used for setbacks in both the Zoning Resolution and Union County Subdivision Regulations. A more correct term would be “B.S.”. Staff recommends use of this term for consistency with previously approved plats.
- 3) Staff notes the typical zoning note provided under “Jerome Township Note”, however unlike all other notes, the text of the note paragraph is bolded. For consistency with the remainder of the notes only the heading text of the note should be in bold. Staff notes to LUCRPC staff that the opposite is true of the note regarding drainage easements and that the text could be more consistency spaced.
- 4) Staff notes that the term “openspace” under the heading “ERN 1-3 Area Summary” should be two words for consistency of the term open space provided for within the Zoning Resolution. As per usual practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee, and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio

Brad Bodenmiller

From: Kyle Hoyng <khoyng@marysvilleohio.org>
Sent: Tuesday, February 2, 2021 2:49 PM
To: Brad Bodenmiller
Cc: Heather Martin; Chad Green; Jeremy Hoyt
Subject: Marysville Comments - February LUC Agenda Items

Brad,

Below are the City of Marysville's comments for the agenda items on next Thursday's February Executive Committee meeting. Please review and let us know if you have any questions or concerns. Have a great rest of your week.

Farm at Indian Run – Preliminary Plat

- 1) The horizontal and vertical design of the public sanitary sewer (including the sizing) will be finalized during the final engineering process.
 - a. Additional clearance seems warranted between the proposed culvert/bridge headwall and the sanitary sewer to the west (sanitary sewer run 10-4).
 - b. Ensure sanitary sewer manholes and mains are located within five (5) feet of the right-of-way.
 - c. Alternative sanitary sewer alignments shall be evaluated to serve the properties to the east of the Indian Run development.
- 2) A thirty (30) foot wide utility easement will be required between manholes 4 and 1.
 - a. A structurally stable path shall be constructed within this easement to ensure proper maintenance operations/inspections can occur.
- 3) The horizontal and vertical design of the public waterline will be finalized during the final engineering process.

Glacier Pointe, Section 3 – Preliminary Plat

- 1) Please provide a minimum twenty (20) foot wide utility easement for all sanitary and water easements. Utility easements don't appear to be shown along the entirety of Coe Drive, Edmunds Drive, and Winthrop Lane.
- 2) The horizontal and vertical design of the public sanitary sewer (including the sizing) will be finalized during the final engineering process.
- 3) The horizontal and vertical design of the public waterline will be finalized during the final engineering process.

Jerome Village ERN-1 Phase 3 – Final Plat

- 1) No comments

Glacier Pointe, Section 2 - Preliminary Plat Extension

- 1) No comments

Kyle Hoyng, P.E.

City Engineer

City of Marysville, Ohio

209 South Main Street

Marysville, Ohio 43040

(937) 645-7358 (office)



Brad Bodenmiller

From: Ed Peper <epeper@ure.com>
Sent: Friday, January 29, 2021 11:59 AM
To: Brad Bodenmiller
Cc: Matt Zarnosky; Beau Michael; Heather Martin
Subject: RE: Distribution Letter for ERN-1 Phase 3 - Final Plat

Hello Brad,

I have reviewed the Final Plat and Union Rural Electric has no further comments. It appears that we have the easements that we require.

Have a good weekend.

Thanks,

Ed Peper

Engineer II

Union Rural Electric Cooperative, Inc.

15461 US Highway 36 | Marysville, Ohio 43040

Office: (937)645-9240

epeper@ure.com

www.ure.com

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Wednesday, January 27, 2021 10:16 AM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Heather Martin <heathermartin@lucplanning.com>
Subject: Distribution Letter for ERN-1 Phase 3 - Final Plat

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I attached a copy of the **Distribution Letter** generated for and a **digital copy** of the **Eversole Run Neighborhood, Section 1 (ERN-1), Phase 3 – Final Plat**. Paper copies were either delivered or mailed earlier this week. Please note the meeting dates and call with any questions. Thank you!

Note: This is one of four distribution letters you'll receive this morning.

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com



Applicant:	<p style="text-align: center;">Encore Living c/o Wicked Chicken 12877 Darby Creek Road Orient, OH 43146 caldwe61@aol.com</p> <p style="text-align: center;">Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of Farm at Indian Run – Preliminary Plat.
Location:	Located east of the intersection of McKitrick Road and Mitchell-Dewitt Road and fronting on McKitrick Road in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 24.729 acres of land and proposes 40 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 4.499 acres in right-of-way ○ 9.234 acres in single-family residential lots ○ 10.996 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville water system ○ City of Marysville sanitary waste collection and treatment <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 02-04-21. The Engineer’s Office recommended approval subject to its modifications and recommendations, which should be addressed in the final Construction Drawings or resolved as indicated. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.) <ol style="list-style-type: none"> 1. A Traffic Impact Study (TIS) has been submitted to the Engineer’s Office and the City of Dublin. There are no further comments on the TIS. All
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	<p>final engineering plan approvals will be contingent upon signing of an Infrastructure Agreement describing necessary developer contributions to adjacent intersections.</p> <ol style="list-style-type: none">2. Provide multi-use paths and fencing/landscaping on the Construction Drawings as shown on the Landscaping Plan.3. All appropriate OEPA/ODNR/ACOE permitting will be required to be provided to the Engineer's Office prior to Construction Plan approval.4. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final Construction Drawing review process.5. The roadside ditch along McKittrick Road will be required to be improved during construction.6. A tree clearing plan shall be shown to ensure appropriate sight distance indicated on Sheet 11.7. Detail flood routing swales ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of structures.8. Consider a diversion swale to route the approximately 30 acres of offsite area north of Fox Field Path to the existing basin.9. Provide detailed construction drawings to private utility providers.10. Provide a minimum 10' flat (~10% or less) berm area from the top of the bank around the perimeter of each basin.11. Emergency access composition and potential signage to be reviewed in further detail by Engineer's Office and Township Fire Department during Construction Plan review.12. Drainage design and stormwater management to be reviewed during Final Construction Drawings. <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ No comments received as of 02-03-21. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ No comments received as of 02-03-21. Standard comments from the Health Department are below:<ol style="list-style-type: none">1. "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,
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business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS).”

2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”
3. “If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS).”

• **City of Marysville**

- The City submitted comments in an email dated 02-02-21. **Some** of those comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. The horizontal and vertical design of the public sanitary sewer (including sizing) will be finalized during the Final Engineering process.
 - The City provided comments regarding clearance and technical specifications.
 - Alternative sanitary sewer alignments shall be evaluated to serve the properties to the east of the Farm at Indian Run development.
 2. A thirty (30) foot wide utility easement will be required between manholes 4 and 1.
 - A structurally stable path shall be constructed within this easement to ensure proper maintenance operations/inspections can occur.
 3. The horizontal and vertical design of the public waterline will be finalized during the Final Engineering process.

• **Jerome Township**

- Jerome Township submitted comments in a letter dated 02-03-21. **Some** of those comments are listed



below and summarized for reference. (Please refer to letter for all comments.)

1. An amendment to the Zoning Map is pending. The application for amendment is subject to referendum.
2. Current zoning district is RU District, not PD. The lots do not meet those requirements.
3. The Township advised of fence setbacks.
4. The Township advised of sign regulations.

• **ODOT District 6**

- No comments received as of 02-03-21.

• **Union Rural Electric**

- URE submitted comments in a letter dated 02-01-21. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. Sheets 3, 4, 6, & 7: URE easement requirements are 20' for underground primary/secondary facilities. Actual location on lots can be located within a 10' easement if adjacent property has additional easements or right-of-way for ingress/egress totaling 20'.
 2. Developer to install creek/stream crossing 10' beyond stream protection easements when applicable.
 3. Still need to complete electrical facility layout.

• **LUC Regional Planning Commission**

1. The dimensions of some portions of the open space appear to be missing. Please add dimensioning (§313, 16.).
2. Sheet 8, 10: Please compare written/graphic scale to written scale at bottom of sheet (§313, 5.).
3. Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§313, 12.; §414).
4. The Zoning Inspector stated the property is not yet zoned as indicated and designed for on the Plat. The applicant's engineer has indicated a desire to proceed at risk. Please note: The Subdivision Regulations require, "All lots shall conform to or exceed the requirements of the zoning district in which they are located..." (§413, 2.).



Logan-Union-Champaign regional planning commission

Staff Report – Farm at Indian Run

	<ol style="list-style-type: none">5. A letter from Jerome Township certifying that the Final Plat conforms with the Township’s zoning is required before any approval of the Final Plat may be granted (§313, 9., §401; §412, 1.; §413, 2.).6. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).
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Staff Recommendations:	Staff recommends APPROVAL of Farm at Indian Run – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies, related to Subdivision Regulation requirements, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
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Z&S Committee Recommendations:	
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Application for Preliminary Plat Approval

Date: _____

Name of Subdivision: _____

Location: _____
Township: _____ Military Survey: _____
Complete Parcel(s) Identification Number (PIN): _____

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

Name of Applicant: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Number of proposed lots: _____ Typical lot width (feet): _____
Number of proposed units: _____ Typical lot area (sq. ft.): _____
Single Family Units: _____ Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: _____



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Recreation facilities to be provided: _____

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

1. Proposed method of Supplying Water Service: _____

2. Proposed method of Sanitary Waste Disposal: _____
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: _____
(If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____
e.	_____	_____	_____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Preliminary Plat Review Checklist

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"		
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.		
3	Location by section, range, and township or Virginia Military Survey (VMS).		
4	Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.		
5	Date of survey.		
6	Scale of the plat, north point, and date.		
7	Boundaries of the subdivision and its acreage.		
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.		
9	Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.		
10	Zoning classification of the tract and adjoining properties.		
11	Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.		
12	Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.		
13	Layout, names and widths of proposed streets and easements.		
14	Building setback lines with dimensions.		
15	Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.		
16	Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.		
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.		



Logan-Union-Champaign regional planning commission

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18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
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Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.		
20	Description of proposed covenants and restrictions.		
21	Description of proposed zoning changes.		
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.		
23	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.		
24	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval.	N/A	
25	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval.	N/A	
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.		
27	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.		
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

10820 St Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

OWNER/DEVELOPER:
 WICKED CHICKEN, LLC
 ATTN: TOM CALDWELL
 12877 DARBY CREEK ROAD
 ORIENT OHIO, 43146
 P: 614-581-2070

SURVEYOR:
 AMERICAN LAND SURVEYORS, LLC.
 ATTN: JON (BRETT) ADCOCK
 1346 HEMLOCK COURT
 LANCASTER, OHIO 43130
 P: 614-837-0800
 F: 740-415-6599

PRELIMINARY PLAT & PLANS FOR
FARM AT INDIAN RUN
 VIRGINIA MILITARY SURVEY (VMS) 7181
 UNION COUNTY, OHIO

BENCH MARKS
 ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS IN CONJUNCTION WITH THE OHIO DEPARTMENT OF TRANSPORTATION VRS NETWORK USING GEOID 18, BEING THE NORTH AMERICAN VERTICAL DATUM OF 1988.

BM #1
 IRON PIN SET WITH A PLASTIC CAP INSCRIBED "JON ADCOCK", 550' FEET NORTHEASTERLY ALONG MCKITRICK ROAD TO A GRAVEL DRIVE, 150' SOUTHEASTERLY ALONG GRAVEL DRIVE AND 15' NORTHEASTERLY OF GRAVEL DRIVE.
 EL.=964.33'

BM #2
 IRON PIN FOUND ALONG THE EASTERLY PROPERTY LINE OF SUBJECT PROPERTY WITH A PLASTIC CAP INSCRIBED "CLAPSADDLE", 25.4' SOUTH OF THE CENTERLINE OF MCKITRICK ROAD.
 EL.=976.74'

STORMWATER MANAGEMENT
 THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM METHOD. 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 TWO LARGE LOT RESIDENTIAL AND VACANT LAND THAT HAS BEEN LEFT FALLOW. THE TRIBUTARY AREAS FOR THIS PROJECT ACCUMULATE AND DISCHARGE TO THE EXISTING STREAM RUNNING THROUGH THE CENTER OF THE SITE.

PROPOSED POND
 RETENTION PONDS P-101 & P-102 (EXISTING POND MODIFIED) WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES. PONDS WILL BE WITHIN AN EASEMENT. PONDS AND OUTLETS WILL BE ON DITCH MAINTENANCE.

WATER QUALITY
 WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED STORMWATER MANAGEMENT BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHC000005.

FLOODPLAIN
 THE FARM AT INDIAN RUN DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0390D, EFFECTIVE DATE DECEMBER 16 2008.

OPEN SPACE
 OPEN SPACE IS TO BE OWNED AND MAINTAINED BY FARM AT INDIAN RUN HOME OWNERS ASSOCIATION. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

ZONING
 FARM AT INDIAN RUN WAS ZONED PD, APPROVED AUGUST 4, 2020.

PARKING
 PARKING TO BE LIMITED TO ONE SIDE OF THE STREET. NO PARKING ON THE HYDRANT SIDE OF THE STREET.

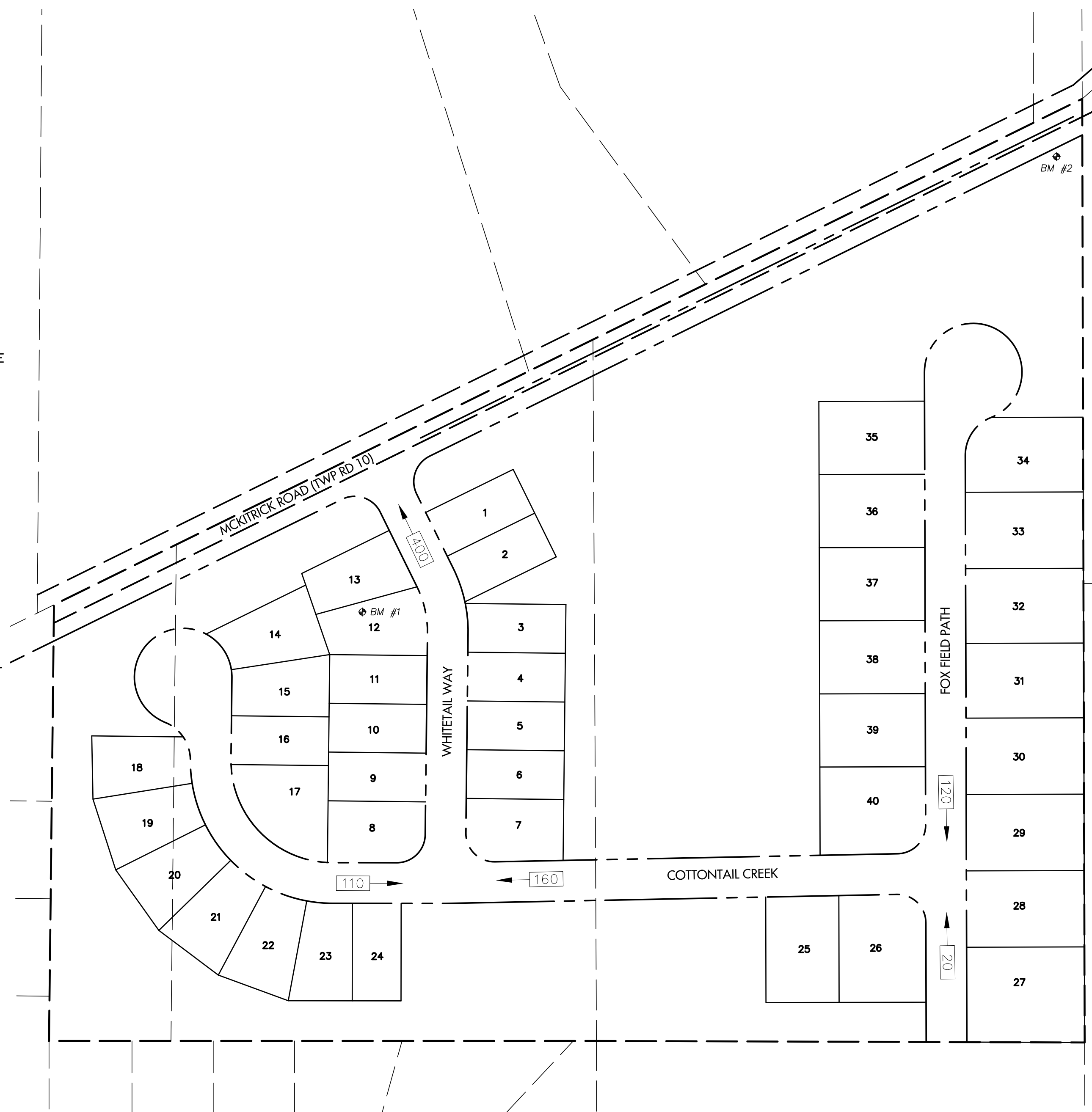
VARIANCE
 VARIANCE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT-OF-WAY WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN FARM AT INDIAN. APPROVED JANUARY 12, 2021.

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	24.729
OPEN SPACE	10.996
RIGHT-OF-WAY	4.499
EXISTING	0.648
PROPOSED - COUNTY	0.647
PROPOSED - TOWNSHIP	3.204
LOTS	9.234
NUMBER OF LOTS	40
60'x120'	24
90'x130'	16

DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	1.618
GROSS - EX R/W (# LOTS/AREA)	1.661
LOTS (# LOTS/LOT AREA)	4.332

SETBACKS	
FRONT YARD (FROM R/W)	60' 90'
REAR YARD	20' 25'
SIDE YARD	20' *
	5' 8'
* 25'/40' AS NOTED	



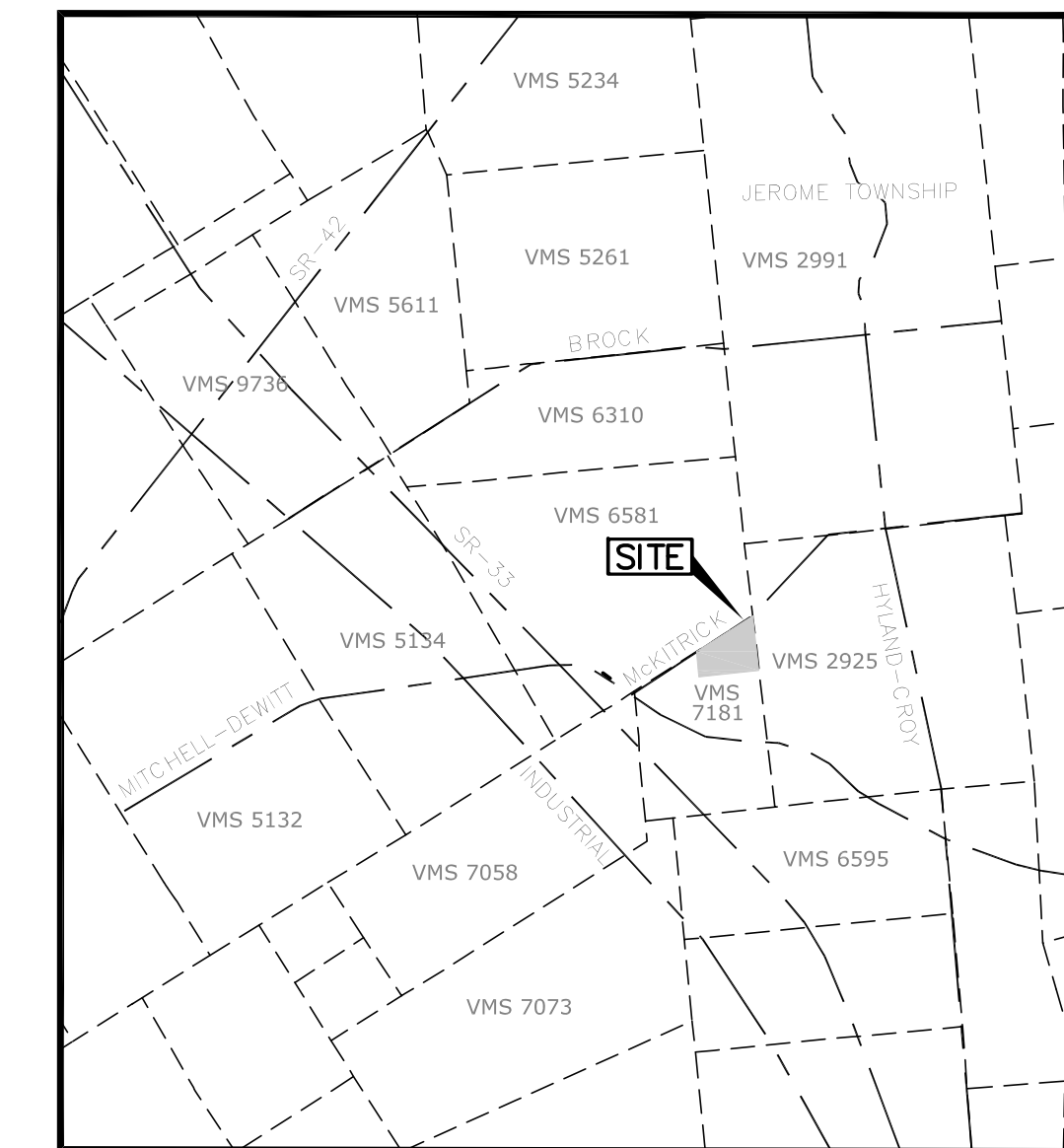
INDEX MAP
 SCALE: 1" = 100'

xxx = AVERAGE DAILY TRAFFIC

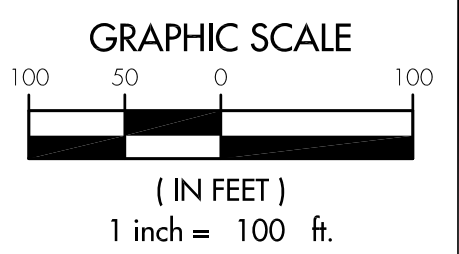
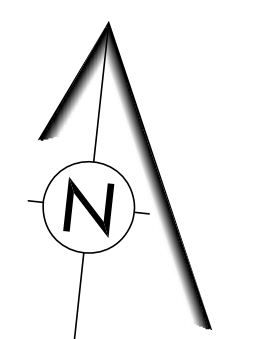
STANDARD DRAWINGS

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

QDOT	CITY OF	COC
BP-3.1	MARYSVILLE	2319
BP-7.1	WTR-01	
CB-1.1	WTR-03	UNION COUNTY
CB-1.2	WTR-05	NO. 9
CB-2.1	WTR-08	
CB-2.2		
MH-1.2	DCED	
	DCED-S169	



LOCATION MAP
 SCALE: 1" = 4000'



DATE	DESCRIPTION OF CHANGE

TerrainEvolution
 Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

FARM AT INDIAN RUN

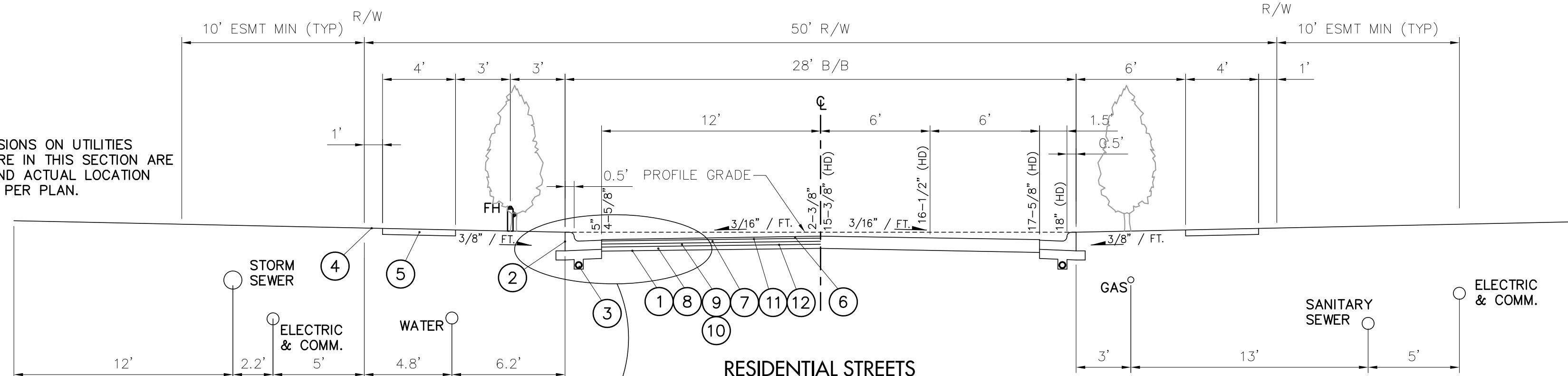
COVER SHEET

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
DGR	DGR	JPW
PROJECT NO.: 20-009		
DATE: JANUARY, 2021		
SCALE: HORIZONTAL: 1" = 100'		
VERTICAL: N/A		
SHEET NO.: 1/11		



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



RESIDENTIAL STREETS

50' R/W (NO PARKING)

SCALE: 1"=5'

DESIGN SPEED = 30 MPH
POSTED SPEED = 25 MPH

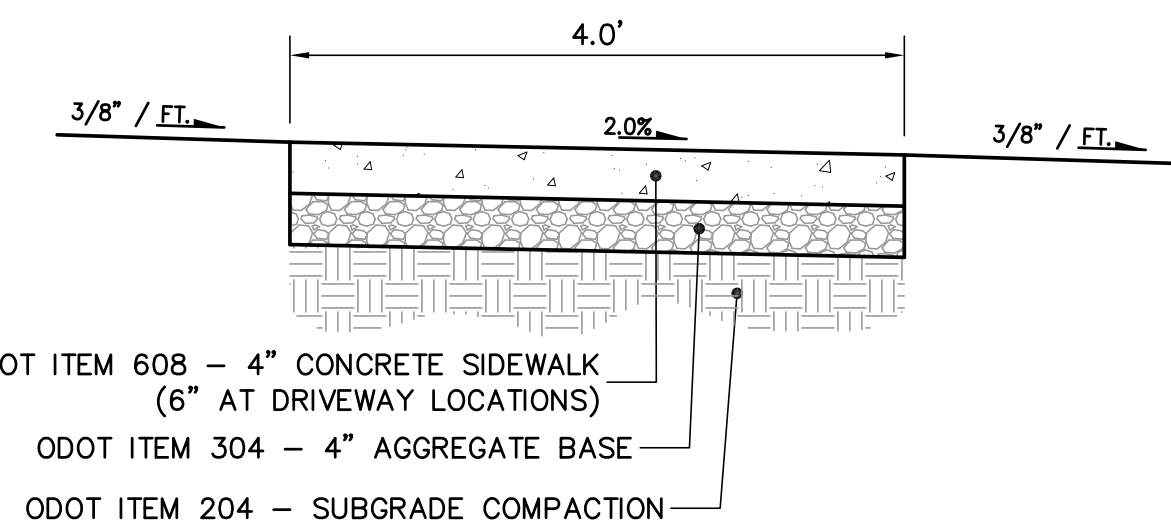
NOTE:
PRIME COAT TO BE APPLIED ONLY IF AGGREGATE BASE WILL BE EXPOSED TO CONSTRUCTION TRAFFIC FOR MORE THAN 14 CALENDAR DAYS PRIOR TO PAVING. APPLICATION OF PRIME COAT SHALL BE A MINIMUM OF 7 CALENDAR DAYS BEFORE PAVING OF ASPHALT CONCRETE BASE TO PERMIT PENETRATION OF THE MATERIAL.

**RCC PAVEMENT BUILDUP:
(ALTERNATIVE)**

- | | |
|--|--|
| ① ITEM 204, SUBGRADE COMPACTION | ① ITEM 204, SUBGRADE COMPACTION |
| ② ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER | ② ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER |
| ③ ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE | ③ ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE |
| ④ ITEM 659, SEEDING & MULCHING | ④ ITEM 659, SEEDING & MULCHING |
| ⑤ ITEM 608, 4" CONCRETE SIDEWALK | ⑤ ITEM 608, 4" CONCRETE SIDEWALK |
| ⑥ ITEM 441, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22 (448) | ⑥ ITEM 441, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22 (448) |
| ⑦ ITEM 441, 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22 (448) | ⑦ ITEM 441, 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22 (448) |
| ⑧ ITEM 304, 4" AGGREGATE BASE | ⑧ ITEM 304, 4" AGGREGATE BASE |
| ⑩ ITEM 301, 6" BITUMINOUS AGGREGATE BASE COURSE | ⑨ 6" ROLLER-COMPACTED CONCRETE |
| ⑪ ITEM 407, TACK COAT (0.075 GAL/SY) | ⑪ ITEM 407, TACK COAT (0.075 GAL/SY) |
| ⑫ ITEM 408, PRIME COAT (0.50 GAL/SY) | ⑫ ITEM 408, PRIME COAT (0.50 GAL/SY) |

SN = 3.71

SN = 4.61

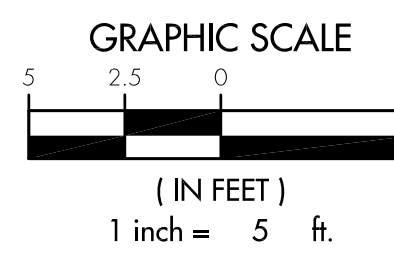


NOTES:

- LIGHT BROOM FINISH, PERPENDICULAR TO DIRECTION OF TRAVEL
- HAND-TOOLED, 3/4" DEEP JOINT EVERY 5.0' W/ 4" TOOL (RETRACED)
- EDGES TO BE HAND-TOOLED W/ 4" TOOL (RETRACED)
- EXPANSION JOINT EVERY 5TH BLOCK (25.0')

CONCRETE SIDEWALK

NOT TO SCALE



DATE	BY	DESCRIPTION OF CHANGE

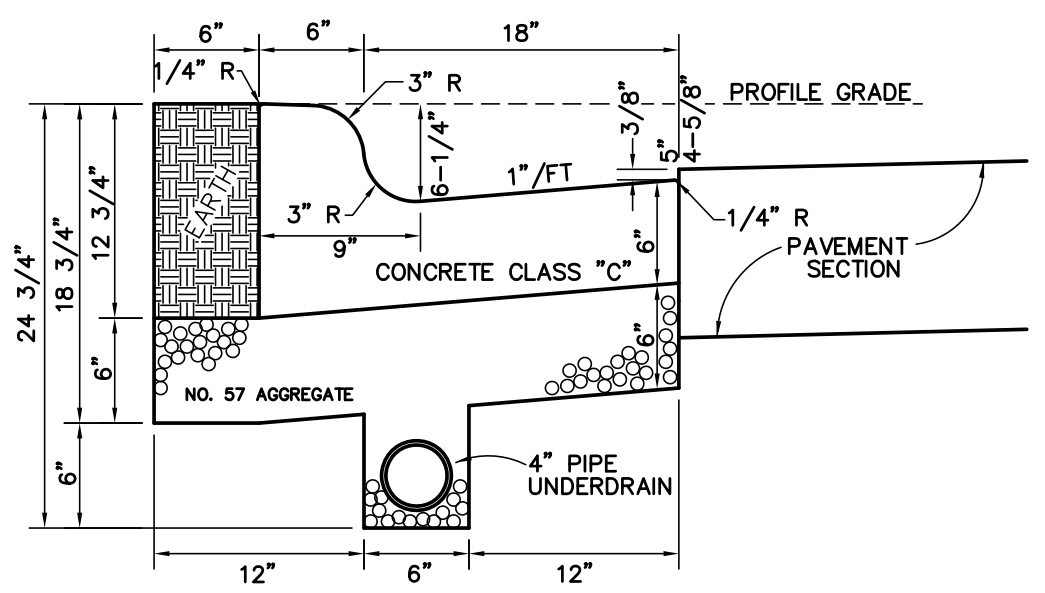
TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

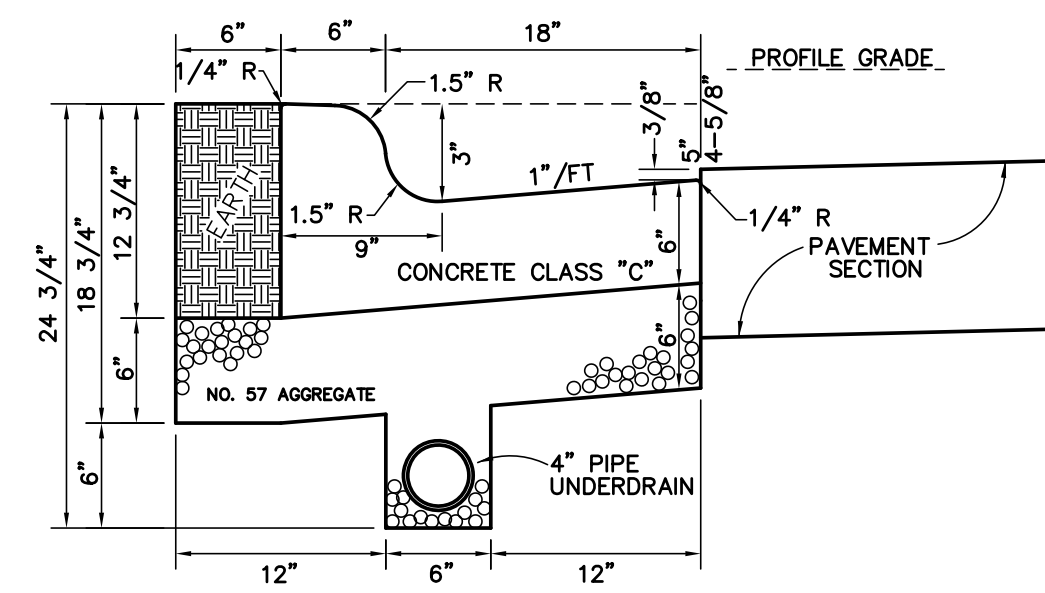
FARM AT INDIAN RUN

TYPICAL SECTION & DETAILS



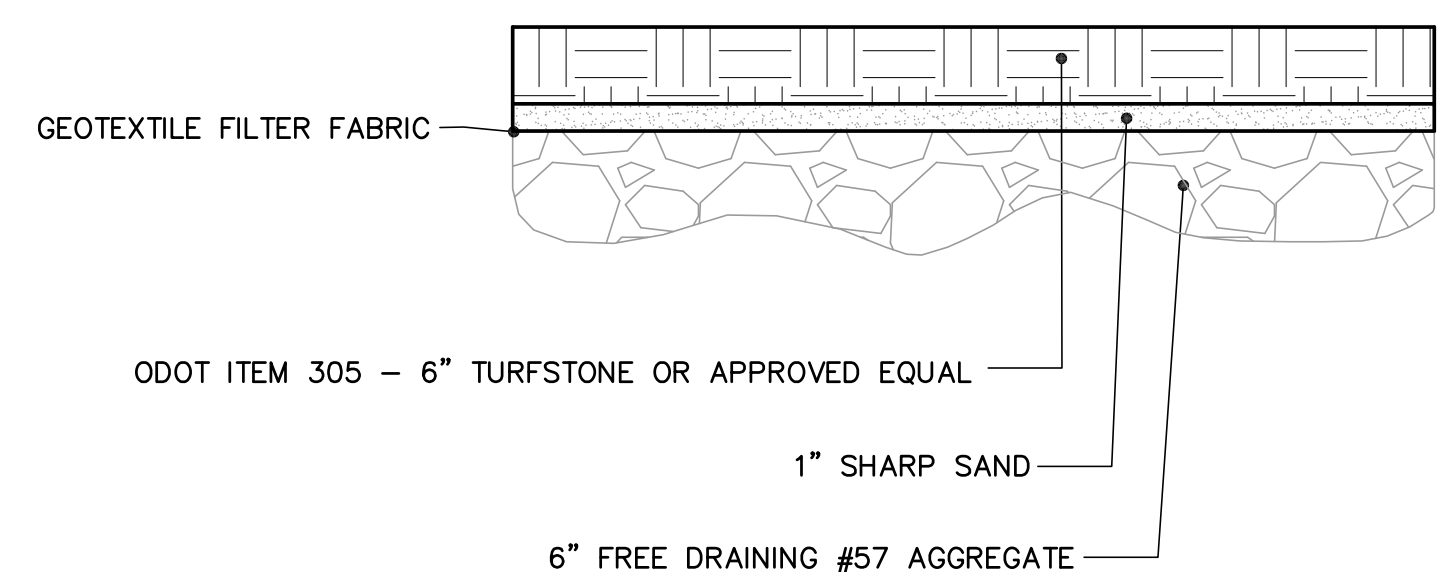
NOTE: CLASS "C" CONCRETE, 6 1/2 BAG MIX, 7 TO 9% AIR ENTRAINMENT

**STANDARD CONCRETE
COMBINED CURB & GUTTER
UNION COUNTY STD. DWG. #7**
NOT TO SCALE



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

3" DROP CURB SECTION
NOT TO SCALE



**EMERGENCY ACCESS
DRIVE TYP. SECTION**
NOT TO SCALE

DRAWING SET STATUS:

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

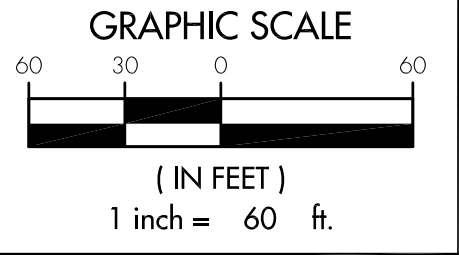
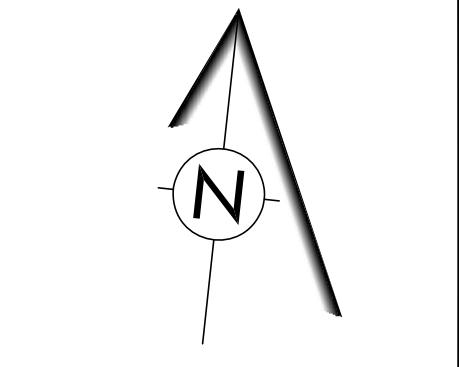
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 20-009

DATE: JANUARY, 2021

SCALE:
HORIZONTAL: 1" = 5'
VERTICAL: N/A

SHEET NO.: 2/11



CHANGE ORDER SCHEDULE	DATE	DESCRIPTION OF CHANGE
#		

TerrainEvolution
 Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1065 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

FARM AT INDIAN RUN

COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

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

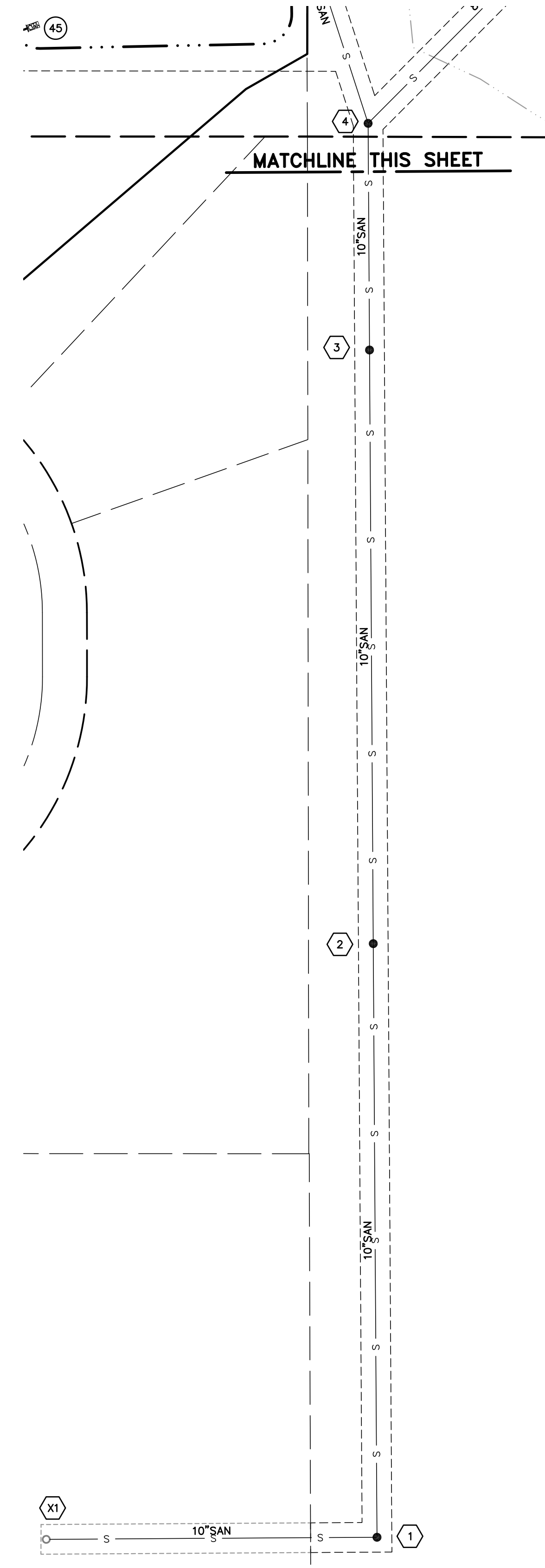
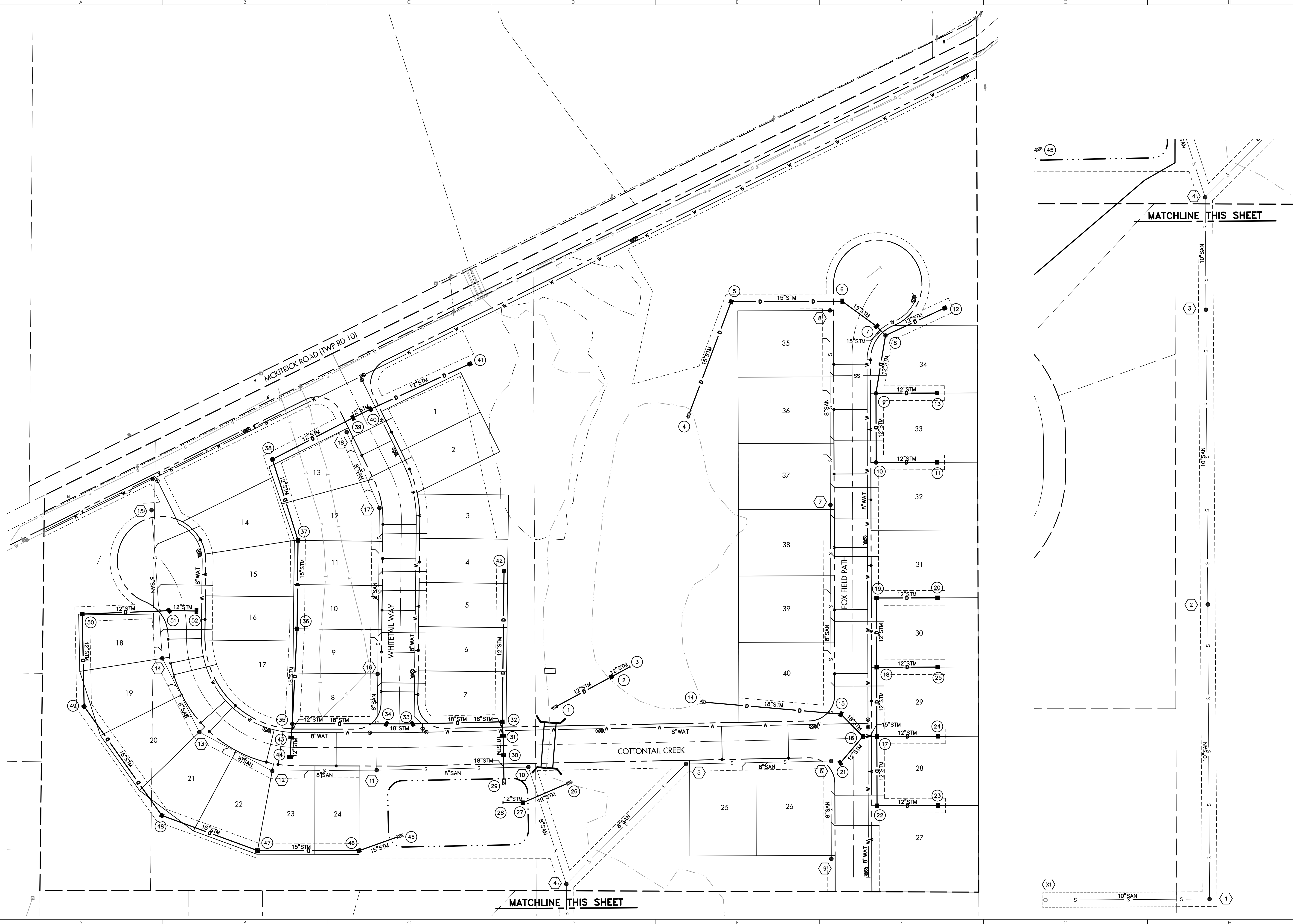
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

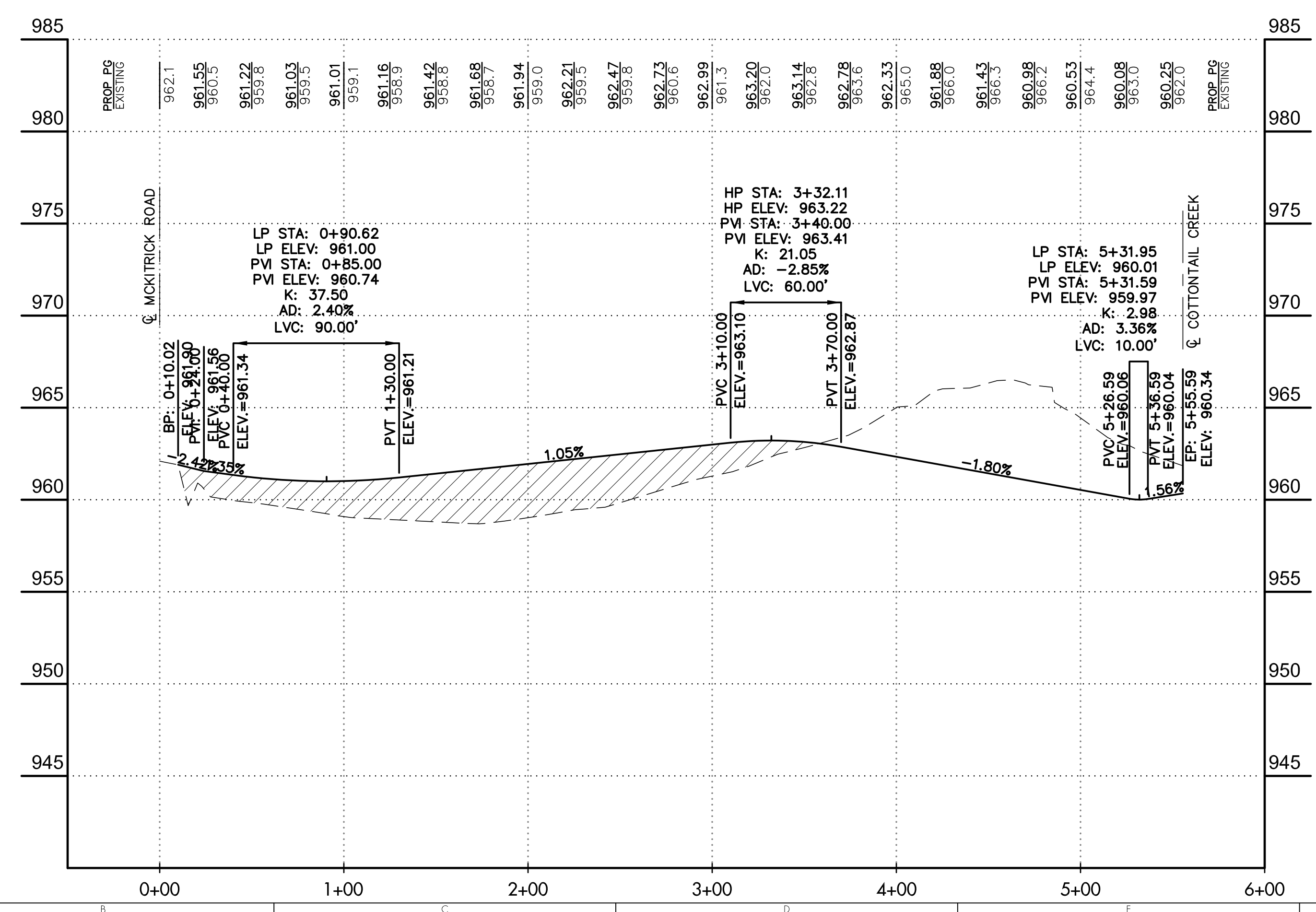
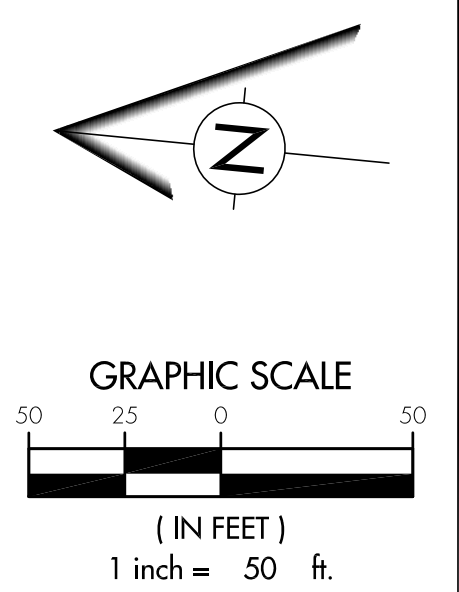
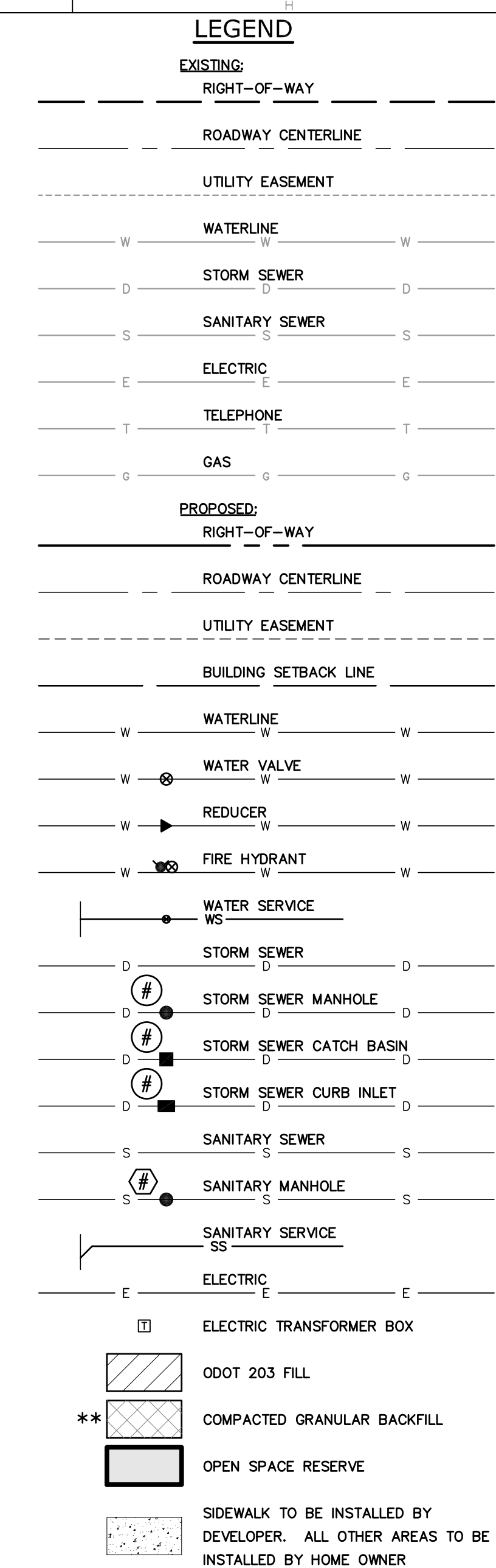
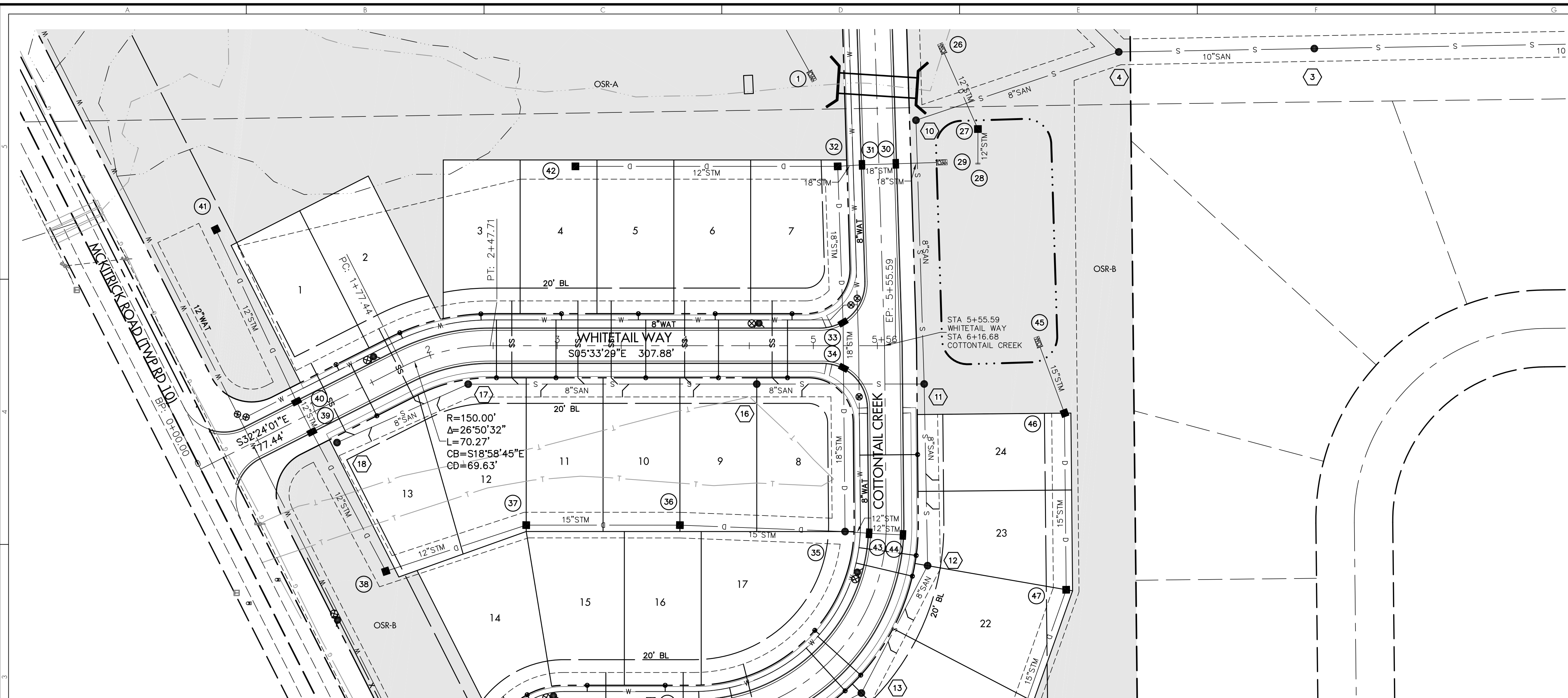
PROJECT NO.: 20-009

DATE: JANUARY, 2021

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

SHEET NO.: 4/11





#	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1055 | E: info@terreinevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

FARM AT INDIAN RUN

PRELIMINARY STREET PLAN & PROFILE
WHITETAIL WAY

DRAWING SET STATUS:

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

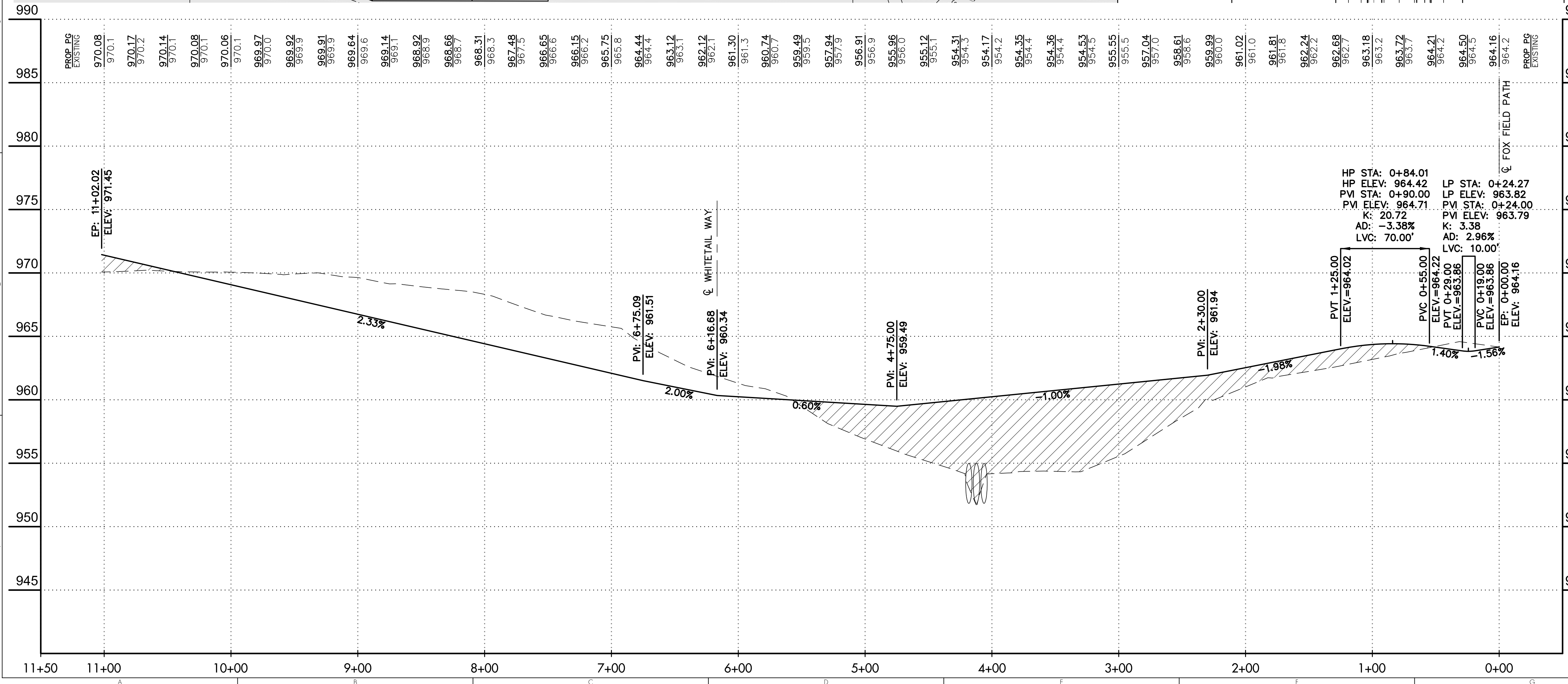
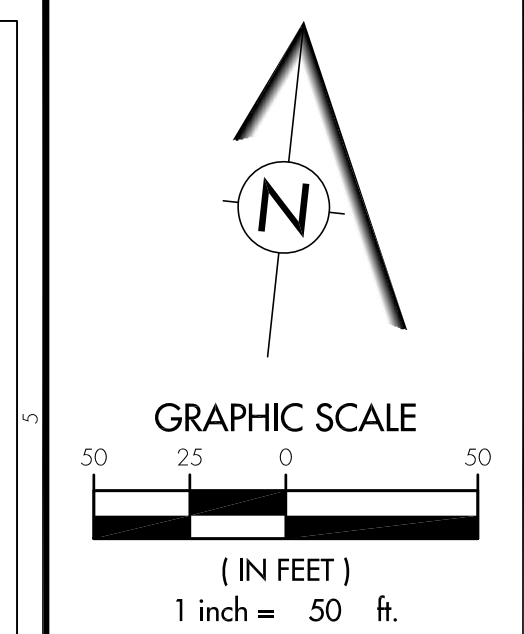
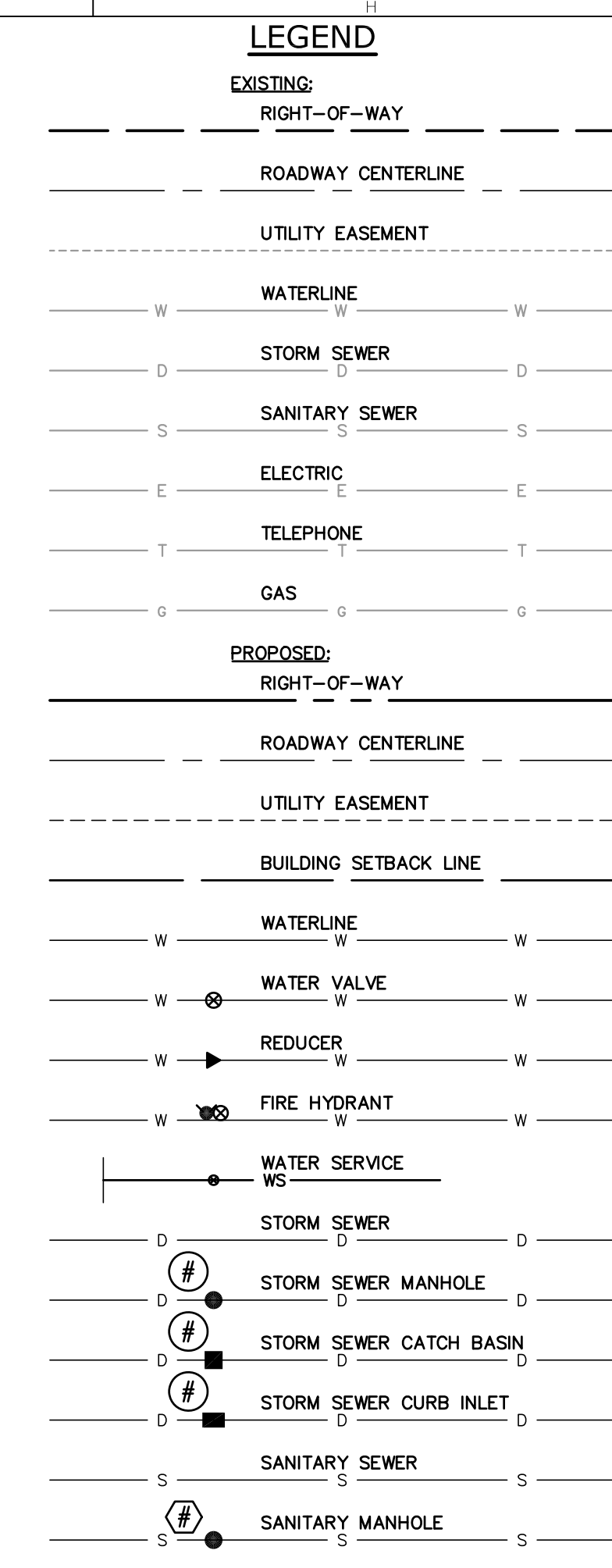
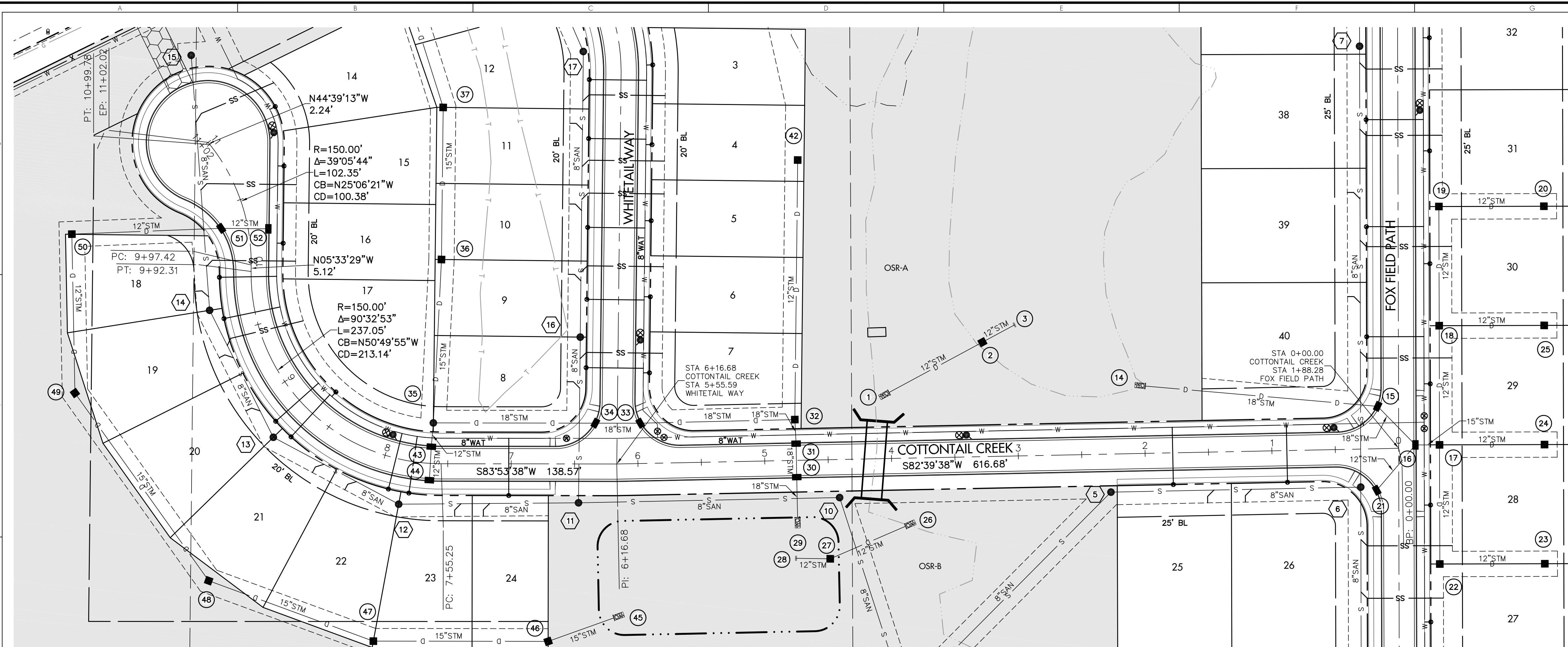
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 20-009

DATE: JANUARY, 2021

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

SHEET NO.: 5/11



Vertical Curve Data Table:

HP STA: 0+84.01	HP ELEV: 964.42	LP STA: 0+24.27
PVI STA: 0+90.00	PVI ELEV: 964.71	PVI STA: 0+24.00
K: 20.72	AD: -3.38%	K: 3.38
LVC: 70.00'	LVC: 70.00'	AD: 2.96%

Vertical Curve Data for Fox Field Path:

PVC 0+55.00	ELEV = 964.22
PVT 0+29.00	ELEV = 963.86
PVC 0+19.00	ELEV = 963.86
EP: 0+00.00	ELEV: 964.16

CHANGE ORDER SCHEDULE

#	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO
FARM AT INDIAN RUN

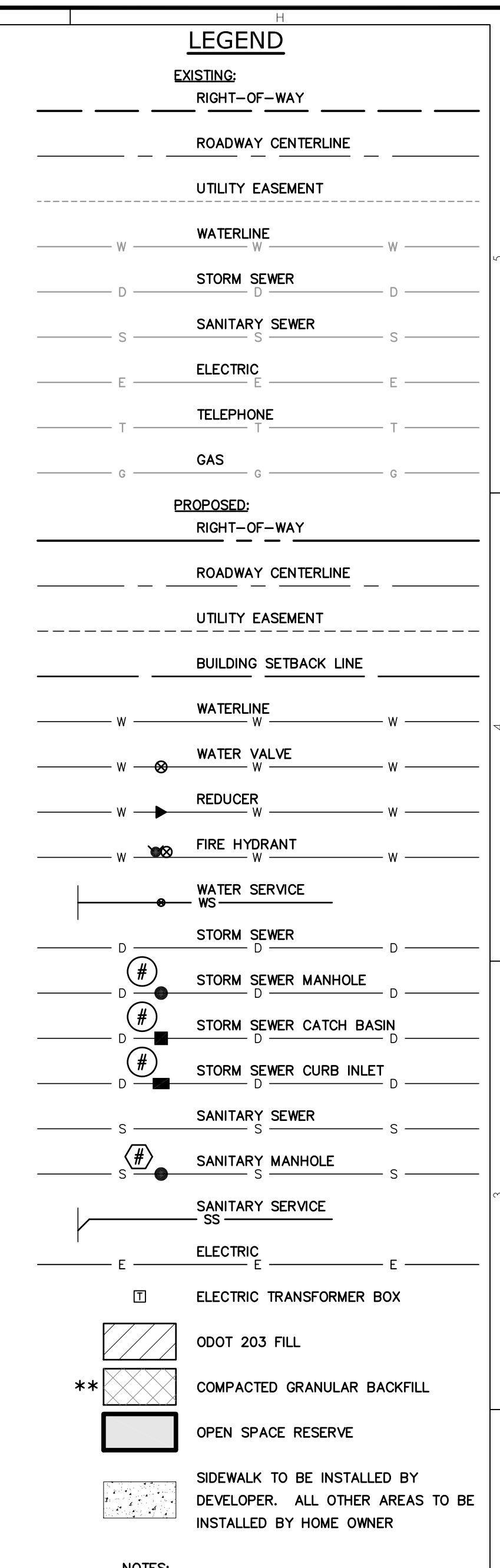
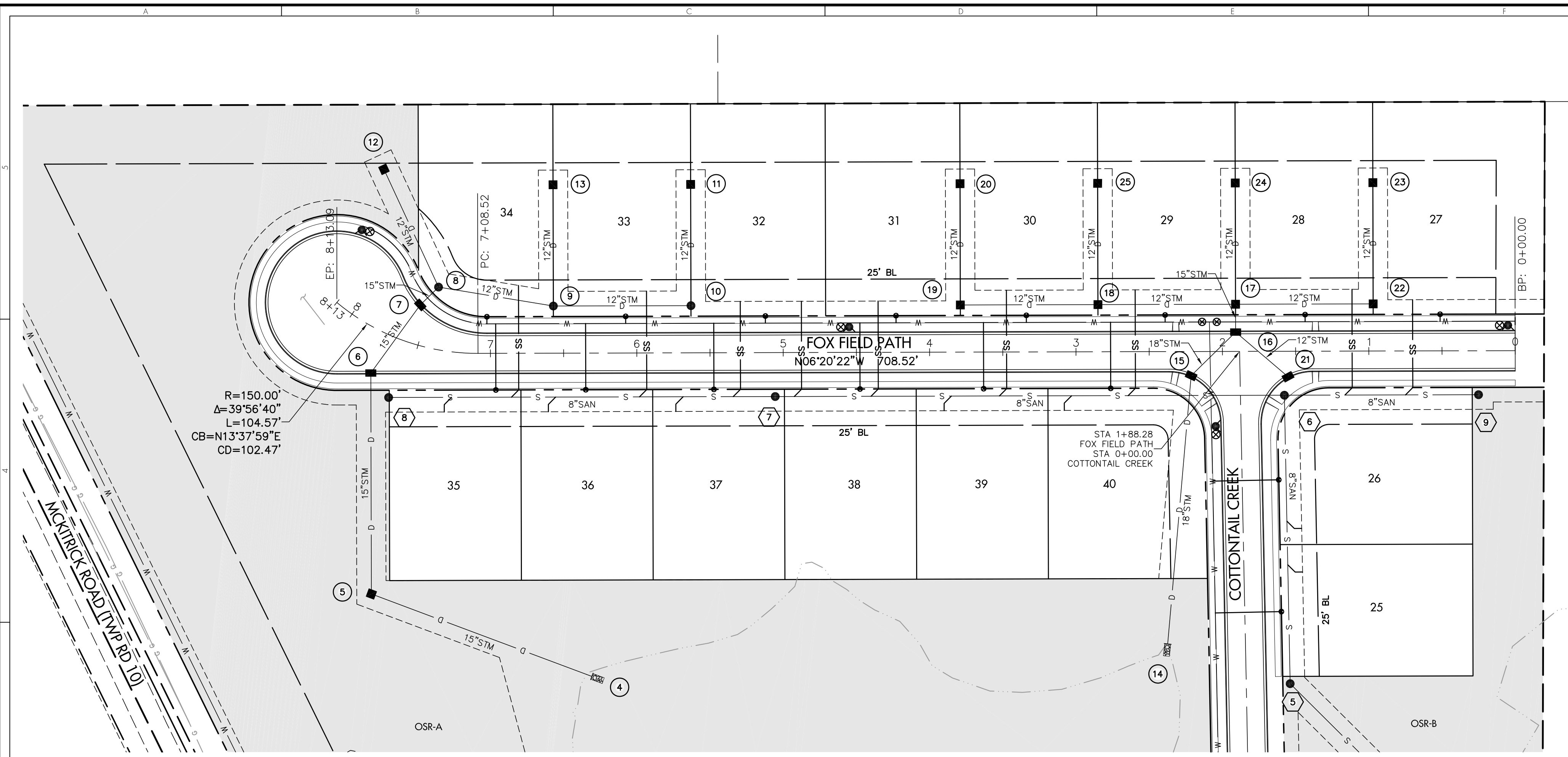
PRELIMINARY STREET PLAN & PROFILE
COTTONTAIL CREEK

DRAWING SET STATUS:
[] PRELIMINARY ENGINEERING SET
[] AGENCY REVIEW SET
[] CONSTRUCTION DOCUMENT SET
[] AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 20-009
DATE: JANUARY, 2021
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NO.: 6/11



LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE

STORM SEWER

SANITARY SEWER

ELECTRIC

TELEPHONE

GAS

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE

WATER VALVE

REDUCER

FIRE HYDRANT

WATER SERVICE

STORM SEWER

STORM SEWER MANHOLE

STORM SEWER CATCH BASIN

STORM SEWER CURB INLET

SANITARY SEWER

SANITARY MANHOLE

SANITARY SERVICE

ELECTRIC

ELECTRIC TRANSFORMER BOX

ODOT 203 FILL

COMPACTED GRANULAR BACKFILL

OPEN SPACE RESERVE

SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

NOTES:
ONE LENGTH OF WATERLINE PIPE SHALL BE INSTALLED CENTERED ON ALL CROSSINGS WITH STORM, SANITARY AND INLETS WITHIN CLOSE PROXIMITY

CHANGE ORDER SCHEDULE

#	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

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P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

FARM AT INDIAN RUN

PRELIMINARY STREET PLAN & PROFILE
FOX FIELD PATH

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 20-009

DATE: JANUARY, 2021

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

SHEET NO.: 7/11

LEGEND

- EXISTING:**
- RIGHT-OF-WAY
 - ROADWAY CENTERLINE
 - UTILITY EASEMENT
 - SOILS BOUNDARY PER-USDA
 - TREE LINE
- BeB**
- SOILS TYPE
 - WETLANDS
 - TREES/BRUSH TO BE CLEARED
 - TREE TO BE REMOVED
 - BUILDINGS TO BE RAZED

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

SOILS

- Ble1A1 BLOUNT SILT LOAM, END MORaine
0 TO 2 PERCENT SLOPES
- Ble1B1 BLOUNT SILT LOAM, END MORaine
2 TO 4 PERCENT SLOPES
- Blg1A1 BLOUNT SILT LOAM, GROUND MORaine
0 TO 2 PERCENT SLOPES
- Gwe1B1 GLYNWOOD SILT LOAM, END MORaine
2 TO 6 PERCENT SLOPES
- Gwg1B2 GLYNWOOD SILT LOAM, END MORaine
2 TO 6 PERCENT SLOPES, ERODED

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

#	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

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JEROME TOWNSHIP, UNION COUNTY, OHIO

FARM AT INDIAN RUN

EXISTING CONDITIONS PLAN

DRAWING SET STATUS:

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

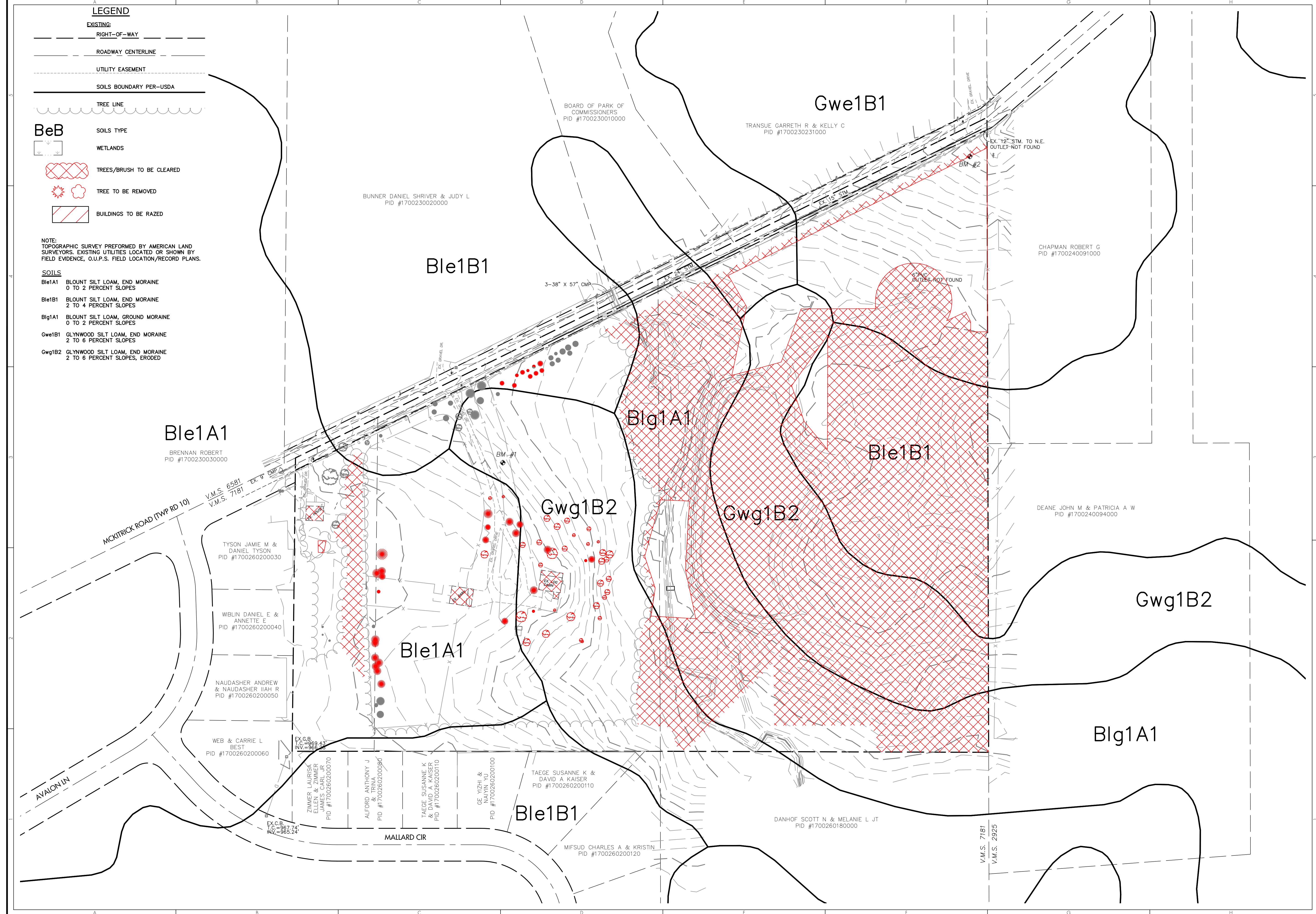
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 20-009













DATE: JANUARY, 2021

SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: N/A

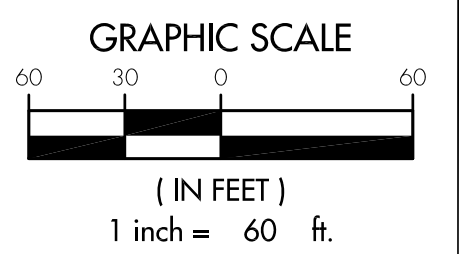
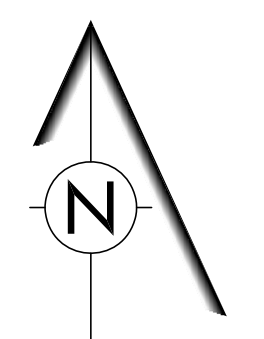
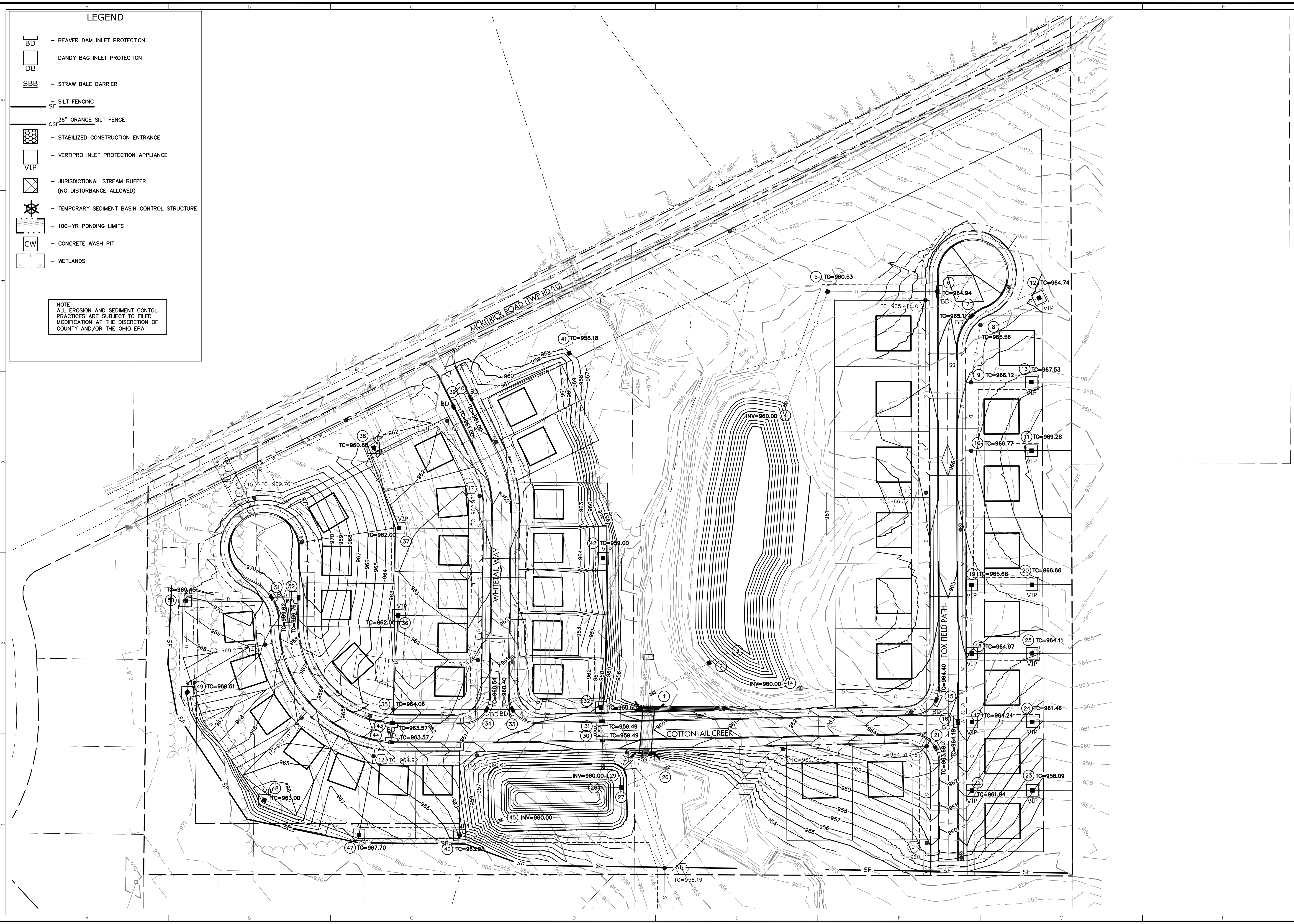
SHEET NO.: 8/11



LEGEND

-  - BEAVER DAM INLET PROTECTION
-  - DANDY BAG INLET PROTECTION
-  - STRAW BALE BARRIER
-  - 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 WASH PIT
-  - WETLANDS

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



DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

FARM AT INDIAN RUN

PRELIMINARY GRADING & EROSION & SEDIMENT CONTROL PLAN

DRAWING SET STATUS:

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

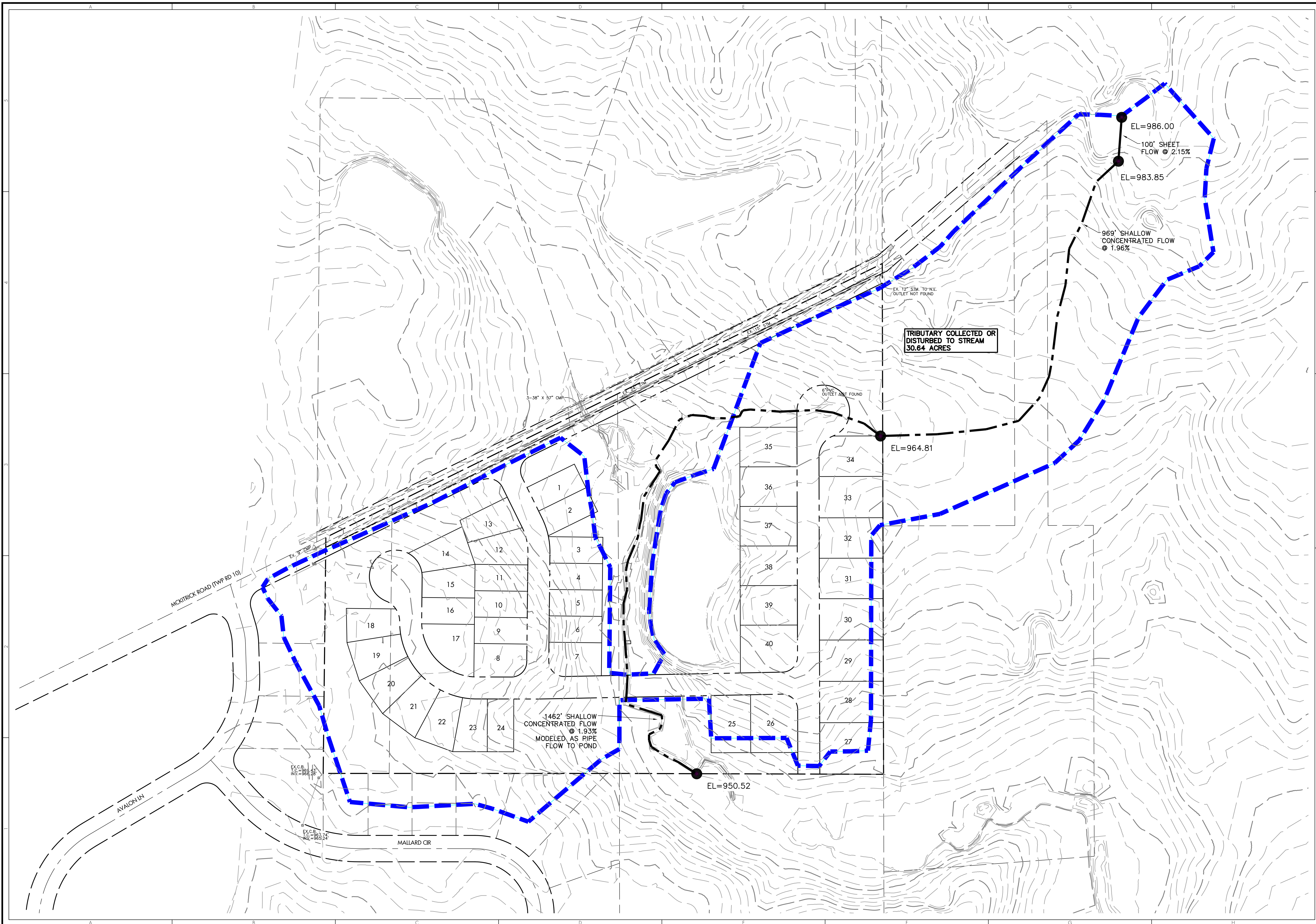
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 20-009

DATE: JANUARY, 2021

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

SHEET NO.: 9/11



N

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

#	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

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P: 614.385.1090 | F: 614.385.1055 | E: info@terreinevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

FARM AT INDIAN RUN

EXISTING CONDITIONS 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.: 20-009

DATE: JANUARY, 2021

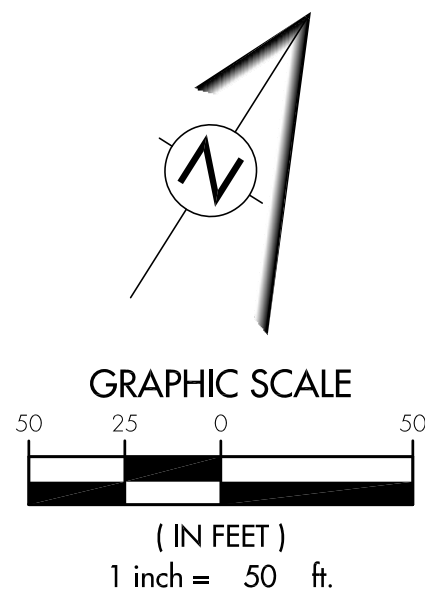
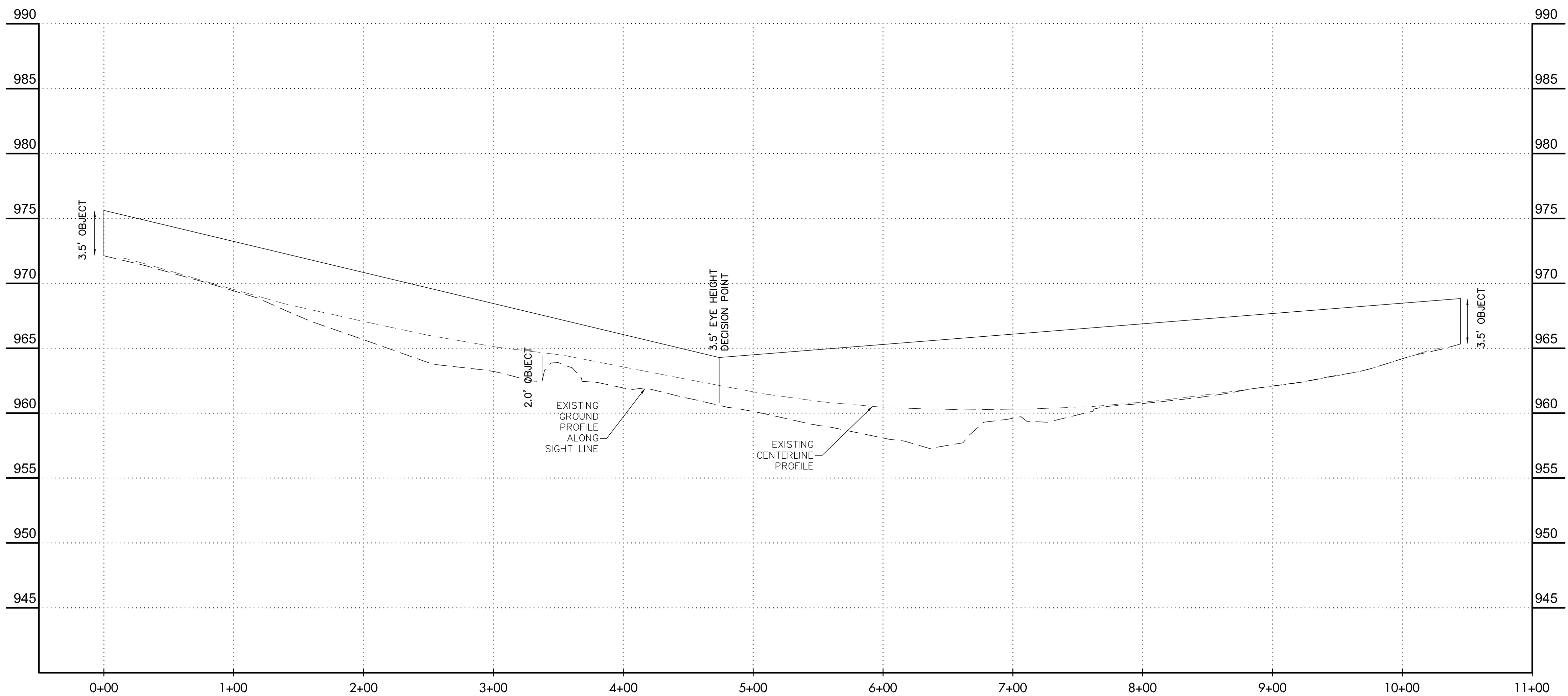
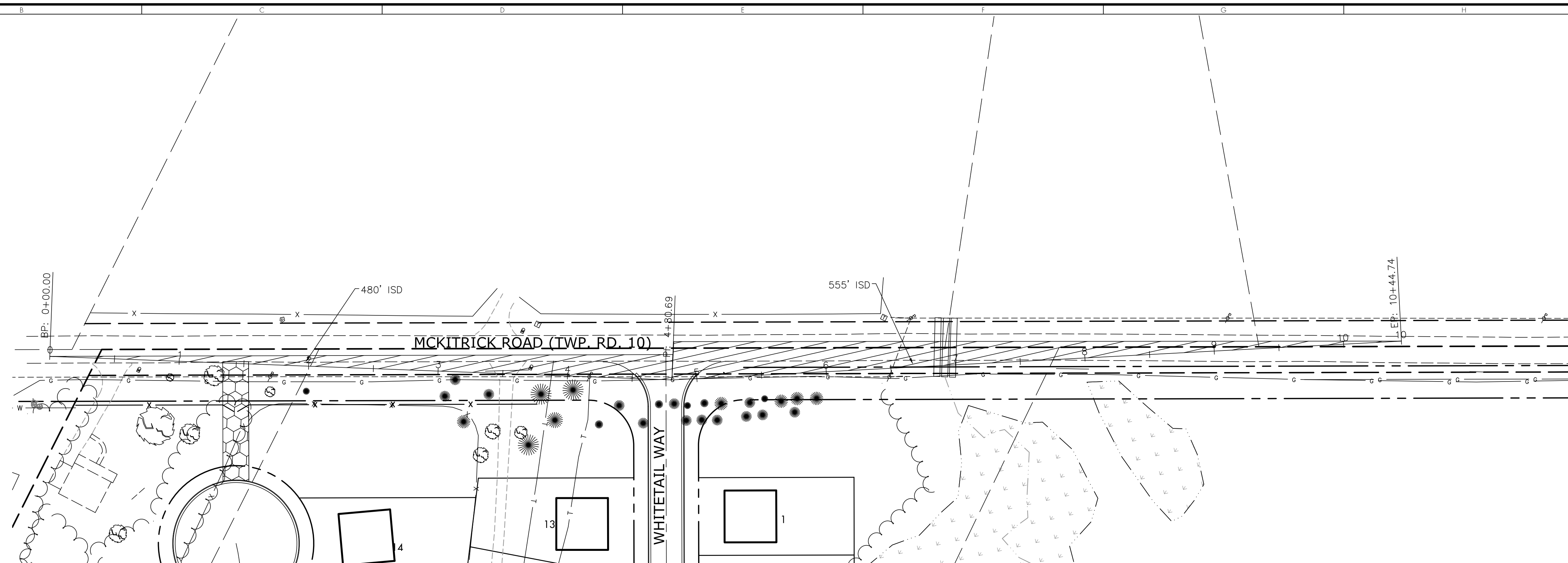
SCALE:
HORIZONTAL: 1" = 40'
VERTICAL: N/A

SHEET NO.: 10/11

\\2020009\DWG\02-Engineering\Stream\Farm_202009\101018.dwg (broadline on 1/29/2021 10:02:24 AM) - © Terrain Evolution, Inc.

LEGEND

- EXISTING:**
- RIGHT-OF-WAY ---
 - ROADWAY CENTERLINE ---
- PROPOSED:**
- ROADWAY CENTERLINE ---
 - D --- STORM SEWER --- D
 - W --- WATERLINE --- W
 - S --- SANITARY --- S
 - ← FLOOD ROUTING
 - WETLANDS



#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Your bridge between Vision and Success
 720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO
FARM AT INDIAN RUN
 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.: 20-009
 DATE: JANUARY, 2021
 SCALE:
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 5'

SHEET NO.: 11/11



**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 4, 2021

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Farm at Indian Run – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on January 26, 2021. We recommend it be approved with the below modifications and recommendations. Items listed below should be addressed in the final construction drawings or resolved as indicated.

1. A Traffic Impact Study (TIS) has been submitted to UCEO as well as Dublin due to impacts on roadways/intersections under City jurisdiction. There are no further comments on the TIS from UCEO and Dublin. All final engineering plan approvals will be contingent upon signing of an Infrastructure Agreement describing necessary developer contributions to adjacent intersections under County and City jurisdiction. No roadway improvements are warranted as a result of site generated traffic.
2. Provide multi-use paths and fencing/landscaping on the construction drawings as shown on landscaping plan.
3. All appropriate OEPA/ODNR/ACOE permitting will be required to be provided to UCEO prior to construction plan approval.
4. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.
5. The roadside ditch along McKittrick Road will be required to be improved during construction.
6. Due to the existing trees/brush located within the right of way, a tree clearing plan shall be shown to ensure the appropriate sight distance indicated on sheet 11 exists.
7. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
8. Consider a diversion swale to route the approximately 30 acres of offsite area north of Fox Field Path to the existing basin.
9. Provide detailed construction drawings to private utility providers.
10. Provide a minimum 10' flat (~10% or less) berm area from the top of the bank around the perimeter of each basin.
11. Emergency access composition and potential signage to be reviewed in further detail by UCEO and Jerome Township Fire Department during construction plan review.
12. Drainage design and stormwater management to be reviewed during final construction drawings.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions or concerns, feel free to contact me at (937) 645-3165.



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

Cc: Jeremy Burrey, USWCD (via email)

Brad Bodenmiller

From: Bill Narducci <bnarducci@unioncountyohio.gov>
Sent: Wednesday, February 3, 2021 5:11 PM
To: Brad Bodenmiller
Subject: RE: Farm at Indian Run Preliminary Plat - Layout & Design

Brad,

Please accept this correspondence that the general layout of the lots, streets and other improvements for the above referenced subdivision is preliminarily approved, pending review of the final construction drawings. If you have any questions or concerns, please let me know. Thanks

Bill Narducci, P.E.
Assistant County Engineer

Union County Engineer
233 West 6th St.
Marysville, Ohio 43040
Direct: 937.645.3165
Office: 937.645.3018
Fax: 937.645.3161

PLEASE NOTE NEW EMAIL AND WEBSITE ADDRESS!!

<http://www.unioncountyohio.gov/engineer>

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, February 2, 2021 11:52 AM
To: Bill Narducci <bnarducci@unioncountyohio.gov>
Subject: Farm at Indian Run Preliminary Plat - Layout & Design

Bill,

Good morning! Is the layout and design of the lots, streets, and other improvements for the **Farm at Indian Run – Preliminary Plat** approved?

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com



9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

February 3, 2021

Bradley J. Bodenmiller, Director
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

Re.: Farm at Indian Run – Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Preliminary Plat known as Farm at Indian Run – Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

1. Staff notes that there is an amendment to the Official Zoning Map that is pending for this site. The application for amendment is subject to a zoning referendum.
2. Per the Official Zoning Map, the current zoning district of these parcels is Rural Residential District (RU). The note indicating the zoning district as 'PD' on page one is not correct. The minimum lot width and lot area for the RU District is provided for in Chapter 425 of the Zoning Resolution. The lots proposed by this preliminary plat do not meet those requirements.
3. The applicant has provided a landscape plan which indicates a propose fence. Per Section 625.01(9)(a), the setback for fences from a public ROW is 15ft.
4. The applicant has provided a sign plan as part of their landscape plan. Per Section 615.05(6), the maximum permitted height for residential development signs is 5ft, the maximum display area is 32sf and the setback from any ROW line is 15ft.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio

Brad Bodenmiller

From: Kyle Hoyng <khoyng@marysvilleohio.org>
Sent: Tuesday, February 2, 2021 2:49 PM
To: Brad Bodenmiller
Cc: Heather Martin; Chad Green; Jeremy Hoyt
Subject: Marysville Comments - February LUC Agenda Items

Brad,

Below are the City of Marysville's comments for the agenda items on next Thursday's February Executive Committee meeting. Please review and let us know if you have any questions or concerns. Have a great rest of your week.

Farm at Indian Run – Preliminary Plat

- 1) The horizontal and vertical design of the public sanitary sewer (including the sizing) will be finalized during the final engineering process.
 - a. Additional clearance seems warranted between the proposed culvert/bridge headwall and the sanitary sewer to the west (sanitary sewer run 10-4).
 - b. Ensure sanitary sewer manholes and mains are located within five (5) feet of the right-of-way.
 - c. Alternative sanitary sewer alignments shall be evaluated to serve the properties to the east of the Indian Run development.
- 2) A thirty (30) foot wide utility easement will be required between manholes 4 and 1.
 - a. A structurally stable path shall be constructed within this easement to ensure proper maintenance operations/inspections can occur.
- 3) The horizontal and vertical design of the public waterline will be finalized during the final engineering process.

Glacier Pointe, Section 3 – Preliminary Plat

- 1) Please provide a minimum twenty (20) foot wide utility easement for all sanitary and water easements. Utility easements don't appear to be shown along the entirety of Coe Drive, Edmunds Drive, and Winthrop Lane.
- 2) The horizontal and vertical design of the public sanitary sewer (including the sizing) will be finalized during the final engineering process.
- 3) The horizontal and vertical design of the public waterline will be finalized during the final engineering process.

Jerome Village ERN-1 Phase 3 – Final Plat

- 1) No comments

Glacier Pointe, Section 2 - Preliminary Plat Extension

- 1) No comments

Kyle Hoyng, P.E.

City Engineer

City of Marysville, Ohio

209 South Main Street

Marysville, Ohio 43040

(937) 645-7358 (office)



Brad Bodenmiller

From: Jeremy Burrey <jburrey@unioncountyohio.gov>
Sent: Tuesday, February 2, 2021 1:38 PM
To: Brad Bodenmiller
Subject: RE: Preliminary Drainage - Farm at Indian Run Preliminary Plat

Brad,

The Farm at Indian Run preliminary plat is approved as reviewed.

Jeremy Burrey
Drainage Maintenance Supervisor
18000 St. Rt. 4
Marysville OH 43040
Phone: 937-642-5871 X 2228
jburrey@unioncountyohio.gov

Please Note email Change!

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, February 2, 2021 11:55 AM
To: Jeremy Burrey <jburrey@unioncountyohio.gov>
Subject: Preliminary Drainage - Farm at Indian Run Preliminary Plat


Jeremy,

Good morning! Is the preliminary drainage plan for the **Farm at Indian Run – Preliminary Plat** approved?

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com



15461 US Route 36 • PO Box 393 • Marysville, OH 43040-0393
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February 1, 2021

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO B0x219
East Liberty, OH 43319

RE: UREC comments for the Farm at Indian Run – Preliminary Plat

Brad,

Noted comments per paper drawings received 01/27/21. Drawing set of 11 sheets issued Preliminary Plat for Indian Run Dated January 20, 2021:

- 1) Sheet 1 of 11 – Cover Sheet
 - a) Number of Lots: 40 (24 – 60 FT, 16 – 90 FT)
 - b) Front Setback: 20-25 FT dependent on lot size
 - c) Side Setback: 5-8 FT dependent on lot size
 - d) Rear Setback: 20 FT
 - e) Noted: Utility use of open space if needed
- 2) Sheet 2 of 11
 - a) No comments
- 3) Sheet 3 of 11
 - a) No defined Easement behind lots 25-40
 - b) URE has easement requirements of 20 feet for underground primary and secondary facilities. Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on property line require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable)
- 4) Sheet 4 of 11
 - a) No defined Easement behind lots 25-40
 - b) URE has easement requirements of 20 feet for underground primary and secondary facilities. Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on property line require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable)

- 5) Sheet 5 of 11
 - a) No comments

- 6) Sheet 6-7 of 11
 - a) No defined Easement behind lots 25-40
 - b) URE has easement requirements of 20 feet for underground primary and secondary facilities. Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on property line require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable)

- 7) Sheet 8-11 Of 11
 - a) No comments

- 8) Preliminary Landscape Plans
 - a) As long as the Landscape Plans do not interfere with URE utility easements or access to URE facilities, and comply with any regulatory, NESC rules, then URE has no comments on the plans.

General comments: Development must comply with URE's Terms and Conditions for Supplying Electric Service.

Electric easement must be platted and shown on final plat plans.

Do not place easement area over building setbacks, adjacent to is acceptable.

Utility Easement for URE electric facilities will be joint use for phone, cable or other private communication entities (fiber).

Street crossing and adjacent property paths to be determined when facilities layout is completed.


Still need to work with developer to complete UREC electrical facility layout.

Regards,

Ed Peper
Engineer II
Union Rural Electric Cooperative, Inc.
15461 US Hwy 36
Marysville, Ohio 43040
Direct: (937) 645-9246



15461 US Route 36 • PO Box 393 • Marysville, OH 43040-0393
(937) 642-1826 • (800) 642-1826 • Fax (937) 644-4239
www.ure.com

Your Touchstone Energy® Cooperative 

February 1, 2021

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO B0x219
East Liberty, OH 43319

RE: UREC comments for the Farm at Indian Run – Preliminary Plat

Brad,

Noted comments per paper drawings received 01/27/21. Drawing set of 11 sheets issued Preliminary Plat for Indian Run Dated January 20, 2021:

- 1) Sheet 1 of 11 – Cover Sheet
 - a) Number of Lots: 40 (24 – 60 FT, 16 – 90 FT)
 - b) Front Setback: 20-25 FT dependent on lot size
 - c) Side Setback: 5-8 FT dependent on lot size
 - d) Rear Setback: 20 FT
 - e) Noted: Utility use of open space if needed
- 2) Sheet 2 of 11
 - a) No comments
- 3) Sheet 3 of 11
 - a) No defined Easement behind lots 25-40
 - b) URE has easement requirements of 20 feet for underground primary and secondary facilities. Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on property line require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable)
- 4) Sheet 4 of 11
 - a) No defined Easement behind lots 25-40
 - b) URE has easement requirements of 20 feet for underground primary and secondary facilities. Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on property line require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable)

- 5) Sheet 5 of 11
 - a) No comments

- 6) Sheet 6-7 of 11
 - a) No defined Easement behind lots 25-40
 - b) URE has easement requirements of 20 feet for underground primary and secondary facilities. Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on property line require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable)

- 7) Sheet 8-11 Of 11
 - a) No comments

- 8) Preliminary Landscape Plans
 - a) As long as the Landscape Plans do not interfere with URE utility easements or access to URE facilities, and comply with any regulatory, NESC rules, then URE has no comments on the plans.

General comments: Development must comply with URE's Terms and Conditions for Supplying Electric Service.

Electric easement must be platted and shown on final plat plans.

Do not place easement area over building setbacks, adjacent to is acceptable.

Utility Easement for URE electric facilities will be joint use for phone, cable or other private communication entities (fiber).

Street crossing and adjacent property paths to be determined when facilities layout is completed.

Still need to work with developer to complete UREC electrical facility layout.

Regards,

Ed Peper
Engineer II
Union Rural Electric Cooperative, Inc.
15461 US Hwy 36
Marysville, Ohio 43040
Direct: (937) 645-9246



Staff Report – Glacier Pointe Section 2

Applicant:	<p style="text-align: center;">Encore Living c/o Jay McIntire 5743 Snedegar Drive New Albany, OH 43054</p> <p style="text-align: center;">Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com</p>
Request:	Approval of the Glacier Pointe, Section 2 – Preliminary Plat Extension for a period of two (2) years.
Location:	Located north of the point where Mitchell-Dewitt Road crosses over US Hwy 33 in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat Extension is for the Glacier Pointe, Section 2 Preliminary Plat. This subdivision involves 57.488 acres of land and proposes 99 single-family residential lots. To date, 41 lots have been final platted.</p> <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water system ○ City of Marysville public waste treatment system <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The original Preliminary Plat was approved in February 2019. ○ The Phase 1 Final Plat was approved in January 2021. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 02-04-21, recommending the Extension be approved with the following conditions (abbreviated by LUC staff): <ol style="list-style-type: none"> 1. That the items listed in its Preliminary Plat review letter dated 02-06-19 be addressed in the Final Construction Drawings. 2. Due to a pending residential development (Scott) adjacent to this Section, the Engineer’s Office requires a stub street connection to the adjacent property. This stub street can be provided in
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Staff Report – Glacier Pointe Section 2

	<p>future phases of Glacier Pointe, but it has been preliminarily agreed upon with the developer that the stub will occur within Glacier Pointe, Section 2. It is anticipated this will require a revised Preliminary Plat.</p> <ul style="list-style-type: none"> • Union County Soil & Water Conservation District <ul style="list-style-type: none"> ○ No comments received as of 02-03-21. • Union County Health Department <ul style="list-style-type: none"> ○ No comments received as of 02-03-21. • City of Marysville <ul style="list-style-type: none"> ○ In an email dated 02-02-21, the City advised it had no new comments. • Jerome Township <ul style="list-style-type: none"> ○ No comments received as of 02-03-21. • ODOT District 6 <ul style="list-style-type: none"> ○ No comments received as of 02-03-21. • Union Rural Electric <ul style="list-style-type: none"> ○ No comments received as of 02-03-21. • LUC Regional Planning Commission <ol style="list-style-type: none"> 1. All prior comments/modifications from reviewing agencies and approvals with conditions remain effective (§318).
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<p>Staff Recommendations:</p>	<p>LUC staff recommends APPROVAL of the Glacier Pointe, Section 2 Preliminary Plat Extension with the condition that all comments/modifications from LUC and reviewing agencies, including prior LUC approvals with conditions, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal. <i>Note: Changes to or additions of right-of-way to Section 2 requires an Amended Preliminary Plat.</i></p>
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Logan-Union-Champaign
regional planning commission

Staff Report – Glacier Pointe Section 2

**Z&S Committee
Recommendations:**

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Application for Preliminary Plat Approval

Date: _____

Name of Subdivision: _____

Location: _____

Township: _____ Military Survey: _____

Complete Parcel(s) Identification Number (PIN): _____

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

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Number of proposed lots: _____ Typical lot width (feet): _____

Number of proposed units: _____ Typical lot area (sq. ft.): _____

Single Family Units: _____ Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: _____



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Recreation facilities to be provided: _____

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

1. Proposed method of Supplying Water Service: _____

2. Proposed method of Sanitary Waste Disposal: _____
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: _____
(If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____
e.	_____	_____	_____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Preliminary Plat Review Checklist

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"		
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.		
3	Location by section, range, and township or Virginia Military Survey (VMS).		
4	Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.		
5	Date of survey.		
6	Scale of the plat, north point, and date.		
7	Boundaries of the subdivision and its acreage.		
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.		
9	Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.		
10	Zoning classification of the tract and adjoining properties.		
11	Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.		
12	Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.		
13	Layout, names and widths of proposed streets and easements.		
14	Building setback lines with dimensions.		
15	Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.		
16	Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.		
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.		



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
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Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.		
20	Description of proposed covenants and restrictions.		
21	Description of proposed zoning changes.		
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.		
23	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.		
24	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval. N/A		
25	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval. N/A		
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.		
27	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.		
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

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

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

OWNER/DEVELOPER:

ENCORE LIVING, LLC.
ATTN: JAY MCINTIRE
68 NORTH HIGH STREET
BUILDING E, SUITE 105
NEW ALBANY, OH 43054
P: 614-855-0500
F: 614-416-2004

SURVEYOR

ADVANCED CIVIL DESIGN
ATTN: ANDY KRANER
422 BEECHER ROAD
GAHANNA, OHIO 43230
P: 614-207-5384
F: 614-428-7755

STREET, STORM & WATER IMPROVEMENT PLANS FOR
**GLACIER POINTE
SECTION 2**
VIRGINIA MILITARY SURVEY (VMS) 6581
UNION COUNTY, OHIO

BENCH MARKS

SOURCE
ELEVATIONS WERE ESTABLISHED USING 45 MINUTE STATIC OBSERVATIONS UTILIZING GLOBAL POSITIONING SYSTEM (GPS) PROCEDURES. THE GPS DATA WAS SUBMITTED TO THE NATIONAL GEODETIC SURVEY'S (NGS) ONLINE POSITIONING USER SERVICE RAPID-STATIC (OPUS-RS) SYSTEM FOR PROCESSING. THE SYSTEM USES THE CONTINUALLY OPERATING REFERENCE STATIONS (CORS) TO ESTABLISH THE GEODETIC ELEVATION.

- B.M. #1 CHISELED "X" IN TOP OF NORTHEAST CORNER OF BRIDGE OVERPASS FOR U.S. ROUTE 33. SHOWN ON BASE MAP AS "BM #1". ELEVATION=968.04.
- B.M. #2 NORTHEAST TOP FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE SOUTH SIDE OF MITCHELL-DEWITT ROAD, 670' NORTHWEST OF THE INTERSECTION OF MCKITTRICK ROAD AND MITCHELL-DEWITT ROAD. SHOWN ON BASE AS "BM #2". ELEVATION=958.95.
- B.M. #3 NORTH TOP FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF MCKITTRICK ROAD, 1630' NORTHEAST OF THE INTERSECTION OF MCKITTRICK ROAD AND MITCHELL-DEWITT ROAD, 150' NORTHEAST OF THE INTERSECTION WITH AVALON LANE. ELEVATION=973.72.

STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM METHOD. 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 VACANT LAND THAT HAS BEEN FARMED AS WELL AS LEFT FALLOW. THE TRIBUTARY AREAS FOR THIS PROJECT ACCUMULATE AND DISCHARGE TO U.S. ROUTE 33 DITCH.

PROPOSED POND

RETENTION PONDS P-101 & P-102 CONSTRUCTED WITH PHASE 1 AND PROPOSED PONDS P-103 & P-104 WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES. PONDS WILL BE WITHIN AN EASEMENT. POND AND OUTLET WILL BE ON DITCH MAINTENANCE.

WATER QUALITY

WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED STORMWATER MANAGEMENT BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHC000005.

FLOODPLAIN

THE GP-2 DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0390D, EFFECTIVE DATE DECEMBER 16 2008.

OPEN SPACE

OPEN SPACE INCLUDING THE DEDICATED OPEN SPACE IN GP-2 IS TO BE OWNED AND MAINTAINED BY GLACIER POINTE HOME OWNERS ASSOCIATION. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

ZONING

GLACIER POINTE, SECTION 2 WAS ZONED PUD (NOW PD), APPROVED DECEMBER 21, 2017.

PARKING

PARKING TO BE LIMITED TO ONE SIDE OF THE STREET. NO PARKING ON THE HYDRANT SIDE OF THE STREET.

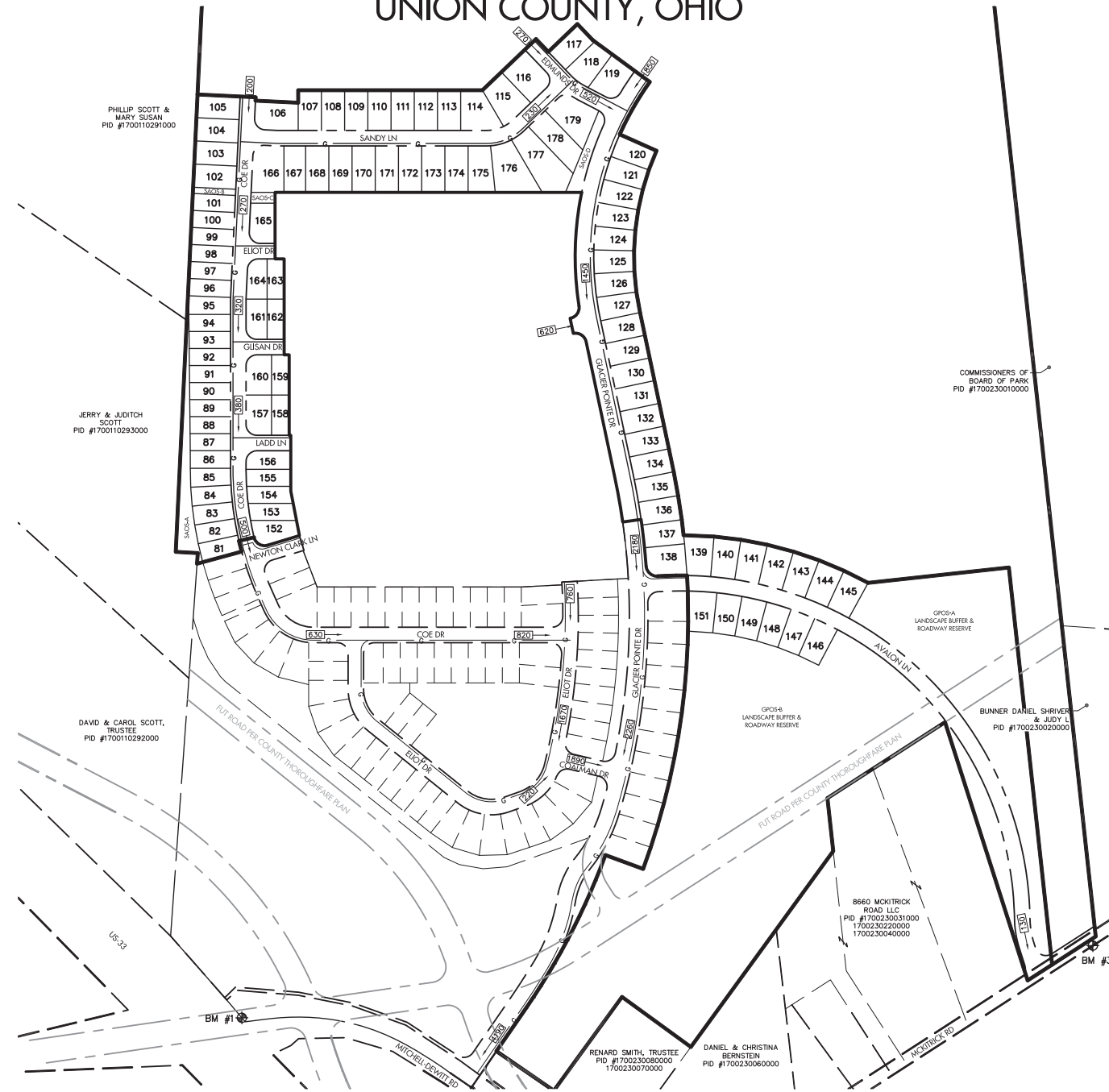
VARIANCE

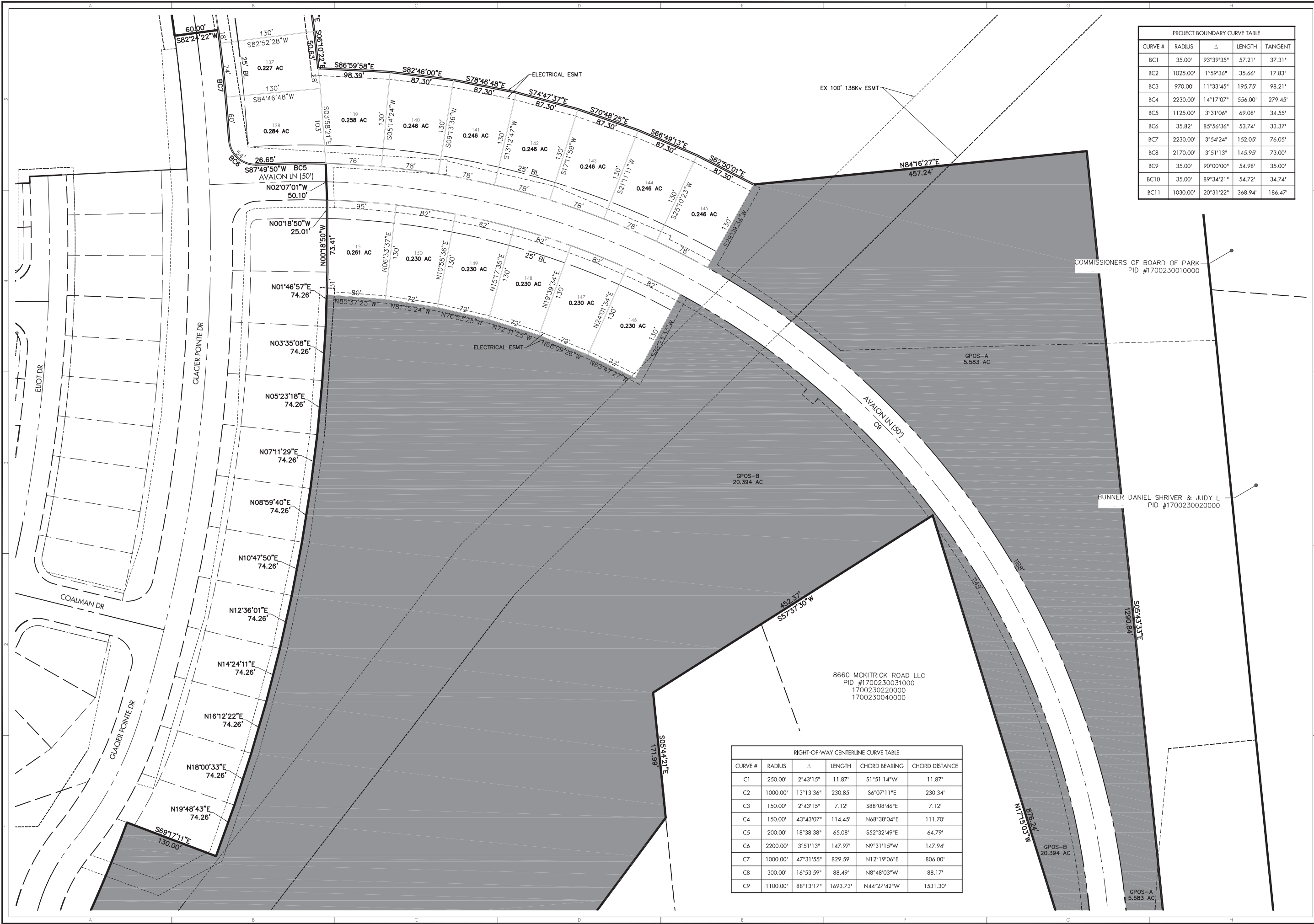
VARIANCE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT-OF-WAY WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN GLACIER POINTE. APPROVED 9-18-2018.

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	57.448
OPEN SPACE	26.892
GPOS	25.978
SAOS	0.914
RIGHT-OF-WAY	8.019
EXISTING	0.044
PROPOSED	7.974
LOTS	22.537
NUMBER OF LOTS	99
55' LOTS	35
70' LOTS	5
75' LOTS	46
80' LOTS	11
90' LOTS	2
DENSITY (UNITS/ACRE)	
GROSS (# UNITS/TOTAL AREA)	1.723
NET (# UNITS/LOT AREA)	4.393
SETBACKS	55' 70' 75' 80' 90'
FRONT YARD	20' 25' 25' 25' 25'
REAR YARD	5' 30' 30' 30' 30'
SIDE YARD	5' 5' 5' 6' 8'

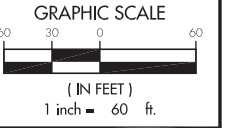
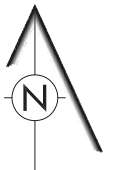
SAOS = SUB AREA OPEN SPACE
GPOS = GLACIER POINTE OPEN SPACE





CURVE #	RADIUS	Δ	LENGTH	TANGENT
BC1	35.00'	93°39'35"	57.21'	37.31'
BC2	1025.00'	1°59'36"	35.66'	17.83'
BC3	970.00'	11°33'45"	195.75'	98.21'
BC4	2230.00'	14°17'07"	556.00'	279.45'
BC5	1125.00'	3°31'06"	69.08'	34.55'
BC6	35.82'	85°56'36"	53.74'	33.37'
BC7	2230.00'	3°54'24"	152.05'	76.05'
BC8	2170.00'	3°51'13"	145.95'	73.00'
BC9	35.00'	90°00'00"	54.98'	35.00'
BC10	35.00'	89°34'21"	54.72'	34.74'
BC11	1030.00'	20°31'22"	368.94'	186.47'

CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	250.00'	2°43'15"	11.87'	S1°51'14"W	11.87'
C2	1000.00'	13°13'36"	230.85'	S6°07'11"E	230.34'
C3	150.00'	2°43'15"	7.12'	S88°08'46"E	7.12'
C4	150.00'	43°43'07"	114.45'	N68°38'04"E	111.70'
C5	200.00'	18°38'38"	65.08'	S52°32'49"E	64.79'
C6	2200.00'	3°51'13"	147.97'	N9°31'15"W	147.94'
C7	1000.00'	47°31'55"	829.59'	N12°19'06"E	806.00'
C8	300.00'	16°53'59"	88.49'	N8°48'03"W	88.17'
C9	1100.00'	88°13'17"	1693.73'	N44°27'42"W	1531.30'



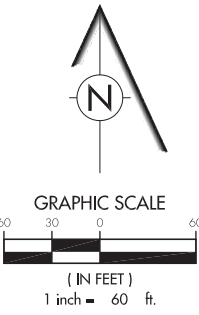
DATE	DESCRIPTION OF CHANGE

TerrainEvolution
 Your bridge between Vision and Success
 720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO
GLACIER POINTE
 SECTION 2
PRELIMINARY PLAT

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.:	18039	
DATE:	JANUARY, 2019	
SCALE:	HORIZONTAL: 1" = 60' VERTICAL: N/A	
SHEET NO.:	5 / 29	

N:\18039\0390\0390.dwg by: jpw on 01/23/2019 09:23:52 am © Terrain Evolution, Inc.



#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
Your bridge between Vision and Success
 720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO
GLACIER POINT
 SECTION 2
PRELIMINARY PLAN

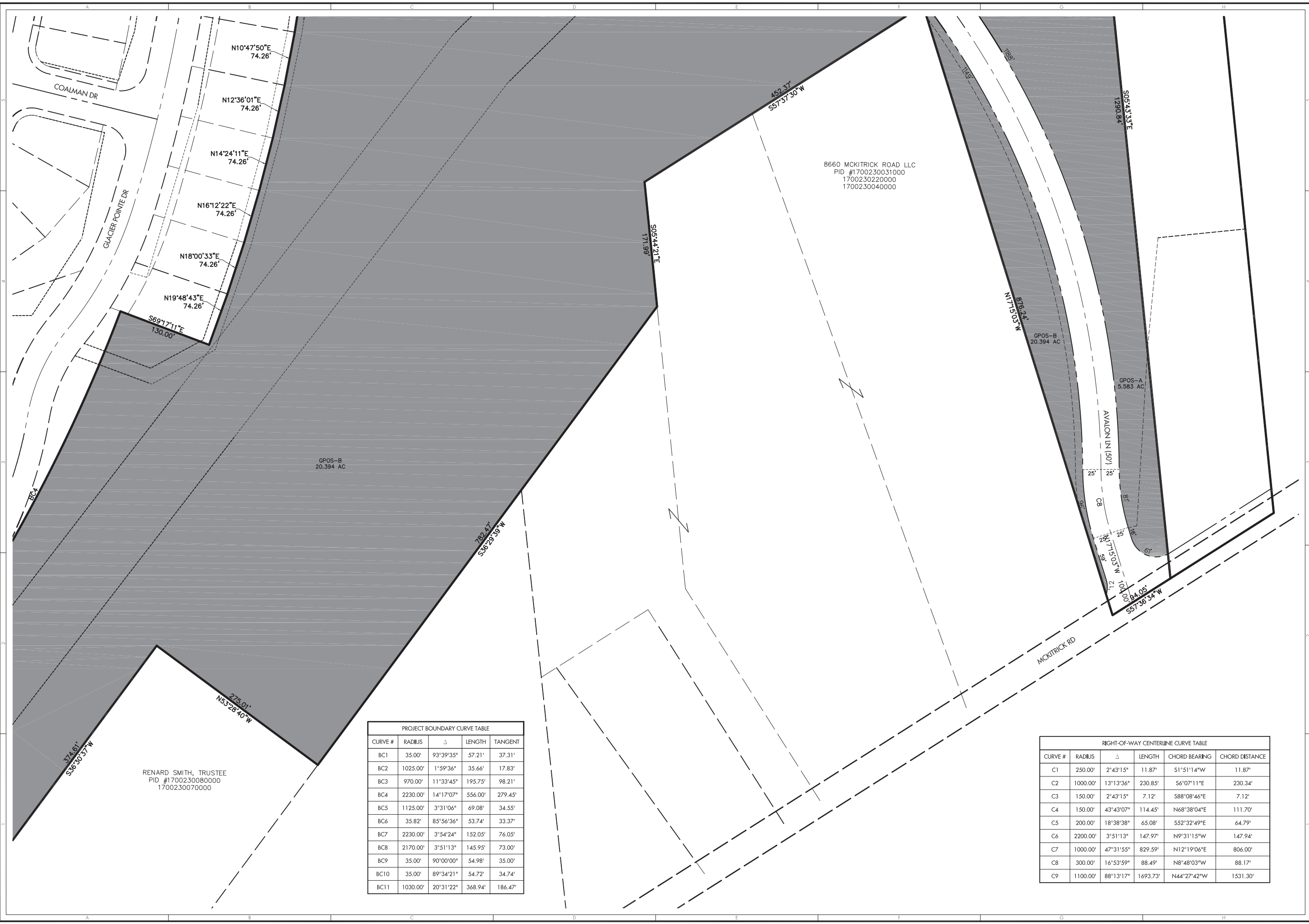
DRAWING SET STATUS:
 PRELIMINARY ENGINEERING SET
 AGENCY REVIEW SET
 CONSTRUCTION DOCUMENT SET
 AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039
 DATE: JANUARY, 2019

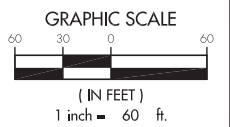
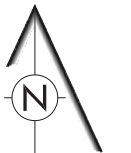
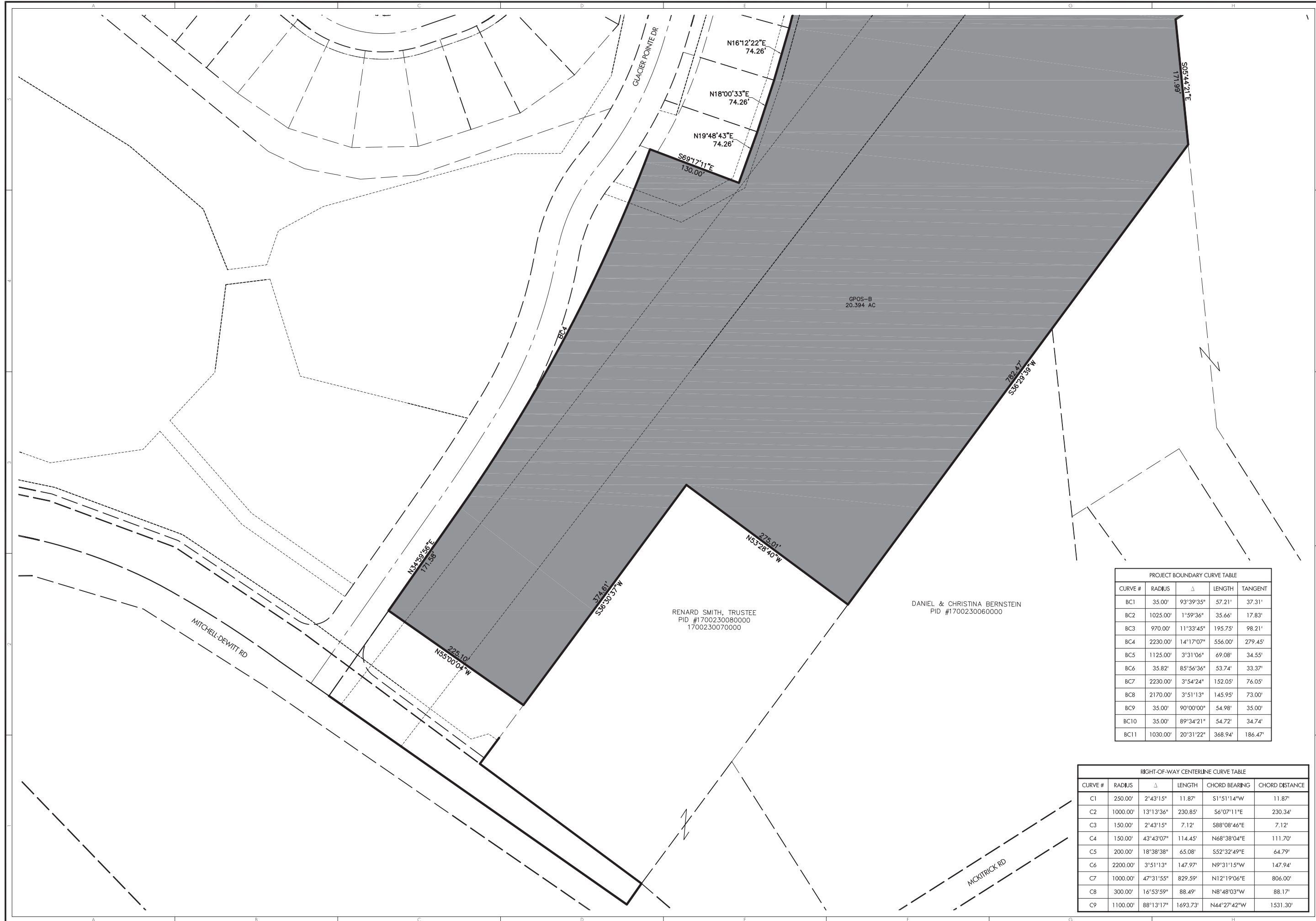
SCALE:
 HORIZONTAL: 1" = 60'
 VERTICAL: N/A

SHEET NO.: 6/29



PROJECT BOUNDARY CURVE TABLE				
CURVE #	RADIUS	Δ	LENGTH	TANGENT
BC1	35.00'	93°39'35"	57.21'	37.31'
BC2	1025.00'	1°59'36"	35.66'	17.83'
BC3	970.00'	11°33'45"	195.75'	98.21'
BC4	2230.00'	14°17'07"	556.00'	279.45'
BC5	1125.00'	3°31'06"	69.08'	34.55'
BC6	35.82'	85°56'36"	53.74'	33.37'
BC7	2230.00'	3°54'24"	152.05'	76.05'
BC8	2170.00'	3°51'13"	145.95'	73.00'
BC9	35.00'	90°00'00"	54.98'	35.00'
BC10	35.00'	89°34'21"	54.72'	34.74'
BC11	1030.00'	20°31'22"	368.94'	186.47'

RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	250.00'	2°43'15"	11.87'	S1°51'14"W	11.87'
C2	1000.00'	13°13'36"	230.85'	S6°07'11"E	230.34'
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C8	300.00'	16°53'59"	88.49'	N8°48'03"W	88.17'
C9	1100.00'	88°13'17"	1693.73'	N44°27'42"W	1531.30'



CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
 Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1055 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE
SECTION 2
PRELIMINARY PLAT

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039

DATE: JANUARY, 2019

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

SHEET NO.: 7/29

PROJECT BOUNDARY CURVE TABLE

CURVE #	RADIUS	Δ	LENGTH	TANGENT
BC1	35.00'	93°39'35"	57.21'	37.31'
BC2	1025.00'	1°59'36"	35.66'	17.83'
BC3	970.00'	11°33'45"	195.75'	98.21'
BC4	2230.00'	14°17'07"	556.00'	279.45'
BC5	1125.00'	3°31'06"	69.08'	34.55'
BC6	35.82'	85°56'36"	53.74'	33.37'
BC7	2230.00'	3°54'24"	152.05'	76.05'
BC8	2170.00'	3°51'13"	145.95'	73.00'
BC9	35.00'	90°00'00"	54.98'	35.00'
BC10	35.00'	89°34'21"	54.72'	34.74'
BC11	1030.00'	20°31'22"	368.94'	186.47'

RIGHT-OF-WAY CENTERLINE CURVE TABLE

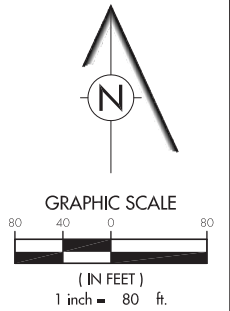
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	250.00'	2°43'15"	11.87'	S1°51'14"W	11.87'
C2	1000.00'	13°13'36"	230.85'	S6°07'11"E	230.34'
C3	150.00'	2°43'15"	7.12'	S88°08'46"E	7.12'
C4	150.00'	43°43'07"	114.45'	N68°38'04"E	111.70'
C5	200.00'	18°38'38"	65.08'	S52°32'49"E	64.79'
C6	2200.00'	3°51'13"	147.97'	N9°31'15"W	147.94'
C7	1000.00'	47°31'55"	829.59'	N12°19'06"E	806.00'
C8	300.00'	16°53'59"	88.49'	N8°48'03"W	88.17'
C9	1100.00'	88°13'17"	1693.73'	N44°27'42"W	1531.30'

RENARD SMITH, TRUSTEE
 PID #1700230080000
 1700230070000

DANIEL & CHRISTINA BERNSTEIN
 PID #1700230060000

GPOS-B
 20.394 AC

N:\18-039\DWG\03-04-18\18-039-03.dwg by dgr on 01/23/2019 10:05:24 am © Terrain Evolution, Inc.



#	DESCRIPTION OF CHANGE	BY	DATE

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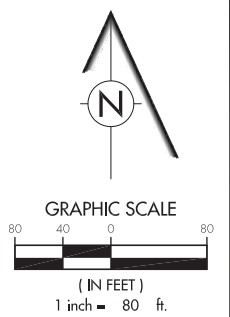
JEROME TOWNSHIP, UNION COUNTY, OHIO
GLACIER POINT
 SECTION 2
COMPOSITE UTILITY PLAN

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 18-039		
DATE: JANUARY, 2019		
SCALE: HORIZONTAL: 1" = 80' VERTICAL: N/A		
SHEET NO.: 8/29		

LEGEND

EXISTING:		
W	WATERLINE	W
D	STORM SEWER	D
S	SANITARY SEWER	S
E	ELECTRIC	E
G	GAS	G
PROPOSED:		
UTILITY EASEMENT		
W	WATERLINE	W
W	WATER VALVE	W
W	REDUCER	W
W	FIRE HYDRANT	W
W	WATER SERVICE	W
D	STORM SEWER	D
D	STORM SEWER MANHOLE	D
D	STORM SEWER CATCH BASIN	D
D	STORM SEWER CURB INLET	D
S	SANITARY SEWER	S
S	SANITARY MANHOLE	S
SS	SANITARY SERVICE	SS



#	DESCRIPTION OF CHANGE	DATE	BY

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EX 100' 138KV ESMT

FUTURE ROAD PER COUNTY

LEGEND

EXISTING:	
W	WATERLINE W
D	STORM SEWER D
S	SANITARY SEWER S
E	ELECTRIC E
G	GAS G
PROPOSED:	
UTILITY EASEMENT	
W	WATERLINE W
W	WATER VALVE W
W	REDUCER W
W	FIRE HYDRANT W
W	WATER SERVICE W
D	STORM SEWER D
D	STORM SEWER MANHOLE D
D	STORM SEWER CATCH BASIN D
D	STORM SEWER CURB INLET D
S	SANITARY SEWER S
S	SANITARY MANHOLE S
SS	SANITARY SERVICE SS

JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 2

COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

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<input type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	AS-BUILT DOCUMENT SET

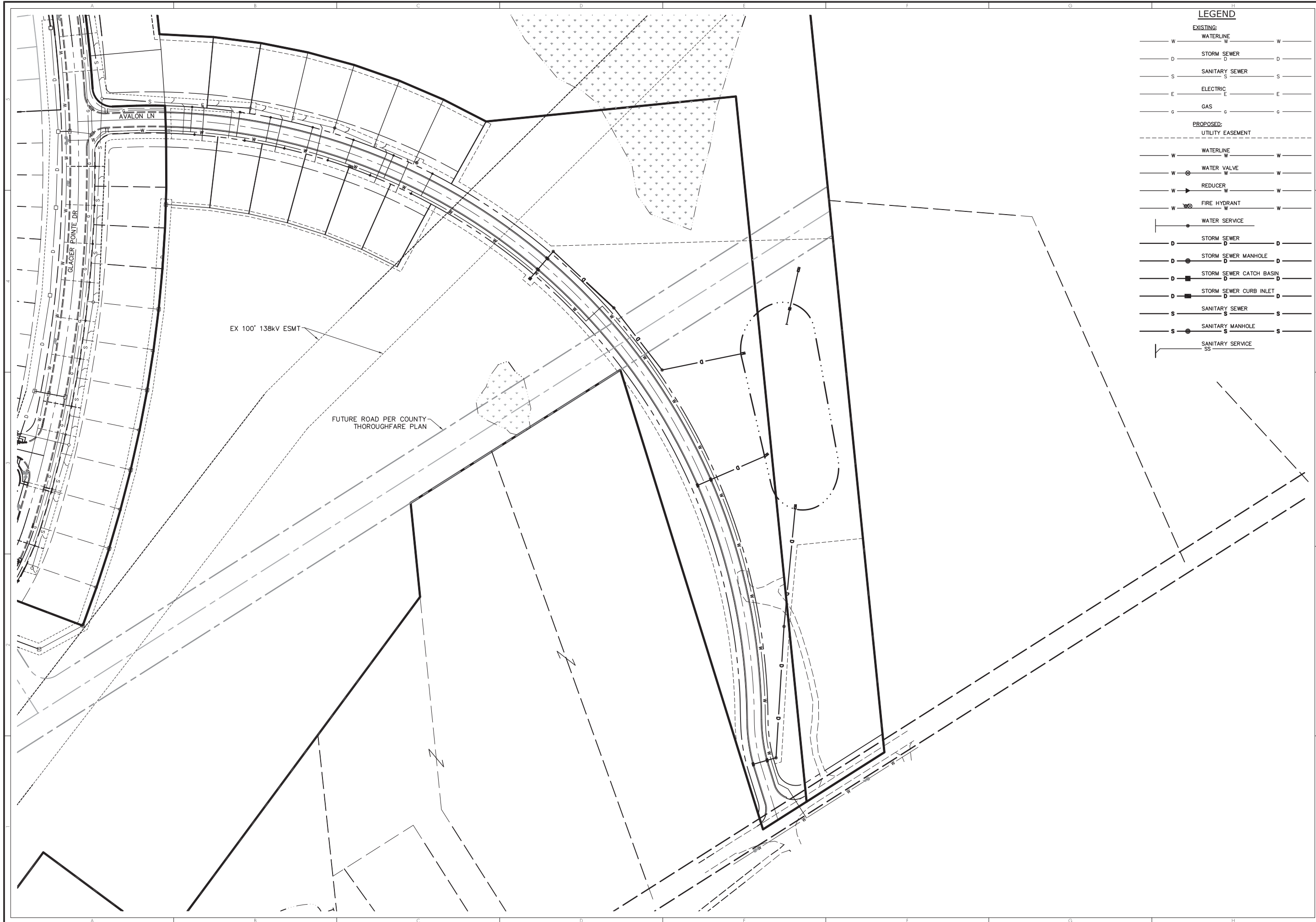
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18039

DATE: JANUARY, 2019

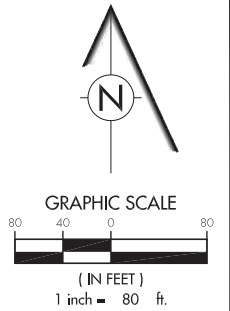
SCALE: HORIZONTAL: 1" = 80'
 VERTICAL: N/A

SHEET NO.: 9 / 29



LEGEND

EXISTING:	
W	WATERLINE
D	STORM SEWER
S	SANITARY SEWER
E	ELECTRIC
G	GAS
PROPOSED:	
- - -	UTILITY EASEMENT
W	WATERLINE
W	WATER VALVE
W	REDUCER
W	FIRE HYDRANT
W	WATER SERVICE
D	STORM SEWER
D	STORM SEWER MANHOLE
D	STORM SEWER CATCH BASIN
D	STORM SEWER CURB INLET
S	SANITARY SEWER
S	SANITARY MANHOLE
SS	SANITARY SERVICE



#	DATE	DESCRIPTION OF CHANGE

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JEROME TOWNSHIP, UNION COUNTY, OHIO
GLACIER POINTE
 SECTION 2
COMPOSITE UTILITY PLAN

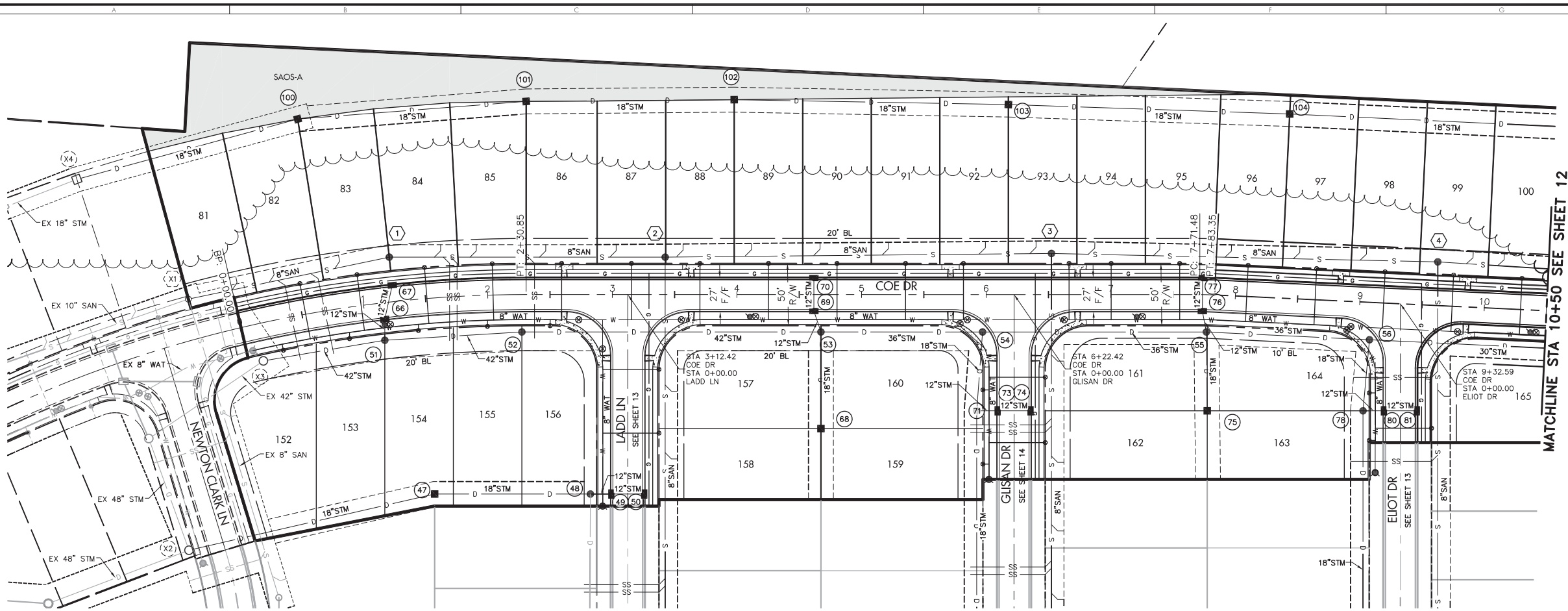
DRAWING SET STATUS:

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

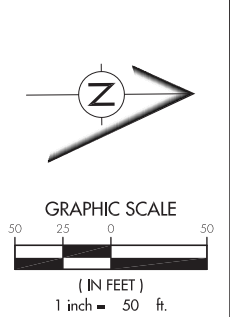
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039
 DATE: JANUARY, 2019
 SCALE:
 HORIZONTAL: 1" = 80'
 VERTICAL: N/A

SHEET NO.: 10/29



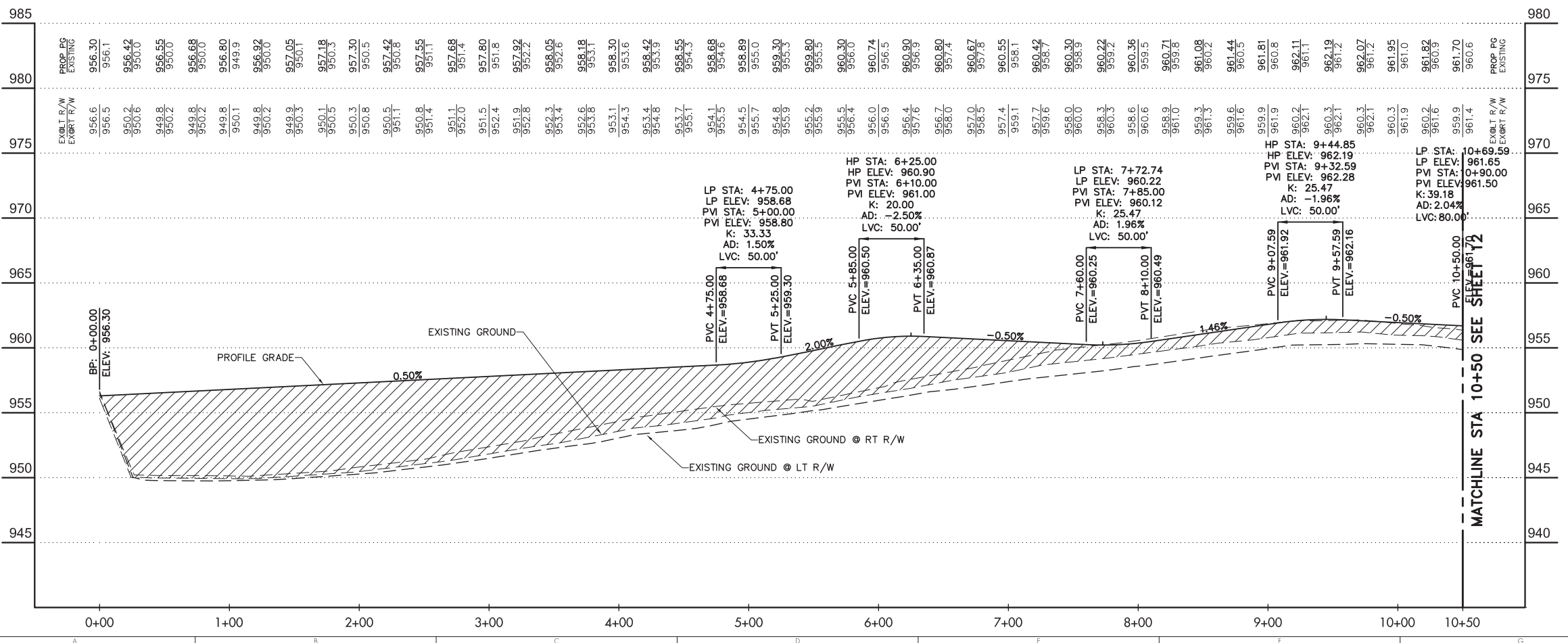
LEGEND	
EXISTING:	
---	RIGHT-OF-WAY
---	ROADWAY CENTERLINE
---	UTILITY EASEMENT
W	WATERLINE
D	STORM SEWER
S	SANITARY SEWER
E	ELECTRIC
G	GAS
PROPOSED:	
---	RIGHT-OF-WAY
---	ROADWAY CENTERLINE
---	UTILITY EASEMENT
---	BUILDING SETBACK LINE
W	WATERLINE
W	WATER VALVE
W	REDUCER
W	FIRE HYDRANT
W	WATER SERVICE
D	STORM SEWER
D	STORM SEWER MANHOLE
D	STORM SEWER CATCH BASIN
D	STORM SEWER CURB INLET
S	SANITARY SEWER
S	SANITARY MANHOLE
S	SANITARY SERVICE



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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINT
SECTION 2

PRELIMINARY STREET PLAN & PROFILE
COE DRIVE

DRAWING SET STATUS:

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

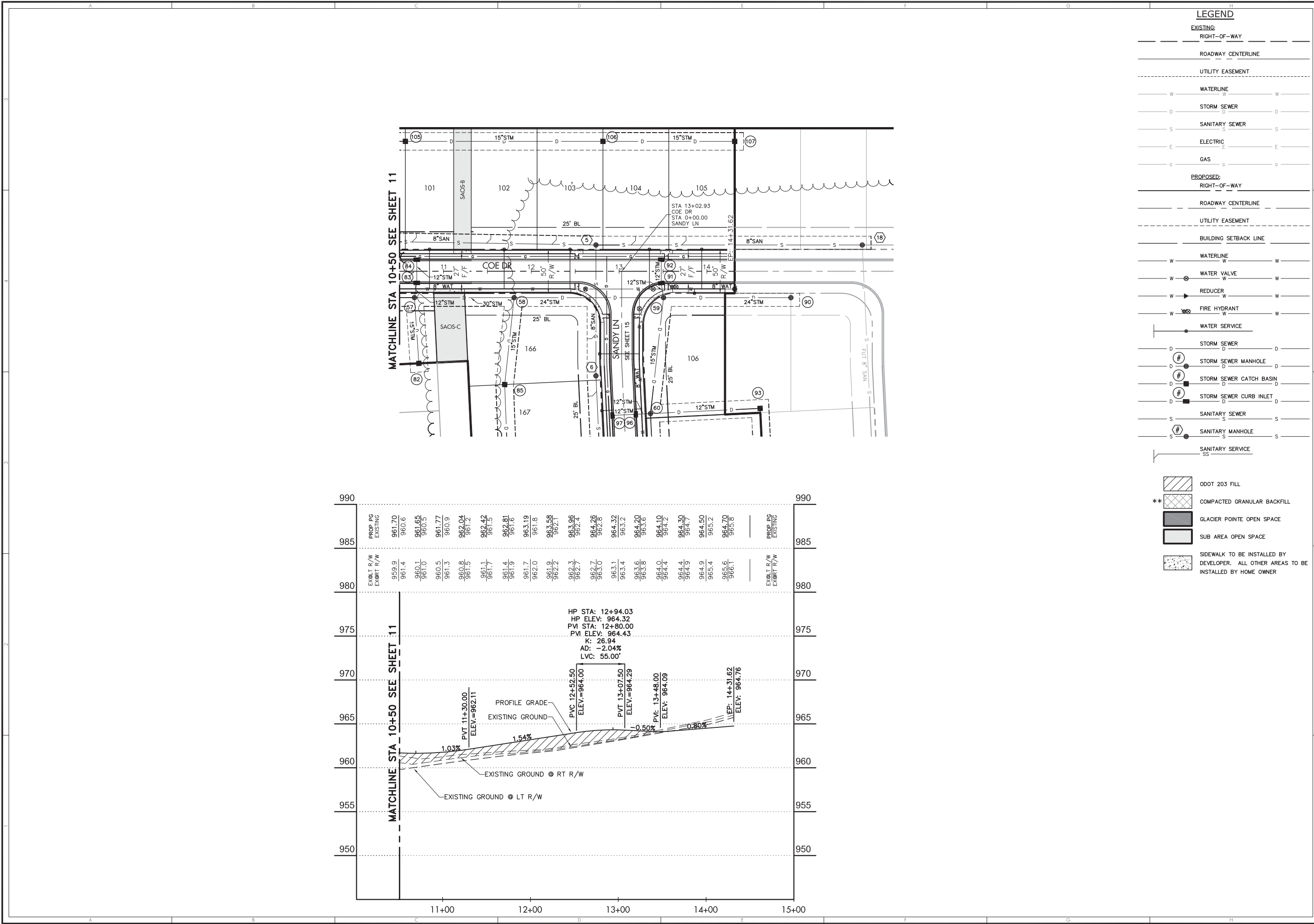
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039

DATE: JANUARY, 2019

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

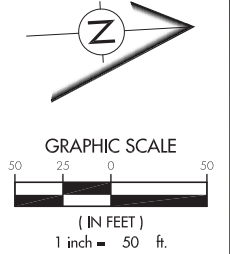
SHEET NO.: 11 / 29



LEGEND

EXISTING:	
---	RIGHT-OF-WAY
---	ROADWAY CENTERLINE
---	UTILITY EASEMENT
W	WATERLINE
D	STORM SEWER
S	SANITARY SEWER
E	ELECTRIC
G	GAS
PROPOSED:	
---	RIGHT-OF-WAY
---	ROADWAY CENTERLINE
---	UTILITY EASEMENT
---	BUILDING SETBACK LINE
W	WATERLINE
W	WATER VALVE
W	REDUCER
W	FIRE HYDRANT
W	WATER SERVICE
D	STORM SEWER
#	STORM SEWER MANHOLE
#	STORM SEWER CATCH BASIN
#	STORM SEWER CURB INLET
S	SANITARY SEWER
#	SANITARY MANHOLE
SS	SANITARY SERVICE

[Hatched Box]	ODOT 203 FILL
[Cross-hatched Box]	COMPACTED GRANULAR BACKFILL
[Solid Grey Box]	GLACIER POINT OPEN SPACE
[Light Grey Box]	SUB AREA OPEN SPACE
[Dotted Box]	SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER



#	DATE	DESCRIPTION OF CHANGE

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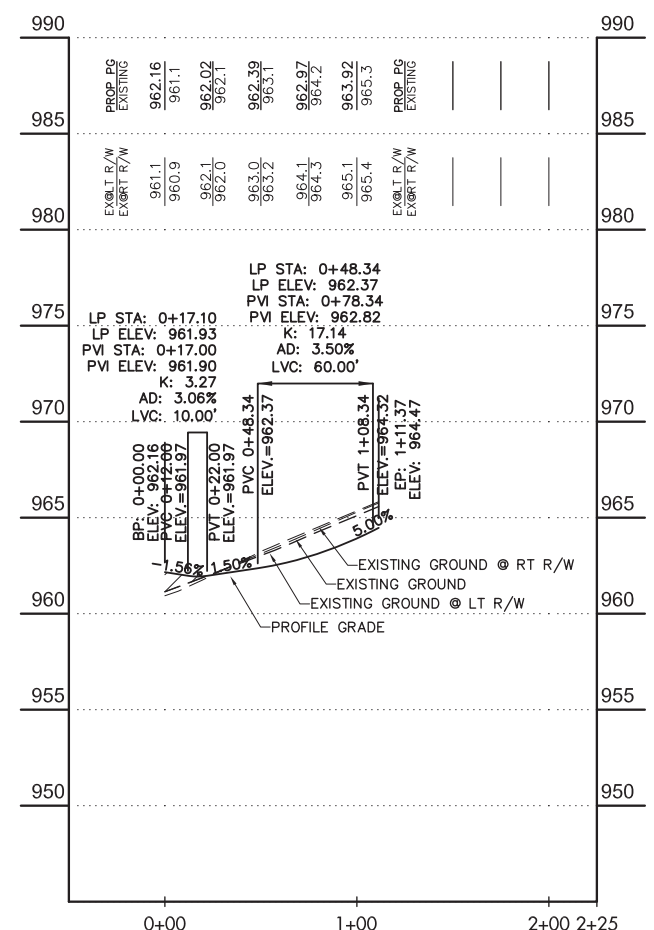
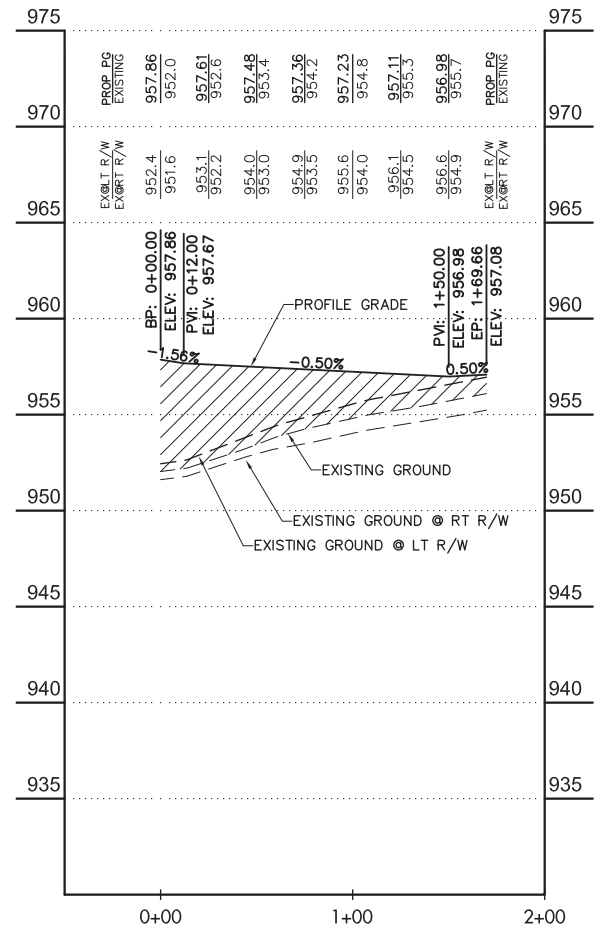
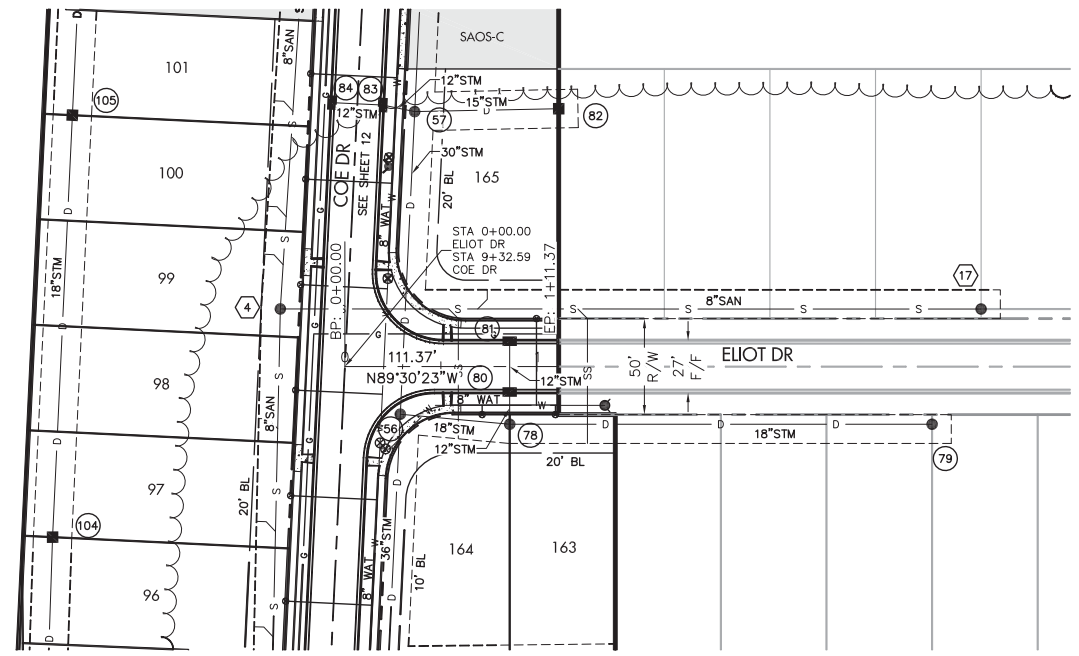
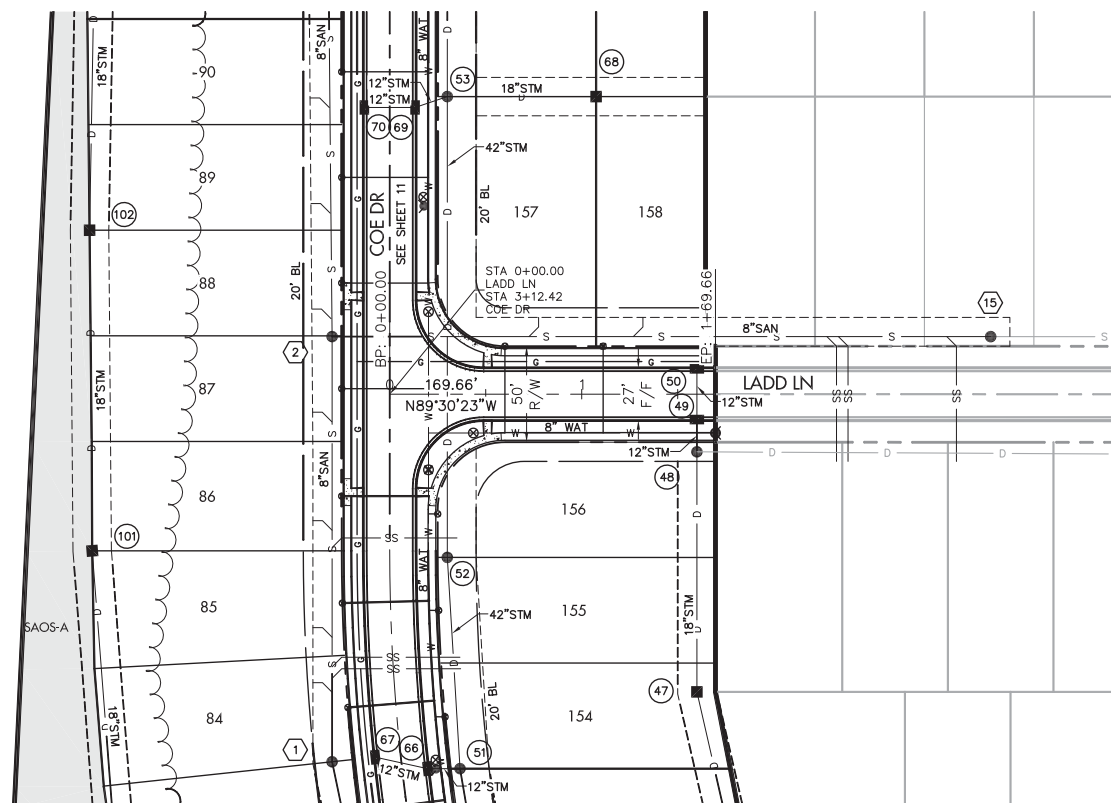
GLACIER POINT

SECTION 2

PRELIMINARY STREET PLAN & PROFILE
 COE DRIVE

DRAWING SET STATUS:		
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<input type="checkbox"/>	AS-BUILT DOCUMENT SET	

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.:	18-039	
DATE:	JANUARY, 2019	
SCALE:	HORIZONTAL: 1" = 50'	
	VERTICAL: 1" = 5'	
SHEET NO.:	12/29	



LEGEND

EXISTING:

--- RIGHT-OF-WAY

--- ROADWAY CENTERLINE

--- UTILITY EASEMENT

W WATERLINE

D STORM SEWER

S SANITARY SEWER

E ELECTRIC

G GAS

PROPOSED:

--- RIGHT-OF-WAY

--- ROADWAY CENTERLINE

--- UTILITY EASEMENT

--- BUILDING SETBACK LINE

W WATERLINE

W WATER VALVE

W REDUCER

W FIRE HYDRANT

W WATER SERVICE

D STORM SEWER

STORM SEWER MANHOLE

STORM SEWER CATCH BASIN

STORM SEWER CURB INLET

S SANITARY SEWER

SANITARY MANHOLE

S SANITARY SERVICE

ODOT 203 FILL

** COMPACTED GRANULAR BACKFILL

GLACIER POINT OPEN SPACE

SUB AREA OPEN SPACE

SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINT
SECTION 2

PRELIMINARY STREET PLAN & PROFILE
LADD LANE & ELIOT DRIVE

DRAWING SET STATUS:

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

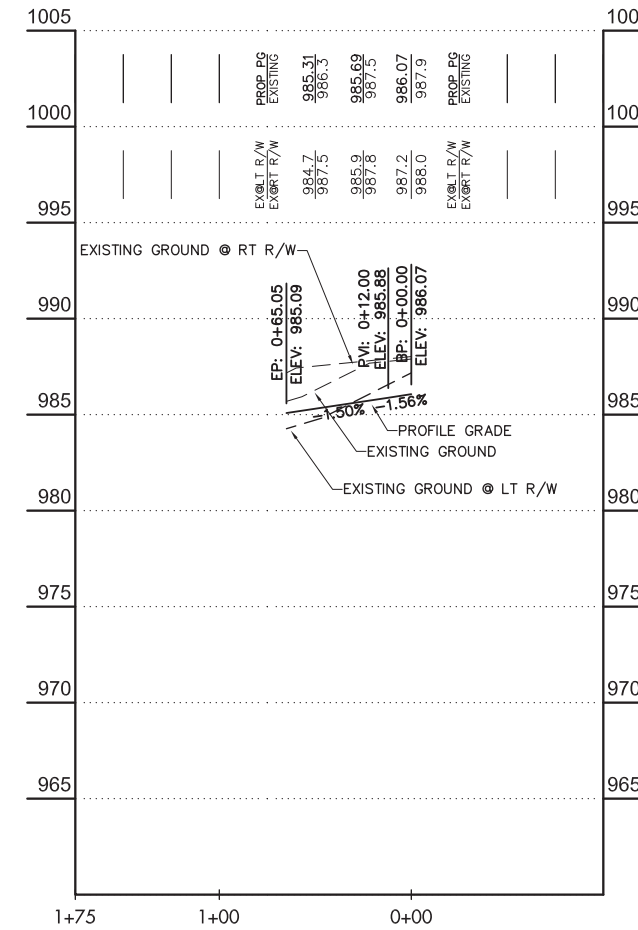
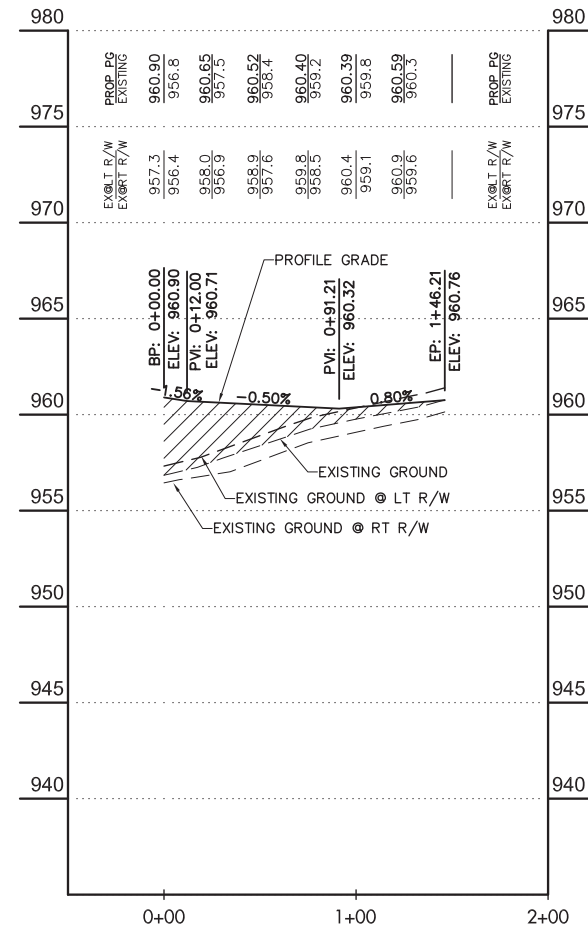
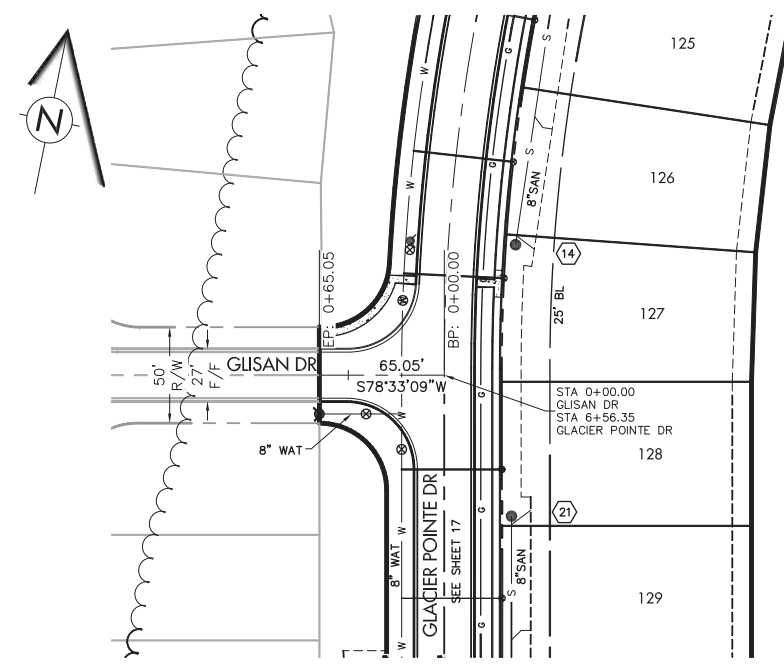
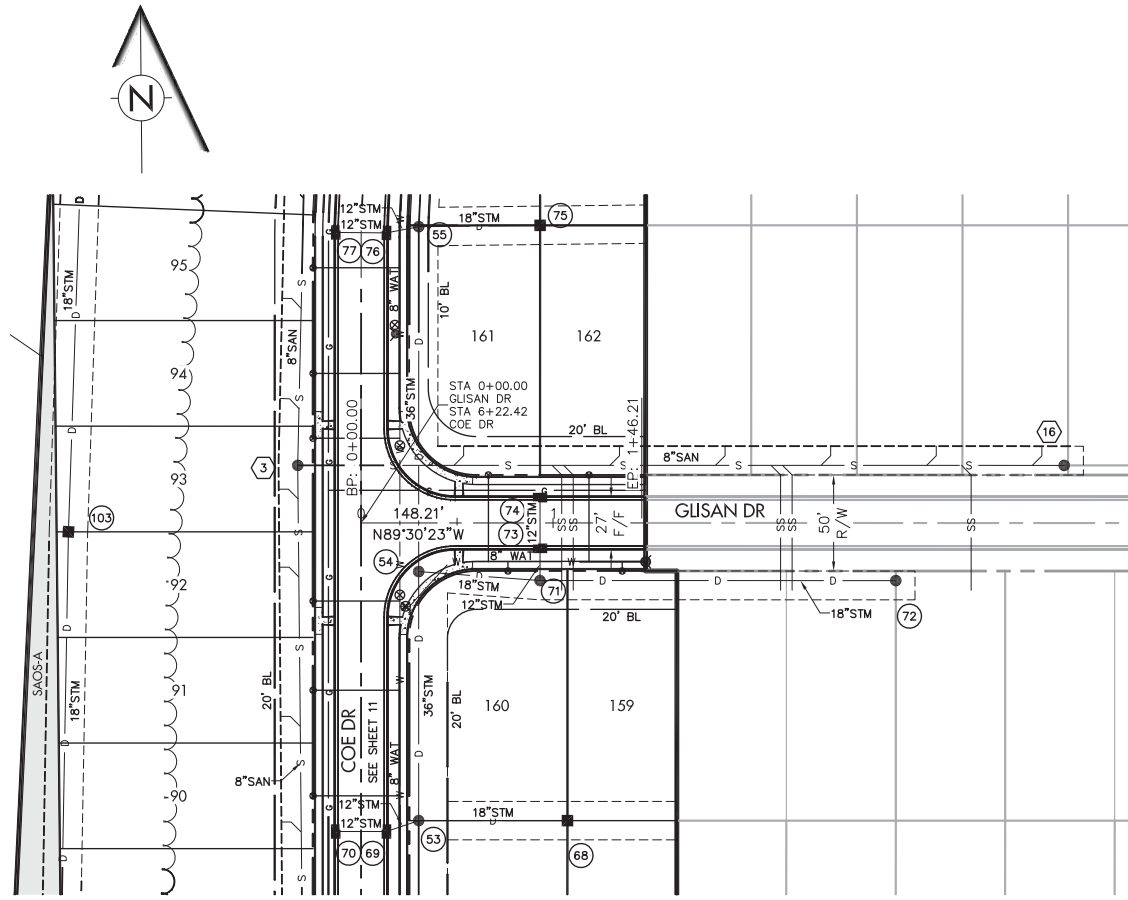
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DGR	DGR	JPW

PROJECT NO.: 18-039

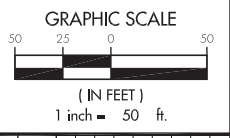
DATE: JANUARY, 2019

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

SHEET NO.: 13/29



- LEGEND**
- EXISTING:**
- RIGHT-OF-WAY
 - ROADWAY CENTERLINE
 - UTILITY EASEMENT
 - WATERLINE
 - STORM SEWER
 - SANITARY SEWER
 - ELECTRIC
 - GAS
- PROPOSED:**
- RIGHT-OF-WAY
 - ROADWAY CENTERLINE
 - UTILITY EASEMENT
 - BUILDING SETBACK LINE
 - WATERLINE
 - WATER VALVE
 - REDUCER
 - FIRE HYDRANT
 - WATER SERVICE
 - STORM SEWER
 - STORM SEWER MANHOLE
 - STORM SEWER CATCH BASIN
 - STORM SEWER CURB INLET
 - SANITARY SEWER
 - SANITARY MANHOLE
 - SANITARY SERVICE
- ODOT 203 FILL
 - COMPACTED GRANULAR BACKFILL
 - GLACIER POINT OPEN SPACE
 - SUB AREA OPEN SPACE
 - SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER



CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	DATE

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GLACIER POINT
SECTION 2

PRELIMINARY STREET PLAN & PROFILE
GLISAN DRIVE

DRAWING SET STATUS:

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

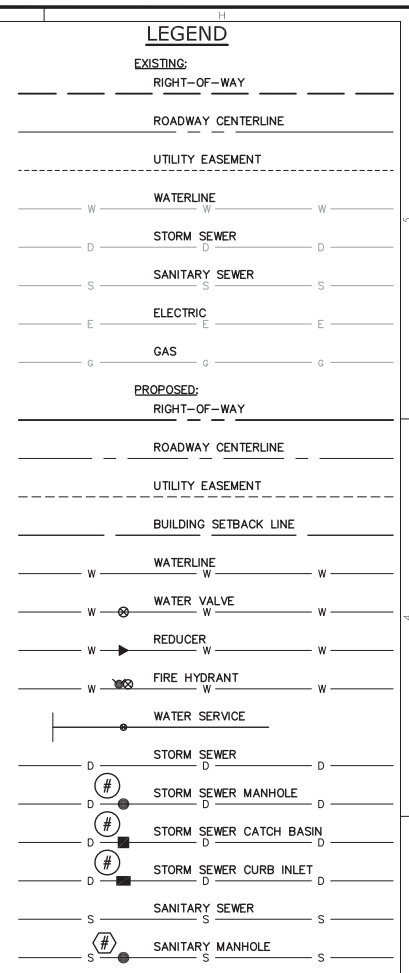
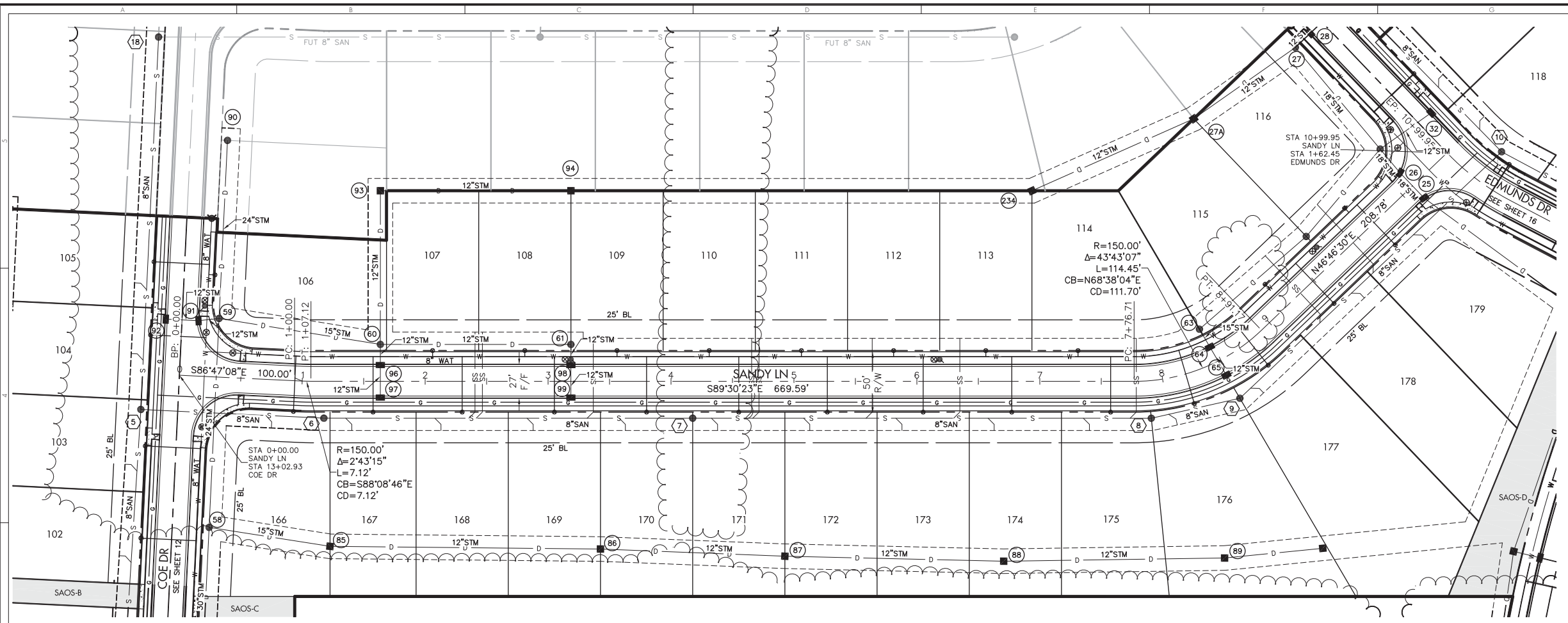
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039

DATE: JANUARY, 2019

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

SHEET NO.: 14/29



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GLACIER POINT
 SECTION 2

PRELIMINARY STREET PLAN & PROFILE
 SANDY LANE

LEGEND

EXISTING:

- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE

OOOT 203 FILL
**** COMPACTED GRANULAR BACKFILL**
GLACIER POINT OPEN SPACE
SUB AREA OPEN SPACE

SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	BY	DATE

GRAPHIC SCALE
 50 25 0 50
 (IN FEET)
 1 inch = 50 ft.

DRAWING SET STATUS:

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

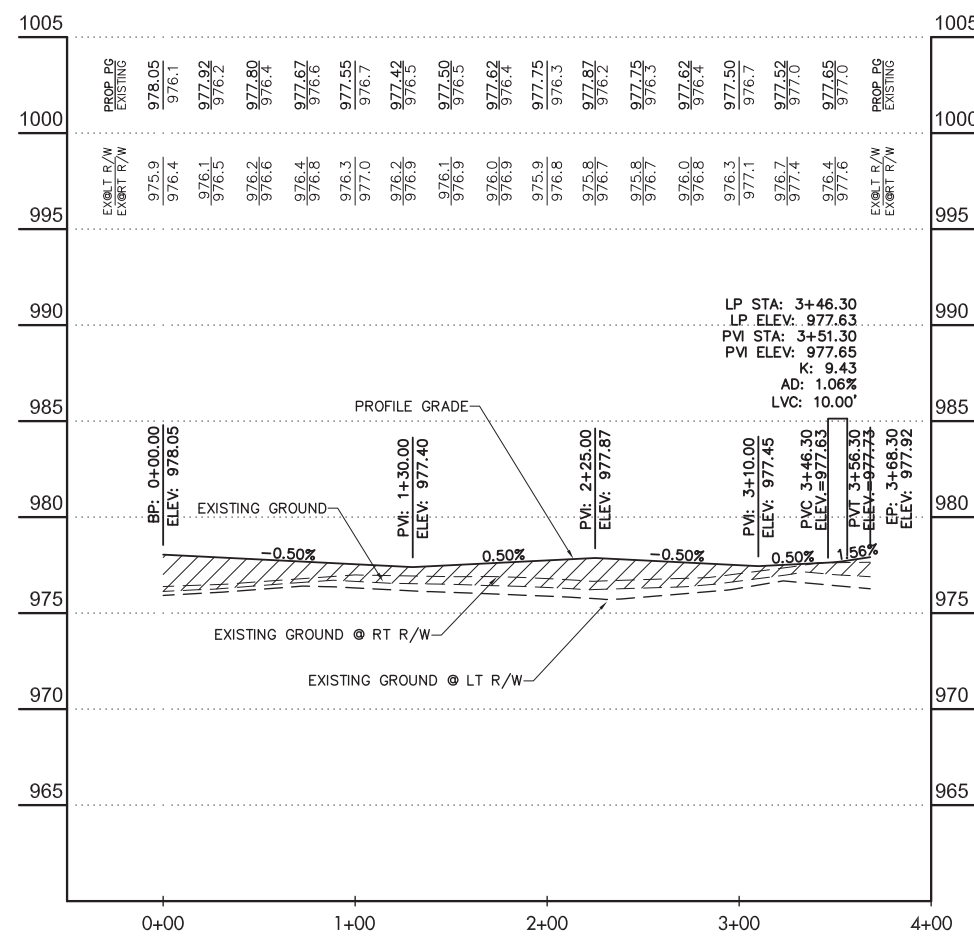
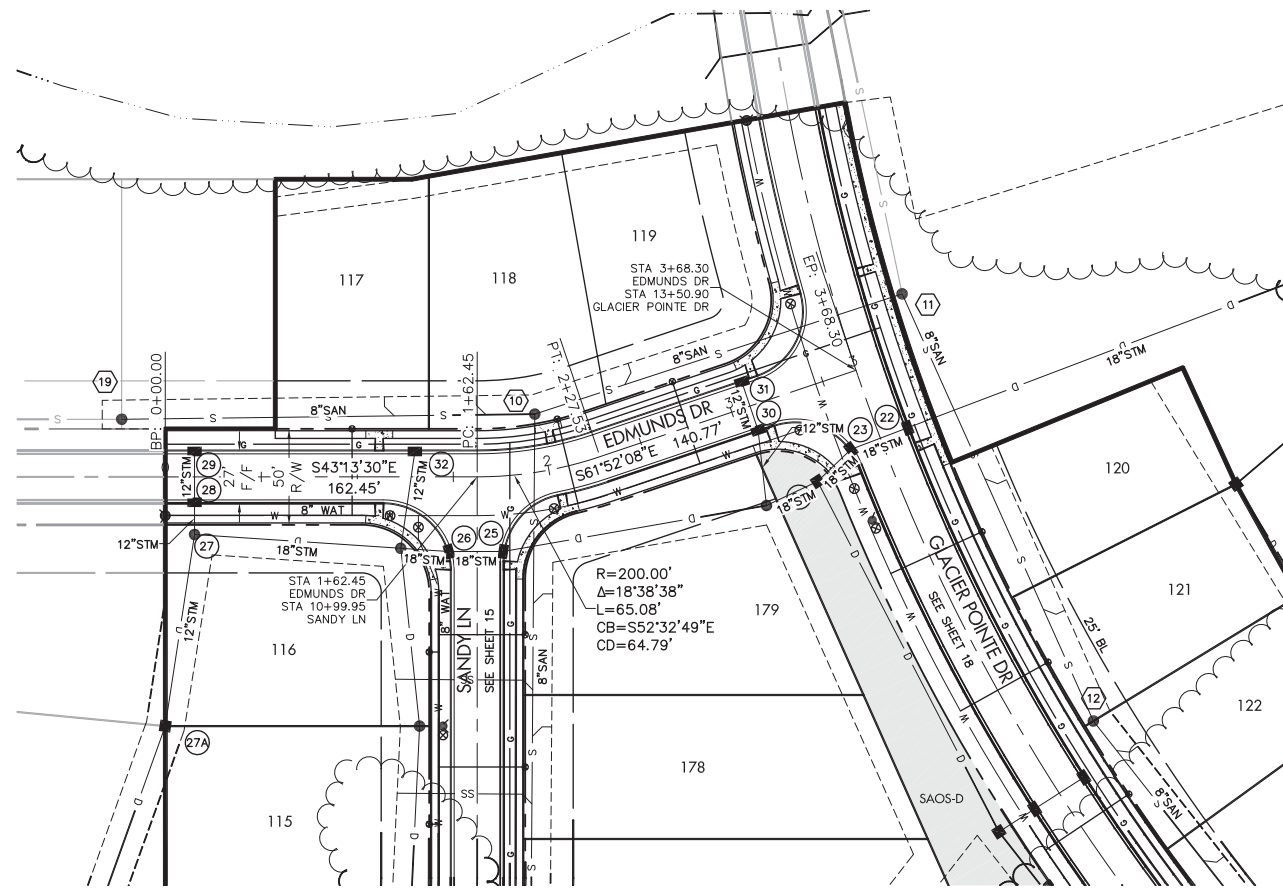
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039

DATE: JANUARY, 2019

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

SHEET NO.: 15/29



LEGEND

EXISTING:

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

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE

SYMBOLS:

- ODOT 203 FILL
- COMPACTED GRANULAR BACKFILL
- GLACIER POINTE OPEN SPACE
- SUB AREA OPEN SPACE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

GRAPHIC SCALE
 50 25 0 25 50
 (IN FEET)
 1 inch = 50 ft.

CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	DATE

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GLACIER POINTE
SECTION 2
PRELIMINARY STREET PLAN & PROFILE
EDMUNDS DRIVE

DRAWING SET STATUS:

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

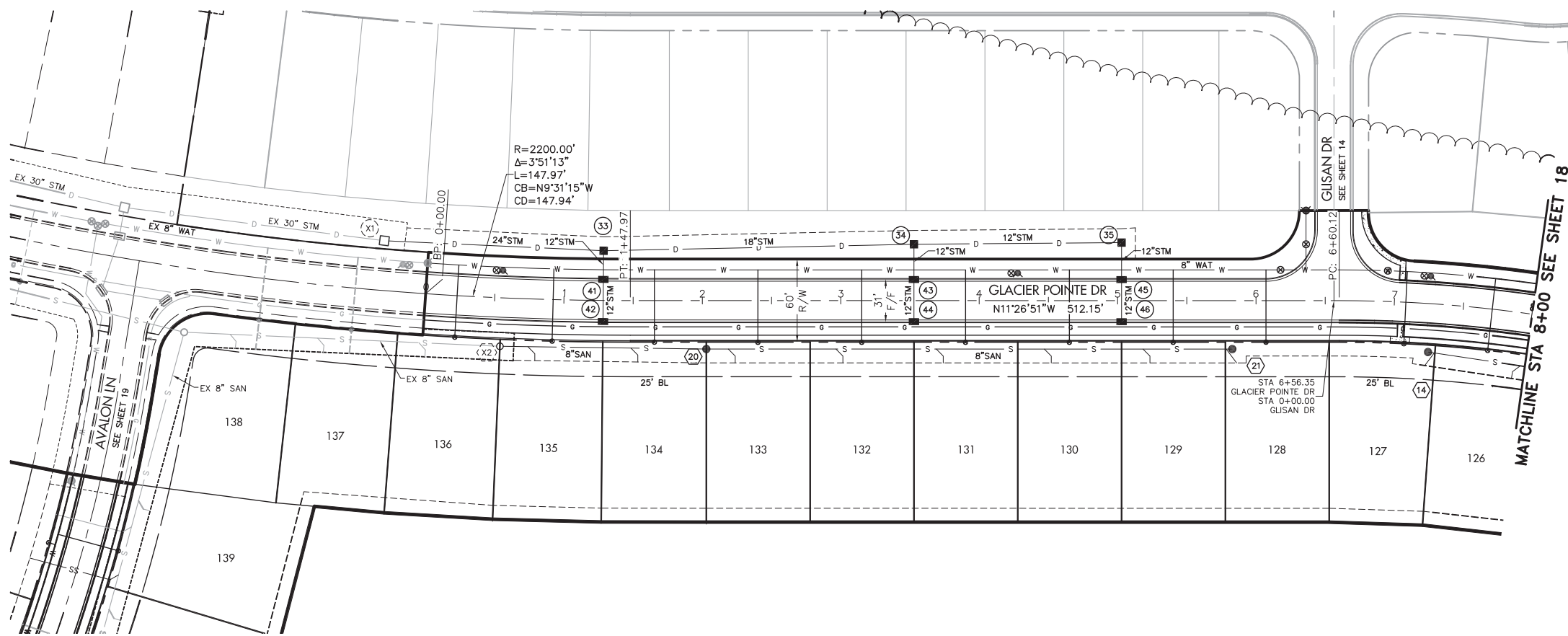
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039

DATE: JANUARY, 2019

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

SHEET NO.: 16/29



LEGEND

EXISTING:

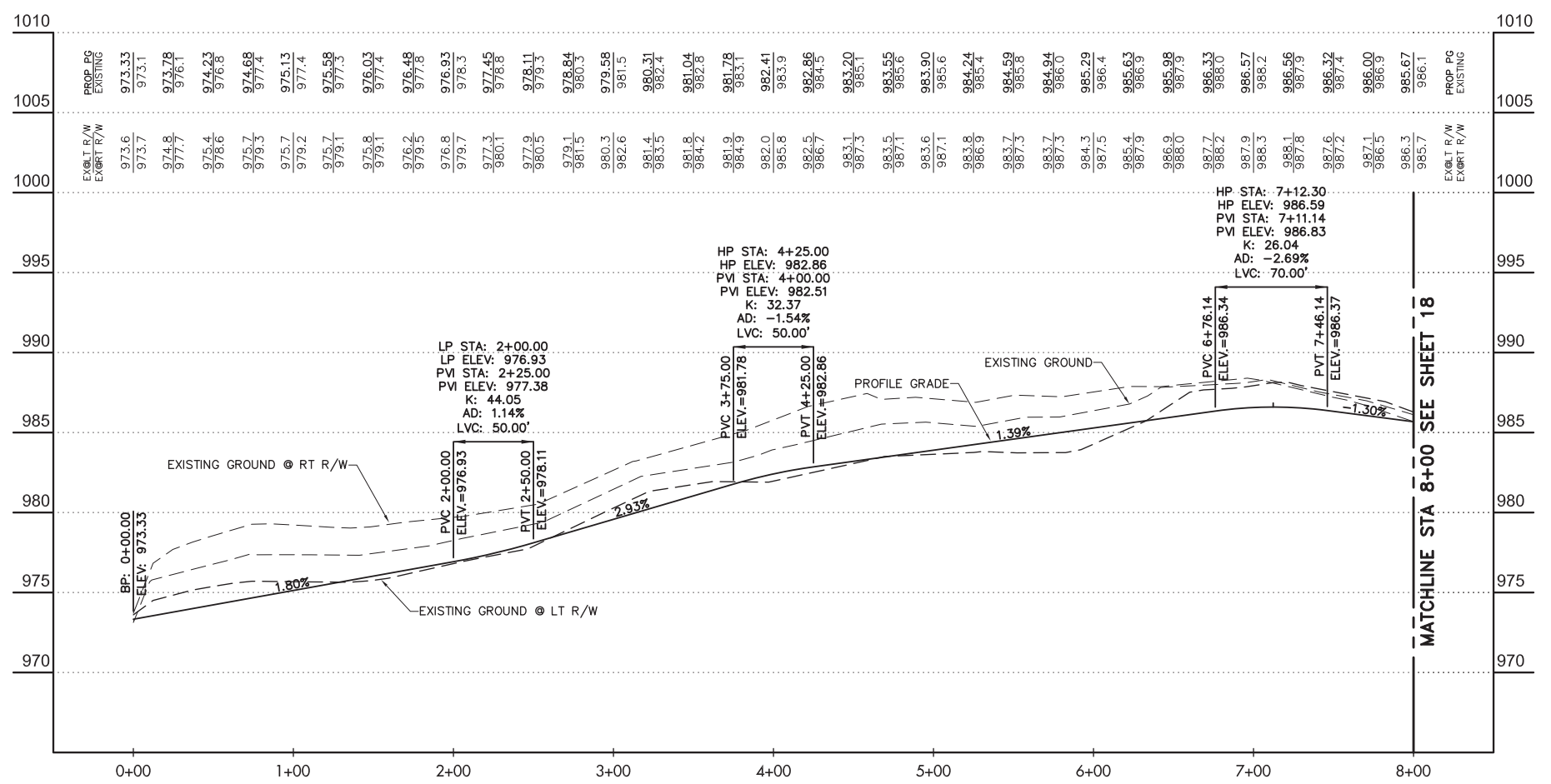
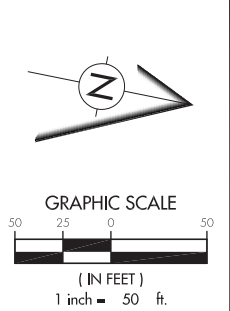
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- W --- WATERLINE
- D --- STORM SEWER
- S --- SANITARY SEWER
- E --- ELECTRIC
- G --- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- W --- WATERLINE
- W --- WATER VALVE
- W --- REDUCER
- W --- FIRE HYDRANT
- W --- WATER SERVICE
- D --- STORM SEWER
- D --- STORM SEWER MANHOLE
- D --- STORM SEWER CATCH BASIN
- D --- STORM SEWER CURB INLET
- S --- SANITARY SEWER
- S --- SANITARY MANHOLE
- SS --- SANITARY SERVICE

SYMBOLS:

- ▨ ODOT 203 FILL
- ⊛ COMPACTED GRANULAR BACKFILL
- GLACIER POINTE OPEN SPACE
- SUB AREA OPEN SPACE
- ▨ SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER



#	DATE	DESCRIPTION OF CHANGE

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GLACIER POINTE

SECTION 2

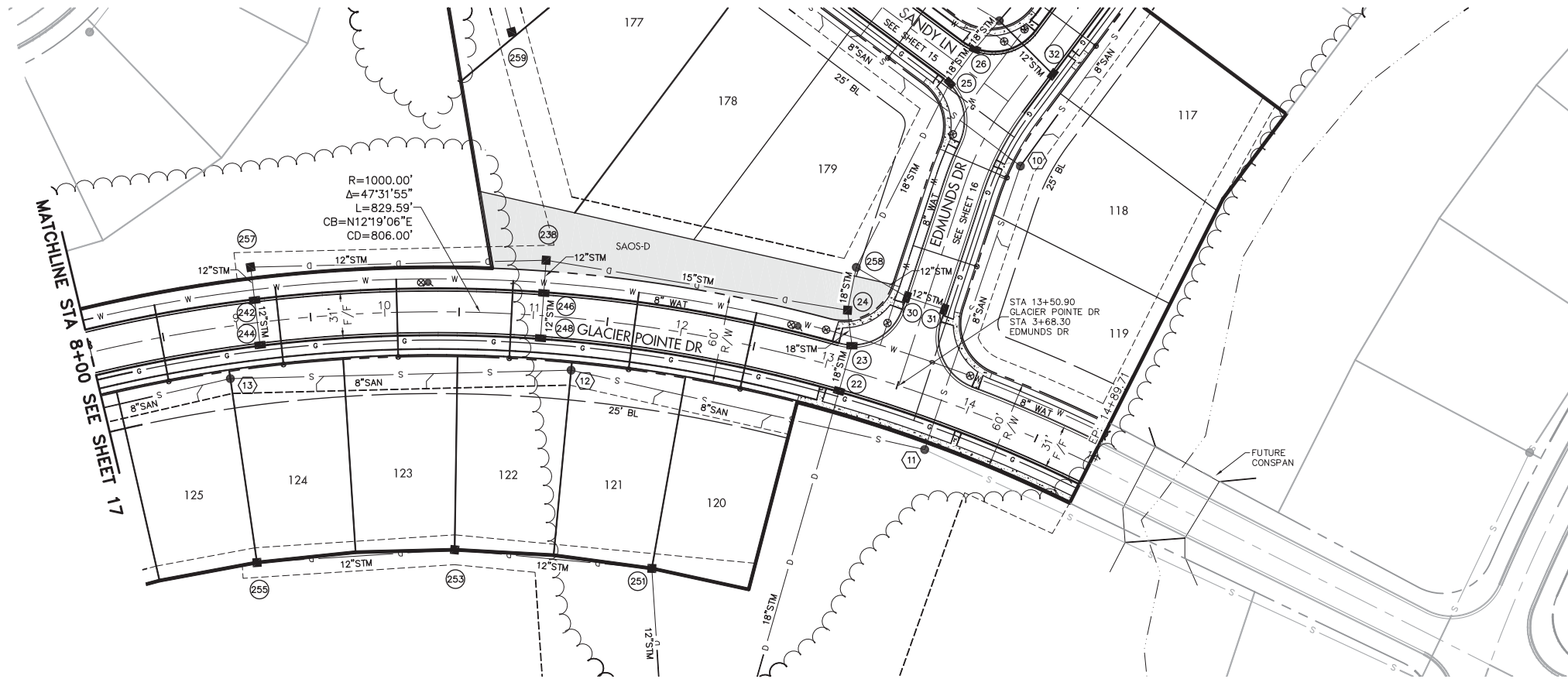
PRELIMINARY STREET PLAN & PROFILE

GLACIER POINTE DRIVE

DRAWING SET STATUS:

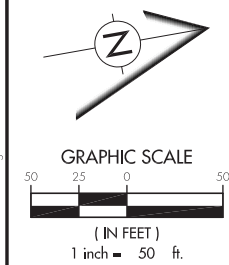
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<input type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.:	18-039	
DATE:	JANUARY, 2019	
SCALE:	HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'	
SHEET NO.:	17 / 29	



LEGEND

- EXISTING:
 - RIGHT-OF-WAY
 - ROADWAY CENTERLINE
 - UTILITY EASEMENT
 - WATERLINE
 - STORM SEWER
 - SANITARY SEWER
 - ELECTRIC
 - GAS
- PROPOSED:
 - RIGHT-OF-WAY
 - ROADWAY CENTERLINE
 - UTILITY EASEMENT
 - BUILDING SETBACK LINE
 - WATERLINE
 - WATER VALVE
 - REDUCER
 - FIRE HYDRANT
 - WATER SERVICE
 - STORM SEWER
 - STORM SEWER MANHOLE
 - STORM SEWER CATCH BASIN
 - STORM SEWER CURB INLET
 - SANITARY SEWER
 - SANITARY MANHOLE
 - SANITARY SERVICE

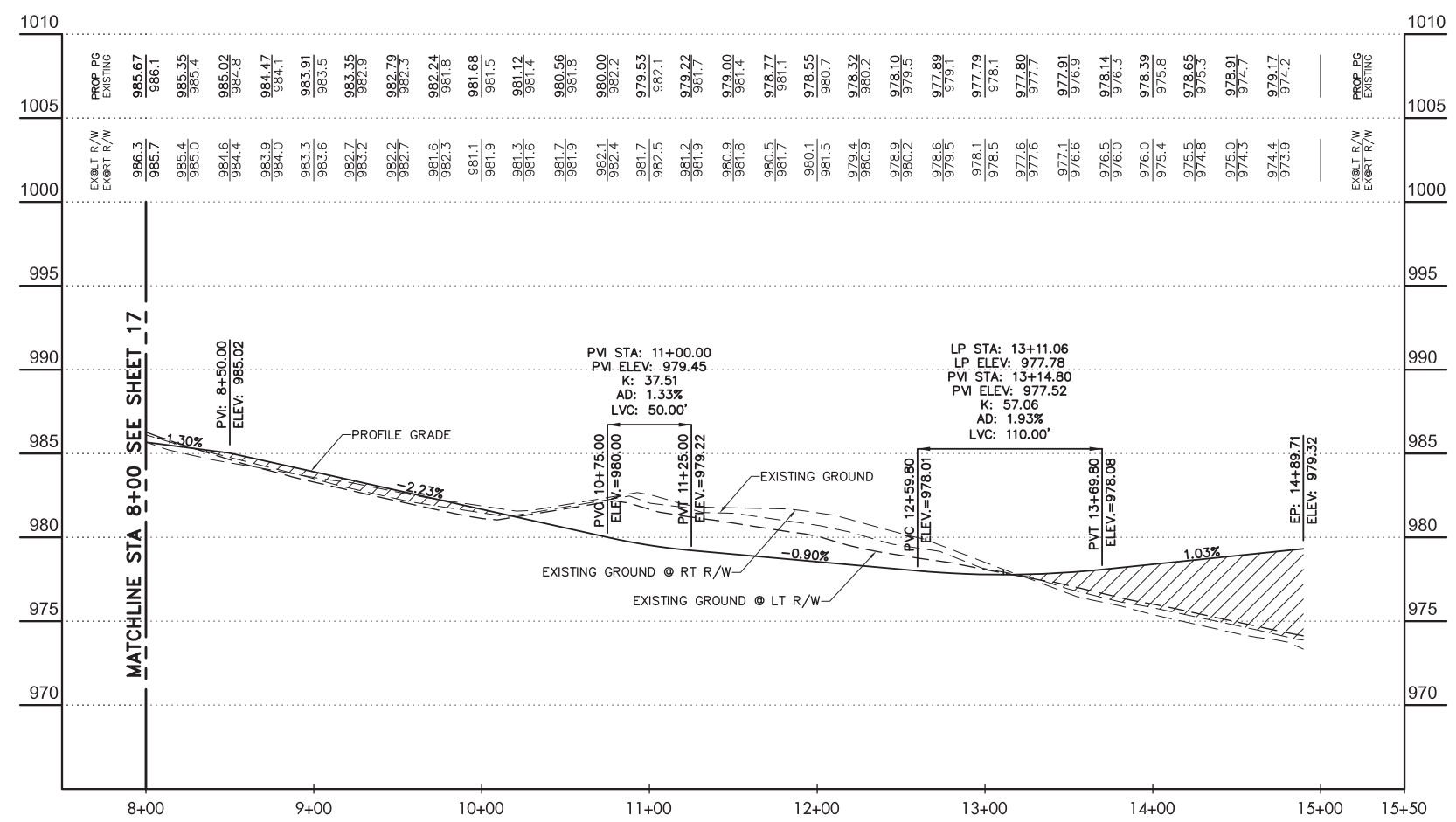


#	DESCRIPTION OF CHANGE	DATE

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Your bridge between Vision and Success

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P: 614.385.1090 | F: 614.385.1055 | E: info@terreinevolution.com

- ODOT 203 FILL
- COMPACTED GRANULAR BACKFILL
- GLACIER POINTE OPEN SPACE
- SUB AREA OPEN SPACE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER



JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINT

SECTION 2

PRELIMINARY STREET PLAN & PROFILE
GLACIER POINT DRIVE

DRAWING SET STATUS:

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

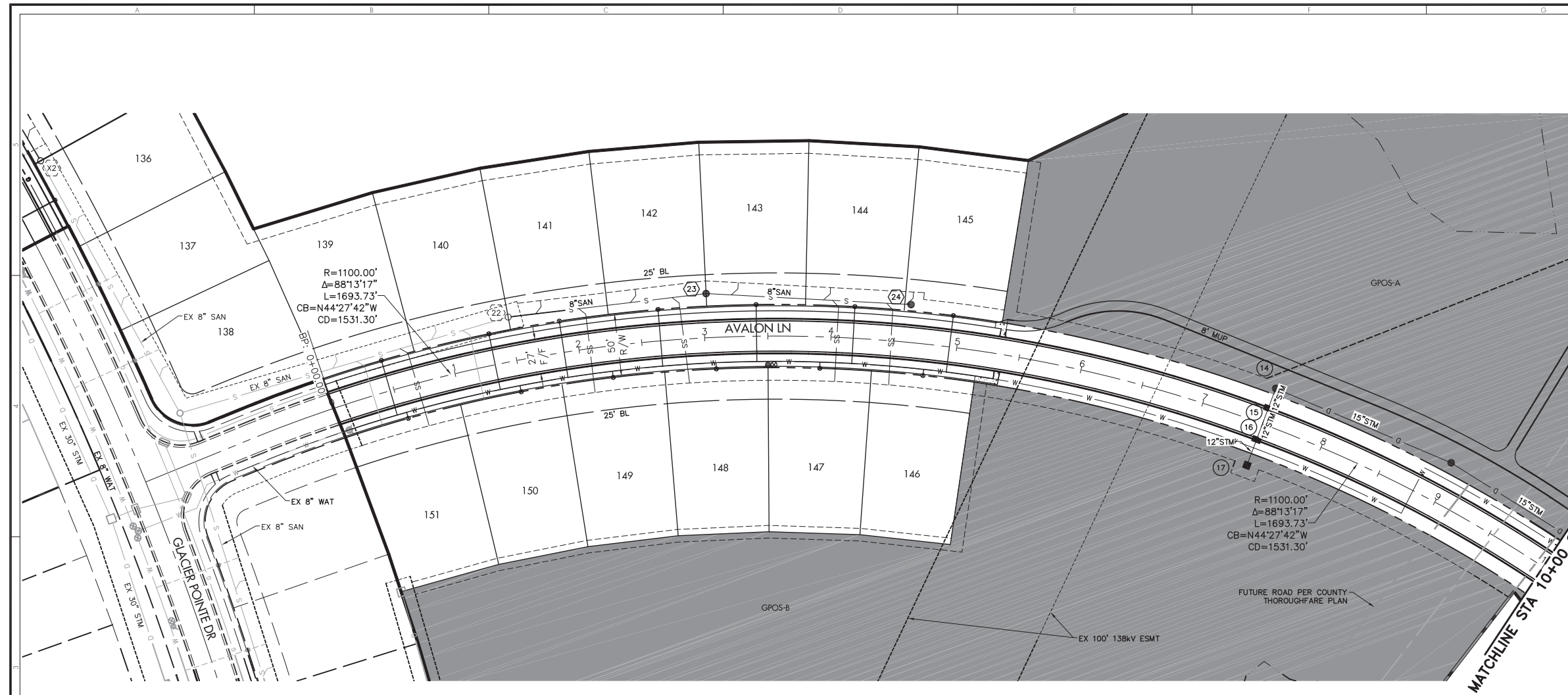
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039

DATE: JANUARY, 2019

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

SHEET NO.: 18/29



LEGEND

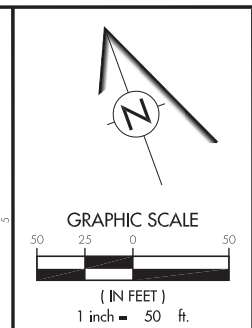
EXISTING:

- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE

ODOT 203 FILL
 COMPACTED GRANULAR BACKFILL
 GLACIER POINT OPEN SPACE
 SUB AREA OPEN SPACE
 SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

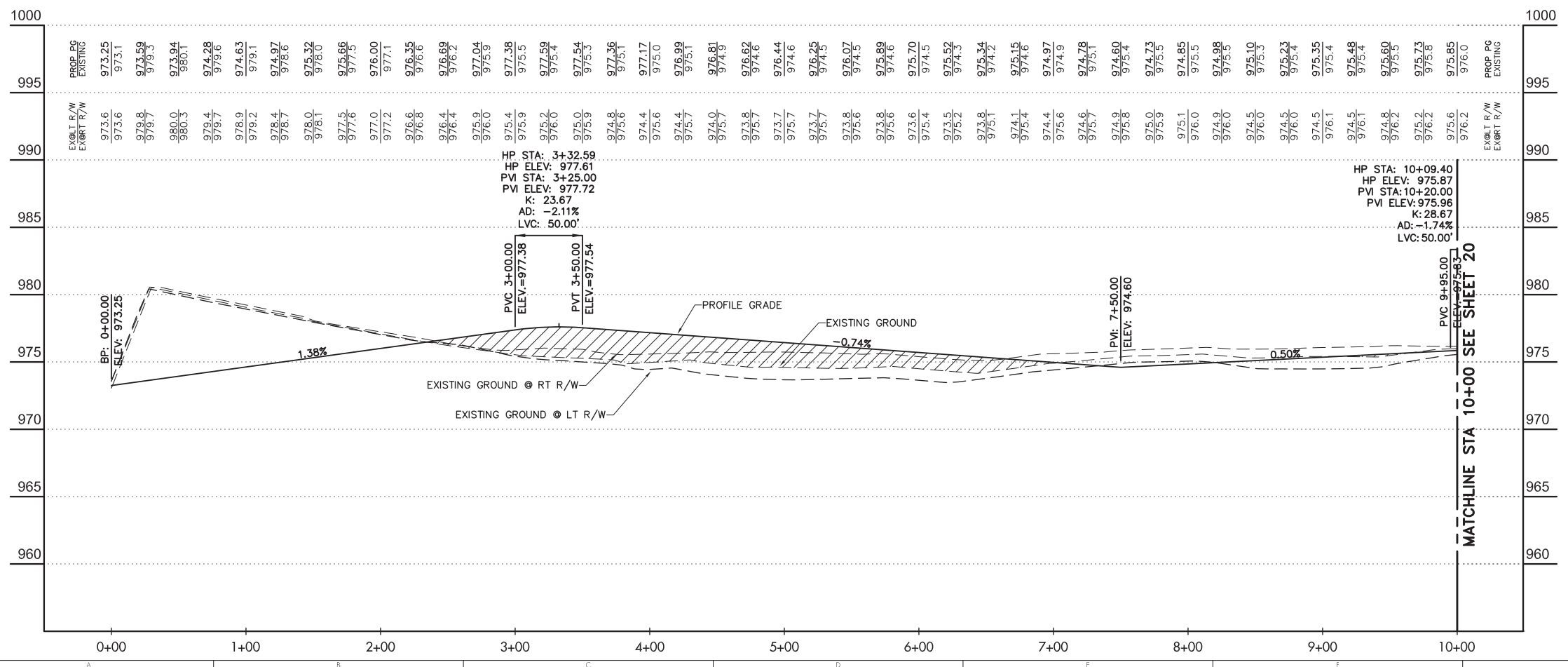


CHANGE ORDER SCHEDULE

#	DESCRIPTION OF CHANGE	DATE	BY

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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINT

SECTION 2

PRELIMINARY STREET PLAN & PROFILE
AVALON LANE

DRAWING SET STATUS:

<input type="checkbox"/>	PRELIMINARY ENGINEERING SET
<input type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	AS-BUILT DOCUMENT SET

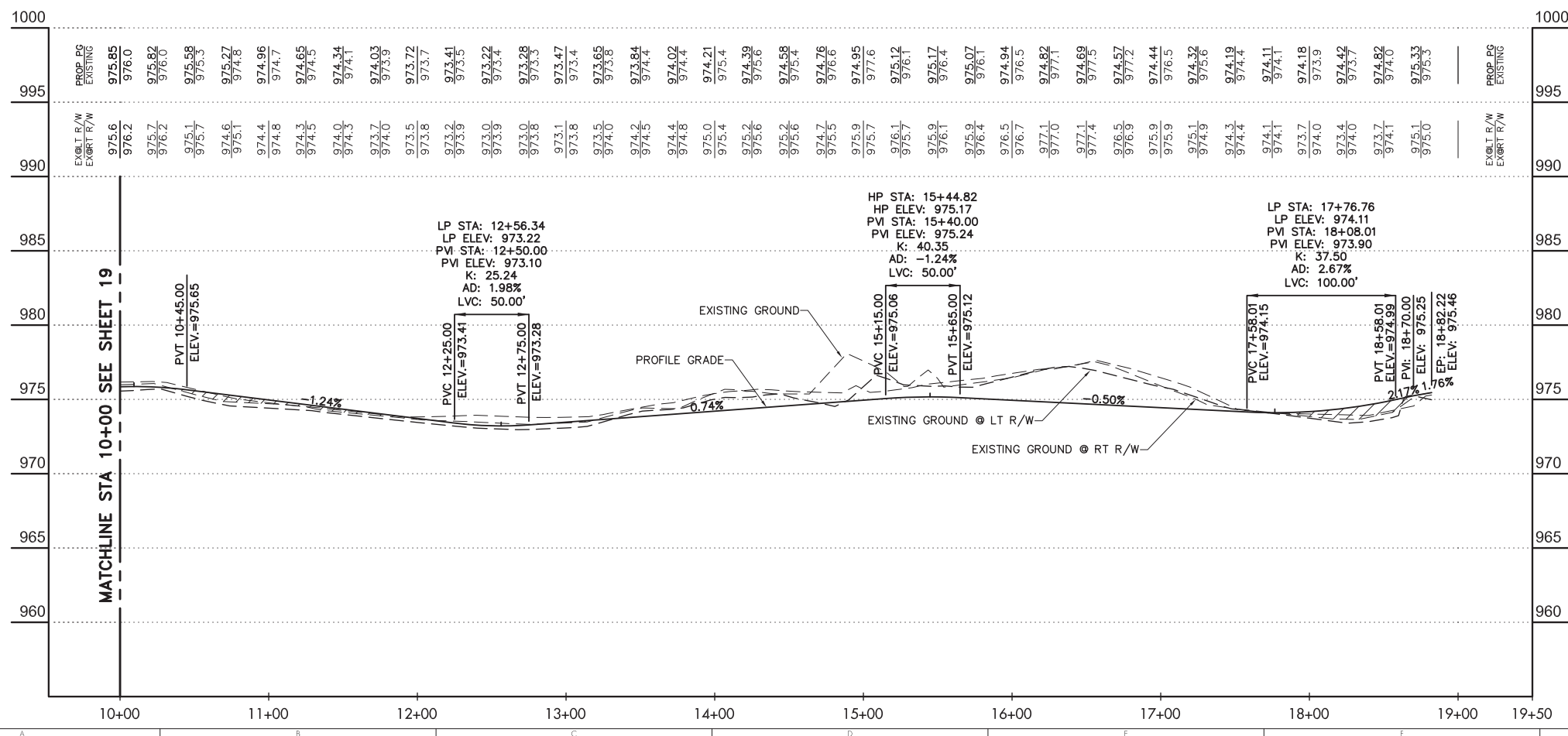
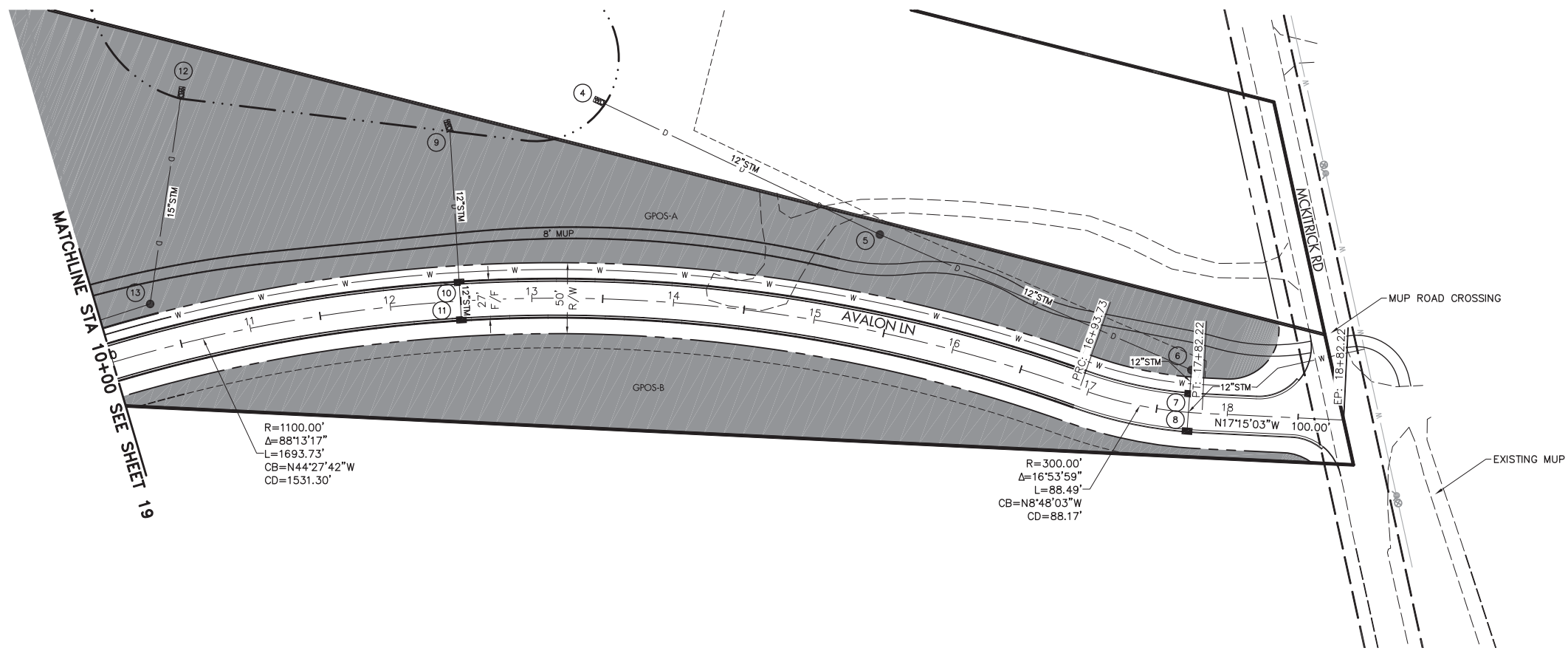
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039

DATE: JANUARY, 2019

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

SHEET NO.: 19/29



LEGEND

EXISTING:

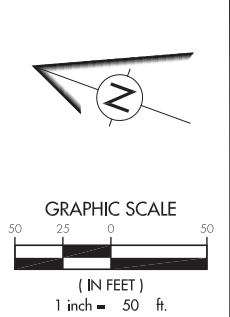
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- ELECTRIC
- GAS

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE

SYMBOLS:

- ODOT 203 FILL
- COMPACTED GRANULAR BACKFILL
- GLACIER POINT OPEN SPACE
- SUB AREA OPEN SPACE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER



CHANGE ORDER SCHEDULE

#	DATE	DESCRIPTION OF CHANGE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINT
SECTION 2

PRELIMINARY STREET PLAN & PROFILE
AVALON LANE

DRAWING SET STATUS:

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

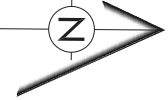
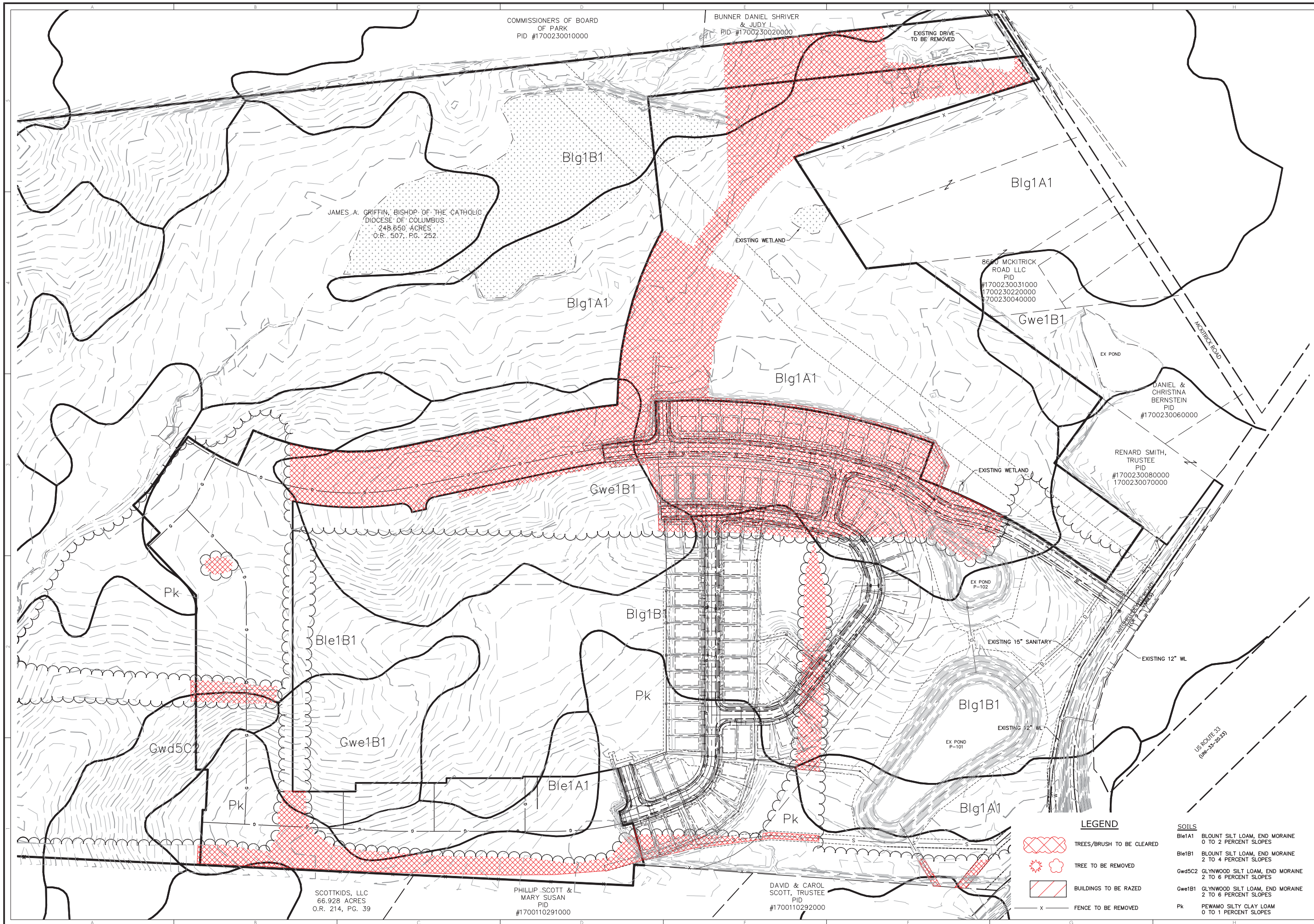
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039

DATE: JANUARY, 2019

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

SHEET NO.: 20/29



GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

#	DATE	DESCRIPTION OF CHANGE

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JEROME TOWNSHIP, UNION COUNTY, OHIO
GLACIER POINT
 SECTION 2
EXISTING CONDITIONS & CLEARING 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.: 18039
 DATE: JANUARY, 2019
 SCALE: HORIZONTAL: 1" = 150'
 VERTICAL: N/A
 SHEET NO.: 21/29

- LEGEND**
- TREES/BRUSH TO BE CLEARED
 - TREE TO BE REMOVED
 - BUILDINGS TO BE RAZED
 - FENCE TO BE REMOVED

- SOILS**
- Blg1A1 BLOUNT SILT LOAM, END MORAINÉ 0 TO 2 PERCENT SLOPES
 - Ble1B1 BLOUNT SILT LOAM, END MORAINÉ 2 TO 4 PERCENT SLOPES
 - Gwd5C2 GLYNWOOD SILT LOAM, END MORAINÉ 2 TO 6 PERCENT SLOPES
 - Gwe1B1 GLYNWOOD SILT LOAM, END MORAINÉ 2 TO 6 PERCENT SLOPES
 - Pk PEWAMO SILTY CLAY LOAM 0 TO 1 PERCENT SLOPES

COMMISSIONERS OF BOARD OF PARK
 OF PARK
 PID #1700230010000

BUNNER DANIEL SHRIVER
 & JUDY L
 PID #1700230020000

EXISTING DRIVE TO BE REMOVED

JAMES A. GRIFFIN, BISHOP OF THE CATHOLIC
 DIOCESE OF COLUMBUS
 248.650 ACRES
 O.R. 507, PG. 252

8680 MCKITTRICK ROAD LLC
 PID
 #1700230031000
 1700230220000
 1700230040000

DANIEL & CHRISTINA BERNSTEIN
 PID
 #1700230060000

RENARD SMITH, TRUSTEE
 PID
 #1700230080000
 1700230070000

SCOTTKIDS, LLC
 66.928 ACRES
 O.R. 214, PG. 39

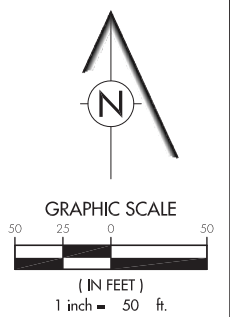
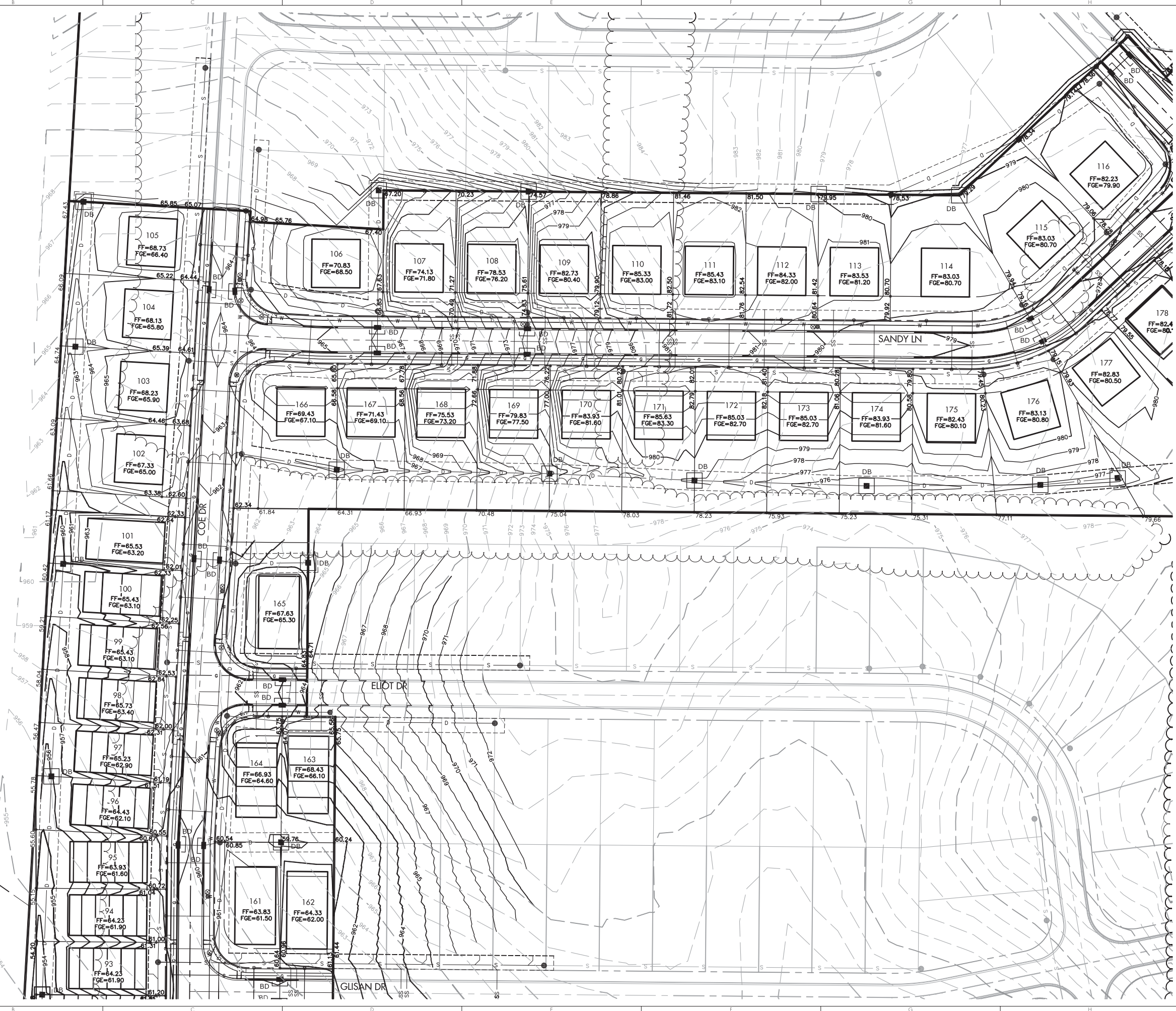
PHILLIP SCOTT & MARY SUSAN
 PID
 #1700110291000

DAVID & CAROL SCOTT, TRUSTEE
 PID
 #1700110292000

LEGEND

- BEAVER DAM INLET PROTECTION
- DANDY BAG INLET PROTECTION
- STRAW BALE BARRIER
- SILT FENCING
- 36" ORANGE SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- STRAW BALE DROP INLET FILTER OR ALTERNATIVE
- JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- 100-YR PONDING LIMITS
- CONCRETE WASH PIT
- WETLANDS

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



#	DATE	DESCRIPTION OF CHANGE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINT
SECTION 2

PRELIMINARY GRADING & EROSION & SEDIMENT CONTROL PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW













PROJECT NO.: 18039

DATE: JANUARY, 2019

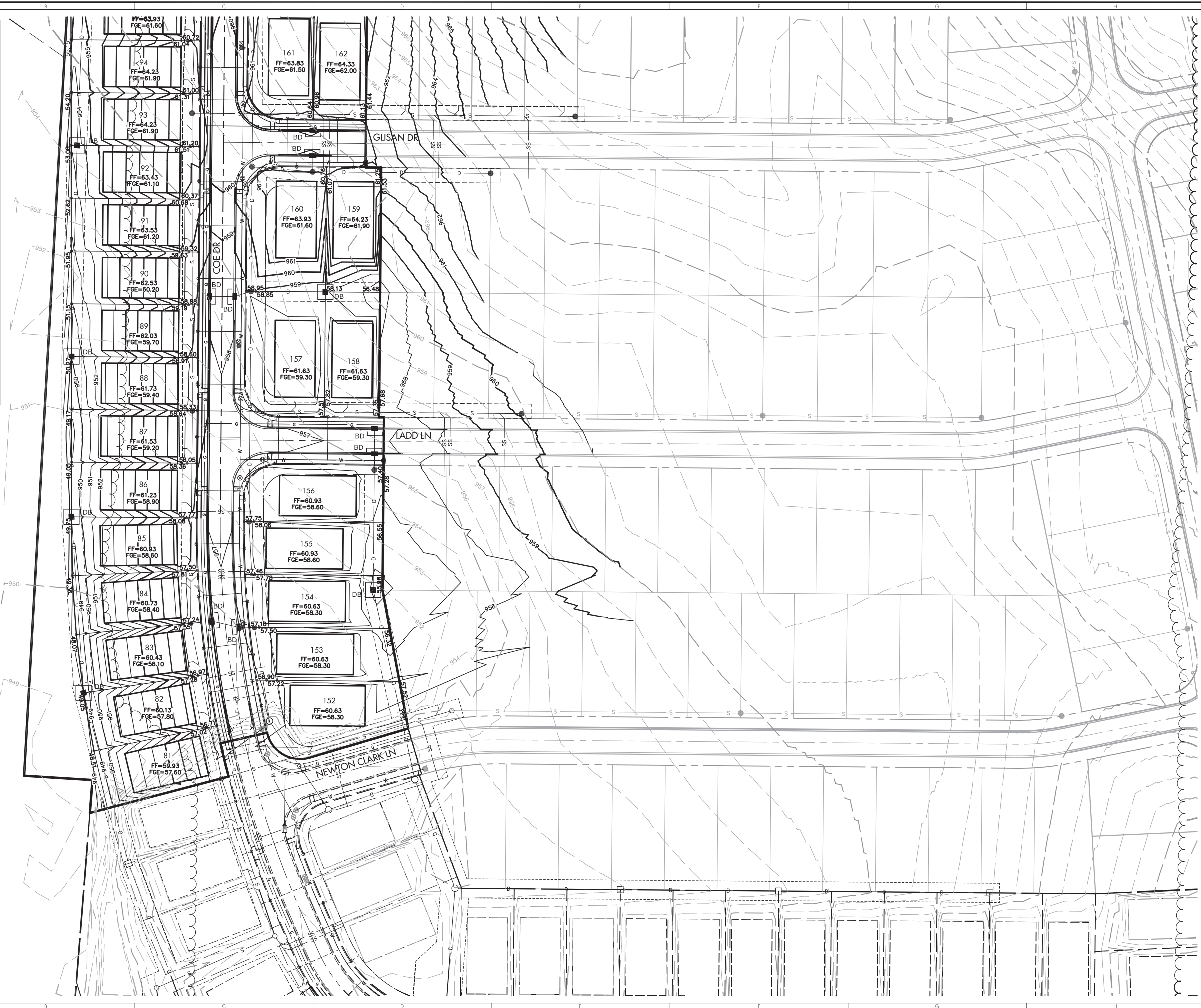
SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A


SHEET NO.: 22 / 29

LEGEND

-  - BEAVER DAM INLET PROTECTION
-  - DANDY BAG INLET PROTECTION
-  - STRAW BALE BARRIER
-  - SILT FENCING
-  - 36" ORANGE SILT FENCE
-  - STABILIZED CONSTRUCTION ENTRANCE
-  - STRAW BALE DROP INLET FILTER OR ALTERNATIVE
-  - JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
-  - TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
-  - 100-YR PONDING LIMITS
-  - CONCRETE WASH PIT
-  - WETLANDS

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




N

GRAPHIC SCALE
50 25 0 25 50
(IN FEET)
1 inch = 50 ft.

#	DESCRIPTION OF CHANGE	BY	DATE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINT
SECTION 2

PRELIMINARY GRADING & EROSION & SEDIMENT CONTROL PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18039

DATE: JANUARY, 2019

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

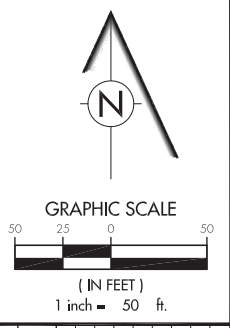
SHEET NO.: 23 / 29



LEGEND

- BEAVER DAM INLET PROTECTION
- DANDY BAG INLET PROTECTION
- STRAW BALE BARRIER
- SILT FENCING
- 36" ORANGE SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- STRAW BALE DROP INLET FILTER OR ALTERNATIVE
- JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- 100-YR PONDING LIMITS
- CONCRETE WASH PIT
- WETLANDS

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



#	DATE	DESCRIPTION OF CHANGE	
			BY

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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINT
 SECTION 2
 PRELIMINARY GRADING &
 EROSION & SEDIMENT CONTROL PLAN

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

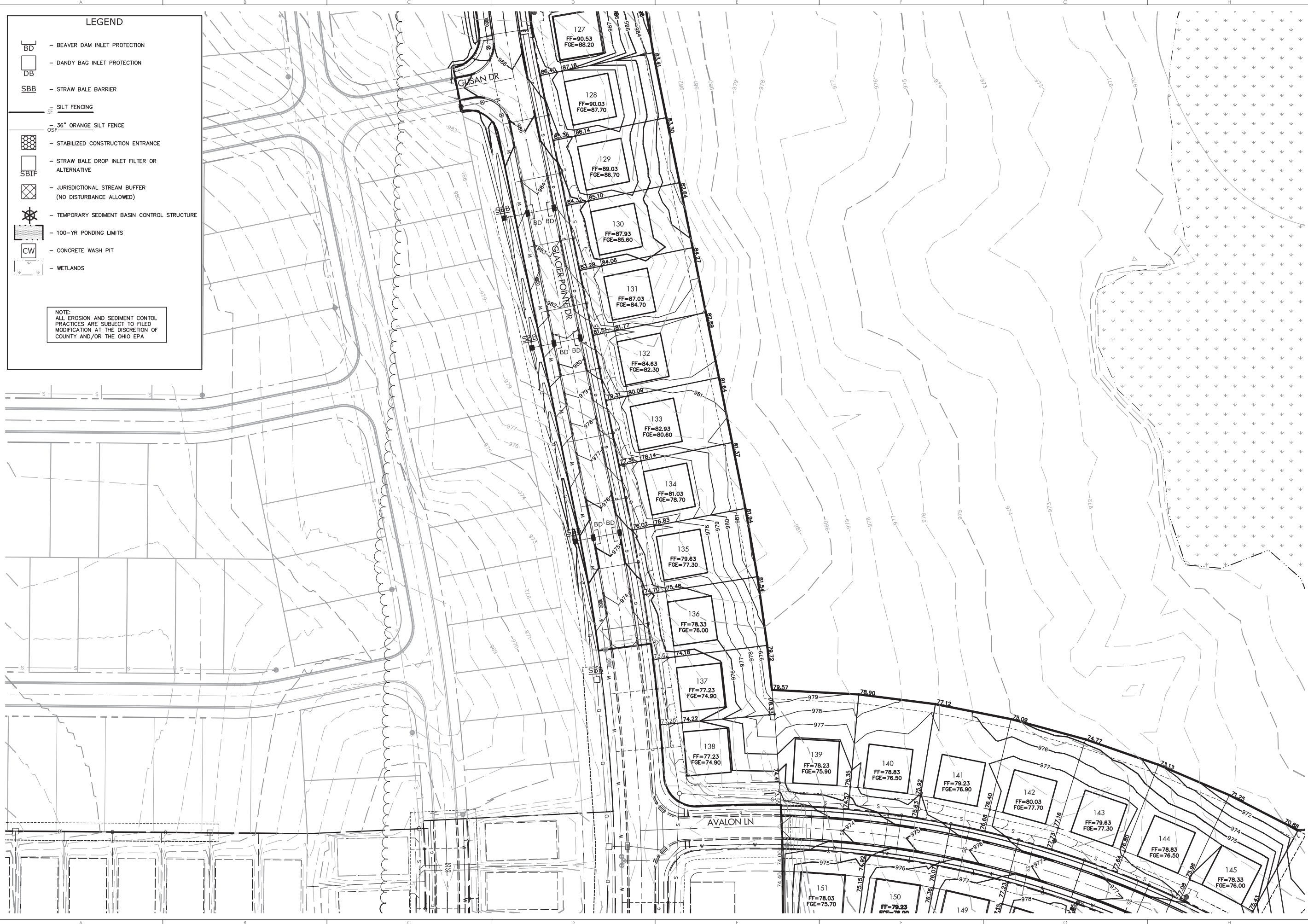
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039

DATE: JANUARY, 2019

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

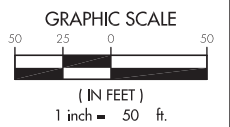
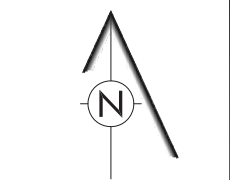
SHEET NO.: 24 / 29



LEGEND

- [BD] - BEAVER DAM INLET PROTECTION
- [DB] - DANDY BAG INLET PROTECTION
- SBB - STRAW BALE BARRIER
- SF - SILT FENCING
- OSF - 36" ORANGE SILT FENCE
- [] - STABILIZED CONSTRUCTION ENTRANCE
- [SBTF] - STRAW BALE DROP INLET FILTER OR ALTERNATIVE
- [] - JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- [] - TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- [] - 100-YR PONDING LIMITS
- [CW] - CONCRETE WASH PIT
- [] - WETLANDS

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



#	BY	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINT
SECTION 2

PRELIMINARY GRADING & EROSION & SEDIMENT CONTROL PLAN

DRAWING SET STATUS:

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

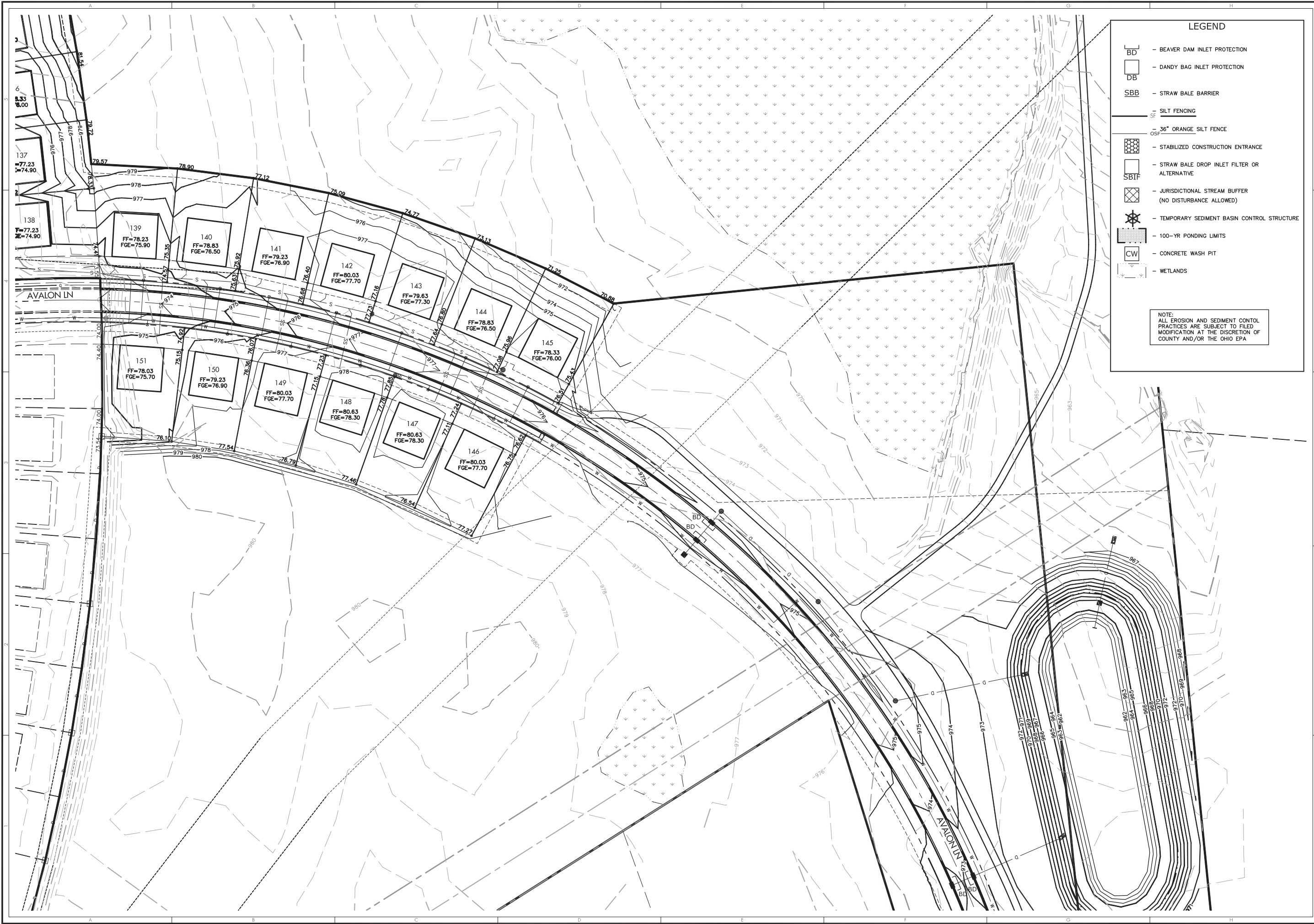
DESIGN:	DRAFT:	CHECK:
DGR	DGR	JPW

PROJECT NO.: 18039

DATE: JANUARY, 2019

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

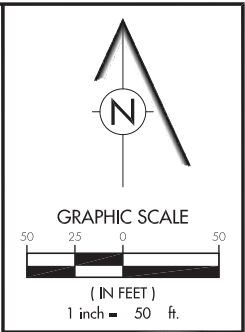
SHEET NO.: 25 / 29



LEGEND

	- BEAVER DAM INLET PROTECTION
	- DANDY BAG INLET PROTECTION
	- STRAW BALE BARRIER
	- SILT FENCING
	- .36" ORANGE SILT FENCE
	- STABILIZED CONSTRUCTION ENTRANCE
	- STRAW BALE DROP INLET FILTER OR ALTERNATIVE
	- JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
	- TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
	- 100-YR PONDING LIMITS
	- CONCRETE WASH PIT
	- WETLANDS

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



#	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINT
SECTION 2

PRELIMINARY GRADING & EROSION & SEDIMENT CONTROL PLAN

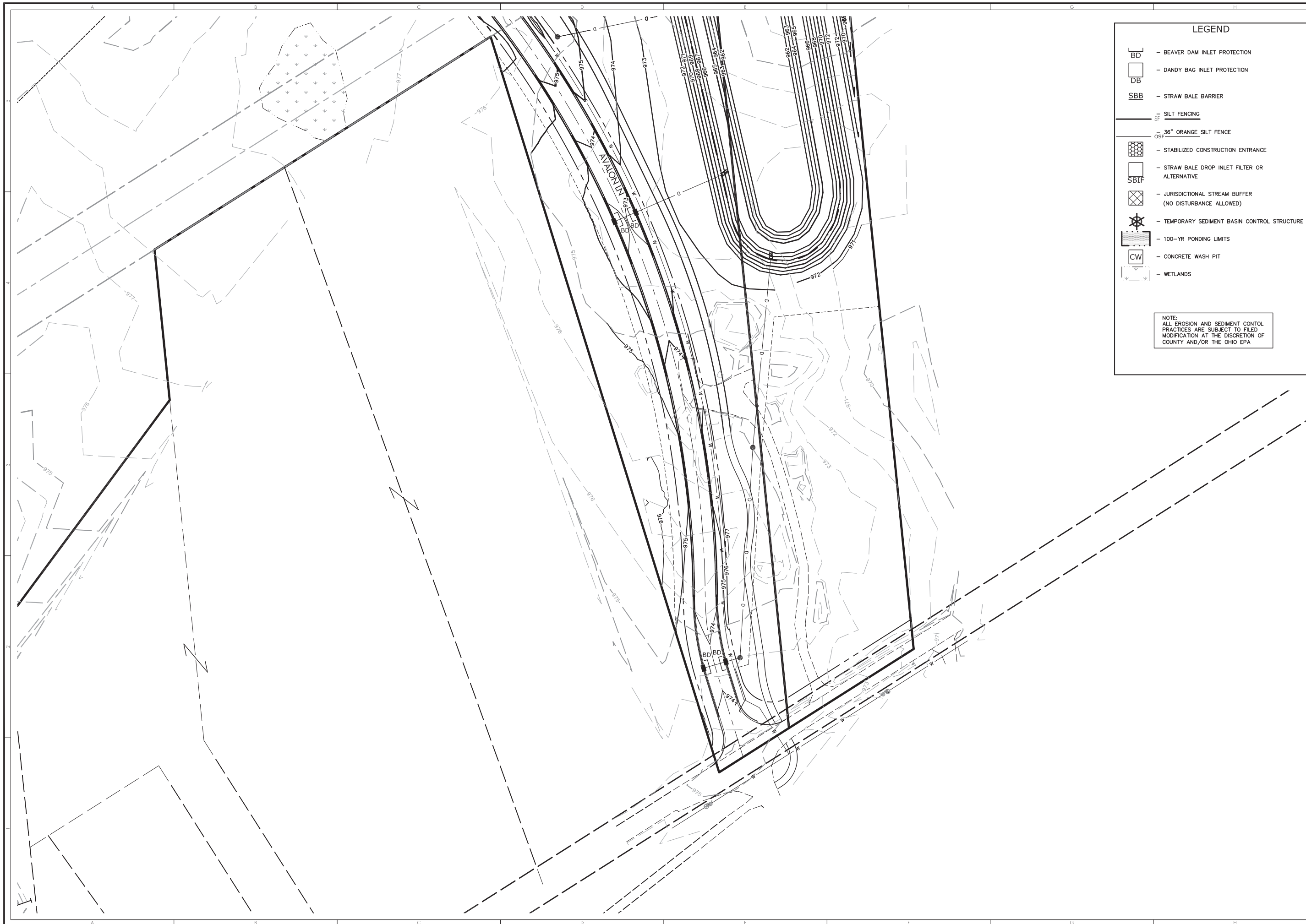
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 AGENCY REVIEW SET
 CONSTRUCTION DOCUMENT SET
 AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039
DATE: JANUARY, 2019
SCALE: HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 26/29

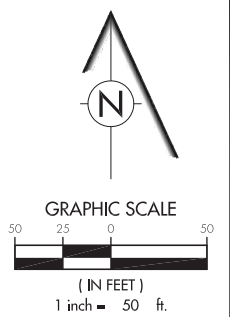
1/18/2019 9:45 AM C:\Users\jpw\Documents\TerrainEvolution\18039\26-29.dwg by jpw on 01/23/2019 @ 09:59:11 am © TerrainEvolution, Inc.



LEGEND

	- BEAVER DAM INLET PROTECTION
	- DANDY BAG INLET PROTECTION
	- STRAW BALE BARRIER
	- SILT FENCING
	- 36" ORANGE SILT FENCE
	- STABILIZED CONSTRUCTION ENTRANCE
	- STRAW BALE DROP INLET FILTER OR ALTERNATIVE
	- JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
	- TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
	- 100-YR PONDING LIMITS
	- CONCRETE WASH PIT
	- WETLANDS

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



#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution

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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINT

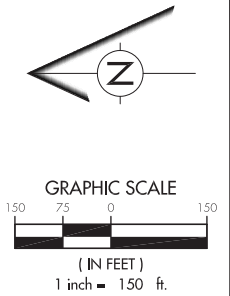
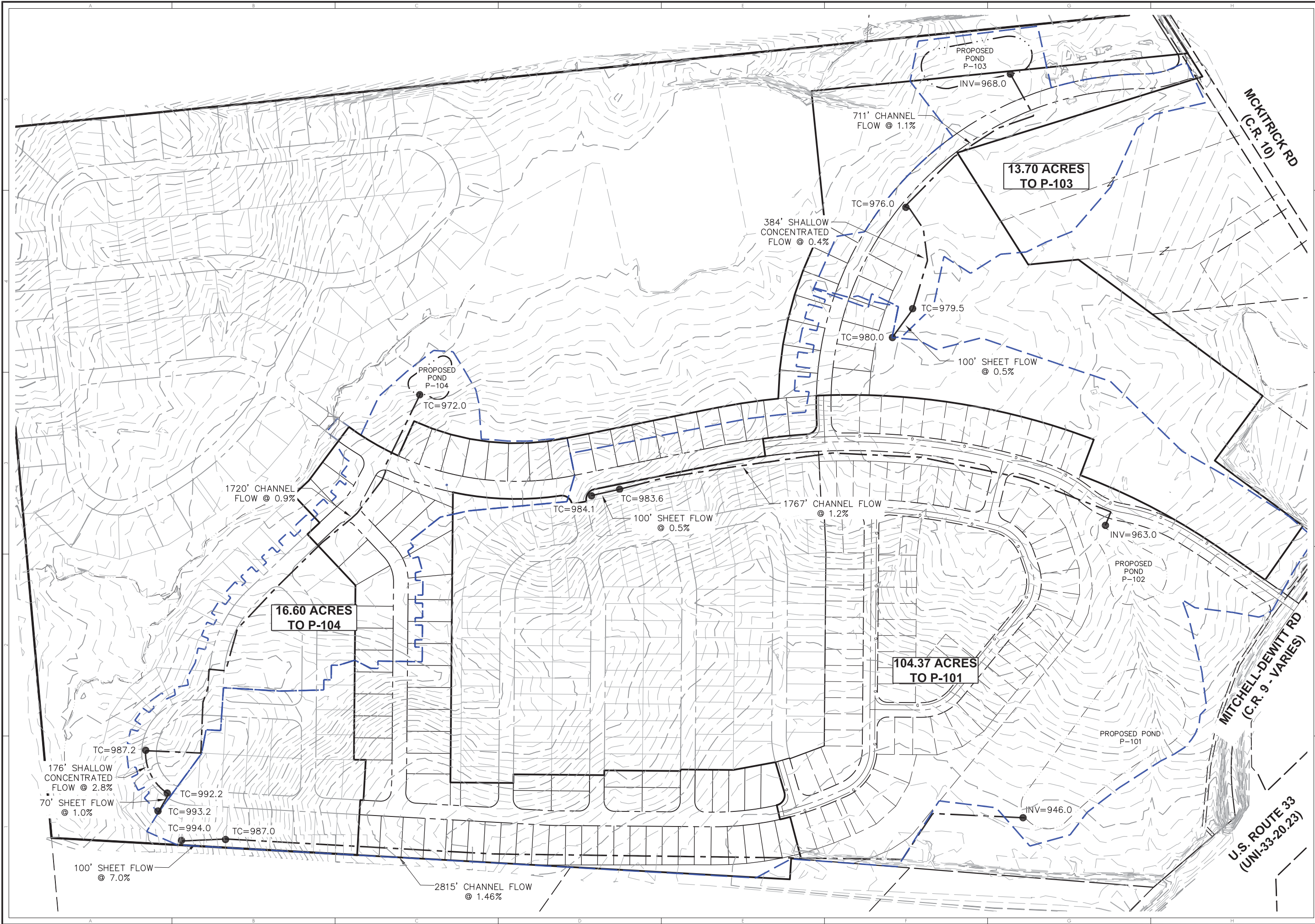
SECTION 2

PRELIMINARY GRADING & EROSION & SEDIMENT CONTROL PLAN

DRAWING SET STATUS:

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<input type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 18-039		
DATE: JANUARY, 2019		
SCALE:		
HORIZONTAL:	1" = 50'	
VERTICAL:	N/A	
SHEET NO.: 27 / 29		



#	DATE	DESCRIPTION OF CHANGE

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JEROME TOWNSHIP, UNION COUNTY, OHIO

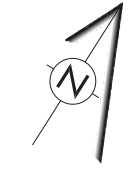
GLACIER POINT
SECTION 2
POST DEVELOPMENT TRIBUTARY MAP

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.:	18-039	
DATE:	JANUARY, 2019	
SCALE:	HORIZONTAL: 1" = 150' VERTICAL: N/A	
SHEET NO.:	28 / 29	

N:\18\18039\DWG\SubArea\18039\SubArea.dwg by jpw on 01/23/2019 @ 09:29:28 am © Terrain Evolution, Inc.



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

#	DESCRIPTION OF CHANGE	BY	DATE

TerrainEvolution
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JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE
SECTION 2

SIGHT DISTANCE EXHIBIT

DRAWING SET STATUS:

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

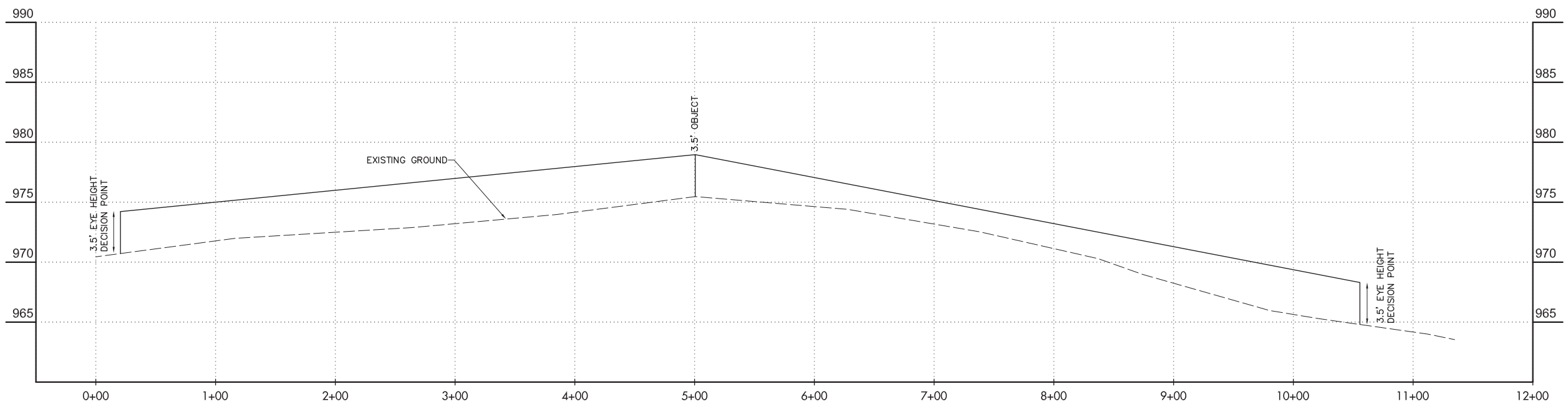
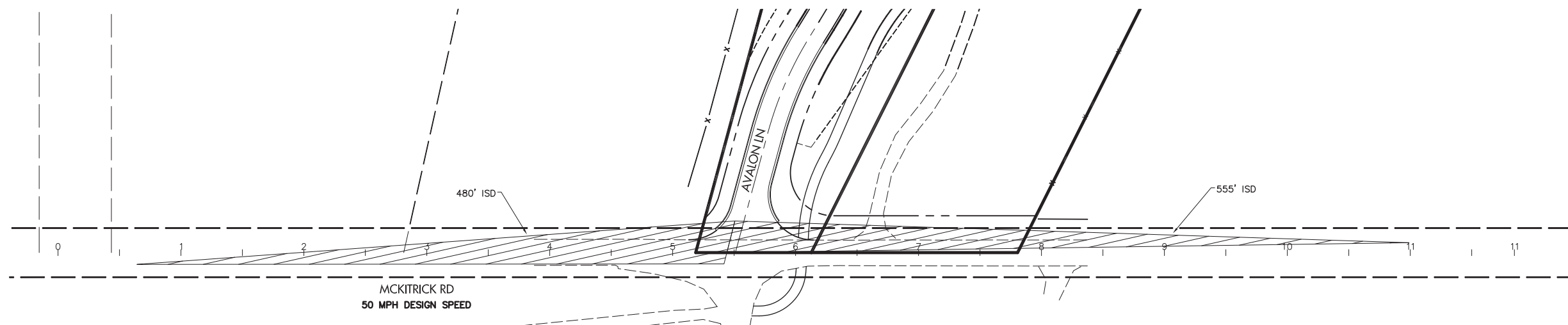
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-039

DATE: JANUARY, 2019

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

SHEET NO.: 29 / 29



N:\18039\03903\03903.dwg (drawing) Sheet 18039S2.dwg Plot by: dgr on 01/23/2019 09:59:38 am © Terrain Evolution, Inc.

January 21, 2021

Mr. Brad Bodenmiller
LUC Regional Planning Commission
10820 ST RT 347,
East Liberty, Ohio 43319

Re: Glacier Pointe Section 2
Preliminary Plat Extension Request

Dear Mr. Bodenmiller:

Glacier Pointe Preliminary Plat was approved by the LUC Executive Committee February 14th, 2019. Per current regulations, it is our understanding that approval of the Preliminary Plat is valid for a period of two (2) years, at which time request for extension is required.

Please accept this letter as our formal request for an extension of the Glacier Pointe Section 2 Preliminary Plat for the maximum duration available. We are submitting this for the Commission's consideration on February 11th, 2021. Please contact me if we are required to provide additional submittals, i.e. plans, electronic files, etc. to complete the extension approval process.

Should you have any questions, please contact me to discuss.

Respectfully Submitted,
Terrain Evolution, Inc.



Justin Wollenberg, PE, CPESC
Project Manager

CC: File



Logan-Union-Champaign regional planning commission

February 19, 2019

Encore Living
c/o Jay McIntire
68 North High Street, Building E, Suite 105
New Albany, OH 43054
jay@encore-living.com

RE: Preliminary Plat for Glacier Pointe, Section 2
Jerome Township, Union County

Dear Mr. Jay McIntire:

The Executive Committee of the Logan-Union-Champaign Regional Planning Commission met in formal session on February 14, 2019, and reviewed the Preliminary Plat for Glacier Pointe, Section 2, Jerome Township, Union County.

The LUC Executive Committee **APPROVED** the Preliminary Plat for Glacier Pointe, Section 2 with staff comments. This is **conditional**, that all comments/modifications from LUC and reviewing agencies shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated *prior* to submittal

You will find the LUC Staff Report and reviewing agency comments attached. Please call our office if you have any questions or concerns. Thank you for your time.

Note: Approval of this Preliminary Plat expires in February 2021, if you have not yet gone through the Final Platting process. Therefore, it is necessary for you to apply in January 2021 to be placed on the February 2021 LUC meeting agendas.

Sincerely,

Bradley Bodenmiller
Secretary | LUC Executive Committee
Director | LUC Regional Planning Commission

cc: File
Terrain Evolution, Inc. - Justin Wollenberg & Dan Rhine
Jerome Township Trustees - c/o Robert Caldwell, Fiscal Officer
Jerome Township Zoning Commission - c/o Anita Nicol
Jerome Township Zoning Officer - Mark Spagnuolo
Union County Engineer's Office - Bill Narducci
City of Marysville - Jeremy Hoyt



Staff Report – Glacier Pointe Section 2

<p>Applicant:</p>	<p>Encore Living c/o Jay McIntire 68 North High Street, Building E, Suite 105 New Albany, OH 43054 jay@encore-living.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com</p>
<p>Request:</p>	<p>Approval of the Glacier Pointe, Section 2 – Preliminary Plat.</p>
<p>Location:</p>	<p>Located north of the point where Mitchell-Dewitt Road crosses over US Hwy 33 in Jerome Township, Union County.</p>

<p>Staff Analysis:</p>	<p>This Preliminary Plat involves 57.488 acres of land and 99 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> o 8.019 acres of right-of-way o 22.537 acres of single-family residential lots o 26.892 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> o City of Marysville public water system o City of Marysville public sanitary waste treatment <p>Prior Action:</p> <ul style="list-style-type: none"> o The Preliminary Plat of Glacier Pointe, Section 1 was approved September 2018. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> o The Union County Engineer’s Office submitted comments in a letter dated 02-06-19. The Engineer’s Office recommended approval subject to conditions. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.) 1. The traffic impact study has not yet been approved. Construction Drawings will not be
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Staff Report – Glacier Pointe Section 2

	<p>approved until the TIS and subsequent Infrastructure Agreement have been approved.</p> <ol style="list-style-type: none">2. A variance to the minimum right-of-way width has been approved. This variance will permit a reduction of the required right-of-way from 60' to 50' for all local roadways. The collector entry road (Glacier Pointe Drive) will remain at 60' width.3. Provide the proposed location of all multi-use trails planned to be installed within this section within the final engineering construction documents.4. Submit a comprehensive stormwater management report for review by our office. <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No comments received as of 02-06-19.• Union County Health Department<ul style="list-style-type: none">○ No comments received as of 02-06-19. Standard comments from the Health Department are below:<ol style="list-style-type: none">1. “All efforts should be made to provide a point of connection (via easements and/or services lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS).”2. “Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”3. “If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS.”• City of Marysville<ul style="list-style-type: none">○ The City of Marysville submitted comments in a letter dated 02-07-19. The City recommended approval subject to conditions. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
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1. A 20' utility easement shall be provided along the entirety of this development's frontage with both Mitchell-Dewitt Road and McKitrick Road.
2. Since this development has yet to commence, all items within Section 1 shall be labeled as "by others" or "future" instead of "existing".
3. Please confirm the entire Landscape Buffer and Roadway Reserve will provide the City with access for the maintenance of our utility infrastructure.
4. Detailed sanitary sewer sizing calculations shall be provided to ensure the provision of adequate wastewater service to the entire site.
5. All setbacks shall be shown and labeled to ensure adequate room for the City to perform maintenance on the wastewater system.

• **Jerome Township**

- No comments received as of 02-06-19.

• **ODOT District 6**

- No comments received as of 02-06-19.

• **Union Rural Electric**

- No comments received as of 02-06-19.

• **LUC Regional Planning Commission**

1. Sheet 1: Add date of survey (§313, 4.).
2. Sheet 3 & 6: Review/Add dimensioning around SAOS-D and at McKitrick Road (§313, 16.; §313, 12.).
3. Sheet 3 & 4: Update Glacier Pointe Drive label; it indicates the right-of-way is only 50' wide (§313, 12.).
4. Sheet 7: Is the land depicted at Mitchell-Dewitt Road included in this plat? If not, will it be included in a future section (§313 12.)?
5. There appears to be Pewamo soil type present. Section 416 reads, "LUC may approve the subdivision provided the subdivider agrees to perform such improvements as will render the area acceptable for the intended use" (pp. 23).
6. Label easements and widths. Easements for water and sewer must be a minimum for 20' and 10' for other utilities (§313, 12.; §414).
7. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is



Staff Report – Glacier Pointe Section 2

	<p>required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).</p> <p>8. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§326).</p>
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<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL of Glacier Pointe, Section 2 – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.</p>
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<p>Z&S Committee Recommendations:</p>	<p>Z&S Committee recommends APPROVAL of Glacier Pointe, Section 2 – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.</p>
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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

February 6, 2019

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Glacier Pointe, Section 2
Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on January 28, 2019. We recommend the preliminary plat be approved, subject to the conditions stated below.

1. The traffic impact study (TIS) has not yet been approved by our office. Construction drawings will not be approved until the TIS and subsequent Infrastructure Agreement has been approved.
2. A variance to the minimum right of way width per Section 406 has been approved. This variance will permit a reduction of the required right of way from 60' to 50' for all local roadways. The collector entry road (Glacier Pointe Drive) will remain at 60' right of way width.
3. Provide the proposed location of all multi-use trails planned to be installed within this section within the final engineering construction documents.
4. Street names will be reviewed and approved prior to final engineering approval.
5. Provide all environmental analysis/mitigation information to our office.
6. Provide plans to all utility providers for their review.
7. Submit a comprehensive stormwater management report for review by our office.
8. No open cut of existing roads will be permitted without Union County Engineer approval.
9. Sheet 28 – The minimum required clear distances within the profile appear to be reversed. Left turning traffic out of the subdivision will require a 555' intersection sight distance in the eastbound lane on McKitrick Road. Consequently, right turning traffic out of the subdivision will require a minimum of 480' in the westbound lane per ODOT L&D Volume 2, Figure 201-5.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations.

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

Bill Narducci

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

Cc: Jeremy Burrey, Union Soil and Water Conservation District (via email)



Engineering, Planning and Zoning
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

February 7, 2019

Bradley J. Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty OH 43319

**Subject: Glacier Pointe, Section 2
Preliminary Plat Comments**

The City of Marysville has reviewed the Preliminary Plat for the Glacier Pointe, Section 2 development and recommends approving the Preliminary Plat upon addressing the following comments as part of the final engineering process:

General:

1. The title block for this plan set should state "Preliminary Plat" instead of "Street, Storm & Water Improvement Plans".
2. A twenty (20) foot utility easement shall be provided along the entirety of this development's frontage with both Mitchell-Dewitt Road and McKitrick Road.
3. Since this development has yet to commence, all items within Section 1 shall be labeled as "by others" or "future" instead of "existing".
4. Please confirm that the entire Landscape Buffer and Roadway Reserve will provide the City with access for the maintenance of our utility infrastructure.

Wastewater:

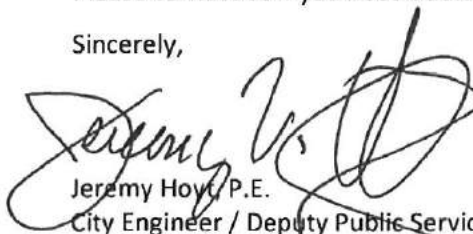
1. Detailed sanitary sewer sizing calculations (including an upstream elevation analysis and confirmation that the downstream sewer has adequate capacity) shall be provided to ensure the provision of adequate wastewater service to the entire site.
2. The sanitary sewer shall be a maximum of five (5) feet outside the proposed right-of-way. Dimensions (or a station and offset) shall be provided at each manhole.
3. All setbacks shall be shown and labeled to ensure adequate room for the City to perform maintenance on the wastewater system.
4. Sanitary manholes will not be permitted within the concrete sidewalk or driveway approaches.

Water:

1. Water system appurtenances will not be permitted within the concrete sidewalk or driveway approaches.

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

Sincerely,



Jeremy Hoyt, P.E.
City Engineer / Deputy Public Service Director



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
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Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

February 4, 2021

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Glacier Pointe Section 2 – Preliminary Plat Extension

Brad,

We have completed our review for the above preliminary plat extension request, received by our office on January 26, 2021. We recommend it be approved on the condition that the items listed in our original preliminary plat review letter dated February 6, 2019 (enclosed) are addressed in the final construction drawings.

In addition, due to a pending residential development being considered directly adjacent to this Section of Glacier Pointe, we will require a stub street connection to this property (Scott). This stub street was not required previously by our office because it was believed that the adjacent properties would be developed as a different and inconsistent use from residential development. While this stub street can be provided in future phases of Glacier Pointe, it has been preliminarily agreed upon with the developer that the stub will occur within Section 2. We anticipate this revision will require a revised preliminary plat in the future. However, because the stub street location has not yet been defined, we understand that a revised layout cannot be provided at this time. Should this stub street not be provided in the final plat for this section, we reserve the ability to recommend denial of the final plat for this purpose.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions or concerns, feel free to contact me at (937) 645-3165.

Bill Narducci

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

Enc: Preliminary Plat Comment Letter from UCEO dated February 6, 2019

Cc: Jeremy Burrey, USWCD (via email)



**County Engineer
Environmental Engineer
Building Department**

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Richwood Outpost

190 Beatty Avenue
Richwood, Ohio 43344

February 6, 2019

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Glacier Pointe, Section 2
Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on January 28, 2019. We recommend the preliminary plat be approved, subject to the conditions stated below.

1. The traffic impact study (TIS) has not yet been approved by our office. Construction drawings will not be approved until the TIS and subsequent Infrastructure Agreement has been approved.
2. A variance to the minimum right of way width per Section 406 has been approved. This variance will permit a reduction of the required right of way from 60' to 50' for all local roadways. The collector entry road (Glacier Pointe Drive) will remain at 60' right of way width.
3. Provide the proposed location of all multi-use trails planned to be installed within this section within the final engineering construction documents.
4. Street names will be reviewed and approved prior to final engineering approval.
5. Provide all environmental analysis/mitigation information to our office.
6. Provide plans to all utility providers for their review.
7. Submit a comprehensive stormwater management report for review by our office.
8. No open cut of existing roads will be permitted without Union County Engineer approval.
9. Sheet 28 – The minimum required clear distances within the profile appear to be reversed. Left turning traffic out of the subdivision will require a 555' intersection sight distance in the eastbound lane on McKitrick Road. Consequently, right turning traffic out of the subdivision will require a minimum of 480' in the westbound lane per ODOT L&D Volume 2, Figure 201-5.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations.

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

Bill Narducci

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

Cc: Jeremy Burrey, Union Soil and Water Conservation District (via email)

Brad Bodenmiller

From: Kyle Hoyng <khoyng@marysvilleohio.org>
Sent: Tuesday, February 2, 2021 2:49 PM
To: Brad Bodenmiller
Cc: Heather Martin; Chad Green; Jeremy Hoyt
Subject: Marysville Comments - February LUC Agenda Items

Brad,

Below are the City of Marysville's comments for the agenda items on next Thursday's February Executive Committee meeting. Please review and let us know if you have any questions or concerns. Have a great rest of your week.

Farm at Indian Run – Preliminary Plat

- 1) The horizontal and vertical design of the public sanitary sewer (including the sizing) will be finalized during the final engineering process.
 - a. Additional clearance seems warranted between the proposed culvert/bridge headwall and the sanitary sewer to the west (sanitary sewer run 10-4).
 - b. Ensure sanitary sewer manholes and mains are located within five (5) feet of the right-of-way.
 - c. Alternative sanitary sewer alignments shall be evaluated to serve the properties to the east of the Indian Run development.
- 2) A thirty (30) foot wide utility easement will be required between manholes 4 and 1.
 - a. A structurally stable path shall be constructed within this easement to ensure proper maintenance operations/inspections can occur.
- 3) The horizontal and vertical design of the public waterline will be finalized during the final engineering process.

Glacier Pointe, Section 3 – Preliminary Plat

- 1) Please provide a minimum twenty (20) foot wide utility easement for all sanitary and water easements. Utility easements don't appear to be shown along the entirety of Coe Drive, Edmunds Drive, and Winthrop Lane.
- 2) The horizontal and vertical design of the public sanitary sewer (including the sizing) will be finalized during the final engineering process.
- 3) The horizontal and vertical design of the public waterline will be finalized during the final engineering process.

Jerome Village ERN-1 Phase 3 – Final Plat

- 1) No comments

Glacier Pointe, Section 2 - Preliminary Plat Extension

- 1) No comments

Kyle Hoyng, P.E.

City Engineer

City of Marysville, Ohio

209 South Main Street

Marysville, Ohio 43040

(937) 645-7358 (office)





Staff Report – Glacier Pointe Section 3

Applicant:	<p>Encore Living c/o Jay McIntire 68 North High Street, Building E, Suite 105 New Albany, OH 43054 jay@encoreliving.com</p> <p>EMH&T, Inc. c/o John Bruno III, PE 5500 New Albany Road Columbus, OH 43054 jbruno@emht.com</p>
Request:	Approval of Glacier Pointe, Section 3 – Preliminary Plat.
Location:	Located north of the point where Mitchell-Dewitt Road crosses over US Hwy 33 in Jerome Township, Union County. (Note: This Preliminary Plat is north of Section 2.)

Staff Analysis:	<p>This Preliminary Plat involves 17.27 acres of land and proposes 44 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 3.35 acres in right-of-way ○ 11.74 acres in single-family residential lots ○ 2.18 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville water service ○ City of Marysville sanitary waste disposal <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 02-04-21. The Engineer’s Office recommended approval subject to its modifications and recommendations, which should be addressed in the final Construction Drawings or resolved as indicated. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.) <ol style="list-style-type: none"> 1. A Traffic Impact Study (TIS) has been approved by the Engineer’s Office and the City of Dublin. An Infrastructure Agreement laying-out developer
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	<p>contributions as well as developer-funded offsite roadway improvements is currently being drafted.</p> <ol style="list-style-type: none">2. Due to a pending residential development (Scott) adjacent to this Section, the Engineer’s Office requires a stub street connection to the adjacent property. This stub street can be provided in Section 3, but it has been preliminarily agreed upon with the developer that the stub will occur within Glacier Pointe, Section 2. The Engineer’s Office reserved the ability to recommend denial of the Final Plat for the remaining portion of Section 2 or Section 3 should the stub street not be provided.3. Strongly recommend adding a catch basin in the rear area between Lot 7 and Lot 8 due to proposed grading of those lots.4. Provide multi-use paths and fencing/landscaping on the Construction Drawings.5. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final Construction Drawing review process.6. Detail flood routing swales ensuring at least 1’ of freeboard between the 100-year water surface and the finished grade elevations of structures.7. Provide detailed construction drawings to private utility providers. <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No comments received as of 02-03-21.• Union County Health Department<ul style="list-style-type: none">○ No comments received as of 02-03-21. Standard comments from the Health Department are below:<ol style="list-style-type: none">1. “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 serviced by a private water system (PWS) and/or sewage treatment system (SWS).”2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200’ of a sanitary sewer easement,
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shall be brought to the attention of the Union County Health Department.”

3. “If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS).”

• **City of Marysville**

- The City submitted comments in an email dated 02-02-21. **Some** of those comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. Provide a minimum 20’ wide utility easement for all sanitary and water easements. Utility easements don’t appear to be shown along the entirety of Coe Drive, Edmunds Drive, and Winthrop Lane.
 2. The horizontal and vertical design of the public sanitary sewer (including sizing) will be finalized during the Final Engineering process.
 3. The horizontal and vertical design of the public waterline will be finalized during the Final Engineering process.

• **Jerome Township**

- Jerome Township submitted comments in a letter dated 02-03-21. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. The Preliminary Plat is consistent with the Zoning Plan. An approved Development Plan is needed before the Township can provide notice of zoning compliance for the Final Plat.
 2. The Township provided comments regarding where to measure the setback line from and how to label it.
 3. The zoning district is PD, not “formerly PUD”.

• **ODOT District 6**

- No comments received as of 02-03-21.



• **Union Rural Electric**

- URE submitted comments in a letter dated 01-29-21. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. Sheets 4, 5, 8, & 9: URE easement requirements are 20' for underground primary/secondary facilities. Actual location on lots can be located within a 10' easement if adjacent property has additional easements or right-of-way for ingress/egress totaling 20'.
 2. Developer to install creek/stream crossing 10' beyond stream protection easements when applicable.
 3. Still need to complete electrical facility layout.

• **LUC Regional Planning Commission**

1. Sheet 1: The Floodplain note reads Section 4 is located in Zone X; this is Section 3 (§313, 17.).
2. Sheet 4: Please review side lot lines of lots 18/19, 23/24, and 41/42. The dimensions appear to be missing (§313, 15.).
3. Sheet 4: Please review rear lot line distances and compare with plat boundary distance of 430.06' (§313, 15.).
4. There appears to be Pewamo soil type present. Section 416 reads, "LUC may approve the subdivision provided the subdivider agrees to perform such improvements as will render the area acceptable for the intended use" (pp. 23)?
5. Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§313, 12.; §414).
6. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).
7. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).



Logan-Union-Champaign regional planning commission

Staff Report – Glacier Pointe Section 3

Staff Recommendations:	Staff recommends APPROVAL of Glacier Pointe, Section 3 – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies, related to Subdivision Regulation requirements, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
Z&S Committee Recommendations:	



Preliminary Plat Review Checklist

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"	x	
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.	x	
3	Location by section, range, and township or Virginia Military Survey (VMS).	x	
4	Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.	x	
5	Date of survey.	x	
6	Scale of the plat, north point, and date.	x	
7	Boundaries of the subdivision and its acreage.	x	
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.	x	
9	Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.	x	
10	Zoning classification of the tract and adjoining properties.	x	
11	Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.	x	
12	Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.	x	
13	Layout, names and widths of proposed streets and easements.	x	
14	Building setback lines with dimensions.	x	
15	Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.	x	
16	Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.	x	
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.	x	



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.	x	
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Supplementary Information

19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.	x	
20	Description of proposed covenants and restrictions.	x	
21	Description of proposed zoning changes.	x	
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.	x	
23	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.	x	
24	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval. N/A		
25	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval. N/A		
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.		x
27	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.	x	
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.	x	

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

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Application for Preliminary Plat Approval

Date: 01/20/21

Name of Subdivision: Glacier Pointe, Section 3
Location: Jerome Township, Union County, Ohio
Township: Jerome Military Survey: 6581
Complete Parcel(s) Identification Number (PIN): 1700230030000

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

Name of Applicant: Encore Living - Attn: Jay McIntire
Address: 68 North High Street, Building E, Suite 105
City: New Albany State: Ohio Zip: 43054
Phone: 614.855.0500 Fax: 614-416-2004 Email: jay@encoreliving.com

Name of Owner of property to be subdivided: Same as applicant
Address:
City: State: Zip:
Phone: Fax: Email:

Name of Applicant's Surveyor or Engineer: EMH&T, Inc. - John C. Bruno III, PE
Address: 5500 New Albany Road
City: Columbus State: Ohio Zip: 43054
Phone: 614-775-4487 Fax: 614-775-4804 Email: jbruno@emht.com

Proposed Acreage to be Subdivided: 17.3 Acres

Current Zoning Classification: PD

Proposed Zoning Changes: None

Proposed Land Use: Single Family Residential

Development Characteristics

Number of proposed lots: 44 Typical lot width (feet): 75, 80, 85
Number of proposed units: 44 Typical lot area (sq. ft.): 9,750, 10,400, 11,050
Single Family Units: 44 Multi-Family Units: 0

Acreage to be devoted to recreation, parks or open space: 2.2 Acres



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Recreation facilities to be provided: No

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

1. Proposed method of Supplying Water Service: City of Marysville

2. Proposed method of Sanitary Waste Disposal: City of Marysville
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: See Preliminary Plat cover sheet for variances
(If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	<u>Public Roadway</u>		<u>x</u>
b.	<u>Storm sewer Collection & Mgnt</u>		<u>x</u>
c.	<u>Water Distribution</u>		<u>x</u>
d.	<u>Sanitary Sewer Collection System</u>		<u>x</u>
e.	<u> </u>		<u> </u>

For Official Use

Date filed: Filing Fee:

Date of Meeting of Planning Commission:

Action by Planning Commission:

If rejected, reason(s) for:

JEROME TOWNSHIP, UNION COUNTY, OHIO

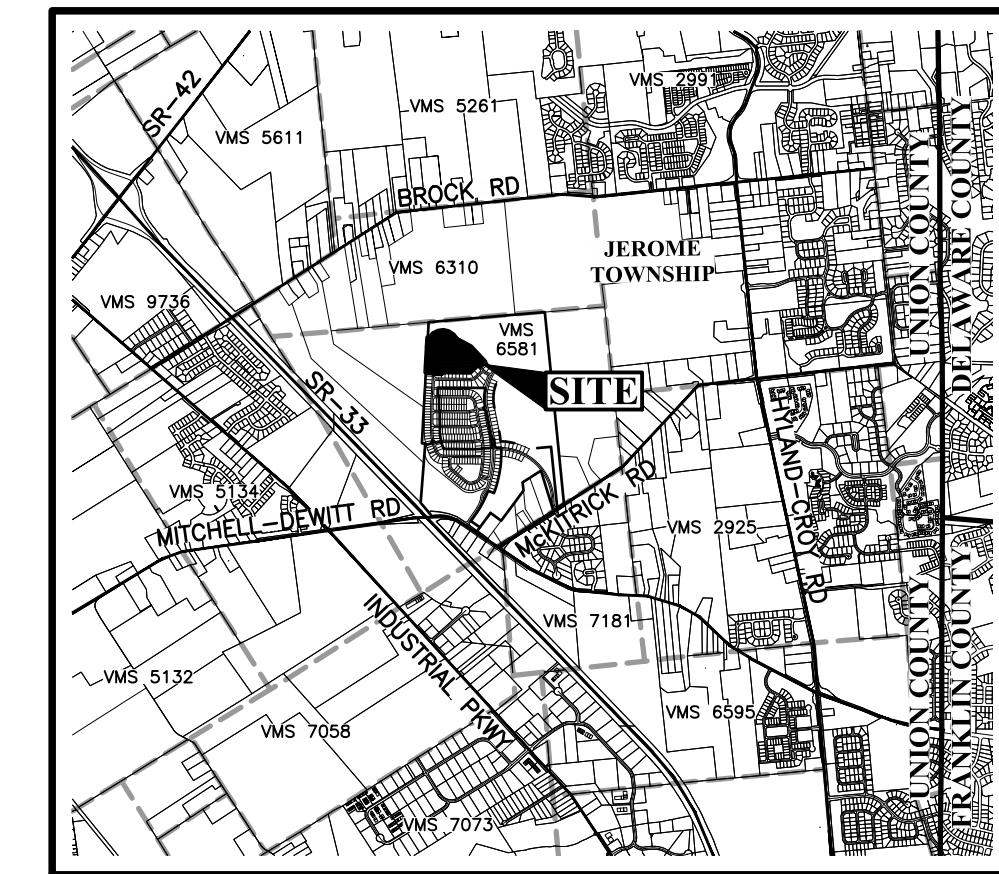
PRELIMINARY PLAT

FOR

GLACIER POINTE

SECTION 3

VIRGINIA MILITARY SURVEY (VMS) 6581



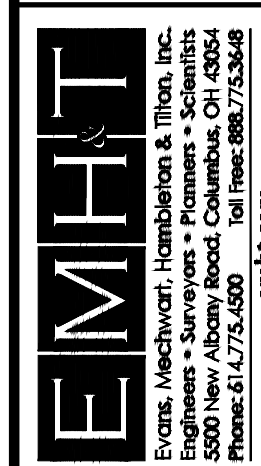
LOCATION MAP
Not to Scale

PRELIMINARY
REVISIONS USED FOR
CONSTRUCTION
PLAN SET DATE
January, 2021

MARK	DATE	DESCRIPTION

ENCORE LIVING, LLC

JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAT
FOR
GLACIER POINTE
SECTION 3
TITLE SHEET



DATE
JANUARY, 2021

SCALE
As Noted

JOB NO.
20201047

SHEET
1/10

BENCH MARKS
(NAVD 1988)

- BM#1 Railroad spike in the east side of a 40 inch oak tree located on the west side of project site and 700 feet north of Newton Clark Lane stubbed road.
Elev = 963.65
- BM#2 Chiseled "X" on the west flange bolt of a fire hydrant located 50 feet south of the intersection of Newton Clark Lane and Coe Drive.
Elev = 957.86
- BM#3 Chiseled "X" on the east flange bolt of a fire hydrant located on the west side of Glacier Pointe Drive and 100 feet south of the intersection of Avalon Lane and Glacier Point Drive.
Elev = 976.52

STORMWATER MANAGEMENT

THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM METHOD. 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 VACANT LAND THAT HAS BEEN FARMED AND SINGLE FAMILY DWELLINGS, AS PART OF THE GLACIER POINTE DEVELOPMENT. THE TRIBUTARY AREAS FOR THIS PROJECT ACCUMULATE AND DISCHARGE TO U.S. ROUTE 33 DITCH.

PROPOSED POND

RETENTION PONDS P-101 CONSTRUCTED WITH SECTION 1, AND P-104 CONSTRUCTED WITH SECTION 2 WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES. EXISTING PONDS ARE WITHIN DRAINAGE EASEMENTS, AND THE PONDS & OUTLET ARE ON DITCH MAINTENANCE.

WATER QUALITY

WATER QUALITY VOLUMES WILL BE CONTAINED IN THE EXISTING STORMWATER MANAGEMENT BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHC000005.

FLOODPLAIN

THE GLACIER POINTE SECTION 4 DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO #39159C03900, EFFECTIVE DATE DECEMBER 16, 2008.

OPEN SPACE

OPEN SPACE INCLUDING THE DEDICATED OPEN SPACE IN GLACIER POINTE SECTION 3 IS TO BE OWNED AND MAINTAINED BY GLACIER POINTE HOME OWNERS ASSOCIATION. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS, URE ELECTRICAL FACILITIES EASEMENTS, AND RECREATIONAL USE.

ZONING

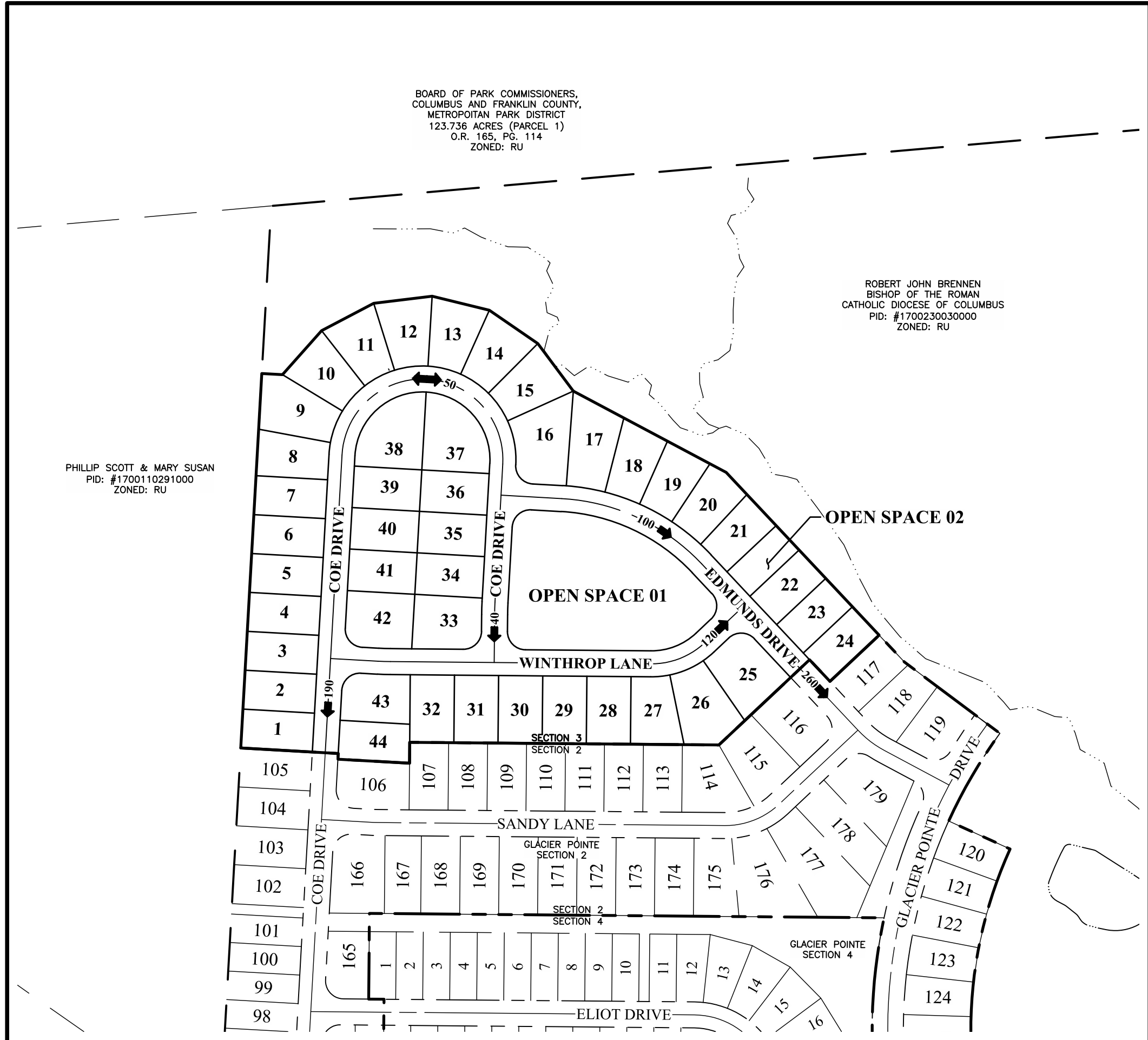
GLACIER POINTE, SECTION 3 WAS ZONED PUD (NOW PD), APPROVED DECEMBER 21, 2017.

PARKING

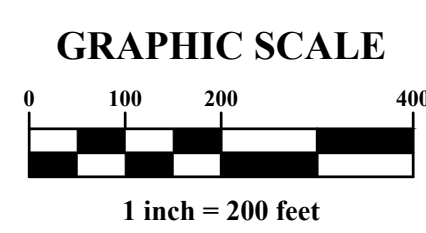
PARKING TO BE LIMITED TO ONE SIDE OF THE STREET. NO PARKING ON THE HYDRANT SIDE OF THE STREET.

VARIANCE

VARIANCE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT-OF-WAY WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN GLACIER POINTE. (APPROVED 9-18-2018)



INDEX MAP
Scale: 1" = 200'



STANDARD CONSTRUCTION DRAWINGS

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

Union County	City of Columbus	ODOT	City of Marysville
Dwg. No. 7	2319	BP-3.1	WTR-01
Dwg. No. 11		CB-1.1	WTR-02
		CB-1.2	WTR-03
		CB-2.1	WTR-06
		CB-2.2	WTR-07
		MH-1.2	WTR-08
			WTR-09

GENERAL DEVELOPMENT SUMMARY	
TOTAL AREA (ACRES)	17.27
Open Space	2.18
Right-Of-Way	3.35
Lots	11.74
NUMBER OF LOTS	44
75'x130' Lots	25
80'x130' Lots	14
85'x130' Lots	5
DENSITY (UNITS/ACRE)	2.55
Gross (# Units/Total Area)	2.55
SETBACKS	
Front Yard (From Back of Curb)	25'
Rear Yard	5'
Side Yard	5'

INDEX OF SHEETS

Title Sheet	1
Typical Section & Details	2
Existing Conditions Plan	3
Composite Utility Plan	4
Composite Utility Plan	5
Roadway Profiles	6-7
Preliminary Grading Plan	8
Erosion & Sediment Control Plan	9
Post Development Tributary Map	10

ENGINEER

EMH&T, Inc.
John C. Bruno III, PE
5500 New Albany Road
Columbus, OH 43054
Tel: (614) 775-4500
Fax: (614) 775-4804
Email: jbruno@emht.com

SURVEYOR

EMH&T, Inc.
Matthew J. Kirk, PE
5500 New Albany Road
Columbus, OH 43054
Tel: (614) 775-4500
Fax: (614) 775-4804
Email: mkirk@emht.com

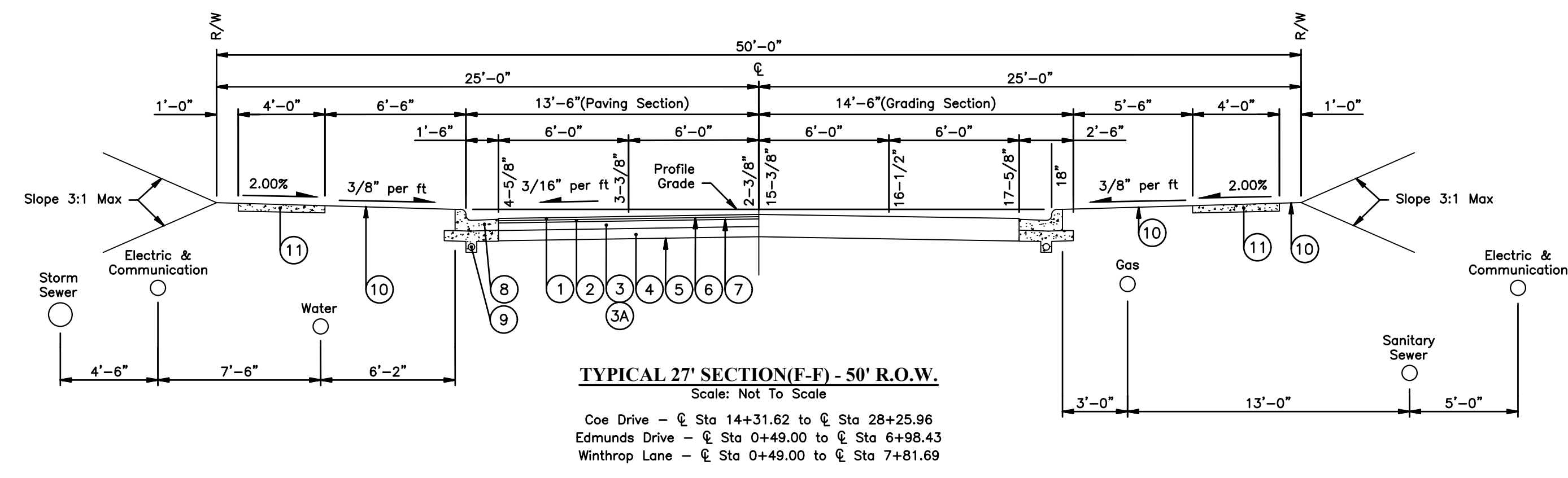
DEVELOPER/OWNER

Encore Living, LLC
Attn: Jay McIntire
68 North High Street,
Building E, Suite 105
New Albany, OH 43054
Tel: (614) 855-0500
Fax: (614) 416-2004



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Note:
All dimensions on utilities shown here in this section are typical and actual locations may vary per plan.



- PAVEMENT LEGEND**
- ① ITEM 441 - 1-1/4" ASPHALT CONCRETE SURFACE COURSE, HEAVY TRAFFIC, TYPE 1 (448) PG 64-22
 - ② ITEM 441 - 1-3/4" ASPHALT CONCRETE INTERMEDIATE COURSE, HEAVY TRAFFIC, TYPE 1 (448) PG 64-22
 - ③ ITEM 301 - 6" BITUMINOUS AGGREGATE BASE
 - ③A ITEM SPEC - 6" ROLLER COMPACTED CONCRETE (ALTERNATE)
 - ④ ITEM 304 - 4" CRUSHED AGGREGATE BASE
 - ⑤ ITEM 204 - SUBGRADE COMPACTION
 - ⑥ ITEM 407 - TACK COAT FOR INTERMEDIATE COURSE (0.075 GAL/SY)
 - ⑦ ITEM 408 - PRIME COAT (0.50 GAL/SY)
 - ⑧ ITEM 609 - COMBINATION CURB AND GUTTER (PER UNION COUNTY STD DWG 07)
 - ⑨ ITEM 605 - 4" PIPE UNDERDRAIN
 - ⑩ ITEM 659 - SEEDING AND MULCHING
 - ⑪ ITEM 608 - 4" CONCRETE WALK
SN=3.71

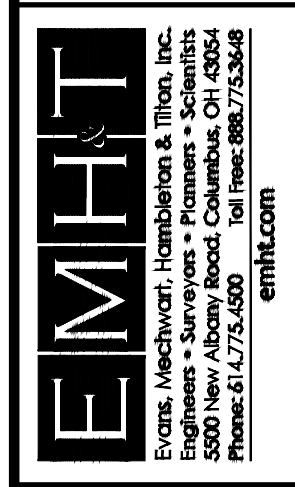
TYPICAL SECTION
Not to Scale

PRELIMINARY
REVISIONS USED FOR
NOTICE TO PROCEED
CONSTRUCTION
PLAN SET DATE
January, 2021

MARK	DATE	DESCRIPTION

ENCORE LIVING, LLC

JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAN
GLACIER POINTE
FOR
SECTION 3
TYPICAL SECTION & DETAILS



DATE
JANUARY, 2021

SCALE
As Noted

JOB NO.
20201047

SHEET
2/10

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BOARD OF PARK COMMISSIONERS,
COLUMBUS AND FRANKLIN COUNTY,
METROPOLITAN PARK DISTRICT
123.736 ACRES (PARCEL 1)
O.R. 165, PG. 114
ZONED: RU

ROBERT JOHN BRENNAN
BISHOP OF THE ROMAN
CATHOLIC DIOCESE OF COLUMBUS
PID# 1700230030000
ZONED: RU

PHILLIP E & MARY SUSAN SCOTT
PID# 1700110291000
ZONED: RU

EXISTING CONDITIONS PLAN
Scale: 1" = 100'

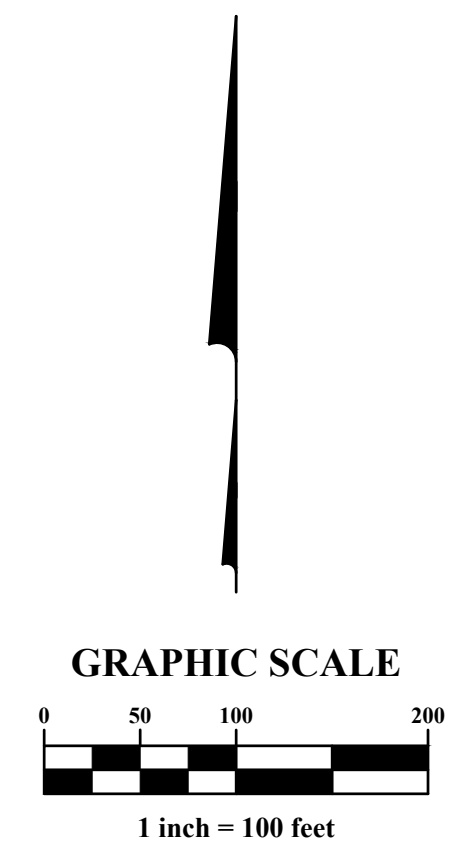
Soil Legend:

Ble1B1: BLOUNT SILT LOAM, END MORIANE,
2 TO 4 PERCENT SLOPES

Gwd5C2: GLYNWOOD SILT LOAM,
6 TO 12 PERCENT SLOPES, ERODED

Pk: PEWAMO SILTY CLAY LOAM,
0 TO 1 PERCENT SLOPES

Note:
Existing topographic survey information per field survey
completed on 11/11/2020.



PRELIMINARY
REVISIONS USED FOR
CONSTRUCTION
PLAN SET DATE
January, 2021

MARK	DATE	DESCRIPTION

ENCORE LIVING, LLC

JEROME TOWNSHIP, UNION COUNTY, OHIO
PRELIMINARY PLAN
FOR
GLACIER POINTE
SECTION 3
EXISTING CONDITIONS PLAN

EMHT
Ernie M. Heston & Thomas, Inc.
5900 New Albany Road, Columbus, OH 43254
Phone: 614.775.6500 Fax: 614.775.3548
emht.com

DATE
JANUARY, 2021

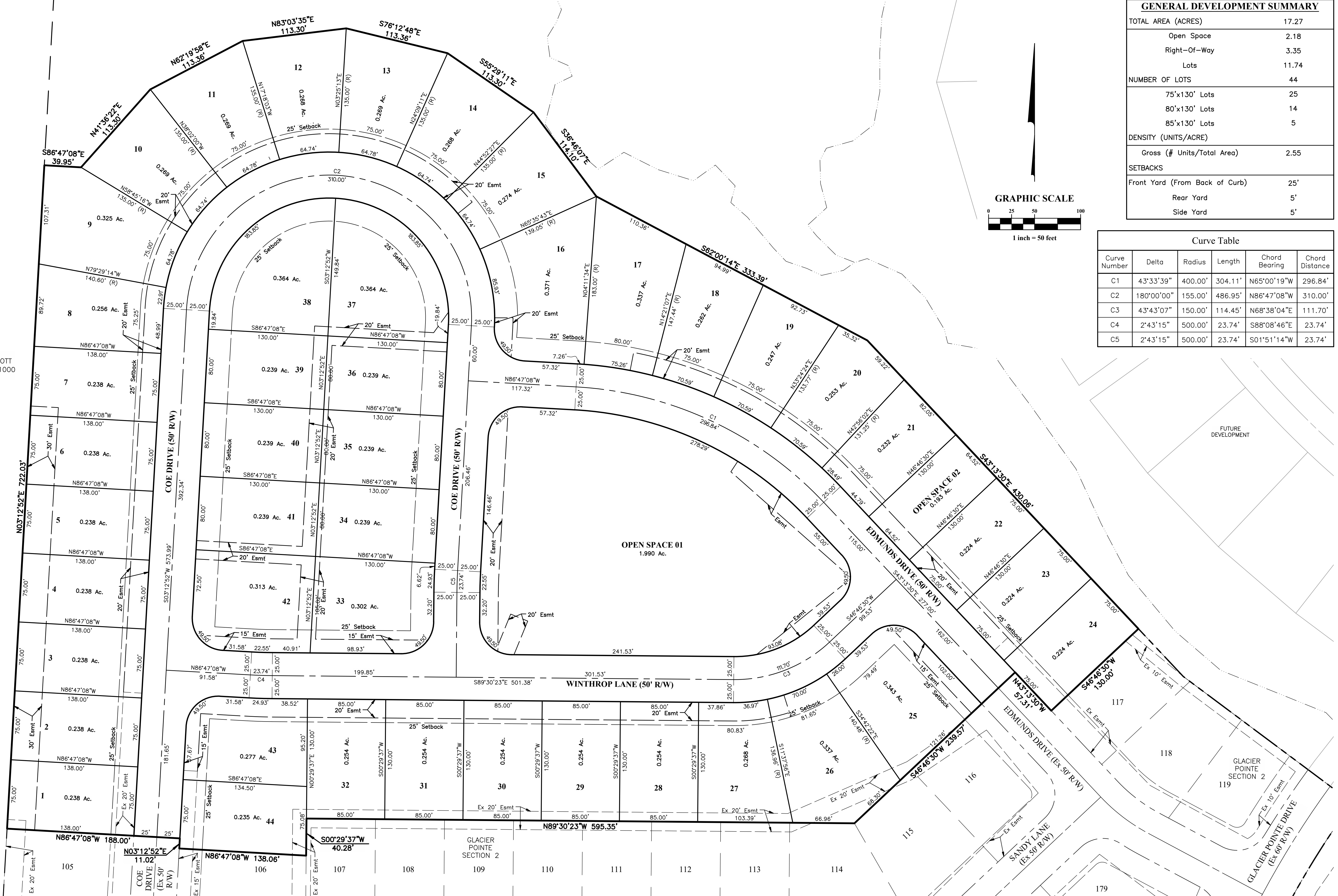
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JOB NO.
20201047

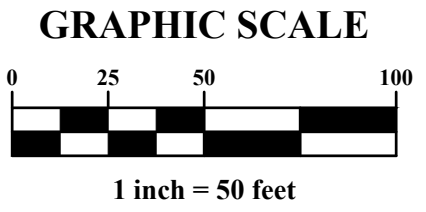
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3/10

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PHILLIP E &
 MARY SUSAN SCOTT
 PID# 1700110291000
 ZONED: RU



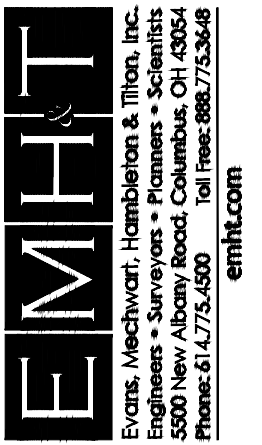
GENERAL DEVELOPMENT SUMMARY	
TOTAL AREA (ACRES)	17.27
Open Space	2.18
Right-Of-Way	3.35
Lots	11.74
NUMBER OF LOTS	44
75'x130' Lots	25
80'x130' Lots	14
85'x130' Lots	5
DENSITY (UNITS/ACRE)	
Gross (# Units/Total Area)	2.55
SETBACKS	
Front Yard (From Back of Curb)	25'
Rear Yard	5'
Side Yard	5'



Curve Table					
Curve Number	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	43°33'39"	400.00'	304.11'	N65°00'19"W	296.84'
C2	180°00'00"	155.00'	486.95'	N86°47'08"W	310.00'
C3	43°43'07"	150.00'	114.45'	N88°38'04"E	111.70'
C4	2°43'15"	500.00'	23.74'	S88°08'46"E	23.74'
C5	2°43'15"	500.00'	23.74'	S01°51'14"W	23.74'

PRELIMINARY
 REVISIONS USED FOR
 CONSTRUCTION
 PLAN SET DATE
 January, 2021

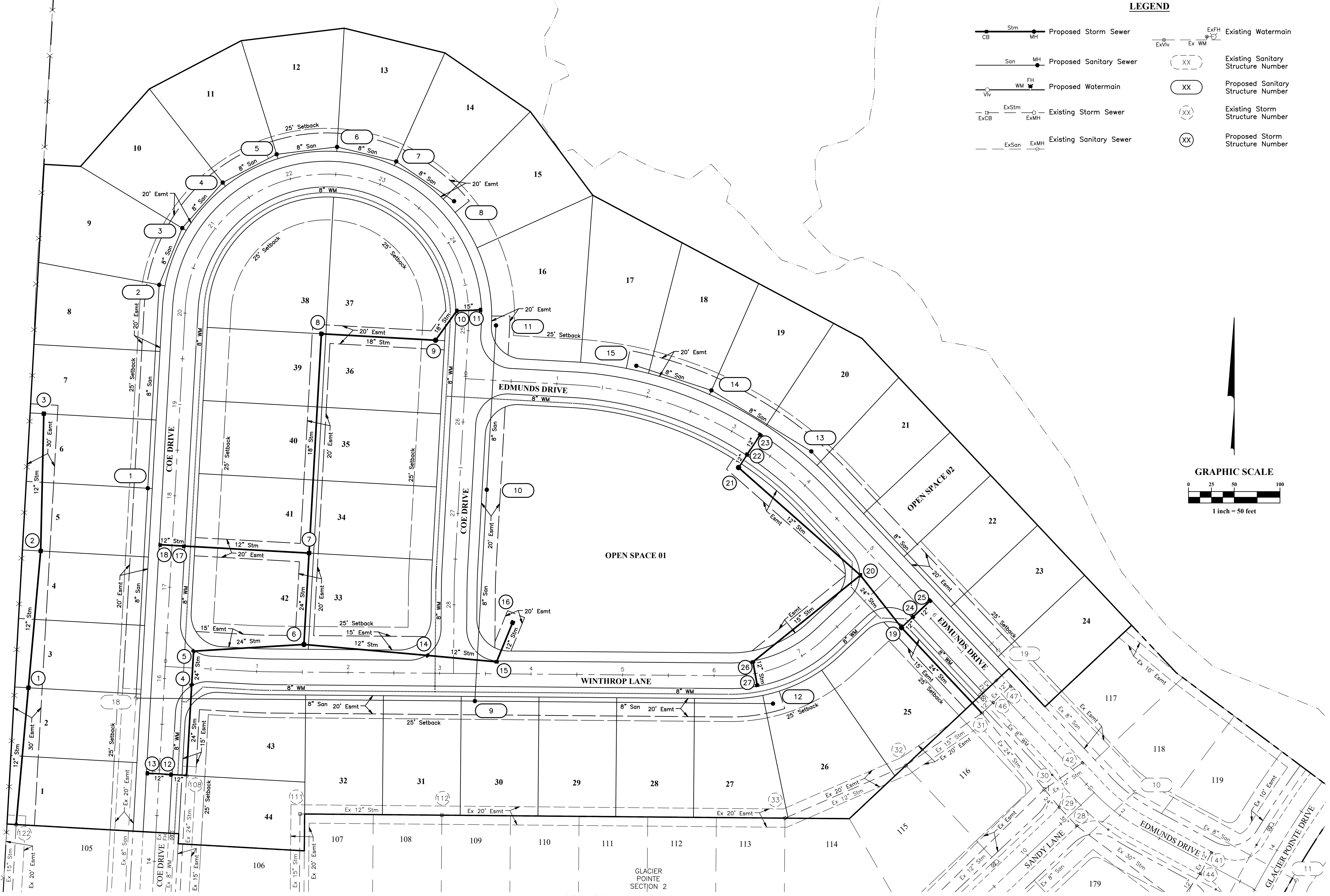
ENCORE LIVING, LLC
 JEROME TOWNSHIP, UNION COUNTY, OHIO
 PRELIMINARY PLAT
 FOR
GLACIER POINTE
 SECTION 3
 PRELIMINARY PLAT



DATE
 JANUARY, 2021
 SCALE
 1" = 50'
 JOB NO.
 20201047
 SHEET
 4/10

PRELIMINARY PLAT
 Scale: 1" = 50'

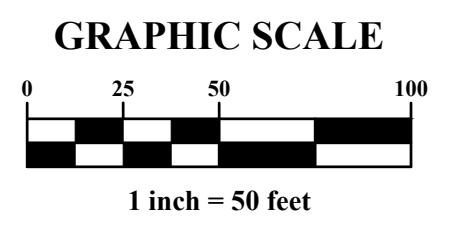
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COMPOSITE UTILITY PLAN
 Scale: 1" = 50'

LEGEND

- | | | | |
|--|-------------------------|--|------------------------------------|
| | Proposed Storm Sewer | | Existing Watermain |
| | Proposed Sanitary Sewer | | Existing Sanitary Structure Number |
| | Proposed Watermain | | Proposed Sanitary Structure Number |
| | Existing Storm Sewer | | Existing Storm Structure Number |
| | Existing Sanitary Sewer | | Proposed Storm Structure Number |



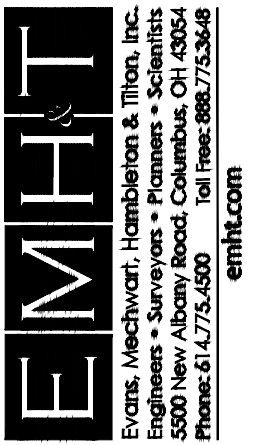
PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 January, 2021

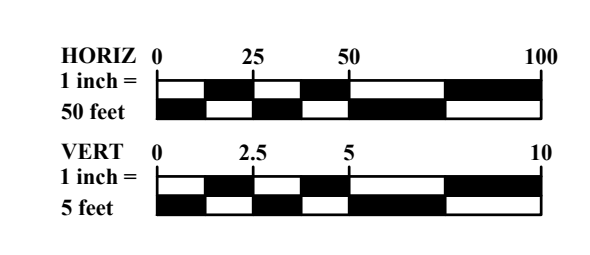
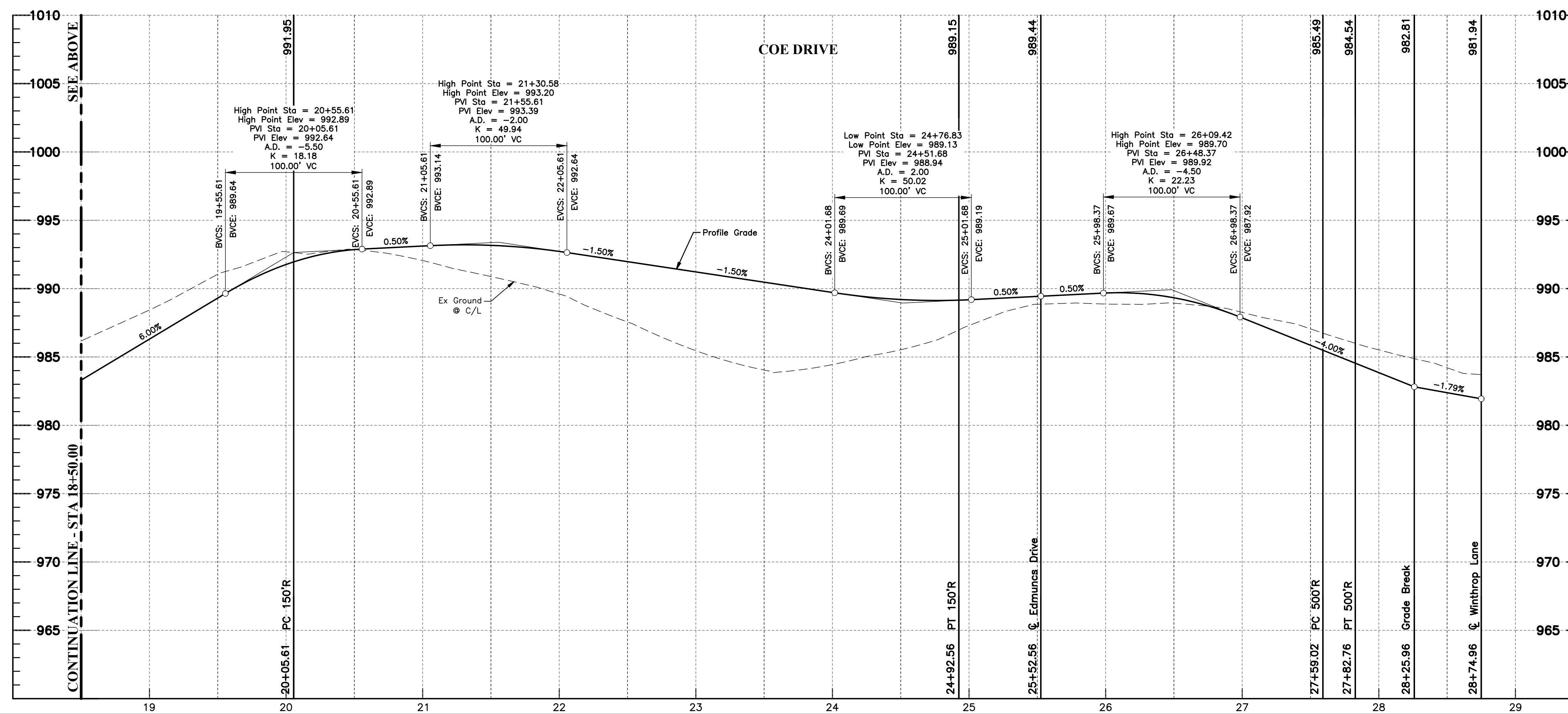
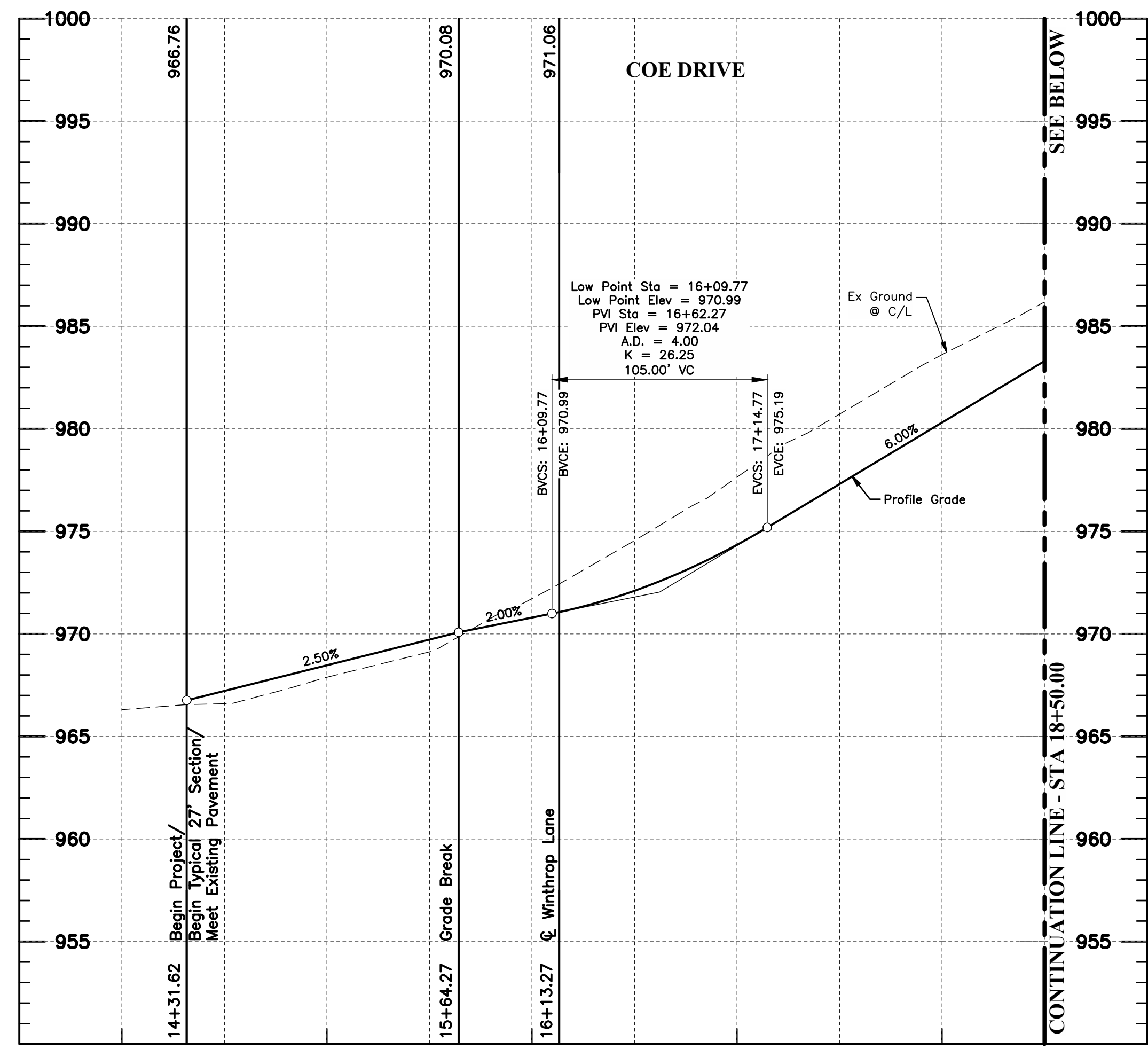
MARK	DATE	DESCRIPTION

ENCORE LIVING, LLC

 JEROME TOWNSHIP, UNION COUNTY, OHIO
 PRELIMINARY PLAT
GLACIER POINTE
 SECTION 3
COMPOSITE UTILITY PLAN

DATE	JANUARY, 2021
SCALE	1" = 50'
JOB NO.	20201047
SHEET	5/10





PRELIMINARY
 REVISIONS USED FOR
 CONSTRUCTION
 PLAN SET DATE
 January, 2021

MARK	DATE	DESCRIPTION

JEROME TOWNSHIP, UNION COUNTY, OHIO
 PRELIMINARY PLAN
GLACIER POINTE
 SECTION 3
 ROADWAY PROFILE - COE DRIVE

ENCORE LIVING, LLC

EMHT
 Evans, Mechwart, Henselton & Thon, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6500 Fax: 614.775.3648
 emht.com

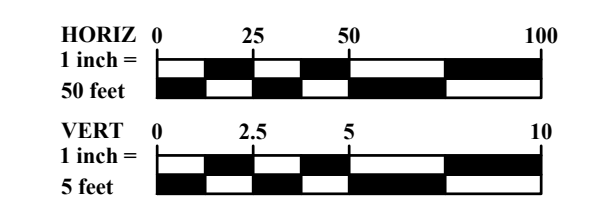
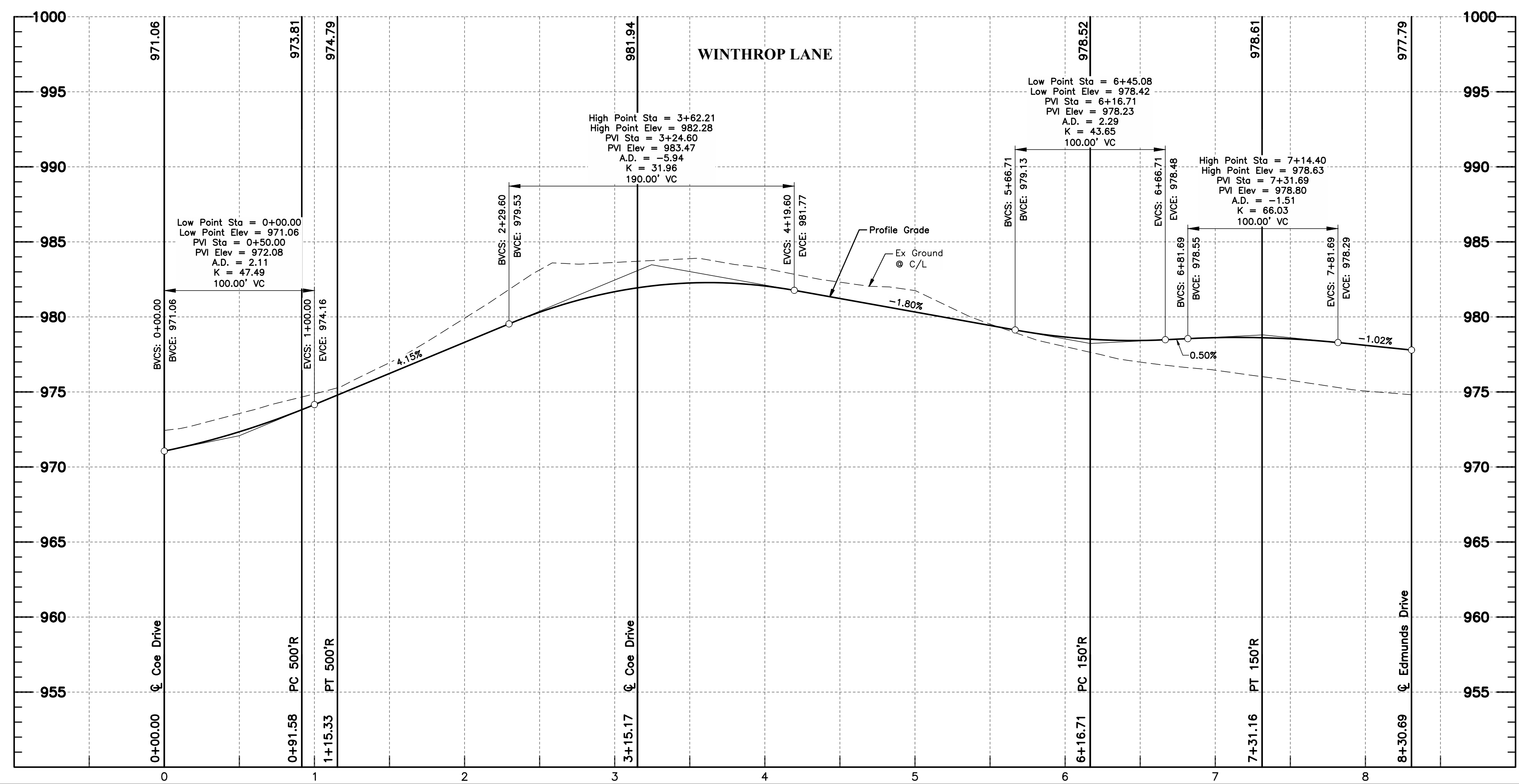
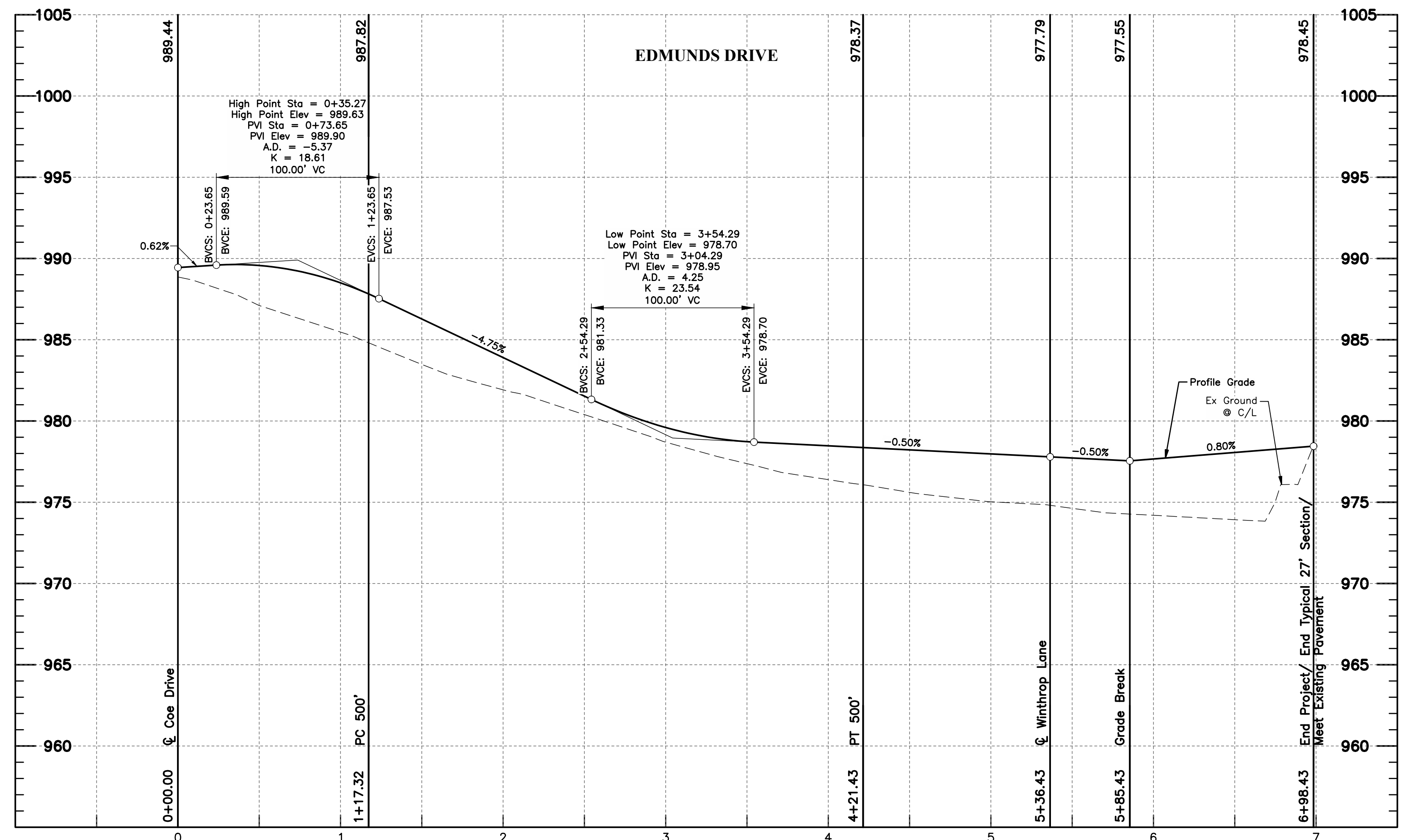
DATE
 JANUARY, 2021

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

JOB NO.
 20201047

SHEET
 6/10

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 5 Years: 20201047-EDVP-TLB, 20201047-RS-ROAD-EDVP-N



PRELIMINARY
 REVISIONS USED FOR
 NOT FOR CONSTRUCTION
 PLAN SET DATE
 January, 2021

MARK	DATE	DESCRIPTION

JEROME TOWNSHIP, UNION COUNTY, OHIO
 PRELIMINARY PLAN
 FOR
GLACIER POINTE SECTION 3
 ROADWAY PROFILE - EDMUNDS DR & WINTHROP LN

ENCORE LIVING, LLC

EMHT
 Evans, Mechwart, Henselton & Thoe, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6500 Fax: 614.775.3648
 emht.com

DATE
 JANUARY, 2021

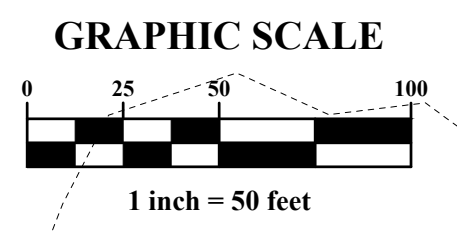
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 Horiz: 1" = 50'
 Vert: 1" = 5'

JOB NO.
 20201047

SHEET
 7/10

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PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 January, 2021

MARK	DATE	DESCRIPTION

ENCORE LIVING, LLC

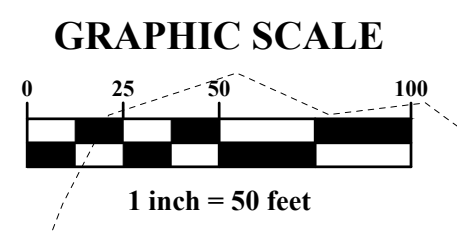
JEROME TOWNSHIP, UNION COUNTY, OHIO
 PRELIMINARY PLAN
 FOR
GLACIER POINTE SECTION 3
 PRELIMINARY GRADING PLAN

DATE	JANUARY, 2021
SCALE	1" = 50'
JOB NO.	202101047
SHEET	8/10

PRELIMINARY
 REVISIONS USED FOR
 CONSTRUCTION
 PLAN SET DATE
 January, 2021

LEGEND

- Stm — Proposed Storm Sewer
- ExStm — Existing Storm Sewer
- 921 — Existing Minor Contours
- 920 — Existing Major Contours
- 901 — Proposed Minor Contours
- 905 — Proposed Major Contours
- Flow Arrow
- Flood Routing Arrow
- S — Silt Fence
- ▨ Stabilized Construction Entrance
- ▩ Concrete Washout Area
- ▧ Curb & Gutter Inlet Protection
- ▨ Filter Fabric Inlet Protection



EROSION & SEDIMENT CONTROL PLAN
Scale: 1" = 50'

ENCORE LIVING, LLC

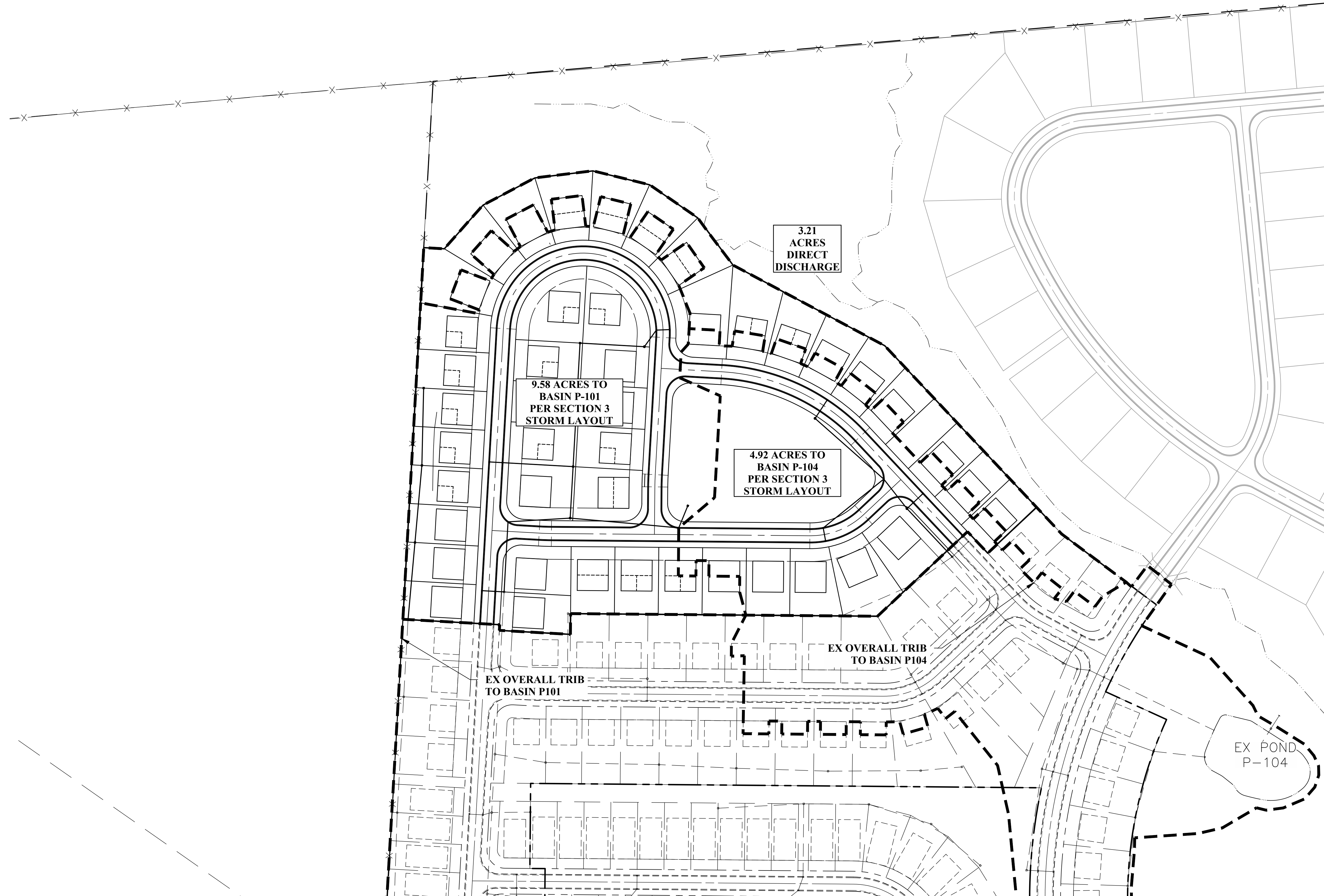
JEROME TOWNSHIP, UNION COUNTY, OHIO
 PRELIMINARY PLAN
GLACIER POINTE
 SECTION 3
EROSION & SEDIMENT CONTROL PLAN



DATE	JANUARY, 2021
SCALE	1" = 50'
JOB NO.	20201047
SHEET	9/10

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3.21 ACRES DIRECT DISCHARGE

9.58 ACRES TO BASIN P-101 PER SECTION 3 STORM LAYOUT

4.92 ACRES TO BASIN P-104 PER SECTION 3 STORM LAYOUT

EX OVERALL TRIB TO BASIN P101

EX OVERALL TRIB TO BASIN P104

EX POND P-104

POST DEVELOPMENT TRIBUTARY MAP
Scale: 1" = 100'

LEGEND

--- Overall Tributary Area

GRAPHIC SCALE

0 50 100 200

1 inch = 100 feet

PRELIMINARY
 REVISIONS USED FOR
 CONSTRUCTION
 PLAN SET DATE
 January, 2021

MARK	DATE	DESCRIPTION

ENCORE LIVING, LLC

JEROME TOWNSHIP, UNION COUNTY, OHIO
 PRELIMINARY PLAT
GLACIER POINTE
 SECTION 3
 POST DEVELOPMENT TRIBUTARY MAP

EMHT
 Evans, McArthur, Henselton & Triss, Inc.
 5300 New Albany Road, Columbus, OH 43254
 Phone: 614.775.6500 Fax: 614.775.3648
 emht.com

DATE
JANUARY, 2021

SCALE
1" = 100'

JOB NO.
20201047

SHEET
10/10



Engineers, Surveyors, Planners, Scientists

Transmittal

TO:

Bradley Bodenmiller
Director
LUC Regional Planning Commission
10820 State Route 347
East Liberty, Ohio 43319
937.666.3431

FROM:

Name:	John C. Bruno III, PE
Date:	January 20th, 2021
Job No.:	2020-1047
Subject:	Glacier Pointe Section 3 Preliminary Plat – 1st Submittal

We are sending via: Courier U.S. Mail UPS Email attachment Sharefile

The following items: Copies Originals CAD Files PDFs CD [Other]

Copies	Number of Sheets	Description / Filenames
14	10	Glacier Pointe Section 3 Preliminary Plat
1	2	Preliminary Plat Application
1	2	Preliminary Plat Review Checklist
1	64	Residential Deed Restrictions
1	9	Approved Zoning Regulation Text
1	-	Review Fee Check #1133 - \$3,460.00
1	-	CD Containing Electronic Copies of Submittal Documents

These are transmitted as checked below:

For Approval For File As Requested For Review & Comment For Execution/Signatures

Remarks:

Brad,
Please find enclosed the first submittal of the preliminary plat for Glacier Pointe Section 3. If you should have any questions or need additional information, please do not hesitate to contact me directly at 614.775.4487 or via email at jbruno@emht.com.

THIS IS NOT A SUBSTITUTE FOR THE ELECTRONIC RELEASE FORM, which must be signed prior to the transfer of any digital information externally.

Copies: For File

For EMH&T: 
John C. Bruno III, PE

If enclosures are not as noted, kindly notify us at once
J:\20201047\Correspondence\Transmittals\2021-01-20-LOT-PrelimPlat-1stSub-BBodenmiller.docx

REGULATION TEXT
FOR
GLACIER POINTE

BACKGROUND AND INTRODUCTION: CDI, Ltd., an Ohio limited liability company (“Applicant”), has filed a PUD Zoning Application dated July 24, 2017 (“Application”) with Jerome Township, Union County, Ohio (“Township”).

The area subject to the Application is a 248.642 acre tract located north of the intersection of Mitchell-DeWitt Road and McKitrick Road having a current address of 8560 McKitrick Road, Plain City, Ohio 43064 (“Property”). The Property is currently owned by The Bishop of the Catholic Diocese of Columbus and is in contract to be purchased by the Applicant. The Property is currently zoned Rural Residential District (RU) and is in agricultural use. As currently zoned in the RU District, Applicant estimates that the Property could be subdivided into approximately 135 lots with no provisions for open space, trail connections, architectural limitations, or other planned community attributes. The Application requests a rezoning of the Property to Planned Development District (PD) pursuant to Chapter 5 of the Jerome Township Zoning Resolution as in effect on July 24, 2017 (“Zoning Resolution”). All references herein to a “Section” refer to a specific Section of the Zoning Resolution.

This Regulation Text is a part of the Application and constitutes the Regulation Text required by Section 500.08.3(q). This Regulation Text sets forth in textual form certain information required or permitted by the Zoning Resolution, provides certain supplemental information, and provides for certain development standards and conditions that will apply to the Property. To the extent any matter is not addressed herein but is contained in the other materials presented in connection with the Application, the same shall be deemed incorporated herein.

The Application and all materials approved in connection therewith by the Township shall constitute the “Zoning Plan” for the Property, as provided in Section 500.04, and the Property, as so developed in accordance with the Zoning Plan shall sometimes be referred to herein as the “Development”. Notwithstanding the foregoing, the Zoning Plan shall not include the Conceptual Development Plan and Illustrative Plan (See Tab 10) which are being provided for illustrative purposes only.

The proposed Development is a residential community consisting of patio homes, single family homes and open space areas and will be known as “Glacier Pointe”. For all purposes hereof, “patio homes” shall mean smaller ranch style homes located within condominium regimes or on subdivided lots having a front dimension of at least 52’ and designed to appeal to older so called

“empty nesters” by providing landscaping, lawn care and snow and ice removal services to each home along with certain other exterior maintenance items as determined by the developer.

General PD Standards: As required by Section 500.06 the following general standards are established for the Development:

1. **Uses** – The Development has been designed as a residential community consisting of single family lots of varying sizes (anticipated lot sizes of 100’, 90’, 80’, 75’ and 70’ at building line) and patio home lots (52’ at building line) with significant open space (approximately 105.7 acres or 43% of net developable Property). In calculating open space, Applicant has taken credit for 50% of the roadway areas reserve for the reconfigured roadway system required for US Route 33 interchange at Mitchell-DeWitt Road due to the fact that there is no firm assurance as to when and if the interchange will ever be developed, thereby requiring such reconfiguration or loss of open space. The Development has been creatively designed to encourage the efficient and sustainable use of land and infrastructure and will result in a well-integrated, pedestrian friendly development. The only permitted uses within the Development are single family homes, patio homes and open space.
2. **Density** – The density of the Development is 1.78 du/acre. The Township’s current Comprehensive Plan adopted in September, 2008 includes a Jerome Township Comprehensive Land Use Plan, 2008 (See page 6-3 of the Comprehensive Plan) that places the Property in an area designated as “Conservation Development”, except for a portion adjacent to US 33 that is designated as “Office/Research/Medical”. Because at this time there is no interchange at US 33 and Mitchell-DeWitt Road, there is no market for office, research and medical users. The Comprehensive Plan at page 6-8 sets forth the following policy considerations for lands such as the Property designated for “Residential Conservation Development”:
 - Clustered residential uses to preserve large areas of open space and/or significant natural features and smaller lots as an incentive to preserve open space and natural features that help define the character of the community;
 - Planned unit developments with varying densities and lot sizes to take advantage of flexibility to provide varying densities and lot sizes in exchange for preserving open space for community use;
 - Open space of not less than 40% of gross acreage of the Property; and
 - Densities between 1-2 units per gross acre with 2 being the maximum density recommended.

Applicant meets or exceeds all standards set forth in the Comprehensive Plan with Density of 1.78 du/acre and open space of 43% of the net developable Property.

3. **Setbacks and Yard Areas** – All single family lots (100’, 90’, 80’, 75’ and 70’ front lot dimension at building line) will have a front setback of 25’ from right-of-way, all patio home lots/condominiums (52’ front lot dimension at building line) will have a front setback of 25’ from back of curb, and side yard and rear setbacks for

all single family lots and patio home lots/condominiums will be determined by lot width at building line as follows:

- 100' at building line - side yard setback of 10' and rear setback of 30'
- 90' at building line - side yard setback of 8' and rear setback of 30'
- 80' at building line - side yard setback of 6' and rear setback of 30'
- 75' or 70' at building line - side yard setback of 5' and rear setback of 30'
- 52' at building line (patio homes) -side yard setback of 5' and rear setback of 5'

Notwithstanding the foregoing rear setbacks for single family homes shall not apply to decks, patios, screened porches and unconditioned rooms so long as same are located not less than 10' from rear property line and do not encroach upon utility easements.

All setbacks are in keeping with the Township policy considerations contained in Section 500.06.3.

4. **Public Improvements** – All public improvements will comply with Section 500.06.4 including:

- Public roads shall be designed and constructed to the standards established by the Union County Engineer;
- Safe pedestrian and bicycle access and circulation shall be provided as depicted on the Open Space/Pedestrian Circulation Plan (See Tab 11). Pedestrian/bicycle paths will be integrated into open space.
- Ownership of open space is discussed elsewhere herein (See “Open Space” herein)
- Storm water management facilities shall be provided as required by the Union County Engineer and the State of Ohio.

5. **Access** - The Development provides access to two existing public roads, Mitchell-DeWitt Road and McKitrick Road. The Zoning Plan also reserves areas within open space for future connections to other public roads anticipated for the area upon improvement and realignment of Mitchell-DeWitt Road in connection with a proposed interchange at US 33 and Mitchell-DeWitt Road. All proposed access to existing roads and reserved areas for future road extensions and realignments have been reviewed and approved with the Union County Engineer.

6. **Buildings** – The only buildings that will be developed and constructed as a part of the Development will be single family homes, patio homes, clubhouses and other amenity features in connection with the development of residential communities. Included with the Application is sample architecture for single family homes and patio homes (See Tab 15). All buildings constructed within the Development will comply with the requirements of Section 500.06.6(a), (b) and (c). The following building standards shall apply:

- No building shall exceed 35' in height;

- No single family home shall contain less than 1,500sf for a ranch style home or 1,800sf for a two story home;
 - No patio home shall contain less than 1500sf;
 - All roofs shall contain dimensional shingles of a neutral color and have a roof pitch of not less than 6/12, except for accent roofs and porch roofs that may be metal with a lesser roof pitch in keeping with sound architectural and design perspectives;
 - All buildings shall have natural materials consisting of brick, stone, cultured stone, stucco, wood or cementitious siding on not less than 25% of the front elevation, with the remainder of the exterior building envelope to contain such natural materials as identified above or vinyl siding, excluding for all purposes hereof foundations, windows, doors, downspouts, soffits, garage doors, trim molding and accent features; and
 - The architectural diversity requirements of Section 500.01.04 shall apply to all single family homes. With respect to patio homes, the architectural diversity requirements of Section 500.01.04 shall not apply but to provide some level of architectural diversity to patio home developments, no patio homes located adjacent to or across the street from one another shall have the same exterior color (including front door color) or the exact same front elevation, which shall vary by fenestration, roof lines or other architectural diversity item(s).
7. **Lighting** – Applicant shall specify a standard front yard post lamp for each dwelling unit, although such standard may vary between single family homes and patio homes. Other than such front yard post lamp, lighting for entrance features to the Development (See Tab 13) and lighting for Model Homes (See “**Model Homes**” herein), no other exterior lighting is planned or permitted for the Development.
 8. **Signage** – Signage for the Development shall consist of entry signage as depicted on the Landscape Enlargements. (See Tab 13) No other signage other than typical for sale signs and Model Home signs (See “**Model Homes**” herein) shall be permitted in the Development.
 9. **Parking** – All single family homes and patio homes shall include not less than a 2 car garage and a driveway that permits parking of not less than 2 automobiles. On street parking shall be permitted only with agreement of the Union County Engineer and Township Fire Department.
 10. **Landscaping** – A Landscape Plan for the entrances to the Development is included in the Application. (See Tab 13) All single family homes and patio homes built within the Development shall include a landscape package. All public streets within the Development shall contain one street tree every 50’ on center with at least one street tree on each lot, to be installed at the time of home construction. Open spaces shall be developed, landscaped and maintained as discussed herein under “**Open Space**”. All patio homes located near or adjacent to US 33 shall be buffered as depicted in the Site

Landscape Plan (See Tab 12) in order to obscure views of such patio homes from US 33 in keeping with Township policy.

11. **Flood Plains and Environmentally Sensitive Areas** – There is a major wetland along the eastern boundary of the Property that will be maintained in perpetuity.

12. **Open Space** – See “**Open Space**” herein.

Open Space: Approximately 105.7 acres of the Development (43% of the net developable Property) will be preserved in perpetuity as open space in accordance with the express desires of the Township and its residents in the Comprehensive Plan adopted in 2008. Open space areas include approximately 40.5 acres along the Mitchell-DeWitt Road and McKittrick Road frontages of the Property (the “Entranceway Open Space”) (deducting 50% of potential roadway reserves or approximately 4.4 acres as discussed above), approximately 45.9 acres including the wetlands areas and adjoining lands along the eastern boundary of the Property (the “Wetlands Open Space”), approximately 9.2 acres between Subareas B and C (the “Tree Preservation Open Space”), and approximately 14.5 acres within the various Subareas of the Development (“Subarea Open Space”). The design, landscaping, use and ownership of each of these open space areas is as follows:

1. **Entranceway Open Space** – The Entranceway Open Space will be designed and landscaped as depicted on the Site Landscape Plan (See Tab 12) including a walking/bike path, within the eastern portion thereof will otherwise be left in its natural state after site work has been completed, and will be used solely as nature preserves and for access via the walking/bike path.
2. **Wetlands Open Space** – The Wetlands Open Space will be designed and landscaped as depicted on the Site Landscape Plan (See Tab 12) including walking/bike paths, will otherwise be left in its natural state after site work is completed, and will be used solely as nature preserves and for access via walking/bike paths.
3. **Tree Preservation Open Space** – The Tree Preservation Open Space will be designed to remain in its natural state.
4. **Ownership of Entranceway Open Space and Wetlands Open Space** – Ownership of Entranceway Open Space, Wetlands Open Space and Tree Preservation Open Space shall be finally determined by the Jerome Township Trustees at the time of its consideration of the Application. Alternatives for ownership to be explored with the Township Trustees include ownership by the Master Homeowners Association of the Development, ownership by the Township or ownership by another governmental or quasi-governmental entity as determined by the Township. In all cases, ownership shall be conveyed for no consideration.
5. **Easements for Access and Maintenance of Entranceway Open Space and Wetlands Open Space** – If the Entranceway Open Space and the Wetlands Open Space are conveyed to any entity other than the Master Homeowners Association of the Development, an

easement shall be reserved to the Master Homeowners Association for non-exclusive access to the walking/bike paths located thereon and for mowing and maintenance of up to a 20' strip along all public roadways providing access to the Development.

6. **Maintenance of Entranceway Open Space and Wetlands Open Space** - Any maintenance, mowing, vegetation control or other upkeep with respect to the Entranceway Open Space and the Wetlands Open Space shall be as determined by the owner thereof, subject to the easement granted to the Master Homeowners Association for the Development as discussed above.
7. **Subarea Open Space** – All Subarea Open Space shall be owned by the Master Homeowner’s Association for the Development or one or more sub-associations thereof and shall be maintained by such owner.
8. **Connectivity to Glacier Ridge Metro Park** – Applicant has discussed with Columbus and Franklin County Metro Parks trail connectivity between the open space located within the Development and the Glacier Marsh Trail located in Glacier Ridge Metro Park, and has reached general agreement to connect the walking/bike trails located within the Development’s open space with the trails located in Glacier Ridge Metro Park just south of the bicycle rodeo obstacle course planned within Glacier Ridge Metro Park. The installation of these walking/bike paths within the Development would be undertaken by the developer of Glacier Pointe and the developer of Glacier Pointe will reimburse Metro Parks for that portion of the trail connection located within Glacier Ridge Metro Park in accordance with reimbursement policies of Metro Parks. This connection is in keeping with Section 500.01.5. (See Tab 20).

Phasing: The Phasing Plan included as a part of the Application at Tab 14 depicts how the Development will be phased. Given the size of the Development, it is anticipated that full development of Glacier Pointe will take approximately 7-10 years. Consequently, Applicant request an extension of the Zoning Plan for up to 10 years from the date of approval as permitted by Section 500.8.5(b) and 6.

Zoning Plan; Subareas: Due to the size and nature of the Development and the fact that final engineering may result in changes to the layout to accommodate various engineering issues, in lieu of including in the Zoning Plan a preliminary development plan depicting the general configuration of all lots, the Zoning Plan includes only the Zoning/Subarea Plan (See Tab 9). Lot sizes, density and open space requirements for each Subarea shall be as set forth in the Zoning/Subarea Plan. The Conceptual Development Plan and Illustrative Plan included in the Application at Tab 10 are not official zoning documents or a part of the Zoning Plan but are for informational purposes only. As permitted by Section 500.04.3, each Subarea depicted on the Zoning/Subarea Plan (See Tab 9) shall be considered a separate Subarea and treated as a separate district with individual standards as stated for each such Subarea on the Zoning/Subarea Plan. Amendments to the Zoning Plan shall be permitted for individual Subareas without the need to amend the Zoning Plan for the entire Development. Notwithstanding the foregoing, no changes to one or more Subareas shall result in either: (a) the density calculations for the entire Glacier Pointe Development exceeding, or (b) the open space calculations for the entire Glacier Pointe

Development being less than, the overall density and open space calculations contained in this Regulation Text for Glacier Pointe. As a point of reference, the calculated density for the Glacier Pointe Development is 1.78 dwelling units per acre, with the total number of dwelling units being 439 units, and the calculated open space is 43% of the Net Residential Land area which totals 105.7 acres of open space.

Model Homes: Model Homes, consisting of residential type structures which are representative of other dwellings offered for sale or to be built within the Development or specified Subareas thereof and used as sales offices by builders and developers and to display products and features offered by builders and developers are, subject to the issuance of a zoning permit by the Township (“Zoning Permit”), permitted as a temporary use within the Development, and such Model Homes may be staffed and operated by marketing and sales personnel and agents of such builders and developers, without regard to any home occupation or other commercial or business use provisions of the Zoning Resolution. Model Homes shall be subject to the following restrictions:

- Location and Use – A Model Home may be used by a builder or developer for the marketing and sale of lots and/or dwelling units located within the Development. A Model Home may not be used as a dwelling. Resales of existing dwelling units (other than spec homes) within the Development shall not be conducted from the Model Home. The Model Home shall not be used to conduct sales of lots and/or dwelling units outside of the Development, except as an incidental occasional use for the benefit and convenience of a builder’s or developer’s customers.
- Hours of Operation – Model Homes shall close by 8:00 P.M. No Model Home shall be open on Sunday to the general public before 12:00 Noon.
- Lighting – All exterior lighting must be “down lighting”, so that no light shall be cast onto adjoining residential properties. All exterior lighting shall be extinguished at the closing time of the Model Home, except that which is in character with exterior lighting found on surrounding homes.
- Parking – Model Homes shall not be required to have off-street parking.
- Signage – Signage for each Model Home shall be permitted containing the logo and name of the builder or developer operating such Model Home, identifying the Model Home style, and setting forth hours of operation and pertinent contact information. There is no requirement that Model Home signage include all the foregoing. Such signage shall be placed, from the front property line, a distance of a least one-half (50%) of the distance of the required front yard setback and shall not be located in any required side yard. Such signage shall be a monument type sign not to exceed twelve (12) square feet of sign area per side and shall contain no more than two (2) back to back sides with appropriate landscape treatments at its base. Lighting of Model Home signage shall be permitted. Plans for signage shall be submitted to the Township Zoning Officer at the time of application for a Zoning Permit for approval and must include: sign structure, graphics, location, lighting and landscape treatments.

- Screening and Trash Removal – A landscape plan shall be submitted to the Township Zoning Officer at the time of application for a Zoning Permit for approval and shall provide adequate landscaping and screening from adjoining residential lots. The owner of each Model Home shall arrange for trash to be picked up regularly in and around such Model Home and its lot.
- Limitation on Use – Each Model Home shall be used as a Model Home only for the period of time set forth in the Zoning Permit issued for such Model Home by the Township Zoning Officer, subject to such extensions as may be granted by the Township Zoning Officer. At such time as the Model Home ceases or is no longer permitted to be used as a Model Home, all signage shall be promptly removed.
- Each Model Home shall be required to obtain and maintain a Zoning Permit issued by the Township Zoning Officer. At the time of application for a Zoning Permit, the applicant must demonstrate compliance with the requirements and restrictions set forth above and throughout the term of the Zoning Permit, the applicant must comply with such requirements and restrictions. The Township Zoning Officer shall be charged with the responsibility of determining compliance of each Zoning Permit issued for a Model Home.
- Termination of Use – The use of a Model Home within the Development shall be initially permitted for a period of up to thirty six (36) months after the completion and opening as a Model Home. Extensions of this time period, not to exceed one (1) year per extension, may be approved by the Township Zoning Officer upon application and payment of any applicable fee, provided that such an extension is not in conflict with the public interest and the primary use of the Model Home continues to be for the marketing and sale of lots and/or dwelling units located within the Development.
- No Model Home Zoning Permit shall be initially issued unless such Model Home and all requirements of this Section have been approved by the Glacier Pointe Design Review Board created pursuant to the Glacier Pointe Master Deed Declaration, Restrictions and Bylaws. (See Tab 19)

Approval of all Development Plans, Final Plats and Development and Building Plans:

All development plans (preliminary and final), all subdivision plats (preliminary and final) and all development and building plans in connection with the development and subdivision of Glacier Pointe and the development and construction of any improvements within Glacier Pointe, submitted by any person other than Applicant, must be approved in writing by the Glacier Pointe Design Review Board created and operating under the Master Deed Declaration, Restrictions and Bylaws for Glacier Pointe before submittal to the Township or any other board, commission or officer thereof. The Township and its respective boards, commissions and officers shall reject any such development plans, subdivision plats and development and building plans not so approved by the Glacier Pointe Design Review Board.

Township Supplemental Review Fee for Zoning Certificates: Each Zoning Certificate Application for construction of a new home to be constructed in the Glacier Pointe Development filed with the Township after receiving approval of the Glacier Pointe Design Review Board as

above provided shall be accompanied by a supplemental \$500 Glacier Pointe Supplemental Review Fee imposed on each new dwelling unit pursuant to this Regulation Text that is in addition to the Township's standard fees for review and issuance of Zoning Certificates.

General Application of Zoning Resolution Development Standards: As required by Section 500.08.3(r)(xv), all development standards not specifically addressed in this Regulation Text or otherwise contained in the Zoning Plan shall be regulated by those general development standards set forth in the Zoning Resolution.



**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 4, 2021

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Glacier Pointe, Section 3 – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on January 26, 2021. We recommend it be approved with the below modifications and recommendations. Items listed below should be addressed in the final construction drawings or resolved as indicated.

1. A Traffic Impact Study (TIS) has been approved by UCEO as well as Dublin due to impacts on roadways/intersections under City jurisdiction. An infrastructure agreement laying out developer contributions as well as developer funded offsite roadway improvements is currently being drafted. We anticipate this agreement will be finalized well prior to the final plat of this Section.
2. As previously mentioned with other sections of this development, a stub street for future connection to the Scott property is being required by our office and Jerome Township. It has been preliminarily agreed upon that this stub street will be included within the unplatted portion of Section 2. Because design of the stub street has not yet been finalized, the potential remains for this stub to be included in this Section. We will continue to work with the development team and their engineer on the location and design of this stub street, but reserve the ability to recommend denial of the final plat for either the remaining portion of Section 2 or Section 3 should it not be provided.
3. We strongly recommend adding a catch basin in the rear area between lots #7 and #8 due to the proposed grading of those lots.
4. Provide multi-use paths and fencing/landscaping on the construction drawings as shown on landscaping plan.
5. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.
6. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
7. Provide detailed construction drawings to private utility providers.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the

time frames outlined in the regulations. Should you have any questions or concerns, feel free to contact me at (937) 645-3165.



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

Cc: Jeremy Burrey, USWCD (via email)

Brad Bodenmiller

From: Bill Narducci <bnarducci@unioncountyohio.gov>
Sent: Wednesday, February 3, 2021 5:11 PM
To: Brad Bodenmiller
Subject: RE: Glacier Pointe Section 3 Preliminary Plat - Layout & Design

Brad,

Please accept this correspondence that the general layout of the lots, streets and other improvements for the above referenced subdivision is preliminarily approved, pending review of the final construction drawings. If you have any questions or concerns, please let me know. Thanks

Bill Narducci, P.E.
Assistant County Engineer

Union County Engineer
233 West 6th St.
Marysville, Ohio 43040
Direct: 937.645.3165
Office: 937.645.3018
Fax: 937.645.3161

PLEASE NOTE NEW EMAIL AND WEBSITE ADDRESS!!

<http://www.unioncountyohio.gov/engineer>

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, February 2, 2021 11:52 AM
To: Bill Narducci <bnarducci@unioncountyohio.gov>
Subject: Glacier Pointe Section 3 Preliminary Plat - Layout & Design

Bill,

Good morning! Is the layout and design of the lots, streets, and other improvements for the **Glacier Pointe, Section 3 – Preliminary Plat** approved?

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com



9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

February 3, 2021

Bradley J. Bodenmiller, Director
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

Re.: Glacier Pointe Section 3 - Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Preliminary Plat known as Glacier Pointe Section 3 - Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

1. Zoning Map Amendment # PD 17-125 was approved by the Board of Township Trustees to allow for development at the site. The proposed Preliminary Plat is consistent with the Zoning Plan attached to the case. In order to allow the Zoning Department to provide LUCRPC written notice of zoning compliance prior to approval of a final plat for this section as required by Section 324 of the Subdivision Regulations, approval of a Development Plan by the Board of Township Trustees will be required for
2. The Regulation Text contained in Case # PD 17-125 requires a 25ft front yard setback measured from the back of the curb. This is a highly unusual way to measure a zoning setback when a lot fronts to a dedicated public road. Staff notes that the 25ft setback noted on the lots appears to be measured from the ROW line, and would likely exceed the minimum provided for in the Regulation Text. It would be more correct, and is recommended that either the front yard setback line on lots be shown as 20ft or that the "from the curb" language be removed from page 1. The "setback" line should more correctly be labeled "building setback" per the Zoning Resolution and Subdivision Regulations. The interpretation of the setback distances shown above may need to be reconciled at the Development Plan approval for this section.
3. The note on page one indicating that the zoning district was PUD and is now PD is an inaccurate interpretation of the Zoning Resolution. This tract is zoned Planned Development District.

As per usual practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee, and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio

Brad Bodenmiller

From: Kyle Hoyng <khoyng@marysvilleohio.org>
Sent: Tuesday, February 2, 2021 2:49 PM
To: Brad Bodenmiller
Cc: Heather Martin; Chad Green; Jeremy Hoyt
Subject: Marysville Comments - February LUC Agenda Items

Brad,

Below are the City of Marysville's comments for the agenda items on next Thursday's February Executive Committee meeting. Please review and let us know if you have any questions or concerns. Have a great rest of your week.

Farm at Indian Run – Preliminary Plat

- 1) The horizontal and vertical design of the public sanitary sewer (including the sizing) will be finalized during the final engineering process.
 - a. Additional clearance seems warranted between the proposed culvert/bridge headwall and the sanitary sewer to the west (sanitary sewer run 10-4).
 - b. Ensure sanitary sewer manholes and mains are located within five (5) feet of the right-of-way.
 - c. Alternative sanitary sewer alignments shall be evaluated to serve the properties to the east of the Indian Run development.
- 2) A thirty (30) foot wide utility easement will be required between manholes 4 and 1.
 - a. A structurally stable path shall be constructed within this easement to ensure proper maintenance operations/inspections can occur.
- 3) The horizontal and vertical design of the public waterline will be finalized during the final engineering process.

Glacier Pointe, Section 3 – Preliminary Plat

- 1) Please provide a minimum twenty (20) foot wide utility easement for all sanitary and water easements. Utility easements don't appear to be shown along the entirety of Coe Drive, Edmunds Drive, and Winthrop Lane.
- 2) The horizontal and vertical design of the public sanitary sewer (including the sizing) will be finalized during the final engineering process.
- 3) The horizontal and vertical design of the public waterline will be finalized during the final engineering process.

Jerome Village ERN-1 Phase 3 – Final Plat

- 1) No comments

Glacier Pointe, Section 2 - Preliminary Plat Extension

- 1) No comments

Kyle Hoyng, P.E.

City Engineer

City of Marysville, Ohio

209 South Main Street


Marysville, Ohio 43040

(937) 645-7358 (office)





15461 US Route 36 • PO Box 393 • Marysville, OH 43040-0393
(937) 642-1826 • (800) 642-1826 • Fax (937) 644-4239
www.ure.com

Your Touchstone Energy® Cooperative 

January 29, 2021

Bradley Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry St.
East Liberty, OH 43319

RE: UREC comments for Glacier Pointe Sec. 3 – Preliminary Plat

Brad,

Noted comments per paper drawings received 01/27/21. Drawing set of 10 sheets issued Preliminary Plat for GPN-13 Dated January 2021:

- 1) Sheet 1 of 10 – Cover Sheet
 - a) Number of Lots: 44
 - b) Front Setback: 25 FT
 - c) Side Setback: 5 FT
 - d) Rear Setback: 5 FT
 - e) Noted: Open space use to URE as needed
- 2) Sheet 2 of 10
 - a) No comments
- 3) Sheet 3 of 10
 - a) No Comments
- 4) Sheet 4 of 10
 - a) No Easement behind lots 7-24
 - b) URE has easement requirements of 20 feet for underground primary and secondary facilities. Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on property line require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable)
- 5) Sheet 5 of 10
 - a) No Easement behind lots 7-24
 - b) URE has easement requirements of 20 feet for underground primary and secondary facilities. Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on property line require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing

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- 6) Sheet 6-7 of 10
 - a) No Comments

- 7) Sheet 8 Of 10
 - a) No Easement behind lots 7-24
 - b) URE has easement requirements of 20 feet for underground primary and secondary facilities. Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on property line require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable)

- 8) Sheet 9 of 10
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- 9) Sheet 10 of 10
 - a) No comments

General comments: Development must comply with URE's Terms and Conditions for Supplying Electric Service.

Electric easement must be platted and shown on final plat plans.

Do not place easement area over building setbacks, adjacent to is acceptable.

Utility Easement for URE electric facilities will be joint use for phone, cable or other private communication entities (fiber).

Street crossing and adjacent property paths to be determined when facilities layout is completed.


Still need to work with developer to complete UREC electrical facility layout.

Regards,

Ed Peper
Engineer II
Union Rural Electric Cooperative, Inc.
15461 US Hwy 36
Marysville, Ohio 43040
Direct: (937) 645-9246



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January 29, 2021

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Regards,

Ed Peper
Engineer II
Union Rural Electric Cooperative, Inc.
15461 US Hwy 36
Marysville, Ohio 43040
Direct: (937) 645-9246

Brad Bodenmiller

From: Jeremy Burrey <jburrey@unioncountyohio.gov>
Sent: Tuesday, February 2, 2021 1:37 PM
To: Brad Bodenmiller
Subject: RE: Preliminary Drainage - Farm at Glacier Pointe Section 3 Preliminary Plat

Sorry Brad,

I just got to them, Glacier Ponte, Section 3 is approved as reviewed.

Jeremy Burrey
Drainage Maintenance Supervisor
18000 St. Rt. 4
Marysville OH 43040
Phone: 937-642-5871 X 2228
jburrey@unioncountyohio.gov

Please Note email Change!

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, February 2, 2021 11:55 AM
To: Jeremy Burrey <jburrey@unioncountyohio.gov>
Subject: Preliminary Drainage - Farm at Glacier Pointe Section 3 Preliminary Plat

Jeremy,

Good morning! Is the preliminary drainage plan for the **Glacier Pointe, Section 3 – Preliminary Plat** approved?

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com



Staff Report – Jerome Zoning Amendment: Fry

Jurisdiction:	<p>Jerome Township Zoning Commission c/o Zoning Commission 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480</p>
Applicant:	<p>Jerome Village Company, LLC 375 N. Front Street Suite 200 Columbus, OH 43215 (614) 857-2337 barokb@nationwide.com davidfisher@kephartfisher.com</p>
Request:	<p>The Zoning Commission received an application to rezone 163.568 acres. The proposal would rezone the acreage from Rural Residential District (RU) to Planned Development District (PD).</p> <p>Parcel(s)/Acre(s) involved:</p> <ul style="list-style-type: none"> • 1400090100000 <p>Total acreage:</p> <ul style="list-style-type: none"> • 163.568 acres <p>Existing use:</p> <ul style="list-style-type: none"> • Agricultural <p>Proposed use:</p> <ul style="list-style-type: none"> • Office, Research, Medical, Commercial, Retail, and Residential
Location:	<p>The land involved is on the west side of U.S. 42 between Wells Road and Harriot Road in Jerome Township, Union County.</p>

Staff Analysis:	<p>According to the application, this property is being zoned and planned separately from Jerome Village, but the applicant proposes the property and development be subject to the same development and architectural standards.</p> <p>Plan & Uses. The Comprehensive Plan identifies this area as a combination of Office/Research/Medical, Medium Density Residential, and Local Retail.</p>
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Staff Report – Jerome Zoning Amendment: Fry

<ul style="list-style-type: none"> Agriculture / Rural Residential (28.7% of the Township) Low Density Residential (2.7% of the Township) Medium Density Residential (11.5% of the Township) High Density Residential (2.8% of the Township) Office / Research / Medical (8.5% of the Township) Flex Office / Light Industry (8.7% of the Township) 	<ul style="list-style-type: none"> Neighborhood Center (1.1% of the Township) Local Retail (1.3% of the Township) Regional Retail (2.5% of the Township) Mixed Commercial and Retail (2.8% of the Township) Conservation Development (23.7% of the Township) Proposed Roads (County Thoroughfare Plan) Environmentally Sensitive Areas & Open Space (5.7% existing park land within the Township)
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Figure 1: Jerome Township Future Land Use

For Office/Research/Medical, the Plan encourages higher density corporate offices or lower density professional, research, or medical uses (Plan, pp. 6-13).

For Medium Density Residential, the Plan encourages residential developments that are suburban in nature, with required common open space for residents (Plan, pp. 6-6). Density can range between 1 and 3 units per gross acre (Plan, pp. 6-8). With a proposed 382 dwelling units and a total of 163.568 gross acres, the density of 2.34 falls within the density requirements set forth in the Plan. Open space is calculated as 49.85 acres or 30.5% of the property, exceeding the recommended minimum of 20% found in the Zoning Resolution (Resolution, pp. 5-8).

For Local Retail, the Plan encourages retail uses that would draw from residents within a 3-mile radius of the site and typically include grocery stores, smaller format retailers, and restaurants (Plan, pp. 6-10). Outparcels usually include stand-alone restaurants and gas stations.



Staff Report – Jerome Zoning Amendment: Fry

	<p>Existing, adjacent uses are agriculture and residential. Across U.S. 42 is land reserved for a “future commercial site” as part of the Jerome Village PD.</p> <p>Regulation Text. Staff recommends the Township work closely with the applicant to ensure all requirements of the Regulation Text specified beginning on pp. 5-4 of the Zoning Resolution are satisfied.</p> <p>While the development standards from Jerome Village proposed to be applied may satisfy the Regulation Text requirements, this is also a standalone development. For example, this is an opportunity for the applicant and the Township to refine the uses in the Regulation Text to better match the style currently found in the Zoning Resolution, which now uses NAICS codes.</p> <p>Traffic Impact. A traffic study is included with the submittal. It includes scoping/MOU correspondence with the Union County Engineer’s Office.</p> <p>Other Considerations. Staff recommends the Township stay aware of changes to the existing quarry in Millcreek Township, as this may have an impact on development as it moves north.</p>
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<p>Staff Recommendations:</p>	<p>Staff recommends <i>APPROVAL WITH MODIFICATIONS</i> of the proposed rezoning to Planned Development (PD) based on the Jerome Township Comprehensive Plan and Jerome Township Zoning Resolution. Staff recommends the Township work closely with the applicant to ensure all requirements of the Regulation Text are satisfied.</p>
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<p>Z&S Committee Recommendations:</p>	
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Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: January 26, 2021 Township: Gerome

Amendment Title: Zoning Parcel Amendment

Notice: Incomplete Amendment requests **will not** 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<u>NA</u> <input type="checkbox"/>	<input type="checkbox"/>

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

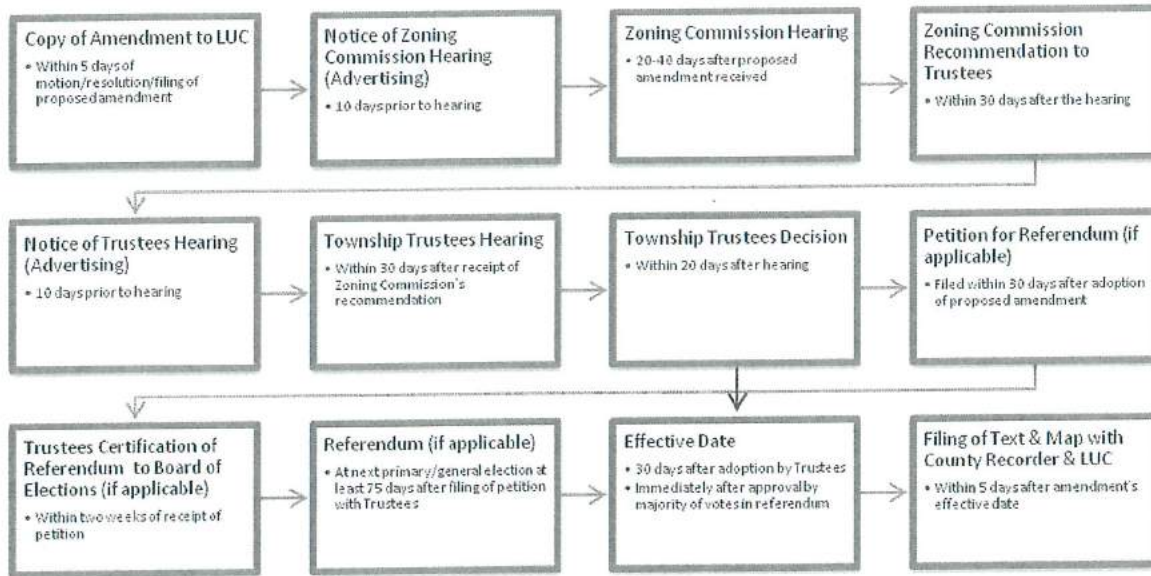
Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St. Rt 347, PO Box 219
 East Liberty, Ohio 43319
 • Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Township Zoning Amendment Process (ORC 519.12)



Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480 x102
Fax: (614) 873-8664

January 26, 2021

Aaron Smith
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Dear Aaron:

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

Application: PD-21-002

Name of Applicant: T-Bill Development LLC.

Rezoning: Approximately 139.34+/- acres, located on the south side of Brock Rd. just east of the US 33 overpass, Parcel Numbers #'s: 1700110293000, 1700110292000 and 1700110291000.

Present Zoning: RU (Rural Residential)

Proposed Zoning: PD (Planned Development)

Public Hearing Date has been set for: February 22, 2021 at 7:00 p.m.

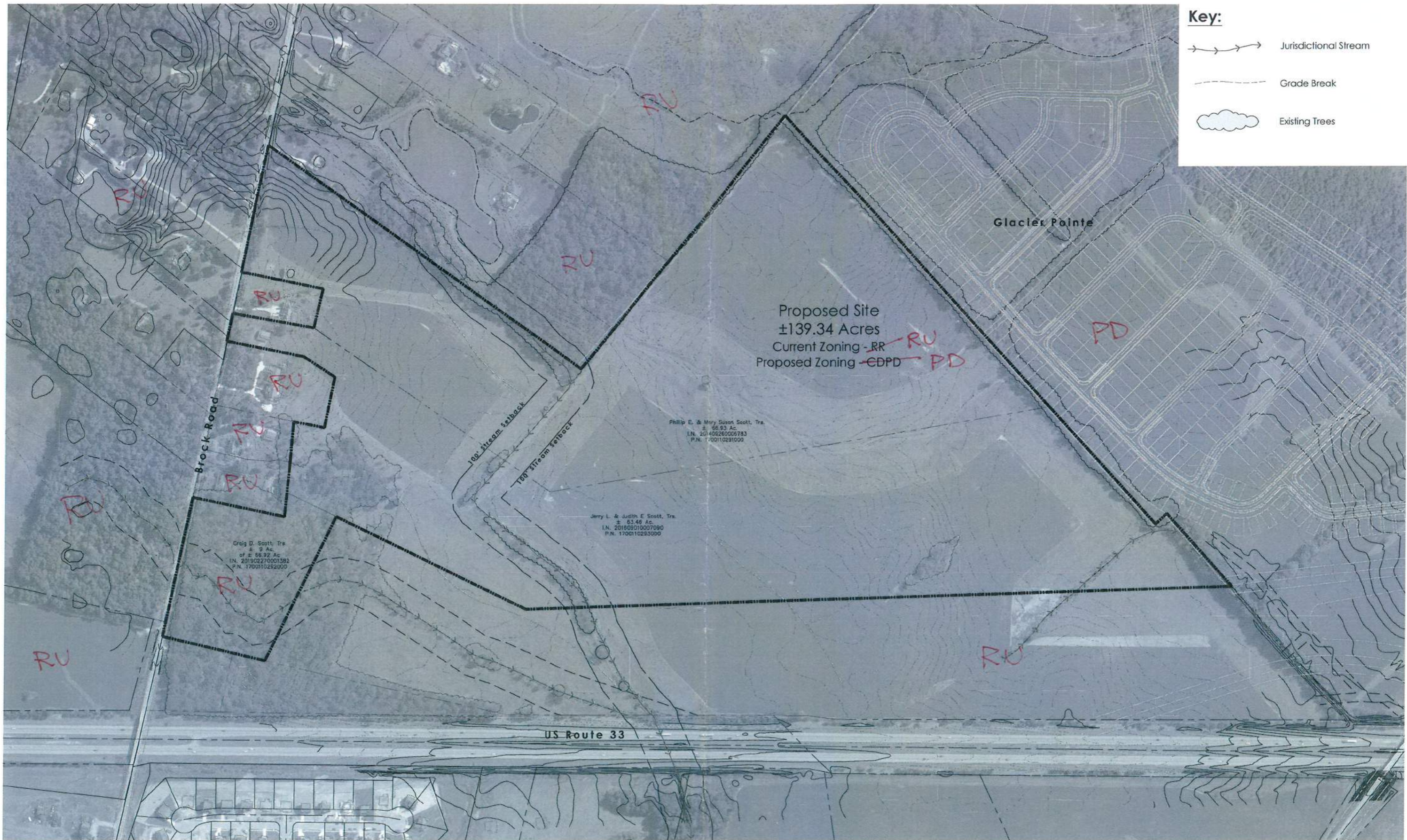
The Zoning Commission would like your comments regarding this rezoning before the public hearing date.

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

Sincerely yours,



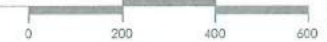
Anita Nicol
Zoning Clerk



The Homestead at Scotts Farm - Existing Conditions

Jerome Township, Union County, Ohio 01.22.2021

Exhibit D



Chapter 425 – Rural Residential District (RU)

425.001 Rural Residential District Generally

The purpose and intent of the Rural Residential District (RU) is to preserve rural character and provide for land which is suitable or used for very low density residences as defined in the Comprehensive Plan. On-site water and sewer facilities are permitted, provided such facilities comply with all applicable regulations of the County Health Department. This District supersedes the U-1 Rural District in existence prior to the enactment of this Resolution. (Amd. 10-20-2020)

425.01 Permitted Uses

Within the RU District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. One single-family detached dwelling per lot.
2. Limited Home Occupation subject to requirements of Chapter 635 of this Resolution.
3. The use of land for conservation, preservation, or wetland restoration.
4. 6111 – Elementary and Secondary schools
5. 813110 – Church or other places of religious worship
6. 922160 – Fire Protection Services
7. Parks, Playgrounds and Playfields

425.02 Accessory Uses and Structures

Accessory buildings or structures normally associated with single-family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of Chapter 645 of this Resolution.

425.03 Conditional Uses

The following uses may be permitted as conditional uses in the RU District by the Board of Zoning Appeals in accordance with the requirements of Chapter 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 721191 – Bed-and-Breakfast Inns
2. 921140 – Executive and Legislative Offices
3. Telecommunications towers subject to the requirements of Chapter 655 of this Resolution
4. Expanded Home Occupations subject to the requirements of Chapter 635 of this Resolution.
5. Accessory dwelling units subject to the requirements of Chapter 645 of this Resolution.
6. Small wind projects (less than 5 mw) subject to the requirements of Chapter 650 of this Resolution. (Amd. 10-20-2020)

425.04 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots in the RU District:

1. Minimum Lot Size

470.10 Lighting

All exterior lighting within the SRE District shall strictly adhere to the requirements of Chapter 630 and the following standards:

1. **Maximum Height Requirements**

The total height of exterior light fixtures used for parking lot and site lighting within the SRE District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture. (Amd. 10-20-2020)

Chapter 500 – Planned Development District (PD)

500.001 Planned Development District (PD) Generally

The Planned Development District (PD) is established under the provisions of Ohio Revised Code 519.021(B) to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in planning and building of all types of development in accordance with the Comprehensive Plan. The regulations set forth herein are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the general classification of land uses, but also by the specific way in which such land uses are executed. In many cases, the subdivision regulations and standard zoning district classifications do not adequately regulate the design of buildings, the mix of uses, and the general character of development that are desirable in the Township. In accordance with the Comprehensive Plan and the above statements it is the intent of the Planned Development District to promote development that:

1. Provides an opportunity for a mix of open space and other uses not otherwise permitted within the standard zoning district classifications; and
2. Allows the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protects the community's natural resources by avoiding development on, and destruction of, sensitive environmental areas; and
3. Enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development; and
4. Assures compatibility between proposed land uses within and around the PD through appropriate development controls; and
5. Enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services; and
6. Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable plans for the area and are compatible with adjacent and nearby land uses. (Amd. 10-20-2020)

500.01 Residential Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to residential development are applicable:

1. A clustered neighborhood design is encouraged with a gross density which is in keeping with the comprehensive plan and the physical development potential of the area.
2. The utilization of Conservation Design principles and preservation of a substantial amount of permanent open space is encouraged, integrated into the development and providing for a pedestrian friendly environment.
3. In larger developments, a variety of different lot sizes are encouraged to create an integrated and imaginative residential environment.
4. In larger developments a variety in architectural elevations are required as follows:
 - a) Architectural Diversity – A single-family dwelling with the same or similar front elevation shall not be repeated within 4 houses on the same side of the street and within 2 houses in either direction of the house on the opposite side of the street. The builder is permitted to construct homes that use an identical elevation, but use a different main exterior material or main exterior color, provided that the homes shall be separated by

- at least 2 homes of a different elevation on the same side of the street and by at least 1 home in either direction of the house on the opposite side of the street.
5. The provision of supporting facilities is encouraged, such as schools, churches and parks to create well-designed and functional neighborhoods. These facilities should be supported with pedestrian connections to neighborhoods.
 6. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.
 7. In areas identified on the comprehensive plan as "Higher Density Residential" it may be appropriate to consider single family or multi-family development at densities higher than those appropriate in other areas of the Township and where the Planned Development District will allow more creative site planning to accommodate these densities and provide appropriate transitions between adjoining higher intensity uses and lower intensity uses. (Amd. 10-20-2020)

500.02 Residential Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to commercial and office development are applicable:

1. Commercial and office development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact of a development proposal.
2. A flexible and creative approach to commercial development is encouraged. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.
3. A pedestrian friendly environment is encouraged, interconnecting with adjacent neighborhoods.
4. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.

500.03 Industrial Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to industrial development are applicable:

1. The clustering of industrial uses is encouraged, along with flexibility and creativity in site design, in order to ensure that development is sensitive to and compatible with the Township's rural environment.
2. Industrial development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact of a development proposal.
3. Master planning of an extended area is encouraged, which ensures a stable, unified industrial development having all necessary services and facilities.
4. A unified design is encouraged which allows for greater design flexibility and better integration into the Township's rural environment. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.

500.04 General Provisions

1. Zoning Plan and Development Plan

For purposes of this Chapter, plans including all supporting documentation adopted by the

Township at the time of rezoning shall be referred to as the "Zoning Plan," and plans including all supporting documentation approved subsequent to such rezoning but prior to the initiation of any development activities are referred to as the "Development Plan." (Amd. 10-20-2020)

2. Effect of PD Approval

Each PD is considered a separate and unique zoning district wherein a Zoning Plan, including associated text describing the allowable uses and specific development standards, is adopted simultaneously with the application requesting amendment of the zoning map to apply the PD designation. The Zoning Plan, as approved by the Township and as provided under Ohio Revised Code Section 519.021(B), shall constitute the zoning regulations for and shall apply only to the property included within that particular PD. Whenever there is a conflict or difference between the provisions of this Chapter and those of other provisions of this Zoning Resolution, the provisions of this Chapter shall prevail for the development of land within the PD. Subjects not expressly covered by this Section or the applicable Zoning Plan shall be governed by the respective provisions found elsewhere in this Zoning Resolution that are most similar to the proposed use. (Amd. 10-20-2020)

3. Sub Areas

Depending upon the size and complexity of the proposed development different Sub Areas may be established within a PD. Each Sub Area may, if requested, be treated as a separate district with individual standards. However, only one PD Zoning Plan approval shall be issued for the entire development. For each Sub Area, the applicant shall indicate gross density, dwelling type, minimum development standards, and all other uses by type, size and location.

4. Type of Action

The action of the Township upon an application to approve a Zoning Plan pursuant to this Chapter and Chapter 230 of the Zoning Resolution shall be considered a legislative act, and subject to a referendum. After property has been rezoned to the PD, any action related to the subsequent use or development of such property, as being in compliance with the regulations authorized to be established by this Chapter including any action taken on a Development Plan, shall not be considered to be an amendment to the Township Zoning Resolution for the purpose of Section 519.12 of the Ohio Revised Code, but may be appealed pursuant to Chapter 2506 of the Ohio Revised Code. (Amd. 10-20-2020)

5. Zoning Amendment

A change to an adopted Zoning Plan shall be considered to be a zoning amendment and shall be processed according to the procedures set forth in Section 519.12 of the Ohio Revised Code and Chapter 230 of this Zoning Resolution. For Zoning Plans which are divided up into separate Sub Areas, as noted above, the applicant may file for an amendment to a specific Sub Area provided the requested change has no effect on the remaining Sub Areas. (Amd. 10-20-2020)

6. Development Plan

A Development Plan shall be required to be submitted to the Township for approval prior to the initiation of construction and development in each phase of the PD. Such Development Plan shall be in substantial compliance with and consistent with the approved Zoning Plan for the Property with respect to land uses, densities, architectural and landscape commitments, and open space. Minor deviations from the approved Zoning Plans may be considered for approval during the Development Plan process by the Board of Township Trustees without requiring an applicant file for an amendment to the Zoning Plan. Changes that may be considered minor, but do not limit the trustee's discretion in such matters, include:

- a) Adjustments to the layout or alignment of new roads or to the site layout that does not affect lot count, density, setbacks, or open space and does not increase curb cuts or connections to existing roadways unless required by the County Engineer during final engineering. (Amd. 10-20-2020)
- b) Increases in residential lot sizes or reductions in residential density provided such changes do not reduce the required setbacks, decrease the required open space, or change the required architectural or development standards.

500.05 Previously Approved Planned Developments

Chapter 500 of the Zoning Resolution was amended on and the amendment in effect from and after April 20, 2015. Previously approved Planned Developments and all associated preliminary development plans, detailed development plans and supporting documentation adopted and in effect prior to April 20, 2015 shall continue in effect and be considered legally conforming under this Zoning Resolution. These previously approved Planned Development Districts shall continue to be governed pursuant to the regulations contained within any previously approved Zoning Plans, preliminary development plans, detailed development plans, and supporting documents. The regulations contained within any previously approved Zoning Plans, preliminary development plans, detailed development plans, and supporting documents may be modified in accordance with this Article, as amended. (Amd. 10-20-2020)

500.06 General Standards for Planned Developments

In order to achieve the purpose and intent of the Planned Development District and the Comprehensive Plan, the following general standards are hereby established for all Planned Developments within the Township. (Amd. 10-20-2020)

1. Uses

Within the Planned Development District a creative mix of uses is encouraged provided it will establish an efficient and sustainable use of the land and infrastructure, and result in a well-integrated, pedestrian friendly development. Single use PD's may also be established by the applicant to encourage development that is more responsive to the land and environment than may be permitted through a standard zoning district. The following standards are established for uses in the PD District:

- a) Permitted Uses – Permitted uses within each PD District shall be clearly identified in the Zoning Plan submitted with the application to establish a PD. Uses not specified in the approved Zoning Plan will be prohibited. (Amd. 10-20-2020)

2. Densities

Densities within a PD should be in conformance with the recommendations of the comprehensive plan and shall promote the efficient use of land and infrastructure. Proposed densities shall be clearly identified in the Zoning Plan submitted with the application for PD.

3. Setbacks and Yard Areas

All proposed setbacks and yard areas within the PD shall be identified in the Zoning Plan submitted with the application for PD. Setbacks and yard areas within PD developments shall be established to meet the following requirements:

- a) Setbacks within a PD zoning shall support the goals of the comprehensive plan for development that respects the rural character of the township while promoting efficient use of the land and its resources.

- b) Setbacks shall be configured to appropriately balance open space and provide safe separation between buildings and uses.
- c) When a proposed commercial or industrial PD is to be located contiguous to residential uses, perimeter setbacks and/or appropriate screening from the contiguous property line should be established within the PD.
- d) To maintain the rural character of the Township, the setbacks from existing state, county and township roads should be larger than those established for new public roads established within the PD.
- e) To the greatest extent possible new residential subdivisions should be designed to minimize the number of homes where the back yards and the backs of homes face existing and proposed roads. Where such conditions are to exist along existing state, county, and township roads a minimum setback of 50' between the right-of-way of the public street and the rear lot lines, and a minimum of 80' between the right-of-way of the public street and the rear setback line of the lot. An increased landscape buffer shall be established for the entire length of road affected. (Amd. 10-20-2020)

4. Public Improvements

The PD should be developed at a minimum with the following improvements meeting the design standards of the County Engineer:

- a) Public roads shall be designed and constructed to the standards established by the County Engineer's Office.
- b) Means for safe pedestrian and bicycle access and circulation shall be provided. Pedestrian paths should be integrated into open space where applicable or allowed, with ownership and maintenance dedicated to the entity holding title to the open space.
- c) Storm water management facilities shall be provided as required by the County Engineer and State of Ohio. (Amd. 10-20-2020)

5. Access

The Zoning Plan should require direct access, not through easement, to one or more dedicated and improved public roads. Provisions for future connections to other public roads or adjacent land shall be required if recommended by the Township, County Engineer or Regional Planning Commission.

6. Buildings

To promote the purpose and intent of the Planned Development District and the goals of the comprehensive plan all applications for PD shall detail the proposed design and development standards for all residential and non-residential buildings within the PD. The following standards apply to all residential and non-residential buildings within the PD.

- a) The physical relationship of buildings and other site improvements to one another and the surrounding area, as created by building mass, size, height, shape, location on the site, and setback, shall result in a harmonious development both within the PD and in relation to its surroundings.
- b) The bulk and height of buildings within the proposed development shall be compatible with the surrounding area.
- c) Buildings, structures and parking areas shall be designed and located in such a way to conserve environmentally sensitive or unique natural, historic or cultural features.

- d) The Zoning Plan and application shall specify for all buildings and residences, at a minimum, the proposed exterior materials, size, height, roof shape and pitch.

7. Lighting

Any application for a PD shall include the type and description of all proposed street and parking lot lighting. Street lighting shall conform to the standards of the Union County Engineer and all lighting within the proposed PD shall conform to the following:

- a) The lighting plan submitted with the Zoning Plan and the application for PD shall specify the proposed pole and lantern design, maximum height, lighting source, wattage, shielding and any other information necessary to evaluate the lighting as proposed.
- b) The lighting plan submitted with the Zoning Plan and application for PD shall be designed to promote an overall cohesiveness in the development of the plan and to minimize the amount of light pollution affecting the neighboring properties and the rural character of the township.
- c) Parking lot lighting specified within the PD shall be limited in height to the minimum required to effectively illuminate the parking areas to all applicable standards and shall incorporate a "cut-off" type shielding to prevent light pollution on adjacent properties.

8. Signage

All applications for a PD shall include a signage plan and or standards to be approved by the zoning commission for all uses and areas within the PD. Signage design and standards shall ensure a constant and comprehensive character throughout the project and compatible with the character of the Township and shall meet the following:

- a) All signs and graphics within the PD shall be compatible in size, location, material, height, shape, color, and illumination.
- b) A detailed sign plan and standards shall be submitted with the application for PD and shall include the design, layout and dimensions of all proposed ground, window and wall signs as well as the setbacks from the right-of-ways and the type and intensity of illumination.
- c) Signs shall contribute to an overall cohesive design, reflect simplicity, reduce visual clutter and compliment the rural character of the township.
- d) Wall signs shall be controlled and designed in a manner to compliment the architecture of the buildings and the PD. Ground signs shall be designed to relate to and share common elements with the proposed architecture. (Amd. 10-20-2020)

9. Parking and Loading Areas

For all non-residential uses off street parking and loading shall be provided for in the design of the PD. Parking and access requirements and standards shall be as defined in the approved Zoning Plan and shall meet the requirements of the Union County Engineer, the township fire department and the following standards:

- a) Off street parking and loading shall be provided for all non-residential buildings with adequate provisions for ingress and egress.
- b) Parking areas shall be designed to discourage large single expanses of parking and shall encourage smaller defined parking areas within the total parking system. Such parking areas shall be delineated and accentuated by landscaped areas.

- c) The layout of parking areas, service areas and related entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed and located to protect the character of the area as well as those areas adjacent to the PD.
- d) To minimize the environmental impacts of large parking areas shared parking between uses shall be encouraged and supported within the PD. Where shared parking is desired the applicant shall submit a statement identifying how the parking is to be shared between the uses, and the percentage of parking and hours of parking allocated for each use.
- e) All service and delivery and loading areas for all uses shall be arranged and located to minimize the impacts and view of such uses throughout the development.

10. Landscaping

All Zoning Plans and application for PD shall include a detailed landscape plan and standards for all areas, sub areas, open spaces and uses with the proposed development. The following standards shall apply:

- a) All yards and open space not covered by structure, paving and the like shall be landscaped with lawn as a minimum.
- b) A detailed landscape plan and standards shall be submitted with the Zoning Plan and PD application for approval by the Zoning Commission. All landscaping shall be maintained and kept in accordance with the approved landscape plan.
- c) All vacant and undeveloped areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage on adjoining land.
- d) Landscaping shall be designed to enhance architectural features, screen incompatible uses, emphasize pedestrian environments, provide shade for streets and parking lots and strengthen views and vistas.
- e) The landscape plan shall be designed to preserve and capitalize on the existing natural characteristics of the site and to promote overall unity in design.
- f) Landscape design and the specification and use of trees and plant materials shall discourage monoculture. For the purpose of this Section monoculture is defined as the dominance or overabundance of any one species that may expose the development to a substantial loss of plant material should said plant material be affected by pest or disease (ex. Emerald Ash Borer)
- g) Plant material specified in the PD shall be indigenous and hearty to the area and shall be harmonious to the design and consistent with adjacent land uses.
- h) Street tree species native to the area shall be provided by the developer for all existing and proposed public streets and placed outside the public right-of-way in a maintenance easement. Size, shape, type and location of street trees shall be specified in the Zoning Plan. Street trees shall not be placed over utility lines and shall not interfere with the function or maintenance of roadways and drainage areas.
- i) Landscape buffers between lots and the County or Township road serving the PD and buffers between lots and adjacent land should be placed in landscape easements on the plat and dedicated to the Homeowners Association or such other person or entity as may be approved in the Zoning Plan. Landscape buffer design shall be specified in the Zoning Plan. (Amd. 10-20-2020)

11. Flood Plains and Environmentally Sensitive Areas

Floodplains within the PD shall be protected from building or pavement encroachment through the following standards:

- a) A riparian buffer, having a width of not less than 50' as measured from the centerline of the stream, shall be provided along the entire length and on both sides of a river or perennial stream channel.
- b) Buffer areas shall be restricted from development and managed to promote the growth of vegetation indigenous to the stream area capable of maintaining the structural integrity of the stream bank.
- c) A wetlands buffer should be provided for all wetlands required to be retained by the Army Corps of Engineers or the Ohio EPA. The buffer area should have a width of not less than 25' measured from the edge of the designated wetland. The buffer areas should not be disturbed other than necessary to establish and natural landscape and existing trees should be preserved and protected to the extent practicable.

12. Open Space

A PD should have an open space component which is compatible with the size, nature and design of the development. A recommended minimum of 20 percent of the gross land area of a PD containing a residential component, except as outlined in Section 500.07 (4), should be set aside as open space for common use, preferably interconnected with other similar spaces within this or adjacent developments. (For a PD without a residential component, a minimum of 10 percent open space set aside is recommended.) Open space shall be prohibited from further subdivision or development by deed restriction, conservation easement or other agreement, in a form satisfactory to the Township. This restriction from further subdivision or development shall also be noted in the Zoning Plan and the recorded plat.

a) Design Standards – The following design standards for open space should be followed:

- (i) Open space shall be fully integrated into the overall design and should, absent unique and special circumstances, meet all standards and guidelines contained herein. The types of uses, buildings and structures proposed to be permitted in the open space shall be specified in the Zoning Plan.
- (ii) For the purposes of the PD, public uses may be proposed for natural areas and preserves, parks and other active recreational areas, and public facilities such as public schools, libraries and community centers may likewise be proposed. Access to all public uses shall be specified.
- (iii) In identifying the location of open space, the developer shall consider as priorities existing natural features such as natural woodlands, wetlands, identified species habitat, tree lines, stream and creek corridors, and FEMA designated 100-year floodplains.
- (iv) Retention ponds (wet basins) may be permitted in an open space reserve provided such ponds are designed and maintained as natural features that blend into the landscape. A landscape design for each retention pond shall be submitted with the Zoning Plan. Detention ponds (dry basins) should ordinarily not be permitted in the designated open space unless a part of a bioswale corridor.
- (v) Except for bike paths and pedestrians trails, open space should be unified and massed so that no open space is narrower in any direction than the development's average lot width. Open space should be platted as an open space reserve,

- including appropriate conservation easements.
- (vi) Open space should, when practicable, be interconnected with open space areas on abutting parcels.
 - (vii) In order to encourage the creation of large areas of contiguous open space, areas that should not be considered as open space include:
 - 1. Private road and public road rights-of-way;
 - 2. Parking areas, access ways, and driveways;
 - 3. Required setbacks between buildings, parking areas, and project boundaries;
 - 4. Required setbacks between buildings and streets;
 - 5. Easements for overhead power transmission lines unless containing bike paths as part of an overall coordinated trail network;
 - 6. Minimum spacing between buildings, and between buildings and parking areas;
 - 7. Private yards;
 - 8. Areas of fee simple lots to be conveyed for residential dwelling uses;
 - 9. Other small fragmented or isolated open space areas that have a dimension less than 75 feet in any direction. (Excessive gaps and non-usable spaces between buildings are discouraged, or pedestrian walkways should be established.)
 - (viii) Any open space intended to be devoted to active recreational activities should be of usable size and shape for the intended purposes.
 - (ix) Any area within the open space that is proposed to be disturbed during construction or otherwise not preserved in its natural state, other than required setback areas, should be noted on the Zoning Plan and the method and timing of any restoration shall be set forth in the Zoning Plan.
 - (x) The open space, including any recreational structures and public facilities proposed to be constructed in such space, shall be clearly shown on the Zoning Plan. (Amd. 10-20-2020)
- b) Open Space Ownership – Open space may be proposed to be owned by an association, the Township or other governmental entity, a land trust or other conservation organization recognized by the Township, or by a similar entity, or may remain in private ownership if appropriately restricted. The ownership of the open space shall be specified in the Zoning Plan and shall be subject to the approval of the Township. The methods of ownership, if approved as part of the Zoning Plan, may be as follows:
- (i) Offer of Dedication – The Township or other governmental entity may, but shall not be required to, accept conveyance in the form of fee simple ownership of the open space.
 - (ii) Associations – Open space may be held by the individual members of a Condominium Association as tenants-in-common or may be held in common ownership by a homeowners' association, community association, or other similar legal entity. Documents shall be submitted with the Zoning Plan which will ensure compliance with the following requirements:
 - 1) Membership in the association shall be mandatory for all purchasers of lots in the development or units in the condominium.
 - 2) The association shall be capable of and responsible for maintenance, control,

- and insurance of common areas, including the open space.
- 3) The association shall have the right and obligation to impose assessments upon its members, enforceable by liens, in order to ensure that it will have sufficient financial resources to provide for proper care and maintenance of the open space.
- (iii) Transfer of Easements to a Private Conservation Organization – With the approval of the Township, an owner may transfer conservation easements to a public or private non-profit organization, among whose purposes it is to conserve open space and/or natural resources, provided that:
- 1) The organization is acceptable to the Township, and is a bona fide conservation organization with perpetual existence;
 - 2) The conveyance contains appropriate provisions for the property reverter or retransfer in the event that organization becomes unwilling or unable to continue carrying out its function; and
 - 3) A maintenance agreement approved by the Township is entered into by the developer and the organization.
- c) Open Space Management and Maintenance – The owner of the open space shall be responsible for raising all monies required for operations, maintenance, or physical improvements to the open space through annual dues, special assessments, and valid and enforceable collection methods. The owner shall be authorized, under appropriate restrictions and covenants, to place liens on the property of residents within the PD who fall delinquent in payment of such dues and assessments. In the event that the organization established to own, operate and maintain the open space shall at any time after the establishment of the PD fail to maintain the open space in reasonable order and condition in accordance with the Zoning Plan, such failure shall constitute a violation of both the Zoning Plan and this Zoning Resolution.
- d) Transfer of Title of Open Space – Title to any open space required by the PD zoning which is included within any recorded subdivision plat of any section of the land zoned PD shall be transferred to the entity approved for ownership of the open space prior to the sale of more than 75% of the lots or units within that subdivision section.

500.07 Use-Specific Development Standards

In addition to the General PD Development Standards the following use specific development standards are hereby established to further fulfill the purpose and intent of the District through the application of flexible land development techniques in the arrangement, design and construction of structures and their intended uses and the integration of open space within the development. These standards, as well as applicable plans for the area, are intended as general standards as circumstances dictate. The development standards filed and approved as part of the Zoning Plan and PD application shall establish the final requirements. The development policies include the following:

1. Low and Medium Density Residential Land Use

Future development of clustered subdivisions is anticipated to occur in those areas with centralized public utilities and shall be managed to protect the area's unique quality of life and semi-rural character. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. The following shall apply when calculating suburban residential density within a PD:

- a) Calculating Residential Density – While the densities of individual residential areas may vary within a large PD, the calculation of density for the entire PD shall be based upon the total number of dwelling units proposed for the total area devoted exclusively to residential use, including open space. Where open space is included within the calculation for residential density, such open space shall permanently remain as open space within the PD unless a future rezoning of the open space is approved by the zoning commission.
- b) Additional Density Considerations – Additional density for residential developments to be serviced by centralized utilities may be permitted by the zoning commission in certain unique and special instances such as those where: the open space set-aside far exceeds the minimum recommended ; additional and substantial site amenities are provided; the development incorporates rural design characteristics into the overall design of the site and maintains compatibility with the surrounding or planned land uses; the design of the development preserves, protects and enhances the natural and historic resources located on the site; and storm water and other environmental impacts are minimized and mitigated and natural features are enhanced.
- c) Lower Density Considerations – In addition to the consideration for additional density as mentioned above, the Zoning Commission may require lower densities for a residential development in certain unique and special instances such as those where: a large portion of the site is undevelopable due to its physical features such as existing bodies of water, steep slopes and similar characteristics, and where proposed residential development is not compatible with adjacent residential development patterns. (Amd. 10-20-2020)

2. Higher Density Residential Land Use

Future development of higher density land uses is expected to occur in areas so designated in the Jerome Township Comprehensive Plan as being suitable for such uses. These areas provide an opportunity to serve differing housing needs within the community and establish an effective transition between more intense commercial and office land uses, and lower density residential uses. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. In addition increases in density should be supported for increased architectural and landscape standards and creative site planning that contributes to the desirability of the community.

3. Agriculture and Rural Residential Land Use

It is anticipated that portions of the Township will remain principally agricultural in nature, especially in those areas where centralized utilities are not anticipated to be provided. PD development standards within these areas should encourage a development pattern that minimizes impacts and intrusions to agriculture, such as clustering homes on new streets and not along existing road frontage and designating agricultural-exclusive areas.

4. Residential Conservation Development

Within the Jerome Township Comprehensive plan there exists recommendations for residential development that adheres to conservation development principles. These principles promote more compact development patterns in exchange for the preservation of important existing environmental and natural features and the set aside of significant amounts of open space. These types of developments reduce infrastructure costs for the developer, help to maintain a more open, rural feel for the township, promote a more efficient use of land, and provide a vehicle to preserve important natural features and incorporate them into a

development strategy. Land developed under a Conservation Development PD (CDPD) shall adhere to the following standards:

- a) **Uses** – Conservation developments may be permitted to contain a mix of uses provided that all proposed uses are identified in the Zoning Plan and application as specified in Section 500.08.
- b) **Density** – The overall residential density of the Conservation Development PD should conform to the recommendations and intent of the Comprehensive Plan and shall be identified in the Zoning Plan and application per Section 500.08.
- c) **Lot size** – The intent of a Conservation Development PD is to allow smaller lot sizes and more compact development patterns in exchange for a higher percentage of dedicated open space and natural lands. To accomplish this goal lot sizes are flexible within the CDPD and shall be established by the approved Zoning Plan and PD application. All lots less than two acres in size shall be serviced by public sewer and water systems. Proposed lots of 2 acres or more shall be served by either public sewer and water services or on site treatment and well systems subject to the approval of the Union County Engineer and Union County Health Department.
- d) **Dedicated Open Space** – All CDPD developments shall comply with the following minimum requirements regarding open space.
 - (i) The minimum amount of open space to be provided with a CDPD is recommended to be 40% of the total acreage of the property being included in the PD. Development of smaller parcels may be considered for a reduction in the open space requirements provided that the recommendations of (ii), (iii), and (iv) below still apply.
 - (ii) All CDPD developments shall strive to utilize open space to preserve natural features including but not limited to floodplains, waterways, stream buffers, steep slopes, woodlands, wetlands and natural habitats or shall be designed to preserve significant amounts of agricultural lands.
 - (iii) Prohibition of further Subdivision of Open Space – Open space provided for the purposes of achieving the requirements of the CDPD shall be prohibited from further subdivision or development through deed restriction, conservation easement, or other such agreement acceptable to the townships legal advisor.
 - (iv) Open spaces within the CDPD shall meet all other requirements of Section 500.06 herein. (Amd. 10-20-2020)

5. Commercial and Office Land Use

Commercial and office development should be clustered in areas serviced by centralized utilities and adequate roadway systems. The density of general commercial development should not exceed 10,000 square feet per acre, absent special circumstances. This density calculation will ordinarily be based upon the total square footage proposed for the entire area devoted exclusively to commercial and office development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. In addition a higher density may be approved by the zoning commission to accommodate mixed use projects and other innovative and sustainable planning features. Design standards should be incorporated into the Zoning Plan which will improve the aesthetic quality of this type of development.

6. Industrial Land Use

Light industry, research and development, and related office uses should be clustered in areas serviced by centralized utilities and adequate highway accessibility. Absent special circumstances, density should not exceed 10,000 square feet per acre. This density calculation will ordinarily be based upon the total square footage proposed for the entire area

devoted exclusively to industrial development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. The industrial areas should only develop in conjunction with centralized utilities. These areas should be master planned and well-coordinated, and not developed in a piecemeal (lot by lot) way. Access should be shared. Design standards should be incorporated into the Zoning Plan which will improve the aesthetic quality of this development type. In addition all industrial uses developed under the PD shall conform to the following standards:

- a) Fire and Explosion Hazards – All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.
- b) Air Pollution – No emission of air pollutants shall be permitted which violate the Clean Air Act of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.
- c) Glare, Heat, and Exterior Light – Any operation producing intense light or heat, such as high temperature processing, combustion, welding, or other shall be performed within an enclosed building and not visible beyond any lot line bounding the property whereon the use is conducted.
- d) Dust and Erosion – Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.
- e) Liquid or Solid Wastes – No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.
- f) Vibrations and Noise – No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at or beyond the property line of the subject premises. Noise standards of the Ohio Environmental Protection Agency shall be adhered to.
- g) Odors – No use shall be operated so as to produce the continuous, frequent or repetitive emission of odors or odor causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Ohio Environmental Protection Agency shall be adhered to.

500.08 Procedure for Amending to the PD

In addition to the procedure set forth in Chapter 230 of this Resolution, all applications for amendments to the zoning map to rezone property to the PD shall follow the procedures hereinafter set forth in Section 500.08, hereof.

1. Pre-application Meeting

The applicant is encouraged to engage in informal consultations with staff from the Zoning Commission and the Union County subdivision authorities (e.g. Regional Planning Commission, County Engineer, Board of Health, etc.) prior to formal submission of an application for an amendment of the Zoning Resolution. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure or formal approval required by Township or County rules or regulations. (Amd. 10-20-2020)

2. Application

The owner(s) of land may request that the Zoning Resolution be amended to include such land in the PD by filing fifteen (15) copies of an application for such amendment with the Zoning Commission, which application shall contain:

- a) name, address and telephone number of the owner and applicant;
- b) name, address and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the Zoning Plan;
- c) legal description of the property and the address of the property;
- d) description of existing uses;
- e) present zoning district;
- f) a vicinity map at a scale approved by the Zoning Commission showing the relationship of the PD to the adjacent properties, existing streets and public service facilities in the area;
- g) a list of the names and addresses of all owners of property which are within, contiguous to and directly across the street from the subject property as such addresses appear on the County Auditor's current tax list; and
- h) Any other matter or information deemed necessary or relevant by the Zoning Commission for the proposed amendment. (Amd. 10-20-2020)

3. Proposed Zoning Plan

In addition to the application required herein, fifteen (15) copies of the proposed Zoning Plan shall be submitted with the application. The proposed Zoning Plan shall be prepared and endorsed by a certified or licensed planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- 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.
- 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.
- c) Concept site plan of the proposed planned district, and proposed layout of all subareas.
- d) Proposed densities, number of lots and dimension parameters, and building intensities.
- e) Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- f) Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- g) Relation to existing and future land use in surrounding area.
- h) Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- i) Proposed traffic and pedestrian circulation pattern, indicating both public and private streets and highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.
- 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.

- k) Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.
- l) Site plan, showing approximate nonresidential building locations(s), various functional use areas, circulation, and their relationship.
- m) General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- 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.
- o) Projected schedule of site development.
- p) Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- q) Regulation Text for development in the proposed Planned Development District. That text shall set forth and define the uses to be permitted in the proposed Planned Development District and the development standards applicable to the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PD.
- r) This Regulation Text shall only apply to the PD in question and all development within that PD. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:
 - (i) All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
 - (ii) All maximum height and size requirements of buildings, mechanical areas and other structures.
 - (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.
 - (iv) All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
 - (v) All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
 - (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.
 - (vii) All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
 - (viii) All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.
 - (ix) All exterior architectural design standards, including material, color and styles.
 - (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;
 - (xi) Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
 - (xii) Accessory structure standards and limitations.
 - (xiii) Open space area, uses and structures, including proposed ownership and sample controlling instruments.

- (xiv) Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- (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 forth in the Zoning Resolution.

4. Basis of Approval

In determining whether or not to approve an application for a PD, the reviewing authorities shall consider all relevant factors and circumstances including, without limitation, the following:

- a) Whether the proposed development is consistent in all aspects with the purpose, policies, criteria, intent, and standards of this Zoning Resolution;
- b) Whether the proposed development is in conformity with the applicable plans for the area or such portion thereof as may apply, or whether the benefits, improved arrangement and design of the development justify any deviation there from;
- c) Whether the proposed development promotes the public health, safety and general welfare of the Township and the immediate vicinity;
- d) Whether the proposed plan meets the design features contained in this Resolution;
- e) Whether the proposed development is in keeping with the existing or planned land use character and physical development potential of the area;
- f) Whether the proposed development will be compatible in use and appearance with surrounding or planned land uses;
- g) Whether the development will have a beneficial or an adverse effect upon the Township and other governmental services.
- h) Whether the area surrounding the development can be planned, zoned and developed in coordination and substantial compatibility with the proposed development.
- i) Whether the existing and proposed utility and governmental services are adequate for the population densities and nonresidential uses proposed.
- j) Whether the development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development;
- k) Whether the development can be made accessible through existing or future roadways without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township;
- l) Whether the development is located and designed in such a way as to minimize any unreasonable adverse impact on existing residential or agricultural areas of the Township; and
- m) Whether the benefits, improved arrangement and design of the property to be developed justify rezoning the property to the PD.

5. Effect of Approval

- a) The Zoning Plan, as approved by the Board of Township Trustees, shall constitute a rezoning of the subject tract to the PD permitting development and use of said land and any structures thereon in accordance with the development standards contained in the Zoning Plan. However, in a PD, no use shall be established and no structure shall be constructed or altered on any part of said tract, until there is submitted a Development Plan for said part of said tract, and until the Development Plan is approved by the Board of Township Trustees. (Amd. 10-20-2020)
- b) The approval of the Zoning Plan shall be for a period of five (5) years, or for such other period as set forth in the approved Zoning Plan, to allow for the preparation of a required Development Plan(s). Unless the Board of Township Trustees approves

such an extension of this time limit, upon the expiration of such period, no use shall be established and no building, structure or improvement shall be constructed until an application accompanied by a new Zoning Plan has been filed with and approved by the Township, and such application for approval shall be subject to the same procedures and conditions as an original application for the Zoning Plan approval. This new application shall comply with the terms of the Zoning Resolution then in effect at the time of filing, including, without limitation, any zoning amendments enacted from and after the date of the initial request to include the property within the PD. In addition, the Board of Township Trustees or Zoning Commission may initiate a zoning amendment to rezone the property or any portion thereof to its former (or another similar) classification upon expiration of the Zoning Plan approval period. (Amd. 10-20-2020)

6. Extension of Time for Zoning Plan

Upon application by the owner(s), the Board of Township Trustees may extend the time limit provided by Section 500.08 5(b), above. Such extension may be given after application by the applicant showing the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved Zoning Plan, and that such extension is not in conflict with the general health, safety and welfare of the public. (Amd. 10-20-2020)

500.09 Development Plan

1. Application

In the PD, no use shall be established and no structure shall be constructed or altered until a Development Plan for each such use and/or structure has been approved by the Board of Township Trustees. An application, in a form approved by the Board of Township Trustees, shall be completed by the property owner and submitted with the Development Plan. A total of 15 copies of the application and supporting material shall be submitted. The application form shall be provided by the Zoning Inspector. All mapping shall be prepared using the County's graphic standards. (Amd. 10-20-2020)

2. Development Plan

In addition to the application required herein, 15 copies of the Development Plan shall be submitted with the application. The Development Plan, which may be submitted for the entire development or an individual phase, shall contain, in text and map form, the following information at a minimum:

- a) Proposed name of the development and its location;
- b) Names and addresses of owners and developers;
- c) Date, north arrow and Plan scale. Scale shall be one-inch equals 100 feet or larger scale;
- d) Boundary lines of the proposed development and the total acreage encompassed therein;
- e) Locations, widths and names of all existing public streets or other public ways, railroad and utility rights of way or easements, parks and other public open spaces, permanent structures, and section and corporation lines within or adjacent to the tract;
- f) Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract or that will be used in developing the tract, indicating pipe sizes, grades and locations;
- g) The adjoining lines of adjacent tracts, parcels or lots;

- h) Residential density, dwelling types, nonresidential building intensity and specific uses to be included within the proposed development, specified according to area or specific building location;
- i) Existing ground configuration, drainage channels, wooded areas, watercourses and other significant physical features;
- j) Layout of proposed streets, including their names and rights of way, easements, sewers, water lines, culverts, street lighting and other major improvements;
- k) Layout, numbering and dimensions of lots if more than one;
- l) Anticipated building envelope and general architectural style and character of proposed structures;
- m) Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant and for the dedications;
- n) Building setback lines with dimensions;
- o) Tentative street grades and sewer size slope;
- p) Traffic circulation, parking areas, curb cuts and pedestrian walks;
- q) Landscaping plans, including site grading and landscape design;
- r) Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Zoning Commission;
- s) For other than detached single-family structures, provide:
 - (i) Drawings for buildings to be constructed in the current phase, including floor plans, exterior elevations and sections;
 - (ii) Color rendering of buildings(s), complete with a listing of all colors, including Pantone 1999-2000 Reference Numbers or if Pantone is not available, the manufacturer's reference/serial number with sample, and materials, with samples to be used;
 - (iii) Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development;
 - (iv) Intended measures to screen rooftop mechanical equipment from view;
- t) A detailed signage and exterior lighting plan;
- u) Accommodations and access for emergency and firefighting apparatus;
- v) The management plan or mechanism to provide for the perpetual maintenance of all open space, landscaping, buffers and shared parking areas by the ultimate owner and/or user and the controlling instruments;
- w) Location of open space area and designation of intended uses; and
- x) Any additional information as may be required by the Zoning Commission.

3. Process For Development Plan(s) Approval

The application and supporting materials for the Development Plan approval shall be submitted to the Zoning Commission for hearing and recommendation. The Zoning Commission shall establish a date for the hearing within a reasonable period of time following its receipt of the application and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Zoning Commission shall make a recommendation for the approval, modification or denial of the application within a reasonable period of time after it is submitted. The recommendation shall be forwarded to the Board of Township Trustees. The Board of Township Trustees shall hold a hearing on the application within a reasonable period of time after its receipt of the recommendation and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Board of Township Trustees shall render a decision on the application within a reasonable period of time after the recommendation and application have been submitted to the Board of Township Trustees for its action. In determination of its decision

for approval or denial of the Development Plan, the Board of Township Trustees shall consider whether or not the Development Plan is in substantial compliance with and consistent with the Zoning Plan for the property based upon the requirements in Section 500.04. (Amd. 10-20-2020)

4. Commencement of Development

Upon the approval of the Development Plan, the tract which is the subject of said Development Plan may be used and developed consistent with the approved Zoning Plan and the Development Plan. The approval of the Development Plan shall be for a period of three (3) years in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the commencement of construction following the issuance of certificate of zoning compliance. If no plat has been filed within this approval period (or, if platting is not required, if construction has not commenced) and unless the Board of Township Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved using the same procedures and criteria as established for the approval of the initial Development Plan. (Amd. 10-20-2020)

5. Extension of Time for Development Plan

Upon application by the owner(s), the Board of Township Trustees may extend the time limit provided by Section 500.09 (4), above. Such extension may be given upon a showing of the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved Zoning Plan, and that such extension is not in conflict with the general health, safety and welfare of the public or the development standards of the PD. (Amd. 10-20-2020)

6. Modification of Development Plan

An applicant seeking to modify an approved Development Plan shall file an application for Development Plan Modification utilizing the same procedures and criteria as established for the approval of the initial Development Plan. (Amd. 10-20-2020)

500.10 Fees

A fee as established by Schedule of Zoning Fees shall accompany an application requesting approval of the Zoning Plan or Development Plan. In addition, the applicant shall also be responsible for all reasonable and necessary expenses incurred by the Township in using professional consulting services to review the Zoning Plan and/or Development Plan. These expenses may include, without limitation, costs for professional consultants such as architects, landscape architects, planners and engineers utilized by the Township in connection with reviewing the Zoning Plan or Development Plan and related application materials. As soon as reasonably practicable following the submission of an application for approval of a Zoning Plan or Development Plan, the Zoning Commission shall decide if it needs a professional consultant(s) to assist it in reviewing the application. If the Zoning Commission decides it needs professional consulting services, it shall designate the person(s) to be consulted and make an initial estimate of the expenses anticipated to be incurred in reviewing the application materials. The Zoning Commission shall provide the applicant with notice of its initial estimate of such expenses. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and, if such review results in an increase in the estimated professional consulting fees and charges which will be incurred in the Township's review of the application materials, the Zoning Commission

shall send the applicant written notice of the revised estimate of fees and charges. Within fourteen (14) days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within fourteen (14) days of the date of the notice of any revised estimate), the applicant shall deposit in the office of the Fiscal Officer, an amount equal to the estimated cost of the Township's expenses. In making the estimate of the professional consulting fees and charges anticipated to be incurred, the Zoning Commission shall consider the reasonable commercial rates of qualified professionals and reasonable estimates of time to complete the review. Any unused portion of the estimated amount received to cover the professional consulting fees and charges shall be returned to the applicant as soon as practicable following the final disposition of the application, along with a summary of the fees and charges expended for such services. (Amd. 10-20-2020)

500.11 Phases

A project which is the subject of the Zoning Plan may be approved for development in phases. Each phase shall require approval of a Development Plan for that phase pursuant to the procedures set forth herein. Unless otherwise specified in the Zoning Plan or absent an extension approved by the Board of Township Trustees, all phases shall be submitted for and receive Development Plan approval within the time frame set forth in Section 500.09(4). An application for Development Plan approval for each phase of a project shall be annotated as to the as built conditions and shall be supplemented with an updated construction schedule. The phasing schedule shall be fully described in the Zoning Plan in a manner sufficient to give Township officials guidelines for the timing of future phases. (Amd. 10-20-2020)

Chapter 510 – Open Space District (OS)

510.001 Open Space District (OS) Generally

The purpose and intent of the Open Space District (OS) is to preserve and enhance public and private open space, natural areas, and improved park and recreation areas primarily for more passive recreational uses and preservation. These uses contribute to the open and rural character of the township and the quality of life for its residents and visitors. The establishment of this district promotes the Environmentally Sensitive areas & Open space objectives of the Jerome Township Comprehensive Plan. This district may be applied to lands owned by public and private entities that have been reserved for open space uses such as landscape corridors, habitat migration, wetlands, wildlife, lakes trails, parks, nature preserves, and similar uses. This district supersedes the SR-3 Special Recreation District in existence prior to the enactment of this Resolution.

Jerome Township, Ohio

Conservation Development Planned District

Application For:



THE HOMESTEAD AT SCOTT'S FARM

Submitted On:

January 22, 2021

Submitted For:

T-BILL DEVELOPMENT LLC.

Contact: **Bill Westbrook**
2722 Nottingham Road
Columbus, Ohio 43221
614.571.1159

Submitted By:



Contact: **Gary Smith, RLA|CLARB**
720 E. Broad Street, Suite 200
Columbus, Ohio 43215
614.583.9230



Contact: **Kevin Kershner**
2400 Corporate Exchange Drive, Suite 120
Columbus, Ohio 43231
614.775.4443



APPLICATION FOR AMENDMENTS

- Application

Tab 1 – Conservation Development Plan Regulation Text

- Sample Deed Restrictions

EXHIBITS

Tab 2 – Adjacent Property Owners

- Exhibit A - Adjacent Property Owners

Tab 3 – Legal Descriptions

- Exhibit B - Legal Descriptions

Tab 4 – Zoning Plan Exhibits

- Exhibit C – Regional Context Plan
- Exhibit D – Existing Site Conditions & Survey
- Exhibit E1 – Conceptual Zoning Plan
- Exhibit E2 - Illustrative Plan
- Exhibit F – Conceptual Phasing Plan
- Exhibit G – Open Space/Pedestrian Plan

Tab 5 – Landscape Plan Exhibits

- Exhibit H1 – Preliminary Site Landscape Plan
- Exhibit H2 – Main Entry Concept
- Exhibit H3 – Secondary Entry Concept

Tab 6 - Engineering Exhibits

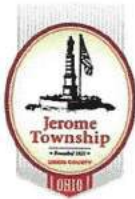
- Exhibit I – Preliminary Utility Plan
- Engineering Feasibility Memo

Tab 7 – Architectural Exhibits

- Exhibit J – Architectural Character

Tab 8 – Serviceability Letters

- Columbia Gas
- Marysville Utilities
- Union Rural Electric



JEROME TOWNSHIP

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

Case #: _____
App. #: _____
Date Submitted: _____
Fee Amount: _____
Check #: _____

I. PARCEL INFORMATION

ZONING COMMISSION APPLICATION

Parcel Address: 9585 Brock Road, Plain City, OH 43064		FOR MAP AMENDMENT ONLY	
Parcel No.(s): 17-0011029.3000, 17-0011029.2000, 17-0011029.1000		Proposed Zoning Dist.:	
Description of Location: 3 parcels on the south side of Brock Road just east of the US 33 overpass comprised of 138+ acres		Size of Tract to be Rezoned:	
Number of Lots: 248	Present Zoning: Rural Residential	Present Use: Farming, Fed Lease & some woods	Existing Structures:
Complete Where Applicable: Engineer/Surveyor: Kimley-Horn and Associates, Inc Builder/Developer: T-Bill Development Company, LLC			

II. OWNER OF RECORD

Owner Name(s): Craig D. Scott Revocable Trust	Owner Address: 9679 Brock Road, Plain City, OH 43064
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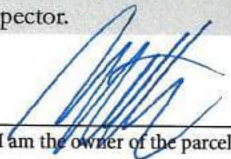
III. APPLICANT INFORMATION

Applicant Name: T-Bill Development Company, LLC	Applicant Address: 2722 Nottingham Road, Columbus, OH 43221
Applicant Phone Number: 614-571-1159	Applicant Email: williamrwestbrook@yahoo.com
<input type="checkbox"/> Parcel Owner <input checked="" type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Attorney/Agent <input type="checkbox"/> Architect/Engineer	

IV. PROJECT TYPE

<input type="checkbox"/> Zoning Map Amendment - Standard Zoning District	<input type="checkbox"/> Development Plan
<input checked="" type="checkbox"/> Zoning Map Amendment - Planned Development District	<input type="checkbox"/> Development Plan Modification
<input type="checkbox"/> Zoning Map Amendment - Planned Development District Modification	

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Zoning Inspector.

Applicant Signature:  William (Bill) Westbrook Date: January 22, 2021

*By signing, I certify that I am the owner of the parcel or the owner's agent, and that the application is authorized with the full knowledge of the owner. *

****OFFICE USE ONLY****

Additional Notes:	LUCRPC Review Date: _____ <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Continued <input type="checkbox"/> Denied	Zoning Com. Hearing Date: _____ <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Continued <input type="checkbox"/> Denied	Trustees Hearing Date: <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Continued <input type="checkbox"/> Denied

The owner(s) of land, in requesting that the Zoning Resolution be amended to include such land in the PUD, shall file fifteen (15) paper copies, and one electronic copy, of the application, Zoning Plan, and Zoning Text for such amendment with the Jerome Township Zoning Commission. An application, to be accepted as complete, shall contain the following information:

1. Application form and supplementary information:

- name, address and telephone number of the owner and applicant;
- name, address and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the Zoning Plan;
- legal description of the property and the address of the property;
- description of existing uses;
- present zoning district;
- a vicinity map at a scale approved by the Zoning Commission showing the relationship of the PUD to the adjacent properties, existing streets and public service facilities in the area;
- a list of the names and addresses of all owners of property which are within, contiguous to and directly across the street from the subject property as such addresses appear on the County Auditor's current tax list;
- a traffic study completed to the requirements of the Union County Engineer, OR, a letter from the Union County Engineer that a traffic study is not required for the proposed development; and
- any other matter or information deemed necessary or relevant by the Zoning Commission for the proposed amendment.

2. Zoning Plan

In addition to the application required herein, fifteen (15) copies of the proposed Zoning Plan shall be submitted with the application. The proposed Zoning Plan shall be prepared and endorsed by a qualified urban planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- Proposed location and size of the proposed planned district. This includes a survey map of the boundaries of the site and a legal description.
- 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.
- Concept site plan of the proposed planned district, and proposed layout of all subareas.
- Proposed densities, number of lots and dimension parameters, and building intensities.
- Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- Relation to existing and future land use in surrounding area.
- Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- 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.
- 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.

- Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.
- Site plan, showing approximate nonresidential building locations(s), various functional use areas, circulation, and their relationship.
- General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- 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.
- Projected schedule of site development.
- Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- 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 Planned Unit Development District and the development standards applicable to the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PUD.

3. Zoning Text

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:

- A cover page including the name of the proposed development, name and contact information of the applicant, name and contact information of the applicants representative(s), the date of application and any revision dates thereafter, the townships application number, and signature lines for the township trustees.
- All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
- All maximum height and size requirements of buildings, mechanical areas and other structures.
- All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
- All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
- All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
- 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.
- All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
- All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.
- All exterior architectural design standards, including material, color and styles.
- 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;
- Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
- Accessory structure standards and limitations.

- Open space area, uses and structures, including proposed ownership and sample controlling instruments.
- Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- 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 forth in the Zoning Resolution.

TAB 1
CONSERVATION DEVELOPMENT
PLAN REGULATION TEXT

A. Introduction

T-Bill Development Co., LLC ("Applicant"), has filed a Planned Development District (PD) Zoning Application dated January 22, 2021 ("Application") with Jerome Township, Union County, Ohio ("Township").

The site includes 3 parcels totaling +/- 139.34 acres ("Property"). All the parcels are owned by different descendants of the Scott Family. The Family has been farming in Jerome Township for over 70 years. The proposed entrance parcel to the community is located approximately 2,500' east of the intersection of Industrial Parkway and Brock Road having a current address of 9585 Brock Road, Plain City, Ohio 43064. The Property is in contract to be purchased by the Applicant. The Property is currently zoned Rural Residential District (RU) and is in agricultural use with a small number of wooded areas. The Property is designated in the Jerome Township Comprehensive Land Use Plan as Conservation Development. Conservation Development requires a minimum of 40% open space and a maximum of 2 units per acre. The Application requests a rezoning of the Property to Planned Development District (PD) pursuant to Chapter 500 of the Jerome Township Zoning Resolution ("Zoning Resolution") amended on October 20, 2020. All references herein to a "Chapter" refer to a specific Chapter of the Zoning Resolution.

This Regulation Text is a part of the Application and constitutes the Regulation Text required by Article 5 Chapter 500.08(3)(q) This Regulation Text sets forth in textual form certain information required or permitted by the Zoning Resolution, provides certain supplemental information, and provides for certain development standards and conditions that will apply to the Property. To the extent any matter is not addressed herein but is contained in the other materials presented in connection with the Application, the same shall be deemed incorporated herein. All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.

The Application and all materials approved in connection therewith by the Township shall constitute the "Zoning Plan" for the Property, as provided in Article 5 Chapter 500.08(3) and the Property, as so developed in accordance with the Zoning Plan shall sometimes be referred to herein as the "Development". The proposed Development is a residential community consisting of single-family homes and open space areas to be known as The Homestead at Scotts Farm.

B. Uses

1. Permitted Uses: Within the PD District the following shall be permitted:
 - a. One single-family detached dwelling per lot.
 - b. Accessory buildings or structures normally associated with single-family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of Chapter 645.
 - c. Limited home occupations subject to the requirements of Chapter 635.
 - d. The use of land for conservation, preservation or wetland restoration
 - e. Community and public parks, open space preserves, playgrounds, play fields and

sports fields and accessory uses typically associated with community open space and parks, including, but not limited to, shelters, gazebos, walking paths, ponds, gathering spaces, seating and landscaping.

- f. Community facilities such as clubhouses, pools and pool houses and common mail/parcel facilities.
2. Prohibited Uses: Any use not specified as a permitted use within the approved Zoning Plan.

C. Density

Density: The maximum number of dwelling units shall not exceed 248 units over 138.7 Net acres. The net density of the Development is 1.79 du/acre (248 units/138.7 acres).

D. Setbacks, Yard Areas and other Lot Standards

1. Front Yard Setback: Twenty-five (25) feet
2. Rear Yard Setback: Twenty-five (25) feet
(Notwithstanding the foregoing, rear setbacks for single family homes shall not apply to decks, patios, and accessory uses such as play structures or garden structures so long as same are located not less than 10' from rear property line and do not encroach upon utility and/or drainage easements.)
3. Side Yard Setback: Five (5) feet,
4. Lot Width: Sixty-five (65) feet minimum, measured at the front yard setback,
5. Lot Area: Eight thousand one hundred twenty-five (8,125) square feet minimum,
6. Lot Coverage: Maximum building coverage shall not exceed forty (40) percent

Maximum building and pavement coverage shall not exceed sixty (60) percent.

E. Public Improvements

1. General Standards: All public improvements will comply with Section 500.06.4 including:
 - a. Public road sections shall be designed and constructed to the standards established by the Union County Engineer.
 - b. Ownership and maintenance of open space is discussed elsewhere (See "Open Space" herein);

- c. Storm water management facilities shall be provided as required by the Union County Engineer and the State of Ohio.

2. Public Streets Standards:

- a. Right of Way Width: Local Roads - Fifty (50) feet
Minor Collector – Eighty (80) feet – proposed collector
- b. Street Widths: Twenty-eight (28) feet minimum for all standard public streets measured back-of-curb to back-of-curb.
Twenty-Four (24) feet for street without curb and gutter for public minor collector street.
- c. Drive Lanes: Two (2)
- d. Parking Lanes: Parking shall be permitted on one side of public streets, opposite the fire hydrants, internal to the site.
- e. Tree Lawn: Minimum six (6) feet in width.
- f. Sidewalk: Four (4) feet wide minimum; sidewalks shall be concrete and located on both sides of all streets.

3. Roadway Improvements and Traffic Mitigation

- a. A TIS has been submitted to the Union County Engineers office for review and approval, and all recommended traffic improvements shall be provided as determined by the final approved TIS.

4. Mailboxes, Community Mail Facilities and House Numbers:

- a. Mail delivery facilities shall be provided per the direction of the local postmaster and potential locations are shown on the Conceptual Zoning Plan.
- b. In the case of individual mailboxes, all mailboxes shall be consistent in design and style throughout the development. A mailbox design shall be submitted for review and approval at the final development plan phase.
- c. In the case of community/clustered mailboxes, these facilities shall be located per the direction of the postmaster in reserve areas or within easements. Ownership and maintenance of these facilities shall be by the Homeowners Association. All community/clustered mailboxes shall be consistent in design and style throughout the development. Final design of these community facilities shall be submitted for review and approval at the final development plan phase.
- d. House numbers shall be provided on the front façade of each home and on each front yard light post.

F. Access

1. Vehicular Access – Brock Road:

- a. The primary access point from Brock Road shall be the first section of the proposed minor collector between Brock Road and Mitchell Dewitt Road as shown on the County Thoroughfare Plan. This section, labeled as Street A on the conceptual zoning plan, shall initially be constructed as a Tee intersection with three lanes at the intersection. Turn lanes and road improvements shall be constructed per the recommendations of the traffic study and the Union County Engineer. The primary entrance into the subdivision will access this Street A at the location shown on the Conceptual zoning Plan.

2. Vehicular Access – Adjacent Properties:

- a. Two street stubs are provided along the western and southern boundaries of the Development as shown on the Conceptual Zoning Plan. It is anticipated these street stubs will provide extensions into the Glacier Pointe development and a second access to the minor collector when it is extended to Mitchell Dewitt Road.

3. Future ROW donation:

- a. In accordance with the County Thoroughfare Plan the applicant shall grant an easement to the County, along the southern boundary line, for half of the necessary ROW for the minor collector between Brock Road and Mitchell Dewitt Road as shown on the Conceptual Zoning Plan, Exhibit E1.
- b. In accordance with County Engineer's requirements the applicant will dedicate an additional 10' along the Brock Road Frontage in the Development.

4. Temporary Emergency Access:

- a. A temporary emergency access off the cul-de-sac in the northeast part of the development to Brock Road shall be provided using permeable pavers and a break-a-way gate. The temporary emergency access may be removed when the other two connections to surrounding streets are serviceable.

5. Pedestrian Access

- a. A system of public sidewalks will provide pedestrian access to and through the Development. It is planned that a multi-use trail will be included in the final construction of the proposed minor collector from Mitchell Dewitt Road to Brock Road and beyond as shown in the County Thoroughfare Plan.

G. Buildings

1. Buildings: All buildings constructed within the Development will comply with the requirements of Chapter 500.06.6. The following building standards shall apply:

- a. All single-family dwellings shall provide a minimum floor area as follows:
 - i. Single Story: One thousand eight hundred (1,800) square feet,

- ii. Multi-Story: Two thousand (2,000) square feet.
 - b. Building height shall not exceed thirty-five (35) feet in height, measured per Jerome Township Zoning Resolution.
 - c. The exterior cladding of all structures shall be finished using brick, thin brick, stone, manufactured stone, stucco, wood, engineered wood, fiber-cement, composite, cellular PVC, or any combination thereof on not less than twenty (20) percent of the front elevation, with the remainder of the exterior cladding to contain such materials as identified above or vinyl siding, excluding for all purposes hereof foundations, windows, doors, downspouts, soffits, garage doors, trim molding and accent features;
 - d. A maximum of three (3) cladding materials shall be permitted on any home.
 - e. The color of exterior cladding materials shall be muted tones, natural earth tones, neutrals and whites. High chroma colors are not permitted.

The roof of all structures shall be finished using dimensional asphalt shingles (25-year warranty), wood, slate, tile, prefinished metal, copper or any combination thereof.
 - f. The color of roofing materials shall be natural earth tones, neutrals, and/or black. High chroma colors are not permitted.
 - g. All roof structures shall have a roof pitch of not less than 6/12, except for accent roofs and porch roofs that may be a lesser roof pitch in keeping with sound architectural and design perspectives.
2. Architectural Diversity: Architectural diversity standards shall apply to all dwellings as follows:
- a. No two (2) residential dwellings of the same front elevation shall be constructed within two (2) residential dwellings adjacent to, across from, or diagonal from each other. Residential dwellings with the same or similar footprint may be allowed within this distance provided that such residential dwellings incorporate substantial differences in the front elevations such as material changes, configuration of the front porch, etc.

H. Lighting

Lighting: A post light shall be provided in the front yard of each home, within ten (10) feet of the driveway and public sidewalk or path. The post light shall not exceed eight (8) feet in height. The light source shall not emit more than 1,500 lumens (approximately a 100W incandescent bulb). The post and light design shall complement the design and detailing of the home. Other than such front yard post light, lighting for entrance features to the Development and lighting for Model Homes (See "Model Homes" herein), no other exterior lighting is planned or permitted for the Development.

M. Open Space

Open Space: A minimum of sixty (60) +/- acres of the Development shall be preserved in perpetuity as open space. The Open Space is shown on Exhibit G.

The design, landscaping, use and ownership of each of these open space areas shall be as follows:

1. Neighborhood Parks — This open space area of the Development shall be owned and maintained by a Homeowners Association, including the temporary emergency access lane and control devices. The neighborhood parks shall be designed and landscaped to provide active and passive recreational activities. The Neighborhood Parks designs may include elements such as, but not limited to, ponds, lawns, pathways, shelters, seating areas, playgrounds, community gardens, landscaping, mail/parcel facilities, etc.
2. Perimeter Buffers — This open space area of the Development shall be owned and maintained by the Homeowners Association. These reserve areas shall be designed and landscaped to provide screening of the rear of lots, pedestrian circulation, retention, entrance features and mail/parcel facilities. The designs may include elements such as, but not limited to ponds, lawns, pathways, landscaping, signage, fencing and lighting.

N. Phasing

Phasing: The Conceptual Phasing Plan (Exhibit F) included as a part of the Application depicts how the Development may be phased. Phasing of the Development is subject to final engineering requirements and market conditions. Given the size of the Development, it is anticipated that full development of The Homestead at Scotts Farms will take approximately 9 years. Consequently, Applicant requests an extension of the Zoning Plan for up to nine (9) years from the date of approval as permitted by Chapters 500.8.5 b) and 6.

O. Zoning Plan

Zoning/Development Plan: Due to the size and nature of the Development and the fact that final engineering may result in changes to the layout to accommodate various engineering issues, the conceptual zoning plans included herein are intended to be indicative of the intent for the development and not an exact depiction of the final layout and design for the property. General layout, area, permitted uses, unit count and access/circulation shall be as set forth in the Conceptual Zoning Plan and this regulations text. The Exhibits E, F, G, H, and I are included to illustrate the desired layout and quality of the project, and final configurations are subject to change through final platting, engineering, and final development plans.

P. Model Homes

Model Homes: Model Homes consist of residential type structures which are representative of other dwellings offered for sale or to be built within the Development or specified Subareas thereof.

Model homes are to be used as sales offices by builders and developers and to display products and features offered by builders and developers and are subject to the issuance of a zoning permit by the Township ("Zoning Permit").

Model Homes are permitted as a temporary use within the Development, and such Model Homes may be staffed and operated by marketing and sales personnel and agents of such builders and developers, without regard to any home occupation or other commercial or business use provisions of the Zoning Resolution.

Model homes shall be subject to the following restrictions:

- Location and Use – A Model Home may be used by a builder or developer for the marketing and sale of lots and/or dwelling units located within the Development. A Model Home may not be used as a dwelling. Resales of existing dwelling units (other than spec homes) within the Development shall not be conducted from the Model Home. The Model Home shall not be used to conduct sales of lots and/or dwelling units outside of the Development, except as an incidental occasional use for the benefit and convenience of a builder's or developer's customers.
- Hours of Operation – Model Homes shall close by 8:00 P.M. No Model Home shall be open on Sunday to the general public before 12:00 Noon.
- Lighting -All exterior lighting must be "down lighting", so that no light shall be cast onto adjoining residential properties. All exterior lighting shall be extinguished at the closing time of the Model Home, except that which is in character with exterior lighting found on surrounding homes.
- Parking -Model Homes shall not be required to have off-street parking.
- Signage – Signage for each Model Home shall be permitted containing the logo and name of the builder or developer operating such Model Home, identifying the Model Home style, and setting forth hours of operation and pertinent contact information. There is no requirement that Model Home signage include all the foregoing. Such signage shall be placed, from the front property line, a distance of at least one-half (50%) of the distance of the required front yard setback and shall not be in any required side yard. Such signage shall be a monument type sign not to exceed twelve (12) square feet of sign area per side and shall contain no more than two (2) back-to-back sides with appropriate landscape treatments at its base. Lighting of Model Home signage shall be permitted. Plans for signage shall be submitted to the Township Zoning Officer at the time of application for a Zoning Permit for approval and must include sign structure, graphics, location, lighting and landscape treatments.
- Screening and Trash Removal – A landscape plan shall be submitted to the

Township Zoning Officer at the time of application for a Zoning Permit for approval and shall provide adequate landscaping and screening from adjoining residential lots. The owner of each Model Home shall arrange for trash to be picked up regularly in and around such Model Home and its lot.

- Limitation on Use -Each Model Home shall be used as a Model Home only for the time period set forth in the Zoning Permit issued for such Model Home by the Township Zoning Officer, subject to such extensions as may be granted by the Township Zoning Officer. At such time as the Model Home ceases or is no longer permitted to be used as a Model Home, all signage shall be promptly removed.
- Each Model Home shall be required to obtain and maintain a Zoning Permit issued by the Township Zoning Officer. At the time of application for a Zoning Permit, the applicant must demonstrate compliance with the requirements and restrictions set forth above and throughout the term of the Zoning Permit, the applicant must comply with such requirements and restrictions. The Township Zoning Officer shall be charged with the responsibility of determining compliance of each Zoning Permit issued for a Model Home.
- Termination of Use -The use of a Model Home within the Development shall be initially permitted for a period of up to thirty-six (36) months after the completion and opening as a Model Home. Extensions of this time period, not to exceed one (1) year per extension, may be approved by the Township Zoning Officer upon application and payment of any applicable fee, provided that such an extension is not in conflict with the public interest and the primary use of the Model Home continues to be for the marketing and sale of lots and/or dwelling units located within the Development.

Q. General Application of Zoning Resolution Development Standards

General Application of Zoning Resolution Development Standards: As required by Chapter 500.08.3 r) (xv), all development standards not specifically addressed in this Regulation Text or otherwise contained in this Zoning Plan shall be regulated by those general development standards set forth in the Zoning Resolution, unless otherwise provided in a Final Development Plan for variance or a plan amendment.

**DECLARATION OF COVENANTS
EASEMENTS, RESTRICTIONS AND ASSESSMENTS AND ASSESSMENT LIENS
FOR
THE HOMESTEAD AT SCOTTS FARM**

Submitted for Zoning purposes only. January 22, 2021

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Exhibits

Exhibit A Subject Property

Exhibit B..... Additional Easement Areas

DECLARATION OF COVENANTS, EASEMENTS, RESTRICTIONS AND ASSESSMENTS AND ASSESSMENT LIENS FOR TARLTON MEADOWS

This Declaration of Covenants, Easements, Restrictions and Assessments and Assessment Liens (the “**Declaration**”) is made on or as of this _____ day of _____, 2015, by DEVELOPER, INC., an Ohio corporation, whose address is 475 Metro Place S., Dublin, Ohio 43017 (“**Developer**”).

Background

1. Developer is the owner in fee simple of the real estate identified and described on Exhibit A, attached hereto and made a part hereof by this reference (the “**Subject Property**”).

2. The Subject Property is being developed and built as a residential subdivision of lots for single-family homes known as THE HOMESTEAD AT SCOTTS FARM (the “**Community**”) and may include public or private streets, associated improvements, landscaped areas, entranceway and community border features, reserves, open or green spaces, and storm water drainage facilities.

3. Developer desires hereby to restrict the use and occupancy of the Subject Property and provide for the preservation of the values of and amenities in the Community for the benefit of the present and future Owners of the Lots and the Improvements constructed on them.

4. Developer hereby declares that all of the Subject Property shall be encumbered with the following covenants, easements, restrictions and conditions which shall run with the land and be binding on all parties having any right, title or interest in the Subject Property, or any part thereof, their heirs, successors and assigns, including the future Owners of any Lot, the Developer, the Developer’s successors and assigns, and any utility companies, whether public or private, who are granted rights herein.

5. Further, Developer deems it desirable for the accomplishment of these objectives to create an association to which is delegated and assigned the non-exclusive right and obligation to administer and enforce the provisions hereof, to own certain property, to have easement rights with respect to certain property, to administer such property, and to collect and disburse funds necessary to accomplish these objectives. Accordingly, Developer shall cause to be incorporated a homeowners’ association under and pursuant to the laws of Ohio, whose Members are and will be all of the Owners of a Lot or Lots in the Community.

COVENANTS, EASEMENTS, RESTRICTIONS, ASSESSMENTS AND ASSESSMENT LIENS

NOW THEREFORE, in pursuance of a general plan for the protection, benefit, and mutual advantages of the property in the Community, Developer hereby declares that all of the Subject Property shall be held, developed, improved, encumbered, sold, conveyed and occupied subject to the following covenants, easements, and restrictions:

1. DEFINITIONS.

The following terms used in this Declaration shall have these meanings, unless the context requires otherwise:

- (a) **“Additional Easement Areas”** -- those areas, whether or not shown on the plat of the Community, which Developer has determined shall be subject to further easements for the benefit of the Community.
- (b) **“Additional Property”** -- property that may in the future be subjected to the plan for the Community provided hereby, and consists of such property as Developer, in its sole discretion, may from time to time determine and designate as Additional Property.
- (c) **“Architectural Review Committee”** -- the group of individuals having the power and authority to establish and enforce architectural standards governing the construction of Improvements in the Community.
- (d) **“Articles” and “Articles of Incorporation”** -- the articles, when filed with the Secretary of State of Ohio, incorporating PIONEER CROSSING Homeowners’ Association, Inc. (the **“Association”**) as a non-profit corporation under the provisions of Chapter 1702 of the Revised Code of Ohio (**“Chapter 1702”**).
- (e) **“Assessments”** - charges levied by the Association on Lots and their Owners, consisting of Operating Assessments, Special Assessments, and Individual Lot Assessments.
- (f) **“Association”** -- an association of all of the Owners of Lots in the Community, at any time, except Owners of Exempt Property with respect to that property. The Association is being incorporated as an Ohio non-profit corporation named **“THE HOMESTEAD AT SCOTTS FARM Homeowners’ Association, Inc.”**
- (g) **“Board”** -- the Board of Directors of the Association.
- (h) **“Code of Regulations”** and **“Code”** -- the Code of Regulations of the Association (sometimes referred to as **“bylaws”**) created under and pursuant to the provisions of Chapter 1702, providing certain operating rules and procedures for the Association.
- (i) **“Common Elements”** -- all real and personal property now or hereafter acquired by the Association, or benefited by easement to it, pursuant to the provisions hereof, or otherwise, for the common use and the enjoyment of the Owners, or for the operation of

the Association. The Common Elements may include open spaces, Reserves, entranceway and community border features, detention areas, and other property designated by Developer or the Board (as the Board will be constituted following the Turnover Date) to be Common Elements, and benefiting the Owners of the Lots in the Community.

- (j) **“Common Expense”** - costs and expenses incurred by the Association in fulfilling its functions pursuant to the provisions of the Governing Documents.
- (k) **“Community”** or **“TARLTON MEADOWS”** – all property that at any time has been subjected to the provisions of this Declaration, and initially includes all of the property described in Exhibit A, and which may be expanded to encompass all or any part of the Additional Property.
- (l) **“Developer”** -- DEVELOPER, Inc. and any successor or assign to which it specifically assigns any of its rights and which assumes its obligations hereunder by a written instrument.
- (m) **“Exempt Property”** -- means the portion of the real property comprising the Community (a) now or hereafter dedicated to common public use or owned by the United States, the State of Ohio, the County, the City, any school board, or similar governmental body, or any instrumentality or agency or any such entity, for so long as any such entity or any such instrumentality or agency shall be the owner thereof, or (b) owned by the Association; provided in either such case, the same is not utilized as a residence.
- (n) **“Governing Documents”** -- the Association’s Articles of Incorporation, Code of Regulations, its Rules, and all amendments thereto, this Declaration, and all amendments thereto, and applicable building and zoning laws and ordinances.
- (o) **“Improvements”** -- all buildings, outbuildings, garages and structures; overhead, aboveground and underground installations, including without limitation, utility facilities and systems, lines, pipes, wires, towers, cables, conduits, poles, antennae and satellite dishes; flagpoles; swimming pools; swing-sets, playground equipment, playhouses and forts; tennis and all other types of permanently installed recreational courts, fixtures and facilities; slope and drainage features, structures and conditions; roads, driveways, uncovered parking areas and other paved areas; fences, trellises, walls, retaining walls, exterior stairs, decks, patios and porches; planted trees, hedges, shrubs and other forms of landscaping; and all other improvements and/or structures of every type.
- (p) **“Individual Lot Assessment”** -- an assessment that the Board may levy upon a Lot and its Owners to reimburse the Association for costs incurred solely on behalf of that Lot, or the Owners thereof, including without limitation, costs associated with making repairs that are the responsibility of the Owner of that Lot; costs of additional insurance premiums reasonably allocable to an Owner because of use of Improvements on that Lot; costs of any utility expenses chargeable to an Owner but not separately billed by the utility company; administrative charges for violations of the Governing Documents, late charges, and interest on delinquent assessments, and costs of collection of delinquent

obligations to the Association, including attorneys fees and court costs, and all other charges reasonably determined to be chargeable solely to a Lot and its Owners.

- (q) **“Lot”** -- a separate parcel of real property now or hereafter identified upon a recorded subdivision plat of property in the Community, or any portion thereof, or recorded re-subdivision thereof, and any other separate parcel of real property designated as a Lot by Developer, and subjected to the provisions of this Declaration, excluding the Common Elements and any portion of the Community dedicated for public use.
- (r) **“Manager”** -- the person or entity retained by the Board to assist in the management of the Association.
- (s) **“Member”** -- any person or entity meeting the requirement for membership in the Association.
- (t) **“Occupant”** -- a person lawfully residing in a dwelling on a Lot, regardless of whether that person is an Owner.
- (u) **“Operating Assessments”** -- an assessment that the Board may levy upon all Lots, other than Exempt Property, and their Owners, pursuant to the terms of this Declaration, to provide funds to pay Common Expenses, that is, funds needed to meet cash requirements of the Association for its operations and reasonable reserves.
- (v) **“Owner”** and **“Lot Owner”** -- the record Owner, whether one or more Persons, of fee simple title to a Lot, excluding vendors under recorded land installment contracts, but including the vendees, and excluding the Developer and all others having an interest merely as security for performance of an obligation.
- (w) **“Person”** -- a natural individual, trustee, corporation, partnership, limited liability company, or other legal entity capable of holding title to real property.
- (x) **“Reserves”** -- one or more of the Reserves or open spaces in the Community, as delineated and shown on a recorded plat and subjected to the provisions hereof.
- (y) **“Rules”** -- the rules and regulations governing use of property in the Community as may be established by the Board from time to time.
- (z) **“Special Assessment”** -- an assessment that the Board may levy upon all Lots, except Exempt Property, to pay for unanticipated operating deficiencies, or to pay for capital expenditures not regularly budgeted and not to be paid out of monetary reserves, such as costs for major capital improvement replacements and for major new capital improvements, or any other similar purpose determined appropriate by the Board.
- (aa) **“Turnover Date”** -- the date on which Developer relinquishes its exclusive right to appoint all members of the Board, which date shall be no later than the date when the Community has been fully developed, and all Lots have been deeded to bona fide purchasers, provided Developer reserves the right, in its sole and unfettered discretion, to

turn over control of the Association, or selected functions thereof, at such earlier time as it determines in its sole discretion.

2. GOALS.

The covenants, easements, conditions and restrictions contained in this Declaration are declared to be in furtherance of the following purposes:

- (a) Promotion of the health, safety and welfare of all Owners and Occupants of property in the Community;
- (b) Ownership, administration, preservation, beautification and maintenance of the Community's Common Elements and all Improvements thereon;
- (c) Enforcement of architectural controls and restrictions applicable to the Community;
- (d) Compliance with all zoning and similar governmental regulations applicable to the Community; and
- (e) Provide for mandatory membership of Lot Owners in the Community, as it may be constituted, from time to time, in the Association, and the assessment and collection of funds to fulfill its objectives.

3. THE ASSOCIATION.

3.1. Purposes.

The Association shall apply all funds received by it pursuant hereto, and all other funds and property received by it from any source, to the fulfillment of the purposes of the Association as hereinbefore provided. The purposes of the Association are to:

- (a) To own, repair, maintain, regulate the use of, and to have easements with respect to various facilities and amenities in the Community that benefit all of the Community and its Owners and Occupants, including, without limiting the generality of the foregoing, the Common Elements and such other Improvements and amenities as designated to be Common Elements by Developer, and after the Turnover Date, by the Board;
- (b) administer and enforce the provisions of the Governing Documents; and
- (c) assess, collect and disburse funds necessary to fulfill these purposes.

3.2. Mandatory Membership.

Every Lot Owner shall be a Member of the Association. In the case of a Lot that is the subject of a recorded land installment contract, the vendee or vendees under that installment contract and not the vendor shall, while holding such interest, be a Member of the Association. There shall only be one membership per Lot. In the event the fee simple interest in a Lot, or

ownership of the vendee interest in a Lot, is held by more than one Person, the co-interest holders of such interests while holding such interests shall have only one membership in the Association as tenants-in-common, with respect to that Lot. Such membership is appurtenant to and inseparable from such interests. Status as a Member shall automatically transfer to the transferee of that interest at the time the fee simple interest is transferred of record. Initially those Lots to which these membership provisions apply shall be those Lots that are subjected hereby to the provision of this Declaration, but as portions of the Additional Property or additional portions of the Community are subdivided and platted into Lots, and the Lots therein subjected by amendments hereto to the plan hereof, membership in the Association shall extend to and encompass the holders of fee simple interests in those Lots, and holders of vendee interests under recorded land installment contracts with respect to those Lots, on the same basis as set forth herein for membership. The foregoing is not intended to include Persons who hold an interest merely as security for the performance of an obligation and the giving of a security interest or mortgage shall not terminate the membership of any Owner, provided further, there shall not be a membership appurtenant to a Lot dedicated to common public use or owned by any governmental body, instrumentality or agency for so long as such body, instrumentality or agency owns that Lot and so long as it is not utilized as a residence, nor for a Lot, if any, that becomes a Common Element, for so long as it remains a Common Element. Voting and all other matters regarding the governance and operation of the Association shall be as set forth in the Governing Documents.

3.3. Powers; Authority; Duties.

The Association shall have all the rights, powers, and duties established, invested, or imposed in it pursuant to the Governing Documents, and the laws of the State of Ohio applicable with respect to Ohio non-profit corporations. Among other things, the Association, through its Board, shall have the power to acquire, own and convey real estate, hold easements with respect to, and maintain the Common Elements, enforce and administer the Declaration, Rules, restrictions and covenants applicable to the Community, sue and be sued, levy and collect assessments, collect and maintain reserves for replacements or anticipated expenditures, enter into contracts, mortgage and pledge all revenue received and to be received and/or to assign and pledge all revenues received or to be received by it under any provisions of these covenants, including, but not limited to, the proceeds of the assessments payable hereunder, and take such other actions as it deems appropriate to its purposes. The Association shall not be obligated to spend in any particular time period all the sums collected or received by it in such time period or in any other time period and may carry forward, as surplus, any balances remaining; nor shall the Association be obligated to apply any such surpluses to the reduction of the amount of the assessment in any year, but may carry forward from year to year and time to time such surplus as the Board in its absolute discretion may determine to be desirable for the greater financial security of the Association and the effectuation of its purposes.

3.4. Other Agreements.

The Association shall have the power and authority to contract with any person, corporation, firm or other entity, for the exercise of any one or more of the various powers and authority granted to and duties to be performed by the Association hereunder, and to delegate such powers and authority to any agent or employee of the Association, and the exercise of those

powers and authority by such person, corporation, firm, entity, agent or employee shall be deemed the exercise of those powers and authority by the Association, except that no independent contractor shall be deemed by virtue of these provisions to be the agent of the Association. There shall be no requirement of any bond or surety for the Association, its agents, employees, or others assuring the exercise of the powers and authority granted hereunder, except as the Board shall in its sole discretion deem necessary or desirable for the safeguarding of any funds received by the Association. The Association may enter into agreements with other community, subdivision and condominium associations and/or master associations pursuant to which the Association agrees (i) to share in the cost of maintaining, repairing and replacing landscaping, storm water retention facilities, mounding, fencing and any other improvements or services that benefit the Community or the Members; and (ii) grant reciprocal rights, licenses and/or easements to members of each such associations to use and enjoy each other's common elements, subject to such rules and regulations, restrictions and fees as the Association may determine from time to time.

3.5. Rules and Regulations.

The Association may make and enforce reasonable Rules governing the use, operation and/or maintenance of the property which is a part of the Community, which shall be consistent with the other provisions of the Governing Documents. The Association shall have the power to impose sanctions on Members and Owners for any infraction of the Governing Documents, including the provisions hereof and the Rules, which such sanctions may include without limitation: (i) reasonable monetary administrative charges which shall be considered Individual Lot Assessments; (ii) suspension of the right to vote as a Member of the Association; and (iii) suspension of the right of the Owner and that Owner's Occupants, licensees, and invitees, to use the Common Elements or any part thereof. In addition, the Board shall have the power to seek relief, including injunctive relief, in any court for violations or to abate violations of the provisions of the Governing Documents. If the Board expends funds for attorneys' fees or litigation expenses in connection with the enforcement of any provision of the Governing Documents, the amount so expended shall be due and payable by the Owner of the Lot whose Owner, Occupant, licensee or invitee violated the provisions of the Governing Documents, and the same shall be an Individual Lot Assessment against such Owner's Lot.

3.6. Implied Rights.

The Association may exercise any other right or privilege given to it expressly by the laws of the State of Ohio or any provision of the Governing Documents, and every other right or privilege reasonably implied from the existence of any right or privilege granted thereby, or reasonably necessary to effect any such right or privilege.

3.7. Managing Agent.

The Board may retain and employ on behalf of the Association a Manager, which may be Developer, and may delegate to the Manager such duties as the Board might otherwise be authorized or obligated to perform. The compensation of the Manager shall be a Common Expense. The term of any management agreement shall not exceed one year and shall allow for

termination by either party, without cause and without penalty, upon no more than ninety (90) days prior written notice.

3.8. Insurance.

- (a) Fire and Extended (Special Form) Coverage. The Association shall, with respect to insurable property or interests owned by it, obtain and maintain insurance for all buildings, structures, fixtures and equipment and common personal property, now or at any time hereafter constituting a part of the Common Elements, against loss or damage by fire, lightning, and such other perils as are ordinarily insured against by standard coverage endorsements, with such limits, deductibles, and coverage as is deemed appropriate by the Board. This insurance:
- (i) shall provide that no assessment may be made against a first mortgage lender, or its insurer or guarantor, and that any assessment under such policy made against others may not become a lien on any Lot, or other property, and its appurtenant interest, superior to the lien of a first mortgage;
 - (ii) shall be obtained from an insurance company authorized to write such insurance in the State of Ohio which has a current rating of Class A-/VIII, or better, as determined by the then latest edition of Best's Insurance Reports or its successor guide;
 - (iii) shall be written in the name of the Association;
 - (iv) shall not be cancelled upon less than thirty (30) days notice to the Association; and
 - (v) unless otherwise determined by the Board, shall contain a waiver of subrogation of rights by the carrier as to the Association, its officers and directors, and all Owners.
- (b) Liability Coverage. The Association shall obtain and maintain a Commercial General Liability policy of insurance covering all of the Common Elements and the functions of the Association insuring the Association, the directors, and its Members, with such limits as the Board may determine, but no less than the greater of (a) the amounts generally required by private institutional mortgage investors for projects similar in construction, location and use, and (b) \$1,000,000, for bodily injury, including deaths of persons, and property damage, arising out of a single occurrence. This insurance shall contain a "severability of interest" endorsement which shall preclude the insurer from denying the claim of any Member because of negligent acts of the Association, the Board, or other Members, and shall include, without limitation, coverage for legal liability of the insureds for property damage, bodily injuries and deaths of persons in connection with the operation, maintenance or use of the Common Elements, and other legal liability, including liability under contractual indemnity clauses and liability arising out of lawsuits related to any employment contracts of the Association. Each such policy must provide

that it may not be canceled or substantially modified by any party, without at least thirty (30) days prior written notice to the Association.

- (c) Other. The Association may, in the Board's discretion, obtain and maintain the following insurance: (a) fidelity bond coverage for all officers, directors, Board members and employees of the Association and all other persons handling or responsible for handling funds of the Association, (b) officers' and directors' liability insurance, (c) workers' compensation insurance, (d) additional insurance against such other hazards and casualties as is required by law, and (e) any other insurance the Board deems necessary.
- (d) Use of Proceeds. In the event of damage or destruction of any portion of the Common Elements, the Association shall promptly repair or replace the same, to the extent that insurance proceeds are available. Each Member hereby appoints the Association as its attorney-in-fact for such purpose. If such proceeds are insufficient to cover the cost of the repair or replacement, then the Board may levy a Special Assessment pursuant to the provisions hereof to cover the additional costs.

3.9. Condemnation.

The Association shall represent the Members in any condemnation proceedings or in negotiations, settlements and agreements with the condemning authority for acquisition of the Common Elements, or any portion thereof. Each Member hereby irrevocably appoints the Association as its attorney-in-fact for such purpose. The awards or proceeds of any condemnation action shall be payable to the Association, to be held and used for the benefit of the Members, as determined by the Board.

3.10. Books; Records.

Upon reasonable request of any Member, the Association shall be required to make reasonably available for inspection by any Member all books, records and financial statements of the Association, except for those items deemed privileged, protected, or confidential in accordance with applicable law, rules or regulations. The Association may charge a reasonable fee to cover the administrative costs of handling, copying, delivering, etc., the requested documents.

4. THE COMMON ELEMENTS.

Developer may, from time to time, at Developer's option, convey to the Association, for the use and benefit of the Association and the Owners and Occupants, real or personal property, or any interest therein, as part of the Common Elements, provided that property is free and clear of all encumbrances except real estate taxes and assessments, if any, not presently due and payable, zoning and building laws, ordinances and regulations, legal highways and restrictions, conditions, easements of record, including, to the extent Developer so determines, those contained herein, and all other liens and encumbrances of record or otherwise affecting the property. All such Common Elements shall consist solely of property (i) benefiting two or more Lots, Owners, and/or Occupants in the Community, as the same may from time to time be constituted; or (ii) as required by zoning. In addition, the Developer may also grant such

easements to the Association as the Developer, in its sole discretion, determines to be of benefit to the Community, as the Community may be constituted from time to time. The Association may also acquire, hold, manage, operate, maintain, improve, mortgage and dispose of tangible and intangible personal property and real property in addition to that property conveyed to it by Developer.

5. ASSESSMENTS.

5.1. Types of Assessments.

Subject to the provisions of this Article, each Lot Owner, shall be subject to the following Assessments, which by acceptance of a deed to a Lot (whether or not it shall be so expressed in such deed) covenants and agrees to pay to: (a) Operating Assessments, (b) Special Assessments, and (c) Individual Lot Assessments, all of which are to be established and collected as hereinafter provided. No Owner may gain exemption from liability for any Assessment by waiving or foregoing the use or enjoyment of any of the Common Elements or by abandoning that Owner's Lot.

5.2. Operating Assessments.

For the purposes of providing funds to pay:

- the cost of the maintenance, repair, replacement, and other services to be provided by the Association;
- the costs for insurance and bond premiums to be provided and paid for by the Association;
- the cost for utility services, if any, charged to or otherwise properly payable by the Association;
- the costs for construction of new capital improvements on Common Elements not replacing capital improvements installed by Developer;
- the estimated amount required to be collected to maintain a general operating reserve to assure availability of funds for normal operations of the Association, in an amount deemed adequate by the Board;
- an amount deemed adequate by the Board to maintain a reserve for the cost of unexpected repairs and replacements of capital improvements and for the repair and replacement of major improvements for which cash reserves over a period of time in excess of one year ought to be maintained; and
- the costs for the operation, management and administration of the Association, including, but not limited to, fees for property management, landscaping, mowing, planting, lighting, pavement maintenance, snow and ice removal and mitigation, fees for legal and accounting services, costs of mailing, postage, supplies and materials for

operating the Association, and the salaries, wages, payroll charges and other costs to perform these services, and any other costs of operations of the Association not otherwise specifically excluded;

the Board shall establish, levy and collect Operating Assessments against each Lot and its Owners subject to the same, an equal pro rata share of such costs, in accordance with the following:

- (a) Initial Period. Commencing the first day of the first full month after a Lot with a dwelling constructed thereon has been conveyed by Developer to a home purchaser, each Lot Owner shall be subject to and pay to the Association an Operating Assessment for the remainder of the calendar year, as determined by the Board, prorated in the proportion that the number of full calendar months remaining in the calendar year from the date of the closing of the conveyance of the Lot is to twelve (12). This amount may have been prepaid by the Developer and if so, a credit back to the Developer will be collected at the closing on the Lot.
- (b) Subsequent Calendar Year. Prior to January 1 (or a reasonable time thereafter) of each calendar year thereafter, the Board shall establish a budget for anticipated operating expenses for the next following Operating Assessment period commencing January 1 and ending the following December 31, and apportion the amount so determined in equal shares among all Lots in the Community that have had a dwelling constructed thereon and that have been conveyed to a bona fide home purchaser, and assess each such Lot and its Owner or Owners for the apportioned amount.
- (c) Due Dates. The Operating Assessments shall be due in monthly, quarterly, semi-annual, or annual installments, as the Board may determine. Except for the initial payment of Operating Assessments, notice of Operating Assessments, or if payable in installments, the dates those installments are due, shall be given to a Lot Owner not less than thirty (30) days prior to the date the Operating Assessment, or first installment thereof, is due.

5.3. Special Assessments.

The Board may levy against all Lots subject to Operating Assessments, and their Owners, Special Assessments to pay for capital expenditures, interest expense on indebtedness incurred for the purpose of making capital expenditures and not to be paid out of reserves, unanticipated operating deficiencies or any other purpose determined appropriate by the Board in furtherance of its functions hereunder. Those Special Assessments shall be allocated among Lots on the same basis as Operating Assessments are to be allocated, and shall be due and payable on such basis and at such times as the Board directs, provided that no such Special Assessment shall be due and payable on fewer than thirty (30) days written notice.

5.4. Individual Lot Assessments.

The Board may levy an Individual Lot Assessment against any Lot Owner to reimburse the Association for costs incurred on behalf of that Lot, or as a consequence of any act or omission by any Owner, Occupant, or invitee thereof, including without limitation, costs

associated with making repairs that are the responsibility of the Owner; costs of additional insurance premiums specifically allocable to an Owner; costs of any utility expenses chargeable to an Owner but not separately billed by the utility company; and all other administrative and enforcement charges, including attorneys' fees, incurred by the Association reasonably determined to be an Individual Lot Assessment by the Board. By way of illustration, and not of limitation, the Board may levy an Individual Lot Assessment in the nature of an administrative charge reasonably determined by the Board against any Lot Owner who violates any provision of the Governing Documents, or who suffers or permits the Members, guests, invitees or tenants of that Owner's Lot to violate the same or any provision of the Governing Documents, including the restrictions contained herein and in the Rules. Upon its determination to levy an Individual Lot Assessment, the Board shall give the affected Lot Owner written notice and the right to be heard by the Board or a duly appointed committee thereof in connection with such Individual Lot Assessment no fewer than ten (10) days prior to the effective date of the levy of any such Lot Assessment.

5.5. Remedies.

- (a) Acceleration. If any installment of an Assessment, or portion thereof, is not paid within ten (10) days after the same has become due, the Board, at its option, without demand or notice, may call the entire balance of the Assessment due.
- (b) Late Charge. If any portion of any Assessment remains unpaid for ten (10) days after all or any part thereof shall become due and payable, the Board may charge interest on the entire unpaid balance from and after that date at the lesser of (i) the "prime rate" charged locally by a nationally recognized bank in the Columbus area plus five percent (5%) per annum or (ii) the highest rate permitted by law, together with a reasonable administrative collection charge, as established by the Board.
- (c) Liability for Unpaid Assessments. Each Assessment or installment of an Assessment, together with interest thereon and any and all costs of collection, including reasonable attorneys' fees, shall become the joint and several personal obligation of the Owners of the Lot charged the same, beginning on the date the Assessment or installment thereof becomes due and payable. The Board may authorize the Association to institute and prosecute to completion an action at law on behalf of the Association against the Owner or Owners personally obligated to pay any delinquent Assessment, and/or an action to foreclose the Association's lien or liens against a Lot or Lots for unpaid Assessments owed by that Lot and the Owner or Owners thereof. In any such action, interests and costs of such action, including reasonable attorneys' fees, shall be added to the amounts owed by the Owner or Owners and the Lot to the extent permitted by Ohio law.
- (d) Liens. All unpaid Assessments, or portions thereof, together with any interest and charges thereon or costs of collection, shall constitute a continuing charge in favor of the Association and a lien on the Lot against which the Assessment was levied. If any Assessment, or portion thereof, remains unpaid for ten (10) days after it is due, then the Board may authorize any Officer or appointed agent of the Association to file a certificate of lien for all or any part of the unpaid balance of that Assessment, together with interest and collection costs, including attorneys' fees, with the appropriate governmental office.

The certificate shall contain a description of the Lot which the lien encumbers, the name of the Owner or Owners of that Lot, and the amount of the unpaid portion of the Assessment. The certificate may be signed by any Officer, authorized agent or the Manager of the Association or its authorized representative. Upon the filing of the certificate, the subject Lot shall be encumbered by a continuing lien in favor of the Association. The Assessment lien shall remain valid for a period of five (5) years from the date such certificate is duly filed, unless the lien is released earlier or satisfied in the same manner provided by the law of the State of Ohio for the release and satisfaction of mortgages on real property, or until the lien is discharged by the final judgment or order of any court having jurisdiction.

- (e) Subordination of Lien. The lien of the Assessments provided for herein shall be subject and subordinate to the lien of any duly executed first mortgage on a Lot recorded prior to the date on which such lien of the Association is perfected by recording a certificate of lien, and any holder of such first mortgage which comes into possession of a Lot pursuant to the remedies provided in the mortgage, foreclosure of the mortgage, or deed or assignment in lieu of foreclosure, and any purchaser at a foreclosure sale, shall take the property free of any claims for unpaid Assessments against the mortgaged Lot which became due and payable prior, in the case of foreclosure, to the date of the sale, and, in all other cases, to the date legal title vested in the successor Owner.
- (f) Contested Lien. Any Owner or Owners who believe that an Assessment chargeable to that Owner or Owner's Lot, and for which a certificate of lien has been filed by the Association has been improperly charged against that Lot or Unit, may bring an action in the Court of Common Pleas in the county where the Subject Property is located for the discharge of that lien and/or for a declaratory judgment that such Assessment was unlawful. The filing of such action shall not be grounds for an offset or to withhold payment. In any such action, if it is finally determined that all or a portion of the Assessment has been improperly charged to that Lot, the Court shall make such order as is just, which may provide for a discharge of record of all or a portion of that lien and a refund of an Assessment or portion thereof determined to be unlawful.
- (g) Estoppel Certificate. The Board shall, within a reasonable time following receipt of a written demand and for a reasonable charge, furnish a certificate signed by the President or other designated representative of the Association, setting forth whether the Assessments on a specified Lot have been paid. This certificate shall be conclusive evidence of payment of any Assessment therein stated to have been paid.
- (h) Suspension of Vote and Use of Common Elements. If any Assessment remains unpaid for thirty (30) days after it becomes due, then the delinquent Owner's voting rights upon Association matters and privileges to use the Common Elements, shall be suspended until such Assessment is paid. In any case, suspension of any such rights shall be subject to the right of an Owner, Occupant, or their licensees or invitees, to necessary ingress and egress to and from that Owner's Lot.

6. MAINTENANCE.

6.1. Maintenance by Association.

Subject only to budgetary limitations and the right of the Board to exercise reasonable business judgment, the Association shall maintain and keep the Common Elements in good, clean, attractive, and sanitary condition, order and repair. This maintenance shall include, without limitation, maintenance, repair, and replacement of all Improvements situated upon the Common Elements, including but not limited to the Reserves, any open spaces, signage, entranceways, community border areas, the maintenance, repair and replacement of any Additional Easement Areas (except as provided for in 6.5 below), and the maintenance, repair and replacement of all personal property used in connection with the operation of the Association.

6.2. Maintenance by Owner.

Each Owner or Occupant shall repair, replace, and maintain in good order and condition, at that Person's expense, all portions of Improvements on and equipment and components located upon that Owner's Lot. This maintenance responsibility includes, without limitation, promptly furnishing all necessary materials and performing or causing to be performed at that Owner's expense all maintenance, repairs and replacements of Improvements on such Lot. No Lot or other Improvement shall be permitted to become overgrown, unsightly or fall into disrepair. Each Owner shall maintain that Owner's Lot in accordance with the Rules and the requirements set forth by the Association as provided for herein.

6.3. Right of Association to Repair Lot.

In the event any Owner fails to maintain that Owner's Lot in the manner required herein, and that Lot remains in disrepair for a period of thirty (30) days after notification by Developer or the Association to said Owner, and if the Board or Developer determines that any maintenance of that Lot or Improvements thereon is necessary to ensure public safety, to permit reasonable use or enjoyment of the Common Elements by Owners, to prevent damage to or destruction of any other part of the Common Elements, to preserve the value of the Community, or to comply with the Rules or the terms of this Declaration, then the Board or Developer may authorize its employees or agents to enter the Lot at any reasonable time to complete the necessary maintenance, and the Board may levy an Individual Lot Assessment for all reasonable expenses incurred or, if performed by Developer, those expenses shall be reimbursed by the Owner to Developer.

6.4. Damage to Common Elements By Owner or Occupant.

In the event the need for maintenance or repair of any part of any Common Element is caused by the negligent or intentional act of any Lot Owner or Occupant, or that Person's licensees or invitees, or in the event any Common Element is damaged by any Owner or Occupant, or that Person's licensees, or invitees, then the Board may maintain, repair, and/or replace the same and the cost thereof shall constitute an Individual Lot Assessment against such Lot and its Owner. The determination that such maintenance, repair or replacement is necessary

and/or has been caused so caused, shall be made by the Board in its sole discretion. The Association shall be entitled to enter a Lot to repair or maintain any Common Elements adjacent to such Lot.

6.5. Additional Easement Areas.

The Additional Easement Areas shown on Exhibit B attached hereto shall be maintained as follows: [*to be determined as necessary*].

7. ARCHITECTURAL STANDARDS.

All property at any time subject to the provisions hereof shall be governed and controlled by the following:

7.1. Architectural Review Committee.

The Architectural Review Committee shall be a committee consisting of three (3) persons. Until the Turnover Date, Developer shall have the sole and exclusive right to appoint and remove all three (3) members of the Architectural Review Committee, at will. After that date, the Board shall have the right to appoint all three (3) members to the Architectural Review Committee. The Architectural Review Committee shall have the exclusive authority, by action of two (2) or more of the members thereof, at a private or public meeting, to determine the architectural standards which shall govern the construction of Improvements on a Lot. Each Owner covenants and agrees by acceptance of a deed to a Lot, to comply with, and to cause that Owner's Lot and any Occupant thereof to comply with the standards adopted by the Architectural Review Committee. No Improvement shall be placed, erected or installed on a Lot, and no construction (which term shall include in its definition staking, clearing, excavation, grading and other site work) shall be commenced or continued until and unless the Owner first obtains the written approval thereof by the Architectural Review Committee and otherwise complies with any zoning and building regulations and all provisions hereof.

7.2. Modifications.

Except as otherwise provided herein, the Architectural Review Committee shall have jurisdiction over all construction, modifications, additions or alterations of Improvements on or to a Lot. No person shall construct any Improvement on any Lot, including without limitation, alter surfaces of existing Improvements, change paint colors or roofing materials, construct or modify fencing, install any permanent recreational device, swing-set, playground, basketball hoop, or other similar Improvement, change the grade or contour of any Lot, change the material of any driveway, modify the exterior lighting, change the mailbox or address marker, construct any porch, deck, patio, gazebo, or pool, modify any landscaping, install any signs or satellite dishes not otherwise permitted herein or by federal law, without the prior written consent of the Architectural Review Committee. Owners shall submit plans and specifications showing the nature, kind, shape, color, size, materials and location of Improvements and alterations to the Architectural Review Committee for its approval. Nothing contained herein shall be construed to limit the right of an Owner to remodel or decorate interior Improvements without such approval.

7.3. Variances.

To avoid unnecessary hardship and/or to overcome practical difficulties in the application of the provisions of these provisions, the Architectural Review Committee shall have the authority to grant reasonable variances from the provisions hereof, provided that the activity or condition is not prohibited by applicable law, including but not limited to township zoning or county building regulations; and provided further that, in the judgment of the Architectural Review Committee, the variance is in the best interests of the community and is within the spirit of the standards of the Architectural Review Committee. No variance granted pursuant hereto shall constitute a waiver of any provision hereof as applied to any other person or any other part of the Community.

7.4. Improvements by Developer.

Notwithstanding the foregoing to the contrary, all Improvements and landscaping constructed by the Developer, its agents, or its successors and/or assigns shall be deemed to comply in all respects with this Declaration and the requirements of the Architectural Review Committee, and the Developer, its successors and assigns, shall have the exclusive right to approve the initial construction of a residence upon any Lot even following the Turnover Date.

7.5. Liability Relating to Approvals.

Neither Developer, the Association, the Board, the Architectural Review Committee, nor any member thereof, nor any of their respective heirs, personal representatives, successors and assigns, shall be liable to anyone submitting plans and specifications for approval by reason of mistakes of judgment, negligence, or nonfeasance arising out of, or in connection with the approval or disapproval or failure to approve the same. Every Person and Lot Owner who submits plans and/or specifications or otherwise requests approval from the Architectural Review Committee agrees, by submission thereof, that they will not bring any action or suit, seek damages, or otherwise attempt to compel the approval of the same. Each Lot Owner shall be responsible for ensuring that any Improvements constructed on their Lot comply with any zoning ordinances and any easements, covenants and conditions of record.

8. USE RESTRICTIONS.

The following restrictions and covenants concerning the use of each Lot and occupancy of Improvements thereon shall run with the land and be binding upon the Developer and every Owner or Occupant, their respective heirs, successors and assigns, as well as their family members, guests, licensees and invitees:

8.1. Use of Lots.

Except as otherwise specifically provided in this Declaration, no dwelling on a Lot, nor any portion of any Lot, shall be used for any purpose other than that of a residence for individuals living together as a single housekeeping unit, and uses customarily incidental thereto, Specifically, no dwelling may be used as a rooming house, group home, commercial foster

home, fraternity or sorority house, or any similar type of lodging, care or treatment facility. In addition, no building shall be erected, altered, placed, or permitted to remain on any Lot other than one single-family dwelling not to exceed two and one-half stories in height, and each such dwelling shall have an attached two car garage. No bi-level homes shall be permitted. As used herein, “bi-level home” shall mean a home having two levels with an integral garage on the lower level. No home shall be constructed on any Lot having a garage with a lower elevation than the street elevation such that the garage and/or driveway are depressed below the finished grade of the Lot. No structure of a temporary character, such as a trailer, tent, shack, vehicle port, barn, pet dwelling including pet fenced in pet areas behind houses, or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently; provided, however, that nothing herein shall prevent the use of trailers or temporary buildings by Developer or builders approved by Developer, for sales and construction management and related uses during the construction and sale of homes in the Community or home remodeling after initial construction. All homes shall comply with material standards as approved under the applicable zoning text and/or by Jerome Township or Union County for this Community and by the Architectural Review Committee.

8.2. Minimum Square Footages.

No dwelling shall be permitted on any Lot on which the floor area of the main structure is less than what is required by the applicable zoning and subdivision control requirements governing Lots located in the Community.

8.3. Use of Common Elements.

The Common Elements may be used only in accordance with the purposes for which intended and for any reasonable purposes incidental to the residential use of Lots. All uses of the Common Elements shall benefit or promote the health, safety, welfare, convenience, comfort, recreation, and/or enjoyment of the Owners and/or Occupants, and shall comply with the provisions of this Declaration and all other Governing Documents, and the laws of the State.

8.4. Hazardous Actions or Materials.

Nothing shall be done or kept in or on any Lot or in or on any portion of the Common Elements that is unlawful or hazardous, that might reasonably be expected to increase the cost of casualty or public liability insurance covering the Common Elements, or that might or that does unreasonably disturb the quiet occupancy of any Person residing on any other Lot. These provisions shall not be construed so as to prohibit Developer or any other builder in the Community from construction activities consistent with reasonable or customary residential construction practices.

8.5. Signs.

No signs of any character shall be erected, posted or displayed upon property in the Community, except: (i) marketing signs installed by Developer while marketing Lots and residences for sale; (ii) street and identification signs installed by the Association, Developer, or any governmental agency; (iii) on the Common Elements, signs regarding and regulating the use

of the Common Elements, provided they are approved by the Board; (iv) on any Lot, one temporary real estate sign not to exceed six (6) square feet in area advertising that such Lot is for sale; and (v) except to the extent preempted by federal law, up to three (3) temporary political signs of not more than six (6) square feet each, expressing support for or opposition to an individual candidate or issue which is the subject of a current election, provided the same comply with any local ordinances and any Rules established by the Board. No signs shall be placed in the Common Elements.

8.6. Animals.

Except as hereinafter provided, no animals, reptiles, livestock or poultry of any kind shall be raised, bred or kept on any Lot, or in or upon any part of the Common Elements. Notwithstanding the foregoing, household domestic pets, not bred or maintained for commercial purposes, may be maintained in a dwelling on a Lot, provided that: (i) the maintaining of animals shall be subject to such rules and regulations as the Board may from time to time promulgate, including, without limitation, the right to place limitations on the size, number and type of such pets, and the right to levy administrative and enforcement charges against persons who do not clean up after their pets; and (ii) the right of an Owner or Occupant to maintain an animal in a dwelling on a Lot shall be subject to termination if the Board, in its full and complete discretion, determines that maintenance of the animal constitutes a nuisance, creates a detrimental effect on the Community or other Lots or Occupants, or possession of which violates any law, rule or ordinance promulgated by a governmental or quasi-governmental entity. Any animal defined as “vicious” or “dangerous” pursuant to the provisions of Ohio Revised Code Chapter 955, as the same may be amended from time to time, is specifically prohibited. Outdoor doghouses, animal cages or runs are prohibited without the express prior approval of the Architectural Review Committee.

8.7. Nuisances.

No noxious or offensive trade or activity shall be permitted on any property in the Community or within any dwelling located on any Lot. No soil shall be removed for any commercial purpose.

8.8. Business.

No industry, business, trade, occupation or profession of any kind may be conducted, operated or established on any Lot, without the prior written approval of the Board. Notwithstanding the foregoing, (i) a “home office” use is permitted, provided such use does not entail any non-resident employees, generate any traffic or additional parking, require any signage, and is operated in compliance with all laws including any Rules established by the Board and applicable Jerome Township regulations; (ii) an Owner or Occupant may maintain a personal or professional library, keep personal business or professional records or accounts, conduct personal business, make professional telephone calls or correspond in or from a residence; and (iii) during the construction and initial sales period, Lots, including dwellings and Improvements constructed thereon, and Common Elements may be used for construction and sales purposes, including the construction and operation of sales models and/or trailers by Developer and by builders and developers as approved by Developer, in its sole discretion, until

dwellings have been constructed on all Lots and all Lots with dwellings on them have been conveyed to bona fide residential home purchasers.

8.9. Storage.

No storage buildings, barns or sheds of any kind are permitted on any Lot. This section shall not apply to any storage as may be necessary during the construction or remodeling of homes on the Lots.

8.10. Hotel/Transient Uses.

No Lot or Improvement thereon may be used for hotel or transient uses, including without limitation, uses in which an Occupant is provided customary hotel services such as room service for food and beverage, maid service, furnishing laundry and linen, or similar services, or leases to roomers or boarders.

8.11. Vehicles.

The Board is granted the power and the authority to create and enforce reasonable Rules concerning placement and the parking of any vehicle permitted on or in the Community. In addition to its authority to levy Individual Lot Assessments as administrative charges for the violation of the Rules, the Board shall be authorized to cause the removal of any vehicle violating this Declaration or such Rules.

Except as specified below, no trucks, no prohibited commercial vehicles, no boats, no trailers, no campers and no mobile homes shall be parked or stored on any street or on any Lot in the Community (except in the attached garage) for any time period longer than forty-eight (48) hours in any thirty (30) day period, provided, however, that nothing contained herein shall prohibit the reasonable use of such vehicles as may be necessary during construction of residences on the Lots.

For the purpose of this section, the terms “truck” and “prohibited commercial vehicle” shall include all vehicles that have a length of more than 21 feet and all vehicles that include any visible exterior storage of tools or materials; provided, however, that up to two (2) ladders may be visible. Dump trucks, tow trucks, flat bed car hauling trucks, panel trucks and vans larger than one-ton capacity, pickup trucks larger than one ton capacity, and semi type tractors and trailers, shall in every instance be considered to be to be a prohibited truck and/or a prohibited commercial vehicle. For the purpose of this section, the word “trailer” shall include landscaping trailer, open bed trailer, trailer coach, house trailer, mobile home, automobile trailer, camp car, camper or any other vehicle, whether or not self-propelled, constructed or existing in such a manner as would permit use and occupancy thereof, or for storage or the conveyance of personal property, whether resting on wheels, jacks, tires or other foundation.

Furthermore, no automobile, truck, or other motor-driven vehicle, or trailer, in a condition where it is unlicensed, unregistered, apparently inoperable, extensively damaged, disabled, dismantled, or otherwise not in a condition to be lawfully operated upon the public highway, or any vehicle component or part, shall be placed, parked or stored in any visible

location on or in front of a Lot or residence for a period of time longer than thirty (30) days. After this time the vehicle, trailer or part shall be deemed to be a nuisance, and shall be removed.

8.12. Trash.

Except for the reasonably necessary activities of Developer during the original development of the Community, no burning or storage of trash of any kind shall be permitted in the Community. All trash shall be deposited in covered, sanitary containers, and these containers shall at all times be screened from view from any other Lot or street, except when temporarily placed outside for trash collection. No emptied trash containers shall be allowed to remain visible for more than eight hours following the trash pick-up.

8.13. Antennae.

No outside television or radio aerial or antenna, or other aerial or antenna, including satellite receiving dishes, for reception or transmission, shall be maintained on a Lot, to the extent permissible under applicable statutes and regulations, including those administered by the Federal Communications Commission, except that this restriction shall not apply to satellite dishes with a diameter less than one (1) meter, erected or installed to minimize visibility from the street which the dwelling fronts. Notwithstanding the foregoing, roof-mounted satellite dishes are to be limited to the maximum extent possible by law.

8.14. Utility Lines.

All new utility lines in the Community shall be underground, subject only to the exceptions required by governmental authorities having jurisdiction, utility companies, Developer, and the Board.

8.15. Tanks.

No tanks for the storage of propane gas, fuel oil or any other combustible substance shall be permitted to be located above or beneath the ground of any Lot except that propane gas grills are permitted. This section shall not apply during the construction of any homes on the Lots or to any Lot containing Developer's sales trailer.

8.16. Street Tree.

Developer may designate one or more trees as deemed necessary by Developer along the street in front of each Lot at a ratio of 1 tree per 50' on center as a "street tree". If Developer determines to designate street tree(s) then each Lot Owner agrees to care for, and, if necessary, replace such tree or trees at the Owner's expense with a like type of tree having a caliper greater than or equal to 2".

8.17. Mailbox.

If individual mailboxes are permitted for mail delivery by the USPS, Developer may shall designate and require a curbside mailbox for each Lot, with a design and composition that will

provide uniformity to the subdivision. Each mailbox shall have the street numbers for the Lot on each side of such mailbox. If the mailbox is damaged, destroyed or deteriorates, then each Owner, at such Owner's expense, shall repair or replace such mailbox with an identical mailbox, or if unavailable, with another of a like kind, design, pattern and color as the initial mailbox.

8.18. Yard Lights and Lamp Posts.

All yard lights and lamp posts, if any, shall conform to the standards set forth by the approved Regulation Text in Zoning Plan. If a yard light or lamp post is damaged, destroyed or deteriorates, then each Owner, at such Owner's expense, shall repair or replace such yard light and/or lamp post with an identical yard light or lamppost, or if unavailable, with another of a like kind, design, pattern and color as the initial yard light and/or initial lamp post.

8.19. Fencing.

No perimeter fencing shall be allowed on any Lot. Fencing may be permitted for privacy around decks, patios, hot tubs, etc., and shall not exceed 42 inches in height, but may be required to include landscaping screening where utilized by the Architectural Review Committee. No chain link and no wire fencing shall be permitted. Fence posts may be no higher than 6 inches above the top rail, with the exception of fencing around swimming pool which shall be a minimum of 54 inches in height. Fences shall be at least 50% open. Pool fencing may be aluminum or wrought iron and must comply with applicable Township and County Codes. The Developer may install fencing as part of entry feature improvements and landscape buffering and/or screening along adjacent properties, which shall be maintained by the Association.

8.20. Swimming Pools/Hot Tubs.

No above-ground swimming pool extending twelve (12) inches or more above the finished grade of the Lot shall be permitted upon any Lot except that this restriction shall not prohibit the installation of a hot tub that is properly screened. In the event that an in-ground swimming pool is permitted to be installed on a Lot and applicable governmental safety regulations require a fence, then such fence shall be permitted notwithstanding any provision of Section 8.19 to the contrary, provided such fence shall be subject to prior written approval of the Architectural Review Committee as to design and location on the Lot.

8.21. Compliance with Zoning.

Certain provisions of this Declaration may have been included herein as a result of governmental requirements established through the zoning and development plan approval processes in the State, County, and/or Jerome Township in which the Subject Property is located. Compliance with all such governmental requirements, for so long as such requirements are effective and binding, and as such requirements may be amended or modified, is required by this Declaration.

8.22. Miscellaneous.

The following Improvements shall not be permitted on any Lot in the Community:

- (a) outdoor clotheslines;
- (b) window air conditioning units on any window facing a street;
- (c) wind turbines or similar wind-powered energy generating equipment;
- (d) solar panels

9. EASEMENTS AND LICENSES.

9.1. Easement of Access and Enjoyment Over Common Elements.

Every Owner shall have a right and easement (in common with all other Owners) of enjoyment in, over, and upon the Common Elements, which rights shall be appurtenant to, and shall pass with the title to, that Person's Lot, subject to the terms and limitations set forth herein, and subject to the Rules. An Owner may delegate that Person's rights of access and enjoyment to Occupants, licensees and invitees.

9.2. Right of Entry for Repair.

The duly authorized agents, officers, contractors, and employees of the Association shall have a right of entry and access to the property subject hereto, including without limitation the Lots, for the purpose of exercising the Association's rights, or performing the Association's obligations as set forth herein. The Association may enter any Lot to remove or correct any violation of any provision hereof, or any Rule, or to maintain, repair, and replace the Common Elements and/or Additional Easement Areas, but only during reasonable hours and after providing reasonable advance notice to the Owner, except in cases of an emergency.

9.3. Easement for Utilities and Other Purposes.

The Board or Developer may convey easements over the Common Elements to any entity for the purpose of constructing, installing, maintaining, and operating poles, pipes, conduit, wires, ducts, cables, and other equipment necessary to furnish electrical, gas, sewer, water, telephone, cable television, and other similar utility or security services, whether of public or private nature, to the Community and to any entity for such other purposes as the Board or Developer deems appropriate; provided that such equipment or the exercise of such easement rights shall not unreasonably interfere with any Owners' use and enjoyment of that Owner's Lot. The Board or Developer may grant such easements over all portions of the Community for the benefit of adjacent properties as the Board or Developer deems appropriate; provided that the grant of such easements imposes no undue, unreasonable, or material burden or cost upon any property in the Community, and further provided that the Board or Developer may not convey any easement over a Lot without the prior written consent of the Owner of such Lot (which consent shall not be unreasonably withheld, delayed or conditioned).

9.4. Easement for Services.

A non-exclusive easement is hereby granted to all police, firemen, ambulance operators, mail carriers, delivery persons, cable and television repair personnel, garbage removal personnel, and all similar persons, and to the local governmental authorities and the Association (but not to the public in general) to enter upon the Common Elements and the Lots to perform their duties.

9.5. General.

Unless specifically limited herein otherwise, the easements described herein shall run with the land and pass with the title to the benefited and burdened properties, shall be appurtenant to the properties benefited and burdened thereby, shall be enforceable by the owners of the properties benefited thereby, and shall be perpetual. The easements and grants provided herein shall in no way affect any other recorded grant or easement. Failure to refer specifically to any or all of the easements and/or rights 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 rights or easements but the same shall be deemed conveyed or encumbered, as the case may be, along with the Lot.

10. UTILITY SERVICES.

Each Lot Owner by acceptance of a deed to a Lot agrees to pay for utility services separately metered or separately charged by the utility company to that Lot, and to reimburse the Association for that Owner's Lot's share of any utility cost that the Board, or its designee, reasonably determines is attributable to use by the occupants of that Owner's Lot. The Association shall arrange for the provision of utility services, if any, to the Common Elements and shall pay the costs of such services separately metered to the Association.

11. MISCELLANEOUS.

11.1. Term.

The provisions hereof shall bind and run with the land for a term of thirty (30) years from and after the date that this Declaration is filed for recording with the Recorder of Union County, Ohio and thereafter shall automatically renew forever for successive periods of ten (10) years each, unless earlier terminated with the consent of Members exercising not less than seventy-five percent (75%) of the voting power of all Members.

11.2. Enforcement.

The provisions hereof may be enforced by any proceeding at law or in equity by Developer, any Owner, the Association, the Architectural Review Committee, and each of their respective heirs, successors and assigns, against any Person(s) violating, or attempting to violate, any covenant, restriction, or Rule to restrain and/or to enjoin any violation, to obtain a decree for specific performance as to removal of any nonconforming Improvement, and to recover all damages, costs of enforcement and any other costs incurred (including without limitation

reasonable attorneys' fees) in connection with any violation. The failure or forbearance to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of these rights.

11.3. Amendments.

Until the Turnover Date, Developer may, in its sole and absolute discretion, unilaterally amend the provisions hereof at any time and from time to time, without the consent of any other Owners. Any such amendment may impose covenants, conditions, restrictions and easements in addition to those set forth herein including, without limitation, restrictions on use and covenants to pay additional charges with respect to the maintenance and improvement of any property in the Community. After the Turnover Date, Developer may unilaterally amend the provisions hereof, without the consent of any other Owners, if such amendment is: (a) necessary to bring any provision hereof into compliance with any applicable governmental statute, rule, regulation or judicial order; (b) necessary to enable any reputable title insurance company to issue title insurance coverage on the Lots; (c) necessary to conform to the requirements of the United States Federal Housing Administration or the Veterans Administration, or (d) necessary to correct errors; provided, however, any such amendment shall not materially adversely affect the title to any Lot unless the Owner or Owners have thereof consented to such amendment in writing. No amendment may remove, revoke, or modify any right or privilege of Developer without the written consent of Developer or the assignee of such right or privilege. Developer shall have the right and power, but neither the duty nor the obligation, in its sole and absolute discretion and by its sole act, to subject all or any part of the Additional Property to the provisions hereof at any time and from time to time by executing and recording in the appropriate governmental office an amendment to this Declaration specifying that such Additional Property is part of the Community. An amendment hereby made by Developer shall not require the joinder or signature of the Association, other Owners, mortgagees, or any other person. In addition, such amendments to this Declaration may contain such supplementary, additional, different, new, varied, revised or amended provisions and memberships as may be necessary or appropriate, as determined by Developer, to reflect and address the different character or intended development of any such Additional Property.

In addition, this Declaration may be amended or modified after the Turnover Date with the approval of Owners holding not less than seventy-five percent (75%) of the voting power of all Owners in the Association; provided, however, that the consent of Developer shall be required for any amendment or modification which affects Developer's rights hereunder, and further provided that the consent of all Owners shall be required for any amendment which effects a change in the voting power of any Owner, the method of allocating Common Expenses among Owners, or the fundamental purpose for which the Association is organized. Any amendment to this Declaration adopted with the aforesaid consent shall be executed with the same formalities as to execution as observed in this Declaration by the president and the secretary of the Association, and shall contain their certifications that the amendment was duly adopted in accordance with the requirements of this paragraph. Any amendment so adopted and executed shall be effective upon the filing of the same with the County Recorder of the County in which the Community is located.

11.4. Developer's Rights to Complete Development.

Developer shall have the unrestricted right to: (a) complete the development, construction, promotion, marketing, sale, resale and leasing of properties; (b) construct or alter Improvements on any property owned by Developer; (c) construct, maintain and operate model homes, offices for construction, sales or leasing purposes, storage areas, construction yards or similar facilities on any property owned by Developer or the Association; or (d) post signs incidental to the development, construction, promotion, marketing, sale and leasing of property within the Community, in compliance with Township regulations. Further, Developer shall have the right of ingress and egress through the streets, paths and walkways located in the Community for any purpose whatsoever, including, but not limited to, purposes related to the construction, maintenance and operation of Improvements. Nothing contained herein shall limit the rights of Developer or require Developer to obtain approval to: (i) excavate, cut, fill or grade any property owned by Developer; (ii) construct, alter, remodel, demolish, replace, or use any Improvements on any Common Elements or any property owned by Developer as a construction office, model home or real estate sales or leasing office in connection with the sale of any property or Lot; or (iii) require Developer to seek or obtain the approval of the Association or the Architectural Review Committee for any activity or Improvement on any Common Elements or any property owned by Developer. Nothing in this Section shall limit or impair the reserved rights of Developer as elsewhere provided in this Declaration.

11.5. Mortgagee Rights.

A holder or insurer of a first mortgage upon any Lot, upon written request to the Association (which request shall state the name and address of such holder or insurer and a description of the Lot) shall be entitled to timely written notice of:

- (a) Any proposed amendment of this Declaration;
- (b) Any proposed termination of the Association; and
- (c) Any default under the provisions hereof which gives rise to a cause of action by the Association against the Owner of the Lot subject to the mortgage of such holder or insurer, where the default has not been cured in sixty (60) days following the date a notice describing a default is sent to an Owner.

Each holder and insurer of a first mortgage on any Lot shall be entitled, upon written request and at such mortgagee's expense, to inspect the books and records of the Association during normal business hours.

11.6. Indemnification.

The Association shall indemnify, defend and hold every Officer, Director, and agent of the Association harmless against any and all claims, liabilities, and expenses, including attorneys' fees, reasonably incurred by or imposed upon any Officer, Director, or agent in connection with any action, suit, or other proceeding (including settlement of any suit or proceeding, if approved by the Board) to which he/she may be a party by reason of being or

having been an Officer, Director, or agent. The Officers, Directors, and agents of the Association shall not be liable for any mistake of judgment, negligent or otherwise, except for their own individual willful misconduct, bad faith or gross negligence. The Officers, Directors, and agents of the Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association, and the Association shall indemnify and forever hold each such Officer, Director, and agent free from and harmless against any and all liability to others on account of any such contract or commitment. Any right to indemnification provided herein shall not be exclusive of any other rights to which any Officer, Director, or agent, or former Officer, Director, or agent may be entitled by law or the provisions of any other Governing Document.

11.7. Mutuality.

All restrictions, conditions and covenants contained herein are made for the direct, mutual, and reciprocal benefit of Developer, the Association, and the present and future Owners of Lots in the Community, and each part thereof, and their respective personal representatives, heirs, successors, and assigns; the provisions hereof shall create mutual equitable servitudes upon the property submitted to these restrictions and each part thereof in favor of each other part thereof; and any property referred to herein as benefited hereby; the provisions hereof shall create reciprocal rights and obligations between the respective Owners of all such property and privity of contract and estate between all Owners thereof; and the provisions hereof shall, as to the Owner of any such property and those Owners respective heirs, personal representatives, successors and assigns, operate as covenants running with the land for the benefit of all such property and the Owners thereof.

11.8. Severability.

If any article, section, paragraph, sentence, clause or word herein is held by a court of competent jurisdiction to be in conflict with any law, or unenforceable, then the requirements of such law shall prevail and the conflicting provision or language shall be deemed void in such circumstance; provided that the remaining provisions or language of this Declaration shall continue in full force and effect.

11.9. Enforcement; Waiver.

Failure of Developer, the Association or any Owner to enforce any provision of this Declaration or the Rules in any manner shall not constitute a waiver of any right to enforce any violation of such provision. By accepting a deed to a Lot, each Owner is deemed to waive the defenses of laches and statute of limitations in connection with the enforcement by the Association of the provisions hereof or the Rules.

11.10. Notices.

Notices, demands or other communications to an Owner shall be given in writing by personal delivery, or posting at the Lot if a residence has been constructed on such Lot, or by depositing such notice in the United States Mail, first class, postage prepaid, to the address of the Owner of the Lot as shown by the records of the Association, or as otherwise designated in

writing by the Owner. Any demand, notice or other communication or action given or taken hereunder or by one of the joint Owners of a Lot shall be deemed to be given, taken, or received by all such joint Owners.

11.11. Exhibits.

The Exhibits hereto are a part of this Declaration as if set forth in full herein.

11.12. Construction.

In interpreting words and phrases herein, unless the context shall otherwise provide or require, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders. Any rule of construction to the effect that any ambiguities are to be resolved against the party who drafted the document shall not be utilized in interpreting this Declaration and the Exhibits hereto.

11.13. Captions.

The caption of each article, section and paragraph of this Declaration is inserted only for convenience and does not define, limit or describe the scope or intent of its provisions.

11.14. Additional Disclosures.

[to be determined as necessary]

IN TESTIMONY WHEREOF, Developer has caused the execution of this Declaration on the date first set forth above.

DEVELOPER, INC.,
an Ohio corporation

By: _____/DRAFT/

STATE OF OHIO :
:
COUNTY OF UNION :

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by

_____, _____ of DEVELOPER, Inc., an Ohio corporation, on behalf of that corporation.

Notary Public

This instrument prepared by:
Thomas L. Hart, Esq.
ISAAC WILES BURKHOLDER & TEETOR LLC
Two Miranova Place, Ste. 700
Columbus, OH 43215
(614) 221-2121

EXHIBIT A
SUBJECT PROPERTY

EXHIBIT B

ADDITIONAL EASEMENT AREAS

TAB 2
ADJACENT PROPERTY OWNERS

BITTNER GEORGE
9843 BROCK RD
PLAIN CITY, OH 43064

HOLE JOSHUA L & DESIREE L
9643 BROCK RD
PLAIN CITY, OH 43064-9349

MCMULLEN MARK ERNEST,
MCMULLEN ELENA
9839 BROCK RD
PLAIN CITY, OH 43064

DEFFET, BRIAN P AND KARA C
9536 BROCK RD
PLAIN CITY, OH 43064

YOST MICHAEL W & CHRISTINE
TRUSTEE
9500 BROCK RD
PLAIN CITY, OH 43064

BILLFISH LTD
2375 LANE WOODS DR
COLUMBUS OH 43221

LORE PETER D & DIANE
9460 BROCK RD
PLAIN CITY, OH 43064-9330

SARGEANT, NEAL T & HEATHER L
9400 BROCK RD
PLAIN CITY, OH 43064-9330

HALL LAWRENCE B & CAROL M
9370 BROCK RD
PLAIN CITY, OH 43064-9432

MASTELLA LAWRENCE & LAURA
9362 BROCK RD
PLAIN CITY, OH 43064-9432

HANKS, LUKE
9316 BROCK RD
PLAIN CITY, OH 43064

MORSE KERMIT N III & JANA L JT
9351 BROCK RD
PLAIN CITY, OH 43064-9497

KUNZELMAN EDWARD II & TARA
9317 BROCK RD
PLAIN CITY, OH 43064-9497

BRENNAN, ROBERT JOHN BISHOP
230 WEST ST 200
COLUMBUS, OH 43215

BD OF PK COMMISSIONERS OF THE
1069 W MAIN ST
WESTERVILLE, OH 43081-1181

GLAICER POINTE DEVELOPMENT
LTD
230 WEST ST 200
COLUMBUS, OH 43215

SELECT SIRES INC
11740 US HWY 42
PLAIN CITY OH 43064

TAB 3
LEGAL DESCRIPTIONS

JERRY LYNN SCOTT TRUST

EXHIBIT A

Description of a 66.928 acre tract on the southeasterly side of Brock Road (County Road No. 16) approximately 1500 feet northeast of U.S. Route 33

SITUATE in the State of Ohio, County of Union, Township of Jerome, Virginia Military Survey No. 6310 and 6581 and being 66.928 acres out of a 300.777 acre tract (295.442 acres on Tax map) transferred to David J. Scott, Phillip E. Scott and Jerry L. Scott by deed of record in Official Record 104, Page 494, (½ interest) and Official Record 104, Page 500, (½ interest) of record in the Recorder's Office, Union County, Ohio, said 69.928 acre tract being more particularly described as follows:

Beginning for reference at a found railroad spike in the centerline of Brock Road (County Road No. 16) (60.00 foot right of way) being the northeasterly corner of the said 300.777 acre tract (295.442 acres on Tax map) and the northwesterly corner of a 2.50 acre tract conveyed to Kermit N. Morse III and Jana L. Morse by deed of record in Deed Book 333, Page 63, Recorder's Office, Union County, Ohio; thence from the said place of reference South 57°19'58" West a distance of 809.66 feet along the centerline of said Brock Road, the northerly line of the said 300.777 acre tract and the northerly line of a 1.748 acre tract conveyed to Phillip Edwin Scott and Mary Susan Scott by deed of record in Deed Book 278, Page 32, Recorder's Office, Union County, Ohio to a set railroad spike in a northerly line of said Virginia Military Survey No. 6310, the southerly line of Virginia Military Survey No. 5611, being the northwesterly corner of the said 1.748 acre tract and the TRUE PLACE OF BEGINNING of the herein described 66.928 acre tract, said railroad spike also being North 57°19' 58" East a distance of 1433.47 feet from the southwesterly corner of said Virginia Military Survey No. 5611; thence from the said true place of beginning

South 32°40'02" East a distance of 380.71 feet along the westerly line of the said 1.748 acre tract to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." (passing on line at a distance of 30.00 feet to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." in the southerly right of way line of said Brock Road) being the southwesterly corner of the said 1.748 acre tract; thence

South 10°39'23" East a distance of 1319.98 feet across part of the said 300.777 acre tract to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC."; thence

South 54°58'21" East a distance of 2295.29 feet across part of the said 300.777 acre tract to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." in the easterly line of the said 300.777 acre tract and the westerly line of a 243.294 acre tract (243.291 acres on tax map) conveyed to Borror Realty Company by deed of record in Deed Book 340, Page 419, Recorder's Office, Union County, Ohio, passing on line set 3/4 inch iron pipes with caps marked "DODSON-STILSON, INC." at distances of 1095.29 feet and 1695.29 feet; thence

South 03°12'45" West a distance of 749.59 feet along the easterly line of the said 300.777 acre tract and the westerly line of the said 243.294 acre tract to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." at a corner of the said 300.777 acre tract and 243.294 acre tract; thence

South 86°26'55" East a distance of 71.36 feet along a line of the said 300.777 acre tract and the 243.294 acre tract to a found ½ inch iron pipe being a corner of the said 300.777 acre tract and the 243.294 acre tract; thence

South 04°36'20" West a distance of 405.10 feet along the easterly line of the said 300.777 acre tract and the westerly line of the said 243.294 acre tract to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC."; thence crossing a part of the said 300.777 acre tract

North 47°09'58" West a distance of 3197.24 feet to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC.", passing on line set 3/4 inch iron pipes with caps marked "DODSON-STILSON, INC." at distances of 600.00 feet and 1400.00 feet; thence

North 19°22'38" West a distance of 1217.46 feet across a part of the said 300.777 acre tract to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." in the southerly line of a 1.10 acre conveyed to David J. Scott and Carol R. Scott by deeds of record in Deed Book 297, Page 505 (½ interest) and Deed book 297, Page 510 (½ interest) Recorder's Office, Union County, Ohio; thence

EXHIBIT A (continued)

North 50°19'58" East a distance of 319.32 feet along the southerly line of the said 1.10 acre tract and the southerly line of an 0.88 acre tract conveyed to Jerry L. Scott and Judith Scott by deeds of record in Deed Book 297, Page 505 (½ interest) and Deed Book 297, Page 508 (½ interest) Recorder's Office, Union County, Ohio to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." being the southeasterly corner of the said 0.88 acre tract, passing on line a set P.K. nail in a fence post at the southeasterly corner of the said 1.10 acre tract and the southwesterly corner of the said 0.88 acre tract; thence

North 32°40'02" West a distance of 380.71 feet along the easterly line of the said 0.88 acre tract to a set railroad spike in the centerline of said Brock Road, the northerly line of the said 300.777 acre tract, a northerly line of said Virginia Military Survey No. 6310, and the southerly line of said Virginia Military Survey No. 5611 being the northeasterly corner of the said 0.88 acre tract, passing on line a set 3/4 inch iron pipe with cap stamped "DODSON-STILSON, INC." in the southerly right of way of said Brock Road at a distance of 350.71 feet; thence

North 57°19'58" East a distance of 454.29 feet along the centerline of said Brock Road, the northerly line of the said 300.777 acre tract, a northerly line of said Virginia Military Survey No. 6310, and the southerly line of said Virginia Military Survey No. 5611, to the place of beginning, containing 66.928 acres of land, subject to all legal rights of way and easements.

The basis for the bearings is the centerline of US Route 33 as shown on Right of Way plan sheet 11/29 UNI--33-20.23

Excepting therefrom a certain 3.465 acre parcel transferred by deed in OR 601 PG 272 described as follows:

Real estate situated in Jerome Township of Union County, Ohio; in the Virginia Military Survey Number 6310; being part of the 66.928 acre tract of SCOTTKIDS, LLC, (Official Record 214, Page 39); and being further bounded and described as follows:

Beginning for reference at a monument box found in the centerline of Brock Road (County Road 16) at the most southerly corner of V.M.S. 5611.

Thence North 57° 19' 58" East (assumed bearing), 979.15 feet along said centerline of Brock Road to a railroad spike found at the most northerly corner of the 1.88 acre tract of Jerry L. and Judith Scott (Official Record 247, Page 35), being the TRUE POINT OF BEGINNING.

Thence North 57° 19' 58" East, 300.00 feet continuing along said centerline to a mag nail set.

Thence South 32° 40' 55" East, 362.15 feet (passing over an iron pipe set at 30.00 feet) to an iron pipe set.

Thence South 10° 39' 23" East, 179.20 feet to an iron pipe set.

Thence South 57° 19' 58" West, 236.17 feet to an iron pipe set.

Thence North 32° 40' 55" West, 519.95 feet (passing over an iron pipe found at the most easterly corner of said 1.88 acre tract at 139.16 feet and an iron pipe found at 489.92 feet) to the TRUE POINT OF BEGINNING.

Bearing assumed from Survey Record 16, Page 339. The tract as described from an actual field survey performed on or about March 11, 2005, by Registered Surveyor Joseph P. Friday (S-7277), contains 3.465 acres, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with plastic I.D. caps. The plat of survey is recorded in the office of the Union County Engineer.

THE SCOTT FAMILY LIVING TRUST



Dodson-Stilson, Inc.

A DLZ Company

ENGINEERS • ARCHITECTS • SCIENTISTS

EXHIBIT A
Page 1 293

TRANSFERRED

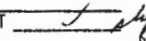
FEB 2 2 1999

SURVEYORS DESCRIPTION

August 19, 1998

FOR: PHILLIP E. SCOTT

MARY H. SNIDE, DONOR
This Conveyance has been examined and the Grantor has
complied with section 319.202 of the Revised Code

FEE \$
EXEMPT 

Description of a 66.928 acre tract on the southeasterly side of Brock Road (County Road No. 16) approximately 2000 feet northeast of U.S. Route 33

SITUATE in the State of Ohio, County of Union, Township of Jerome, Virginia Military Survey No. 6310 and 6581 and being 66.928 acres out of a 300.777 acre tract (295.442 acres on Tax map) transferred to David J. Scott, Phillip E. Scott and Jerry L. Scott by deed of record in Official Record 104, Page 494, (1/2 interest) and Official Record 104, Page 500, (1/2 interest) of record in the Recorder's Office, Union County, Ohio, said 69.928 acre tract being more particularly described as follows:

Beginning at a found railroad spike in the centerline of Brock Road (County Road No. 16) being the northeasterly corner of the said 300.777 acre tract (295.442 acres on Tax map) and the northwesterly corner of a 2.50 acre tract conveyed to Kermit N. Morse III and Jana L. Morse by deed of record in Deed Book 333, Page 63, Recorder's Office, Union County, Ohio said beginning point also being North 57°19'58" East a distance of 2243.13 feet from the southwestly corner of Virginia Military Survey No. 5611; thence from the said place of beginning

South 09°30'39" East a distance of 790.25 feet (passing a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." in the southerly right of way line of said Brock Road (60.00 foot right-of-way) at a distance of 32.63 feet) along an easterly line of the said 300.777 acre tract and the westerly line of the said 2.50 acre tract to a found 5/8 inch rebar with cap marked CLAPSADDLE RS No. 6140 being an angle point in the easterly line of the said 300.777 acre tract, the southwestly corner of the said 2.50 acre tract and a northwesterly corner of a 7.062 acre tract conveyed to Brian P. Doyle by deed of record in Official Record 075, Page 34, Recorder's Office, Union County, Ohio; thence

South 09°19'56" East a distance of 956.10 feet along the easterly line of the said 300.777 acre tract and the westerly line of the said 7.062 acre tract to a found wood corner post (passing a found iron pin on line at a distance of 951.10 feet) being the southwestly corner of the said 7.062 acre tract and a corner of the said 300.777 acre tract, said iron pin also being in the southerly line of Virginia Military Survey No. 6310 and the northerly line of Virginia Military Survey No. 6581; thence

North 85°11'40" East a distance of 1466.56 feet along a line of the said 300.777 acre tract, the southerly line of said Virginia Military Survey No. 6310, the northerly line of said Virginia Military Survey No. 6581, the southerly line of the said 7.062 acre tract, the southerly line of a 13.804 acre tract conveyed to Brian P. Doyle by deed of record in Official Record 075, Page 29, Recorder's Office, Union County, Ohio and the southerly line of an original 169.16 acre tract (presently 143.194 acres on Tax map) transferred to Charles William Shriver by deed of Trust in Deed Book 314, Page 641, Recorder's Office, Union County, Ohio to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." (passing a found iron pin on line at a distance of 5.00 feet) and being a northeasterly corner of the said 300.777 acre tract and the northwesterly corner of

Dodson-Stilson, Inc.

EXHIBIT A
Page 2

a 243.294 acre tract (243.291 acres on tax map) conveyed to Borrer Realty Company by deed of record in Deed Book 340, Page 419, Recorder's Office, Union County, Ohio; thence

South 03°12'45" West a distance of 1774.97 feet along the easterly line of the said 300.777 acre tract and the westerly line of the said 243.294 acre tract to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." thence

North 54°58'21" West a distance of 2295.29 feet across part of the said 300.777 acre tract to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." passing on line set 3/4 inch iron pipes with caps marked "DODSON-STILSON, INC." at distances of 600.00 feet and 1200.00 feet; thence

North 10°39'23" West a distance of 1319.98 feet across part of the said 300.777 acre tract to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." at the southwesterly corner of a 1.748 acre tract conveyed to Phillip Edwin Scott and Mary Susan Scott by deed of record in Deed Book 278, Page 32, Recorder's Office, Union County, Ohio; thence

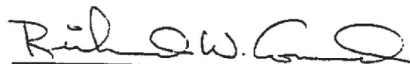
North 57°19'58" East a distance of 200.00 feet along the southerly line of the said 1.748 acre tract to a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." at the southeasterly corner of the said 1.748 acre tract; thence

North 32°40'02" West a distance of 380.71 feet (passing a set 3/4 inch iron pipe with cap marked "DODSON-STILSON, INC." in the southerly right of way line of said Brock Road at a distance of 350.71 feet) along the easterly line of the said 1.748 acre tract to a set railroad spike in the centerline of said Brock Road (County Road No. 16), the northerly line of the said 300.777 acre tract a northerly line of said Virginia Military Survey No. 6310, the southerly line of said Virginia Military Survey No. 5611 and also being the northeasterly corner of the said 1.748 acre tract; thence

North 57°19'58" East a distance of 609.66 feet along the centerline of said Brock Road and the northerly line of the said 300.777 acre tract to the place of beginning, containing 66.928 acres of land, subject to all legal rights of way and easements.

The basis for the bearings is the centerline of U.S. Route 33 as shown on Right-of Way plan sheet 11/29 UNI -33-20.23.

The above description prepared from a field survey by Dodson-Stilson, Inc.



Richard W. Conrad
Registered Surveyor No. 5041
Dodson-Stilson, Inc.



CRAIG SCOTT REVOCABLE TRUST

Zoning Description

8.999 Acres

Situated in the State of Ohio, County of Union, Township of Jerome, Virginia Military Survey No. 6310 and all out of an original 66.927 acre tract as conveyed to Craig D. Scott of record in 2019022700011381, all deed references refer to the records of the Recorder's Office Union County Ohio and described as follows:

Beginning at the northeasterly corner of said 66.927 acre tract in the centerline of Brock Road at the northwesterly corner of a 2.141 acre tract as conveyed to Craig D. Scott, Trustee, of record in Instrument Number 201902270001380;

Thence with the easterly line of said 66.927 acre tract the following courses:

South 32°45'38" East a distance of 430.35 feet to a corner thereof;

North 50°59'20" East a distance of 109.88 feet to a corner thereof;

South 18°38'34" East a distance of 252.89 feet to a point;

Thence South 71°21'26" West across said 66.927 acre tract a distance of 731.37 feet to a point in the westerly line of said 66.927 acre tract the easterly line of a 4.045 acre tract as conveyed to George Bittner, of record in Official Record 1014, Page 0016;

Thence North 31°20'57" West with said westerly line a distance of 486.75 feet to a northwesterly corner of said 66.927 acre tract in the centerline of said Brock Road;

Thence North 57°21'36" East with said centerline a distance of 649.76 feet to the **True Point of Beginning** and containing **8.999 acres** of land more or less.

This description was prepared from existing records. This description is for Zoning purposes only and not intended for Deed Transfer.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The basis of bearing for this description is North 57°21'36" East for the centerline of Brock Road.

CESO, Inc.

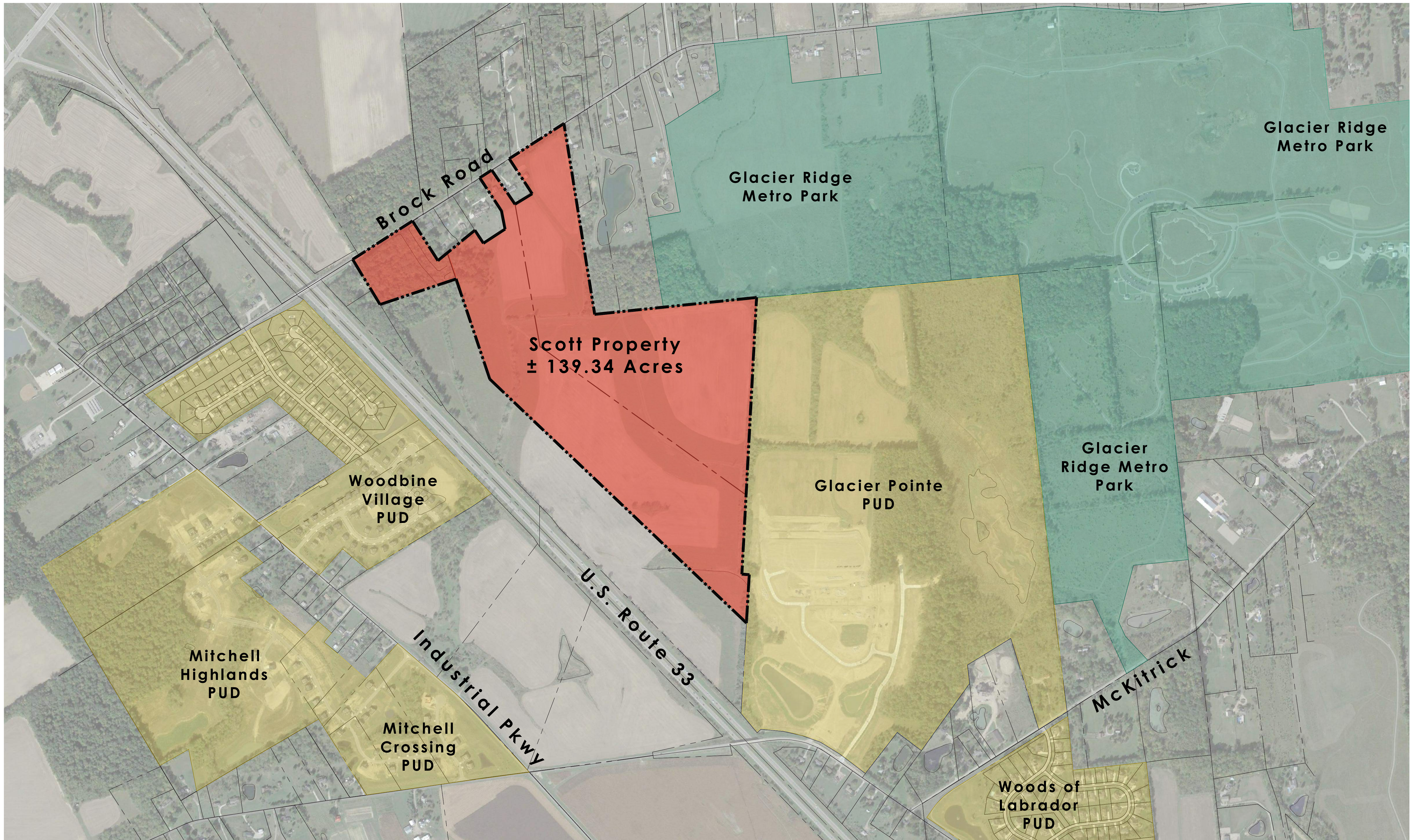


Jeffrey A. Miller, PS
Registered Surveyor No. 7211

1-15-21



TAB 4
ZONING PLAN EXHIBITS

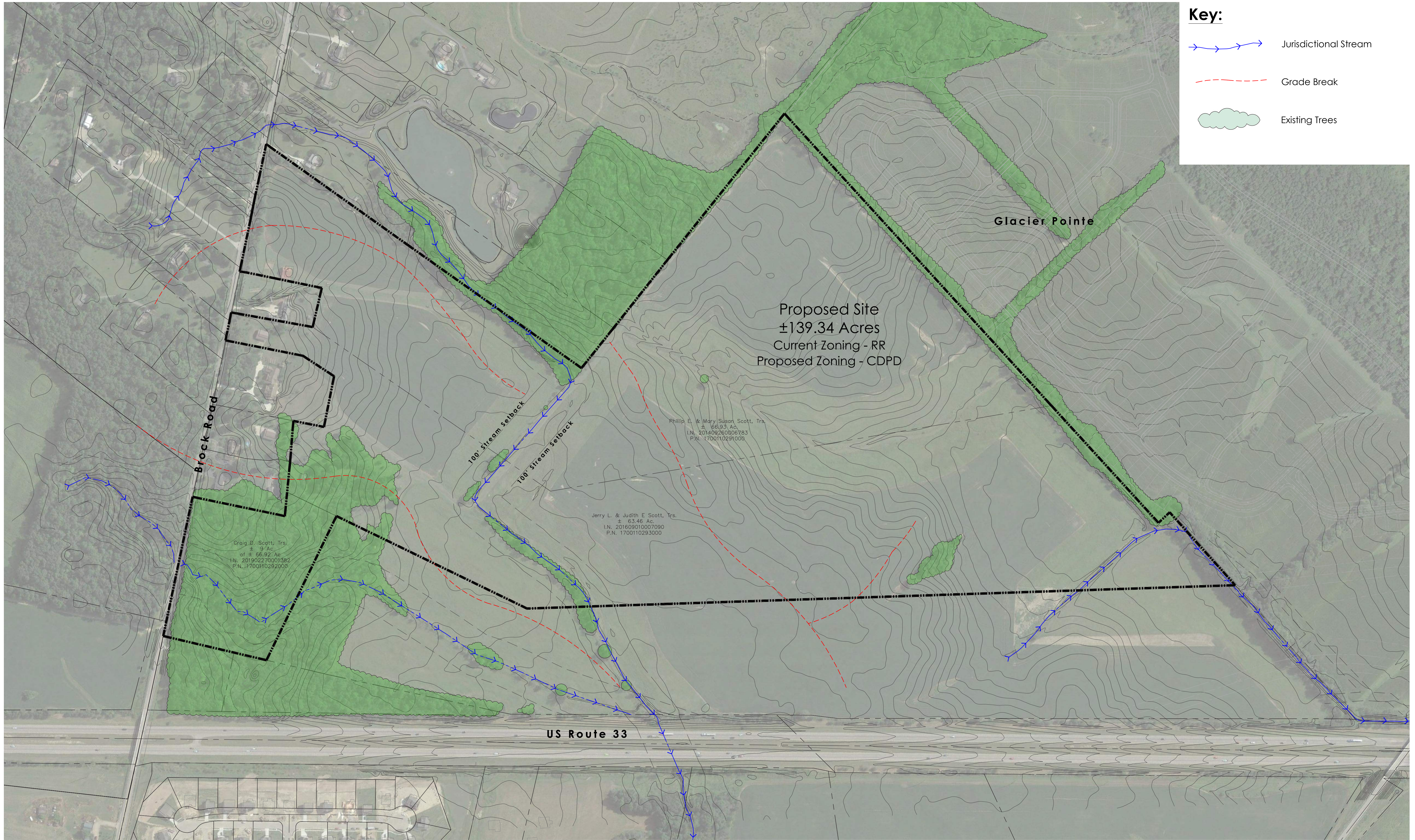


The Homestead at Scotts Farm - Regional Context

Jerome Township, Union County, Ohio 01.22.2021

Exhibit C





Key:

- Jurisdictional Stream
- Grade Break
- Existing Trees

Proposed Site
 ±139.34 Acres
 Current Zoning - RR
 Proposed Zoning - CDPD

Brock Road

100' Stream Setback

100' Stream Setback

Glacier Point

US Route 33

Craig D. Scott, Trs.
 ± 9 Ac.
 of ± 66.92 Ac.
 I.N. 201902270001382
 P.N. 1700110292000

Jerry L. & Judith E. Scott, Trs.
 ± 63.46 Ac.
 I.N. 201609010007090
 P.N. 1700110293000

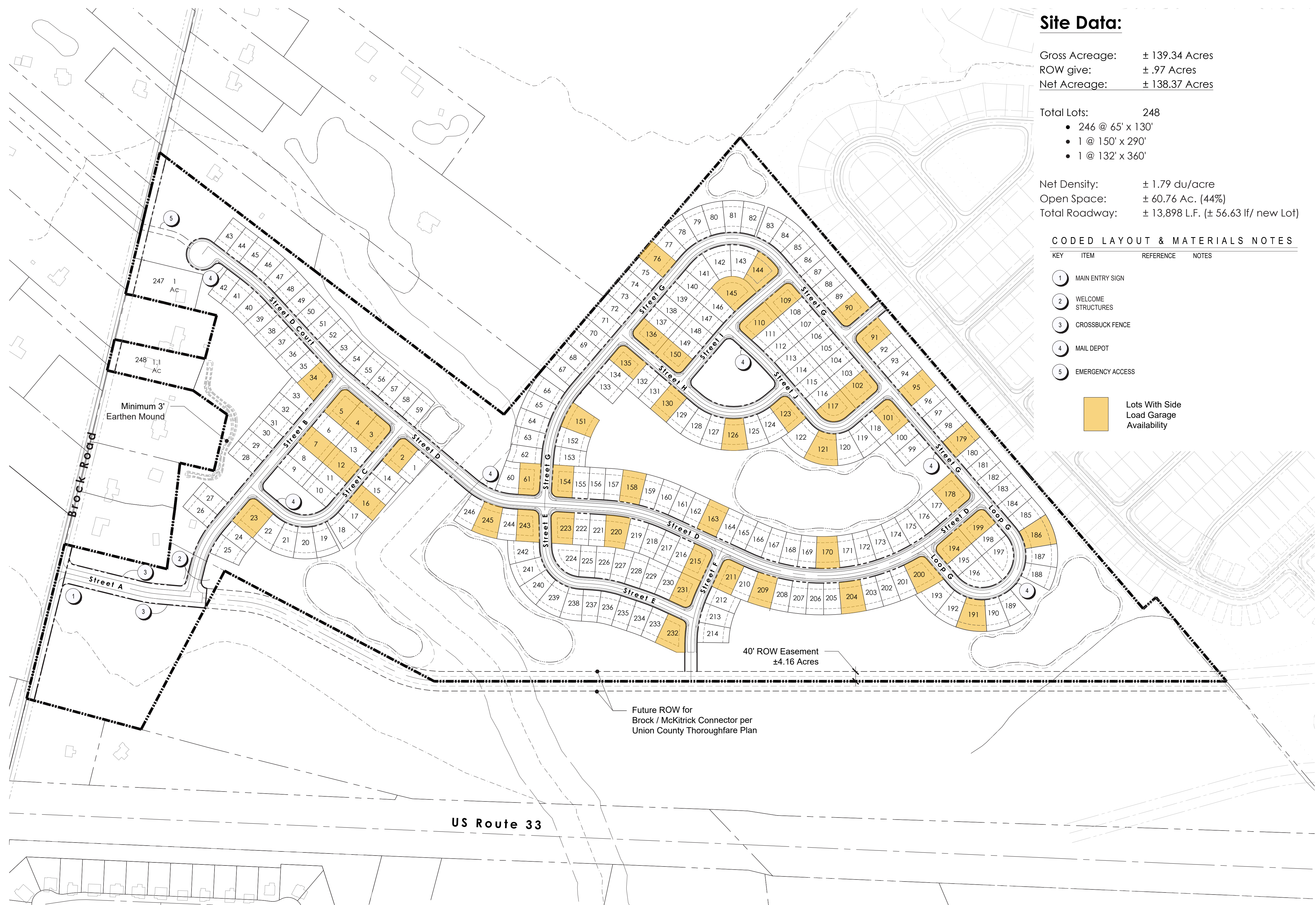
Phillip E. & Mary Susan Scott, Trs.
 ± 66.93 Ac.
 I.N. 201409240006783
 P.N. 1700110291000

The Homestead at Scotts Farm - Existing Conditions

Jerome Township, Union County, Ohio 01.22.2021

Exhibit D





Site Data:

Gross Acreage: ± 139.34 Acres
 ROW give: ± .97 Acres
 Net Acreage: ± 138.37 Acres

Total Lots: 248
 • 246 @ 65' x 130'
 • 1 @ 150' x 290'
 • 1 @ 132' x 360'

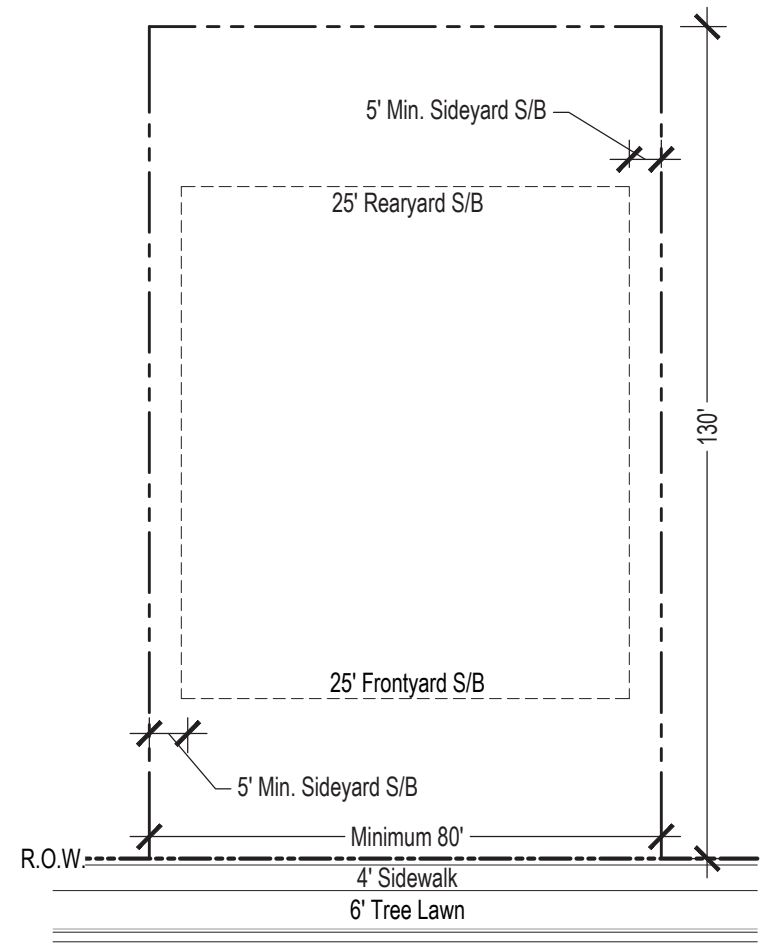
Net Density: ± 1.79 du/acre
 Open Space: ± 60.76 Ac. (44%)
 Total Roadway: ± 13,898 L.F. (± 56.63 lf/ new Lot)

CODED LAYOUT & MATERIALS NOTES

KEY ITEM REFERENCE NOTES

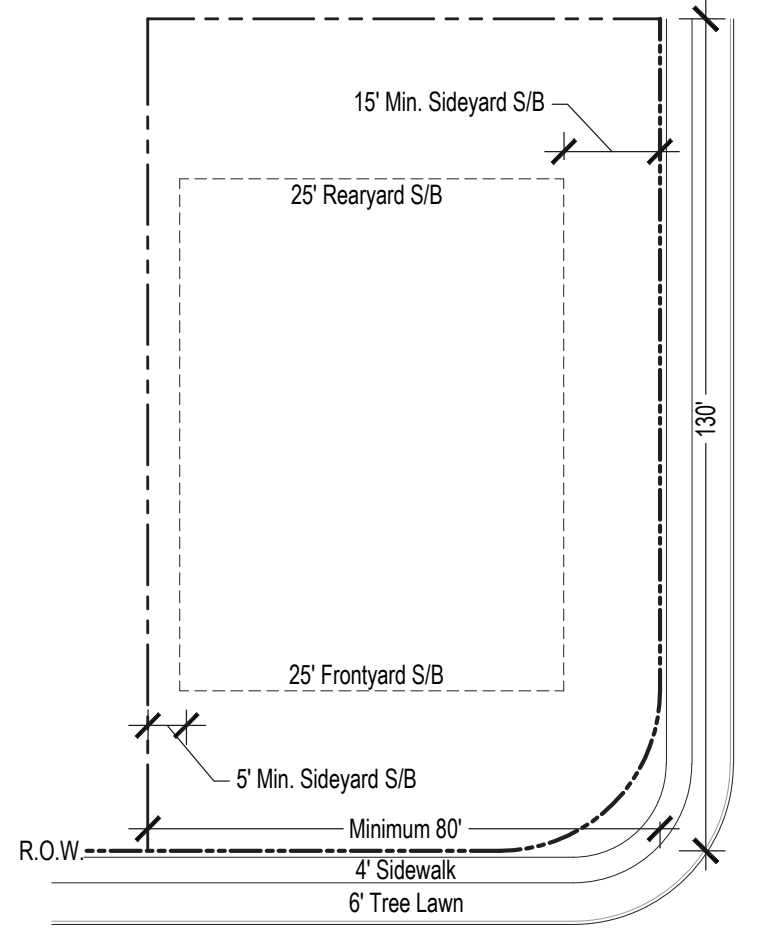
- 1 MAIN ENTRY SIGN
- 2 WELCOME STRUCTURES
- 3 CROSSBUCK FENCE
- 4 MAIL DEPOT
- 5 EMERGENCY ACCESS

Lots With Side Load Garage Availability



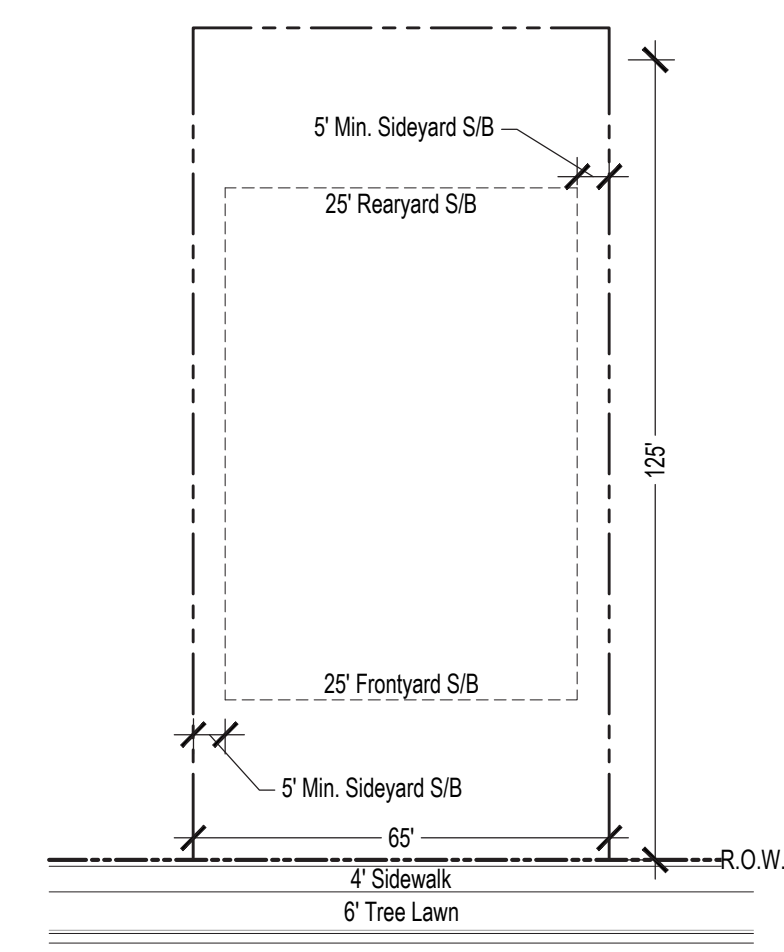
Optional Side Loaded Lot Typical

SCALE: 1" = 30'



Corner Lot Typical

SCALE: 1" = 30'



65' Lot Typical

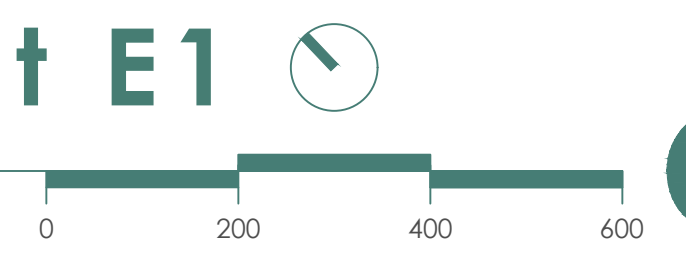
SCALE: 1" = 30'

NOTE:
 THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTRATE THE DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL CONFIGURATION OF LOTS, LAYOUT OF ROADS, LOCATION OF STORMWATER FACILITIES & LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.

The Homestead at Scotts Farm - Conceptual Zoning Plan

Jerome Township, Union County, Ohio 01.22.2021

Exhibit E1





Site Data:

Gross Acreage: ± 139.34 Acres
 ROW give: ± .97 Acres
 Net Acreage: ± 138.37 Acres

Total Lots: 248
 • 246 @ 65' x 130'
 • 1 @ 150' x 290'
 • 1 @ 132' x 360'

Net Density: ± 1.79 du/acre
 Open Space: ± 60.76 Ac. (44%)

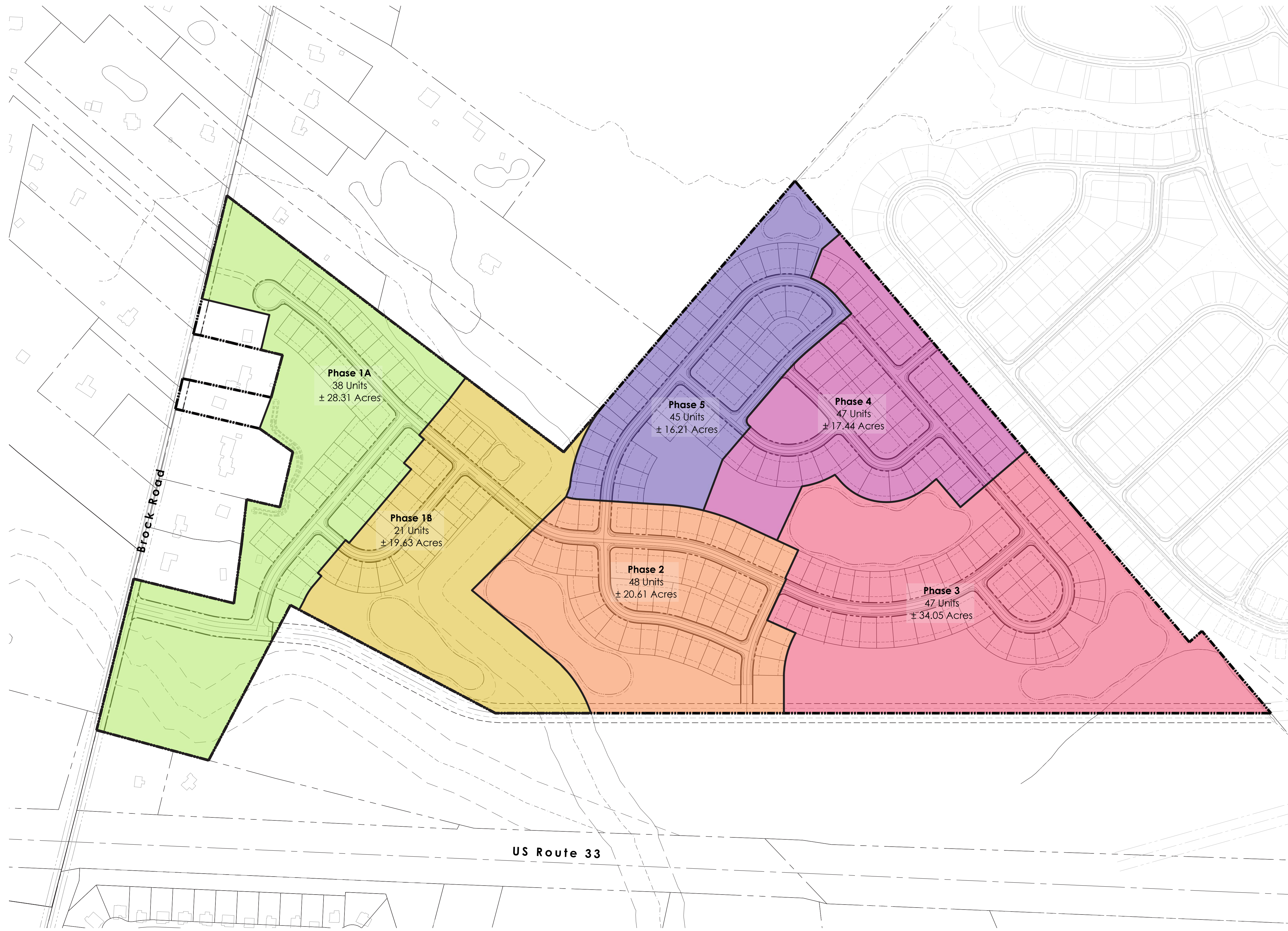
NOTE:
 THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTRATE THE DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL CONFIGURATION OF LOTS, LAYOUT OF ROADS, LOCATION OF STORMWATER FACILITIES & LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.

The Homestead at Scotts Farm - Illustrative Plan

Jerome Township, Union County, Ohio 01.22.2021

Exhibit E2





Site Data:

Gross Acreage: ± 139.34 Acres
 ROW give: ± .97 Acres
 Net Acreage: ± 138.37 Acres

Phase 1
 Total Lots: 59
 Acreage: ± 47.96 Ac.

Phase 2
 Total Lots: 48
 Acreage: ± 20.61 Ac.

Phase 3
 Total Lots: 47
 Acreage: ± 34.05 Ac.

Phase 4
 Total Lots: 45
 Acreage: ± 16.21 Ac.

Phase 5
 Total Lots: 47
 Acreage: ± 17.44 Ac.

NOTE:
 THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTRATE THE DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL CONFIGURATION OF LOTS, LAYOUT OF ROADS, LOCATION OF STORMWATER FACILITIES & LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.

The Homestead at Scotts Farm - Conceptual Phasing Plan

Jerome Township, Union County, Ohio 01.22.2021

Exhibit F





Site Data:

Gross Acreage: ± 139.34 Acres
 Net Acreage: ± 138.37 Acres

Open Space:
 Total Site Open Space: ± 60.76 Ac.
 (± 44% Net Ac.)

Key:

- Proposed Sidewalks
- Open Space

NOTE:
 THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTRATE THE DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL CONFIGURATION OF LOTS, LAYOUT OF ROADS, LOCATION OF STORMWATER FACILITIES & LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.

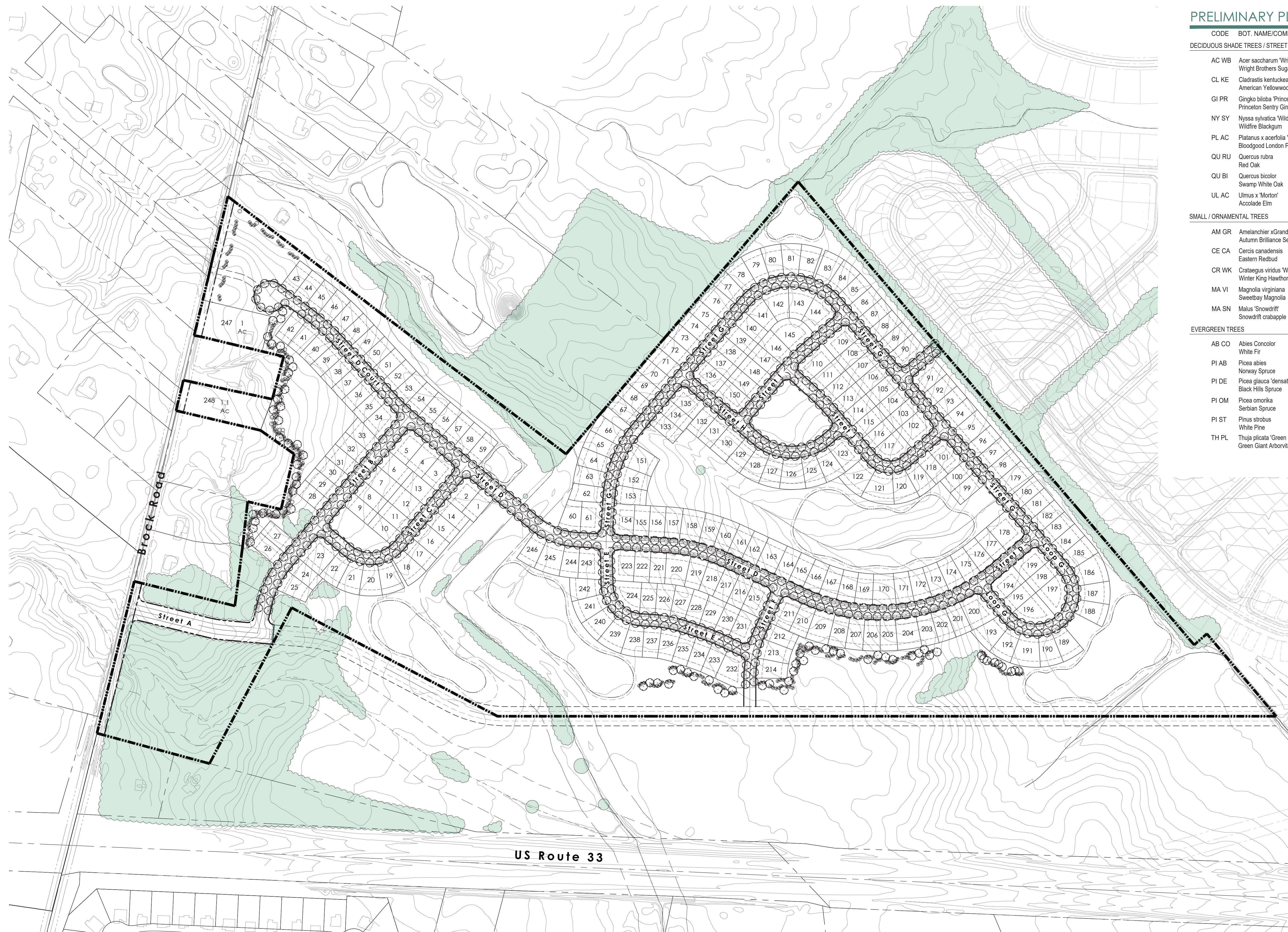
The Homestead at Scotts Farm - Open Space/Pedestrian Plan

Jerome Township, Union County, Ohio 01.22.2021

Exhibit G



TAB 5
LANDSCAPE PLAN EXHIBITS



PRELIMINARY PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC WB	Acer saccharum 'Wright Brothers' Wright Brothers Sugar Maple	2" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis kentuckea American Yellowwood	2" CAL.	B&B	AS SHOWN	Match Form
GI PR	Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo	2" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Wildfire' Wildfire Blackgum	2" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus x acerifolia 'Bloodgood' Bloodgood London Plantree	2" CAL.	B&B	AS SHOWN	Match Form
QU RU	Quercus rubra Red Oak	2" CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor Swamp White Oak	2" CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus x 'Morton' Accolade Elm	2" CAL.	B&B	AS SHOWN	Match Form
SMALL / ORNAMENTAL TREES					
AM GR	Amelanchier xGrandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry	8' HT.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis Eastern Redbud	8' HT.	B&B	AS SHOWN	Match Form
CR WK	Crataegus viridis 'Winter King' Winter King Hawthorn	8' HT.	B&B	AS SHOWN	Match Form
MA VI	Magnolia virginiana Sweetbay Magnolia	8' HT.	B&B	AS SHOWN	Match Form
MA SN	Malus 'Snowdrift' Snowdrift crabapple	8' HT.	B&B	AS SHOWN	Match Form
EVERGREEN TREES					
AB CO	Abies Concolor White Fir	6' HT.	B&B	PER PLAN	
PI AB	Picea abies Norway Spruce	6' HT.	B&B	PER PLAN	
PI DE	Picea glauca 'densata' Black Hills Spruce	6' HT.	B&B	PER PLAN	
PI OM	Picea omorika Serbian Spruce	6' HT.	B&B	PER PLAN	
PI ST	Pinus strobus White Pine	6' HT.	B&B	PER PLAN	
TH PL	Thuja plicata 'Green Giant' Green Giant Arborvitae	6' HT.	B&B	PER PLAN	

Key:

-  Shade Trees
-  Evergreen Trees
-  Ornamental Trees
-  Existing Trees

NOTE:
THE PLAN AS SHOWN IS CONCEPTUAL IN NATURE AND IS PROVIDED TO ILLUSTRATE THE DESIRED LAYOUT AND QUALITY OF THE PROJECT. FINAL CONFIGURATION OF LOTS, LAYOUT OF ROADS, LOCATION OF STORMWATER FACILITIES & LANDSCAPING ARE SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING.

The Homestead at Scotts Farm - Conceptual Landscape Plan

Jerome Township, Union County, Ohio 01.22.2021

Exhibit H1

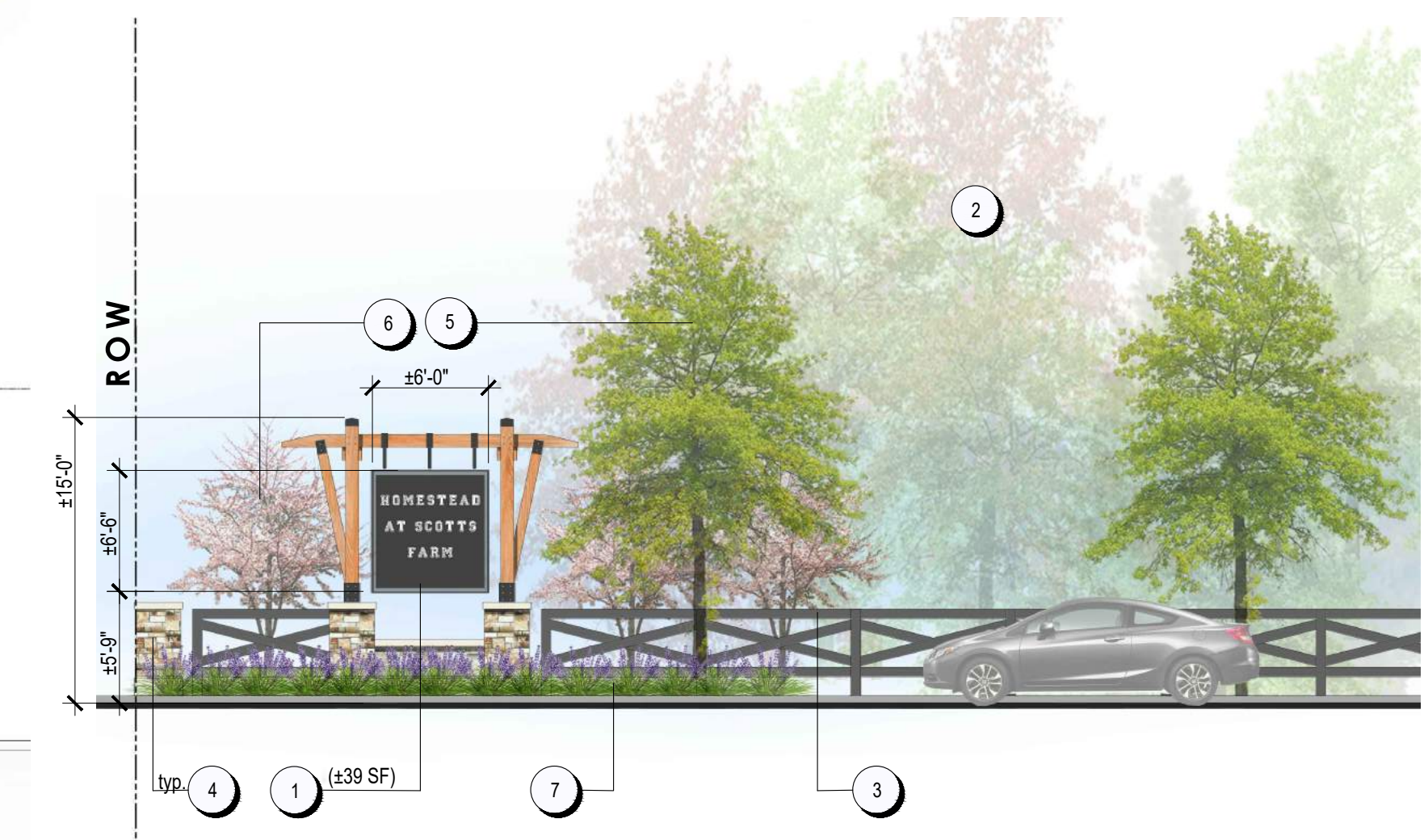




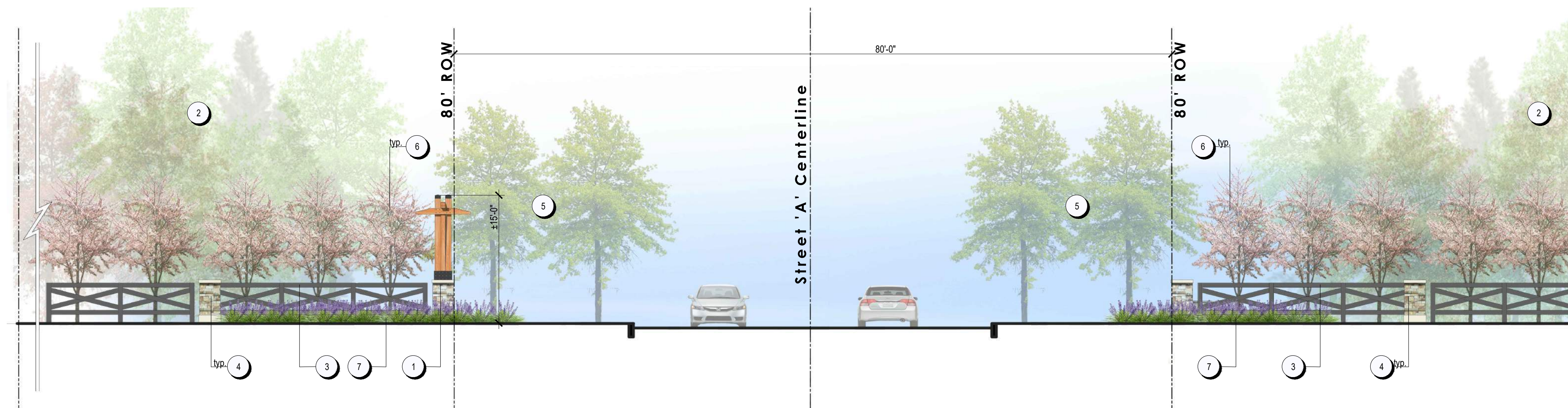
STREET 'A' AND BROCK ROAD ENTRY - ENLARGEMENT PLAN

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	MAIN ENTRY SIGN		
2	EXISTING VEGETATION		
3	CROSSBUCK FENCE		
4	STONE PIER		
5	SHADE TREE		
6	ORNAMENTAL TREE		
7	PERENNIAL BED		



STREET 'A' AND BROCK ROAD ENTRY - SIGN ELEVATION



STREET 'A' AND BROCK ROAD ENTRY - LONGITUDINAL ELEVATION

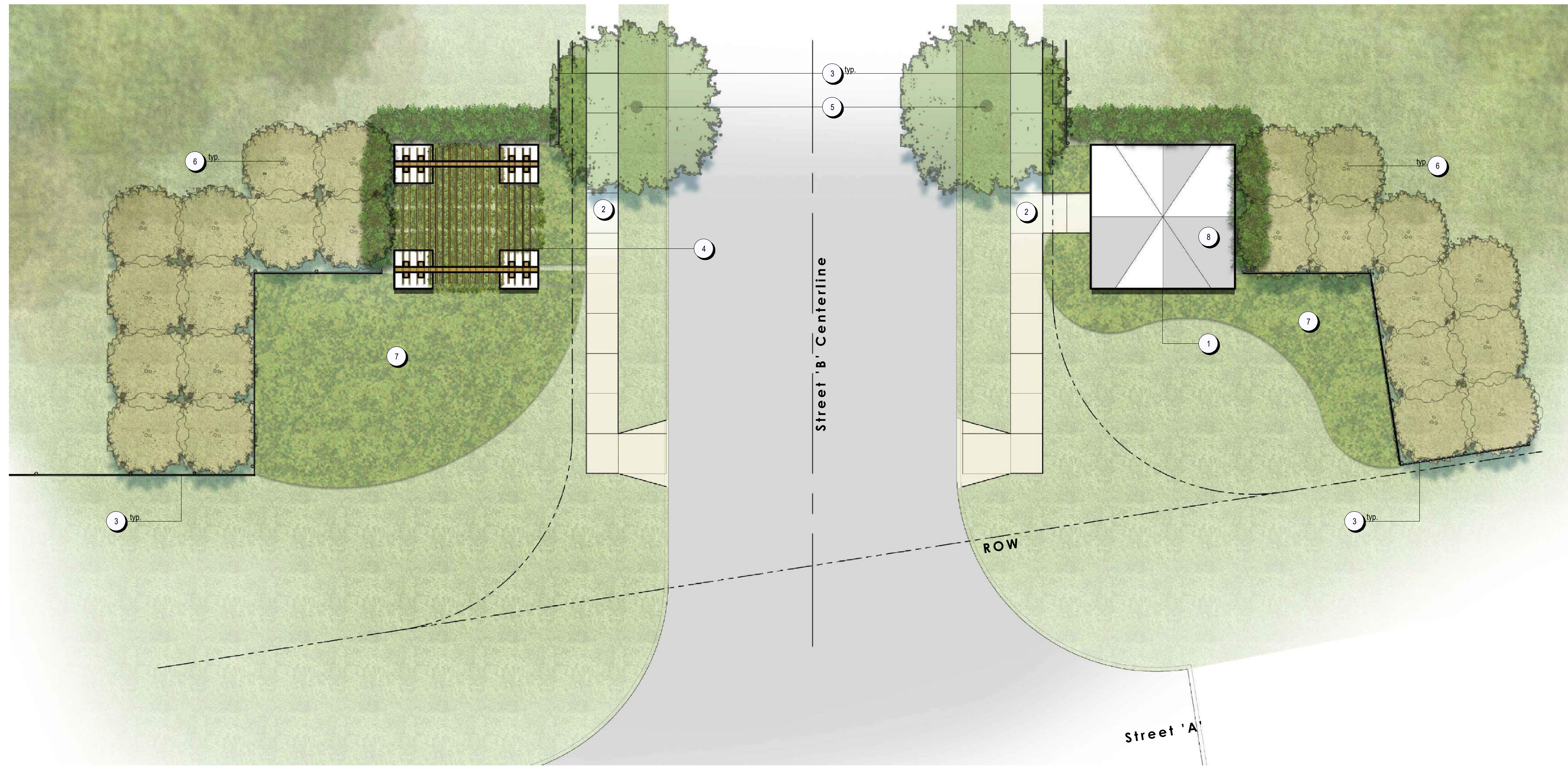
The Homestead at Scotts Farm - Main Entry Concept

Jerome Township, Union County, Ohio 01.22.2021

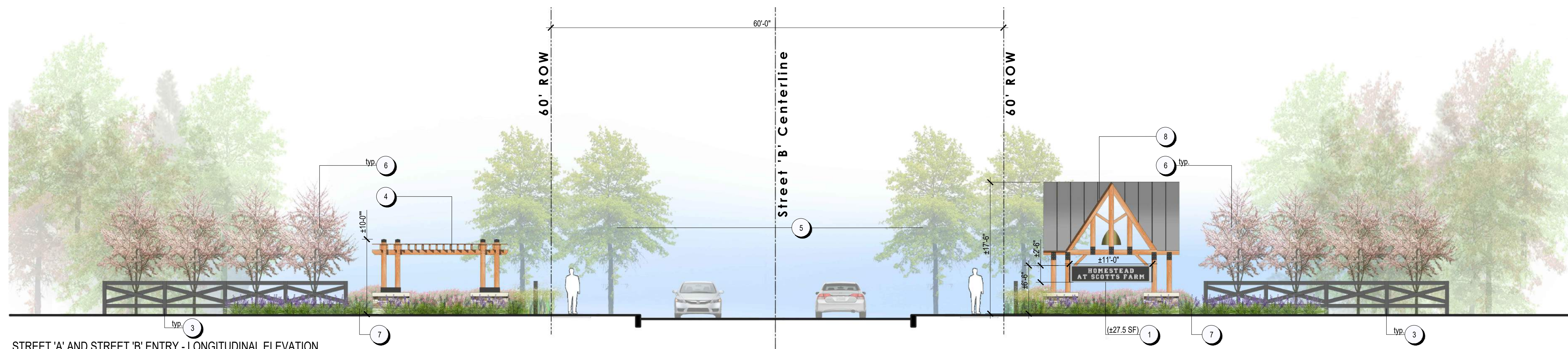
Exhibit H2

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	SECONDARY ENTRY SIGN		
2	SIDEWALK		
3	CROSSBUCK FENCE		
4	ENTRY PERGOLA		
5	SHADE TREE		
6	ORNAMENTAL TREE		
7	PERENNIAL BED		
8	ENTRY PAVILION		



STREET 'A' AND STREET 'B' ENTRY - PLAN ENLARGEMENT



STREET 'A' AND STREET 'B' ENTRY - LONGITUDINAL ELEVATION

The Homestead at Scotts Farm - Secondary Entry Concept

Jerome Township, Union County, Ohio 01.22.2021

Exhibit H3



TAB 6
ENGINEERING EXHIBITS

Drawing name: K:\CB_DEV\190122000 Scott Property Union Co.2 Design\CAD\Utilities\2021-0111 Scott Property Preliminary Utilities.dwg Layout1 Jan 18, 2021 4:09pm by: Nick McGreal
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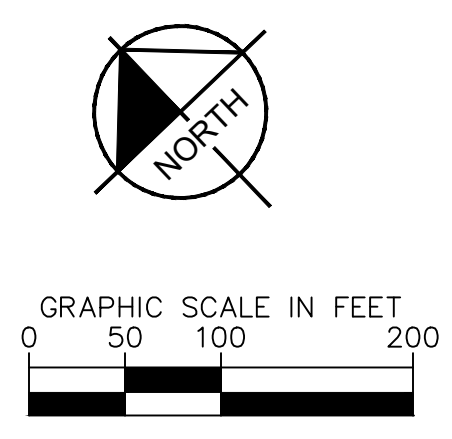


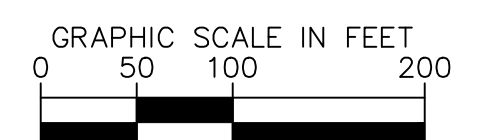
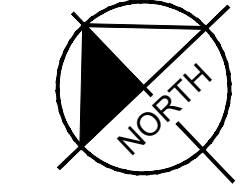
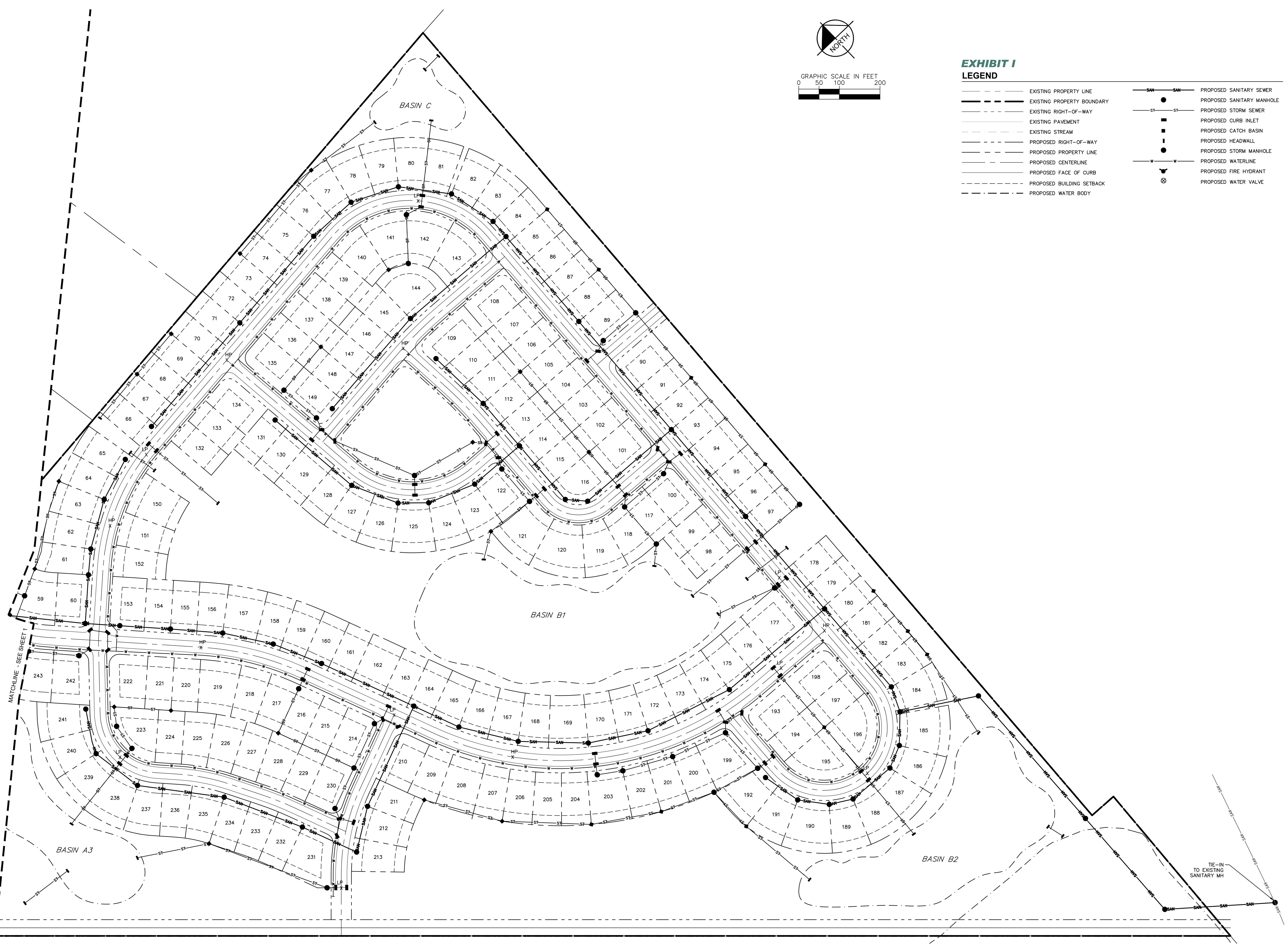
EXHIBIT I

LEGEND

- | | | | |
|-----------|----------------------------|-----------|---------------------------|
| — | EXISTING PROPERTY LINE | — SW — SW | PROPOSED SANITARY SEWER |
| — — — | EXISTING PROPERTY BOUNDARY | ● | PROPOSED SANITARY MANHOLE |
| - - - - - | EXISTING RIGHT-OF-WAY | — ST — ST | PROPOSED STORM SEWER |
| — | EXISTING PAVEMENT | ■ | PROPOSED CURB INLET |
| - - - - - | EXISTING STREAM | □ | PROPOSED CATCH BASIN |
| — | PROPOSED RIGHT-OF-WAY | — | PROPOSED HEADWALL |
| - - - - - | PROPOSED PROPERTY LINE | ● | PROPOSED STORM MANHOLE |
| — | PROPOSED CENTERLINE | — W — W | PROPOSED WATERLINE |
| — | PROPOSED FACE OF CURB | ⊕ | PROPOSED FIRE HYDRANT |
| - - - - - | PROPOSED BUILDING SETBACK | ⊗ | PROPOSED WATER VALVE |
| - - - - - | PROPOSED WATER BODY | | |

Kimley»Horn		© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 2400 CORPORATE EXCHANGE DRIVE, SUITE 120 CINCINNATI, OH 45243 PHONE: 614-454-6696 WWW.KIMLEY-HORN.COM	
SCALE:	AS NOTED	DESIGNED BY: SMV	DRAWN BY: NSM
		CHECKED BY: KDK	
PRELIMINARY UTILITIES		SCOTT PROPERTY	
		JEROME TOWNSHIP UNION COUNTY, OHIO	
		ORIGINAL ISSUE: 12/07/2020	
		KHA PROJECT NO. 190122000	
		SHEET NUMBER	
		1	
		OF 2	
		REVISIONS	DATE BY

Drawing name: K:\CIB_LDEV\190122000 Scott Property Union Co.2 Design\CAD\Utilities\2021-0111 Scott Property Preliminary Utilities.dwg Layout1 (2) Jan 21, 2021 5:15pm By: NickMcGreal
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**EXHIBIT I
LEGEND**

- | | | | |
|-----|----------------------------|-------------|---------------------------|
| --- | EXISTING PROPERTY LINE | — SAN — SAN | PROPOSED SANITARY SEWER |
| --- | EXISTING PROPERTY BOUNDARY | ● | PROPOSED SANITARY MANHOLE |
| --- | EXISTING RIGHT-OF-WAY | — ST — ST | PROPOSED STORM SEWER |
| --- | EXISTING PAVEMENT | ■ | PROPOSED CURB INLET |
| --- | EXISTING STREAM | — | PROPOSED CATCH BASIN |
| --- | PROPOSED RIGHT-OF-WAY | — | PROPOSED HEADWALL |
| --- | PROPOSED PROPERTY LINE | ● | PROPOSED STORM MANHOLE |
| --- | PROPOSED CENTERLINE | — W — W | PROPOSED WATERLINE |
| --- | PROPOSED FACE OF CURB | ⊙ | PROPOSED FIRE HYDRANT |
| --- | PROPOSED BUILDING SETBACK | ⊗ | PROPOSED WATER VALVE |
| --- | PROPOSED WATER BODY | | |

No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 2400 CORPORATE EXCHANGE
 DRIVE, SUITE 120
 FARMINGTON, OHIO 43021
 PHONE: 614-454-6696
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: SMV
 DRAWN BY: NSM
 CHECKED BY: KDK

PRELIMINARY UTILITIES

SCOTT PROPERTY
 JEROME TOWNSHIP
 UNION COUNTY, OHIO

ORIGINAL ISSUE:
 12/07/2020
 KHA PROJECT NO.
 190122000
 SHEET NUMBER



MEMORANDUM

To: Bill Westbrook, T-Bill Development Co., LLC
From: Kevin Kershner, Kimley-Horn and Associates, Inc.
Date: January 18, 2021
Subject: Scott Property Engineering Feasibility Summary

Kimley-Horn has reviewed the utility availability for the proposed 139.34 acre +/- 248 lot single family development north east of SR 33 and South of Brock Road in Jerome Township. The utility availability is based on existing records review, available online information, and discussions with utility providers. The following is a summary of the utilities for the proposed Scott Property project.

Sanitary Sewer

- The project is located within the City of Marysville Sanitary Sewer Service Area. The City has verified there is adequate capacity in the WWTP to serve the property.
- The project is tributary to the Glacier Pointe Section 1 existing 12-inch sanitary sewer located along the south property line of the Scott property.

Water Service

- The project is located within the City of Marysville Water Service Area. The City of Marysville has an existing 16-inch waterline along Brock Road that will service the project.
- The proposed development will connect to the existing 16-inch waterline in two locations to provide a looped waterline system within the development.

Storm Sewer Management

- The proposed development has two drainage outlets for the property and each drainage outlet appear to have adequate outlets for the project drainage.
- The drainage basin on the north side of the project outlets to an existing culvert under SR 33 into Sugar Run which is part of the Big Darby Watershed.
- The drainage basin on the south side of the project outlets to an existing ditch close to the SR 33 and Mitchel-Dewitt intersection. The ditch flows into the North Fork Indian Run which is part of the Scioto River Watershed.
- The proposed development will include stormwater retention ponds to provide the required OEPA and Union County stormwater regulations. The stormwater ponds are shown on the preliminary development plan and will discharge into the existing drainage channels on the property.

Road

- The project team has completed a Traffic Impact Study for the project and determined a right-hand turn lane at the developments entrance will be required on Brock Road.
- The TIS has been sent to Union County Engineer for review and approval.

Electric

- Electric service will be provided by Union Rural Electric (URE). Existing electric facilities are located along Brock Road and is within URE service area.

Natural Gas

- Natural gas will be provided by Columbia Gas of Ohio (Nisource) and the project is in their service area.

Phone

- Frontier is one of the phone utility providers in the area that could provide service to the project.

Cable TV, Internet

- Charter Spectrum is one cable TV and internet provider in the area that could provide service to the project.

TAB 7
ARCHITECTURAL EXHIBITS



The Homestead at Scotts Farm - Architectural Character

Jerome Township, Union County, Ohio 01.22.2021

Exhibit J

TAB 8
SERVICEABILITY LETTERS



Engineering, Planning and Zoning
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

November 4, 2020

Kevin Kershner
Kimley-Horn
2400 Corporate Exchange Drive, Suite 120,
Columbus, Ohio 43231

**Subject: Scott Property – City of Marysville Utilities
Union County Parcel No. 1700230030000**

Dear Mr. Kershner,

Based on the provided Conceptual Master Plan, there are downstream public utilities (i.e. gravity sanitary sewer and waterline) at an appropriate elevation and size for the proposed 132 acre development containing approximately two hundred thirty-five (235) lots ("Scott Property", Union County Parcel Nos. 1700110291000 and 1700110293000). This development is roughly located adjacent to US 33, between Mitchell Dewitt Road and Brock Road. Please refer to the attached document for further reference.

There is an existing utility easement (through the Glacier Pointe, Section 1 development) that can be utilized to obtain access to the existing downstream sanitary sewer. Any waterline redundancy requirements can be coordinated with the Jerome Township Fire Department and the City of Marysville during the Preliminary / Final Plat and Engineering Plan Reviews.

Also, the City's water and wastewater treatment facilities have adequate capacity to provide utility service to this development.

Due to the ongoing development within this sewershed area, a capacity fee surcharge will be needed for the City's downstream wastewater pump station (Pump Station #2, located on Industrial Parkway near Frazier Drive). As well, there is a waterline capacity fee surcharge (or construction requirement) for water system (fire flow) upgrades.

Any required utility extensions or upgrades will be the sole responsibility of the Developer. Also, all utility design standards and fees (including monthly user and one-time capacity charges) for the City's Utility System can be found on our website (www.marysvilleohio.org).

Please contact us if you need additional clarification or wish to discuss this letter in further detail.

Sincerely,

Jeremy V. Hoyt, P.E.
Public Service Director / City Engineer

cc. Chad Green, P.E. (City of Marysville)
Scott Sheppard (City of Marysville)
Rich Felton (City of Marysville)
Bill Narducci (Union County Engineer's Office)

December 16, 2020

Kimley-Horn
Attn: Kevin Kershner
2400 Corporate Exchange Dr, Suite 120
Columbus, Ohio 43231

Re: Homesteads at Scotts Farm, Plain City, Ohio
Opportunity Id 219198

Preliminary Cost Evaluation (PCE)

Dear Mr. Kershner;

Columbia Gas of Ohio, Inc. (Columbia) has evaluated establishing service to the entrance of the Homesteads at Scotts Farm in Plain City, Ohio. Columbia evaluated extending its main line on Brock Rd into this development. This project generates a **preliminary** cost of \$650,000 upfront deposit required from you. The estimate is based upon the following information however the cost carries many assumptions and will likely change if you decide to pursue a full construction grade estimate.

- Approximately 20,700 feet of pipe to serve 235 lots

This estimate is only meant to help you decide if this utility project is within reason to consider. Please contact me if there is interest in pursuing this project further and Columbia will work toward the final costs. I appreciate that you turned to Columbia Gas of Ohio as a potential provider of natural gas and appreciated your cooperation during the evaluation process.

Sincerely,

Donyel Gibson

Donyel Gibson
Sr New Business Development Manager
C: 614-623-2644



Union Rural Electric Cooperative, Inc. | 15461 US Highway 36 | Marysville, OH 43040
office: 800.642.1826 | fax: 937.644.4239 | email: services@ure.com | ure.com | www.facebook.com/unionrural | twitter.com/UnionRural

10/30/2020

Mr. Kevin Kershner
Kimley-Horn
2400 Corporate Exchange Drive, Suite 120
Columbus, Ohio 43231

Dear Kevin,

We at Union Rural Electric (URE) understand that you are proposing a new residential development along Brock Road in Jerome Township, Union County, Ohio. According to your preliminary print this would consist of 235 single family homes that are in URE certified electric territory.

Union Rural Electric has the availability and capacity to serve electric to all lots in our certified service territory. It would be our intention to serve all the lots which fall into our territory upon a formal request from the developer and a signed URE Developers Agreement.

Please let me know if you require any additional information.

Warm Regards,

Beau Michael

Beau Michael
Director, Development and Energy Services
Union Rural Electric Cooperative, Inc.



Staff Report – Jerome Zoning Amendment: Homestead

Jurisdiction:	Jerome Township Zoning Commission c/o Anita Nicol 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480
Applicant:	T-Bill Development, LLC. 2722 Nottingham Rd Columbus, OH 43221 (614) 571-1159 williamwestbrook@yahoo.com
Request:	The Zoning Commission received an application to rezone 139.34 +/- acres. The proposal would rezone the acreage from Rural Residential District (RU) to a Planned Development District (PD). Parcels involved: <ul style="list-style-type: none">• 1700110293000• 1700110292000• 1700110291000 Acreage proposed rezoned: <ul style="list-style-type: none">• 139.34 +/- acres Existing Use: <ul style="list-style-type: none">• Farming, Fed Lease, Woods Proposed use: <ul style="list-style-type: none">• Single family detached dwelling, accessory buildings or structures, limited home occupations, conservation, preservation, wetland restoration, community and public parks, open space preserves, playgrounds, play fields and sports fields, community facilities.
Location:	The parcels are located on the north side of U.S. 33, front Brock Road, and Glacier Pointe Subdivision and Glacier Ridge Metro Park are to the east of the parcels involved in the request.
Staff Analysis:	This staff report considers the Jerome Township Comprehensive Plan (Jerome Plan), the Jerome Township Zoning Resolution (Resolution), and the Union County Comprehensive Plan (County Plan).



Staff Report – Jerome Zoning Amendment: Homestead

Area Zoning.

The adjacent zoning is Rural Residential (RU) and Planned Development (PD) districts. On the opposite side of U.S. 33, there is an additional Planned Development (PD). Those PDs are Glacier Pointe and Woodbine.

The purpose/intent of the RU District is to preserve rural character and provide land suitable or used for very low density residential (Resolution, pp. 4-13).

The Planned Development District (PD):

- Allows for a mix of open space and other uses not otherwise permitted within the standard zoning district classifications;
- Allows for the creation of development standards;
- Enables a more extensive review process;
- Encourages clustered development with densities and lot sizes that differ from the standard zoning district classifications;
- Preserves open space and natural features; and,
- Supports the inclusion of facilities like schools, churches, and parks with pedestrian connections (Resolution, pp. 5-1)

Jerome Township Comprehensive Plan.

The Jerome Plan is a guide for decision-makers considering land use changes, and Chapter 6 provides land use change recommendations (Jerome Plan, pp. 6-3).

The area, where this parcel is located, is planned for Office/Research/Medical and Conservation Development. Research/Office/Medical uses are characterized by higher density corporate offices or lower density professional, research, or medical uses (Jerome Plan, pp. 6-13). The Jerome Plan characterizes Conservation Development as developments where residential is clustered, having varied density and lot sizes, to preserve large areas of open space and natural features for community use. The amount of open space should not be less than 40% of the gross acreage and the dwelling units per acre can range between 1 and 2 units per gross acre (Jerome Plan, pp. 6-8).

In this instance, the proposal reports 44% of open space and for 1.79 units per acre of density. Staff recommends the Township work with the applicant to confirm whether the



Staff Report – Jerome Zoning Amendment: Homestead

right-of-way along the southern edge of the site is included in the open space calculation and whether the Regulation Text specifies if the ponds are required to be “retention” or “detention” basins. The reason for this recommendation is the distinction matters when calculating open space requirements (Resolution, pp. 5-8).



Figure 1: Jerome Township Future Land Use

Although it is difficult to determine how much of the site is recommended by the Jerome Plan as Research/Office/Medical planned area, the majority is apparently Conservation Development. Additionally, land between the site and U.S. 33 remains entirely within the Office/Research/Medical planned



Staff Report – Jerome Zoning Amendment: Homestead

area. Limiting this site to residential may make sense.

Note: The proposal contemplates dedicating only a half-street on the southern edge of the site and mostly intends for right-of-way widths of fifty (50) feet. The Union County Subdivision Regulations prohibit dedication of half-streets and require right-of-way widths of sixty (60) feet.

Union County Comprehensive Plan.

The Union County Comprehensive Plan identifies this area as being in the “Southeast Sub-Area”, which is a 2-mile buffer along U.S. 33 to the east, from Marysville to Dublin. The Union County Plan recommends a mix of uses that include residential, commercial, and high-density office that can be integrated throughout the sub-area in a clustered, context-sensitive manner (County Plan, pp. 73-74).

Regulation Text & Exhibits.

Staff analyzed the proposed Regulation Text and recommends the Township require more rigid, specific standards. Clear requirements protect the Township, but also protect the developer’s vision and character of the development. This Text is important because it constitutes the zoning regulations for the property (Resolution, 500.04, 2.).

- **B. Uses**

Both “b. accessory buildings or structures” and “c. home occupations” refer to specific chapters in the Resolution. Consider referring to the Resolution requirements at large, rather than specific chapters. (Chapter number change from time-to-time.)

- **D. Setbacks, Yard Areas and other Lot Standards**

- Staff recommends making clear from where setbacks are measured. Setbacks are measured from the edge of the right-of-way in the Resolution.
- The Resolution requires homes with rears facing a public road to have a rear setback of eighty (80) feet. It would be wise to add this requirement in case of a change to the conceptual layout (Resolution, 500.06, 3., e)).
- Under rear yard setback, exceptions are allowed for structures “such as play structures or garden structures”. Being more specific may avoid undesired structures within the setback area.
- Consider clearly establishing setbacks for



Staff Report – Jerome Zoning Amendment: Homestead

	<p>community facilities in open space areas.</p> <ul style="list-style-type: none"> ○ The Resolution specifies how setbacks are applied to “architectural projections”. Consider making this clearer within the Regulation Text. ● <u>E. Public Streets Standards</u> Please refer to previous Staff comments regarding half-streets and minimum right-of-way width. ● <u>G. Buildings</u> Minimum building heights are established in this section. It would be wise to also establish minimum structure heights. ● <u>P. Model Homes</u> In addition to allowing for typical uses associated with model homes, this section permits a model home being used for “occasional use for the benefit and convenience of a builder’s or developer’s customers.” Staff feels the intended use of this statement likely makes sense, but the ambiguity may result in unintended consequences. ● <u>Text as a whole</u> <ul style="list-style-type: none"> ○ Consider requiring a section in the Regulation Text that specifies all signage plan standards (Resolution pp. 5-6). ○ Consider if off-street parking requirements are covered by the proposed Regulation Text.
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Staff Recommendations:	Staff recommends <i>APPROVAL WITH MODIFICATIONS</i> to rezone the parcels from RU to PD. Those modifications are the comments regarding open space calculation and recommended changes to the Regulation Text. This recommendation is based on the Jerome Township Zoning Resolution, Jerome Township Comprehensive Plan, and the Union County Comprehensive Plan, and considerations referenced in the staff report.
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Z&S Committee Recommendations:	
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Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: Jan 5, 2021 Township: Jerome

Amendment Title: Zoning Map Amendment Application PD-20-003

Notice: Incomplete Amendment requests will not 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	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees 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

10820 St. Rt 347, PO Box 219
 East Liberty, Ohio 43319
 • Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480 x102
Fax: (614) 873-8664

January 5, 2021

Aaron Smith
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Dear Aaron:

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

Application: PD-20-003

Name of Applicant: Jerome Village Company LLC/David Fisher, Kephart Fisher.

Rezoning: Approximately 163.568 acres located on the west side of 42 and south of Harriott Road, Plain City, Ohio 43064, Parcel Number #1400090100000.

Present Zoning: RU (Rural)

Proposed Zoning: PD (Planned Development)

Public Hearing Date has been set for: February 22, 2021 at 7:00 p.m.

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

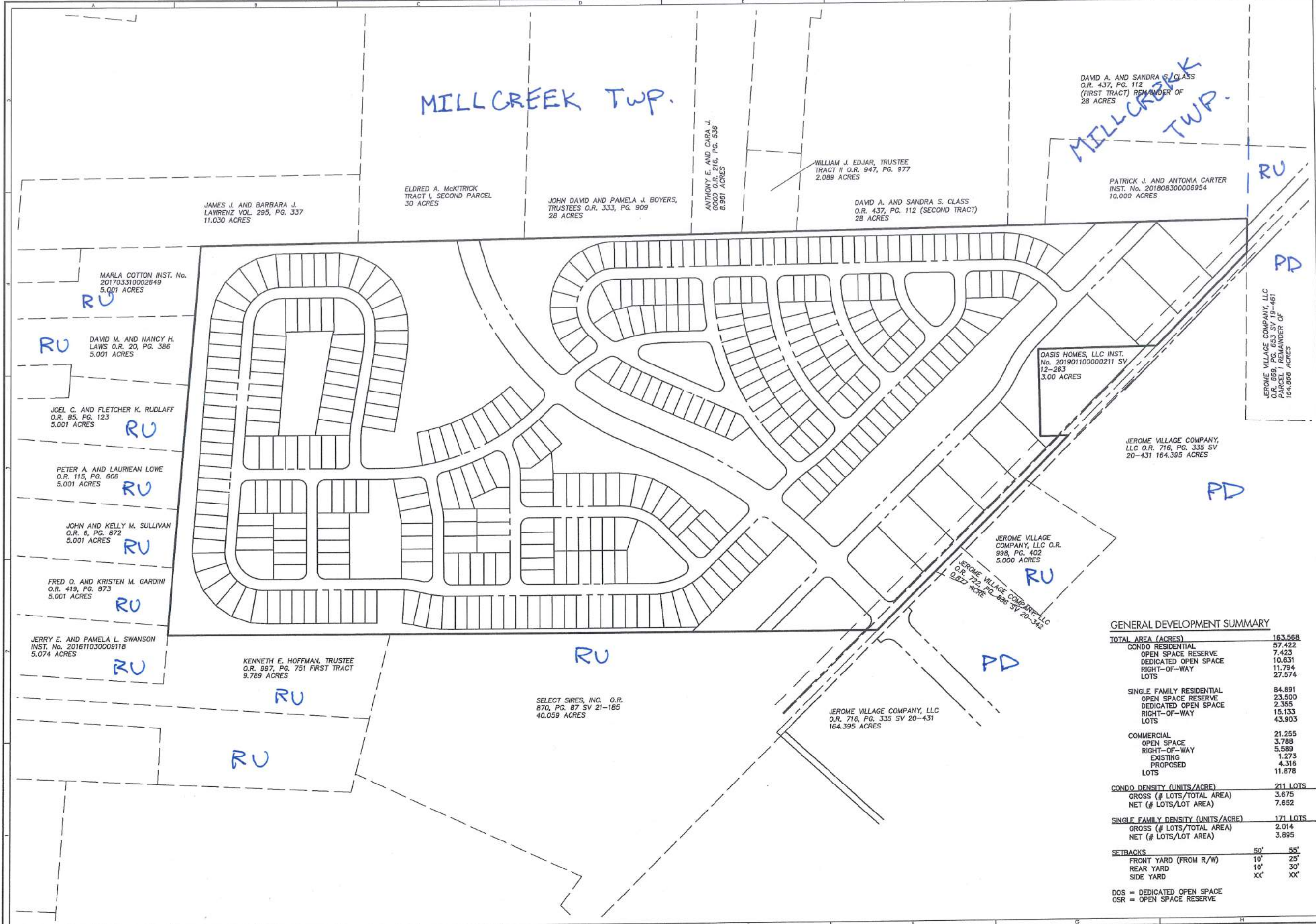
If you need further information, please feel free to contact me.

Sincerely yours,



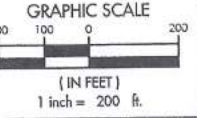
Anita Nicol
Zoning Clerk

Attachment



MILL CREEK TWP.

MILL CREEK TWP.



DATE	DESCRIPTION OF CHANGE

TerrainEvolution
 Your bridge between Vision and Success
 720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE II
 R/FV PROPERTY
 INDEX MAP

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	163,568
CONDO RESIDENTIAL	57,422
OPEN SPACE RESERVE	7,423
DEDICATED OPEN SPACE	10,831
RIGHT-OF-WAY	11,794
LOTS	27,574
SINGLE FAMILY RESIDENTIAL	84,891
OPEN SPACE RESERVE	23,500
DEDICATED OPEN SPACE	2,355
RIGHT-OF-WAY	15,133
LOTS	43,903
COMMERCIAL	21,255
OPEN SPACE	3,788
RIGHT-OF-WAY	5,589
EXISTING	1,273
PROPOSED	4,316
LOTS	11,878
CONDO DENSITY (UNITS/ACRE)	211 LOTS
GROSS (# LOTS/TOTAL AREA)	3,675
NET (# LOTS/LOT AREA)	7,652
SINGLE FAMILY DENSITY (UNITS/ACRE)	171 LOTS
GROSS (# LOTS/TOTAL AREA)	2,014
NET (# LOTS/LOT AREA)	3,895
SETBACKS	50' 55'
FRONT YARD (FROM R/W)	10' 25'
REAR YARD	10' 30'
SIDE YARD	XX' XX'
DOS = DEDICATED OPEN SPACE	
OSR = OPEN SPACE RESERVE	

DRAWING SET DATES:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JFV

PROJECT # NO.: 20026
 DATE: NOVEMBER 2020
 SCALE: HORIZONTAL: 1" = 200'
 VERTICAL: N/A
 SHEET NO.: 1/21



207 North Fourth Street Columbus, Ohio 43215
p: 614.469.1882 f: 614.469.1887
David W. Fisher, Esq.
davidfisher@kephartfisher.com

December 21, 2020

VIA HAND DELIVERY

Mr. Eric Snowden
Zoning Officer
Jerome Township
9777 Industrial Parkway
Plain City, Ohio 43064

Re: Application for Rezoning to PD: FRY Property

Dear Mr. Snowden:

On behalf of Nationwide Realty Investors, I respectfully request that the attached Application and supporting materials be placed on the Agenda for consideration by the Jerome Township Zoning Commission at its regularly scheduled meeting for January 25, 2021 at 7pm and that you proceed to publish notice of the hearing on this Application. In support of this request, attached are the following

1. Application Fee Check in the amount of \$9,678.40
2. Completed and executed Zoning Commission Application
3. Fifteen complete Binders containing all materials for each Application as required by the Township.
4. Two sets of mailing labels for your use in transmitting notices to all required property owners.
5. A flash drive containing an electronic version of Application and all required materials.

Should you have questions or require anything further, please advise. We look forward to continuing to work with you on this development.

Very truly yours,


David W. Fisher

C: Bart Barok (full Application)
Janice Gresko, Esq. (letter only)
Samantha Grieser (letter only)
Kristen McVay (letter only)

REZONING APPLICATION FOR FRY PROPERTY

TABLE OF CONTENTS

TAB NO.	ITEM
1.	Rezoning Application
2.	Legal Description, Zoning Survey, Vicinity Map and Index Plan
3.	Development Text
4.	Evidence of Availability of Utilities
	A. Letter from City of Marysville
	B. Sanitary Sewer Tributary Map
	C. Letter from Columbia Gas
	D. Letter from Ohio Edison
	E. Letter from Charter Communications (cable, internet, phone)
5.	Engineering Feasibility and Drawings
	A. Memorandum from Terrain Evolution, Inc.
	B. Site Dimension Plan including Typical Street Section
	C. Conceptual Utility Plan
	D. Conceptual Grading and Drainage Plan
	E. Existing Conditions including Clearing Plan
	F. Landscape Plan and Cluster Box Unit Plan
6.	Illustrative Plan for Fry Property
7.	Fry Property Sub Area Land Use Plan
8.	Development Schedule
9.	Property Owners (within, contiguous to and across)
10.	Traffic Impact Study Memo of Understanding (MOU)



JEROME TOWNSHIP

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

Case #: _____
App. #: _____
Date Submitted: _____
Fee Amount: _____
Check #: _____

ZONING COMMISSION APPLICATION

I. PARCEL INFORMATION

Parcel Address: US 42, Plain City, Ohio 43064		FOR MAP AMENDMENT ONLY	
Parcel No.(s): 1400090100000		Proposed Zoning Dist.: Planned Development (PD) District	
Description of Location: West side US 42, South of Harriott Road		Size of Tract to be Rezoned: 163.568 acres	
Number of Lots: 382	Present Zoning: RU	Present Use: Agricultural	Existing Structures: _____ _____ _____
Complete Where Applicable: Engineer/Surveyor: <u>Terrain Evolution</u> Builder/Developer: <u>Jerome Village Company, LLC</u>			

II. OWNER OF RECORD

Owner Name(s): Jerome Village Company, LLC	Owner Address: c/o Nationwide Realty Investors 375 N. Front St. Ste 200, Columbus, OH 43215
--	--

III. APPLICANT INFORMATION

Applicant Name: Same as Owner	Applicant Address: Same as Owner
Applicant Phone Number:	Applicant Email: barokb@nationwide.com & davidfisher@kephartfisher.com
<input checked="" type="checkbox"/> Parcel Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Attorney/Agent <input type="checkbox"/> Architect/Engineer	

IV. PROJECT TYPE

<input type="checkbox"/> Zoning Map Amendment - Standard Zoning District	<input type="checkbox"/> Development Plan
<input checked="" type="checkbox"/> Zoning Map Amendment - Planned Development District	<input type="checkbox"/> Development Plan Modification
<input type="checkbox"/> Zoning Map Amendment - Planned Development District Modification	

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Zoning Inspector.

Jerome Village Company, LLC

Applicant Signature: By: [Signature] Date: 12-17-2020
By signing, I certify that I am the owner of the parcel or the owner's agent, and that the application is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:	LUCRPC Review Date: _____ <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Continued <input type="checkbox"/> Denied	Zoning Com. Hearing Date: _____ <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Continued <input type="checkbox"/> Denied	Trustees Hearing Date: Date: _____ <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Continued <input type="checkbox"/> Denied
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Application Requirements

ZONING MAP AMENDMENT (REZONING)

Whenever the public necessity, convenience, general welfare, or good zoning practices require, or in conformance with the adopted Comprehensive Plan, the Board of Township Trustees may by resolution amend, supplement, change, or repeal the regulations, restrictions, and boundaries or classification of property. Such amendments may only be made after recommendation from the Zoning Commission and subject to the procedures provided by law.

What information should be provided to apply for an amendment of the Official Zoning Map?

This checklist is to be used as a guide for filling out the application and must be returned with each item checked off:

- Application form, completed.
- Names and contact information of any design professionals or other agents involved in preparing the application, if not otherwise indicated on the application.
- A statement indicating the current zoning district and use, proposed zoning district and intended use(s), and an explanation of how the proposed amendment of the Official Zoning Map relates to the Comprehensive Plan.
- Legal description of the parcel or tract.
- A vicinity map, drawn to an appropriate scale based on the area of the parcel or tract, showing the general location of the site within the Township.
- A site plan, drawn to scale by a professional surveyor, engineer, architect, or landscape architect registered in the State of Ohio, indicating at least the following:
 - Lot/parcel area.
 - A plan showing the dimensions and shape of the parcel or tract, the size and location of existing buildings, and any natural or topographic features.
 - Date, scale, and north arrow.
 - Lots lines, setback lines, and easements.
 - Roads, sidewalks, and alleys.
 - Existing structures on neighboring lots within 20 feet of the lot line.
 - Dimensions from any existing buildings to all lot lines labeled.
- A list of the names and addresses of the owners of all neighboring lots, as shown on the County Auditor's current tax map, one (1) copy submitted on regular letter paper, and one (1) on Avery #5160 mailing labels or equivalent style mailing labels approved by the Zoning Inspector.
- A traffic study completed to the requirements of the Union County Engineer OR a letter from the County Engineer's Office that a traffic study is not required for the proposed development.
- Such other information as may be required for the Zoning Inspector, Zoning Commission, Board of Township Trustees, or other relevant public authority to review the application.
- The fee, as required by the Schedule of Zoning Fees.

The applicant shall submit one (1) completed application form and fifteen (15) sets of plans, which shall be folded in a manner so that each plan packet is no larger than 8.5"x11". Residential applications with plans that exceed 11"x17" and all non-residential applications shall submit electronic copies in .PDF or other easily readable format. Such electronic plans may be submitted on CD, via memory stick, or via remote transfer when coordinated with the Zoning Inspector.

Application Requirements

PLANNED DEVELOPMENT DISTRICT

What information should be provided to apply for an amendment to the Official Zoning Map requesting a new or modified Planned Development District?

In addition to the general application requirements for amendments to the Official Zoning Map, the following additional information should be provided when a new or modified Planned Development District is proposed:

ZONING PLAN & OTHER SUPPLEMENTARY INFORMATION:

- The proposed Zoning Plan shall be prepared and endorsed by a qualified urban planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:
 - Name, address, and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the Zoning Plan.
 - A vicinity map at a scale approved by the Zoning Commission showing the relationship of the parcel or tract to abutting lots, existing streets and public service facilities in the area.
 - Proposed location and size of the proposed Planned Development District. This includes a survey map of the boundaries of the site and a legal description.
 - 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 the Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.
 - Concept site plan of the proposed planned district, and proposed layout of all subareas.
 - Proposed densities, number of lots and dimension parameters, and building intensities
 - Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography and drainage patterns shall also be shown.
 - Relation to existing future land use in surrounding area.
 - Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
 - 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.
 - 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.
 - Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements
 - Site plan, showing approximate nonresidential building location(s), various functional use areas, circulation, and their relationship
 - General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features
 - Deed restrictions, protective covenants, and other legal statements or devices to be used to control areas which are to be commonly owned and maintained.
 - Projected schedule of the site development.
 - Evidence that the applicant has sufficient control over the land to carry out the proposed development.
 - Regulation Text for development in the proposed Planned Development District, as noted on the following page.

Application Requirements

PD REGULATION TEXT

A Regulation Text is considered part of the Zoning Plan, and shall only apply to the Planned Development District in question and all development within that Planned Development District. That text must set forth and define the uses to be permitted in the proposed Planned Development District and the development standards applicable to the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a Planned Development District. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:

REGULATION TEXT

- ☒ A cover page including the name of the proposed development, name and contact information of the applicant, name and contact information of the applicant's representative(s), the date of application and any revision dates thereafter, the rezoning case number assigned by the Township Zoning Department, and signature lines for the Board of Township Trustees, including a location for the date and resolution number.
- ☒ All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
- ☒ All maximum height and size requirements of buildings, mechanical areas and other structures
- ☒ All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
- ☒ All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
- ☒ All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
- ☒ 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.
- ☒ All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
- ☒ All exterior architectural design standards, including material, color and styles.
- ☒ 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 the Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.
- ☒ Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
- ☒ Accessory structure standards and limitations.
- ☒ Open space area, uses and structures including proposed ownership and sample controlling instruments
- ☒ Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- ☒ 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 forth in the Zoning Resolution.

September 14, 2020

**DESCRIPTION OF 163.568 ACRES
WEST OF U.S. HWY. 42 (60' R/W)
SOUTH OF HARRIOTT ROAD (C.R. 18)
NORTH OF WELLS ROAD (C.R. 17)
EAST OF BELL ROAD (C.R.19)
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 3244, being 163.568 acres of land and being all of that land as described in a deed to Clarence James Fry, of record in Deed Volume 316, Page 686, all references herein being to the records located in the Recorder's Office, Union County, Ohio and being more particularly described as follows;

BEGINNING at a 5/8" iron pin found with a plastic cap inscribed "Fox Surveying" at the northeasterly corner of said Virginia Military Survey No. 3244, also being the southeasterly corner of Virginia Military Survey No. 5609, a point on the westerly line of Virginia Military Survey No. 3005, a southeasterly corner of Millcreek Township, a northwesterly corner to said Jerome Township and a corner to a 10.000 acre tract of land as described in a deed to Patrick J. and Antonia Carter, of record in Instrument No. 201808300006954;

Thence **South 6° 55' 53" East**, along the easterly line of said Virginia Military Survey No. 3244, the westerly line of said Virginia Military Survey No. 3005 and a westerly line of said 10.000 acre tract, passing a 5/8" iron pin found with a plastic cap inscribed "Fox Surveying" near the northwesterly right-of-way line of U.S. Route 42 at a distance of 111.08 feet, a total distance of **154.59 feet** to a MAG nail set in the centerline of said U.S. Route 42 at station 372+65.75 per Ohio Department of Transportation Right-of-Way plans entitled "S.H. 241 (U.S. 42) Sec. F & G" Dated 1935, also being the northerly corner of a 164.395 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 716, Page 335;

Thence **South 36° 51' 31" West**, along said centerline and along the northwesterly line of said 164.395 acre tract, a distance of **585.97 feet** to a MAG nail found at the northeasterly corner of a 3.00 acre tract of land as described in a deed to Oasis Homes, LLC, of record in Instrument No. 201901100000211, being station 366+79.78 of said highway;

Thence along the northerly, westerly and southerly lines of said 3.00 acre tract the following courses;

1. **South 80° 42' 10" West**, passing an iron pin set in the northwesterly right-of-way line of said U.S. Route 42 at a distance of 43.31 feet, a total distance of **537.37 feet** to an iron pin set;

2. **South 9° 17' 50" East**, a distance of **392.44 feet** to a 1" iron pipe found with a plastic cap inscribed "S-6034 S-5496";
3. **North 80° 42' 10" East**, passing a 1" iron pipe found near the northwesterly right-of-way line of said U.S. 42 at a distance of 86.15 feet, a total distance of **128.77 feet** to a MAG nail found in the centerline of said U.S. 42, being station 361+13.24 of said highway and being a point in the northwesterly line of said 164.395 acre tract;

Thence **South 36° 51' 31" West**, along the centerline of said U.S. Route 42, the northwesterly line of said 164.395 acre tract, the northwesterly line of a 5.000 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 998, Page 402 and the northwesterly line of a 0.877 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 722, Page 836, a distance of **1,232.24 feet** to a MAG nail set in the southerly line of said Virginia Military Survey No. 3244, also being a point in the northerly line of Virginia Military Survey No. 5234, and the northeasterly corner of a 40.059 acre tract of land as described in a deed to Select Sires, Inc., of record in Official Record 870, Page 87;

Thence **South 81° 39' 35" West**, along the southerly line of said Virginia Military Survey No. 3244, the northerly lines of said Virginia Military Survey No. 5234 and said 40.059 acre tract and the northerly line of a 9.789 acre tract of land as described in a deed to Kenneth E. Hoffman, Trustee, of record in Official Record 997, Page 751, a distance of **3,220.08 feet** to a stone found in the easterly line of a 5.074 acre tract of land as described in a deed to Jerry E. and Pamela L. Swanson, of record in Instrument No. 201611030009118;

Thence **North 3° 29' 12" West**, along the easterly line of said 5.074 tract, the easterly line of a 5.001 acre tract of land as described in a deed to Fred O. and Kristen M. Gardini, of record in Official Record 419, Page 873, the easterly line of a 5.001 acre tract of land as described in a deed to John and Kelly M. Sulliavn, of record in Official Record 6, Page 672, the easterly line of a 5.001 acre tract of land as described in a deed to Peter A. and Laurien Lowe, of record in Official Record 115, Page 606, the easterly line of a 5.001 acre tract of land as described in a deed to Joel C. and Fletcher K. Rudlaff, of record in Official Record 85, Page 123, the easterly line of a 5.001 acre tract of land as described in a deed to David M. and Nancy H. Laws, of record in Official Record 20, Page 386 and the easterly line of a 5.001 acre tract of land as described in a deed to Marla Cotton, of record in Instrument No. 201703310002649, passing a 1" iron pipe found with a plastic cap inscribed "Priday" at a distance of 40.94 feet at the northeasterly corner of said 5.074 acre Swanson tract, also being the southeasterly corner of said 5.001 acre Gardini tract, passing a 1" iron pipe found at a distance of 304.42 feet at the northeasterly corner of said 5.001 acre Gardini tract, also being the southeasterly corner of said 5.001 acre Sullivan tract, passing a 1" iron pipe found with a plastic cap inscribed "Priday" at a distance of 567.41 feet at the northeasterly corner of said 5.001 acre Sullivan tract, also being the southeasterly corner of said 5.001 acre Lowe tract, passing a 1" iron pipe found at a distance of 830.19 feet at the northeasterly corner of said 5.001 acre Lowe tract, also being the southeasterly corner of said 5.001 acre Rudlaff tract, passing a 1" iron pipe found at a distance of 1131.64 feet at the northeasterly corner of said 5.001 acre Rudlaff tract, also being the southeasterly corner of said 5.001 acre Laws tract, passing a 1" iron pipe found at a distance of 1,446.13 feet at the northeasterly corner

of said 5.001 acre Laws tract, also being the southeasterly corner of said 5.001 acre Cotton tract, a total distance of **1,759.96 feet** to a 1" iron pipe with a plastic cap inscribed "Priday" found at the northeasterly corner of said Cotton tract, also being a point in the northerly lines of said Virginia Military Survey No. 3244 and said Jerome Township, the southerly lines of said Virginia Military Survey No. 5609 and said Millcreek Township and a point in the southerly line of a 11.030 acre tract of land as described in a deed to Jamnes J. and Barbara J. Lawrenz, of record in Deed Volume 295, Page 337;

Thence **North 80° 40' 57" East**, along the northerly lines of said Virginia Military Survey No. 3244 and said Jerome Township, the southerly lines of said Virginia Military Survey No. 5609 and said Millcreek Township, the southerly line of a 30 acre tract of land described as the Second Parcel of Tract I in a deed to Eldred A. McKitrick, of record in Instrument No. 201801300000831, the southerly line of a 28 acre tract as described in a deed to John David and Pamela J. Boyers, Trustees, of record in Official Record 333, Page 909, the southerly line of a 8.961 acre tract of land as described in a deed to Anthony E. and Cara J. Good, of record in Official Record 216, Page 536, the southerly line of a 2.089 acre tract of land as described in a deed to William J. Edjar, Trustee, of record in Official Record 947, Page 977, the southerly line of a 28 acre tract of land (second described tract) as described in a deed to David A. and Sandra S. Class, of record in Official Record 437, Page 112, the southerly line of the remainder of a 28 acre tract of land (first described tract) as described in said deed to David A. and Sandra S. Class and the southerly line of the previously mentioned 10.000 acre tract (Patrick J. and Antonia Carter), passing a stone found at a distance of 1,477.89 feet at the southeasterly corner of said 30 acre McKitrick tract, also being the southwesterly corner of said 28 acre Boyers tract, passing a 1" iron pipe found at a distance of 2,237.82 feet, being 3.34 feet south of line and being the southeasterly corner of said Boyers tract, also being the southwesterly corner of said 8.961 acre Good tract, passing a 1" iron pipe found at a distance of 2,715.49 feet, being 2.66 feet south of line, being the southeasterly corner of said 2.089 acre Edjar tract, also being the southwesterly corner of said 28 acre Class tract, passing a 5/8" iron pin found with a plastic cap inscribed "Fox Surveying" at a distance of 3,847.58 feet, 1.09 feet south of line, being the southeasterly corner of the remainder of said 28 acre Class tract, also being the southwesterly corner of said 10.000 acre Carter tract, a total distance of **4,767.77 feet** to the **PLACE OF BEGINNING** and containing **163.568 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

Iron pins set consist of a 5/8" x 30" rebar with a plastic cap inscribed "Jon Adcock, S-8461."

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461 and is based on a field survey performed in July, 2020.

The above described 163.568 acres is all of Union County Auditor's Parcel No. 14-0009010.1000,

 9/14/20
Jon B. Adcock, Ohio P.S. No. 8461 Date



LEGAL DESCRIPTION:

Situated in the County of Union, in the State of Ohio, and in the Township of Jerome and in Survey No. 3244 and bounded and described as follows:

Beginning at a stone (two hickories and an oak) North-East corner to said Survey; thence with the North line of said Survey S. 80 deg. W. 290 poles to two hickories, corner to John McDowell's land; thence with a line of said land S. 10 deg. E. 105.64 poles to a stone in the South line of said Survey, and corner to said McDowell's thence N. 80 deg. E. with the Survey line, about 150 poles to the center of the California and Bellepoint Gravel Road; thence with the center of said road in Northwesterly corner to the place of beginning.

Containing 162 acres of land be the same more or less.

EXCEPTING THEREFROM THE FOLLOWING:

Real estate situated in Jerome Township of Union County, Ohio; in the Virginia Military Survey Number 3244; being part of the 162 acre tract of Clarence James Fry, et al (Deed Record 316, page 686); and being further bounded and described as follows:

Beginning for reference at a point on the easterly line of said Virginia Military Survey Number 3244 and on the centerline of U.S. Route 42;

Thence South 36 degrees 35 minutes 00 seconds West (reference bearing) 587.24 feet on said centerline of U.S. Route 42 to a pony spike set on the point of beginning of land to be described; thence continuing south 36 degrees 35 minutes 00 seconds West, 566.54 feet on said centerline of U.S. Route 42 to a pony spike set;

Thence South 80 degrees 25 minutes 36 seconds West, 128.69 feet to an iron pipe set (passing over an iron pipe at 42.54 feet);

Thence North 09 degrees 34 minutes 24 seconds West, 352.44 feet to an iron pipe set;

Thence North 80 degrees 25 minutes 36 seconds east, 537.30 feet to the point of beginning (passing over an iron pipe set at 494.76 feet);

Bearing South 38 degrees 35 minutes 00 seconds West assumed farm Sheet 9 of 13 of Ohio Department of Transportation Right-of-Way Plan, UN. S.H. 241, Sec. F. & G. Pt. on file in Ohio Department of Transportation District 6 office in Delaware, Ohio.

The tract as described from an actual field survey performed on or about October 2, 1990, by registered surveyor Benjamin H. Cartwright, S-5456, contains 3.00 acres, more or less, subject to all previous easements and rights-of-way of record. All iron pipes set are 3/4" x 30" galvanized pipe with yellow survey caps stamped S-6034/S-5456. The survey is recorded in Survey Record 12 in the office of the Union County Engineer.

Parcel Number: 14-0009010.000

Map Number: 116-00-00-032.000

ALTA/NSPS LAND TITLE SURVEY

163.568 ACRE TRACT

SITUATED IN

VIRGINIA MILITARY SURVEY No. 3244

JEROME TOWNSHIP, UNION COUNTY, OHIO

TITLE NOTES:

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT No. 536943, DATED JUNE 3, 2020, SCHEDULE B - PART 8 NOTES ARE AS FOLLOWS:
 A. Terms and provisions of O.R. and O.S. Loans established in the instrument recorded as Loan Record No. 274 between Clarence J. Fry and Robert J. Fry, Messrs. and B. H. Hartwig, Messrs. as mortgagor in Loan Record No. 274 and Loan Record No. 275, page 285. APPLIED TO THE SITE SHOWN HEREON.

GENERAL NOTES:

1. THERE IS NO EVIDENCE OF RECENT EARTH MOVING OR BUILDING ADDITIONS.
2. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. ALL PERTINENT DOCUMENTS USED FOR THIS BOUNDARY SURVEY ARE AS SHOWN HEREON.
4. IN GENERAL, ALL EVIDENCE OF OCCUPATION FOUND ALONG BOUNDARY LINES AGREES WITH THE LINES CITED IN THE DEEDS.

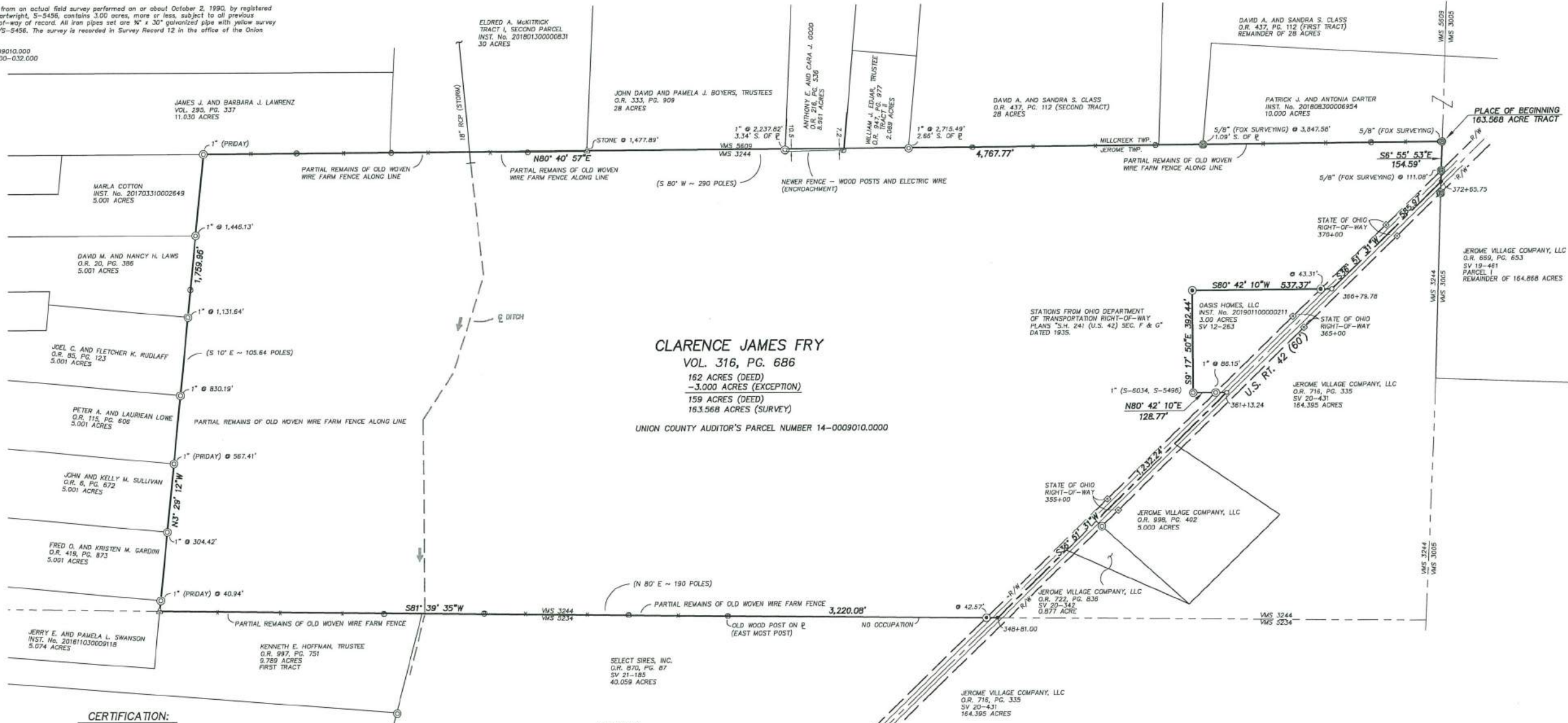
BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983.

FLOOD NOTE:

THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), BEING AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP No. 38159C03000 AND 38159C03000, BOTH DATED DECEMBER 16, 2008.

VICINITY MAP:



CERTIFICATION:

To Stewart Title Guaranty Company, Jerome Village Company, LLC, Clarence James Fry, Peggy Lee Minshall, Carrie and Robert Jordan, James and Karen Barkelo, Linda and Lorry Knight and to their successors and assigns:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8(a), 8, 13, 15, 17 and 20 of table A thereof. This plot was based on an actual field survey and meets all of the requirements for a boundary survey as set forth in the Ohio Administrative Code Chapter 4733-37. The field work was completed on July 14, 2020.

B. Adcock
 JON B. ADCOCK, P.S.
 8461
 Ohio P.S. No.
 SEPTEMBER 14, 2020
 Date:



LEGEND:

- IRON PIN SET - 5/8" X 30" REBAR WITH A PLASTIC CAP INSCRIBED "JON ADCOCK S-8461."
- IRON PIN FND (AS NOTED)
- IRON PIPE FOUND (AS NOTED)
- ▲ STONE FOUND
- FENCE POST
- MAG NAIL SET
- MAG NAIL FOUND

1346 Hemlock Court N.E.
 Lancaster, OH 43130
 Contact: Brett Adcock
 (740) 654-0650 - Lancaster
 (614) 837-0880 - Columbus
 (740) 455-2260 - Zanesville
 (740) 675-0800 - Newark
 Fax: (740) 654-0604
 www.americanlandsurveyors.com

ALS AMERICAN LAND SURVEYORS

Focused on Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	20-038	
DATE:	SEPTEMBER 14, 2020	
SCALE:	1"=200'	

JEROME VILLAGE II

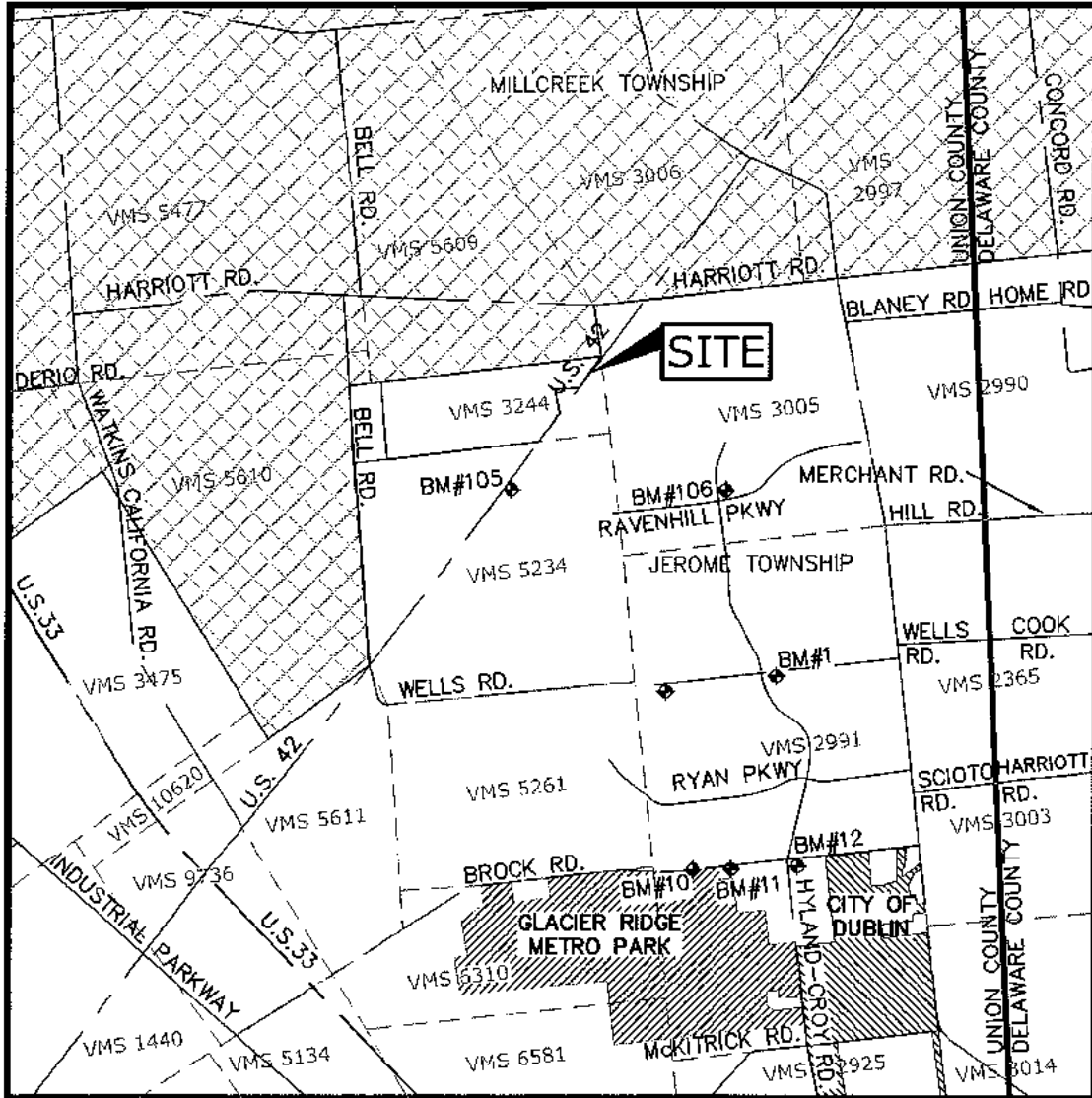
VICINITY MAP

GRAPHIC SCALE



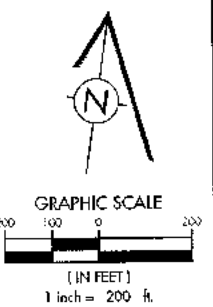
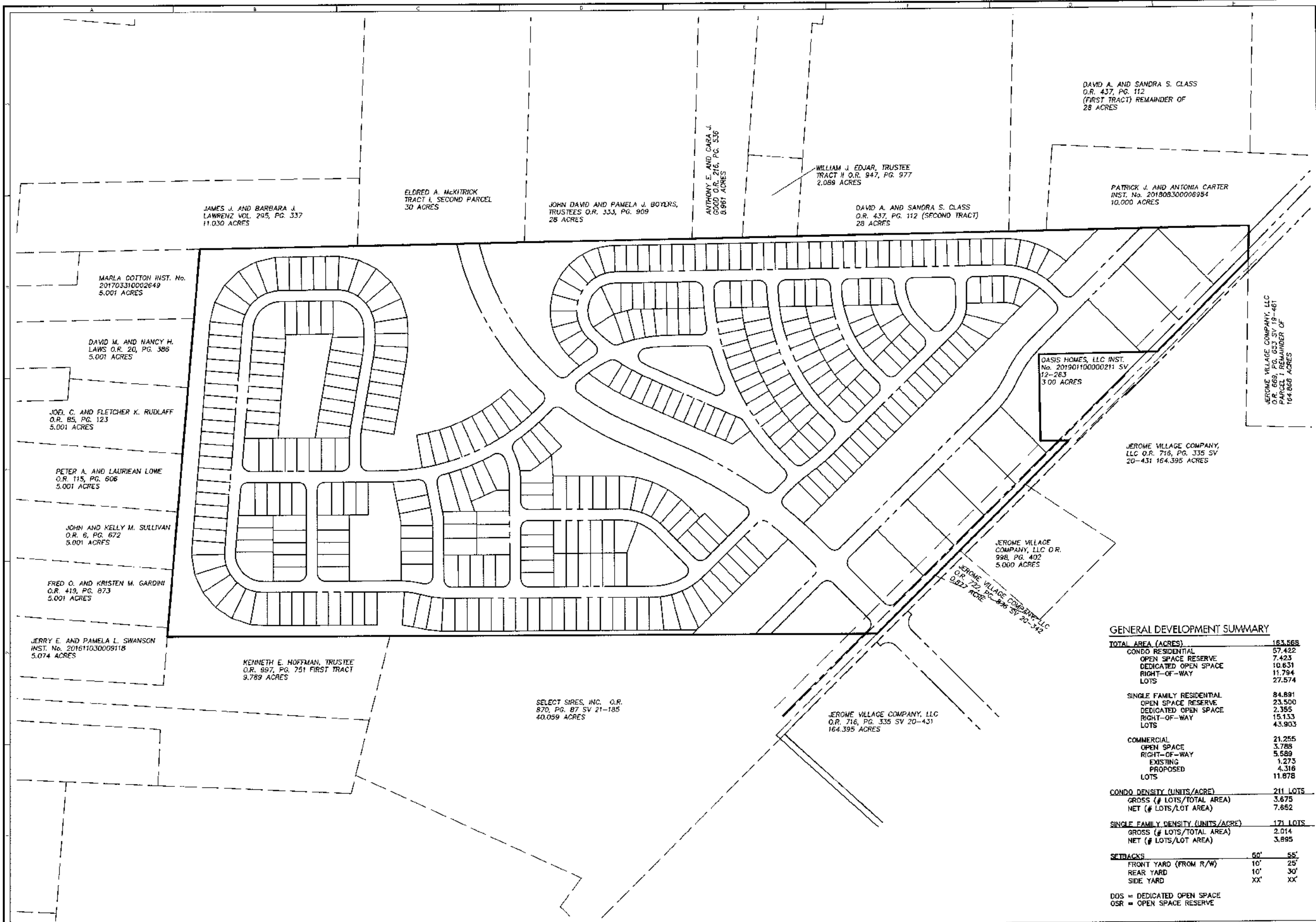
(IN FEET)

1 inch = 4000 ft.



OWNER/DEVELOPER:

JEROME VILLAGE COMPANY
 ATTN: BART BAROK
 375 N. FRONT STREET, SUITE 200
 COLUMBUS, OH 43215
 V: 614.857.2337
 F: 614.857.2346



NO.	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your Linkage between Vision and Success

720 East Broad Street | Suite 202 | Columbus, OH 43215
P: 614-385-1696 | F: 614-285-1065 | E: info@terrainevolution.com

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	163,568
CONDO RESIDENTIAL	57,422
OPEN SPACE RESERVE	7,423
DEDICATED OPEN SPACE	10,631
RIGHT-OF-WAY	11,794
LOTS	27,574
SINGLE FAMILY RESIDENTIAL	84,891
OPEN SPACE RESERVE	23,500
DEDICATED OPEN SPACE	2,355
RIGHT-OF-WAY	15,133
LOTS	43,903
COMMERCIAL	21,255
OPEN SPACE	3,788
RIGHT-OF-WAY	5,589
EXISTING	1,273
PROPOSED	4,316
LOTS	11,878
CONDO DENSITY (UNITS/ACRE)	211 LOTS
GROSS (# LOTS/TOTAL AREA)	3,675
NET (# LOTS/LOT AREA)	7,652
SINGLE FAMILY DENSITY (UNITS/ACRE)	171 LOTS
GROSS (# LOTS/TOTAL AREA)	2,014
NET (# LOTS/LOT AREA)	3,895
SETBACKS	50' 55'
FRONT YARD (FROM R/W)	10' 25'
REAR YARD	10' 30'
SIDE YARD	XX' XX'

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE

BROWNE TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE II

394 PROPERTY INDEX MAP

DRAWING SET SHEETS:
 ZONING 2000-USE1 SET
 PRELIMINARY ENGINEERING SET
 AGENCY REVIEW SET
 LOCAL HEALTH FACILITY SET
 AS-BUILT DOCUMENT SET

DESIGN	DRAW	CHECK
DCP	EGH	JRY

PROJECT NO: 20026

DATE: NOVEMBER 2020

SCALE:
 HORIZONTAL: 1" = 200'
 VERTICAL: 1" = 4'

SHEET NO: 1/21

COVER PAGE

**ZONING PLAN REGULATION TEXT
FRY PROPERTY**

Name: Fry Property

Applicant: Jerome Village Company, LLC
375 S. Front Street, Suite 200, Columbus, Ohio 43215
c/o Bart Barok
barokb@nationwide.com
614-286-2055

Applicant Representative: Kephart Fisher LLC
207 N. Fourth Street, Columbus, Ohio 43215
c/o David W. Fisher
davidfisher@kephartfisher.com
Office 614-469-1882/Cell 614-309-2600

Engineer: Terrain Evolution
720 E. Broad Street, Suite 203, Columbus, Ohio 43215
c/o Justin Wollenberg
jwollenberg@terrainevolution.com
614-385-1092

Land Planner: MKSK
462 South Ludlow Alley, Columbus, Ohio 43215
c/o Ashley Solether
asolether@mkskstudios.com
614-686-0181

Application No: _____

Application Date: _____

Revision Dates: _____

Final Approval: _____

TRUSTEE APPROVAL:

Approved by Jerome Township Trustees on _____ by Resolution No. _____

Trustee

Trustee

Trustee

**ZONING PLAN
REGULATION TEXT
FOR
FRY PROPERTY**

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the “Applicant”), filed an Application for Planned Development District (PD) Zoning on December 21, 2020 (the “Application”) with Jerome Township, Union County, Ohio (the “Township”). This Zoning Plan Regulation Text accompanies and is an integral part of the Application to comply with the requirements of the Zoning Resolution of the Township as in effect on December 21, 2020 (the “Zoning Resolution”).

The Application pertains to the rezoning of approximately 163.568 acres described on the attached Exhibit A (the “Property”), all of which is currently zoned Rural Residential (RU) District under the Zoning Resolution and currently being used for agricultural purposes. Upon final adoption by the Township of the rezoning that is the subject of the Application, all of the Property will be zoned Planned Development (PD) District. The development of the Property as contemplated by the Application is sometimes referred to herein as the “Development”.

This Zoning Plan Regulation Text constitutes a part of the Zoning Plan for the Property and is the Regulation Text required pursuant to Section 500.08(3)(q) of the Zoning Resolution. All Section references herein refer to applicable sections of the Zoning Resolution.

The purpose of this Zoning Plan Regulation Text is to comply with Section 500.08(3)(q) of the Zoning Resolution, set forth in textual form certain information required or permitted by the Zoning Resolution, to provide certain supplemental information, and to provide for certain development standards, conditions and policies that will apply to the Property.

STATEMENTS REQUIRED BY APPLICATION: As required by the Jerome Township Zoning Commission Application, the following information is provided:

- Current Zoning District – Rural Residential (RU) District
- Current Use – Agricultural and Undeveloped
- Proposed Zoning District – Planned Development (PD) District
- Intended Uses – Office, Research, Medical, Commercial, Retail and Residential
- Relationship to Comprehensive Plan – The Property is located in areas designated Office/Research/Medical and Medium Density Residential in the Jerome Township Comprehensive Plan currently in effect (dated September 8, 2008, as revised September 25 2008). The area designated Office/Research/Medical is immediately adjacent to US 42 and the area is stated to be characterized by predominantly higher density corporate offices or lower density professional, research or medical uses. The area designated as Medium Density Residential is anticipated to be developed to provide a transition from higher intensity

commercial uses to lower density residential uses with densities between 1 and 3 units per acre. The Comprehensive Plan recommends that rezonings in this area file under a planned unit development (PUD) which is what is being proposed by the Applicant. Additionally, being east of State Route 33, the Comprehensive Plan provides that maximum desired density can be up to 3 units per acre. The Applicant believes that the Development fits squarely within the planned land uses for this area. While the Applicant desires to expand the uses in the Office/Research/Medical area to also include retail and other commercial uses which it thinks are appropriate for the area and its development, the Medium Density Residential Area fits squarely within the Comprehensive Plan with a density of 2.3 units per acre, well below the permitted 3 units per acre and the entire Development is being zoned to Planned Development (PD) District as recommended by the Comprehensive Plan.

ZONING PLAN: This Zoning Plan Regulation Text and all other materials included with the Application constitute the “Zoning Plan” for the Property, as required by Section 500.4(1).

DEFINITIONS: In addition to the words and terms defined elsewhere herein, the following words and terms when used in this Zoning Plan Regulation Text with initial capitalization shall have the following meanings:

“Development and Architectural Documents” means the Jerome Village Property Codes, the Jerome Village Commercial Center Property & Architectural Design Code and the Jerome Village Pattern Books (see “Master Development Documents” below), as each may hereafter be modified, amended and amplified from time to time by the Applicant. The Development and Architectural Documents shall not be considered official zoning documents or a part of the Zoning Plan but shall be considered solely as ancillary documents subject to amendment, modification and amplification by the Applicant.

“Jerome Village Community Authority” means the community development authority established for the Jerome Village Development pursuant to Chapter 349 of the Ohio Revised Code, as amended.

“Master Declaration” means the Jerome Village Master Deed Declaration, Restrictions and Bylaws recorded in Official Record 907, Page 572, Union County, Ohio Recorder’s Office. The Master Declaration shall not be considered an official zoning document or a part of the Zoning Plan, but shall be considered solely as an ancillary document subject to amendment, modification and amplification by the Applicant.

“Sub Area” means each Sub Area depicted on the Sub Area Land Use Plan.

LAND USE PLAN: A Sub Area Land Use Plan is included in the Application and constitutes an official zoning document (the “Sub Area Land Use Plan”).

FINDINGS OF FACT: The Township, acting by and through its Zoning Commission and the Board of Township Trustees, has made the following Findings of Fact as required by Section 500.08(4):

1. The Planned Development District (PD) provisions contained in the Zoning Resolution were adopted in accordance with and are to be construed and interpreted pursuant to Section 519.021(B) of the Ohio Revised Code as amended to date, and the Application, this Zoning Plan Regulation Text and all matters pertaining to the Zoning Plan for the Property shall be construed and interpreted in accordance therewith.
2. The Development is consistent in all respects with the purpose, policies, criteria, intent, and standards of the Zoning Resolution.
3. The Development is in conformity with the applicable plans for the area, except to the extent that this Zoning Plan Regulation Text, the Sub Area Land Use Plan, and all other materials submitted with the Application as a part of the Zoning Plan warrant exception thereto and deviation therefrom by virtue of the benefits obtained by improved arrangement and design and are therefore justified.
4. The Development promotes the public health, safety and general welfare of the Township and the immediate vicinity.
5. The Zoning Plan for the Property as set forth in the Application meets the design features contained in the Zoning Resolution, except to the extent that this Zoning Plan Development Text, the Sub Area Land Use Plan and all other materials submitted with the Application as a part of the Zoning Plan warrant exception thereto.
6. The Development is in keeping with the planned land use character and physical development potential of the area.
7. The Development will be compatible in use and appearance with planned land uses.
8. The Development will have a beneficial effect upon the Township and other governmental services.
9. The area surrounding the Development can be planned, zoned and developed in coordination and substantial compatibility with the Development.
10. Existing and proposed utility and governmental services are adequate for the population densities proposed with the Development.
11. The Development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
12. The Development can be made accessible through existing and future Township roadways without creating unreasonable traffic congestion in the immediate vicinity of the Development or elsewhere in the Township.

13. The Development is located and designed in such a way as to minimize any unreasonable impact on existing residential or agricultural areas of the Township.
14. The benefits, improved arrangement and design of the Development justify rezoning to the Planned Development (PD) District.
15. This Zoning Plan Regulation Text and Sub Area Land Use Plan constitute the official zoning documents for the Property and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3) shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Regulation Text and the Sub Area Land Use Plan.
16. Open Space shall be permitted to be used for water detention and retention, utility installations and rights-of-way for water courses and other similar channels planned for the Property.

APPLICATION OF JEROME VILLAGE DEVELOPMENT STANDARDS, COMMUNITY AUTHORITY AND MASTER ASSOCIATION: While the Property is being zoned and planned separately from the Jerome Village Development currently existing and being developed in the Township on the other side of U.S. Route 42 (“Jerome Village”), due to the fact that the Applicant is also the developer of Jerome Village, the Applicant will cause the Property and the Development to be subject to the development and architectural standards in place for Jerome Village and the Development will join the Jerome Village Community Authority and be subject to the Master Declaration.

MASTER DEVELOPMENT DOCUMENTS: The Master Declaration will be recorded against and encumber the Property, providing a uniform system of development, maintenance and upkeep for the Property consistent with Jerome Village, thereby preserving and enhancing property values for the Jerome Village development, the Development, the surrounding properties and the entire Township. The Master Declaration shall not be considered an official zoning document and may be amended, modified and amplified by the Applicant from time to time.

The Development will be subject to the Jerome Village Development and Architectural Documents. They can be found online at <https://www.jeromevillage.com/resident-login/>. A password to access these documents will be provided upon request to any Township officer or official. The Development and Architectural Documents shall not be considered official zoning documents and may be amended, modified and amplified by the Applicant from time to time.

GENERAL DEVELOPMENT AND ARCHITECTURAL STANDARDS: The general development and architectural standards for the Property shall be consistent with those for Jerome Village and shall be contained in the Development and Architectural Documents. The Development and Architectural Documents shall be subject to amendment, modification and application by the Applicant during initial development of the Property and thereafter by the Board of Trustees of the Jerome Village Master Property Owners’ Association, as further provided in the Master Declaration, subject to the terms and conditions of this Zoning Plan Regulation Text and the Master Declaration.

APPROVAL OF ALL DEVELOPMENT PLANS AND FINAL PLATS: All development plans (preliminary and final), all subdivision plats (preliminary and final) and all development and building plans in connection with the development and subdivision of the Property and the development and construction of any improvements on the Property, submitted by any person other than the Applicant, must be approved in writing by the Jerome Village Design Review Board created and operating under the Master Declaration before submittal to the Township or any other board commission or officer thereof. The Township and its respective boards, commissions and officers shall reject any such development plans, subdivision plats and development and building plans not so approved by the Jerome Village Design Review Board.

Once approved by the Jerome Village Design Review Board, all required Township approvals shall be in accordance with the Zoning Resolution and this Zoning Plan Regulation Text.

PERMITTED USES: Permitted uses on the Property shall be determined by Sub Areas designated on the Sub Area Land Use Plan as follows:

- Single Family Sub Area - Single Family Homes
- Attached Residential Sub Area - Condominiums/Patio Homes (attached and detached)
- Commercial Sub Area- Office, Research, Medical, Retail and Commercial
- Open Space Reserves (OSR)

ADULT ENTERTAINMENT: Adult Entertainment, as defined and provided in Section 665, is prohibited throughout the Development.

SETBACKS: All setbacks for the Development shall be governed by the Development and Architectural Documents.

DENSITIES: The overall residential density shall be 2.3 units per acre within the Development. In the Commercial Sub Area building densities shall be limited as follows:

- 10,000 sq. ft. per acre for retail and commercial uses
- 12,000 sq. ft. per acre for office uses

OPEN SPACE: Open Space shall total 49.85 acres, being 30.5% of the Property, located within the Open Space Reserves (OSR) designated on the Sub Area Land Use Plan.

MODEL HOMES: Model Homes, consisting of residential type structures which are representative of other dwellings offered for sale or to be built within the Development or specified Sub Areas thereof and used as sales offices by builders and developers and to display products and features offered by builders and developers, are, subject to the issuance of a zoning permit by the Township ("Zoning Permit"), permitted as a temporary use within the Development, and such Model Homes may be staffed and operated by marketing and sales

personnel and agents of such builders and developers, without regard to any home occupation or other commercial or business use provisions of the Zoning Resolution. Model Homes shall be subject to the following restrictions:

- Location and Use -- In addition to the provisions contained in Section 640.05(5), Model Homes may be used by a builder or developer for the marketing and sale of lots and/or dwelling units located within the Development and Jerome Village. A Model Home may not be used as a dwelling. Resales of existing dwelling units within the Development shall not be conducted from the Model Home. The Model Home shall not be used to conduct sales of lots and/or dwelling units outside of the Development or Jerome Village, except as an incidental occasional use for the benefit and convenience of a builder's or developer's customers.
- Hours of Operation – Model Homes shall close by 8:00 P.M. No Model Home shall be open on Sunday to the general public before 12:00 Noon.
- Lighting – All exterior lighting must be “down lighting”, so that no light shall be cast onto adjoining residential properties. All exterior lighting shall be extinguished at the closing time of the Model Home, except that which is in character with exterior lighting found on surrounding homes.
- Parking – Model Homes shall not be required to have off-street parking.
- Signage – Signage for each Model Home shall be permitted, identifying the overall Development or the subdivision in which such Model Home is located, containing the logo and name of the builder or developer operating such Model Home, identifying the Model Home style, and setting forth hours of operation and pertinent contact information. There is no requirement that Model Home signage include all the foregoing; except that each sign must identify the Model Home as being a part of the Development. Such signage shall be placed, from the front property line, a distance of at least one-half (50%) of the distance of the required front yard setback and shall not be located in any required side yard. Such signage shall be a monument type sign not to exceed twelve (12) square feet of sign area per side and shall contain no more than two (2) back to back sides with appropriate landscape treatments at its base. Lighting of Model Home signage shall be permitted. Plans for signage shall be submitted to the Township Zoning Officer at the time of application for a Zoning Permit for approval and must include: sign structure, graphics, location, lighting and landscape treatments.
- Screening and Trash Removal – A landscape plan shall be submitted to the Township Zoning Officer at the time of application for a Zoning Permit for approval and shall provide adequate landscaping and screening from adjoining residential lots. The owner of each Model Home shall arrange for trash to be picked up regularly in and around such Model Home and its lot.
- Limitation on Use – Each Model Home shall be used as a Model Home only for the period of time set forth in the Zoning Certificate issued for such Model Home by the Township Zoning Inspector, subject to such extensions as may be granted by the Township Zoning Inspector. At such time as the Model Home ceases or is no longer permitted to be used as a Model Home, all signage shall be promptly removed.

- Each Model Home shall be required to obtain and maintain a Zoning Certificate issued by the Township Zoning Inspector. At the time of application for a Zoning Certificate, the applicant must demonstrate compliance with the requirements and restrictions set forth above and throughout the term of the Zoning Certificate, the applicant must comply with such requirements and restrictions. The Township Zoning Inspector shall be charged with the responsibility of determining compliance of each Zoning Certificate issued for a Model Home.
- Termination of Use – The use of a Model Home within the Development shall be initially permitted for a period of up to thirty six (36) months after the completion and opening as a Model Home. Extensions of this time period, not to exceed one (1) year per extension, may be approved by the Township Zoning Inspector upon application and payment of any applicable fee, provided that such an extension is not in conflict with the public interest and the primary use of the Model Home continues to be for the marketing and sale of lots and/or dwelling units located within the Development.
- No Model Home Zoning Certificate shall be initially issued unless such Model Home and all requirements of this Section titled “MODEL HOMES” have been approved by the Jerome Village Design Review Board.

REQUIRED STATEMENT UNDER SECTION 500.08(3). All development standards not specifically addressed by this Zoning Plan Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.

EXHIBIT A

September 14, 2020

**DESCRIPTION OF 163.568 ACRES
WEST OF U.S. HWY. 42 (60' R/W)
SOUTH OF HARRIOTT ROAD (C.R. 18)
NORTH OF WELLS ROAD (C.R. 17)
EAST OF BELL ROAD (C.R.19)
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 3244, being 163.568 acres of land and being all of that land as described in a deed to Clarence James Fry, of record in Deed Volume 316, Page 686, all references herein being to the records located in the Recorder's Office, Union County, Ohio and being more particularly described as follows;

BEGINNING at a 5/8" iron pin found with a plastic cap inscribed "Fox Surveying" at the northeasterly corner of said Virginia Military Survey No. 3244, also being the southeasterly corner of Virginia Military Survey No. 5609, a point on the westerly line of Virginia Military Survey No. 3005, a southeasterly corner of Millcreek Township, a northwesterly corner to said Jerome Township and a corner to a 10.000 acre tract of land as described in a deed to Patrick J. and Antonia Carter, of record in Instrument No. 201808300006954;

Thence **South 6° 55' 53" East**, along the easterly line of said Virginia Military Survey No. 3244, the westerly line of said Virginia Military Survey No. 3005 and a westerly line of said 10.000 acre tract, passing a 5/8" iron pin found with a plastic cap inscribed "Fox Surveying" near the northwesterly right-of-way line of U.S. Route 42 at a distance of 111.08 feet, a total distance of **154.59 feet** to a MAG nail set in the centerline of said U.S. Route 42 at station 372+65.75 per Ohio Department of Transportation Right-of-Way plans entitled "S.H. 241 (U.S. 42) Sec. F & G" Dated 1935, also being the northerly corner of a 164.395 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 716, Page 335;

Thence **South 36° 51' 31" West**, along said centerline and along the northwesterly line of said 164.395 acre tract, a distance of **585.97 feet** to a MAG nail found at the northeasterly corner of a 3.00 acre tract of land as described in a deed to Oasis Homes, LLC, of record in Instrument No. 201901100000211, being station 366+79.78 of said highway;

Thence along the northerly, westerly and southerly lines of said 3.00 acre tract the following courses;

1. **South 80° 42' 10" West**, passing an iron pin set in the northwesterly right-of-way line of said U.S. Route 42 at a distance of 43.31 feet, a total distance of **537.37 feet** to an iron pin set;

2. **South 9° 17' 50" East**, a distance of **392.44 feet** to a 1" iron pipe found with a plastic cap inscribed "S-6034 S-5496";
3. **North 80° 42' 10" East**, passing a 1" iron pipe found near the northwesterly right-of-way line of said U.S. 42 at a distance of 86.15 feet, a total distance of **128.77 feet** to a MAG nail found in the centerline of said U.S. 42, being station 361+13.24 of said highway and being a point in the northwesterly line of said 164.395 acre tract;

Thence **South 36° 51' 31" West**, along the centerline of said U.S. Route 42, the northwesterly line of said 164.395 acre tract, the northwesterly line of a 5.000 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 998, Page 402 and the northwesterly line of a 0.877 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 722, Page 836, a distance of **1,232.24 feet** to a MAG nail set in the southerly line of said Virginia Military Survey No. 3244, also being a point in the northerly line of Virginia Military Survey No. 5234, and the northeasterly corner of a 40.059 acre tract of land as described in a deed to Select Sires, Inc., of record in Official Record 870, Page 87;

Thence **South 81° 39' 35" West**, along the southerly line of said Virginia Military Survey No. 3244, the northerly lines of said Virginia Military Survey No. 5234 and said 40.059 acre tract and the northerly line of a 9.789 acre tract of land as described in a deed to Kenneth E. Hoffman, Trustee, of record in Official Record 997, Page 751, a distance of **3,220.08 feet** to a stone found in the easterly line of a 5.074 acre tract of land as described in a deed to Jerry E. and Pamela L. Swanson, of record in Instrument No. 201611030009118;

Thence **North 3° 29' 12" West**, along the easterly line of said 5.074 tract, the easterly line of a 5.001 acre tract of land as described in a deed to Fred O. and Kristen M. Gardini, of record in Official Record 419, Page 873, the easterly line of a 5.001 acre tract of land as described in a deed to John and Kelly M. Sullivn, of record in Official Record 6, Page 672, the easterly line of a 5.001 acre tract of land as described in a deed to Peter A. and Laurien Lowe, of record in Official Record 115, Page 606, the easterly line of a 5.001 acre tract of land as described in a deed to Joel C. and Fletcher K. Rudlaff, of record in Official Record 85, Page 123, the easterly line of a 5.001 acre tract of land as described in a deed to David M. and Nancy H. Laws, of record in Official Record 20, Page 386 and the easterly line of a 5.001 acre tract of land as described in a deed to Marla Cotton, of record in Instrument No. 201703310002649, passing a 1" iron pipe found with a plastic cap inscribed "Priday" at a distance of 40.94 feet at the northeasterly corner of said 5.074 acre Swanson tract, also being the southeasterly corner of said 5.001 acre Gardini tract, passing a 1" iron pipe found at a distance of 304.42 feet at the northeasterly corner of said 5.001 acre Gardini tract, also being the southeasterly corner of said 5.001 acre Sullivan tract, passing a 1" iron pipe found with a plastic cap inscribed "Priday" at a distance of 567.41 feet at the northeasterly corner of said 5.001 acre Sullivan tract, also being the southeasterly corner of said 5.001 acre Lowe tract, passing a 1" iron pipe found at a distance of 830.19 feet at the northeasterly corner of said 5.001 acre Lowe tract, also being the southeasterly corner of said 5.001 acre Rudlaff tract, passing a 1" iron pipe found at a distance of 1131.64 feet at the northeasterly corner of said 5.001 acre Rudlaff tract, also being the southeasterly corner of said 5.001 acre Laws tract, passing a 1" iron pipe found at a distance of 1,446.13 feet at the northeasterly corner

of said 5.001 acre Laws tract, also being the southeasterly corner of said 5.001 acre Cotton tract, a total distance of **1,759.96 feet** to a 1" iron pipe with a plastic cap inscribed "Priday" found at the northeasterly corner of said Cotton tract, also being a point in the northerly lines of said Virginia Military Survey No. 3244 and said Jerome Township, the southerly lines of said Virginia Military Survey No. 5609 and said Millcreek Township and a point in the southerly line of a 11.030 acre tract of land as described in a deed to Jamnes J. and Barbara J. Lawrenz, of record in Deed Volume 295, Page 337;

Thence **North 80° 40' 57" East**, along the northerly lines of said Virginia Military Survey No. 3244 and said Jerome Township, the southerly lines of said Virginia Military Survey No. 5609 and said Millcreek Township, the southerly line of a 30 acre tract of land described as the Second Parcel of Tract I in a deed to Eldred A. McKitrick, of record in Instrument No. 201801300000831, the southerly line of a 28 acre tract as described in a deed to John David and Pamela J. Boyers, Trustees, of record in Official Record 333, Page 909, the southerly line of a 8.961 acre tract of land as described in a deed to Anthony E. and Cara J. Good, of record in Official Record 216, Page 536, the southerly line of a 2.089 acre tract of land as described in a deed to William J. Edjar, Trustee, of record in Official Record 947, Page 977, the southerly line of a 28 acre tract of land (second described tract) as described in a deed to David A. and Sandra S. Class, of record in Official Record 437, Page 112, the southerly line of the remainder of a 28 acre tract of land (first described tract) as described in said deed to David A. and Sandra S. Class and the southerly line of the previously mentioned 10.000 acre tract (Patrick J. and Antonia Carter), passing a stone found at a distance of 1,477.89 feet at the southeasterly corner of said 30 acre McKitrick tract, also being the southwesterly corner of said 28 acre Boyers tract, passing a 1" iron pipe found at a distance of 2,237.82 feet, being 3.34 feet south of line and being the southeasterly corner of said Boyers tract, also being the southwesterly corner of said 8.961 acre Good tract, passing a 1" iron pipe found at a distance of 2,715.49 feet, being 2.66 feet south of line, being the southeasterly corner of said 2.089 acre Edjar tract, also being the southwesterly corner of said 28 acre Class tract, passing a 5/8" iron pin found with a plastic cap inscribed "Fox Surveying" at a distance of 3,847.58 feet, 1.09 feet south of line, being the southeasterly corner of the remainder of said 28 acre Class tract, also being the southwesterly corner of said 10.000 acre Carter tract, a total distance of **4,767.77 feet** to the **PLACE OF BEGINNING** and containing **163.568 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

Iron pins set consist of a 5/8" x 30" rebar with a plastic cap inscribed "Jon Adcock, S-8461."

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461 and is based on a field survey performed in July, 2020.

The above described 163.568 acres is all of Union County Auditor's Parcel No. 14-0009010.1000,


Jon B. Adcock, Ohio P.S. No. 8461 Date





Engineering, Planning and Zoning
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

November 12, 2020

Justin Wollenberg
Terrain Evolution
720 East Broad Street, Suite 203
Columbus, OH 43215

**Subject: Fry Property – Marysville Utilities
Union County Parcel No. 1400090100000**

Dear Mr. Wollenberg,

Based on the provided Conceptual Master Plan, there are downstream public utilities (i.e. sanitary sewer and waterline) at an appropriate elevation and size for the proposed 159 acre mixed use development containing approximately one hundred fifty six (156) condo/patio homes, one hundred fifty (150) single family lots, and 10.28 acres of commercial area along US 42 (Union County Parcel No. 1400090100000). This development is roughly located near the intersection of US 42 and the proposed Ravenhill Parkway extension. Please refer to the attached document for further reference.

Existing sanitary sewers and water mains are located on Ravenhill parkway and will be extended to the property with the Ravenhill Parkway extension to US 42. Any waterline redundancy requirements can be coordinated with the Jerome Township Fire Department and the City of Marysville during the Preliminary / Final Plat and Engineering Plan Reviews. Also, the City's water and wastewater treatment facilities have adequate capacity to provide utility service to this development. The average daily flow of effluent is 4.8 MGD. The Marysville Water Reclamation Facility was designed for an average daily flow of 8 MGD.

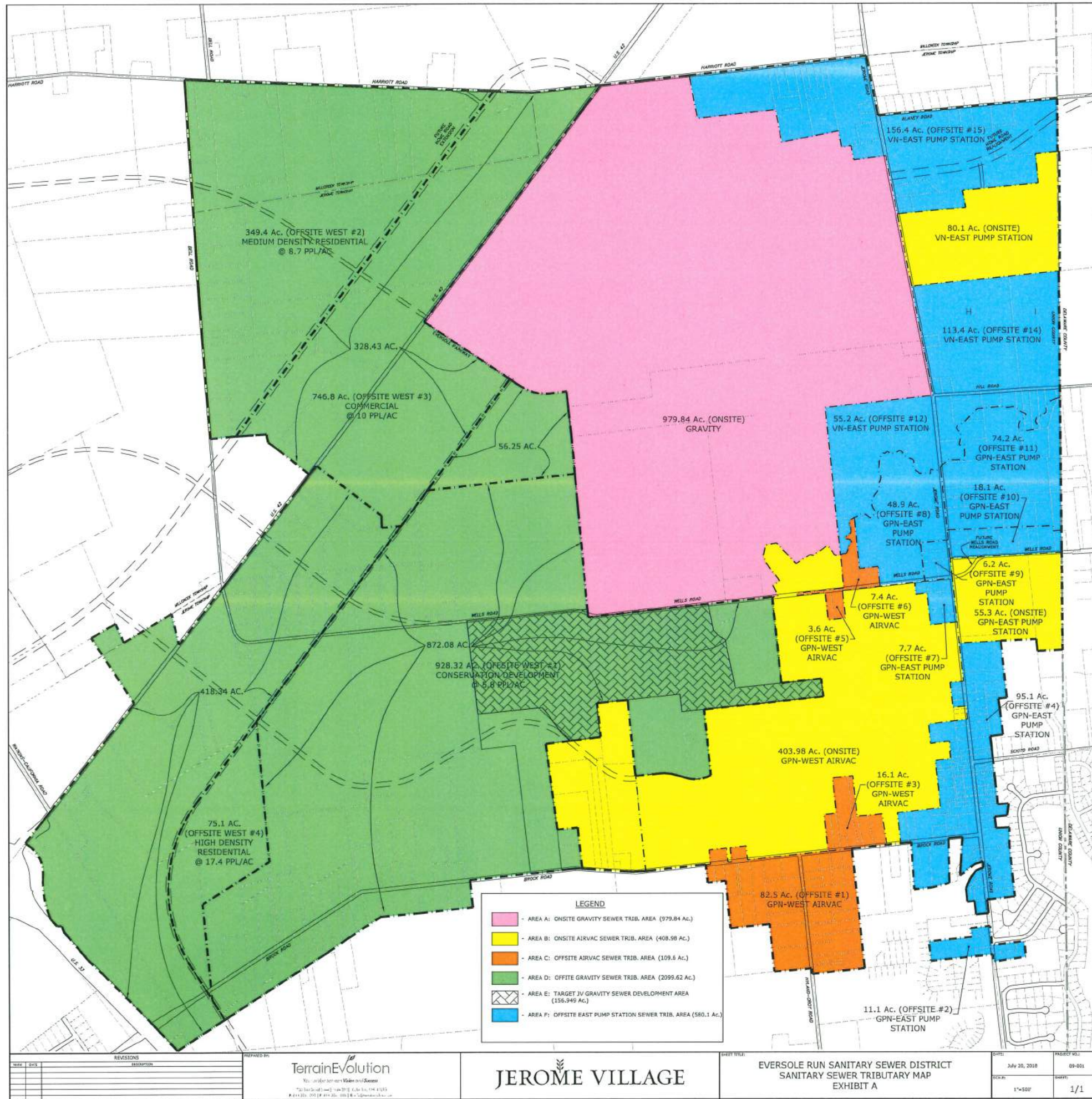
Any required utility extensions or upgrades will be the sole responsibility of the Developer. Also, all utility design standards and fees (including monthly user and one-time capacity charges) for the City's Utility System can be found on our website (www.marysvilleohio.org).

Please contact us if you need additional clarification or wish to discuss this letter in further detail.

Sincerely,

Chad W. Green, P.E.
Assistant City Engineer

cc. Jeremy V. Hoyt, P.E. (City of Marysville)
Scott Sheppard (City of Marysville)
Rich Felton (City of Marysville)
Bill Narducci (Union County Engineer's Office)



NO.	DATE	REVISIONS	DESCRIPTION

PREPARED BY: **TerrainEvolution**
 10000 Lakeshore Blvd. Suite 1000
 Minneapolis, MN 55438
 Phone: 763.420.1000

JEROME VILLAGE

EVERSOLE RUN SANITARY SEWER DISTRICT
 SANITARY SEWER TRIBUTARY MAP
 EXHIBIT A

DATE: JUN 20, 2018	PROJECT NO.: 09-001
SCALE: 1"=50'	SHEET: 1/1



A NiSource Company

290 W Nationwide Blvd, 3rd floor
Columbus, OH 43215

December 16, 2020

Terrain Evolution
Attn: Justin Wollenberg
720 E Broad St, Suite 203
Columbus, Ohio 43215

Re: Jerome Vg-Fry Property, Plain City, Ohio
Opportunity Id 217941

Preliminary Cost Evaluation (PCE)

Dear Mr. Wollenberg:

Columbia Gas of Ohio, Inc. (Columbia) has evaluated establishing service to the entrance of the Jerome Vg-Fry Property in Plain City, Ohio. Columbia evaluated extending its main line from Ravenhill Py into this development. This project generates a **preliminary** cost of \$700,000 upfront deposit required from you. The estimate is based upon the following information however the cost carries many assumptions and will likely change if you decide to pursue a full construction grade estimate.

- Approximately 23,300 feet of pipe to serve 314 lots (residential and commercial)
- This PCE was estimated under the assumption that Jerome Vg VN 9 is already constructed. Additional footage and cost would be needed if this section is not completed.

This estimate is only meant to help you decide if this utility project is within reason to consider. Please contact me if there is interest in pursuing this project further and Columbia will work toward the final costs. I appreciate that you turned to Columbia Gas of Ohio as a potential provider of natural gas and appreciated your cooperation during the evaluation process.

Sincerely,

A handwritten signature in black ink that reads "Donyel Gibson".

Donyel Gibson
Sr New Business Development Manager
C: 614-623-2644



TERRAIN EVOLUTION
JUSTIN WOLLENBER
720 E BROAD ST S-203
Col OH 43215

November 23, 2020
1040 S. Prospect St
Marion Oh 43302

Justin,

Re: Service Availability – JEROME VILLAGE – FRY PROPERTY

Ohio Edison has facilities in the area and will provide electric to the proposed development in accordance with the approved Ohio Edison PUCO tariffs

If you have any question please do not hesitate to contact me at 740-382-7101.

Sincerely,

Gary L. Smith
Ohio Edison – Engineering Services

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



November 12, 2020

Terrain Evolution
Justin Wollenberg
720 E Broad St Suite 203
Columbus, OH 43215

RE: Jerome Village – Fry Property, Jerome Twp, Union County, OH

Dear Mr. Wollenberg:

This letter is to confirm that Charter Communications has the capacity and ability to provide advanced cable, high speed internet and digital phone services to the Jerome Village – Fry Property, Jerome Twp, Union County, OH project.

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

Thank You!

A handwritten signature in black ink, appearing to read "Kevin D. Rich".

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

MEMORANDUM

To: Jerome Village Company
From: Terrain Evolution, Inc.
Date: November 23, 2020
Subject: Jerome Village II (Fry tract)

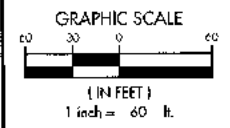
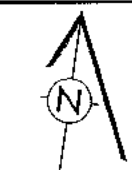
Terrain Evolution, Inc. (TE) has performed a Feasibility Analysis of the approximately 163.5 Acres of land known as the Fry Tract. Consideration was given to the following items:

- I. Existing Conditions
 - a. Topography
 - i. Generally level
 - b. Environmental Site Assessment
 - i. National Wetlands Inventory Map
 1. Freshwater Ponds
 - a. No freshwater Ponds were shown in the Inventory
 2. Evident Freshwater Emergent Wetland (FEW).
 - a. No FEW were shown in the Inventory.
 - ii. Jurisdictional Streams
 1. A farm drainage swale was observed on the western portion of the site.
 - a. It is yet to be determined if this swale is Jurisdictional.
 2. No other waters of the US were observed by TE.
 - a. Note Jurisdictional Waters are determined solely by ACOE.
 - c. Structures
 - i. No Existing Structures exist on the site.
 - II. Record Parcels
 - a. Fry Clarence James 1/3 Int ETAL
 - i. 0 US42
 - ii. Parcel # 1400090100000
 - iii. BK 316 PG 686
 - iv. 159 Acres (Deed record)
 - v. 163.568 Acres (Field Survey)
 - III. Utility Assessment
 - a. Sanitary Sewer Service (JVCA Sewer District, Gravity extension from Regional Pump Station)
 - i. Sewer Main is to be extended northwest from Previous Extension across US42.

- ii. Utility Service Agreement
 - 1. Study area within Area D, designated as gravity collection within Sanitary Sewer Service Area
- b. Water Distribution Improvements
 - i. 16" Watermain extension planned along Ravenhill Parkway to US42.
 - ii. Water service would include extension of 16" water main along Ravenhill Parkway west of US42.
 - iii. Possible looping to future Extension of Watermain towards ex Harriott Road.
- c. Electric Service
 - i. Ohio Edison/First Energy
 - 1. OE has facilities along US42.
- d. Gas Service
 - i. Columbia Gas has natural gas service in the area and proposed along Ravenhill Parkway extension.
- e. Communication
 - i. Frontier and Spectrum have facilities in the Area along US42 and proposed along Ravenhill Parkway Extension.

It is the opinion of Terrain Evolution that the site is well suited to be developed as a mixed use development including Commercial outparcels, multifamily attached and detached, and single family subdivision. The topography is conducive to provide adequate drainage without substantial impact to potentially sensitive environmental features. Utilities are available and capable of serving the site with services expected in a mixed use development.

Please feel free to contact Justin Wollenberg at 614-385-1092 or at jwollenberg@terrainevolution.com should there be any questions.



DATE	DESCRIPTION OF CHANGE

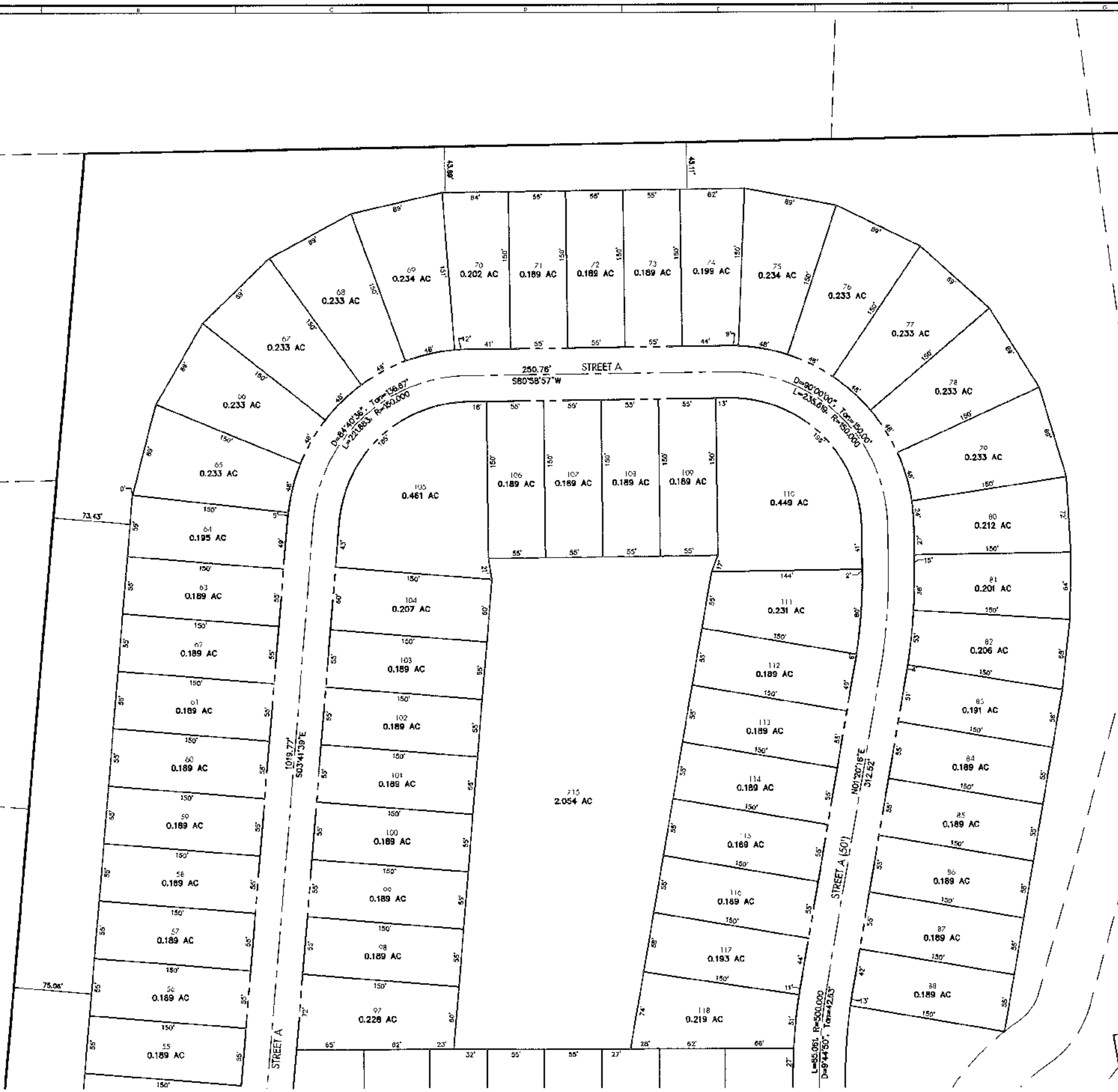
TerrainEvolution
Your bridge between Vision and Success

770 East Broad Street | Suite 200 | Columbus, OH 43215
P: 614.362.1090 | F: 614.362.1095 | E: info@terrainevolution.com

JEROME VILLAGE II
PLOT LAYOUT
SITE DIMENSION PLAN

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	163.568
CONDO RESIDENTIAL	57.422
OPEN SPACE RESERVE	7.423
DEDICATED OPEN SPACE	10.631
RIGHT-OF-WAY	11.794
LOTS	27.674
SINGLE FAMILY RESIDENTIAL	84.891
OPEN SPACE RESERVE	23.500
DEDICATED OPEN SPACE	2.355
RIGHT-OF-WAY	15.133
LOTS	43.903
COMMERCIAL	21.255
OPEN SPACE	3.788
RIGHT-OF-WAY	5.589
EXISTING	1.273
PROPOSED	4.316
LOTS	11.878
CONDO DENSITY (UNITS/ACRE)	211 LOTS
GROSS (# LOTS/TOTAL AREA)	3.675
NET (# LOTS/LOT AREA)	7.652
SINGLE FAMILY DENSITY (UNITS/ACRE)	171 LOTS
GROSS (# LOTS/TOTAL AREA)	2.014
NET (# LOTS/LOT AREA)	3.895
SETBACKS	50' 55'
FRONT YARD (FROM R/W)	10' 25'
REAR YARD	10' 30'
SIDE YARD	XX' XX'
DOS = DEDICATED OPEN SPACE	
OSR = OPEN SPACE RESERVE	

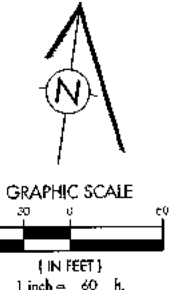




GENERAL DEVELOPMENT SUMMARY

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SIDE YARD	XX' XX'

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE



CHANGE ORDER SCHEDULE

NO.	DATE	DESCRIPTION OF CHANGE

Your Bridge Between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1000 | F: 614.385.1005 | E: info@terrain.com

JEROME VILLAGE II
187 PROPERTY
SITE DIMENSION PLAN

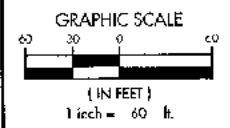
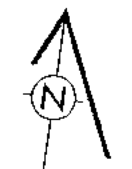
DATE	BY	APPROVED

DESIGNING SET STATUS

- ZONING APPROVAL SET
- PRELIMINARY ENGINEERING SET
- RECORD PLANS SET
- CIVIL/STRUCTURAL/MECHANICAL SET
- ASBESTOS/LEAD SET

DESIGN	FRUIT	CH-BOX
DCR	UGA	JRW

PROJECT NO.: 20006
DATE: NOVEMBER 2020
SCALE: HORIZONTAL 1" = 60'
VERTICAL 1" = 4'
SHEET NO.: 4/21

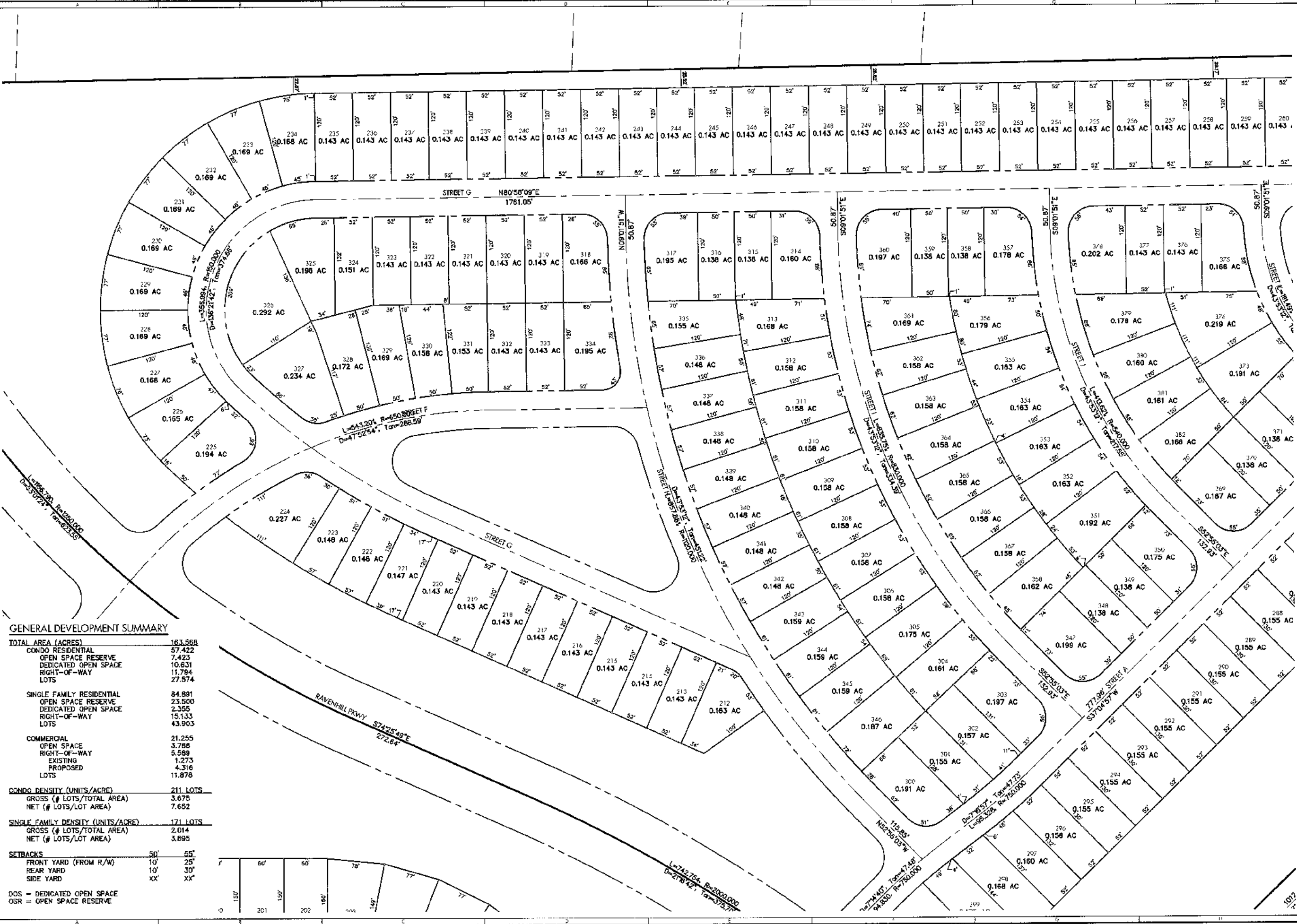


DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success
 770 East Broad Street | Columbus, OH 43215
 P: 614.385.1094 | F: 614.385.1055 | E: info@terrainevolution.com

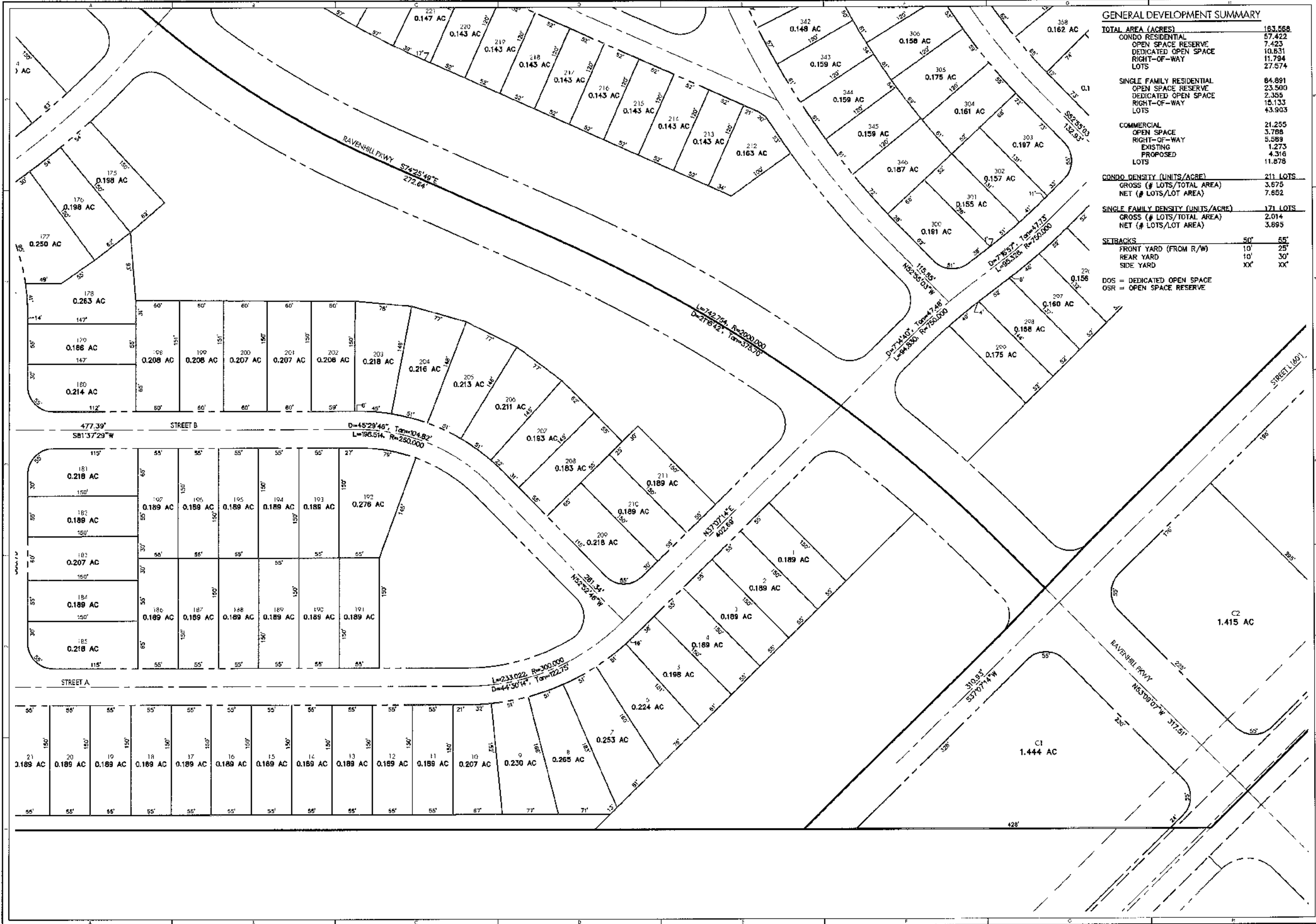
EROWE TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE II
 PREPARED BY
 SITE DIMENSION PLAN

DRAWING SET STATUS			
<input checked="" type="checkbox"/>	ZONING DOCUMENT SET		
<input checked="" type="checkbox"/>	PRELIMINARY ENGINEERING SET		
<input checked="" type="checkbox"/>	AGENCY REVIEW SET		
<input checked="" type="checkbox"/>	CONTRACT DOCUMENTS SET		
<input checked="" type="checkbox"/>	AS-BUILT DOCUMENT SET		
DESIGN	DRAWN	CHECKED	
ECR	DGP	JW	
PROJECT NO.	29026		
DATE	NOVEMBER 2023		
SCALE	HORIZONTAL 1" = 30' VERTICAL 1" = 15'		
SHEET NO.	5/21		



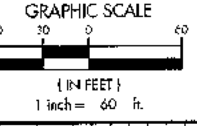
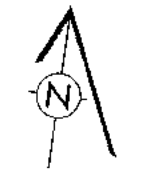
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GROSS (# LOTS/TOTAL AREA)	3.675
NET (# LOTS/LOT AREA)	7.652
SINGLE FAMILY DENSITY (UNITS/ACRE)	171 LOTS
GROSS (# LOTS/TOTAL AREA)	2.014
NET (# LOTS/LOT AREA)	3.895
SETBACKS	50' 55'
FRONT YARD (FROM R/W)	10' 25'
REAR YARD	10' 30'
SIDE YARD	XX' XX'
DOS = DEDICATED OPEN SPACE	
OSR = OPEN SPACE RESERVE	



GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	163.568
CONDO RESIDENTIAL	67.422
OPEN SPACE RESERVE	7.423
DEDICATED OPEN SPACE	10.631
RIGHT-OF-WAY	11.794
LOTS	27.574
SINGLE FAMILY RESIDENTIAL	84.891
OPEN SPACE RESERVE	23.500
DEDICATED OPEN SPACE	2.365
RIGHT-OF-WAY	15.133
LOTS	43.903
COMMERCIAL	21.255
OPEN SPACE	3.789
RIGHT-OF-WAY	5.589
EXISTING	1.273
PROPOSED	4.316
LOTS	11.878
CONDO DENSITY (UNITS/ACRE)	211 LOTS
GROSS (# LOTS/TOTAL AREA)	3.675
NET (# LOTS/LOT AREA)	7.652
SINGLE FAMILY DENSITY (UNITS/ACRE)	171 LOTS
GROSS (# LOTS/TOTAL AREA)	2.014
NET (# LOTS/LOT AREA)	3.895
SETBACKS	50' 55'
FRONT YARD (FROM R/W)	10' 25'
REAR YARD	10' 30'
SIDE YARD	XX' XX'
DOS = DEDICATED OPEN SPACE	
OSR = OPEN SPACE RESERVE	

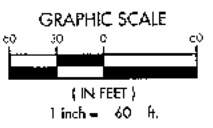


DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success
 720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.395.1000 | F: 614.395.1682 | E: info@terrain-evolution.com

JEROME VILLAGE II
 PLY PROPERTY
 SITE DIMENSION PLAN
 JEROME TOWNSHIP, UNION COUNTY, OHIO

DESIGN	DRAW	CHECK
DGP	DGR	JAV
PROJECT NO.	230026	
DATE	NOVEMBER, 2020	
SCALE	HORIZONTAL: 1" = 50' VERTICAL: 1" = 10'	
SHEET NO.	6/21	



DATE
BY
DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between vision and success

770 East Broad Street | Suite 200 | Columbus, OH 43215
P: 614.365.1090 | F: 614.385.1885 | E: info@terrainevolution.com

BELOW TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE II

BRP PROPERTY

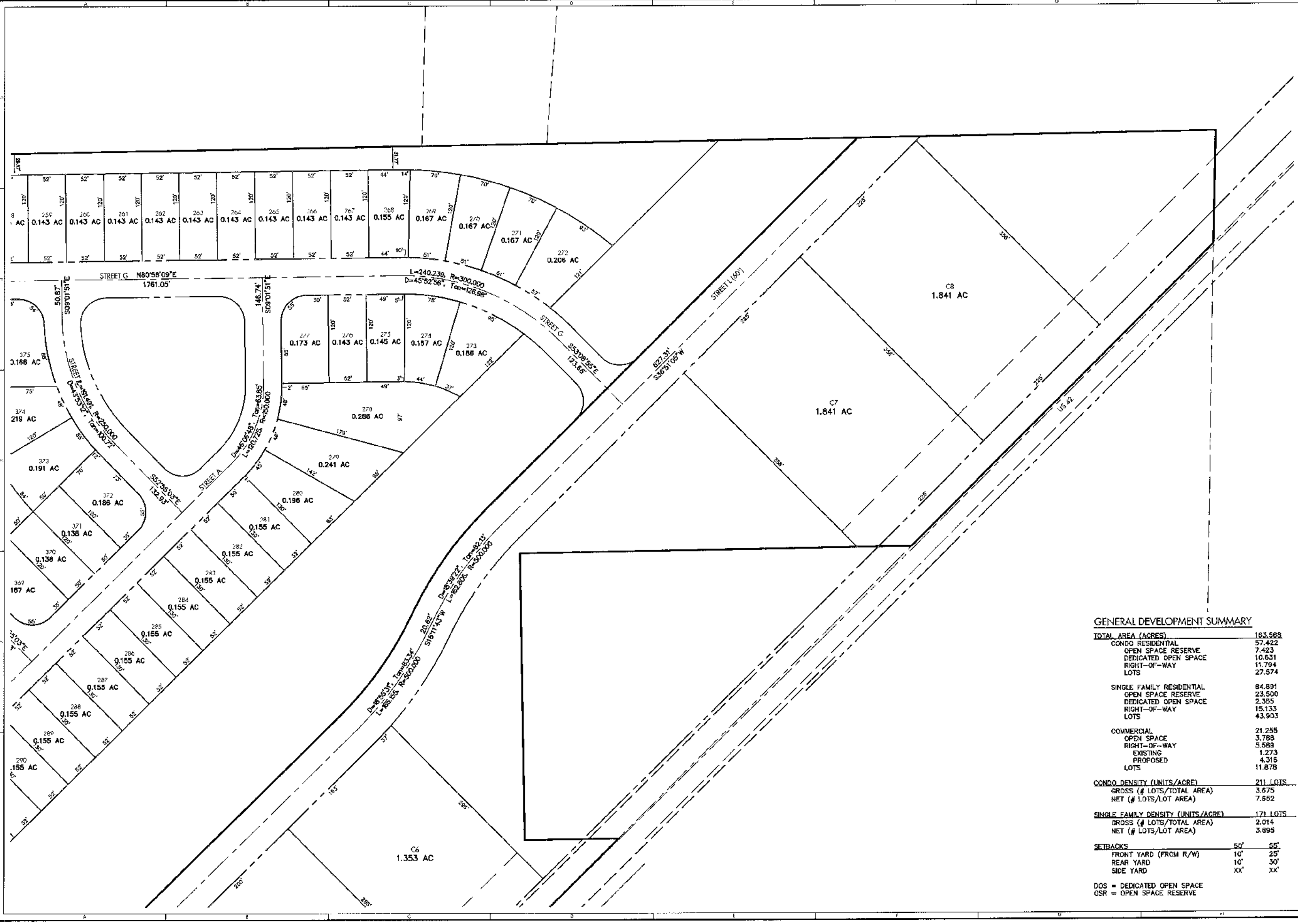
SITE DIMENSION PLAN

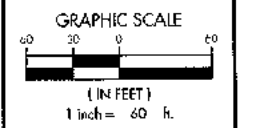
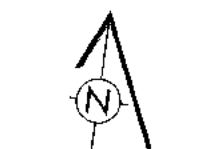
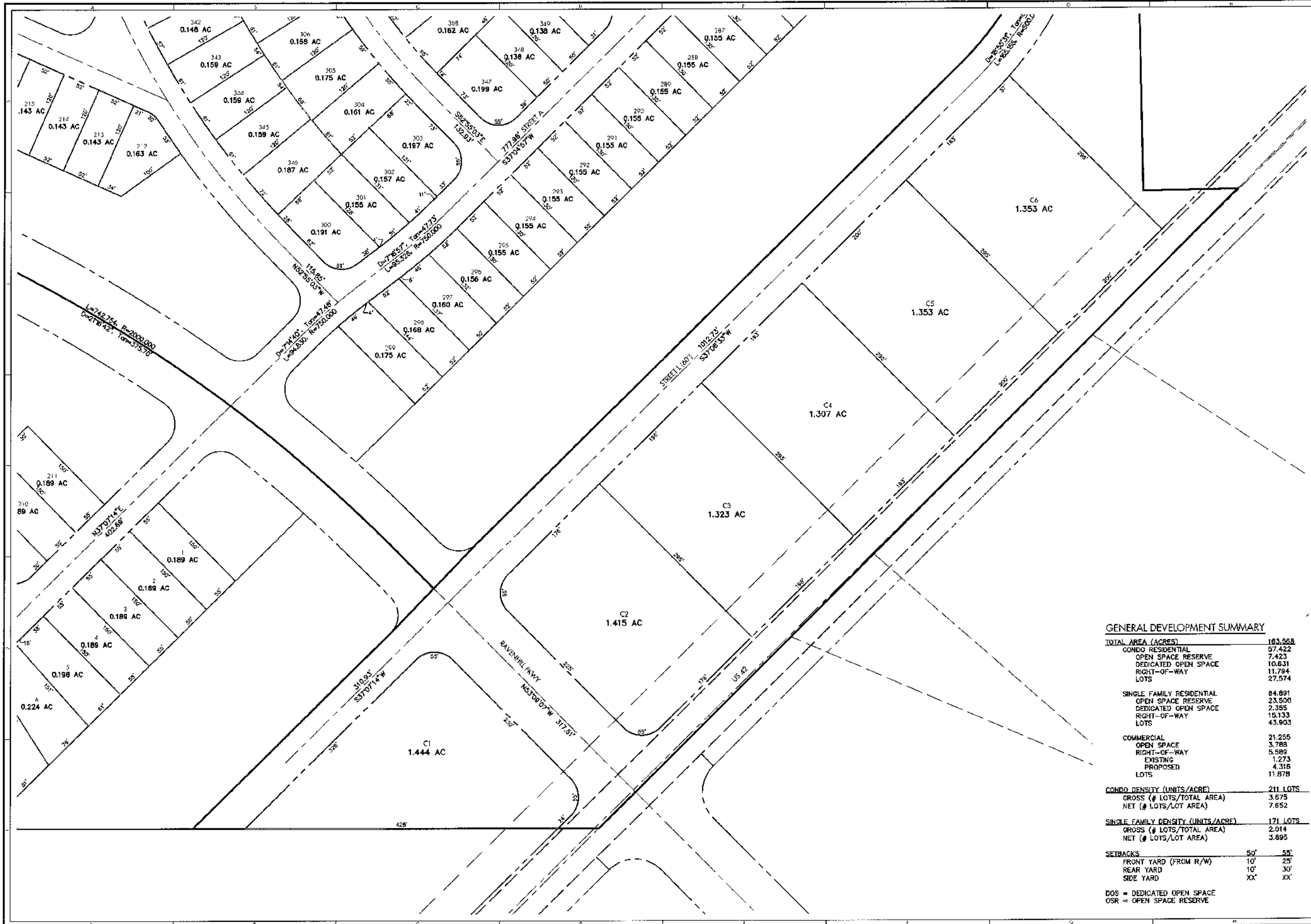
GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	163.568
CONDO RESIDENTIAL	57.422
OPEN SPACE RESERVE	7.423
DEDICATED OPEN SPACE	10.631
RIGHT-OF-WAY	11.794
LOTS	27.574
SINGLE FAMILY RESIDENTIAL	84.891
OPEN SPACE RESERVE	23.500
DEDICATED OPEN SPACE	2.355
RIGHT-OF-WAY	15.133
LOTS	43.903
COMMERCIAL	21.255
OPEN SPACE	3.788
RIGHT-OF-WAY	5.589
EXISTING	1.273
PROPOSED	4.315
LOTS	11.878
CONDO DENSITY (UNITS/ACRE)	211 LOTS
GROSS (# LOTS/TOTAL AREA)	3.675
NET (# LOTS/LOT AREA)	7.652
SINGLE FAMILY DENSITY (UNITS/ACRE)	171 LOTS
GROSS (# LOTS/TOTAL AREA)	2.014
NET (# LOTS/LOT AREA)	3.895
SETBACKS	50' 55'
FRONT YARD (FROM R/W)	10' 25'
REAR YARD	10' 30'
SIDE YARD	XX' XX'
DOS = DEDICATED OPEN SPACE	
OSR = OPEN SPACE RESERVE	

- DRAWING SET STATUS:
- ZONING DOCUMENT SET
 - PRELIMINARY ENGINEERING SET
 - AGENCY REVIEW SET
 - CONSENT/PERMIT/DEVELOPMENT SET
 - ASBUILT/EGC/PLANT SET

DESIGN	DWG	CHECK
EGY	DGR	PMW
PROJECT NO:	20026	
DATE:	NOVEMBER 2020	
SCALE:	HORIZONTAL: 1" = 60'	
	VERTICAL: 1" = 12'	
SHEET NO.:	7/21	





DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1000 | F: 614.385.1085 | E: info@terrainevolution.com

BEFORE TOWNHIP OF UNION COUNTY, OHIO

JEROME VILLAGE II

BY PROPERTY

SITE DIMENSION PLAN

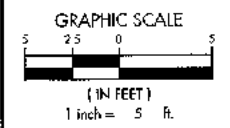
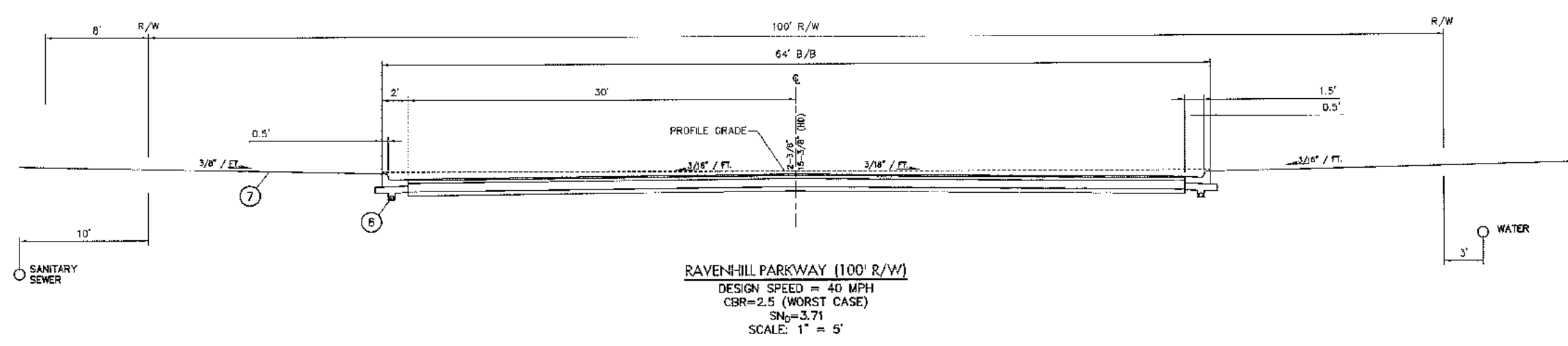
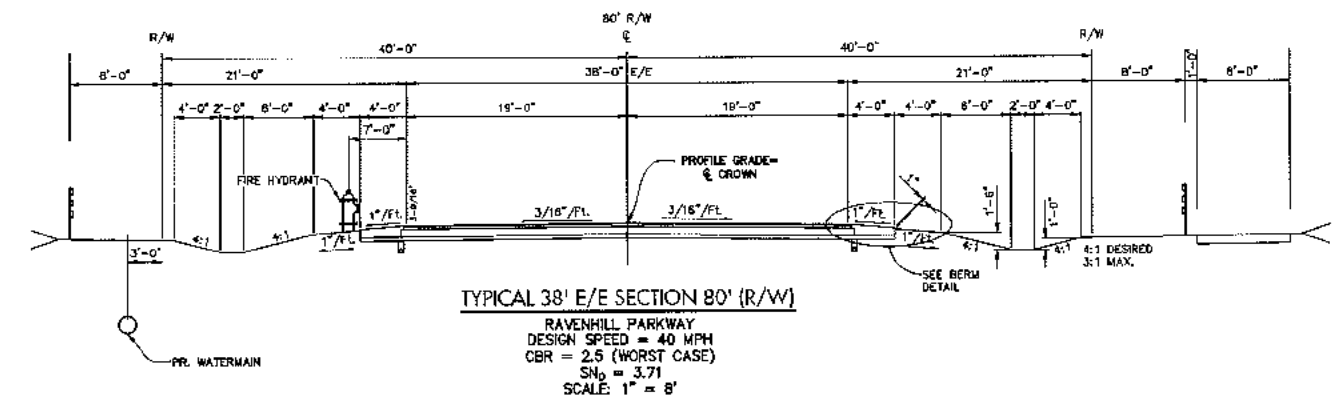
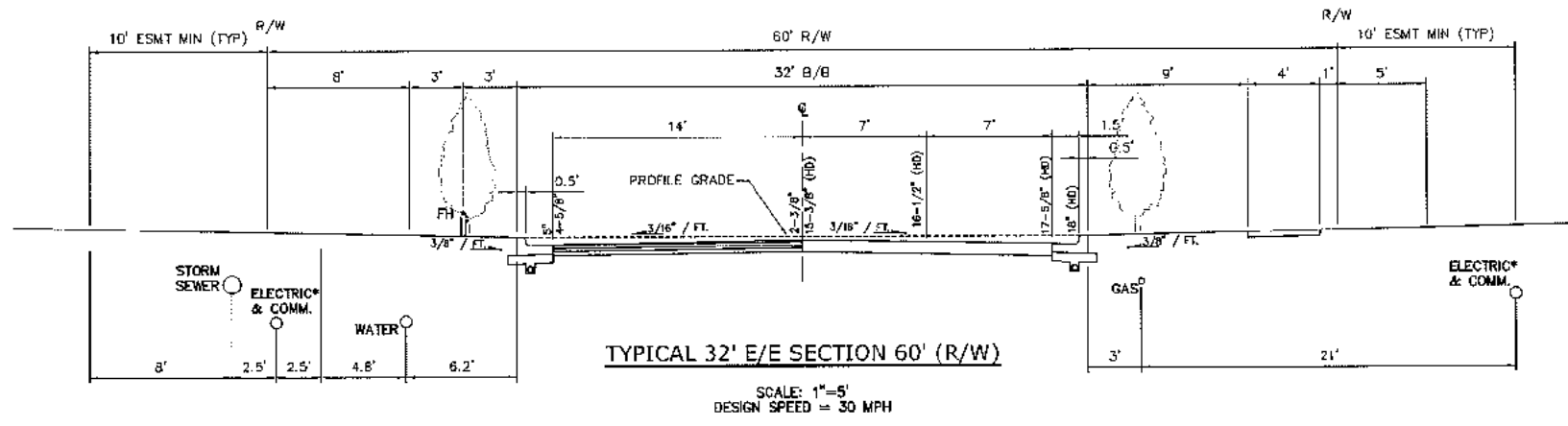
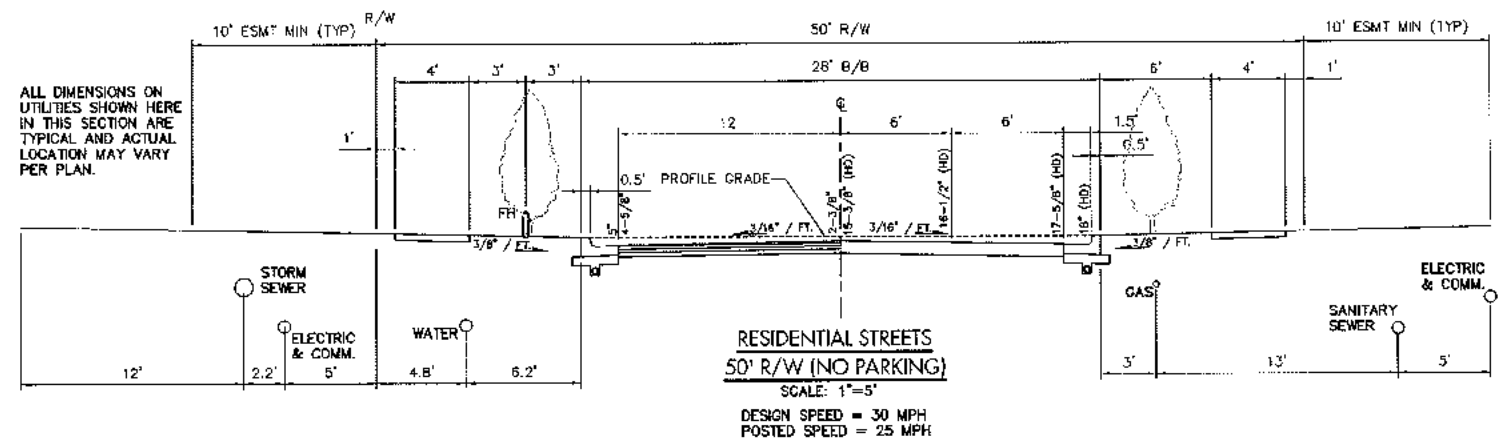
GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	183.568
CONDO RESIDENTIAL	57.422
OPEN SPACE RESERVE	7.423
DEDICATED OPEN SPACE	10.631
RIGHT-OF-WAY	11.784
LOTS	27.574
SINGLE FAMILY RESIDENTIAL	84.891
OPEN SPACE RESERVE	23.500
DEDICATED OPEN SPACE	2.355
RIGHT-OF-WAY	15.133
LOTS	43.903
COMMERCIAL	21.255
OPEN SPACE	3.785
RIGHT-OF-WAY	5.589
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SINGLE FAMILY DENSITY (UNITS/ACRE)	171 LOTS
GROSS (# LOTS/TOTAL AREA)	2.014
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SETBACKS	50' 55'
FRONT YARD (FROM R/W)	10' 25'
REAR YARD	10' 30'
SIDE YARD	XX' XX'
DOS = DEDICATED OPEN SPACE	
OSR = OPEN SPACE RESERVE	

- COMPLIANCE SET STATUS:
- ZONING DOCUMENT SET
 - PRELIMINARY ENGINEERING SET
 - AGENCY REVIEW SET
 - LRP (LIVABLE COMMUNITY) SET
 - ASSESSMENT DOCUMENT SET

DESIGN	DRAWN	CH-CHK
DGP	DGP	JRW
PROJECT NO.	20026	
DATE	NOVEMBER, 2020	
SCALE	HORIZONTAL 1" = 60' VERTICAL 1" = 10'	

SHEET NO.: 8/21



NO.	DATE	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1099 | F: 614.385.1095 | E: info@terrainevolution.com

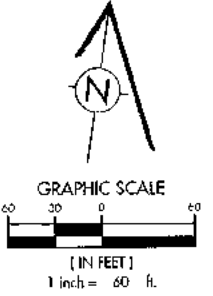
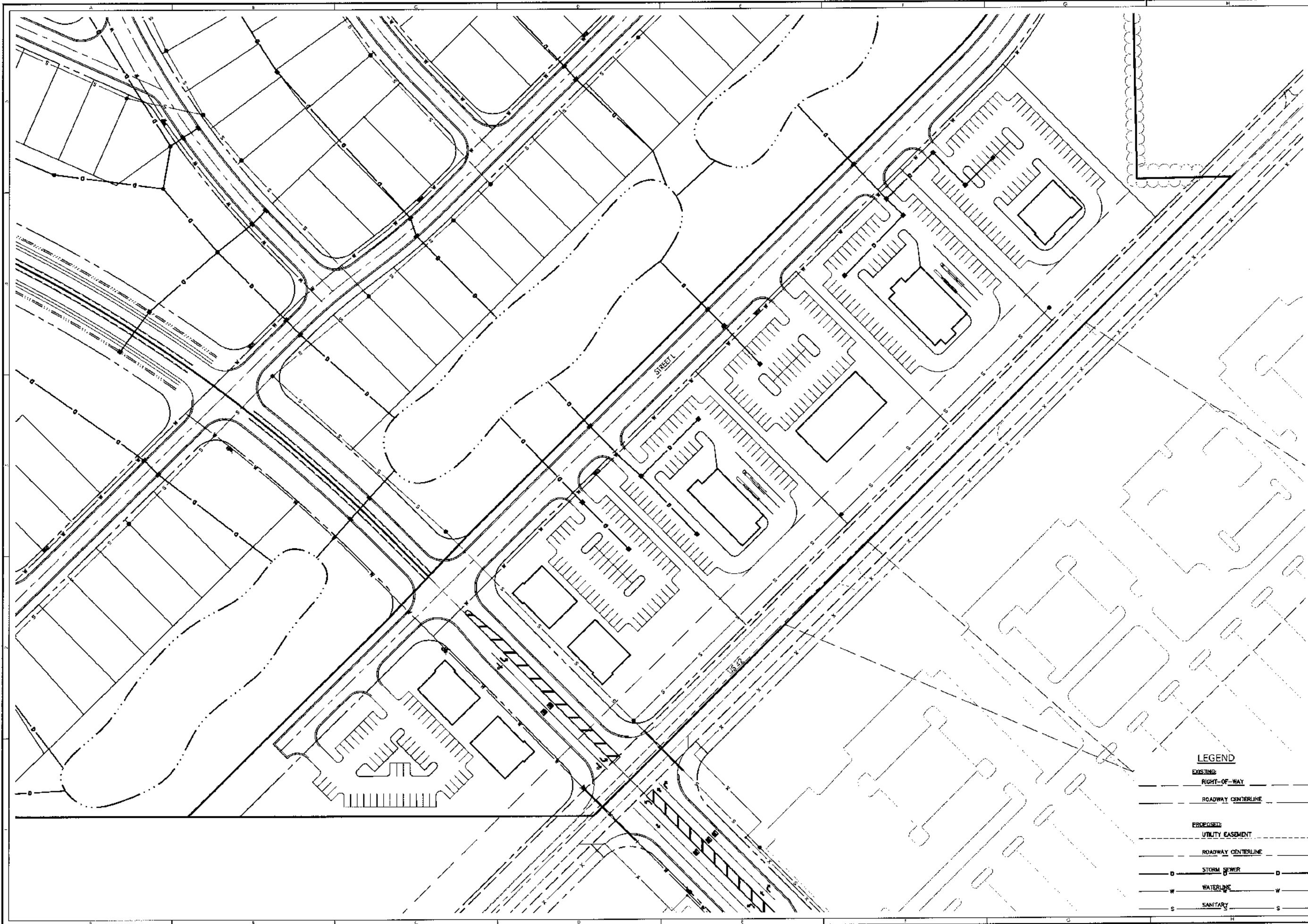
JEROME VILLAGE II
HYDROELECTRIC
TYPICAL SECTIONS

DESIGN	DRAWN	CHECK

PROJECT NO: 20026

DATE: NOVEMBER 2020

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



DATE	BY	DESCRIPTION OF CHANGE

TerrainEvolution
 Your bridge between Vision and Success
 720 East Broad Street, Suite 203 | Columbus, OH 43215
 P: 614.285.1099 | F: 614.235.1085 | E: info@terrainevolution.com

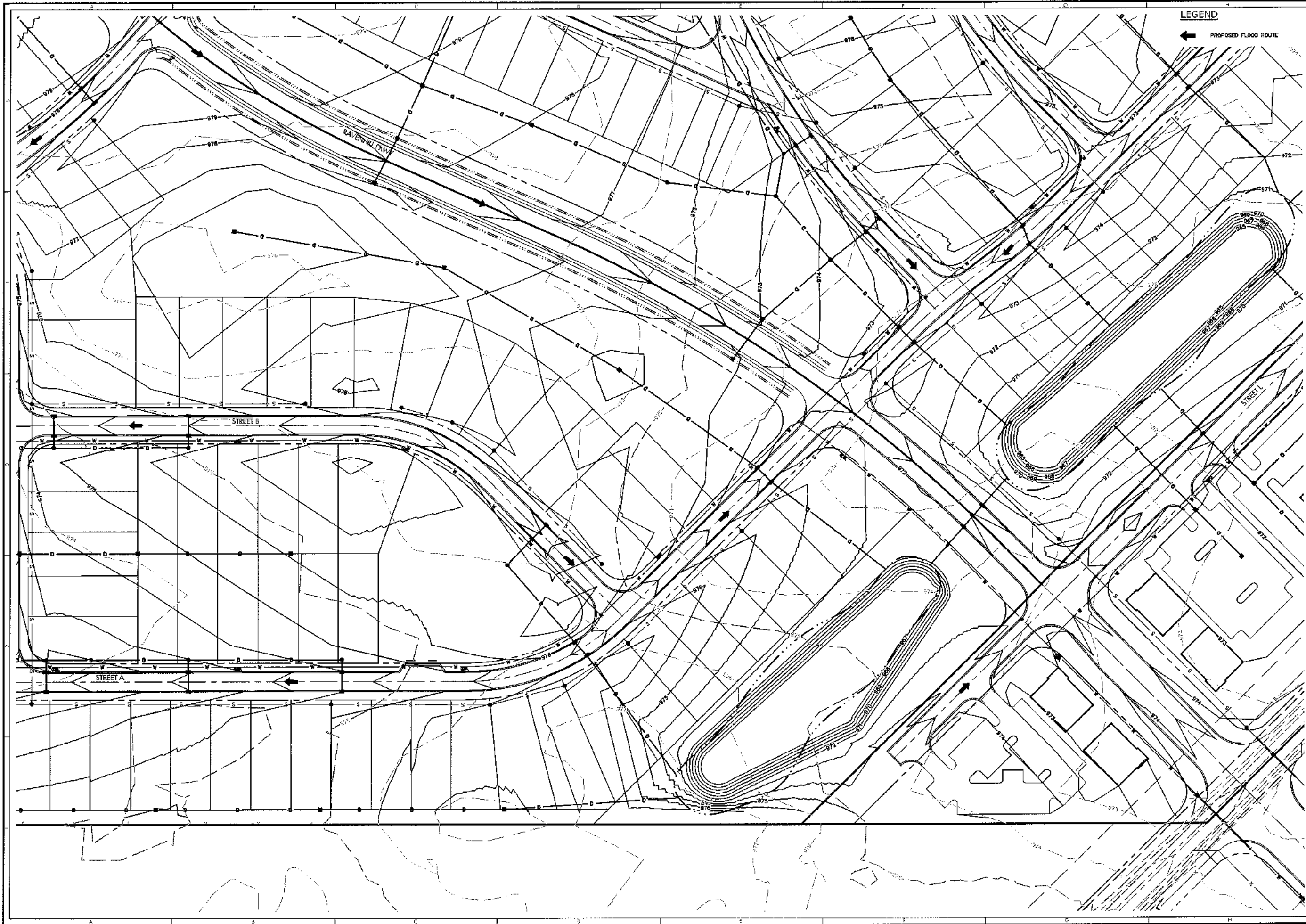
JEROME TOWNSHIP, UNION COUNTY, OHIO
 JEROME VILLAGE II
 FF: PROCEY
 CONCEPTUAL UTILITY PLAN

LEGEND

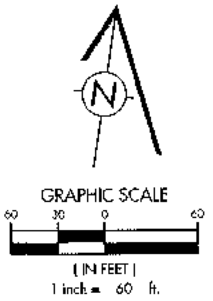
EXISTING	
[Symbol]	RIGHT-OF-WAY
[Symbol]	ROADWAY CENTERLINE
PROPOSED	
[Symbol]	UTILITY EASEMENT
[Symbol]	ROADWAY CENTERLINE
[Symbol]	STORM SEWER
[Symbol]	WATERLINE
[Symbol]	SANITARY

DESIGN	DRAFT	CHECK
DGP	DS	JRW
PROJECT NO:	20020	
DATE:	NOVEMBER, 2023	
SCALE:	HORIZONTAL: 1" = 60'	
	VERTICAL: 1" = 4'	
SHEET NO.:	15/21	

20230520 09:50:30 AM: \\p01\proj\2023\15\15-0000.dwg (15/21) 2023-11-08 11:22:40 AM: \\p01\proj\2023\15\15-0000.dwg (15/21) 2023-11-08 11:22:40 AM: \\p01\proj\2023\15\15-0000.dwg (15/21)



LEGEND
 ← PROPOSED FLOOD ROUTE



DATE	BY	DESCRIPTION OF CHANGE

TerrainEvolution
Your Edge Between Vision and Success
 770 East Broad Street | Suite 303 | Columbus, OH 43215
 P: 614.385.0960 | F: 614.385.1855 | E: info@terrain.com

JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE II
 PLY PROPERTY
CONCEPTUAL GRADING & DRAINAGE PLAN

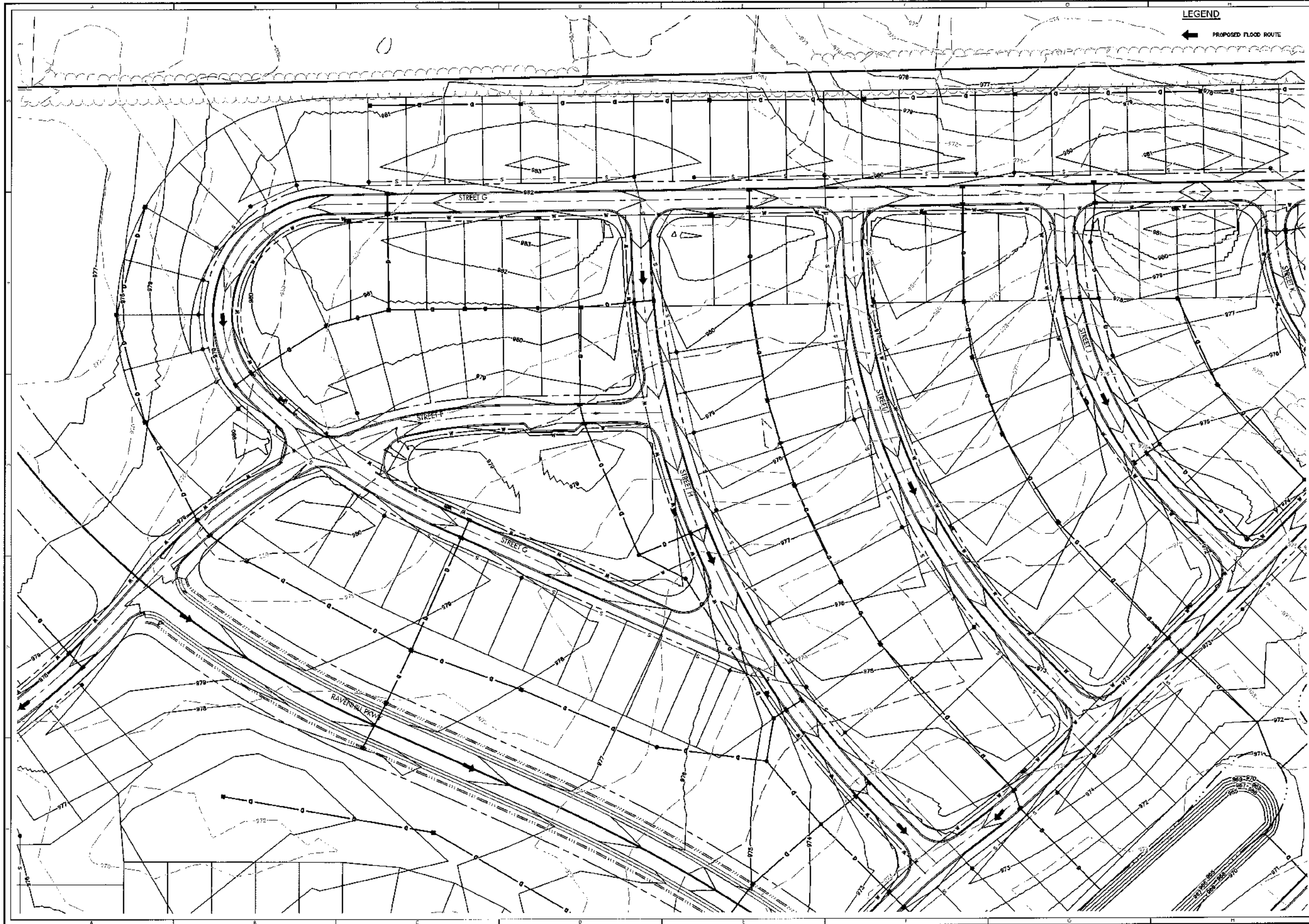
DATE: NOVEMBER 2023

DESIGN	DRAFT	CHECK
DCR	DGF	JWV

PROJECT NO: 20026

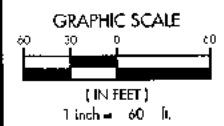
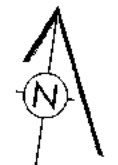
SCALE:
 HORIZONTAL: 1" = 60'
 VERTICAL: N/A

SHEET NO: 18/21



LEGEND

← PROPOSED FLOOD ROUTE



CHANGE ORDER SCHEDULE	
BY	DATE

TerrainEvolution
 Your bridge between Vision and Success

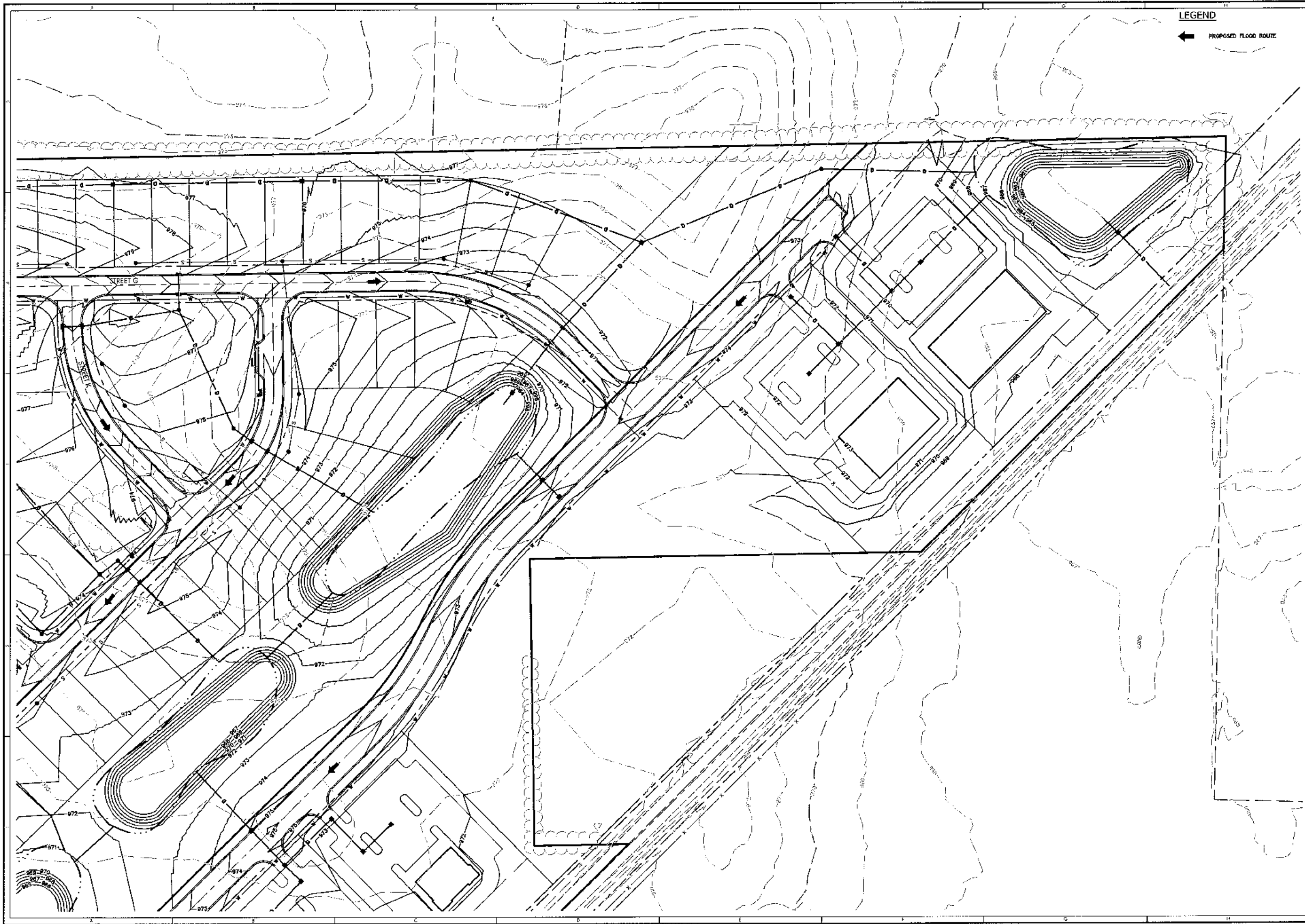
720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1055 | E: info@terrain-ev.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE II
 RVP PROPERTY

CONCEPTUAL GRADING & DRAINAGE PLAN

DESIGN SET 5/4/20	DATE	NOVEMBER 2020
GRADING DOCUMENT SET	SCALE	HORIZONTAL: 1" = 60'
PRELIMINARY ENGINEERING SET	VERTICAL: N/A	
AGENCY REVIEW SET		
CORRECTION LOG (SHEET 4 SET)		
ASBURY DRIVE PERM SET		
DESIGN	DRAWN	CHECKED
DG1	DCR	JVA
PROJECT NO.:	204026	
SHEET NO.	19/21	



LEGEND
 PROPOSED FLOOD ROUTE

GRAPHIC SCALE
 60 30 0 30 60
 (IN FEET)
 1 inch = 60 ft.

DATE	BY	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success
 120 East Broad Street | June 2013 | Columbus, OH 43215
 P: 614.385.1089 | F: 614.355.1885 | E: info@terrain-evolution.com

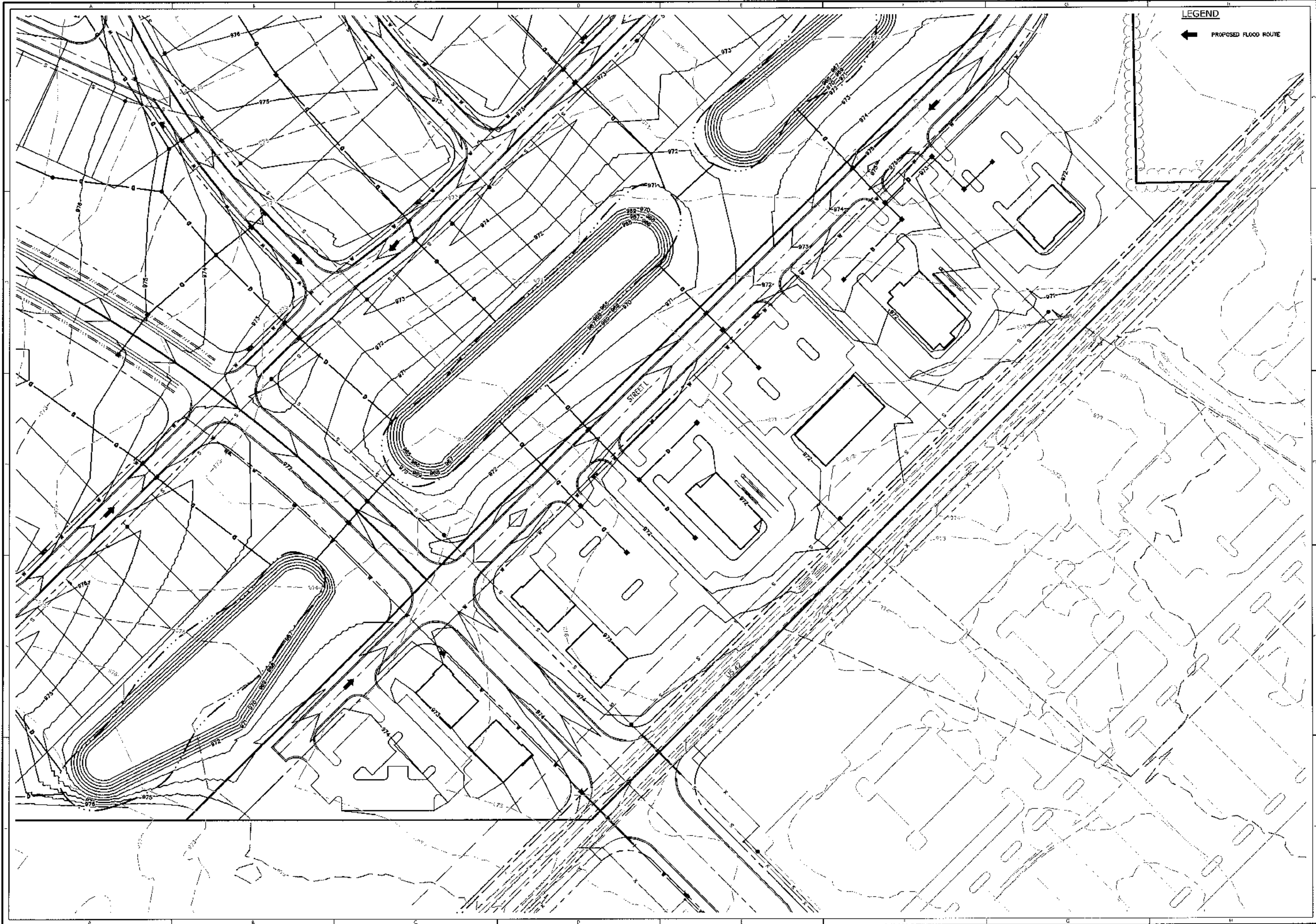
SICOME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE II
 RE: PROPERTY
CONCEPTUAL GRADING & DRAINAGE PLAN

DRAWING SET STATUS:
 ZONING DOCUMENT SET
 PRELIMINARY ENGINEERING SET
 AGENCY REVIEW SET
 CIVIL/STRUCTURE/DOCLAND II SET
 AS-BUILT DOCUMENT SET

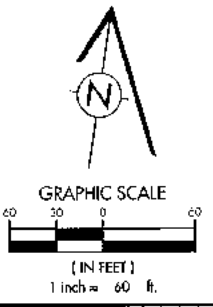
DESIGN	STAFF	CHECK
EGP	DCJ	IPV

PROJECT NO: 26426
 DATE: NOV 20 2020
 SCALE:
 HORIZONTAL: 1" = 60'
 VERTICAL: N/A
 SHEET NO: 20/21

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LEGEND
 ← PROPOSED FLOOD ROUTE



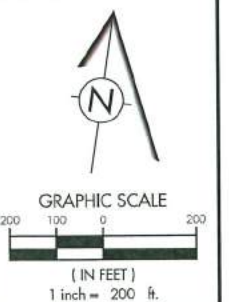
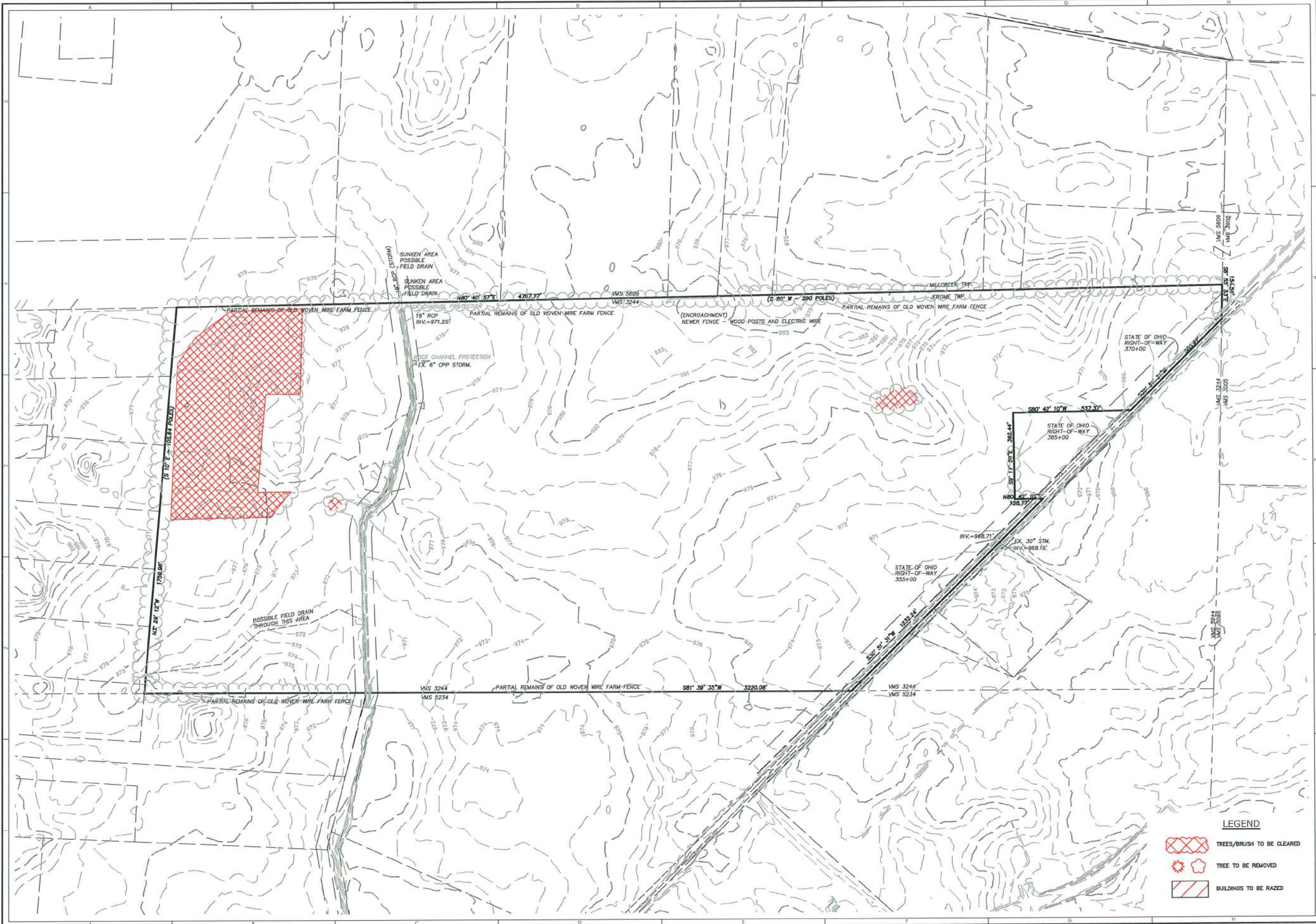
DATE	BY	DESCRIPTION OF CHANGE

TerrainEvolution
Your bridge between Vision and Success
 720 Eas. Broad Street | June 2003 | Columbus, OH 43215
 P: 614.385.1160 | F: 614.385.1185 | E: info@terrainevolution.com

BROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE II
 PVT PROPERTY
CONCEPTUAL GRADING & DRAINAGE PLAN

DESIGN SET STAFFS	ZONING DOCUMENT SET	PRELIMINARY ENGINEERING SET	AGENCY REVIEW SET	CONSTRUCTION DOCUMENT SET	AS-BUILT DOCUMENT SET
DESIGN: DGF	DRAFT: DGR	CHECK: JFW			
PROJECT NO.	26-026				
DATE:	NOV/DEC, 2020				
SCALE:	HORIZONTAL 1" = 60' VERTICAL 1/4" = 1'				
SHEET NO.	21 / 21				

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DATE	BY	DESCRIPTION OF CHANGE

TerrainEvolution
 Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1065 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE II

RY PROPERTY

EXISTING CONDITIONS

DRAWING SET STATUS:		
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<input 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
DGR	DGR	JFY
PROJECT NO: 20-026		
DATE: NOVEMBER, 2020		
SCALE:		
HORIZONTAL:	1" = 200'	
VERTICAL:	1/4" = 1'	
SHEET NO: 9/21		

- LEGEND**
- TREES/BRUSH TO BE CLEARED
 - TREE TO BE REMOVED
 - BUILDINGS TO BE RAZED



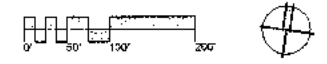
LEGEND AND CODED NOTES

- SEEDED TURF
- NO-MOW TURF
- STREET TREE
- OPEN SPACE TREE
- ORNAMENTAL TREE
- CLUSTER BOX UNIT
- SIDEWALK
- STONE COLUMN
- 4-RAIL FENCE
- EXISTING VEGETATION TO REMAIN
- BIKE PATH

STREET TREES					
CODE	COMMON NAME	LATIN NAME	SIZE	COND.	NOTES
A	Marmo Red Maple	<i>Acer x freemanii 'Marmo'</i>	3" cal.	B&B	
B	Autumn Fantasy Red Maple	<i>Acer x f. Autumn Fantasy</i>	3" cal.	B&B	
C	Legacy Sugar Maple	<i>Acer saccharum 'Legacy'</i>	3" cal.	B&B	
D	American Hornbeam	<i>Carpinus caroliniana</i>	3" cal.	B&B	
E	Kentucky Coffeetree	<i>Gymnocladus dioica</i>	3" cal.	B&B	
F	London Plant Tree	<i>Platanus a. Exclamation</i>	3" cal.	B&B	
G	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	3" cal.	B&B	
H	American Sentry Linden	<i>Tilia a. American Sentry</i>	3" cal.	B&B	
I	Sterling Silver Linden	<i>Tilia t. Sterling</i>	3" cal.	B&B	
J	Allee Elm	<i>Ulmus x. Allee</i>	3" cal.	B&B	
K	Frontier Elm	<i>Ulmus x. Frontier</i>	3" cal.	B&B	
L	Village Green Zelkova	<i>Zelkova s. Village Green</i>	3" cal.	B&B	

ORNAMENTAL TREES					
M	Robin Hill Serviceberry	<i>Amelanchier inaevis Robin Hill</i>	3" cal.	B&B	
OPEN SPACE TREES					
	Oawn Redwood	<i>Metasequoia</i>	3" cal.	B&B	
	Sawtooth Oak	<i>Quercus acutissima</i>	3" cal.	B&B	
	White Oak	<i>Quercus alba</i>	3" cal.	B&B	
	Swamp White Oak	<i>Quercus bi-color</i>	3" cal.	B&B	
	New Harmony Elm	<i>Ulmus a. New Harmony</i>	3" cal.	B&B	

LANDSCAPE PLAN - 1
Scale: 1" = 100'-0"



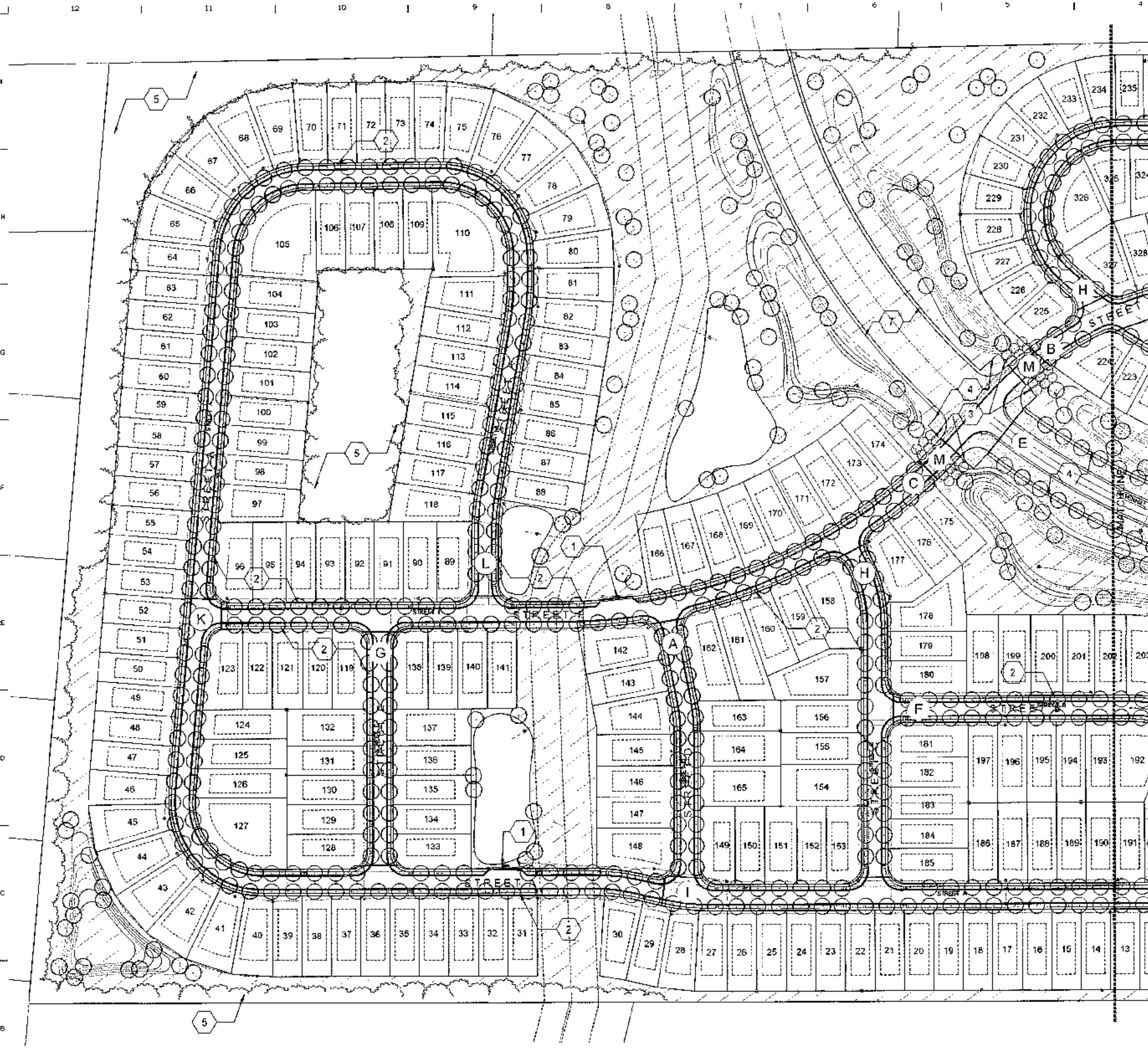
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Issue Date: 12.07.2020
Project Number: C11004

LANDSCAPE PLAN

Sheet Number
L2.0

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LEGEND AND CODED NOTES

- SEEDED TURF
- NO-MOW TURF
- STREET TREE
- OPEN SPACE TREE
- ORNAMENTAL TREE
- CLUSTER BOX UNIT
- SIDEWALK
- STONE COLUMN
- 4-RAIL FENCE
- EXISTING VEGETATION TO REMAIN
- BIKE PATH
- 4-RAIL FENCE TO BE INSTALLED WITH ROAD ADDITION

STREET TREES

CODE	COMMON NAME	LATIN NAME	SIZE	COND.	NOTES
A	Marmo Red Maple	<i>Acer x freemanii 'Marmo'</i>	3" cal.	B&B	
B	Autumn Fantasy Red Maple	<i>Acer x f. Autumn Fantasy</i>	3" cal.	B&B	
C	Legacy Sugar Maple	<i>Acer saccharum 'Legacy'</i>	3" cal.	B&B	
D	American Hornbeam	<i>Carpinus caroliniana</i>	3" cal.	B&B	
E	Kentucky Coffeetree	<i>Gymnocladus dioica</i>	3" cal.	B&B	
F	London Plant Tree	<i>Platanus a. Exclamation</i>	3" cal.	B&B	
G	Northern Pin Oak	<i>Quercus ellipsoidalis</i>	3" cal.	B&B	
H	American Sentry Linden	<i>Tilia a. American Sentry</i>	3" cal.	B&B	
I	Sterling Silver Linden	<i>Tilia l. Sterling</i>	3" cal.	B&B	
J	Allee Elm	<i>Ulmus x. Allee</i>	3" cal.	B&B	
K	Frontier Elm	<i>Ulmus x. Frontier</i>	3" cal.	B&B	
L	Village Green Zelkova	<i>Zelkova s. Village Green</i>	3" cal.	B&B	

ORNAMENTAL TREES

M	Robin Hill Serviceberry	<i>Amelanchier laevis Robin Hill</i>	3" cal.	B&B	
---	-------------------------	--------------------------------------	---------	-----	--

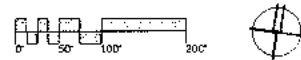
OPEN SPACE TREES

	Dawn Redwood	<i>Metasequoia</i>	3" cal.	B&B	
	Sawtooth Oak	<i>Quercus acutissima</i>	3" cal.	B&B	
	White Oak	<i>Quercus alba</i>	3" cal.	B&B	
	Swamp White Oak	<i>Quercus bi-color</i>	3" cal.	B&B	
	New Harmony Elm	<i>Ulmus a. New Harmony</i>	3" cal.	B&B	

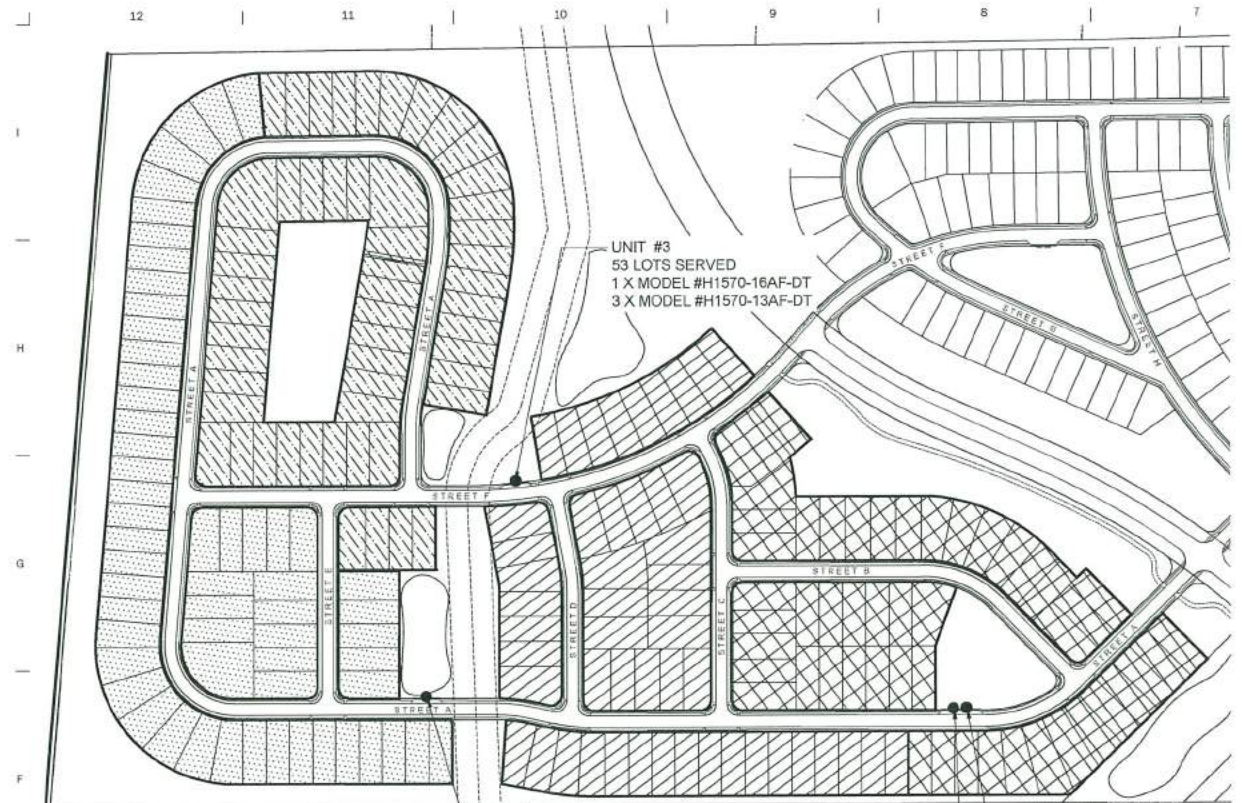
REVISION	DATE	ISSUED
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LANDSCAPE PLAN - 2

Scale: 1" = 100'-0"



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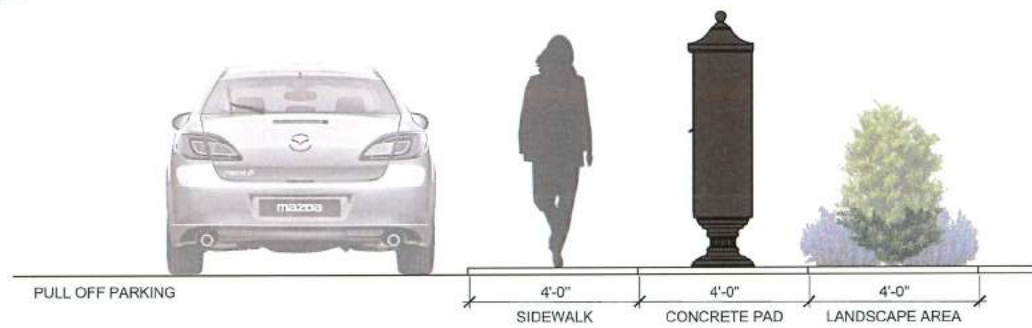
SINGLE FAMILY CBU KEY

- CBU #1
- CBU #2
- CBU #3
- CBU #3

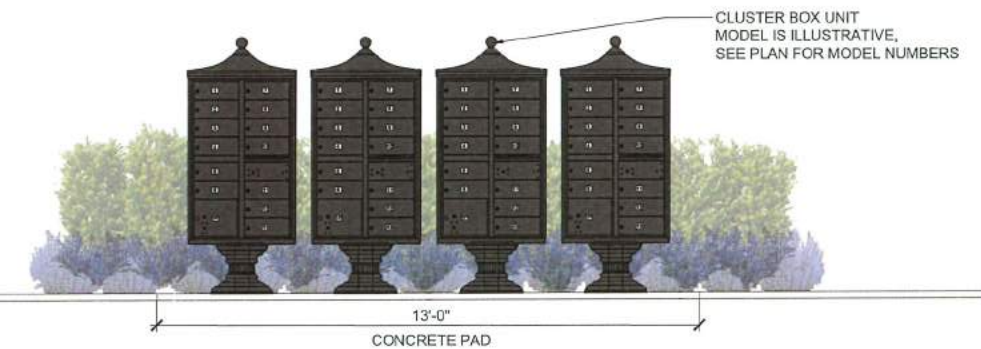


CONDO/PATIO HOME CBU KEY

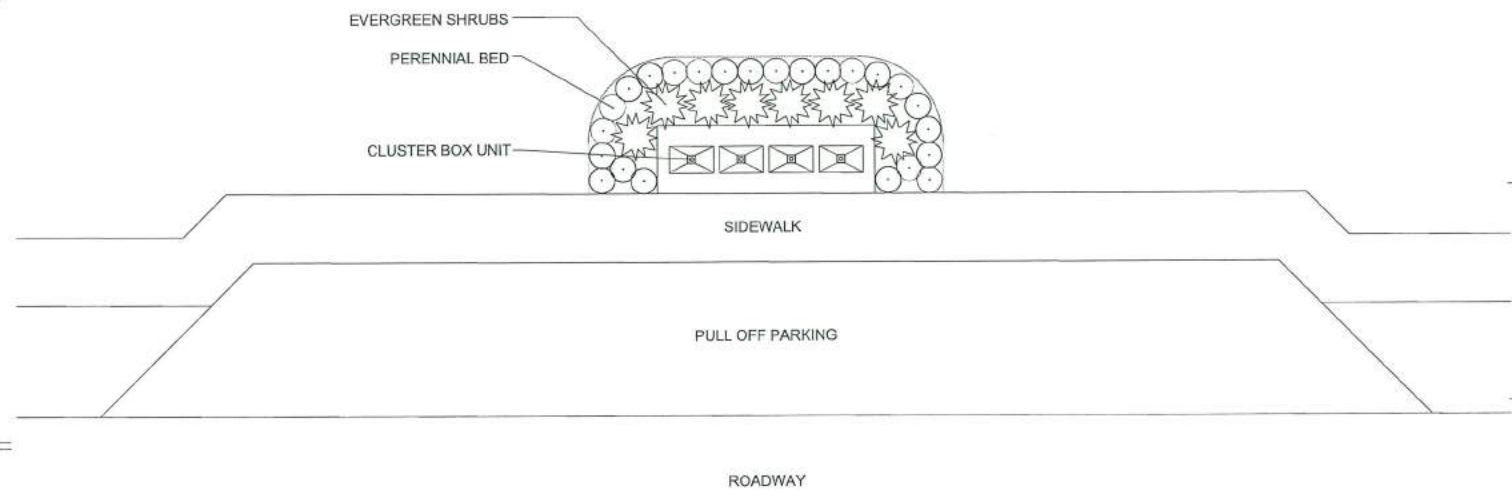
- CBU #1
- CBU #2
- CBU #3



1 CLUSTER BOX UNIT SIDE ELEVATION



2 CLUSTER BOX UNIT ELEVATION



3 CBU LANDSCAPE PLAN (TYPICAL)

revision	date	issued
△		
△		
△		
△		
△		
△		
△		
△		

issue date	project number
11.30.2020	c11004

sheet name
CBU PLAN

sheet number
L3.0

P:\2021\1004-Jerome Village Center\CD\Connect\Master Planning Studies\CD_1007 Fry Property\DWG\20211116 Fry JVH\dwg\100-30-5-50-ma-dsl.dwg



- LEGEND**
- existing trees to remain
 - street tree
 - sidewalk
 - cluster box units
 - open space tree
 - columns
 - fence

- LEGEND**
- existing trees to remain
 - street tree
 - sidewalk
 - cluster box units
 - bike path
 - ornamental tree
 - columns
 - fence

JEROME VILLAGE
FRY PROPERTY

Development Data Table

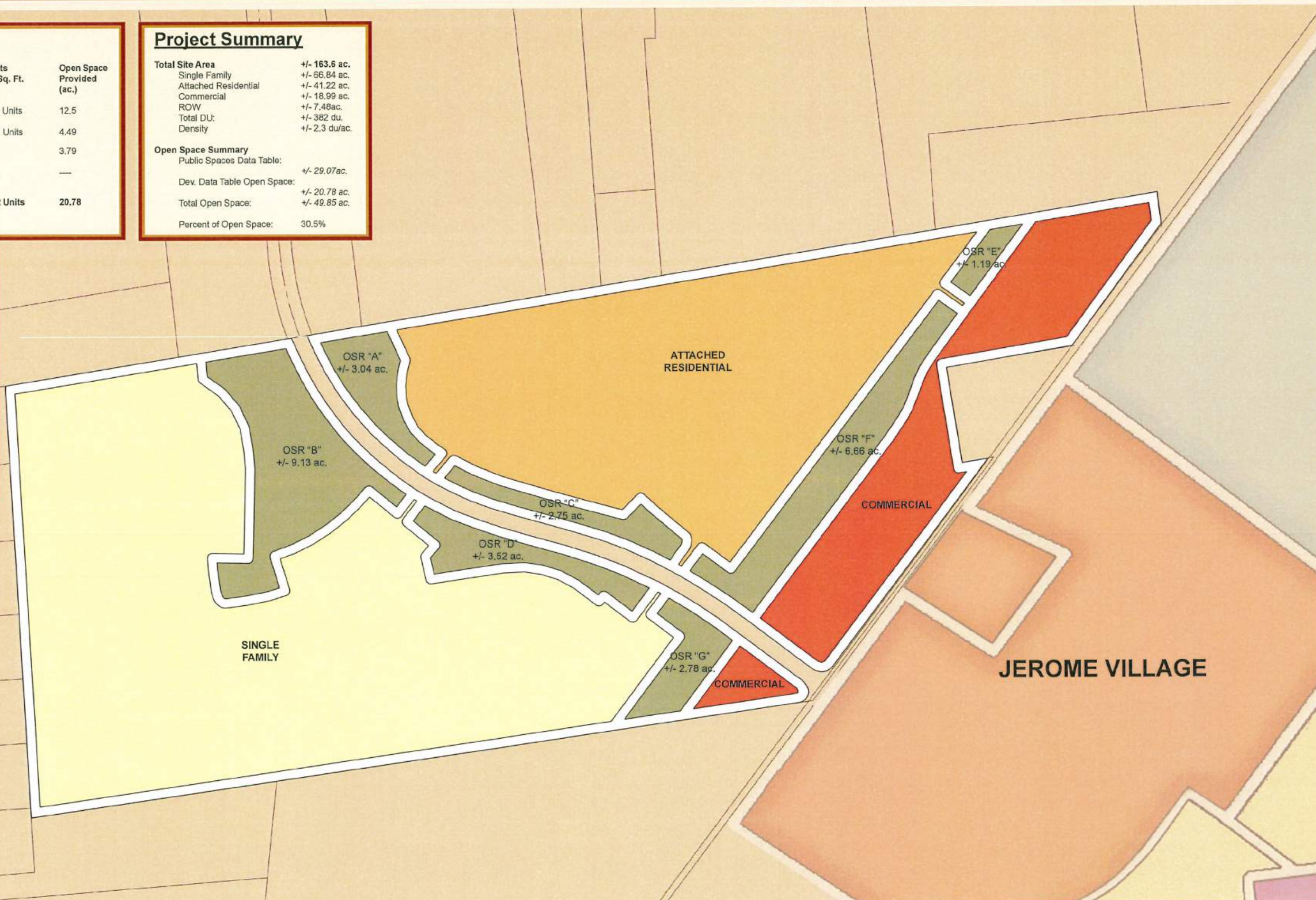
Sub Area	Site Ac.	Lot Width at B/L (ft.)	Units or Sq. Ft.	Open Space Provided (ac.)
Single Family	66.84	55	211 Units	12.5
Attached Residential	41.22	52	171 Units	4.49
Commercial	18.99	---	---	3.79
ROW	7.48	---	---	---
Overall-Totals	134.53 ac. 5,860,127 sf		382 Units	20.78

Project Summary

Total Site Area	+/- 163.6 ac.
Single Family	+/- 66.84 ac.
Attached Residential	+/- 41.22 ac.
Commercial	+/- 18.99 ac.
ROW	+/- 7.48 ac.
Total DU:	+/- 382 du.
Density	+/- 2.3 du/ac.
Open Space Summary	
Public Spaces Data Table:	+/- 29.07 ac.
Dev. Data Table Open Space:	+/- 20.78 ac.
Total Open Space:	+/- 49.85 ac.
Percent of Open Space:	30.5%

Public Spaces Data Table

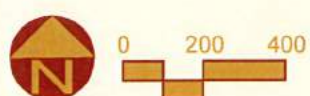
Sub Area or Reserve	USE	Site Ac.	Open Space Provided
OSR "A"	Open Space Reserve	3.04	3.04
OSR "B"	Open Space Reserve	9.13	9.13
OSR "C"	Open Space Reserve	2.75	2.75
OSR "D"	Open Space Reserve	3.52	3.52
OSR "E"	Open Space Reserve	1.19	1.19
OSR "F"	Open Space Reserve	6.66	6.66
OSR "G"	Open Space Reserve	2.78	2.78
Overall-Totals		29.07	29.07



KEY

- Commercial
- Attached Residential
- Open Space
- Single Family Residential

Note: Fry Property not to be included as part of Jerome Village Zoning



Fry Property Land Use Plan

JEROME VILLAGE

Developer:



December 11, 2020

FRY Development Schedule

December 1, 2020

Roadway Development

Extension of Ravenhill to US 42 (east side)

Summer 2021

Extension of Ravenhill to US 42 (west side)

Fall 2021 / Winter 2022

Public Water and Sewer

Extended with Roadway improvements above

Summer 2021 / Fall 2021 / Winter 2022

Pod Development - interior roads, water, sewer, landscaping

Single Family

First Phase - # Lots TBD

Lot Construction

June 2022 - September 2022

Home Construction

October 2022

Second Phase / Third Phase - TBD based on sales pace

Condos

First Phase - # Lots TBD

Lot Construction

June 2022 - September 2022

Home Construction

October 2022

Second Phase / Third Phase - TBD based on sales pace

Commercial Development

Outparcel development

Summer 2022

LALLY MARY REGINA
4365 MAYNARD RD
DELAWARE, OH 43015

LOPSHIRE JAMES D & STACY
12160 BELL RD
MARYSVILLE, OH 43040-9534

COTTON MARLA
12240 BELL RD
MARYSVILLE, OH 43040

SULLIVAN JOHN & KELLY M
12050 BELL RD
MARYSVILLE, OH 43040-9534

GARDINI FRED O & KRISTEN M
12020 BELL RD
MARYSVILLE, OH 43040-9534

LOWE PETER A & LAURIEAN
12072 BELL RD
MARYSVILLE, OH 43040-9534

RUDLAFF JOEL C & FLETCHER
K
12130 BELL RD
MARYSVILLE, OH 43040-9534

LAWS DAVID M & NANCY H
12200 BELL RD
MARYSVILLE, OH 43040-9534

SHANK ROBERT A, TERRIE D, &
SAMUEL A.
11864 BELL RD
MARYSVILLE, OH 43040

SWANSON JERRY E & PAMELA
L
11930 BELL RD
MARYSVILLE, OH 43040

MCKITRICK MACOLM C & EVA
11835 BELL RD
MARYSVILLE, OH 43040-9534

SELECT SIRES INC.
11740 US 42 N
PLAIN CITY, OH 43064-9440

FRY CLARENCE JAMES 1/3 INT
6611 LETTERMAN DR
POWELL, OH 43065-6054

OASIS HOMES LLC
9230 MCCLELLAN DR
NEW ALBANY , OH 43054

JEROME VILLAGE COMPANY
LLC
375 NORTH FRONT STREET STE
200
COLUMBUS, OH 43215-2258

CLASS DAVID A & SANDA S
8805 HARRIOTT RD
MARYSVILLE, OH 43040-9535

SHAREK DENNIS E & BRIGID E
11450 US ROUTE 42 N
PLAIN CITY , OH 43064

MOORE DANIEL T & RHONDA L
12280 BELL RD
MARYSVILLE, OH 43040-9534

HOFFMAN KENNETH E
TRUSTEE
11900 BELL RD
MARYSVILLE, OH 43040-9534

PRESBYTERY OF SCIOTO
VALLEY
4131 N HIGH ST STE B
COLUMBUS, OH 43214

CARTER PATRICK J &
ANTONIA
8916 LOCHERBIE CT
DUBLIN, OH 43017

McKITRICK ELDRED A
9949 HARRIOTT RD
MARYSVILLE, OH 43040

EDGAR WILLIAM J TRUSTEE
8861 HARRIOTT RD
MARYSVILLE, OH 43040-9535

LAWRENZ JAMES & BARBARA
J
12348 BELL RD
MARYSVILLE, OH 43040-9534

BOYERS JOHN DAVID &
PAMELA J
7738 MERCHANT RD
PLAIN CITY, OH 43064-9326

GOOD ANTHONY E & CARA J
8925 HARRIOTT RD
MARYSVILLE, OH 43040-9535

KEPHART FISHER LLC
207 N FOURTH STREET
COLUMBUS, OH 43215

BART A. BAROK
NATIONWIDE REALTY
INVESTORS LTD.
375 N FRONT ST. STE 200
COLUMBUS, OH 43215



November 16, 2020

Mr. Andrew Hurst, P.E.
Ohio Department of Transportation District 6
400 E. William Street
Delaware, OH 43015

Mr. Bill Narducci, PE
Union County Engineer's Office
233 W. Sixth Street
Marysville, OH 43040

Re: Jerome Village – US 42 Access Traffic Impact Study MOU
Jerome Township, Union County, Ohio

Dear Andrew / Bill:

Please consider this letter a Memo of Understanding (MOU) for the traffic impact study needed for the connections to US 42 through the Jerome Village site. A traffic impact study for *Jerome Village (JV TIS)* dated 2/13/2007 was prepared by Traffic Engineering Services, Inc. (Now part of Smart Services, Inc.) and accepted by the Union County Engineer's Office. Though the *JV TIS* considered access on US 42, it was not approved by the Ohio Department of Transportation (ODOT). The primary reason was that another large development was being pursued by others on the west side of US 42 and the I-270/U.S. 33 Northwest Freeway Study had not been started.

Since the time of the *JV TIS*, phases of Jerome Village have developed from south to north and the large development that once was proposed on the west side of US 42 is no longer being pursued. Jerome Village has developed to the point that there will be a need to extend Ravenhill Parkway to US 42. In addition, the Fry property, a 159-acre parcel on the west side of US 42 opposite the Ravenhill Parkway intersection is being added to Jerome Village. ODOT is the permitting agency for these accesses on US 42 but the Union County Engineer's Office (UCEO) will also have review since Ravenhill Parkway will be a public street.

Preliminary discussions have taken place with ODOT and the UCEO. This MOU proposes a scope of traffic impact study based upon those discussions. The TIS will focus on the site being the undeveloped areas at the north end of Jerome Village since existing Jerome Village traffic can already access US 42 via existing public streets.

The following is the proposed scope of the traffic impact study:

- The study area is the following intersections:
 - US 42 & US 33 EB Ramps
 - US 42 & US 33 WB Ramps
 - US 42 & Bell Rd./Wells Rd.
 - US 42 & Ravenhill Parkway (Proposed)
 - US 42 & CC-1, CC-2 Access (Proposed)
 - US 42 & Harriot Rd.
 - US 42 & Jerome Rd.

- Site traffic will be considered as traffic from the following Jerome Village Pods. It is noted reserve areas will be assumed to be non-peak hour generators.
 - Village Neighborhood Subareas
 - +CC-1
 - +CC-2
 - +TC-1
 - +VN-1
 - +VN-2 (includes VN-9)
 - +VN-3
 - +VN-6
 - +VN-7
 - +VN-8
 - +VN-10
 - Fry Property

- Trip Generation – Trip generation will be computed using *Trip Generation Manual, 10th Edition* published by ITE.

- Trip Distribution – Trip distribution for site traffic will be determined based on the gateway distribution data provided by MORPC.

- Design Year Traffic Development – ODOT is requiring a 20-year design traffic. Opening Day is assumed to be 2021. Therefore, the design year is 2041. The UCEO was in concurrence with exploring obtaining more specific information from the Mid-Ohio Regional Planning Commission (MORPC) Travel Demand Model. Since the UCEO is a member, the coordination with MORPC will need to occur between the UCEO and MORPC. MORPC will work with Smart Services to identify population/employment assumptions to be used for background traffic. Smart Services offers the below potential scope for the UCEO and ODOT to utilize in the coordination with MORPC:
 - MORPC Potential Scope for Background Traffic
 - Gateway distribution from StreetLight data. Gateways at the following locations:
 - +US 42 north of Jerome Road
 - +Blaney Road east of Jerome Road
 - +Hyland-Croy Road south of Brock Road
 - +Jerome Road south of Brock Road

- +US 33 west of US 42
- +US 33 east of US 42
- +US 42 south of US 33

-Growth rates for links at these intersections per the attached land use table. MORPC will work with Smart Services to identify population/employment assumptions to be used for background traffic.

- +US 42 & US 33 EB Ramps
- +US 42 & US 33 WB Ramps
- +US 42 & Bell Rd./Wells Rd.
- +US 42 & Ravenhill Parkway (Proposed)
- +US 42 & CC-1, CC-2 Access (Proposed)
- +US 42 & Harriot Rd.
- +US 42 & Jerome Rd.

●Data Collection – Since MORPC will be providing growth rates from the Travel Demand Model, MORPC needs recent traffic counts at the intersections that growth rates are needed. Therefore, peak hour (7-9 AM & 4-6 PM) turning movements which are as follows:

- US 42 & US 33 EB Ramps
- US 42 & US 33 WB Ramps
- US 42 & Bell Rd./Wells Rd.
- US 42 & Harriot Rd.
- US 42 & Jerome Rd.

●Analyses

- Applicable turn lane warrant analyses will be performed at the two proposed access locations on US 42 for an unsignalized condition.
- The length of any warranted or recommended turn lanes will be provided.
- Capacity analyses will be performed at all study area intersections.
 - The analysis can reflect planned improvements at US 42 & US 33 as well as US 42 & Jerome Road.
- Signal warrant analyses will be performed at US 42 & Ravenhill Parkway and US 42 & Jerome Road.

A report will be produced that includes the data and provides the conclusions as well as the methods and analyses used.

If this MOU is acceptable to you, please indicate your approval in the space provided below. If not, please let us know what items need to be changed. If you have any questions, please contact me. Thank you!

Sincerely,

SMART SERVICES, INC.



Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

Submitted: One electronic copy (PDF format) via e-mail

Enclosures: Jerome Village Pod Map
Fry Property Site Plan

Cc: J. Wollenberg - Terrain Evolution
M. Schaper - MORPC

ODOT District 6

Approved: _____ Date: _____

Union County Engineer's Office

Approved: _____ Date: _____

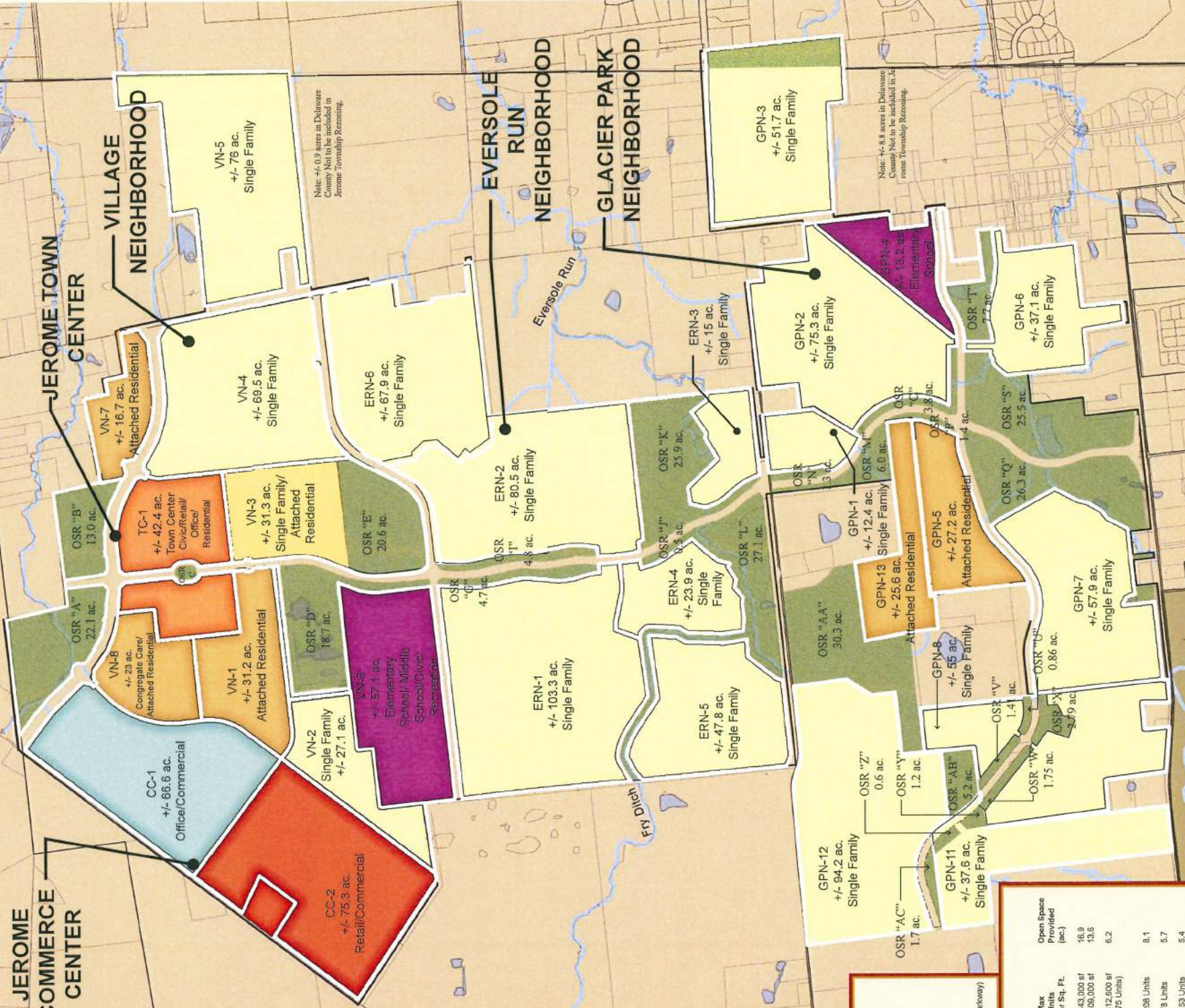
**JEROME
COMMERCE
CENTER**

KEY

- Town Center
- Commercial
- Office
- Attached Residential
- School
- Open Space
- Single Family Residential
- Attached Family Residential

**JEROME TOWN
CENTER**

**VILLAGE
NEIGHBORHOOD**



Note: +/- 0.9 acres in Delaware County Not to be included in Jerome Township Rezoning.

Note: +/- 8.8 acres in Delaware County Not to be included in Jerome Township Rezoning.

Project Summary

Total Site Area: +/- 1,688.1 ac.
 Union County: +/- 1,688.4 ac.
 Delaware County: +/- 87 ac.
 Total Open Space: +/- 379.9 ac.
 Percent of Open Space: +/- 1.6 du/acre

Open Space Summary

Public Spaces Data Table: +/- 300.4 ac.
 Dev. Data Table Open Space: +/- 82.0 ac.
 Total Open Space: +/- 692.4 ac.
 Percent of Open Space: 40.2%

Neighborhood Summary

Jerome Commercial Center: +/- 141.9 ac.
 Jerome Town Center: +/- 42.4 ac.
 Village Neighborhood: +/- 331.9 ac.
 Elementary School/Civic: +/- 57.1 ac.
 Eversole Run Neighborhood: +/- 311 ac.
 Glacier Park Neighborhood: +/- 487.2 ac.
 Elementary & Middle School: +/- 13.2 ac.
 Proposed Right-of-way: +/- 84.5 ac.
 (Home Road, Hyland-Croy Road, Eversole Parkway, Ryan Parkway)
 Ex. Right-of-way Dedication: +/- 26.1 ac.

Development Data Table

Sub Use Area	Site Ac.	Min. Lot Width at BA (ft)	Max Units or Sq. Ft.	Open Space Provided (ac.)
CC-1 - Office/Commercial	66.6	-	+/- 540,000 sf	16.9
CC-2 - Commercial	75.3	-	+/- 509,000 sf	13.6
TC-1 - Civic/Office/Retail (Residential over Commercial)	42.4	-	+/- 412,600 sf (75 Units)	6.2
VN-1 - Attached Residential	31.2	-	208 Units	8.1
VN-2 - Single Family	27.1	50	78 Units	5.7
VN-3 - Single Family Attached Residential	31.3	50	153 Units	5.4
VN-4 - Single Family	69.5	70	198 Units	21.8
VN-5 - Single Family	76.0	60	204 Units	22.9
VN-7 - Attached Residential	16.7	-	88 Units	2.9
VN-8 - Attached Residential/ Congregate Care / Assisted Living	23.0	-	172 Units	6.3
ERN-1 - Single Family	103.3	80	163 Units	37.4
ERN-2 - Single Family	80.5	80	117 Units	26.8
ERN-3 - Single Family	15.0	62	45 Units	10.3
ERN-4 - Single Family	23.9	150	5 Units	10.8
ERN-5 - Single Family	47.8	80	70 Units	17.4
ERN-6 - Single Family	67.9	70	131 Units	22.9
ERN-2 - Single Family	75.3	80	136 Units	19.6
ERN-3 - Single Family	51.7	65	120 Units	23.0
ERN-5 - Attached Residential	37.2	-	116 Units	6.1
ERN-6 - Single Family	57.9	70	66 Units	13.4
ERN-8 - Single Family	55.0	60	130 Units	21.5
ERN-9 - Single Family	55.0	70	94 Units	19.2
ERN-11 - Single Family	37.6	80	63 Units	14.0
ERN-12 - Single Family	84.2	70	151 Units	22.9
ERN-13 - Attached Residential	25.6	52	90 Units	3.4
Overall-Totals	1,271.5 ac.		2,712 Units	382.0

Public Spaces Data Table

Sub Area or Reserve	USE	Site Ac.	Open Space Provided	Sub Area or Reserve	USE	Site Ac.	Open Space Provided
VN-6	Elementary School/Civic	57.1	37.8	OSR "O"	Open Space Reserve	3.8	3.9
GPN-4	Elementary & Middle Schools	13.2	6.6	OSR "P"	Open Space Reserve	1.4	1.4
OSR "A"	Open Space Reserve	22.1	22.1	OSR "Q"	Open Space Reserve	26.3	26.3
OSR "B"	Open Space Reserve	13.0	13.0	OSR "R"	Not used	-	-
OSR "C"	Open Space Reserve	0.7	0.7	OSR "S"	Open Space Reserve	25.5	25.5
OSR "D"	Open Space Reserve	18.7	18.7	OSR "T"	Open Space Reserve	7.7	7.7
OSR "E"	Open Space Reserve	20.6	20.6	OSR "U"	Open Space Reserve	0.9	0.9
OSR "F"	Not used	-	-	OSR "V"	Open Space Reserve	1.4	1.4
OSR "G"	Open Space Reserve	4.7	4.7	OSR "W"	Open Space Reserve	1.8	1.8
OSR "H"	Not used	-	-	OSR "X"	Open Space Reserve	2.8	2.8
OSR "I"	Open Space Reserve	4.8	4.8	OSR "Y"	Open Space Reserve	1.2	1.2
OSR "J"	Open Space Reserve	0.5	0.5	OSR "Z"	Open Space Reserve	0.6	0.6
OSR "K"	Open Space Reserve	25.9	25.9	OSR "AA"	Open Space Reserve	30.3	30.3
OSR "L"	Open Space Reserve	27.1	27.1	OSR "AB"	Open Space Reserve	5.2	5.2
OSR "M"	Open Space Reserve	6.0	6.0	OSR "AC"	Open Space Reserve	1.7	1.7
OSR "N"	Open Space Reserve	1.3	1.3	Overall-Totals		326.3	300.4

The above images is showing design intent for the new Jerome Village. The site layout is subject to change. Final layout and engineering will be determined at the time of final development.

Sub Area Land Use Plan



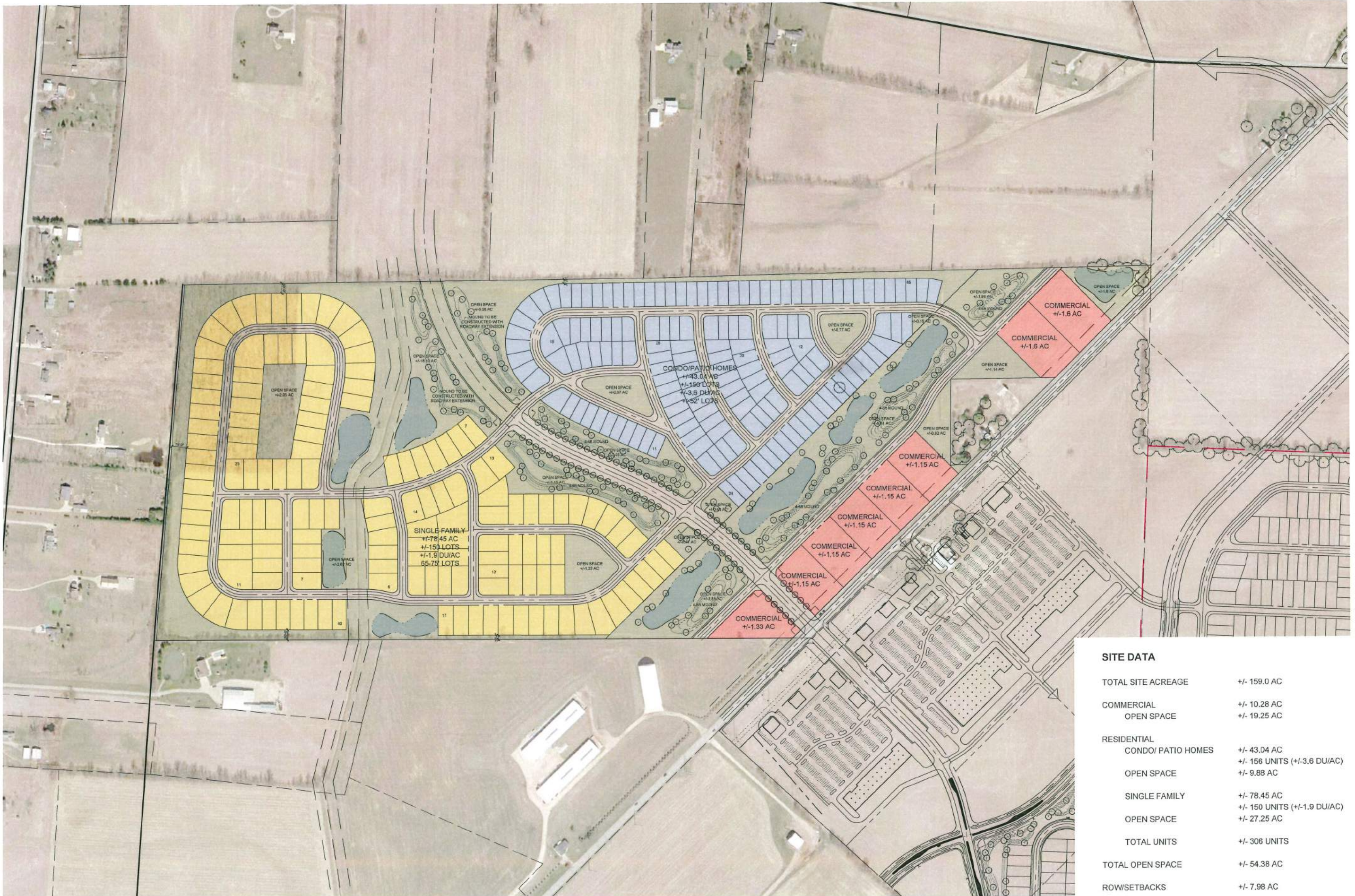
Developer:



Nationwide®
September 20, 2018

JEROME VILLAGE

Where life is in balance.



SITE DATA

TOTAL SITE ACREAGE	+/- 159.0 AC
COMMERCIAL	+/- 10.28 AC
OPEN SPACE	+/- 19.25 AC
RESIDENTIAL	
CONDO/ PATIO HOMES	+/- 43.04 AC
	+/- 156 UNITS (+/-3.6 DU/AC)
OPEN SPACE	+/- 9.88 AC
SINGLE FAMILY	+/- 78.45 AC
	+/- 150 UNITS (+/-1.9 DU/AC)
OPEN SPACE	+/- 27.25 AC
TOTAL UNITS	+/- 306 UNITS
TOTAL OPEN SPACE	+/- 54.38 AC
ROW/SETBACKS	+/- 7.98 AC

Tab 10 (A) – Exhibit 1

From: Matthew Cull <Matthewcull@kephartfisher.com>
Sent: Wednesday, December 30, 2020 11:56 AM
To: Eric Snowden <esnowden@jerometownship.com>
Cc: tstanhope@smartservices-inc.com; Justin Wollenberg <jwollenberg@terrainevolution.com>
Subject: FW: Jerome Village - US 42 Access Rev MOU: Jerome Village Fry

Eric – Below is the correspondence between Smart Services and ODOT on the MOU for Fry. Todd Stanhope of Smart Services (copied here) will be sending the ODOT communications on the Interim Traffic Report I sent you as well.

Matthew Cull
Attorney
Kephart Fisher LLC | Attorneys At Law
P: 614.469.1882 ext 124 | C: 614.795.3137 | F: 614.469.1887
E: matthewcull@kephartfisher.com

From: Todd Stanhope [<mailto:TStanhope@smartservices-inc.com>]
Sent: Wednesday, December 30, 2020 11:45 AM
To: Matthew Cull <Matthewcull@kephartfisher.com>
Subject: FW: Jerome Village - US 42 Access Rev MOU

From: Todd Stanhope
Sent: Monday, November 16, 2020 11:06 AM
To: Andrew.Hurst@dot.ohio.gov
Cc: bnarducci@co.union.oh.us; Justin Wollenberg <jwollenberg@terrainevolution.com>; Maria Schaper <mschaper@morpc.org>
Subject: RE: Jerome Village - US 42 Access Rev MOU

Andrew

Based on your comment below, we are going to presume the MOU is approved and ask MORPC to provide the information based on the final MOU which is attached. We wanted to make sure the MOU is consistent with our additional coordination with MORPC so we thought it would be good to provide a final MOU. The following revisions were made from the previous version of the MOU.

- Clarified design year per ODOT comment.
- Added TC-1 (previously omitted from list) and VN-10 (new) to site traffic
- Noted in Site traffic list that VN-2 includes VN-9 (new)
- Added signal warrant analysis for US 42 & Jerome Road (previously omitted...our understanding is that the reason ODOT added this intersection to the study area is so the signal warrant could be analyzed.)

We would like to have a statement of approval or concurrence with the MOU but since it appears we are in general agreement we need to have MORPC proceed in order for us to meet the developer's schedule.

Thank you.



From: Andrew.Hurst@dot.ohio.gov <Andrew.Hurst@dot.ohio.gov>
Sent: Friday, November 13, 2020 12:24 PM
To: Todd Stanhope <TStanhope@smartservices-inc.com>
Cc: bnarducci@co.union.oh.us; Justin Wollenberg <jwollenberg@terrainevolution.com>
Subject: RE: Jerome Village - US 42 Access Rev MOU

This needs to be a 20 year study regardless of the number of trips if an interchange is involved. Improvements may trigger the need for an IOS or IMS.

From: Todd Stanhope <TStanhope@smartservices-inc.com>
Sent: Thursday, November 5, 2020 10:32 AM
To: Hurst, Andrew <Andrew.Hurst@dot.ohio.gov>
Cc: bnarducci@co.union.oh.us; Justin Wollenberg <jwollenberg@terrainevolution.com>
Subject: FW: Jerome Village - US 42 Access Rev MOU

Andrew

Can you let us know when you might have a chance to review the attached MOU? We are awaiting your response before MORPC goes forward with producing growth rates based on the parameters in the MOU. You concurred with a previous version of the MOU for this site but there were enough revisions to it that we thought we should make sure ODOT was still okay with it before MORPC went forward.

Thank you.



From: Todd Stanhope <tstanhope@smartservices-inc.com>
Sent: Tuesday, October 20, 2020 9:48 AM
To: Andrew.Hurst@dot.ohio.gov; 'Bill Narducci' <bnarducci@co.union.oh.us>
Cc: 'Justin Wollenberg , PE, CPESC (JWollenberg@TerrainEvolution.com)'
<JWollenberg@TerrainEvolution.com>; Maria Schaper <mschaper@morpc.org>; Nick Gill
<NGILL@morpc.org>
Subject: Jerome Village - US 42 Access Rev MOU

Andrew / Bill

See attached revised MOU.



CAUTION: This is an external email and may not be safe. If the email looks suspicious, please do not click links or open attachments and forward the email to csc@ohio.gov or click the Phish Alert Button if available.



December 21, 2020

Mr. Justin Wollenberg, PE, CPESC
Terrain Evolution
720 East Broad Street, Suite 203
Columbus, OH 43215

Re: Jerome Village Fry Property Expansion – Interim Report
Jerome Township, Union County, Ohio

Dear Justin:

Please consider this letter the traffic analysis required for the subject development.

BACKGROUND

Nationwide Realty Investors is continuing to develop pods in Jerome Village. A traffic impact study for *Jerome Village (JV TIS)* dated 2/13/2007 was prepared by Traffic Engineering Services, Inc. (Now part of Smart Services, Inc.) and accepted by the Union County Engineer's Office. Figure 1 shows the location of Jerome Village. Although the *JV TIS* considered access on US 42, it was not approved by the Ohio Department of Transportation (ODOT). The primary reason was that another large development was being pursued by others on the west side of US 42 and the I-270/U.S. 33 Northwest Freeway Study had not been started.

Since the time of the *JV TIS*, phases of Jerome Village have developed from south to north and the large development that once was proposed on the west side of US 42 is no longer being pursued. Jerome Village has developed to the point that there will be a need to extend Ravenhill Parkway to US 42. In addition, the Fry property, a 159-acre parcel on the west side of US 42 opposite the Ravenhill Parkway intersection and VN-10 which is located on the east side of Jerome Road between Jerome Village VN-5 and Blaney Road are being rezoned to be added to Jerome Village. Figure 1 also shows the location of the Fry Property. Figure 2 shows the site plan for the Fry Property. ODOT is the permitting agency for the access on US 42, but the Union County Engineer's Office (UCEO) may also have review. This TIS which considers all Jerome Village access points on US 42 will incorporate all analyses required for the Fry Property.

The scope of the study is defined in a Memo of Understanding (MOU) dated 11-16-2020 that was submitted to ODOT and the Union County Engineer's Office. The submitted MOU is in the Appendix. The study area intersections are as follows:

- US 42 & US 33 EB Ramps
- US 42 & US 33 WB Ramps

- US 42 & Bell Rd./Wells Rd.
- US 42 & Ravenhill Parkway (Proposed)
- US 42 & CC-1, CC-2 Access (Proposed)
- US 42 & Harriot Rd.
- US 42 & Jerome Rd.

The Mid-Ohio Regional Planning Commission (MORPC) is in the process of providing specific information from the Travel Demand Model as indicated in the MOU.

Therefore, this interim report is being provided so that information to date is available for the township zoning.

EXISTING TRAFFIC

US 42 in the area of the site is a two-lane section with a posted speed limit of 55 MPH. Table 1 summarizes the data being used as the basis of the existing traffic as well as the traffic control at each study area intersection. The count reports are attached.

INTERSECTION (Ex. Traffic Control)	SOURCE	AM PEAK HOUR	PM PEAK HOUR
US 42 & Jerome Road ("Stop" signs on Jerome Road)	Smart Services, Inc.	3/19/2019 7:15-8:15 AM	3/20/2019 4:45-5:45 PM
US 42 & Harriot Road ("Stop" signs on Harriot Road)	Smart Services, Inc.	9/24/2020 7:30-8:30 AM	9/24/2020 4:45-5:45 PM
US 42 & Bell Road/Wells Road ("Stop" signs on Bell Rd and Well Rd)	Smart Services, Inc.	9/24/2020 7:30-8:30 AM	9/24/2020 4:45-5:45 PM
US 42 & US 33 WB Ramps (Planned Traffic Signal)	Smart Services, Inc.	9/24/2020 7:30-8:30 AM	9/24/2020 4:45-5:45 PM
US 42 & US 33 EB Ramps (Planned Traffic Signal)	Smart Services, Inc.	9/24/2020 7:15-8:15 AM	9/24/2020 4:30-5:30 PM

TABLE 1 – Summary of Existing Traffic Basis

It is noted that some of these counts were taken during the COVID-19 pandemic. MORPC requested unadjusted counts that they will use to produce growth rates. How those growth rates were developed will determine whether it is appropriate to evaluate a factor to pre-COVID-19 conditions.

PROJECTED SITE GENERATED TRAFFIC

In traffic engineering, the accepted method for computing trip generation is utilizing data from the *Trip Generation Manual, 10th Edition* published by the Institute of Transportation Engineers. The Fry Property has outparcels in which the end users are not known so assumptions of typical outparcel users were applied. The following were the land use assumptions:

- 1 Pharmacy
- 1 Fuel Station 12 fuel position - cover 2 outparcels 2.3 acres



- 2 fast food restaurants
- 1 high turnover restaurant
- 2 outparcels that would have a total of 32,000 SF strip center

Table 2 shows the trip generation calculations.

Because there will be some trips that will enter the development and have destinations within the site, an internal capture percentage can be computed and applied to the total trips. The internal capture was computed according to the procedure shown in Chapter 6 of the *Trip Generation Handbook-An ITE Recommended Practice, 3rd Edition* also published by ITE. There are three relevant land uses for the site using this procedure: office, retail and residential. Table 2 also shows the internal capture reduction. The internal capture worksheets are in the Appendix.

Pass-by trips were also considered in the analysis. Pass-by trips are trips to commercial developments that are already on the adjacent street. For example, someone may stop to get gas on the way home from work. This reduces the impact of traffic on the adjacent street. It also changes the distribution of traffic since traffic enters the site from one direction and continues in the same direction after leaving the site. The traffic volume entering the site is not changed. The percentage of Pass-by trips are found in the *Trip Generation Handbook-An ITE Recommended Practice, 3rd Edition* published by ITE. The pass-by percentage is applied after the reduction for internal capture. Table 2 also shows the pass-by percentages.

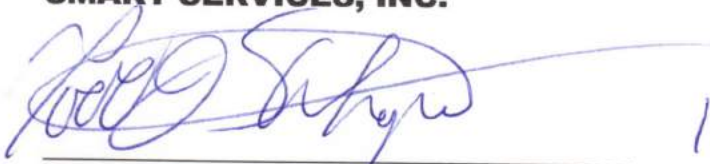
NEXT STEPS

When the distribution and growth rates are received from MORPC, traffic will be developed in the study area and analyses per the MOU will be performed. This will allow any roadway improvements associated with the development to be defined.

Please let me know if you have any questions. Thank you.

Sincerely,

SMART SERVICES, INC.



Registered Engineer No. E-64507, Ohio

Todd J. Stanhope, PE, PTOE

Director of Traffic Engineering

12-21-2020

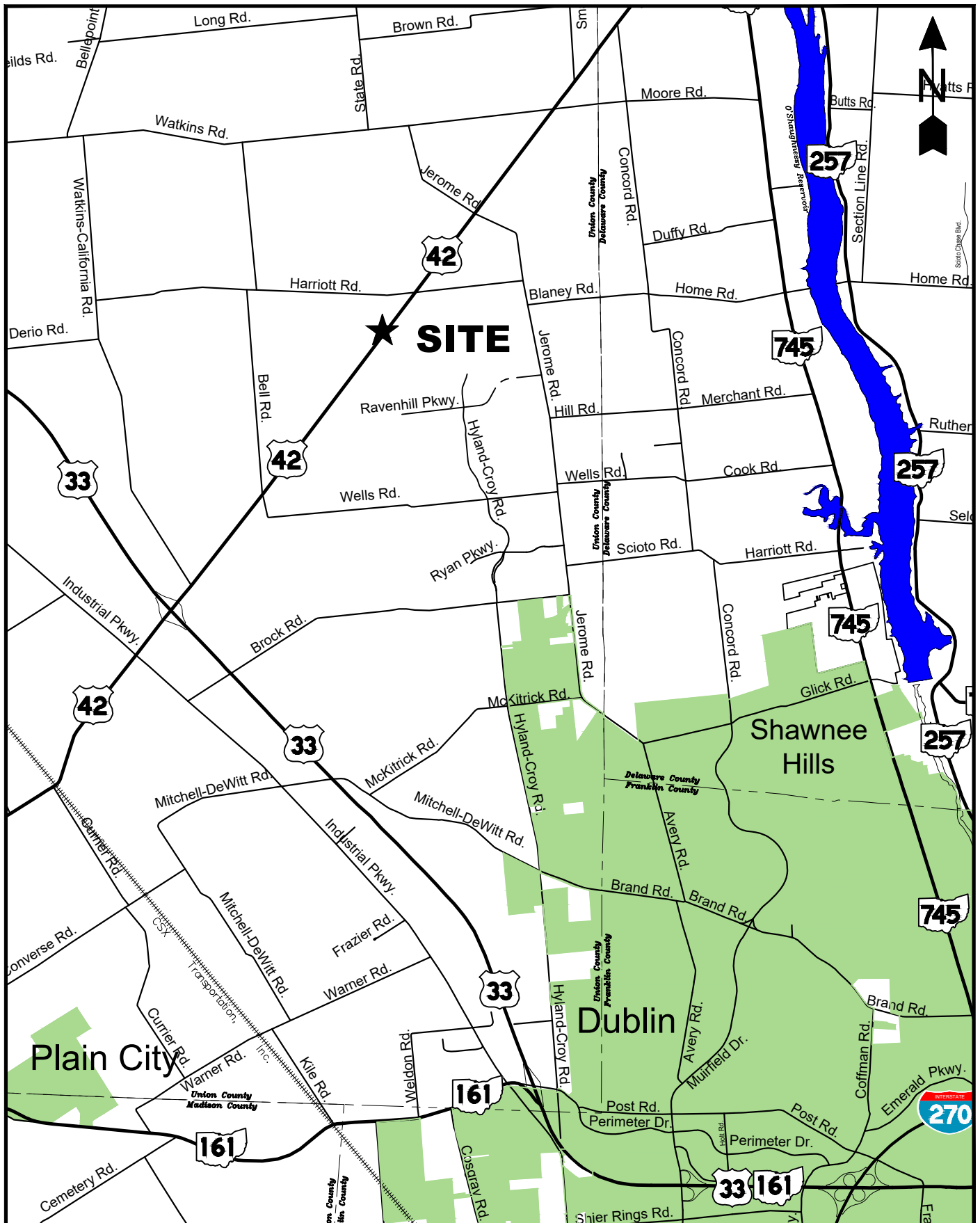
Date



Submitted: One electronic copy (PDF format) via e-mail

Enclosure: MOU Dated 11/16/2020





**JEROME VILLAGE - US 42 ACCESS
TRAFFIC IMPACT STUDY**

PREPARED BY: **SMART SERVICES**

11/2020

FIGURE 1

SITE LOCATION

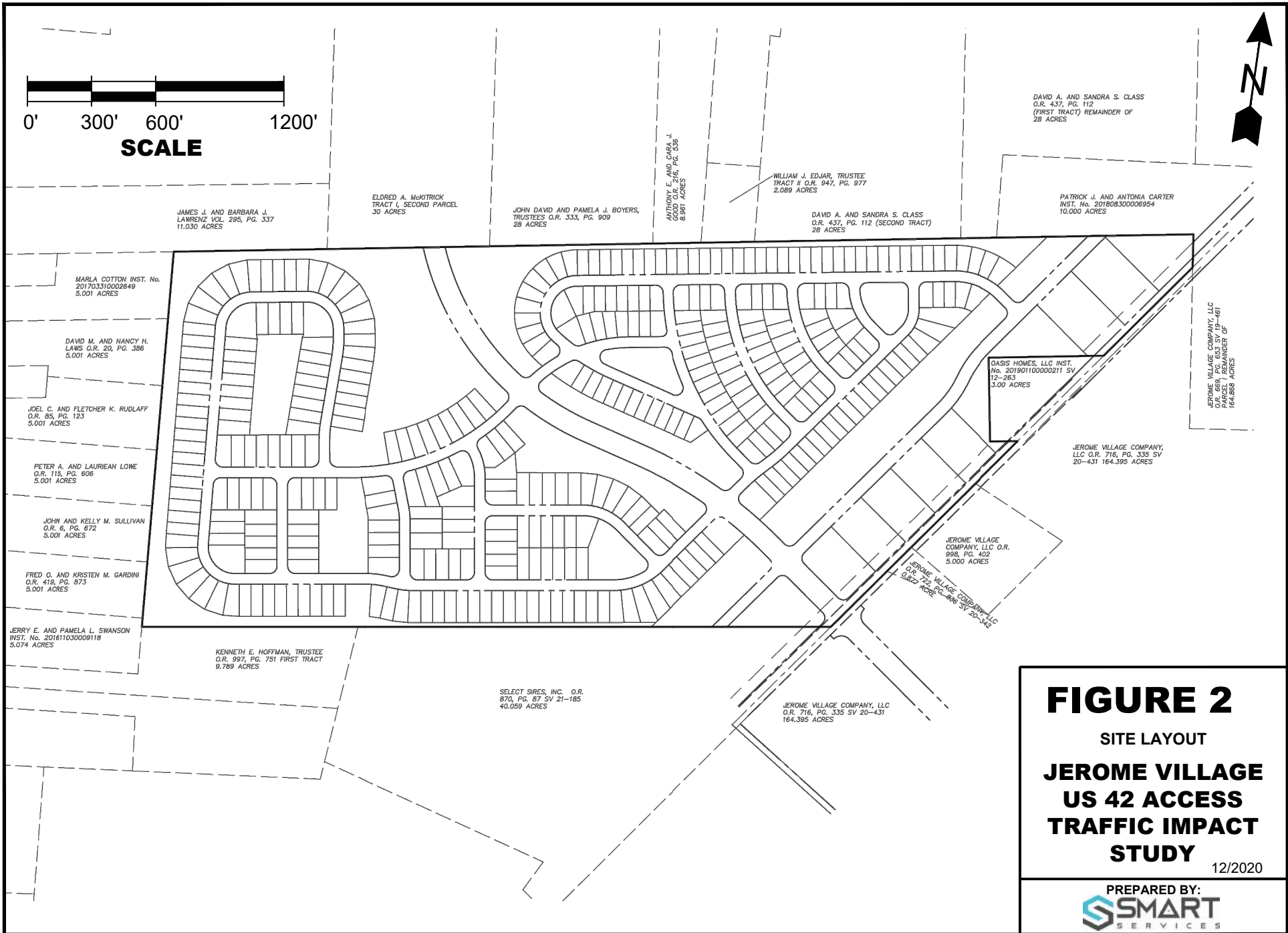
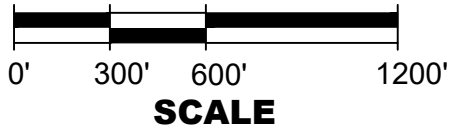



FIGURE 2

SITE LAYOUT

**JEROME VILLAGE
US 42 ACCESS
TRAFFIC IMPACT
STUDY**

12/2020

PREPARED BY:



JAMES J. AND BARBARA J. LAWRENZ VOL. 295, PG. 337
11.030 ACRES

ELDRED A. McKITTRICK
TRACT I, SECOND PARCEL
30 ACRES

JOHN DAVID AND PAMELA J. BOYERS,
TRUSTEES O.R. 333, PG. 909
28 ACRES

ANTHONY E. AND CAROL L.
GOOD O.R. 274, PG. 458
8.961 ACRES

WILLIAM J. EDJAR, TRUSTEE
TRACT II O.R. 947, PG. 977
2.089 ACRES

DAVID A. AND SANDRA S. CLASS
O.R. 437, PG. 112 (SECOND TRACT)
28 ACRES

DAVID A. AND SANDRA S. CLASS
O.R. 437, PG. 112
(FIRST TRACT) REMAINDER OF
28 ACRES

PATRICK J. AND ANTONIA CARTER
INST. No. 20180830006954
10.000 ACRES

MARLA COTTON INST. No.
201703310002849
5.001 ACRES

DAVID M. AND NANCY H.
LAWS O.R. 20, PG. 386
5.001 ACRES

JOEL C. AND FLETCHER K. RUDLAFF
O.R. 85, PG. 123
5.001 ACRES

PETER A. AND LAURIEAN LOWE
O.R. 119, PG. 606
5.001 ACRES

JOHN AND KELLY M. SULLIVAN
O.R. 5, PG. 672
5.001 ACRES

FRED O. AND KRISTEN M. GARDINI
O.R. 419, PG. 873
5.001 ACRES

JERRY E. AND PAMELA L. SWANSON
INST. No. 201611030009118
5.074 ACRES

KENNETH E. HOFFMAN, TRUSTEE
O.R. 997, PG. 751 FIRST TRACT
9.789 ACRES

SELECT SITES, INC. O.R.
870, PG. 87 SV 21-185
40.059 ACRES

JEROME VILLAGE COMPANY, LLC
O.R. 716, PG. 335 SV 20-431
164.395 ACRES

OASIS HOMES, LLC INST.
No. 201901100000211 SV
12-283
3.00 ACRES

JEROME VILLAGE COMPANY, LLC
O.R. 716, PG. 335 SV
20-431 164.395 ACRES

JEROME VILLAGE
COMPANY, LLC O.R.
998, PG. 402
5.000 ACRES

JEROME VILLAGE COMPANY, LLC
O.R. 729, PG. 889 SV 20-342
0.842 ACRES

JEROME VILLAGE COMPANY, LLC
O.R. 689, PG. 663 SV 19-461
REMAINDER OF
164.865 ACRES

TRAFFIC STUDY SUBAREA	LAND USE	TIME OF DAY	DATA SET <i>Trip Generation Manual, 10th Edition</i> (Unless noted Otherwise)	RATE OR EQUATION FROM: <i>Trip Generation Manual 10th Edition</i>	Pass-By % From <i>Trip Generation Handbook 3rd Edition</i> unless noted	TOTAL TRIPS	TOTAL PRIMARY TRIPS	ENTERING							EXITING						
								%	TOTAL TRIPS	INTERNAL CAPTURE		SUB TOTAL	PASS-BY TRIPS	PRIMARY TRIPS	%	TOTAL TRIPS	INTERNAL CAPTURE		SUB TOTAL	PASS-BY TRIPS	PRIMARY TRIPS
										%	TRIPS						%	TRIPS			
Fry-1	Single-Family Detached Housing (ITE Code #210) Ind. Variable (X) = 306 Dwelling Units	Daily	Weekday	$\ln(T)=0.92\ln(X)+2.71$	NA	2909	2909	50%	1455	NA	NA	1455	0	1455	50%	1454	NA	NA	1454	0	1454
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	$T=0.71(X)+4.80$	NA NA	222	193	25%	56	7%	4	52	0	52	75%	166	15%	25	141	0	141
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	$\ln(T)=0.96\ln(X)+0.20$	NA NA	297	171	63%	187	45%	84	103	0	103	37%	110	38%	42	68	0	68
Fry-2	Pharmacy/Drugstore with Drive-Through Window (ITE Code #881) Ind. Variable (X) = 13.00 1000 SF Gross Floor Area	Daily	Weekday	Average Rate= 109.16	NA	1419	1419	50%	710	NA	NA	710	0	710	50%	709	NA	NA	709	0	709
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	Average Rate= 3.84	NA NA	50	45	53%	27	8%	2	25	0	25	47%	23	14%	3	20	0	20
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	Average Rate= 10.29	NA NA	134	94	50%	67	23%	15	52	0	52	50%	67	37%	25	42	0	42
Fry-3	Gasoline/Service Station w/Convenience Market (ITE Code #945) Ind. Variable (X) = 12.00 Fueling Positions	Daily	Weekday	Average Rate= 205.36	NA	2464	2464	50%	1232	NA	NA	1232	0	1232	50%	1232	NA	NA	1232	0	1232
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	Average Rate= 12.47	62.0%	150	51	51%	77	8%	6	71	44	27	49%	73	14%	10	63	39	24
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	Average Rate= 13.99	56.0%	168	52	51%	86	23%	20	66	37	29	49%	82	37%	30	52	29	23
Fry-4	Fast Food Restaurant with Drive-Through Window (ITE Code #934) Ind. Variable (X) = 4.00 1000 SF Gross Floor Area	Daily	Weekday	Average Rate= 470.95	NA	1884	1884	50%	942	NA	NA	942	0	942	50%	942	NA	NA	942	0	942
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	Average Rate= 40.19	49.0%	161	59	51%	82	38%	31	51	25	26	49%	79	17%	13	66	32	33
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	Average Rate= 32.67	50.0%	131	32	52%	68	43%	29	39	19	19	48%	63	59%	37	26	13	13
Fry-5	High Turnover (Sit-Down) Restaurant (ITE Code #932) Ind. Variable (X) = 6.00 1000 SF Gross Floor Area	Daily	Weekday	Average Rate= 112.18	NA	673	673	50%	337	NA	NA	337	0	337	50%	336	NA	NA	336	0	336
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	Average Rate= 9.94	No Data	60	43	55%	33	38%	13	20	0	20	45%	27	17%	5	22	0	22
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	Average Rate= 9.77	43.0%	59	17	62%	37	43%	16	21	9	12	38%	22	59%	13	9	4	5
Fry-6	Shopping Center (ITE Code #820) Ind. Variable (X) = 32.00 1000 SF Gross Leasable Area	Daily	Weekday	$\ln(T)=0.68\ln(X)+5.57$	NA	2770	2770	50%	1385	NA	NA	1385	0	1385	50%	1385	NA	NA	1385	0	1385
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	$T=0.50(X)+151.78$	No Data	168	151	62%	104	8%	8	96	0	96	38%	64	14%	9	55	0	55
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	$\ln(T)=0.74\ln(X)+2.89$	34.0%	234	108	48%	112	23%	26	86	29	57	52%	122	37%	45	77	26	51
TOTALS		Daily				12119	12119		6061		0	6061	0	6061		6058		0	6058	0	6058
		AM Peak				811	542		379		64	315	69	246		432		65	367	71	296
		PM Peak				1023	474		557		190	367	95	272		466		192	274	72	202

Jerome Village - US 42 Access Traffic Impact Study - 12/2020

TABLE 2 - SITE TRIP GENERATION SUMMARY





November 16, 2020

Mr. Andrew Hurst, P.E.
Ohio Department of Transportation District 6
400 E. William Street
Delaware, OH 43015

Mr. Bill Narducci, PE
Union County Engineer's Office
233 W. Sixth Street
Marysville, OH 43040

Re: Jerome Village - US 42 Access Traffic Impact Study MOU
Jerome Township, Union County, Ohio

Dear Andrew / Bill:

Please consider this letter a Memo of Understanding (MOU) for the traffic impact study needed for the connections to US 42 through the Jerome Village site. A traffic impact study for *Jerome Village (JV TIS)* dated 2/13/2007 was prepared by Traffic Engineering Services, Inc. (Now part of Smart Services, Inc.) and accepted by the Union County Engineer's Office. Though the *JV TIS* considered access on US 42, it was not approved by the Ohio Department of Transportation (ODOT). The primary reason was that another large development was being pursued by others on the west side of US 42 and the I-270/U.S. 33 Northwest Freeway Study had not been started.

Since the time of the *JV TIS*, phases of Jerome Village have developed from south to north and the large development that once was proposed on the west side of US 42 is no longer being pursued. Jerome Village has developed to the point that there will be a need to extend Ravenhill Parkway to US 42. In addition, the Fry property, a 159-acre parcel on the west side of US 42 opposite the Ravenhill Parkway intersection is being added to Jerome Village. ODOT is the permitting agency for these accesses on US 42 but the Union County Engineer's Office (UCEO) will also have review since Ravenhill Parkway will be a public street.

Preliminary discussions have taken place with ODOT and the UCEO. This MOU proposes a scope of traffic impact study based upon those discussions. The TIS will focus on the site being the undeveloped areas at the north end of Jerome Village since existing Jerome Village traffic can already access US 42 via existing public streets.

The following is the proposed scope of the traffic impact study:

- The study area is the following intersections:
 - US 42 & US 33 EB Ramps
 - US 42 & US 33 WB Ramps
 - US 42 & Bell Rd./Wells Rd.
 - US 42 & Ravenhill Parkway (Proposed)
 - US 42 & CC-1, CC-2 Access (Proposed)
 - US 42 & Harriot Rd.
 - US 42 & Jerome Rd.

- Site traffic will be considered as traffic from the following Jerome Village Pods. It is noted reserve areas will be assumed to be non-peak hour generators.
 - Village Neighborhood Subareas
 - +CC-1
 - +CC-2
 - +TC-1
 - +VN-1
 - +VN-2 (includes VN-9)
 - +VN-3
 - +VN-6
 - +VN-7
 - +VN-8
 - +VN-10
 - Fry Property

- Trip Generation – Trip generation will be computed using *Trip Generation Manual, 10th Edition* published by ITE.

- Trip Distribution – Trip distribution for site traffic will be determined based on the gateway distribution data provided by MORPC.

- Design Year Traffic Development – ODOT is requiring a 20-year design traffic. Opening Day is assumed to be 2021. Therefore, the design year is 2041. The UCEO was in concurrence with exploring obtaining more specific information from the Mid-Ohio Regional Planning Commission (MORPC) Travel Demand Model. Since the UCEO is a member, the coordination with MORPC will need to occur between the UCEO and MORPC. MORPC will work with Smart Services to identify population/employment assumptions to be used for background traffic. Smart Services offers the below potential scope for the UCEO and ODOT to utilize in the coordination with MORPC:
 - MORPC Potential Scope for Background Traffic
 - Gateway distribution from StreetLight data. Gateways at the following locations:
 - +US 42 north of Jerome Road
 - +Blaney Road east of Jerome Road
 - +Hyland-Croy Road south of Brock Road
 - +Jerome Road south of Brock Road

- +US 33 west of US 42
- +US 33 east of US 42
- +US 42 south of US 33

-Growth rates for links at these intersections per the attached land use table. MORPC will work with Smart Services to identify population/employment assumptions to be used for background traffic.

- +US 42 & US 33 EB Ramps
- +US 42 & US 33 WB Ramps
- +US 42 & Bell Rd./Wells Rd.
- +US 42 & Ravenhill Parkway (Proposed)
- +US 42 & CC-1, CC-2 Access (Proposed)
- +US 42 & Harriot Rd.
- +US 42 & Jerome Rd.

●Data Collection - Since MORPC will be providing growth rates from the Travel Demand Model, MORPC needs recent traffic counts at the intersections that growth rates are needed. Therefore, peak hour (7-9 AM & 4-6 PM) turning movements which are as follows:

- US 42 & US 33 EB Ramps
- US 42 & US 33 WB Ramps
- US 42 & Bell Rd./Wells Rd.
- US 42 & Harriot Rd.
- US 42 & Jerome Rd.

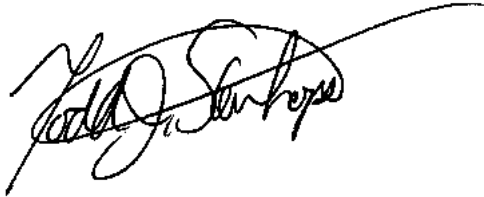
●Analyses

- Applicable turn lane warrant analyses will be performed at the two proposed access locations on US 42 for an unsignalized condition.
- The length of any warranted or recommended turn lanes will be provided.
- Capacity analyses will be performed at all study area intersections.
 - The analysis can reflect planned improvements at US 42 & US 33 as well as US 42 & Jerome Road.
- Signal warrant analyses will be performed at US 42 & Ravenhill Parkway and US 42 & Jerome Road.

A report will be produced that includes the data and provides the conclusions as well as the methods and analyses used.

If this MOU is acceptable to you, please indicate your approval in the space provided below. If not, please let us know what items need to be changed. If you have any questions, please contact me. Thank you!

Sincerely,
SMART SERVICES, INC.



Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

Submitted: One electronic copy (PDF format) via e-mail
Enclosures: Jerome Village Pod Map
Fry Property Site Plan

Cc: J. Wollenberg - Terrain Evolution
M. Schaper - MORPC

ODOT District 6

Approved: _____ Date: _____

Union County Engineer's Office

Approved: _____ Date: _____

JEROME COMMERCE CENTER

JEROME TOWN CENTER

VILLAGE NEIGHBORHOOD

EVERSOLE RUN NEIGHBORHOOD

GLACIER PARK NEIGHBORHOOD

KEY

- Town Center
- Commercial
- Office
- Attached Residential
- School
- Open Space
- Single Family Residential
- Single Family/Attached Residential

Project Summary

Total Site Area	+/- 1,698.1 ac.
Union County	+/- 1,688.4 ac.
Delaware County	+/- 9.7 ac.
ROW:	+/- 90.6 ac.
Total DU	+/- 2,712 du.
Density	+/- 1.6 du/ac.

Open Space Summary

Public Spaces Data Table: +/- 300.4 ac.

Dev. Data Table Open Space: +/- 382.0 ac.

Total Open Space: +/- 682.4 ac.

Percent of Open Space: 40.2%

Neighborhood Summary

Jerome Commercial Center:	+/- 141.9 ac.	1,052,000 s.f.
Jerome Town Center:	+/- 42.4 ac.	412,600 s.f. (75 units)
Village Neighborhood:	+/- 331.9 ac.	1,102 units
Elementary School/Civic:	+/- 57.1 ac.	
Eversole Run Neighborhood:	+/- 338.4 ac.	545 units
Glacier Park Neighborhood:	+/- 487.2 ac.	990 units
Elementary & Middle School	+/- 13.2 ac.	
Proposed Right-of-way:	+/- 64.5 ac.	
(Home Road, Hyland-Croy Road, Eversole Parkway, Ryan Parkway)		
Ex. Right-of-way Dedication:	+/- 26.1 ac.	

Development Data Table

Sub Use Area	Site Ac.	Min. Lot Width at B/L (ft.)	Max Units or Sq. Ft.	Open Space Provided (ac.)
CC-1 - Office/Commercial	66.6	---	+/- 543,000 sf	16.9
CC-2 - Commercial	75.3	---	+/- 509,000 sf	13.6
TC-1 - Civic/Office/Retail (Residential over Commercial)	42.4	---	+/- 412,600 sf (75 Units)	6.2
VN-1 - Attached Residential	31.2	---	208 Units	8.1
VN-2 - Single Family	27.1	50	78 Units	5.7
VN-3 - Single Family/Attached Residential	31.3	50	153 Units	5.4
VN-4 - Single Family	69.5	70	199 Units	21.6
VN-5 - Single Family	76.0	60	204 Units	22.9
VN-7 - Attached Residential	16.7	---	88 Units	2.9
VN-8 - Attached Residential/ Congregate Care / Assisted Living	23.0	---	172 Units	6.3
ERN-1 - Single Family	103.3	80	163 Units	37.4
ERN-2 - Single Family	80.5	80	117 Units	26.8
ERN-3 - Single Family	15.0	150	5 Units	10.3
ERN-4 - Single Family	23.9	150	14 Units	10.8
ERN-5 - Single Family	47.8	80	70 Units	17.4
ERN-6 - Single Family	67.9	70	131 Units	22.9
GPN-1 - Single Family	12.4	90	14 Units	3.7
GPN-2 - Single Family	75.3	80	136 Units	19.6
GPN-3 - Single Family	51.7	65	120 Units	23.0
GPN-5 - Attached Residential	27.2	---	116 Units	6.1
GPN-6 - Single Family	37.1	70	66 Units	13.4
GPN-7 - Single Family	57.9	60	130 Units	21.5
GPN-8 - Single Family	55.0	70	94 Units	19.2
GPN-11 - Single Family	37.6	80	63 Units	14.0
GPN-12 - Single Family	94.2	70	161 Units	22.9
GPN-13 - Attached Residential	25.6	52	90 Units	3.4
Overall-Totals	1,271.5 ac.		2,712 Units	382.0
	55,386,540 sf			

Public Spaces Data Table

Sub Area or Reserve	USE	Site Ac.	Open Space Provided	Sub Area or Reserve	USE	Site Ac.	Open Space Provided
VN-6	Elementary School/Civic	57.1	37.8	OSR "O"	Open Space Reserve	3.8	3.8
GPN-4	Elementary & Middle Schools	13.2	6.6	OSR "P"	Open Space Reserve	1.4	1.4
OSR "A"	Open Space Reserve	22.1	22.1	OSR "Q"	Open Space Reserve	26.3	26.3
OSR "B"	Open Space Reserve	13.0	13.0	OSR "R"	Not used		
OSR "C"	Open Space Reserve	0.7	0.7	OSR "S"	Open Space Reserve	25.5	25.5
OSR "D"	Open Space Reserve	18.7	18.7	OSR "T"	Open Space Reserve	7.7	7.7
OSR "E"	Open Space Reserve	20.6	20.6	OSR "U"	Open Space Reserve	0.9	0.9
OSR "F"	Not used			OSR "V"	Open Space Reserve	1.4	1.4
OSR "G"	Open Space Reserve	4.7	4.7	OSR "W"	Open Space Reserve	1.8	1.8
OSR "H"	Not used			OSR "X"	Open Space Reserve	2.8	2.8
OSR "I"	Open Space Reserve	4.8	4.8	OSR "Y"	Open Space Reserve	1.2	1.2
OSR "J"	Open Space Reserve	0.5	0.5	OSR "Z"	Open Space Reserve	0.6	0.6
OSR "K"	Open Space Reserve	25.9	25.9	OSR "AA"	Open Space Reserve	30.3	30.3
OSR "L"	Open Space Reserve	27.1	27.1	OSR "AB"	Open Space Reserve	5.2	5.2
OSR "M"	Open Space Reserve	6.0	6.0	OSR "AC"	Open Space Reserve	1.7	1.7
OSR "N"	Open Space Reserve	1.3	1.3				
Overall-Totals						326.3	300.4

Sub Area Land Use Plan

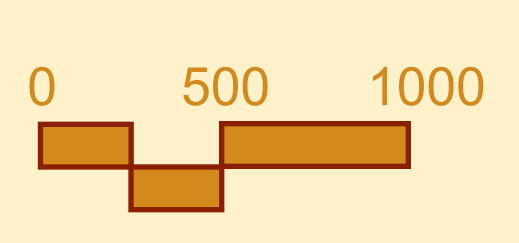
JEROME VILLAGE

Where life is in balance.

The above image is showing design intent for the new Jerome Village. The site layout above is for illustrative purposes only. Final layout and engineering will be determined at the time of final development.



September 20, 2018



US 42 & US 33 EB Ramps - TMC

Thu Sep 24, 2020

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 783881, Location: 40.160131, -83.232661



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	US 33 EB Off Ramp Eastbound						US 33 EB On Ramp Westbound						US 42 Northbound						US 42 Southbound						Int
	L	T	R	U	App		L	T	R	U	App		L	T	R	U	App		L	T	R	U	App		
2020-09-24																									
7:00AM	3	0	40	0	43		0	0	0	0	0		0	62	38	0	100		69	66	0	0	135		278
7:15AM	4	0	44	0	48		0	1	0	0	1		0	61	43	0	104		103	67	1	0	171		324
7:30AM	2	0	45	0	47		0	0	0	0	0		0	77	47	0	124		85	62	0	0	147		318
7:45AM	7	1	45	0	53		2	1	0	0	3		2	96	48	0	146		84	79	2	0	165		367
Hourly Total	16	1	174	0	191		2	2	0	0	4		2	296	176	0	474		341	274	3	0	618		1287
8:00AM	9	1	27	0	37		1	0	0	0	1		0	62	51	0	113		84	56	2	0	142		293
8:15AM	6	0	22	0	28		1	0	0	0	1		1	71	51	0	123		75	66	1	0	142		294
8:30AM	4	3	33	0	40		0	1	0	0	1		1	55	49	0	105		75	49	0	0	124		270
8:45AM	5	1	37	0	43		0	1	0	0	1		0	68	31	0	99		81	62	1	0	144		287
Hourly Total	24	5	119	0	148		2	2	0	0	4		2	256	182	0	440		315	233	4	0	552		1144
4:00PM	13	0	64	0	77		1	0	0	0	1		0	109	34	0	143		74	100	0	0	174		395
4:15PM	9	1	60	0	70		1	0	0	0	1		0	99	27	0	126		59	109	0	0	168		365
4:30PM	7	0	51	0	58		0	0	0	0	0		0	111	23	1	135		66	106	0	0	172		365
4:45PM	9	0	44	1	54		0	0	0	0	0		0	118	33	0	151		82	80	0	0	162		367
Hourly Total	38	1	219	1	259		2	0	0	0	2		0	437	117	1	555		281	395	0	0	676		1492
5:00PM	6	0	49	0	55		0	0	0	0	0		0	115	33	0	148		72	98	0	0	170		373
5:15PM	8	0	62	0	70		3	0	0	0	3		0	123	43	0	166		58	101	0	0	159		398
5:30PM	7	1	41	0	49		0	0	0	0	0		0	103	36	0	139		80	81	1	0	162		350
5:45PM	10	0	51	0	61		0	0	0	0	0		0	91	22	0	113		55	93	1	0	149		323
Hourly Total	31	1	203	0	235		3	0	0	0	3		0	432	134	0	566		265	373	2	0	640		1444
Total	109	8	715	1	833		9	4	0	0	13		4	1421	609	1	2035		1202	1275	9	0	2486		5367
% Approach	13.1%	1.0%	85.8%	0.1%	-	69.2%	30.8%	0%	0%	-	0.2%	69.8%	29.9%	0%	-	48.4%	51.3%	0.4%	0%	-	-				
% Total	2.0%	0.1%	13.3%	0%	15.5%	0.2%	0.1%	0%	0%	0.2%	0.1%	26.5%	11.3%	0%	37.9%	22.4%	23.8%	0.2%	0%	46.3%	-				
Lights and Motorcycles	101	5	643	1	750		3	0	0	0	3		1	1245	563	1	1810		965	1154	6	0	2125		4688
% Lights and Motorcycles	92.7%	62.5%	89.9%	100%	90.0%	33.3%	0%	0%	0%	23.1%	25.0%	87.6%	92.4%	100%	88.9%	80.3%	90.5%	66.7%	0%	85.5%	87.3%				
Heavy	8	3	72	0	83		6	4	0	0	10		3	176	46	0	225		237	121	3	0	361		679
% Heavy	7.3%	37.5%	10.1%	0%	10.0%	66.7%	100%	0%	0%	76.9%	75.0%	12.4%	7.6%	0%	11.1%	19.7%	9.5%	33.3%	0%	14.5%	12.7%				

*L: Left, R: Right, T: Thru, U: U-Turn

US 42 & US 33 EB Ramps - TMC

Thu Sep 24, 2020

AM Peak (7:15 AM - 8:15 AM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 783881, Location: 40.160131, -83.232661



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	US 33 EB Off Ramp Eastbound					US 33 EB On Ramp Westbound					US 42 Northbound					US 42 Southbound						
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int	
2020-09-24																						
7:15AM	4	0	44	0	48	0	1	0	0	1	0	61	43	0	104	103	67	1	0	171	324	
7:30AM	2	0	45	0	47	0	0	0	0	0	0	77	47	0	124	85	62	0	0	147	318	
7:45AM	7	1	45	0	53	2	1	0	0	3	2	96	48	0	146	84	79	2	0	165	367	
8:00AM	9	1	27	0	37	1	0	0	0	1	0	62	51	0	113	84	56	2	0	142	293	
Total	22	2	161	0	185	3	2	0	0	5	2	296	189	0	487	356	264	5	0	625	1302	
% Approach	11.9%	1.1%	87.0%	0%	-	60.0%	40.0%	0%	0%	-	0.4%	60.8%	38.8%	0%	-	57.0%	42.2%	0.8%	0%	-	-	
% Total	1.7%	0.2%	12.4%	0%	14.2%	0.2%	0.2%	0%	0%	0.4%	0.2%	22.7%	14.5%	0%	37.4%	27.3%	20.3%	0.4%	0%	48.0%	-	
PHF	0.611	0.500	0.894	-	0.873	0.375	0.500	-	-	0.417	0.250	0.771	0.926	-	0.834	0.864	0.835	0.625	-	0.914	0.887	
Lights and Motorcycles	18	1	133	0	152	1	0	0	0	1	1	254	173	0	428	288	227	4	0	519	1100	
% Lights and Motorcycles	81.8%	50.0%	82.6%	0%	82.2%	33.3%	0%	0%	0%	20.0%	50.0%	85.8%	91.5%	0%	87.9%	80.9%	86.0%	80.0%	0%	83.0%	84.5%	
Heavy	4	1	28	0	33	2	2	0	0	4	1	42	16	0	59	68	37	1	0	106	202	
% Heavy	18.2%	50.0%	17.4%	0%	17.8%	66.7%	100%	0%	0%	80.0%	50.0%	14.2%	8.5%	0%	12.1%	19.1%	14.0%	20.0%	0%	17.0%	15.5%	

*L: Left, R: Right, T: Thru, U: U-Turn

US 42 & US 33 EB Ramps - TMC

Thu Sep 24, 2020

PM Peak (4:30 PM - 5:30 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 783881, Location: 40.160131, -83.232661



Provided by: Smart Services, Inc.

88 W. Church Street, Newark, OH, 43055, US

Leg Direction	US 33 EB Off Ramp Eastbound					US 33 EB On Ramp Westbound					US 42 Northbound					US 42 Southbound					Int
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	
2020-09-24 4:30PM	7	0	51	0	58	0	0	0	0	0	0	111	23	1	135	66	106	0	0	172	365
4:45PM	9	0	44	1	54	0	0	0	0	0	0	118	33	0	151	82	80	0	0	162	367
5:00PM	6	0	49	0	55	0	0	0	0	0	0	115	33	0	148	72	98	0	0	170	373
5:15PM	8	0	62	0	70	3	0	0	0	3	0	123	43	0	166	58	101	0	0	159	398
Total	30	0	206	1	237	3	0	0	0	3	0	467	132	1	600	278	385	0	0	663	1503
% Approach	12.7%	0%	86.9%	0.4%	-	100%	0%	0%	0%	-	0%	77.8%	22.0%	0.2%	-	41.9%	58.1%	0%	0%	-	-
% Total	2.0%	0%	13.7%	0.1%	15.8%	0.2%	0%	0%	0%	0.2%	0%	31.1%	8.8%	0.1%	39.9%	18.5%	25.6%	0%	0%	44.1%	-
PHF	0.833	-	0.831	0.250	0.846	0.250	-	-	-	0.250	-	0.949	0.767	0.250	0.904	0.848	0.908	-	-	0.964	0.944
Lights and Motorcycles	29	0	195	1	225	2	0	0	0	2	0	437	123	1	561	238	361	0	0	599	1387
% Lights and Motorcycles	96.7%	0%	94.7%	100%	94.9%	66.7%	0%	0%	0%	66.7%	0%	93.6%	93.2%	100%	93.5%	85.6%	93.8%	0%	0%	90.3%	92.3%
Heavy	1	0	11	0	12	1	0	0	0	1	0	30	9	0	39	40	24	0	0	64	116
% Heavy	3.3%	0%	5.3%	0%	5.1%	33.3%	0%	0%	0%	33.3%	0%	6.4%	6.8%	0%	6.5%	14.4%	6.2%	0%	0%	9.7%	7.7%

* L: Left, R: Right, T: Thru, U: U-Turn

US 42 & US 33 WB Ramps - TMC

Thu Sep 24, 2020

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 783870, Location: 40.162119, -83.230619



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	US 33 WB On Ramp Eastbound					US 33 WB Off Ramp Westbound					US 42 Northbound					US 42 Southbound					Int
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	
2020-09-24																					
7:00AM	0	0	0	0	0	11	0	54	0	65	20	39	0	0	59	1	132	10	0	143	267
7:15AM	0	0	0	0	0	9	0	50	0	59	27	37	0	0	64	0	157	7	0	164	287
7:30AM	0	0	0	0	0	19	0	66	0	85	25	58	0	0	83	0	124	12	0	136	304
7:45AM	0	0	0	0	0	17	0	81	0	98	25	68	0	0	93	1	142	17	0	160	351
Hourly Total	0	0	0	0	0	56	0	251	0	307	97	202	0	0	299	2	555	46	0	603	1209
8:00AM	0	0	0	0	0	19	0	70	0	89	25	47	0	0	72	0	107	7	0	114	275
8:15AM	0	0	0	0	0	25	0	84	0	109	20	51	0	0	71	0	119	8	0	127	307
8:30AM	1	0	0	0	1	12	0	59	0	71	18	41	0	0	59	0	111	8	0	119	250
8:45AM	1	0	1	0	2	20	0	57	0	77	18	55	0	0	73	0	122	6	0	128	280
Hourly Total	2	0	1	0	3	76	0	270	0	346	81	194	0	0	275	0	459	29	0	488	1112
4:00PM	0	0	0	0	0	32	0	87	0	119	43	80	0	0	123	2	131	11	0	144	386
4:15PM	0	0	1	0	1	33	0	81	0	114	31	69	0	0	100	1	136	12	0	149	364
4:30PM	0	0	2	0	2	42	0	68	0	110	39	74	0	0	113	0	115	12	0	127	352
4:45PM	0	0	1	0	1	30	0	98	0	128	39	78	1	0	118	0	127	23	0	150	397
Hourly Total	0	0	4	0	4	137	0	334	0	471	152	301	1	0	454	3	509	58	0	570	1499
5:00PM	0	0	0	0	0	37	0	95	0	132	37	79	0	0	116	0	139	23	0	162	410
5:15PM	0	0	0	0	0	39	0	104	0	143	33	101	0	0	134	0	120	13	0	133	410
5:30PM	0	0	1	0	1	25	0	81	0	106	38	79	0	0	117	0	132	15	0	147	371
5:45PM	0	0	1	0	1	34	0	74	0	108	32	74	0	0	106	1	113	12	0	126	341
Hourly Total	0	0	2	0	2	135	0	354	0	489	140	333	0	0	473	1	504	63	0	568	1532
Total	2	0	7	0	9	404	0	1209	0	1613	470	1030	1	0	1501	6	2027	196	0	2229	5352
% Approach	22.2%	0%	77.8%	0%	-	25.0%	0%	75.0%	0%	-	31.3%	68.6%	0.1%	0%	-	0.3%	90.9%	8.8%	0%	-	-
% Total	0%	0%	0.1%	0%	0.2%	7.5%	0%	22.6%	0%	30.1%	8.8%	19.2%	0%	0%	28.0%	0.1%	37.9%	3.7%	0%	41.6%	-
Lights and Motorcycles	1	0	2	0	3	380	0	951	0	1331	407	909	1	0	1317	3	1690	184	0	1877	4528
% Lights and Motorcycles	50.0%	0%	28.6%	0%	33.3%	94.1%	0%	78.7%	0%	82.5%	86.6%	88.3%	100%	0%	87.7%	50.0%	83.4%	93.9%	0%	84.2%	84.6%
Heavy	1	0	5	0	6	24	0	258	0	282	63	121	0	0	184	3	337	12	0	352	824
% Heavy	50.0%	0%	71.4%	0%	66.7%	5.9%	0%	21.3%	0%	17.5%	13.4%	11.7%	0%	0%	12.3%	50.0%	16.6%	6.1%	0%	15.8%	15.4%

*L: Left, R: Right, T: Thru, U: U-Turn

US 42 & US 33 WB Ramps - TMC

Thu Sep 24, 2020

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 783870, Location: 40.162119, -83.230619



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	US 33 WB On Ramp Eastbound					US 33 WB Off Ramp Westbound					US 42 Northbound					US 42 Southbound					Int
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	
2020-09-24 7:30AM	0	0	0	0	0	19	0	66	0	85	25	58	0	0	83	0	124	12	0	136	304
7:45AM	0	0	0	0	0	17	0	81	0	98	25	68	0	0	93	1	142	17	0	160	351
8:00AM	0	0	0	0	0	19	0	70	0	89	25	47	0	0	72	0	107	7	0	114	275
8:15AM	0	0	0	0	0	25	0	84	0	109	20	51	0	0	71	0	119	8	0	127	307
Total	0	0	0	0	0	80	0	301	0	381	95	224	0	0	319	1	492	44	0	537	1237
% Approach	0%	0%	0%	0%	-	21.0%	0%	79.0%	0%	-	29.8%	70.2%	0%	0%	-	0.2%	91.6%	8.2%	0%	-	-
% Total	0%	0%	0%	0%	0%	6.5%	0%	24.3%	0%	30.8%	7.7%	18.1%	0%	0%	25.8%	0.1%	39.8%	3.6%	0%	43.4%	-
PHF	-	-	-	-	-	0.800	-	0.896	-	0.874	0.950	0.824	-	-	0.858	0.250	0.866	0.647	-	0.839	0.881
Lights and Motorcycles	0	0	0	0	0	71	0	202	0	273	78	187	0	0	265	1	404	40	0	445	983
% Lights and Motorcycles	0%	0%	0%	0%	-	88.8%	0%	67.1%	0%	71.7%	82.1%	83.5%	0%	0%	83.1%	100%	82.1%	90.9%	0%	82.9%	79.5%
Heavy	0	0	0	0	0	9	0	99	0	108	17	37	0	0	54	0	88	4	0	92	254
% Heavy	0%	0%	0%	0%	-	11.3%	0%	32.9%	0%	28.3%	17.9%	16.5%	0%	0%	16.9%	0%	17.9%	9.1%	0%	17.1%	20.5%

*L: Left, R: Right, T: Thru, U: U-Turn

US 42 & US 33 WB Ramps - TMC

Thu Sep 24, 2020

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 783870, Location: 40.162119, -83.230619



Provided by: Smart Services, Inc.

88 W. Church Street, Newark, OH, 43055, US

Leg Direction	US 33 WB On Ramp Eastbound					US 33 WB Off Ramp Westbound					US 42 Northbound					US 42 Southbound					Int
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	
2020-09-24 4:45PM	0	0	1	0	1	30	0	98	0	128	39	78	1	0	118	0	127	23	0	150	397
5:00PM	0	0	0	0	0	37	0	95	0	132	37	79	0	0	116	0	139	23	0	162	410
5:15PM	0	0	0	0	0	39	0	104	0	143	33	101	0	0	134	0	120	13	0	133	410
5:30PM	0	0	1	0	1	25	0	81	0	106	38	79	0	0	117	0	132	15	0	147	371
Total	0	0	2	0	2	131	0	378	0	509	147	337	1	0	485	0	518	74	0	592	1588
% Approach	0%	0%	100%	0%	-	25.7%	0%	74.3%	0%	-	30.3%	69.5%	0.2%	0%	-	0%	87.5%	12.5%	0%	-	-
% Total	0%	0%	0.1%	0%	0.1%	8.2%	0%	23.8%	0%	32.1%	9.3%	21.2%	0.1%	0%	30.5%	0%	32.6%	4.7%	0%	37.3%	-
PHF	-	-0.500	-	-0.500	0.840	-	0.909	-	0.890	0.942	0.834	0.250	-	0.905	-	0.932	0.804	-	0.914	0.968	
Lights and Motorcycles	0	0	0	0	0	127	0	339	0	466	130	319	1	0	450	0	463	72	0	535	1451
% Lights and Motorcycles	0%	0%	0%	0%	0%	96.9%	0%	89.7%	0%	91.6%	88.4%	94.7%	100%	0%	92.8%	0%	89.4%	97.3%	0%	90.4%	91.4%
Heavy	0	0	2	0	2	4	0	39	0	43	17	18	0	0	35	0	55	2	0	57	137
% Heavy	0%	0%	100%	0%	100%	3.1%	0%	10.3%	0%	8.4%	11.6%	5.3%	0%	0%	7.2%	0%	10.6%	2.7%	0%	9.6%	8.6%

*L: Left, R: Right, T: Thru, U: U-Turn

US 42 & Bell Rd/Wells Rd - TMC

Thu Sep 24, 2020

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 783866, Location: 40.173756, -83.218793



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Bell Rd Eastbound					Wells Rd Westbound					US 42 Northbound					US 42 Southbound					Int
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	
2020-09-24																					
7:00AM	1	0	6	0	7	5	0	2	0	7	2	71	7	0	80	1	123	1	0	125	219
7:15AM	0	2	10	0	12	3	0	0	0	3	2	77	5	0	84	0	138	0	0	138	237
7:30AM	0	0	7	0	7	10	1	0	0	11	3	112	8	0	123	2	128	0	0	130	271
7:45AM	0	0	3	0	3	9	1	1	0	11	2	132	11	0	145	1	130	2	0	133	292
Hourly Total	1	2	26	0	29	27	2	3	0	32	9	392	31	0	432	4	519	3	0	526	1019
8:00AM	1	0	12	0	13	9	0	0	0	9	3	107	4	0	114	2	80	0	0	82	218
8:15AM	0	0	9	0	9	9	0	2	0	11	2	116	9	0	127	1	100	1	0	102	249
8:30AM	0	0	7	0	7	7	0	0	0	7	3	91	7	0	101	0	97	1	0	98	213
8:45AM	0	1	11	0	12	9	0	0	0	9	2	86	8	1	97	0	90	1	0	91	209
Hourly Total	1	1	39	0	41	34	0	2	0	36	10	400	28	1	439	3	367	3	0	373	889
4:00PM	1	0	3	0	4	18	0	1	0	19	7	141	7	0	155	0	105	0	0	105	283
4:15PM	0	1	4	0	5	13	0	0	0	13	6	136	8	0	150	1	112	2	0	115	283
4:30PM	0	0	5	0	5	15	2	1	0	18	4	117	10	0	131	0	105	0	0	105	259
4:45PM	0	0	6	0	6	10	1	0	0	11	4	137	10	0	151	0	108	2	0	110	278
Hourly Total	1	1	18	0	20	56	3	2	0	61	21	531	35	0	587	1	430	4	0	435	1103
5:00PM	0	0	7	0	7	10	0	1	0	11	9	145	9	0	163	1	130	0	0	131	312
5:15PM	0	0	8	0	8	10	1	1	0	12	8	177	9	0	194	0	110	0	0	110	324
5:30PM	0	2	5	0	7	13	1	0	0	14	12	125	9	0	146	0	113	1	0	114	281
5:45PM	0	0	10	0	10	13	1	0	0	14	13	116	10	0	139	0	97	1	0	98	261
Hourly Total	0	2	30	0	32	46	3	2	0	51	42	563	37	0	642	1	450	2	0	453	1178
Total	3	6	113	0	122	163	8	9	0	180	82	1886	131	1	2100	9	1766	12	0	1787	4189
% Approach	2.5%	4.9%	92.6%	0%	-	90.6%	4.4%	5.0%	0%	-	3.9%	89.8%	6.2%	0%	-	0.5%	98.8%	0.7%	0%	-	-
% Total	0.1%	0.1%	2.7%	0%	2.9%	3.9%	0.2%	0.2%	0%	4.3%	2.0%	45.0%	3.1%	0%	50.1%	0.2%	42.2%	0.3%	0%	42.7%	-
Lights and Motorcycles	2	6	104	0	112	156	8	9	0	173	67	1530	121	0	1718	7	1451	6	0	1464	3467
% Lights and Motorcycles	66.7%	100%	92.0%	0%	91.8%	95.7%	100%	100%	0%	96.1%	81.7%	81.1%	92.4%	0%	81.8%	77.8%	82.2%	50.0%	0%	81.9%	82.8%
Heavy	1	0	9	0	10	7	0	0	0	7	15	356	10	1	382	2	315	6	0	323	722
% Heavy	33.3%	0%	8.0%	0%	8.2%	4.3%	0%	0%	0%	3.9%	18.3%	18.9%	7.6%	100%	18.2%	22.2%	17.8%	50.0%	0%	18.1%	17.2%

* L: Left, R: Right, T: Thru, U: U-Turn

US 42 & Bell Rd/Wells Rd - TMC

Thu Sep 24, 2020

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 783866, Location: 40.173756, -83.218793



Provided by: Smart Services, Inc.

88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Bell Rd Eastbound					Wells Rd Westbound					US 42 Northbound					US 42 Southbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2020-09-24																					
7:30AM	0	0	7	0	7	10	1	0	0	11	3	112	8	0	123	2	128	0	0	130	271
7:45AM	0	0	3	0	3	9	1	1	0	11	2	132	11	0	145	1	130	2	0	133	292
8:00AM	1	0	12	0	13	9	0	0	0	9	3	107	4	0	114	2	80	0	0	82	218
8:15AM	0	0	9	0	9	9	0	2	0	11	2	116	9	0	127	1	100	1	0	102	249
Total	1	0	31	0	32	37	2	3	0	42	10	467	32	0	509	6	438	3	0	447	1030
% Approach	3.1%	0%	96.9%	0%	-	88.1%	4.8%	7.1%	0%	-	2.0%	91.7%	6.3%	0%	-	1.3%	98.0%	0.7%	0%	-	-
% Total	0.1%	0%	3.0%	0%	3.1%	3.6%	0.2%	0.3%	0%	4.1%	1.0%	45.3%	3.1%	0%	49.4%	0.6%	42.5%	0.3%	0%	43.4%	-
PHF	0.250	-	0.646	-	0.615	0.925	0.500	0.375	-	0.955	0.833	0.884	0.727	-	0.878	0.750	0.842	0.375	-	0.840	0.882
Lights and Motorcycles	0	0	29	0	29	36	2	3	0	41	6	332	29	0	367	5	350	2	0	357	794
% Lights and Motorcycles	0%	0%	93.5%	0%	90.6%	97.3%	100%	100%	0%	97.6%	60.0%	71.1%	90.6%	0%	72.1%	83.3%	79.9%	66.7%	0%	79.9%	77.1%
Heavy	1	0	2	0	3	1	0	0	0	1	4	135	3	0	142	1	88	1	0	90	236
% Heavy	100%	0%	6.5%	0%	9.4%	2.7%	0%	0%	0%	2.4%	40.0%	28.9%	9.4%	0%	27.9%	16.7%	20.1%	33.3%	0%	20.1%	22.9%

*L: Left, R: Right, T: Thru, U: U-Turn

US 42 & Bell Rd/Wells Rd - TMC

Thu Sep 24, 2020

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 783866, Location: 40.173756, -83.218793



Provided by: Smart Services, Inc.

88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Bell Rd Eastbound					Wells Rd Westbound					US 42 Northbound					US 42 Southbound					Int
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2020-09-24 4:45PM	0	0	6	0	6	10	1	0	0	11	4	137	10	0	151	0	108	2	0	110	278
5:00PM	0	0	7	0	7	10	0	1	0	11	9	145	9	0	163	1	130	0	0	131	312
5:15PM	0	0	8	0	8	10	1	1	0	12	8	177	9	0	194	0	110	0	0	110	324
5:30PM	0	2	5	0	7	13	1	0	0	14	12	125	9	0	146	0	113	1	0	114	281
Total	0	2	26	0	28	43	3	2	0	48	33	584	37	0	654	1	461	3	0	465	1195
% Approach	0%	7.1%	92.9%	0%	-	89.6%	6.3%	4.2%	0%	-	5.0%	89.3%	5.7%	0%	-	0.2%	99.1%	0.6%	0%	-	-
% Total	0%	0.2%	2.2%	0%	2.3%	3.6%	0.3%	0.2%	0%	4.0%	2.8%	48.9%	3.1%	0%	54.7%	0.1%	38.6%	0.3%	0%	38.9%	-
PHF	-0.250	0.813	-	0.875	0.827	0.750	0.500	-	0.857	0.688	0.825	0.925	-	0.843	0.250	0.887	0.375	-	0.887	0.922	
Lights and Motorcycles	0	2	23	0	25	43	3	2	0	48	31	529	35	0	595	0	414	2	0	416	1084
% Lights and Motorcycles	0%	100%	88.5%	0%	89.3%	100%	100%	100%	0%	100%	93.9%	90.6%	94.6%	0%	91.0%	0%	89.8%	66.7%	0%	89.5%	90.7%
Heavy	0	0	3	0	3	0	0	0	0	0	2	55	2	0	59	1	47	1	0	49	111
% Heavy	0%	0%	11.5%	0%	10.7%	0%	0%	0%	0%	0%	6.1%	9.4%	5.4%	0%	9.0%	100%	10.2%	33.3%	0%	10.5%	9.3%

*L: Left, R: Right, T: Thru, U: U-Turn

US 42 & Harriot Rd - TMC

Thu Sep 24, 2020

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 783860, Location: 40.195911, -83.197346



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Harriott Rd Eastbound					Harriott Rd Westbound					US 42 Northbound					US 42 Southbound					Int	
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int	
2020-09-24																						
7:00AM	1	0	0	0	1	10	2	1	0	13	0	67	10	0	77	0	109	0	0	109	200	
7:15AM	1	0	0	0	1	10	3	0	0	13	0	58	8	0	66	0	126	0	0	126	206	
7:30AM	1	0	0	0	1	10	0	2	0	12	0	90	8	0	98	0	111	0	0	111	222	
7:45AM	0	0	1	0	1	17	2	4	0	23	0	99	17	0	116	0	117	1	0	118	258	
Hourly Total	3	0	1	0	4	47	7	7	0	61	0	314	43	0	357	0	463	1	0	464	886	
8:00AM	0	1	2	0	3	8	0	0	0	8	0	95	15	0	110	0	84	0	0	84	205	
8:15AM	0	2	0	0	2	7	1	1	0	9	0	108	7	0	115	1	92	0	0	93	219	
8:30AM	0	0	0	0	0	10	1	0	0	11	0	87	18	0	105	0	99	0	0	99	215	
8:45AM	0	0	0	0	0	4	2	0	0	6	0	68	8	0	76	0	98	2	0	100	182	
Hourly Total	0	3	2	0	5	29	4	1	0	34	0	358	48	0	406	1	373	2	0	376	821	
4:00PM	0	0	0	0	0	14	6	1	0	21	0	129	19	0	148	1	90	0	0	91	260	
4:15PM	0	1	0	0	1	14	3	5	0	22	1	125	15	0	141	0	106	1	0	107	271	
4:30PM	0	0	0	0	0	13	7	1	0	21	0	104	15	0	119	0	93	3	0	96	236	
4:45PM	1	1	0	0	2	16	1	2	0	19	0	118	10	0	128	0	91	1	0	92	241	
Hourly Total	1	2	0	0	3	57	17	9	0	83	1	476	59	0	536	1	380	5	0	386	1008	
5:00PM	1	3	1	0	5	18	3	0	0	21	1	124	18	0	143	0	102	0	0	102	271	
5:15PM	1	0	0	0	1	13	2	0	0	15	0	153	19	0	172	0	98	2	0	100	288	
5:30PM	0	0	1	0	1	14	0	0	0	14	0	130	11	0	141	0	97	2	0	99	255	
5:45PM	1	1	0	0	2	16	3	2	0	21	1	107	8	0	116	0	80	2	0	82	221	
Hourly Total	3	4	2	0	9	61	8	2	0	71	2	514	56	0	572	0	377	6	0	383	1035	
Total	7	9	5	0	21	194	36	19	0	249	3	1662	206	0	1871	2	1593	14	0	1609	3750	
% Approach	33.3%	42.9%	23.8%	0%	-	77.9%	14.5%	7.6%	0%	-	0.2%	88.8%	11.0%	0%	-	0.1%	99.0%	0.9%	0%	-	-	-
% Total	0.2%	0.2%	0.1%	0%	0.6%	5.2%	1.0%	0.5%	0%	6.6%	0.1%	44.3%	5.5%	0%	49.9%	0.1%	42.5%	0.4%	0%	42.9%	-	-
Lights and Motorcycles	5	9	4	0	18	191	31	17	0	239	3	1295	199	0	1497	1	1296	9	0	1306	3060	
% Lights and Motorcycles	71.4%	100%	80.0%	0%	85.7%	98.5%	86.1%	89.5%	0%	96.0%	100%	77.9%	96.6%	0%	80.0%	50.0%	81.4%	64.3%	0%	81.2%	81.6%	
Heavy	2	0	1	0	3	3	5	2	0	10	0	367	7	0	374	1	297	5	0	303	690	
% Heavy	28.6%	0%	20.0%	0%	14.3%	1.5%	13.9%	10.5%	0%	4.0%	0%	22.1%	3.4%	0%	20.0%	50.0%	18.6%	35.7%	0%	18.8%	18.4%	

* L: Left, R: Right, T: Thru, U: U-Turn

US 42 & Harriot Rd - TMC

Thu Sep 24, 2020

AM Peak (7:30 AM - 8:30 AM)

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 783860, Location: 40.195911, -83.197346



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Harriott Rd Eastbound					Harriott Rd Westbound					US 42 Northbound					US 42 Southbound					Int
	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	
2020-09-24																					
7:30AM	1	0	0	0	1	10	0	2	0	12	0	90	8	0	98	0	111	0	0	111	222
7:45AM	0	0	1	0	1	17	2	4	0	23	0	99	17	0	116	0	117	1	0	118	258
8:00AM	0	1	2	0	3	8	0	0	0	8	0	95	15	0	110	0	84	0	0	84	205
8:15AM	0	2	0	0	2	7	1	1	0	9	0	108	7	0	115	1	92	0	0	93	219
Total	1	3	3	0	7	42	3	7	0	52	0	392	47	0	439	1	404	1	0	406	904
% Approach	14.3%	42.9%	42.9%	0%	-	80.8%	5.8%	13.5%	0%	-	0%	89.3%	10.7%	0%	-	0.2%	99.5%	0.2%	0%	-	-
% Total	0.1%	0.3%	0.3%	0%	0.8%	4.6%	0.3%	0.8%	0%	5.8%	0%	43.4%	5.2%	0%	48.6%	0.1%	44.7%	0.1%	0%	44.9%	-
PHF	0.250	0.375	0.375	-	0.583	0.618	0.375	0.438	-	0.565	-	0.907	0.691	-	0.946	0.250	0.863	0.250	-	0.860	0.876
Lights and Motorcycles	1	3	3	0	7	42	3	6	0	51	0	259	45	0	304	0	324	0	0	324	686
% Lights and Motorcycles	100%	100%	100%	0%	100%	100%	100%	85.7%	0%	98.1%	0%	66.1%	95.7%	0%	69.2%	0%	80.2%	0%	0%	79.8%	75.9%
Heavy	0	0	0	0	0	0	0	1	0	1	0	133	2	0	135	1	80	1	0	82	218
% Heavy	0%	0%	0%	0%	0%	0%	0%	14.3%	0%	1.9%	0%	33.9%	4.3%	0%	30.8%	100%	19.8%	100%	0%	20.2%	24.1%

*L: Left, R: Right, T: Thru, U: U-Turn

US 42 & Harriot Rd - TMC

Thu Sep 24, 2020

PM Peak (4:45 PM - 5:45 PM) - Overall Peak Hour

All Classes (Lights and Motorcycles, Heavy)

All Movements

ID: 783860, Location: 40.195911, -83.197346



Provided by: Smart Services, Inc.
88 W. Church Street, Newark, OH, 43055, US

Leg Direction	Harriott Rd Eastbound					Harriott Rd Westbound					US 42 Northbound					US 42 Southbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2020-09-24 4:45PM	1	1	0	0	2	16	1	2	0	19	0	118	10	0	128	0	91	1	0	92	241
5:00PM	1	3	1	0	5	18	3	0	0	21	1	124	18	0	143	0	102	0	0	102	271
5:15PM	1	0	0	0	1	13	2	0	0	15	0	153	19	0	172	0	98	2	0	100	288
5:30PM	0	0	1	0	1	14	0	0	0	14	0	130	11	0	141	0	97	2	0	99	255
Total	3	4	2	0	9	61	6	2	0	69	1	525	58	0	584	0	388	5	0	393	1055
% Approach	33.3%	44.4%	22.2%	0%	-	88.4%	8.7%	2.9%	0%	-	0.2%	89.9%	9.9%	0%	-	0%	98.7%	1.3%	0%	-	-
% Total	0.3%	0.4%	0.2%	0%	0.9%	5.8%	0.6%	0.2%	0%	6.5%	0.1%	49.8%	5.5%	0%	55.4%	0%	36.8%	0.5%	0%	37.3%	-
PHF	0.750	0.333	0.500	-	0.450	0.847	0.500	0.250	-	0.821	0.250	0.858	0.763	-	0.849	-	0.951	0.625	-	0.963	0.916
Lights and Motorcycles	3	4	1	0	8	60	6	2	0	68	1	468	56	0	525	0	348	5	0	353	954
% Lights and Motorcycles	100%	100%	50.0%	0%	88.9%	98.4%	100%	100%	0%	98.6%	100%	89.1%	96.6%	0%	89.9%	0%	89.7%	100%	0%	89.8%	90.4%
Heavy	0	0	1	0	1	1	0	0	0	1	0	57	2	0	59	0	40	0	0	40	101
% Heavy	0%	0%	50.0%	0%	11.1%	1.6%	0%	0%	0%	1.4%	0%	10.9%	3.4%	0%	10.1%	0%	10.3%	0%	0%	10.2%	9.6%

*L: Left, R: Right, T: Thru, U: U-Turn



Ohio DOT - Traffic Operations
1606 West Broad Street

Columbus, Ohio, United States 43223
+16144667170 D06trafficcunts@dot.ohio.gov

Count Name: UNI-42-8.36
Site Code:
Start Date: 03/20/2019
Page No: 1

Turning Movement Data

Start Time	Southbound Approach						Westbound Approach						Northbound Approach						Eastbound Approach						Int. Total
	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	Right	Thru	Left	U-Turn	Peds	App. Total	
12:00 PM	0	62	4	0	0	66	1	6	1	0	0	8	3	59	11	0	0	73	8	2	0	0	0	10	157
12:15 PM	0	51	4	0	0	55	3	5	1	0	0	9	0	54	10	0	0	64	7	5	0	0	0	12	140
12:30 PM	1	58	5	0	0	64	2	3	2	0	0	7	0	65	11	0	0	76	14	1	0	0	0	15	162
12:45 PM	1	42	0	0	0	43	3	6	0	0	0	9	1	61	9	0	0	71	18	4	0	0	0	22	145
Hourly Total	2	213	13	0	0	228	9	20	4	0	0	33	4	239	41	0	0	284	47	12	0	0	0	59	604
1:00 PM	0	62	6	0	0	68	3	3	2	0	0	8	1	51	4	0	0	56	10	7	0	0	0	17	149
1:15 PM	0	61	0	0	0	61	7	5	1	0	0	13	1	77	15	0	0	93	10	3	0	0	0	13	180
1:30 PM	1	58	0	0	0	59	8	2	0	0	0	10	1	46	8	0	0	55	14	3	0	0	0	17	141
1:45 PM	0	67	2	0	0	69	5	3	1	0	0	9	1	55	9	0	0	65	12	2	1	0	0	15	158
Hourly Total	1	248	8	0	0	257	23	13	4	0	0	40	4	229	36	0	0	269	46	15	1	0	0	62	628
2:00 PM	0	53	7	0	0	60	9	6	1	0	0	16	1	77	6	0	0	84	9	6	1	0	0	16	176
2:15 PM	0	64	2	0	0	66	3	4	0	0	0	7	0	62	15	0	0	77	15	6	0	0	0	21	171
2:30 PM	0	71	4	0	0	75	5	8	2	0	0	15	1	66	13	0	0	80	16	7	1	0	0	24	194
2:45 PM	0	52	5	0	0	57	6	4	0	0	0	10	1	70	12	0	0	83	13	4	2	0	0	19	169
Hourly Total	0	240	18	0	0	258	23	22	3	0	0	48	3	275	46	0	0	324	53	23	4	0	0	80	710
3:00 PM	0	72	5	0	0	77	2	9	1	0	0	12	0	75	16	0	0	91	11	2	0	0	0	13	193
3:15 PM	0	60	1	0	0	61	4	3	0	0	0	7	2	106	16	0	0	124	15	9	0	0	0	24	216
3:30 PM	1	80	6	0	0	87	4	10	0	0	0	14	1	106	7	0	0	114	16	1	0	0	0	17	232
3:45 PM	1	85	7	0	0	93	9	7	1	0	0	17	0	106	11	0	0	117	8	9	1	0	0	18	245
Hourly Total	2	297	19	0	0	318	19	29	2	0	0	50	3	393	50	0	0	446	50	21	1	0	0	72	886
4:00 PM	0	88	9	0	0	97	12	2	0	0	0	14	0	121	20	0	0	141	7	9	0	0	0	16	268
4:15 PM	1	93	11	0	0	105	5	8	1	0	0	14	1	153	8	0	0	162	9	10	0	0	0	19	300
4:30 PM	0	84	5	0	0	89	12	7	2	0	0	21	0	154	10	0	0	164	6	12	0	0	0	18	292
4:45 PM	0	90	7	0	1	97	13	4	0	0	0	17	1	147	15	0	0	163	6	4	2	0	0	12	289
Hourly Total	1	355	32	0	1	388	42	21	3	0	0	66	2	575	53	0	0	630	28	35	2	0	0	65	1149
5:00 PM	0	75	8	0	0	83	8	11	0	0	0	19	1	158	18	0	0	177	9	11	4	0	0	24	303
5:15 PM	0	102	11	0	0	113	18	3	1	0	0	22	1	156	15	0	0	172	2	20	0	0	0	22	329
5:30 PM	0	78	8	0	0	86	9	9	0	0	0	18	0	160	14	0	0	174	5	11	0	0	0	16	294
5:45 PM	0	57	11	0	0	68	10	5	0	0	0	15	0	135	17	0	0	152	3	10	0	0	0	13	248
Hourly Total	0	312	38	0	0	350	45	28	1	0	0	74	2	609	64	0	0	675	19	52	4	0	0	75	1174
*** BREAK ***	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6:00 AM	0	58	1	0	0	59	4	4	0	0	0	8	0	32	2	0	0	34	16	3	0	0	0	19	120
6:15 AM	0	93	5	0	0	98	4	5	0	0	0	9	0	51	5	0	0	56	14	5	0	0	0	19	182
6:30 AM	0	87	3	0	0	90	2	6	0	0	0	8	0	39	4	0	0	43	13	6	0	0	0	19	160
6:45 AM	0	117	6	0	0	123	6	8	0	0	0	14	1	47	4	0	0	52	19	6	0	0	0	25	214
Hourly Total	0	355	15	0	0	370	16	23	0	0	0	39	1	169	15	0	0	185	62	20	0	0	0	82	676
7:00 AM	0	119	8	0	0	127	9	5	0	0	0	14	0	49	6	0	0	55	17	3	0	0	0	20	216

NCHRP 684 Internal Trip Capture Estimation Tool						
Project Name:	Jerome Village US 42 Access - Group 2			Organization:	Smart Services, Inc.	
Project Location:				Performed By:	TJS	
Scenario Description:				Date:	12/2020	
Analysis Year:	Full Development			Checked By:	GLW	
Analysis Period:	AM Street Peak Hour			Date:		

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	820, 881, 945			368	208	160
Restaurant	932 & 934	10	1000 SF GFA	221	115	106
Cinema/Entertainment				0		
Residential	210	306	Dwelling Units	222	56	166
Hotel				0		
All Other Land Uses ²				0		
				811	379	432

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail	0		21	0	1	0
Restaurant	0	15		0	3	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	2	23	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	811	379	432
Internal Capture Percentage	16%	17%	15%
External Vehicle-Trips ⁵	681	314	367
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	8%	14%
Restaurant	38%	17%
Cinema/Entertainment	N/A	N/A
Residential	7%	15%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-A vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made to Tables 5-A, 9-A (O and D). Enter transit, non-motorized percentages that will result with proposed mixed-use project complete.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas A&M Transportation Institute - Version 2013.1

NCHRP 684 Internal Trip Capture Estimation Tool					
Project Name:	Jerome Village US 42 Access - Group 2	Organization:	Smart Services, Inc.		
Project Location:		Performed By:	TJS		
Scenario Description:		Date:	12/2020		
Analysis Year:	Full Development	Checked By:	GLW		
Analysis Period:	PM Street Peak Hour	Date:			

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips ³		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				0		
Retail	820, 881, 945			536	265	271
Restaurant	932 & 934	10	1000 SF GFA	190	105	85
Cinema/Entertainment				0		
Residential	210	306	Dwelling Units	297	187	110
Hotel				0		
All Other Land Uses ²				0		
				1,023	557	466

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ. ⁴	% Transit	% Non-Motorized	Veh. Occ. ⁴	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses ²						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		0	0	0	0	0
Retail	0		30	0	70	0
Restaurant	0	35		0	15	0
Cinema/Entertainment	0	0	0		0	0
Residential	0	27	15	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	1,023	557	466
Internal Capture Percentage	38%	34%	41%
External Vehicle-Trips ⁵	639	365	274
External Transit-Trips ⁶	0	0	0
External Non-Motorized Trips ⁶	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	N/A	N/A
Retail	23%	37%
Restaurant	43%	59%
Cinema/Entertainment	N/A	N/A
Residential	45%	38%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Manual*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site is not subject to internal trip capture computations in this estimator.

³Enter trips assuming no transit or non-motorized trips (as assumed in ITE *Trip Generation Manual*).

⁴Enter vehicle occupancy assumed in Table 1-P vehicle trips. If vehicle occupancy changes for proposed mixed-use project, manual adjustments must be made.

⁵Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P.

⁶Person-Trips

*Indicates computation that has been rounded to the nearest whole number.



Staff Report – Jerome Township Zoning Amendment: VN-9

Jurisdiction:	Jerome Township Zoning Commission c/o Zoning Commission 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480
Applicant:	Jerome Village Company, LLC 375 N. Front Street Suite 200 Columbus, OH 43215 (614) 286-2055 barokb@nationwide.com
Request:	The Zoning Commission received an application to rezone 16.286 acres. The proposal would rezone the acreage from Rural Residential District (RU) and Planned Development District (PD) to entirely Planned Development District (PD). Parcel(s)/Acre(s) involved: <ul style="list-style-type: none"> • 1400090080010 • 1700100180000 • 1400090110000 • 140090110010 Total acreage: <ul style="list-style-type: none"> • 16.286 acres Existing use: <ul style="list-style-type: none"> • Agricultural Proposed use: <ul style="list-style-type: none"> • Single Family Residential
Location:	The land involved is on the east side of U.S. 42 between Ravenhill Parkway and Harriot Road in Jerome Township, Union County.

Staff Analysis:	Jerome Village received final approval in July 2007 and was last modified in October 2018. Plan & Uses. The Township’s Comprehensive Plan identifies this area as a High Density Residential (Plan, pp. 6-13). The Plan encourages high-density residential developments to consist of single-family dwellings on smaller lots, townhouses and
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Staff Report – Jerome Township Zoning Amendment: VN-9

condominiums, congregate care facilities, or some combination of these housing types. Density can range between 3 and 6 units per gross acre (Plan, pp. 6-8).

With a proposed 42 dwelling units and a total of 16.286 gross acres, the density of 2.58 falls short of the density requirements set forth in the Plan. Staff recommends the Township work with the applicant to make sure that this apparently lower density makes sense for the Township and the Jerome Village development at large. Being that this is such a small parcel within the context of a much larger development with an overall 40% open space requirement, the density proposed likely makes sense.



Figure 1 Jerome Township Land Use Plan (Plan pp. 6-3)

Adjacent uses are agriculture with future adjacent uses being a mix of agriculture (including Select Sires), residential (due to Jerome Village), and Dublin Schools.

Staff recommends the Township work closely with the applicant to ensure all requirements of the Regulation Text



Staff Report – Jerome Township Zoning Amendment: VN-9

	<p>specified beginning on page 5-4 of the Zoning Resolution are satisfied.</p> <p>Traffic Impact. A traffic study is included with the submittal. It includes scoping/MOU correspondence with the Union County Engineer’s Office. In checking with the County Engineer’s Office, the following comment was submitted: “A mini-traffic study has been submitted for this development as an amendment to the Jerome Village Master TIS, and will be reviewed with necessary improvements incorporated in the construction plans in and around the proposed development.”</p>
<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL of the proposed rezoning to Planned Development (PD) based on the Jerome Township Comprehensive Plan. Staff recommends the Township work closely with the applicant to ensure all requirements of the Regulation Text are satisfied.</p>
<p>Z&S Committee Recommendations:</p>	

Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480 x102
Fax: (614) 873-8664

January 21, 2021

Aaron Smith
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Dear Aaron:

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

Application: PD 21-001

Name of Applicant: Jerome Village Company LLC/David Fisher, Kephart Fisher.

Rezoning: Approximately 16.286 acres located on the east side of 42 and north of Ryan Parkway and west of Hyland Croy Road, being a portion of parcel: 1400090080010, portion of parcel 1700100180000, portion of parcel 1400090110000 and portion of parcel 1400090110010.

Present Zoning: RU (Rural Residential District)

Proposed Zoning: PD (Planned Development District)

Public Hearing Date has been set for: February 22, 2021 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,



Anita Nicol
Zoning Clerk

Attachment



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: Jan 21, 2021 Township: Jerome

Amendment Title: Zoning Map Amendment Application PD21-001 Jerome Village/Select Buses VN-9

Notice: Incomplete Amendment requests **will not** 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.

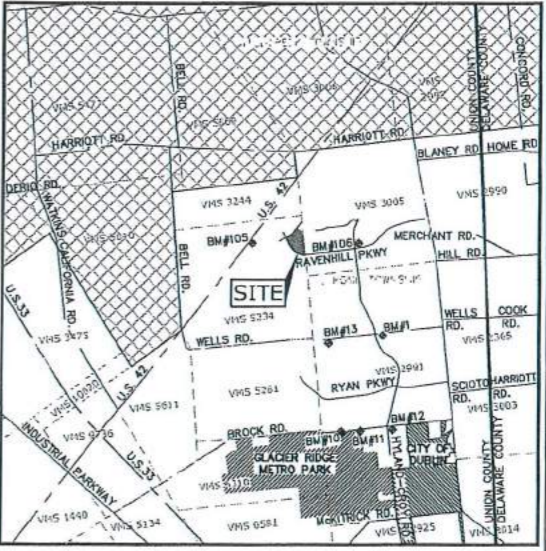
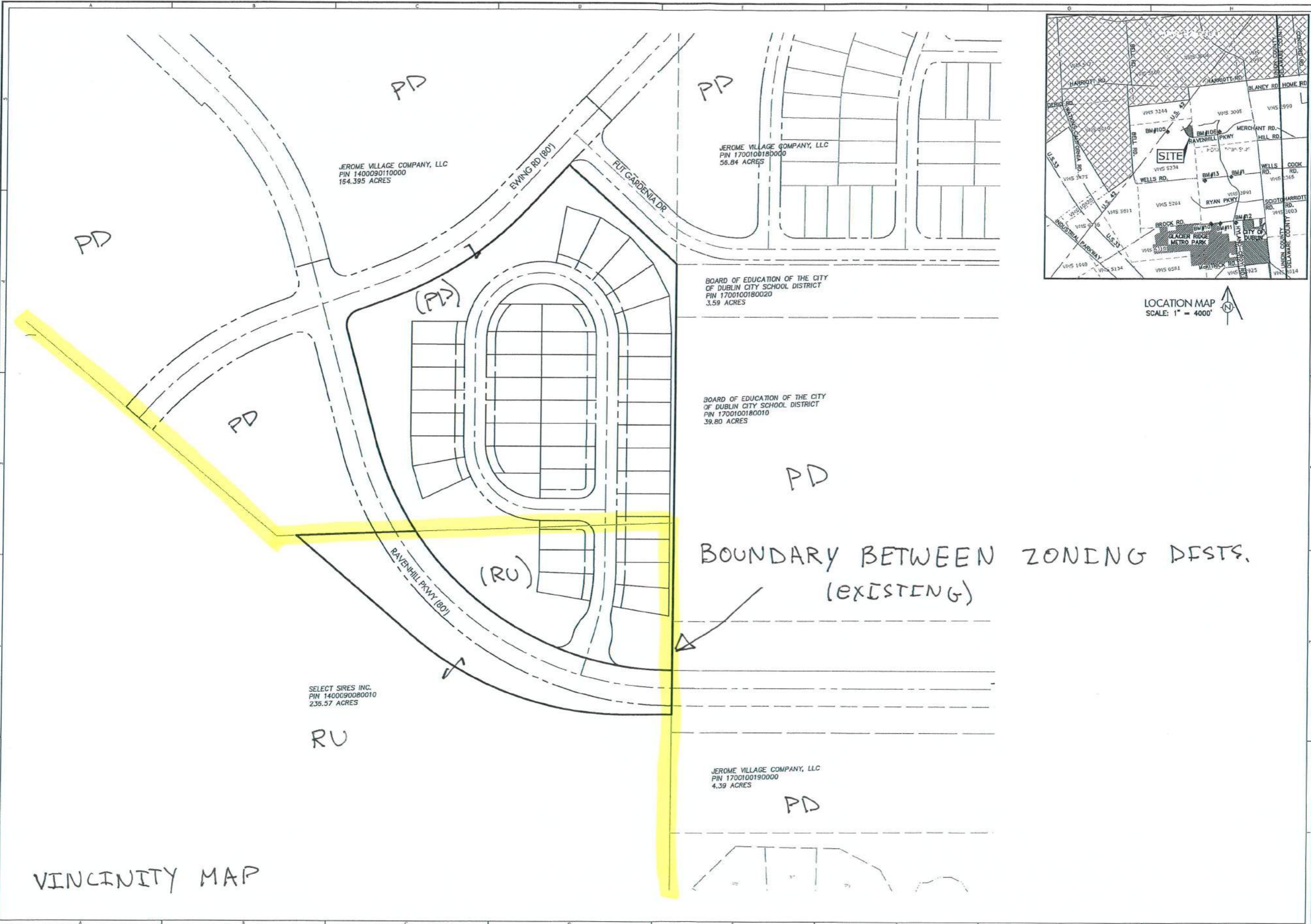
Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked=""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

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

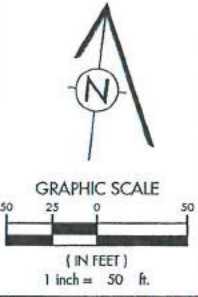
Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St. Rt 347, PO Box 219
 East Liberty, Ohio 43319
 • Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



LOCATION MAP
SCALE: 1" = 4000'



NO.	DATE	BY	DESCRIPTION OF CHANGE

TerrainEvolution
 Your bridge between Vision and Success
 720 East Broad Street | Suite 203 | Columbus, OH 43215
 P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO
JEROME VILLAGE
 VILLAGE NEIGHBORHOOD SECTION 9
 INDEX

DRAWING SET STATUS:		
<input type="checkbox"/>	ZONING DOCUMENT SET	
<input 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
DGR	DGR	JPV
PROJECT NO.: 20013		
DATE: DECEMBER, 2020		
SCALE: HORIZONTAL: 1" = 50' VERTICAL: N/A		
SHEET NO.: 1/4		

VINCLINITY MAP

BOUNDARY BETWEEN ZONING DISTRS.
(EXISTING)

Chapter 425 – Rural Residential District (RU)

425.001 Rural Residential District Generally

The purpose and intent of the Rural Residential District (RU) is to preserve rural character and provide for land which is suitable or used for very low density residences as defined in the Comprehensive Plan. On-site water and sewer facilities are permitted, provided such facilities comply with all applicable regulations of the County Health Department. This District supersedes the U-1 Rural District in existence prior to the enactment of this Resolution. (Amd. 10-20-2020)

425.01 Permitted Uses

Within the RU District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. One single-family detached dwelling per lot.
2. Limited Home Occupation subject to requirements of Chapter 635 of this Resolution.
3. The use of land for conservation, preservation, or wetland restoration.
4. 6111 – Elementary and Secondary schools
5. 813110 – Church or other places of religious worship
6. 922160 – Fire Protection Services
7. Parks, Playgrounds and Playfields

425.02 Accessory Uses and Structures

Accessory buildings or structures normally associated with single-family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of Chapter 645 of this Resolution.

425.03 Conditional Uses

The following uses may be permitted as conditional uses in the RU District by the Board of Zoning Appeals in accordance with the requirements of Chapter 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 721191 – Bed-and-Breakfast Inns
2. 921140 – Executive and Legislative Offices
3. Telecommunications towers subject to the requirements of Chapter 655 of this Resolution
4. Expanded Home Occupations subject to the requirements of Chapter 635 of this Resolution.
5. Accessory dwelling units subject to the requirements of Chapter 645 of this Resolution.
6. Small wind projects (less than 5 mw) subject to the requirements of Chapter 650 of this Resolution. (Amd. 10-20-2020)

425.04 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots in the RU District:

1. Minimum Lot Size

The minimum lot size for parcels in the RU District shall be 1.5 acres or as required by the County Board of Health for the provision of on-site water and sanitary systems. In addition, the minimum lot size for all permitted and conditional uses shall be adequate to allow for the development of the lot in accordance with the applicable development standards of the RU District and this Resolution. (Amd. 8-17-2015, 10-20-2020)

2. Minimum Lot Width

Lots in the RU District shall have a minimum width of 150 feet. (Amd. 8-17-2015, 10-20-2020)

3. Flag Lots

In addition to the lot width requirement above, flag lots shall have a minimum frontage of 150 feet. (Amd. 8-17-2015, 10-20-2020)

4. Front Yard Setbacks

All front yard setbacks, as defined in Chapter 300, shall be measured from the right-of-way line. Such setbacks for the RU District shall be as follows:

- a) Type 'A' – The setback for Farm Markets shall be a minimum of 15 feet as determined by Chapter 605 of this Resolution.
- b) Type 'B' – The setback for single-family dwellings shall be a minimum of 50 feet.
- c) Type 'C' – The setback for all other buildings or structures supporting a permitted, conditional, or accessory use of the property shall be 75 feet. (Amd. 10-20-2020)

5. Side Yard Setbacks

The minimum side yard setback for all buildings and structures in the RU District shall be 20 feet.

6. Rear Yard Setbacks

The minimum rear yard setback for all buildings and structures in the RU District shall be 30 feet.

7. Architectural Projections

Open structures such as porches, canopies, balconies, platforms, carports, and covered patios, and similar architectural projections shall be considered parts of the building or structure to which it is attached and shall not project into the required minimum front, side or rear yard.

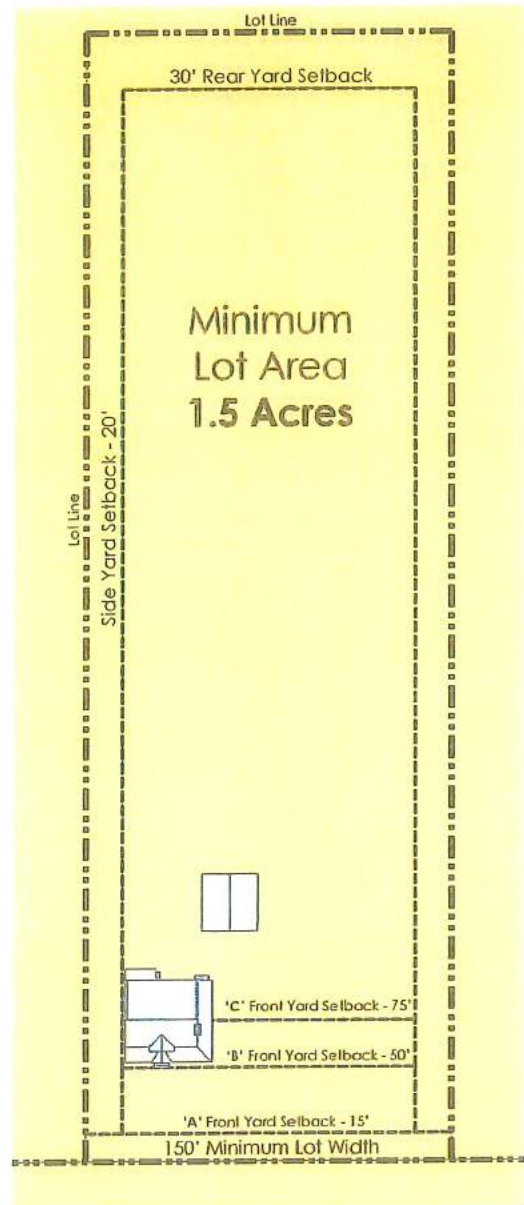


Figure 425.01: Lot size and setback diagram for the RU District

8. Driveways and parking areas

- a) Driveways and parking areas for any residential use, or any other permitted, accessory, or approved conditional use, shall not be permitted within any side or rear yard setback within the RU District. Except as noted herein, parking areas for any permitted use or approved conditional or accessory use shall not be located within the front yard setback of any property within the RU District.
- b) When abutting lots are required by the County Engineer to have a shared driveway access, such shared driveway access may be permitted within the required side or rear yard setback. A driveway permitted under this subsection shall have a minimum width of twelve (12) feet, and be subject to all other applicable County development standards and regulations for common access driveways not otherwise addressed or exceeded by this Zoning Resolution. Address signage shall be posted in accordance with the provisions of Chapter 615. No more than two (2) lots shall share any access point unless otherwise required by the County Engineer for any reasons of public safety. (Amd. 12-17-2019)

425.05 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the RU District:

1. Minimum and Maximum Square Footages

- a) Residential Accessory Structures – See Chapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – Single-family dwellings in the RU District shall provide a minimum of 1,200 square feet of floor area for a single story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. Floor area shall be measured as defined in Chapter 300. (Amd. 10-20-2020)

2. Maximum Building Height

The maximum height of buildings and structures shall be measured as defined in Chapter 300 of this Resolution and shall meet the requirements listed below:

- a) Accessory Structures – See Chapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – The maximum building height for single-family dwellings in the RU District shall be 35 feet.
- c) All Other Permitted Uses and Approved Conditional Uses – The maximum building height for all other permitted uses and approved conditional uses shall be 35 feet.

3. Residential Building Standards

The following standards apply to all single-family dwellings within the RU District:

- a) Mobile Homes, Travel Trailers, or Park Trailers – The use as a residence of a mobile home, travel trailer, or park trailer, as defined by ORC 4501.01, is prohibited within the RU District.
- b) Manufactured Home – The use of a permanently sited manufactured home, as defined by ORC 3781.06, is permitted within the RU District provided that the home meets all applicable residential building code standards, is installed on a permanent foundation, and meets all minimum floor area requirements.

Chapter 430 – Low Density Residential District (LDR)

430.001 Low Density Residential District Generally

The purpose and intent of the Low Density Residential District (LDR) is to provide areas for larger lot, lower density residential uses and/or estate lots that may or may not have access to centralized sewer services as outlined in the Comprehensive Plan. The Low Density Residential District will provide a transition between agricultural and rural residential uses, and more urbanized areas. This District supersedes the R-1 Low Density Residential District in existence prior to the enactment of this Resolution.

430.01 Permitted uses

Within the LDR District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. One single-family detached dwelling per lot.
2. Limited Home Occupations subject to the requirements of Chapter 635 of this Resolution.
3. 6111 – Elementary and Secondary Schools
4. 813110 – Church or other places of religious worship
5. 922160 – Fire Protection Services
6. Community and public parks, playgrounds and sports fields (Amd. 10-20-2020)

430.02 Accessory Uses and Structures

Accessory buildings or structures normally associated with single-family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of Chapter 645 of this Resolution. (Amd. 10-20-2020)

430.03 Conditional Uses

The following uses may be permitted as conditional uses in the LDR District by the Board of Zoning Appeals in accordance with the requirements of Chapter 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 921140 – Executive and Legislative Offices
2. Telecommunications towers subject to the requirements of Chapter 655 of this Resolution.
3. Expanded Home Occupation subject to the requirements of Chapter 635 of this Resolution.
4. Accessory dwelling units subject to the requirements of Chapter 645 of this Resolution.
5. Small wind projects (less than 5 mw) subject to the requirements of Chapter 650 of this Resolution. (Amd. 10-20-2020)

430.04 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots in the LDR District:

1. Minimum Lot Size

The minimum lot size for parcels having access to public sewer and water services shall be one half (½) acre. Without access to public sewer and water the minimum lot size shall be

1.5 acres, or such larger size as determined necessary by the County Health Department. In addition, the minimum lot size for all permitted and conditional uses shall be adequate to allow for the development of the lot in accordance with the applicable development standards of the LDR District and this Resolution.

2. Minimum Lot Width

All lots in the LDR District shall have a minimum width of 120 feet. (Amd. 10-20-2020)

3. Minimum Lot Frontage

Flag lots are not permitted within the LDR District.

4. Front Yard Setbacks

All front yard setbacks, as defined in Chapter 300, shall be measured from the right-of-way line. Front yard setbacks for the LDR District shall be as follows:

- a) Single-family Dwellings - The front yard setback for single-family dwellings shall be 35 feet.
- b) The front yard setback for all other buildings or structures supporting a permitted, conditional, or accessory use of the property shall be 45 feet. (Amd. 10-20-2020)

5. Side yard Setbacks

The minimum side yard setback for all buildings and structures in the LDR District shall be 20 feet.

6. Rear Yard Setbacks

The minimum rear yard setback for all buildings and structures in the LDR District shall be 30 feet.

7. Architectural Projections

Open structures such as porches, canopies, balconies, platforms, carports, and covered patios, and similar architectural projections shall be considered parts of the building or structure to which it is attached and shall not project into the required minimum front, side or rear yard.

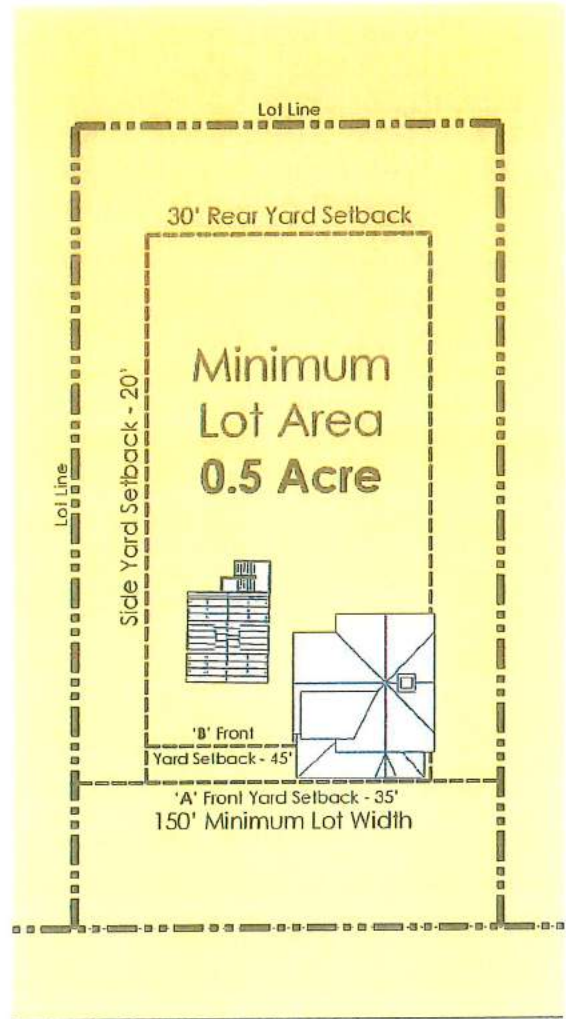


Figure 430.01: Lot size and setback diagram for the LDR District

8. Driveways and parking areas

a) Driveways and parking areas for any residential use, or any other permitted, accessory, or approved conditional use, shall not be permitted within any side or rear yard setback within the LDR District. Except as noted herein, parking areas for any permitted use or approved conditional or accessory use shall not be located within the front yard setback of any property within the LDR district.

b) When abutting lots are required by the County Engineer to have a shared driveway access, such shared driveway access may be permitted within the required side or rear yard setback. A driveway permitted under this subsection shall have a minimum width of twelve (12) feet, and be subject to all other applicable County development standards and regulations for common access driveways not otherwise addressed or exceeded by this Zoning Resolution. Address signage shall be posted in accordance with the provisions of Chapter 615. No more than two (2) lots shall share any access point unless otherwise required by the County Engineer for any reasons of public safety. (Amd.12-17-2019)

430.05 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the LDR District:

1. Minimum and Maximum Square Footages

a) Residential Accessory Structures – See Chapter 645 for regulations concerning accessory structures.

b) Single-family Dwellings – Single-family dwellings in the LDR District shall provide a minimum of 1,200 square feet of floor area for a single story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. Floor area shall be measured as defined in Chapter 300. (Amd. 10-20-2020)

2. Maximum Building Height

The maximum height of buildings and structures shall be measured as defined in Chapter 300 of this Resolution and shall meet the requirements listed below:

a) Accessory Structures – See Chapter for regulations concerning accessory structures.

b) Single Family Dwellings – The maximum building height for single-family dwellings in the LDR District shall be 35 feet.

c) All Other Permitted Uses and Approved Conditional Uses – The maximum building height for all other permitted and approved conditional uses shall be 35 feet. (Amd. 10-20-2020)

3. Residential Building Standards

The following standards shall apply to all single-family dwellings within the LDR District:

a) Mobile Homes, Travel Trailers, or Park Trailers – The use of a mobile home, travel trailer, or park trailer, as defined by ORC 4501.01, is prohibited within the LDR District.

b) Manufactured Home – The use of a permanently sited manufactured home, as defined by ORC 3781.06, is permitted within the LDR District provided that the home meets all applicable residential building code standards, is installed on a permanent foundation, and meets all minimum floor area requirements.

Chapter 500 – Planned Development District (PD)

500.001 Planned Development District (PD) Generally

The Planned Development District (PD) is established under the provisions of Ohio Revised Code 519.021(B) to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in planning and building of all types of development in accordance with the Comprehensive Plan. The regulations set forth herein are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the general classification of land uses, but also by the specific way in which such land uses are executed. In many cases, the subdivision regulations and standard zoning district classifications do not adequately regulate the design of buildings, the mix of uses, and the general character of development that are desirable in the Township. In accordance with the Comprehensive Plan and the above statements it is the intent of the Planned Development District to promote development that:

1. Provides an opportunity for a mix of open space and other uses not otherwise permitted within the standard zoning district classifications; and
2. Allows the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protects the community's natural resources by avoiding development on, and destruction of, sensitive environmental areas; and
3. Enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development; and
4. Assures compatibility between proposed land uses within and around the PD through appropriate development controls; and
5. Enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services; and
6. Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable plans for the area and are compatible with adjacent and nearby land uses. (Amd. 10-20-2020)

500.01 Residential Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to residential development are applicable:

1. A clustered neighborhood design is encouraged with a gross density which is in keeping with the comprehensive plan and the physical development potential of the area.
2. The utilization of Conservation Design principles and preservation of a substantial amount of permanent open space is encouraged, integrated into the development and providing for a pedestrian friendly environment.
3. In larger developments, a variety of different lot sizes are encouraged to create an integrated and imaginative residential environment.
4. In larger developments a variety in architectural elevations are required as follows:
 - a) Architectural Diversity – A single-family dwelling with the same or similar front elevation shall not be repeated within 4 houses on the same side of the street and within 2 houses in either direction of the house on the opposite side of the street. The builder is permitted to construct homes that use an identical elevation, but use a different main exterior material or main exterior color, provided that the homes shall be separated by

- at least 2 homes of a different elevation on the same side of the street and by at least 1 home in either direction of the house on the opposite side of the street.
5. The provision of supporting facilities is encouraged, such as schools, churches and parks to create well-designed and functional neighborhoods. These facilities should be supported with pedestrian connections to neighborhoods.
 6. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.
 7. In areas identified on the comprehensive plan as "Higher Density Residential" it may be appropriate to consider single family or multi-family development at densities higher than those appropriate in other areas of the Township and where the Planned Development District will allow more creative site planning to accommodate these densities and provide appropriate transitions between adjoining higher intensity uses and lower intensity uses. (Amd. 10-20-2020)

500.02 Residential Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to commercial and office development are applicable:

1. Commercial and office development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact of a development proposal.
2. A flexible and creative approach to commercial development is encouraged. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.
3. A pedestrian friendly environment is encouraged, interconnecting with adjacent neighborhoods.
4. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.

500.03 Industrial Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to industrial development are applicable:

1. The clustering of industrial uses is encouraged, along with flexibility and creativity in site design, in order to ensure that development is sensitive to and compatible with the Township's rural environment.
2. Industrial development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact of a development proposal.
3. Master planning of an extended area is encouraged, which ensures a stable, unified industrial development having all necessary services and facilities.
4. A unified design is encouraged which allows for greater design flexibility and better integration into the Township's rural environment. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.

500.04 General Provisions

1. Zoning Plan and Development Plan

For purposes of this Chapter, plans including all supporting documentation adopted by the

Township at the time of rezoning shall be referred to as the "Zoning Plan," and plans including all supporting documentation approved subsequent to such rezoning but prior to the initiation of any development activities are referred to as the "Development Plan." (Amd. 10-20-2020)

2. Effect of PD Approval

Each PD is considered a separate and unique zoning district wherein a Zoning Plan, including associated text describing the allowable uses and specific development standards, is adopted simultaneously with the application requesting amendment of the zoning map to apply the PD designation. The Zoning Plan, as approved by the Township and as provided under Ohio Revised Code Section 519.021(B), shall constitute the zoning regulations for and shall apply only to the property included within that particular PD. Whenever there is a conflict or difference between the provisions of this Chapter and those of other provisions of this Zoning Resolution, the provisions of this Chapter shall prevail for the development of land within the PD. Subjects not expressly covered by this Section or the applicable Zoning Plan shall be governed by the respective provisions found elsewhere in this Zoning Resolution that are most similar to the proposed use. (Amd. 10-20-2020)

3. Sub Areas

Depending upon the size and complexity of the proposed development different Sub Areas may be established within a PD. Each Sub Area may, if requested, be treated as a separate district with individual standards. However, only one PD Zoning Plan approval shall be issued for the entire development. For each Sub Area, the applicant shall indicate gross density, dwelling type, minimum development standards, and all other uses by type, size and location.

4. Type of Action

The action of the Township upon an application to approve a Zoning Plan pursuant to this Chapter and Chapter 230 of the Zoning Resolution shall be considered a legislative act, and subject to a referendum. After property has been rezoned to the PD, any action related to the subsequent use or development of such property, as being in compliance with the regulations authorized to be established by this Chapter including any action taken on a Development Plan, shall not be considered to be an amendment to the Township Zoning Resolution for the purpose of Section 519.12 of the Ohio Revised Code, but may be appealed pursuant to Chapter 2506 of the Ohio Revised Code. (Amd. 10-20-2020)

5. Zoning Amendment

A change to an adopted Zoning Plan shall be considered to be a zoning amendment and shall be processed according to the procedures set forth in Section 519.12 of the Ohio Revised Code and Chapter 230 of this Zoning Resolution. For Zoning Plans which are divided up into separate Sub Areas, as noted above, the applicant may file for an amendment to a specific Sub Area provided the requested change has no effect on the remaining Sub Areas. (Amd. 10-20-2020)

6. Development Plan

A Development Plan shall be required to be submitted to the Township for approval prior to the initiation of construction and development in each phase of the PD. Such Development Plan shall be in substantial compliance with and consistent with the approved Zoning Plan for the Property with respect to land uses, densities, architectural and landscape commitments, and open space. Minor deviations from the approved Zoning Plans may be considered for approval during the Development Plan process by the Board of Township Trustees without requiring an applicant file for an amendment to the Zoning Plan. Changes that may be considered minor, but do not limit the trustee's discretion in such matters, include:

- a) Adjustments to the layout or alignment of new roads or to the site layout that does not affect lot count, density, setbacks, or open space and does not increase curb cuts or connections to existing roadways unless required by the County Engineer during final engineering. (Amd. 10-20-2020)
- b) Increases in residential lot sizes or reductions in residential density provided such changes do not reduce the required setbacks, decrease the required open space, or change the required architectural or development standards.

500.05 Previously Approved Planned Developments

Chapter 500 of the Zoning Resolution was amended on and the amendment in effect from and after April 20, 2015. Previously approved Planned Developments and all associated preliminary development plans, detailed development plans and supporting documentation adopted and in effect prior to April 20, 2015 shall continue in effect and be considered legally conforming under this Zoning Resolution. These previously approved Planned Development Districts shall continue to be governed pursuant to the regulations contained within any previously approved Zoning Plans, preliminary development plans, detailed development plans, and supporting documents. The regulations contained within any previously approved Zoning Plans, preliminary development plans, detailed development plans, and supporting documents may be modified in accordance with this Article, as amended. (Amd. 10-20-2020)

500.06 General Standards for Planned Developments

In order to achieve the purpose and intent of the Planned Development District and the Comprehensive Plan, the following general standards are hereby established for all Planned Developments within the Township. (Amd. 10-20-2020)

1. Uses

Within the Planned Development District a creative mix of uses is encouraged provided it will establish an efficient and sustainable use of the land and infrastructure, and result in a well-integrated, pedestrian friendly development. Single use PD's may also be established by the applicant to encourage development that is more responsive to the land and environment than may be permitted through a standard zoning district. The following standards are established for uses in the PD District:

- a) Permitted Uses – Permitted uses within each PD District shall be clearly identified in the Zoning Plan submitted with the application to establish a PD. Uses not specified in the approved Zoning Plan will be prohibited. (Amd. 10-20-2020)

2. Densities

Densities within a PD should be in conformance with the recommendations of the comprehensive plan and shall promote the efficient use of land and infrastructure. Proposed densities shall be clearly identified in the Zoning Plan submitted with the application for PD.

3. Setbacks and Yard Areas

All proposed setbacks and yard areas within the PD shall be identified in the Zoning Plan submitted with the application for PD. Setbacks and yard areas within PD developments shall be established to meet the following requirements:

- a) Setbacks within a PD zoning shall support the goals of the comprehensive plan for development that respects the rural character of the township while promoting efficient use of the land and its resources.

- b) Setbacks shall be configured to appropriately balance open space and provide safe separation between buildings and uses.
- c) When a proposed commercial or industrial PD is to be located contiguous to residential uses, perimeter setbacks and/or appropriate screening from the contiguous property line should be established within the PD.
- d) To maintain the rural character of the Township, the setbacks from existing state, county and township roads should be larger than those established for new public roads established within the PD.
- e) To the greatest extent possible new residential subdivisions should be designed to minimize the number of homes where the back yards and the backs of homes face existing and proposed roads. Where such conditions are to exist along existing state, county, and township roads a minimum setback of 50' between the right-of-way of the public street and the rear lot lines, and a minimum of 80' between the right-of-way of the public street and the rear setback line of the lot. An increased landscape buffer shall be established for the entire length of road affected. (Amd. 10-20-2020)

4. Public Improvements

The PD should be developed at a minimum with the following improvements meeting the design standards of the County Engineer:

- a) Public roads shall be designed and constructed to the standards established by the County Engineer's Office.
- b) Means for safe pedestrian and bicycle access and circulation shall be provided. Pedestrian paths should be integrated into open space where applicable or allowed, with ownership and maintenance dedicated to the entity holding title to the open space.
- c) Storm water management facilities shall be provided as required by the County Engineer and State of Ohio. (Amd. 10-20-2020)

5. Access

The Zoning Plan should require direct access, not through easement, to one or more dedicated and improved public roads. Provisions for future connections to other public roads or adjacent land shall be required if recommended by the Township, County Engineer or Regional Planning Commission.

6. Buildings

To promote the purpose and intent of the Planned Development District and the goals of the comprehensive plan all applications for PD shall detail the proposed design and development standards for all residential and non-residential buildings within the PD. The following standards apply to all residential and non-residential buildings within the PD.

- a) The physical relationship of buildings and other site improvements to one another and the surrounding area, as created by building mass, size, height, shape, location on the site, and setback, shall result in a harmonious development both within the PD and in relation to its surroundings.
- b) The bulk and height of buildings within the proposed development shall be compatible with the surrounding area.
- c) Buildings, structures and parking areas shall be designed and located in such a way to conserve environmentally sensitive or unique natural, historic or cultural features.

- d) The Zoning Plan and application shall specify for all buildings and residences, at a minimum, the proposed exterior materials, size, height, roof shape and pitch.

7. Lighting

Any application for a PD shall include the type and description of all proposed street and parking lot lighting. Street lighting shall conform to the standards of the Union County Engineer and all lighting within the proposed PD shall conform to the following:

- a) The lighting plan submitted with the Zoning Plan and the application for PD shall specify the proposed pole and lantern design, maximum height, lighting source, wattage, shielding and any other information necessary to evaluate the lighting as proposed.
- b) The lighting plan submitted with the Zoning Plan and application for PD shall be designed to promote an overall cohesiveness in the development of the plan and to minimize the amount of light pollution affecting the neighboring properties and the rural character of the township.
- c) Parking lot lighting specified within the PD shall be limited in height to the minimum required to effectively illuminate the parking areas to all applicable standards and shall incorporate a "cut-off" type shielding to prevent light pollution on adjacent properties.

8. Signage

All applications for a PD shall include a signage plan and or standards to be approved by the zoning commission for all uses and areas within the PD. Signage design and standards shall ensure a constant and comprehensive character throughout the project and compatible with the character of the Township and shall meet the following:

- a) All signs and graphics within the PD shall be compatible in size, location, material, height, shape, color, and illumination.
- b) A detailed sign plan and standards shall be submitted with the application for PD and shall include the design, layout and dimensions of all proposed ground, window and wall signs as well as the setbacks from the right-of-ways and the type and intensity of illumination.
- c) Signs shall contribute to an overall cohesive design, reflect simplicity, reduce visual clutter and compliment the rural character of the township.
- d) Wall signs shall be controlled and designed in a manner to compliment the architecture of the buildings and the PD. Ground signs shall be designed to relate to and share common elements with the proposed architecture. (Amd. 10-20-2020)

9. Parking and Loading Areas

For all non-residential uses off street parking and loading shall be provided for in the design of the PD. Parking and access requirements and standards shall be as defined in the approved Zoning Plan and shall meet the requirements of the Union County Engineer, the township fire department and the following standards:

- a) Off street parking and loading shall be provided for all non-residential buildings with adequate provisions for ingress and egress.
- b) Parking areas shall be designed to discourage large single expanses of parking and shall encourage smaller defined parking areas within the total parking system. Such parking areas shall be delineated and accentuated by landscaped areas.

- c) The layout of parking areas, service areas and related entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed and located to protect the character of the area as well as those areas adjacent to the PD.
- d) To minimize the environmental impacts of large parking areas shared parking between uses shall be encouraged and supported within the PD. Where shared parking is desired the applicant shall submit a statement identifying how the parking is to be shared between the uses, and the percentage of parking and hours of parking allocated for each use.
- e) All service and delivery and loading areas for all uses shall be arranged and located to minimize the impacts and view of such uses throughout the development.

10. Landscaping

All Zoning Plans and application for PD shall include a detailed landscape plan and standards for all areas, sub areas, open spaces and uses with the proposed development. The following standards shall apply:

- a) All yards and open space not covered by structure, paving and the like shall be landscaped with lawn as a minimum.
- b) A detailed landscape plan and standards shall be submitted with the Zoning Plan and PD application for approval by the Zoning Commission. All landscaping shall be maintained and kept in accordance with the approved landscape plan.
- c) All vacant and undeveloped areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage on adjoining land.
- d) Landscaping shall be designed to enhance architectural features, screen incompatible uses, emphasize pedestrian environments, provide shade for streets and parking lots and strengthen views and vistas.
- e) The landscape plan shall be designed to preserve and capitalize on the existing natural characteristics of the site and to promote overall unity in design.
- f) Landscape design and the specification and use of trees and plant materials shall discourage monoculture. For the purpose of this Section monoculture is defined as the dominance or overabundance of any one species that may expose the development to a substantial loss of plant material should said plant material be affected by pest or disease (ex. Emerald Ash Borer)
- g) Plant material specified in the PD shall be indigenous and hearty to the area and shall be harmonious to the design and consistent with adjacent land uses.
- h) Street tree species native to the area shall be provided by the developer for all existing and proposed public streets and placed outside the public right-of-way in a maintenance easement. Size, shape, type and location of street trees shall be specified in the Zoning Plan. Street trees shall not be placed over utility lines and shall not interfere with the function or maintenance of roadways and drainage areas.
- i) Landscape buffers between lots and the County or Township road serving the PD and buffers between lots and adjacent land should be placed in landscape easements on the plat and dedicated to the Homeowners Association or such other person or entity as may be approved in the Zoning Plan. Landscape buffer design shall be specified in the Zoning Plan. (Amd. 10-20-2020)

11. Flood Plains and Environmentally Sensitive Areas

Floodplains within the PD shall be protected from building or pavement encroachment through the following standards:

- a) A riparian buffer, having a width of not less than 50' as measured from the centerline of the stream, shall be provided along the entire length and on both sides of a river or perennial stream channel.
- b) Buffer areas shall be restricted from development and managed to promote the growth of vegetation indigenous to the stream area capable of maintaining the structural integrity of the stream bank.
- c) A wetlands buffer should be provided for all wetlands required to be retained by the Army Corps of Engineers or the Ohio EPA. The buffer area should have a width of not less than 25' measured from the edge of the designated wetland. The buffer areas should not be disturbed other than necessary to establish and natural landscape and existing trees should be preserved and protected to the extent practicable.

12. Open Space

A PD should have an open space component which is compatible with the size, nature and design of the development. A recommended minimum of 20 percent of the gross land area of a PD containing a residential component, except as outlined in Section 500.07 (4), should be set aside as open space for common use, preferably interconnected with other similar spaces within this or adjacent developments. (For a PD without a residential component, a minimum of 10 percent open space set aside is recommended.) Open space shall be prohibited from further subdivision or development by deed restriction, conservation easement or other agreement, in a form satisfactory to the Township. This restriction from further subdivision or development shall also be noted in the Zoning Plan and the recorded plat.

- a) Design Standards – The following design standards for open space should be followed:
 - (i) Open space shall be fully integrated into the overall design and should, absent unique and special circumstances, meet all standards and guidelines contained herein. The types of uses, buildings and structures proposed to be permitted in the open space shall be specified in the Zoning Plan.
 - (ii) For the purposes of the PD, public uses may be proposed for natural areas and preserves, parks and other active recreational areas, and public facilities such as public schools, libraries and community centers may likewise be proposed. Access to all public uses shall be specified.
 - (iii) In identifying the location of open space, the developer shall consider as priorities existing natural features such as natural woodlands, wetlands, identified species habitat, tree lines, stream and creek corridors, and FEMA designated 100-year floodplains.
 - (iv) Retention ponds (wet basins) may be permitted in an open space reserve provided such ponds are designed and maintained as natural features that blend into the landscape. A landscape design for each retention pond shall be submitted with the Zoning Plan. Detention ponds (dry basins) should ordinarily not be permitted in the designated open space unless a part of a bioswale corridor.
 - (v) Except for bike paths and pedestrians trails, open space should be unified and massed so that no open space is narrower in any direction than the development's average lot width. Open space should be platted as an open space reserve,

- including appropriate conservation easements.
- (vi) Open space should, when practicable, be interconnected with open space areas on abutting parcels.
 - (vii) In order to encourage the creation of large areas of contiguous open space, areas that should not be considered as open space include:
 1. Private road and public road rights-of-way;
 2. Parking areas, access ways, and driveways;
 3. Required setbacks between buildings, parking areas, and project boundaries;
 4. Required setbacks between buildings and streets;
 5. Easements for overhead power transmission lines unless containing bike paths as part of an overall coordinated trail network;
 6. Minimum spacing between buildings, and between buildings and parking areas;
 7. Private yards;
 8. Areas of fee simple lots to be conveyed for residential dwelling uses;
 9. Other small fragmented or isolated open space areas that have a dimension less than 75 feet in any direction. (Excessive gaps and non-usable spaces between buildings are discouraged, or pedestrian walkways should be established.)
 - (viii) Any open space intended to be devoted to active recreational activities should be of usable size and shape for the intended purposes.
 - (ix) Any area within the open space that is proposed to be disturbed during construction or otherwise not preserved in its natural state, other than required setback areas, should be noted on the Zoning Plan and the method and timing of any restoration shall be set forth in the Zoning Plan.
 - (x) The open space, including any recreational structures and public facilities proposed to be constructed in such space, shall be clearly shown on the Zoning Plan. (Amd. 10-20-2020)
- b) Open Space Ownership – Open space may be proposed to be owned by an association, the Township or other governmental entity, a land trust or other conservation organization recognized by the Township, or by a similar entity, or may remain in private ownership if appropriately restricted. The ownership of the open space shall be specified in the Zoning Plan and shall be subject to the approval of the Township. The methods of ownership, if approved as part of the Zoning Plan, may be as follows:
- (i) Offer of Dedication – The Township or other governmental entity may, but shall not be required to, accept conveyance in the form of fee simple ownership of the open space.
 - (ii) Associations – Open space may be held by the individual members of a Condominium Association as tenants-in-common or may be held in common ownership by a homeowners' association, community association, or other similar legal entity. Documents shall be submitted with the Zoning Plan which will ensure compliance with the following requirements:
 - 1) Membership in the association shall be mandatory for all purchasers of lots in the development or units in the condominium.
 - 2) The association shall be capable of and responsible for maintenance, control,

and insurance of common areas, including the open space.

3) The association shall have the right and obligation to impose assessments upon its members, enforceable by liens, in order to ensure that it will have sufficient financial resources to provide for proper care and maintenance of the open space.

(iii) Transfer of Easements to a Private Conservation Organization – With the approval of the Township, an owner may transfer conservation easements to a public or private non-profit organization, among whose purposes it is to conserve open space and/or natural resources, provided that:

1) The organization is acceptable to the Township, and is a bona fide conservation organization with perpetual existence;

2) The conveyance contains appropriate provisions for the property reverter or retransfer in the event that organization becomes unwilling or unable to continue carrying out its function; and

3) A maintenance agreement approved by the Township is entered into by the developer and the organization.

c) Open Space Management and Maintenance – The owner of the open space shall be responsible for raising all monies required for operations, maintenance, or physical improvements to the open space through annual dues, special assessments, and valid and enforceable collection methods. The owner shall be authorized, under appropriate restrictions and covenants, to place liens on the property of residents within the PD who fall delinquent in payment of such dues and assessments. In the event that the organization established to own, operate and maintain the open space shall at any time after the establishment of the PD fail to maintain the open space in reasonable order and condition in accordance with the Zoning Plan, such failure shall constitute a violation of both the Zoning Plan and this Zoning Resolution.

d) Transfer of Title of Open Space – Title to any open space required by the PD zoning which is included within any recorded subdivision plat of any section of the land zoned PD shall be transferred to the entity approved for ownership of the open space prior to the sale of more than 75% of the lots or units within that subdivision section.

500.07 Use-Specific Development Standards

In addition to the General PD Development Standards the following use specific development standards are hereby established to further fulfill the purpose and intent of the District through the application of flexible land development techniques in the arrangement, design and construction of structures and their intended uses and the integration of open space within the development. These standards, as well as applicable plans for the area, are intended as general standards as circumstances dictate. The development standards filed and approved as part of the Zoning Plan and PD application shall establish the final requirements. The development policies include the following:

1. Low and Medium Density Residential Land Use

Future development of clustered subdivisions is anticipated to occur in those areas with centralized public utilities and shall be managed to protect the area's unique quality of life and semi-rural character. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. The following shall apply when calculating suburban residential density within a PD:

- a) Calculating Residential Density – While the densities of individual residential areas may vary within a large PD, the calculation of density for the entire PD shall be based upon the total number of dwelling units proposed for the total area devoted exclusively to residential use, including open space. Where open space is included within the calculation for residential density, such open space shall permanently remain as open space within the PD unless a future rezoning of the open space is approved by the zoning commission.
- b) Additional Density Considerations – Additional density for residential developments to be serviced by centralized utilities may be permitted by the zoning commission in certain unique and special instances such as those where: the open space set-aside far exceeds the minimum recommended ; additional and substantial site amenities are provided; the development incorporates rural design characteristics into the overall design of the site and maintains compatibility with the surrounding or planned land uses; the design of the development preserves, protects and enhances the natural and historic resources located on the site; and storm water and other environmental impacts are minimized and mitigated and natural features are enhanced.
- c) Lower Density Considerations – In addition to the consideration for additional density as mentioned above, the Zoning Commission may require lower densities for a residential development in certain unique and special instances such as those where: a large portion of the site is undevelopable due to its physical features such as existing bodies of water, steep slopes and similar characteristics, and where proposed residential development is not compatible with adjacent residential development patterns. (Amd. 10-20-2020)

2. Higher Density Residential Land Use

Future development of higher density land uses is expected to occur in areas so designated in the Jerome Township Comprehensive Plan as being suitable for such uses. These areas provide an opportunity to serve differing housing needs within the community and establish an effective transition between more intense commercial and office land uses, and lower density residential uses. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. In addition increases in density should be supported for increased architectural and landscape standards and creative site planning that contributes to the desirability of the community.

3. Agriculture and Rural Residential Land Use

It is anticipated that portions of the Township will remain principally agricultural in nature, especially in those areas where centralized utilities are not anticipated to be provided. PD development standards within these areas should encourage a development pattern that minimizes impacts and intrusions to agriculture, such as clustering homes on new streets and not along existing road frontage and designating agricultural-exclusive areas.

4. Residential Conservation Development

Within the Jerome Township Comprehensive plan there exists recommendations for residential development that adheres to conservation development principles. These principles promote more compact development patterns in exchange for the preservation of important existing environmental and natural features and the set aside of significant amounts of open space. These types of developments reduce infrastructure costs for the developer, help to maintain a more open, rural feel for the township, promote a more efficient use of land, and provide a vehicle to preserve important natural features and incorporate them into a

development strategy. Land developed under a Conservation Development PD (CDPD) shall adhere to the following standards:

- a) Uses – Conservation developments may be permitted to contain a mix of uses provided that all proposed uses are identified in the Zoning Plan and application as specified in Section 500.08.
- b) Density – The overall residential density of the Conservation Development PD should conform to the recommendations and intent of the Comprehensive Plan and shall be identified in the Zoning Plan and application per Section 500.08.
- c) Lot size – The intent of a Conservation Development PD is to allow smaller lot sizes and more compact development patterns in exchange for a higher percentage of dedicated open space and natural lands. To accomplish this goal lot sizes are flexible within the CDPD and shall be established by the approved Zoning Plan and PD application. All lots less than two acres in size shall be serviced by public sewer and water systems. Proposed lots of 2 acres or more shall be served by either public sewer and water services or on site treatment and well systems subject to the approval of the Union County Engineer and Union County Health Department.
- d) Dedicated Open Space – All CDPD developments shall comply with the following minimum requirements regarding open space.
 - (i) The minimum amount of open space to be provided with a CDPD is recommended to be 40% of the total acreage of the property being included in the PD. Development of smaller parcels may be considered for a reduction in the open space requirements provided that the recommendations of (ii), (iii), and (iv) below still apply.
 - (ii) All CDPD developments shall strive to utilize open space to preserve natural features including but not limited to floodplains, waterways, stream buffers, steep slopes, woodlands, wetlands and natural habitats or shall be designed to preserve significant amounts of agricultural lands.
 - (iii) Prohibition of further Subdivision of Open Space – Open space provided for the purposes of achieving the requirements of the CDPD shall be prohibited from further subdivision or development through deed restriction, conservation easement, or other such agreement acceptable to the townships legal advisor.
 - (iv) Open spaces within the CDPD shall meet all other requirements of Section 500.06 herein. (Amd. 10-20-2020)

5. Commercial and Office Land Use

Commercial and office development should be clustered in areas serviced by centralized utilities and adequate roadway systems. The density of general commercial development should not exceed 10,000 square feet per acre, absent special circumstances. This density calculation will ordinarily be based upon the total square footage proposed for the entire area devoted exclusively to commercial and office development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. In addition a higher density may be approved by the zoning commission to accommodate mixed use projects and other innovative and sustainable planning features. Design standards should be incorporated into the Zoning Plan which will improve the aesthetic quality of this type of development.

6. Industrial Land Use

Light industry, research and development, and related office uses should be clustered in areas serviced by centralized utilities and adequate highway accessibility. Absent special circumstances, density should not exceed 10,000 square feet per acre. This density calculation will ordinarily be based upon the total square footage proposed for the entire area

devoted exclusively to industrial development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. The industrial areas should only develop in conjunction with centralized utilities. These areas should be master planned and well-coordinated, and not developed in a piecemeal (lot by lot) way. Access should be shared. Design standards should be incorporated into the Zoning Plan which will improve the aesthetic quality of this development type. In addition all industrial uses developed under the PD shall conform to the following standards:

- a) Fire and Explosion Hazards – All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.
- b) Air Pollution – No emission of air pollutants shall be permitted which violate the Clean Air Act of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.
- c) Glare, Heat, and Exterior Light – Any operation producing intense light or heat, such as high temperature processing, combustion, welding, or other shall be performed within an enclosed building and not visible beyond any lot line bounding the property whereon the use is conducted.
- d) Dust and Erosion – Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.
- e) Liquid or Solid Wastes – No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.
- f) Vibrations and Noise – No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at or beyond the property line of the subject premises. Noise standards of the Ohio Environmental Protection Agency shall be adhered to.
- g) Odors – No use shall be operated so as to produce the continuous, frequent or repetitive emission of odors or odor causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Ohio Environmental Protection Agency shall be adhered to.

500.08 Procedure for Amending to the PD

In addition to the procedure set forth in Chapter 230 of this Resolution, all applications for amendments to the zoning map to rezone property to the PD shall follow the procedures hereinafter set forth in Section 500.08, hereof.

1. Pre-application Meeting

The applicant is encouraged to engage in informal consultations with staff from the Zoning Commission and the Union County subdivision authorities (e.g. Regional Planning Commission, County Engineer, Board of Health, etc.) prior to formal submission of an application for an amendment of the Zoning Resolution. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure or formal approval required by Township or County rules or regulations. (Amd. 10-20-2020)

2. Application

The owner(s) of land may request that the Zoning Resolution be amended to include such land in the PD by filing fifteen (15) copies of an application for such amendment with the Zoning Commission, which application shall contain:

- a) name, address and telephone number of the owner and applicant;
- b) name, address and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the Zoning Plan;
- c) legal description of the property and the address of the property;
- d) description of existing uses;
- e) present zoning district;
- f) a vicinity map at a scale approved by the Zoning Commission showing the relationship of the PD to the adjacent properties, existing streets and public service facilities in the area;
- g) a list of the names and addresses of all owners of property which are within, contiguous to and directly across the street from the subject property as such addresses appear on the County Auditor's current tax list; and
- h) Any other matter or information deemed necessary or relevant by the Zoning Commission for the proposed amendment. (Amd. 10-20-2020)

3. Proposed Zoning Plan

In addition to the application required herein, fifteen (15) copies of the proposed Zoning Plan shall be submitted with the application. The proposed Zoning Plan shall be prepared and endorsed by a certified or licensed planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- 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.
- 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.
- c) Concept site plan of the proposed planned district, and proposed layout of all subareas.
- d) Proposed densities, number of lots and dimension parameters, and building intensities.
- e) Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- f) Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- g) Relation to existing and future land use in surrounding area.
- h) Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- i) Proposed traffic and pedestrian circulation pattern, indicating both public and private streets and highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.
- 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.

- k) Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.
- l) Site plan, showing approximate nonresidential building locations(s), various functional use areas, circulation, and their relationship.
- m) General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- 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.
- o) Projected schedule of site development.
- p) Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- q) Regulation Text for development in the proposed Planned Development District. That text shall set forth and define the uses to be permitted in the proposed Planned Development District and the development standards applicable to the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PD.
- r) This Regulation Text shall only apply to the PD in question and all development within that PD. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:
 - (i) All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
 - (ii) All maximum height and size requirements of buildings, mechanical areas and other structures.
 - (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.
 - (iv) All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
 - (v) All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
 - (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.
 - (vii) All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
 - (viii) All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.
 - (ix) All exterior architectural design standards, including material, color and styles.
 - (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;
 - (xi) Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
 - (xii) Accessory structure standards and limitations.
 - (xiii) Open space area, uses and structures, including proposed ownership and sample controlling instruments.

- (xiv) Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- (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 forth in the Zoning Resolution.

4. Basis of Approval

In determining whether or not to approve an application for a PD, the reviewing authorities shall consider all relevant factors and circumstances including, without limitation, the following:

- a) Whether the proposed development is consistent in all aspects with the purpose, policies, criteria, intent, and standards of this Zoning Resolution;
- b) Whether the proposed development is in conformity with the applicable plans for the area or such portion thereof as may apply, or whether the benefits, improved arrangement and design of the development justify any deviation there from;
- c) Whether the proposed development promotes the public health, safety and general welfare of the Township and the immediate vicinity;
- d) Whether the proposed plan meets the design features contained in this Resolution;
- e) Whether the proposed development is in keeping with the existing or planned land use character and physical development potential of the area;
- f) Whether the proposed development will be compatible in use and appearance with surrounding or planned land uses;
- g) Whether the development will have a beneficial or an adverse effect upon the Township and other governmental services.
- h) Whether the area surrounding the development can be planned, zoned and developed in coordination and substantial compatibility with the proposed development.
- i) Whether the existing and proposed utility and governmental services are adequate for the population densities and nonresidential uses proposed.
- j) Whether the development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development;
- k) Whether the development can be made accessible through existing or future roadways without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township;
- l) Whether the development is located and designed in such a way as to minimize any unreasonable adverse impact on existing residential or agricultural areas of the Township; and
- m) Whether the benefits, improved arrangement and design of the property to be developed justify rezoning the property to the PD.

5. Effect of Approval

- a) The Zoning Plan, as approved by the Board of Township Trustees, shall constitute a rezoning of the subject tract to the PD permitting development and use of said land and any structures thereon in accordance with the development standards contained in the Zoning Plan. However, in a PD, no use shall be established and no structure shall be constructed or altered on any part of said tract, until there is submitted a Development Plan for said part of said tract, and until the Development Plan is approved by the Board of Township Trustees. (Amd. 10-20-2020)
- b) The approval of the Zoning Plan shall be for a period of five (5) years, or for such other period as set forth in the approved Zoning Plan, to allow for the preparation of a required Development Plan(s). Unless the Board of Township Trustees approves

such an extension of this time limit, upon the expiration of such period, no use shall be established and no building, structure or improvement shall be constructed until an application accompanied by a new Zoning Plan has been filed with and approved by the Township, and such application for approval shall be subject to the same procedures and conditions as an original application for the Zoning Plan approval. This new application shall comply with the terms of the Zoning Resolution then in effect at the time of filing, including, without limitation, any zoning amendments enacted from and after the date of the initial request to include the property within the PD. In addition, the Board of Township Trustees or Zoning Commission may initiate a zoning amendment to rezone the property or any portion thereof to its former (or another similar) classification upon expiration of the Zoning Plan approval period. (Amd. 10-20-2020)

6. Extension of Time for Zoning Plan

Upon application by the owner(s), the Board of Township Trustees may extend the time limit provided by Section 500.08 5(b), above. Such extension may be given after application by the applicant showing the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved Zoning Plan, and that such extension is not in conflict with the general health, safety and welfare of the public. (Amd. 10-20-2020)

500.09 Development Plan

1. Application

In the PD, no use shall be established and no structure shall be constructed or altered until a Development Plan for each such use and/or structure has been approved by the Board of Township Trustees. An application, in a form approved by the Board of Township Trustees, shall be completed by the property owner and submitted with the Development Plan. A total of 15 copies of the application and supporting material shall be submitted. The application form shall be provided by the Zoning Inspector. All mapping shall be prepared using the County's graphic standards. (Amd. 10-20-2020)

2. Development Plan

In addition to the application required herein, 15 copies of the Development Plan shall be submitted with the application. The Development Plan, which may be submitted for the entire development or an individual phase, shall contain, in text and map form, the following information at a minimum:

- a) Proposed name of the development and its location;
- b) Names and addresses of owners and developers;
- c) Date, north arrow and Plan scale. Scale shall be one-inch equals 100 feet or larger scale;
- d) Boundary lines of the proposed development and the total acreage encompassed therein;
- e) Locations, widths and names of all existing public streets or other public ways, railroad and utility rights of way or easements, parks and other public open spaces, permanent structures, and section and corporation lines within or adjacent to the tract;
- f) Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract or that will be used in developing the tract, indicating pipe sizes, grades and locations;
- g) The adjoining lines of adjacent tracts, parcels or lots;

- h) Residential density, dwelling types, nonresidential building intensity and specific uses to be included within the proposed development, specified according to area or specific building location;
- i) Existing ground configuration, drainage channels, wooded areas, watercourses and other significant physical features;
- j) Layout of proposed streets, including their names and rights of way, easements, sewers, water lines, culverts, street lighting and other major improvements;
- k) Layout, numbering and dimensions of lots if more than one;
- l) Anticipated building envelope and general architectural style and character of proposed structures;
- m) Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant and for the dedications;
- n) Building setback lines with dimensions;
- o) Tentative street grades and sewer size slope;
- p) Traffic circulation, parking areas, curb cuts and pedestrian walks;
- q) Landscaping plans, including site grading and landscape design;
- r) Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Zoning Commission;
- s) For other than detached single-family structures, provide:
 - (i) Drawings for buildings to be constructed in the current phase, including floor plans, exterior elevations and sections;
 - (ii) Color rendering of buildings(s), complete with a listing of all colors, including Pantone 1999-2000 Reference Numbers or if Pantone is not available, the manufacturer's reference/serial number with sample, and materials, with samples to be used;
 - (iii) Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development;
 - (iv) Intended measures to screen rooftop mechanical equipment from view;
- t) A detailed signage and exterior lighting plan;
- u) Accommodations and access for emergency and firefighting apparatus;
- v) The management plan or mechanism to provide for the perpetual maintenance of all open space, landscaping, buffers and shared parking areas by the ultimate owner and/or user and the controlling instruments;
- w) Location of open space area and designation of intended uses; and
- x) Any additional information as may be required by the Zoning Commission.

3. Process For Development Plan(s) Approval

The application and supporting materials for the Development Plan approval shall be submitted to the Zoning Commission for hearing and recommendation. The Zoning Commission shall establish a date for the hearing within a reasonable period of time following its receipt of the application and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Zoning Commission shall make a recommendation for the approval, modification or denial of the application within a reasonable period of time after it is submitted. The recommendation shall be forwarded to the Board of Township Trustees. The Board of Township Trustees shall hold a hearing on the application within a reasonable period of time after its receipt of the recommendation and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Board of Township Trustees shall render a decision on the application within a reasonable period of time after the recommendation and application have been submitted to the Board of Township Trustees for its action. In determination of its decision

for approval or denial of the Development Plan, the Board of Township Trustees shall consider whether or not the Development Plan is in substantial compliance with and consistent with the Zoning Plan for the property based upon the requirements in Section 500.04. (Amd. 10-20-2020)

4. Commencement of Development

Upon the approval of the Development Plan, the tract which is the subject of said Development Plan may be used and developed consistent with the approved Zoning Plan and the Development Plan. The approval of the Development Plan shall be for a period of three (3) years in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the commencement of construction following the issuance of certificate of zoning compliance. If no plat has been filed within this approval period (or, if platting is not required, if construction has not commenced) and unless the Board of Township Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved using the same procedures and criteria as established for the approval of the initial Development Plan. (Amd. 10-20-2020)

5. Extension of Time for Development Plan

Upon application by the owner(s), the Board of Township Trustees may extend the time limit provided by Section 500.09 (4), above. Such extension may be given upon a showing of the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved Zoning Plan, and that such extension is not in conflict with the general health, safety and welfare of the public or the development standards of the PD. (Amd. 10-20-2020)

6. Modification of Development Plan

An applicant seeking to modify an approved Development Plan shall file an application for Development Plan Modification utilizing the same procedures and criteria as established for the approval of the initial Development Plan. (Amd. 10-20-2020)

500.10 Fees

A fee as established by Schedule of Zoning Fees shall accompany an application requesting approval of the Zoning Plan or Development Plan. In addition, the applicant shall also be responsible for all reasonable and necessary expenses incurred by the Township in using professional consulting services to review the Zoning Plan and/or Development Plan. These expenses may include, without limitation, costs for professional consultants such as architects, landscape architects, planners and engineers utilized by the Township in connection with reviewing the Zoning Plan or Development Plan and related application materials. As soon as reasonably practicable following the submission of an application for approval of a Zoning Plan or Development Plan, the Zoning Commission shall decide if it needs a professional consultant(s) to assist it in reviewing the application. If the Zoning Commission decides it needs professional consulting services, it shall designate the person(s) to be consulted and make an initial estimate of the expenses anticipated to be incurred in reviewing the application materials. The Zoning Commission shall provide the applicant with notice of its initial estimate of such expenses. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and, if such review results in an increase in the estimated professional consulting fees and charges which will be incurred in the Township's review of the application materials, the Zoning Commission

shall send the applicant written notice of the revised estimate of fees and charges. Within fourteen (14) days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within fourteen (14) days of the date of the notice of any revised estimate), the applicant shall deposit in the office of the Fiscal Officer, an amount equal to the estimated cost of the Township's expenses. In making the estimate of the professional consulting fees and charges anticipated to be incurred, the Zoning Commission shall consider the reasonable commercial rates of qualified professionals and reasonable estimates of time to complete the review. Any unused portion of the estimated amount received to cover the professional consulting fees and charges shall be returned to the applicant as soon as practicable following the final disposition of the application, along with a summary of the fees and charges expended for such services. (Amd. 10-20-2020)

500.11 Phases

A project which is the subject of the Zoning Plan may be approved for development in phases. Each phase shall require approval of a Development Plan for that phase pursuant to the procedures set forth herein. Unless otherwise specified in the Zoning Plan or absent an extension approved by the Board of Township Trustees, all phases shall be submitted for and receive Development Plan approval within the time frame set forth in Section 500.09(4). An application for Development Plan approval for each phase of a project shall be annotated as to the as built conditions and shall be supplemented with an updated construction schedule. The phasing schedule shall be fully described in the Zoning Plan in a manner sufficient to give Township officials guidelines for the timing of future phases. (Amd. 10-20-2020)

Chapter 510 – Open Space District (OS)

510.001 Open Space District (OS) Generally

The purpose and intent of the Open Space District (OS) is to preserve and enhance public and private open space, natural areas, and improved park and recreation areas primarily for more passive recreational uses and preservation. These uses contribute to the open and rural character of the township and the quality of life for its residents and visitors. The establishment of this district promotes the Environmentally Sensitive areas & Open space objectives of the Jerome Township Comprehensive Plan. This district may be applied to lands owned by public and private entities that have been reserved for open space uses such as landscape corridors, habitat migration, wetlands, wildlife, lakes trails, parks, nature preserves, and similar uses. This district supersedes the SR-3 Special Recreation District in existence prior to the enactment of this Resolution.

510.01 Permitted Uses

Within the OS District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. 712130 – Arboreta, Arboretums, Aviaries, Botanical Gardens, and Botanical Conservatories
2. 712190 – Nature Parks and Other similar Institutions
3. 713990 – Day camps
4. 713990 – Fishing clubs
5. 713990 – Recreational Horse Rental Services
6. 713990 – Recreational Horseback Riding
7. 713990 – Picnic Grounds
8. 713990 – Recreational camps
9. 713990 – Riding clubs & stables
10. 713990 – Trail riding
11. 812220 – Cemeteries, Mausoleums, and Memorial Gardens

510.02 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots within the OS District:

1. Minimum Lot Size

All lots within the OS District shall be a minimum of 1.5 acres in size, or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

2. Minimum Lot Width

The minimum lot width for all lots in the OS District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the County Engineer at the time of construction. The following minimum lot width shall apply:

Table 510.02.1 Lot Width Requirements for the OS District	
Road / Street Classification	Minimum Lot Width
Local Road	100 feet
Minor Collector Road	100 feet
Major Collector Road	200 feet
Minor Arterial Road	300 feet
Major Arterial Road	No Access

(Amd. 10-20-2020)

3. Maximum Lot Coverage

The total ground area occupied by all buildings and structures shall not exceed a maximum of 15 percent of the total area of the lot or tract.

4. Front Yard Setbacks

All front yard setbacks shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said public road. The functional roadway classification shall be as determined by the County Engineer. The minimum front yard setbacks for the OS District shall be as follows:

Table 510.02.2 Front Setback Requirements for the OS District		
Road / Street Classification	Minimum Front Setbacks For:	
	Principal Buildings / Structures	Parking and Circulation
Local Road	30 feet	20 feet
Minor Collector Road	30 feet	20 feet
Major Collector Road	40 feet	30 feet
Minor Arterial Road	50 feet	30 feet
Major Arterial Road	n/a	n/a

(Amd. 10-20-2020)

5. Side yard Setbacks

The side yard setbacks in the OS District shall be as follows:

- a) When any lot in the OS District adjoins any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 250 feet of any residential structure, the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 30 feet for any loading, delivery, and service/maintenance areas.
 - (iii) 50 feet for all buildings and structures.
- b) For all other lots in the OS District the side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for any loading, delivery, and service/maintenance areas.
 - (iii) 30 feet for all buildings and structures.

6. Rear Yard Setbacks

The minimum rear yard setbacks in the OS District shall be as follows:

- a) When any lot in the OS District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 250 feet of any residential structure, the minimum rear yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 50 feet for all structures, loading, delivery and service / maintenance areas.
- b) For all other lots in the OS District the rear yard setbacks shall be:

- (i) 30 feet for all buildings, parking, vehicular circulation and loading, delivery, and service/maintenance areas.

510.03 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the OS District:

1. Building Construction

Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. Greenhouses as a permanent structure in conjunction with a botanical garden or conservatory use and open shelter houses shall be permitted in this district. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited. Nothing in this Section shall prohibit the use of tents, pavilions, awnings or canopies for temporary use meeting the requirements of Chapter 640 of this Zoning Resolution. (Amd. 10-20-2020)

2. Temporary Structures

Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit. (Amd. 10-20-2020)

3. Building Height

The maximum height of all structures in the OS District shall be 30 feet, measured as defined in Chapter 300 of this Resolution. (Amd. 10-20-2020)

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the OS District:

- a) Main Entries – All buildings within the OS District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. The main entrance of each building shall be clearly delineated from the rest of the building through the use of architectural projections, a change in architectural design, a change in building materials, awnings, canopies or other such architectural features.
- b) Blank Walls – Large expanses of flat, featureless, exterior wall shall not be permitted on any building elevation within the OS District. Buildings shall be designed so that, at a minimum, exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
- c) Loading Docks and Loading Areas – Loading docks and loading areas shall not be permitted on the side of the building that faces the street. Buildings shall be designed and located on the lot so that loading docks and loading areas are at the side or rear of the building.

510.04 Loading, Delivery and Service Areas

Loading, delivery and service/maintenance areas within the OS District shall meet the following standards:

1. Screening

All loading, delivery, and service/maintenance areas in the OS District shall be screened from view in accordance with the following standards:

- a) Buffering from Non-Residential Uses – Service and delivery areas, overhead doors, and loading docks, if required, shall be buffered from adjacent non-residential uses by the installation of evergreen trees and/or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting. Evergreen trees and/or shrubbery shall be planted in such a way as to provide a minimum of a 75 percent opacity screen between the service area and/or loading dock and the adjacent use. Walls and fences may be used for the purposes of buffering service areas and/or loading docks provided that such walls and fences meet the requirements of Chapter 625 and do not contain any advertising.
- b) Screening from Adjacent Residential Uses, Industrial Parkway, US Highway 42, and US Highway 33 – All sides of any service areas and/or loading docks that are visible to adjacent residential uses or lots, Industrial Parkway, US Highway 42, and US Highway 33 shall be entirely screened from view through the use of one of the following:
 - (i) Completely opaque walls or fences, in accordance with Chapter 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height.
 - (ii) Loading docks may be screened from view by an extension of a building wall provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of mounding and evergreen shrubbery to obtain 100 percent screening of the area, to a minimum of 6 feet in height, within 3 years after planting.
 - (iv) A continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting, and staggered or spaced to achieve 100 percent screening of the area within 3 years of planting.
 - (v) Any combination of the above.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the OS District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of Chapter 625.
- d) Maintenance of Materials – All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Chapter 620 of this Resolution. (Amd. 10-20-2020)

510.05 Off-Street Parking

Off-street parking for all uses in the OS District shall be provided at the time of construction of the main structure, building, or outdoor facility with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of Chapter 610 and the following standards:

1. Number of Parking Spaces Required

All uses in the OS District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in Chapter 610.

2. Parking Lot Landscaping

All uses in the OS District shall provide parking lot landscaping in accordance with Chapter 610 and the following standards:

- a) Parking Lot Trees – The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation. (Amd. 10-20-2020)

510.06 Landscaping

All uses within the OS District shall be landscaped in accordance with Chapter 620 of this Resolution.

510.07 Signage

Signs identifying or advertising uses within the OS District shall be in strict compliance with Chapter 620 of this Resolution and with the standards as follows:

1. **Number and Type of Signs Permitted In the OS District**
For all uses and lots within the OS District the total amount of signage permitted shall be as follows:
 - a) One ground mounted monument sign shall be permitted per parcel.
2. **Monument Signs**
All monument signs within the OS District shall comply with the requirements of Chapter 620 and the following requirements:
 - a) Construction – Monument signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.
 - b) Height – Monument signs in the OS District shall not exceed a total of 5 feet in height including the sign, sign base and support columns.
 - c) Location – Monument signs in the OS District shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections.
 - d) Display Area – The total display area of all signage surfaces shall not exceed 30 square feet as defined in Chapter 300 of this Resolution.
 - e) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs. (Amd. 10-20-2020)

510.08 Lighting

All exterior lighting within the OS District shall strictly adhere to the requirements of Chapter 620 and the following standards:

1. **Maximum Height Requirements**
The total height of exterior light fixtures used for parking lot and site lighting within the OS District shall not exceed a maximum height of 24 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture. (Amd. 10-20-2020)

PD 21-001

JEROME VILLAGE

Where life is in balance

SELECT SIRES / VN-9 ZONING FOR JEROME VILLAGE

Rezoning Application and Reference Documents

Presented by:

Kephart Fisher LLC



Selling Solutions Not Time®

On behalf of:



Nationwide
Realty Investors

December 21, 2020

REZONING APPLICATION FOR JEROME VILLAGE VN-9

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	B. Sanitary Sewer Tributary Map
	C. Letter from Columbia Gas
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9.	Property Owners (within, contiguous to and across)
10.	Traffic Study



JEROME TOWNSHIP

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

Case #: PD21-001
App. #: 7667
Date Submitted: 1/20/21
Fee Amount: \$2500.00
Check #: 6446022746

ZONING COMMISSION APPLICATION

I. PARCEL INFORMATION

Parcel Address: 0 US 42		FOR MAP AMENDMENT ONLY	
Parcel No.(s): portion of parcel: 1400090080010, portion of parcel: 1700100180000, portion of parcel: 1400090110000, parcel 1400090110010		Proposed Zoning Dist.: Planned Development (PD) District	
Description of Location: East of US 42, north of Ravenhill Parkway, west of Hyland Croy		Size of Tract to be Rezoned: 16.286	
Number of Lots: 42	Present Zoning: Rural Residential (RU) District and Planned Development (PD)	Present Use: Agricultural and Undeveloped	Existing Structures: none
Complete Where Applicable: District			
Engineer/Surveyor: Terrain Evolution			
Builder/Developer: Jerome Village Company, LLC			

II. OWNER OF RECORD

Owner Name(s): Jerome Village Company, LLC	Owner Address: Jerome Village, LLC 375 N. Front St., Suite 200 Columbus, OH 43215
---	---

III. APPLICANT INFORMATION

Applicant Name: Jerome Village Company, LLC	Applicant Address: 375 N. Front St., Suite 200 Columbus, OH 43215
Applicant Phone Number: 614-286-2055	Applicant Email: barokb@nationwide.com
<input checked="" type="checkbox"/> Parcel Owner <input type="checkbox"/> Business Owner/Tenant <input type="checkbox"/> Attorney/Agent <input type="checkbox"/> Architect/Engineer	

IV. PROJECT TYPE

<input type="checkbox"/> Zoning Map Amendment - Standard Zoning District	<input type="checkbox"/> Development Plan
<input checked="" type="checkbox"/> Zoning Map Amendment - Planned Development District	<input type="checkbox"/> Development Plan Modification
<input checked="" type="checkbox"/> Zoning Map Amendment - Planned Development District Modification	

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Zoning Inspector.

Jerome Village Company, LLC

Applicant Signature: By: _____

Date: 1-18-2021

By signing, I certify that I am the owner of the parcel or the owner's agent, and that the application is authorized with the full knowledge of the owner.

****OFFICE USE ONLY****

Additional Notes:	LUCRPC Review Date: _____ <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Continued <input type="checkbox"/> Denied	Zoning Com. Hearing Date: 2/20/21 <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Continued <input type="checkbox"/> Denied	Trustees Hearing Date: _____ <input type="checkbox"/> Approved as Submitted <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Continued <input type="checkbox"/> Denied



JEROME TOWNSHIP

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

Case #: _____
App. #: _____
Date Submitted: _____
Fee Amount: _____
Check #: _____

ZONING COMMISSION APPLICATION

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Number of Lots: 42	Present Zoning: Rural Residential (RU) District and Planned Development (PD)	Present Use: Agricultural and Undeveloped	Existing Structures: none
Complete Where Applicable: District Engineer/Surveyor: <u>Terrain Evolution</u> Builder/Developer: <u>Jerome Village Company, LLC</u>			

II. OWNER OF RECORD

Owner Name(s): Jerome Village Company, LLC	Owner Address: Jerome Village, LLC 375 N. Front St., Suite 200 Columbus, OH 43215
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<input checked="" type="checkbox"/> Zoning Map Amendment - Planned Development District Modification	

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Zoning Inspector.

Jerome Village Company, LLC

Applicant Signature: By: _____

Date: 1-18-2021

By signing, I certify that I am the owner of the parcel or the owner's agent, and that the application is authorized with the full knowledge of the owner.

OFFICE USE ONLY

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Application Requirements

ZONING MAP AMENDMENT (REZONING)

Whenever the public necessity, convenience, general welfare, or good zoning practices require, or in conformance with the adopted Comprehensive Plan, the Board of Township Trustees may by resolution amend, supplement, change, or repeal the regulations, restrictions, and boundaries or classification of property. Such amendments may only be made after recommendation from the Zoning Commission and subject to the procedures provided by law.

What information should be provided to apply for an amendment of the Official Zoning Map?

This checklist is to be used as a guide for filling out the application and must be returned with each item checked off.

- Application form, completed.
- Names and contact information of any design professionals or other agents involved in preparing the application, if not otherwise indicated on the application.
- A statement indicating the current zoning district and use, proposed zoning district and intended use(s), and an explanation of how the proposed amendment of the Official Zoning Map relates to the Comprehensive Plan.
- Legal description of the parcel or tract.
- A vicinity map, drawn to an appropriate scale based on the area of the parcel or tract, showing the general location of the site within the Township.
- A site plan, drawn to scale by a professional surveyor, engineer, architect, or landscape architect registered in the State of Ohio, indicating at least the following:
 - Lot/parcel area.
 - A plan showing the dimensions and shape of the parcel or tract, the size and location of existing buildings, and any natural or topographic features.
 - Date, scale, and north arrow.
 - Lots lines, setback lines, and easements.
 - Roads, sidewalks, and alleys.
 - Existing structures on neighboring lots within 20 feet of the lot line.
 - Dimensions from any existing buildings to all lot lines labeled.
- A list of the names and addresses of the owners of all neighboring lots, as shown on the County Auditor's current tax map, one (1) copy submitted on regular letter paper, and one (1) on Avery #5160 mailing labels or equivalent style mailing labels approved by the Zoning Inspector.
- A traffic study completed to the requirements of the Union County Engineer OR a letter from the County Engineer's Office that a traffic study is not required for the proposed development.
- Such other information as may be required for the Zoning Inspector, Zoning Commission, Board of Township Trustees, or other relevant public authority to review the application.
- The fee, as required by the Schedule of Zoning Fees.

The applicant shall submit one (1) completed application form and fifteen (15) sets of plans, which shall be folded in a manner so that each plan packet is no larger than 8.5"x11". Residential applications with plans that exceed 11"x17" and all non-residential applications shall submit electronic copies in .PDF or other easily readable format. Such electronic plans may be submitted on CD, via memory stick, or via remote transfer when coordinated with the Zoning Inspector.

Application Requirements

PLANNED DEVELOPMENT DISTRICT

What information should be provided to apply for an amendment to the Official Zoning Map requesting a new or modified Planned Development District?

In addition to the general application requirements for amendments to the Official Zoning Map, the following additional information should be provided when a new or modified Planned Development District is proposed:

ZONING PLAN & OTHER SUPPLEMENTARY INFORMATION:

- The proposed Zoning Plan shall be prepared and endorsed by a qualified urban planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:
- Name, address, and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the Zoning Plan.
- A vicinity map at a scale approved by the Zoning Commission showing the relationship of the parcel or tract to abutting lots, existing streets and public service facilities in the area.
- Proposed location and size of the proposed Planned Development District. This includes a survey map of the boundaries of the site and a legal description.
- 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 the Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.
- Concept site plan of the proposed planned district, and proposed layout of all subareas.
- Proposed densities, number of lots and dimension parameters, and building intensities
- Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography and drainage patterns shall also be shown.
- Relation to existing future land use in surrounding area.
- Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- 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.
- 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.
- Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements
- Site plan, showing approximate nonresidential building location(s), various functional use areas, circulation, and their relationship
- General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features
- Deed restrictions, protective covenants, and other legal statements or devices to be used to control areas which are to be commonly owned and maintained.
- Projected schedule of the site development.
- Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- Regulation Text for development in the proposed Planned Development District, as noted on the following page.

Application Requirements

PD REGULATION TEXT

A Regulation Text is considered part of the Zoning Plan, and shall only apply to the Planned Development District in question and all development within that Planned Development District. That text must set forth and define the uses to be permitted in the proposed Planned Development District and the development standards applicable to the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a Planned Development District. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:

REGULATION TEXT

- ☒ A cover page including the name of the proposed development, name and contact information of the applicant, name and contact information of the applicant's representative(s), the date of application and any revision dates thereafter, the rezoning case number assigned by the Township Zoning Department, and signature lines for the Board of Township Trustees, including a location for the date and resolution number.
- ☒ All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
- ☒ All maximum height and size requirements of buildings, mechanical areas and other structures
- ☒ All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
- ☒ All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
- ☒ All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
- ☒ 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.
- ☒ All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
- ☒ All exterior architectural design standards, including material, color and styles.
- ☒ 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 the Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.
- ☒ Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
- ☒ Accessory structure standards and limitations.
- ☒ Open space area, uses and structures including proposed ownership and sample controlling instruments
- ☒ Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- ☒ 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 forth in the Zoning Resolution.

December 8, 2020

**DESCRIPTION OF 16.286 ACRES
NORTH OF WELLS ROAD
SOUTH OF HARRIOTT ROAD
EAST OF U.S. ROUTE 42
WEST OF HYLAND-CROY ROAD
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 5234, being 5.863 acres of land located in the remainder of that 236.57 acre tract of land described as Tract No. 1 in a deed to Select Sires, of record in Deed Volume 251, Page 498, 5.237 acres of land located in the remainder of that 39.800 acre tract of land as described in a deed to Jerome Village Community Authority, of record in Instrument No. 201603040001558 and 5.186 acres of land located in the remainder of that 164.395 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 716, Page 335, all references herein being to the records located at the Recorder's Office, Union County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at the southwesterly corner of Virginia Military Survey No. 3005, being a point in the easterly line of Virginia Military Survey No. 5234; Thence **North 6° 25' 30" West**, along the easterly line of said Virginia Military Survey No. 5234, being the westerly line of said Virginia Military Survey No. 3005, a distance of **747.36 feet** to a point and being the **TRUE PLACE OF BEGINNING**;

Thence through the remainder of said 236.57 acre tract the following courses;

1. **South 83° 34' 51" West**, a distance of **108.55 feet** to a point of curvature;
2. With the arc of a curve to the right, having a radius of 745.00 feet, a central angle of 40° 15' 52", an arc length of 523.55 feet, the chord of which bears **North 76° 17' 13" West**, a chord distance of **512.84 feet** to a point of tangency;
3. **North 56° 09' 17" West**, a distance of **352.25 feet** to a point in the southerly line of the remainder of said 164.395 acre tract;

Thence **North 81° 32' 25" East**, along the southerly line of the remainder of said 164.395 acre tract and the southerly line of the remainder of said 39.800 acre tract, a distance of **272.98 feet** to a point;

Thence through the remainder of said 39.800 acre and 164.395 acre tracts the following courses;

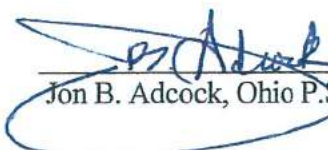
1. With the arc of a non-tangent curve to the right, having a radius of 704.00 feet, a central angle of $18^{\circ} 34' 57''$, an arc length of 228.32 feet, the chord of which bears **North $30^{\circ} 46' 43''$ West**, a chord distance of **227.33 feet** to a point of tangency;
2. **North $21^{\circ} 29' 14''$ West**, a distance of **261.47 feet** to a point of curvature;
3. With the arc of a curve to the right, having a radius of 35.00 feet, a central angle of $85^{\circ} 00' 00''$, an arc length of 51.92 feet, the chord of which bears **North $21^{\circ} 00' 46''$ East**, a chord distance of **47.29 feet** to a point of tangency;
4. **North $63^{\circ} 30' 46''$ East**, a distance of **87.43 feet** to a point of curvature;
5. With the arc of a curve to the left, having a radius of 784.00 feet, a central angle of $26^{\circ} 42' 32''$, an arc length of 365.47 feet, the chord of which bears **North $50^{\circ} 09' 30''$ East**, a chord distance of **362.17 feet** to a point of tangency;
6. **North $36^{\circ} 48' 14''$ East**, a distance of **140.92 feet** to a point;
7. **South $53^{\circ} 53' 07''$ East**, a distance of **332.41 feet** to a point in the easterly line of Virginia Military Survey No. 5234, also being a point on the easterly line of the remainder of said 164.395 acre tract;

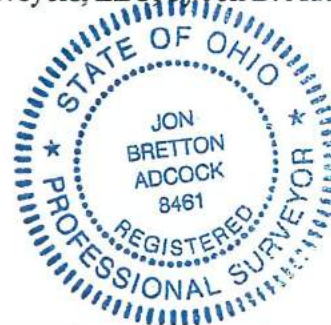
Thence **South $6^{\circ} 26' 24''$ East**, along the easterly line of said Virginia Military Survey No. 5234 and the easterly line of the remainder of said 164.395 acre tract, a distance of **120.00 feet** to a point at the northeasterly corner of the remainder of said 39.800 acre tract;

Thence **South $6^{\circ} 25' 30''$ East**, continuing along the easterly line of said Virginia Military Survey No. 5234, the easterly line of the remainder of said 39.800 acre tract and the easterly line of the remainder of said 236.57 acre Select Sires tract, a distance of **902.90 feet** to the **PLACE OF BEGINNING** and containing **16.286 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio P.S. No. 8461.

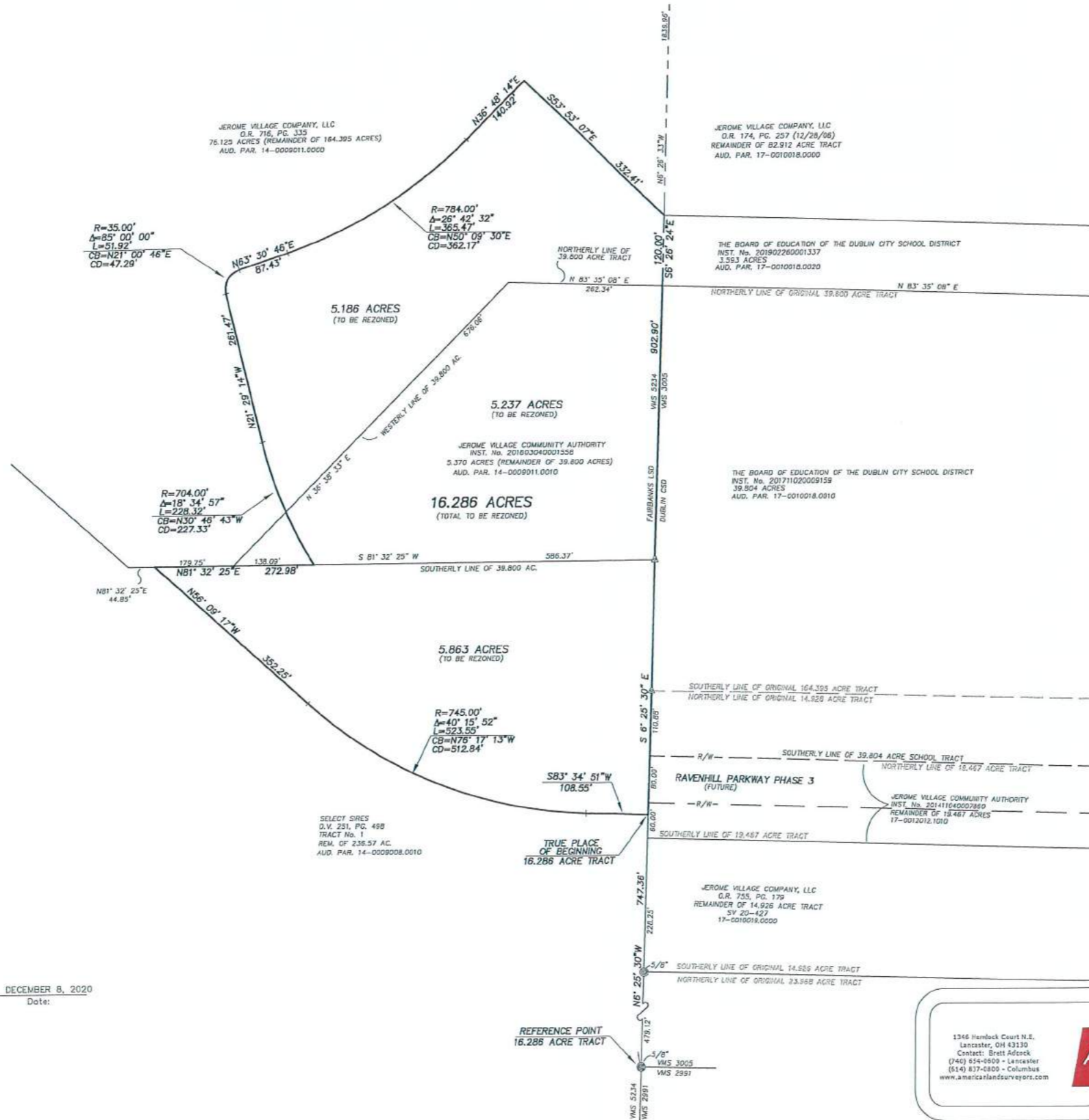
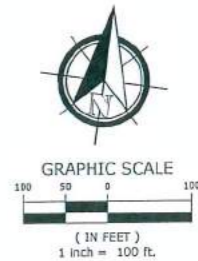
 12/8/20
Jon B. Adcock, Ohio P.S. No. 8461 Date



ZONING SURVEY

16.286 ACRES
SITUATED IN
VIRGINIA MILITARY SURVEY No. 5234
JEROME TOWNSHIP, UNION COUNTY, OHIO

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983.



B. Adcock
JON B. ADCOCK, P.S.

8461
Ohio P.S. No.

DECEMBER 8, 2020
Date:

1346 Hemlock Court N.E.
Lancaster, OH 43130
Contact: Brett Adcock
(740) 854-0800 - Lancaster
(614) 837-0800 - Columbus
www.americanlandsurveyors.com



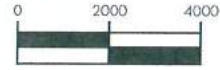
Focused
on
Excellence

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.:	20-001	
DATE:	DECEMBER 8, 2020	
SCALE:	1"=100'	

JEROME VILLAGE VILLAGE NEIGHBORHOOD SECTION 9

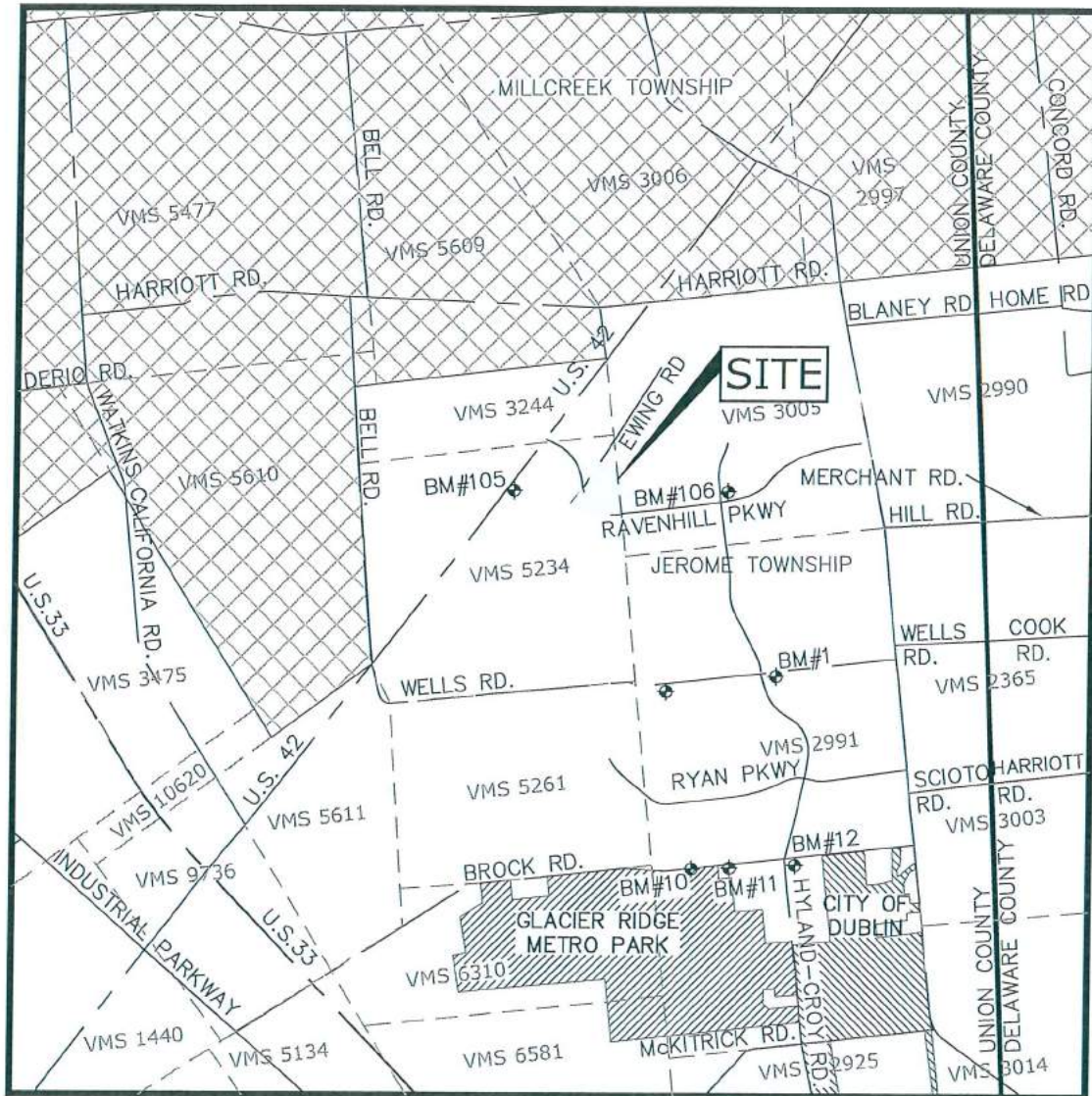
VICINITY MAP

GRAPHIC SCALE



(IN FEET)

1 inch = 4000 ft.



OWNER/DEVELOPER:

JEROME VILLAGE COMPANY
 ATTN: BART BAROK
 375 N. FRONT STREET, SUITE 200
 COLUMBUS, OH 43215
 V: 614.857.2337
 F: 614.857.2346

JEROME VILLAGE

COVER PAGE ZONING PLAN DEVELOPMENT TEXT &

9TH Modification to Final Detailed Development Plan Development Text

Name: Jerome Village: Village Neighborhood 9 (VN-9)

Applicant: Jerome Village Company, LLC
375 S. Front Street, Suite 200, Columbus Ohio 43215
c/o Bart Barok
barokb@nationwide.com
614-286-2055

Applicant Representative: Kephart Fisher LLC
207 N. Fourth Street, Columbus, Ohio 43215
c/o David W. Fisher
davidfisher@kephartfisher.com
614-469-1882 office/ 614-309-2600 cell

Engineer: Terrain Evolution
720 East Broad Street, Suite 203
Columbus, OH 43215
c/o Justin Wollenberg, PE, CPESC
jwollenberg@terrainevolution.com
614-385-1090 x102

Land Planner: MKSK
462 South Ludlow Alley, Columbus, OH 43215
c/o Ashley Solether
asolether@mkskstudios.com
614-686-0181

Application No: _____
Application Date: _____
Revision Dates: _____
Final Approval: _____

TRUSTEE APPROVAL:

Approved by Jerome Township Trustees on _____, by Resolution No. _____

Trustee

Trustee

Trustee

JEROME VILLAGE

ZONING PLAN

DEVELOPMENT TEXT

FOR

JEROME VILLAGE: VILLAGE NEIGHBORHOOD 9 (VN-9)

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the “Applicant”), filed an Application for Planned Development (PD) District zoning on December 21, 2020 (the “Application”) with Jerome Township, Union County, Ohio (the “Township”). This Zoning Plan Development Text accompanies and is an integral part of the Application to comply with the requirements of the Zoning Resolution of the Township as in effect on December 21, 2020 (the “Zoning Resolution”).

The Application pertains to the rezoning of an approximately 16.286 acre tract of land described on the attached Exhibit A (the “Property”), comprised of all or part of multiple permanent tax parcels to be combined, a portion of which (Select Sires Property) is currently zoned Rural Residential (RU) District, and the remainder of which (Jerome Village Property) is currently zoned Planned Development (PD) District as a part of Jerome Village, in each case under the Zoning Resolution. That portion of the Property currently zone RU is being annexed and added to Jerome Village along with the remaining portion of the Property that is currently a part of Jerome Village but is being rezoned pursuant to this Application. Upon final adoption by the Township of the rezoning that is the subject of the Application, all of the Property will be zoned Planned Development (PD) District and a part of Jerome Village as Village Neighborhood 9 (VN-9), Open Space Reserve (OSR) AD and a portion of Ravenhill Parkway right of way. (see “Incorporation into Jerome Village” and “Modifications to Jerome Village Master Development Text Regarding Overall Acreage, Maximum Unit Count, Maximum Square Footage, Minimum Lot Width, Density and Open Space” herein). The development of the Property as contemplated by the Application is sometimes referred to herein as the “Development”.

- This Zoning Plan Development Text constitutes a part of the Zoning Plan for the Property and is the Regulation Text required pursuant to Section 500.08(3)(q) of the Zoning Resolution. All Section references herein refer to applicable Sections of the Zoning Resolution. All development standards not specifically addressed by this Zoning Plan Development Text and the Jerome Village Master Development Text, as hereinafter defined, shall be regulated by those general development standards set forth in the Zoning Resolution.

The purpose of this Zoning Plan Development Text is to set forth in textual form certain information required or permitted by the Zoning Resolution, to provide certain supplemental information, and to provide for certain development standards, conditions and policies that will apply to the Property.

STATEMENTS REQUIRED BY APPLICATION: As required by the Jerome Township Zoning Commission Application, the following information is provided:

- Current Zoning District – Rural Residential (RU) District and Planned Development (PD) District
- Current Use – Agricultural and Undeveloped
- Proposed Zoning District – Planned Development (PD) District
- Intended Use – Single Family Residential
- Relationship to Comprehensive Plan – Most if not all of the Property is located in an area designated as High Density Residential in the Jerome Township Comprehensive Plan currently in effect (dated September 8, 2008, as revised September 25, 2008). As a High Density Residential Area, the Comprehensive Plan provides that this area should have densities in the range of 3-6 dwelling units per acre including single family homes such as those being proposed by the Applicant. It is possible that a very small portion of the Property is located in the Residential Conservation District under the Comprehensive Plan. Uses in this District, if applicable, are characterized by clustering residential uses. Based on the foregoing, by having the Property be a part of Jerome Village, the Zoning Plan (as hereinafter defined) for the Property is in full compliance with the Comprehensive Plan.

ZONING PLAN: This Zoning Plan Development Text and all other materials included with the Application constitute the “Zoning Plan” for the Property, as required by Section 500.4(1).

LAND USE PLAN: The Jerome Village Master Sub Area Land Use Plan (“Jerome Village Master Sub Area Land Use Plan”) included in the Application, which incorporates the Property as VN-9, Open Space Reserve (OSR) AD and Ravenhill Parkway right of way into Jerome Village, constitutes an official zoning document.

FINDINGS OF FACT: The Township, acting by and through its Zoning Commission and the Board of Township Trustees, has made the following Findings of Fact as required by Section 500.08(4):

1. The Planned Development (PD) District provisions contained in the Zoning Resolution were adopted in accordance with and are to be construed and interpreted pursuant to Section 519.021(B) of the Ohio Revised Code as amended to date, and the Application, this Zoning Plan Development Text and all matters pertaining to the

Zoning Plan for the Property shall be construed and interpreted in accordance therewith.

2. The Development is consistent in all respects with the purpose, policies, criteria, intent, and standards of the Zoning Resolution.
3. The Development is in conformity with the applicable plans for the area, except to the extent that this Zoning Plan Development Text, the Jerome Village Master Sub Area Land Use Plan and all other materials submitted with the Application as a part of the Zoning Plan warrant exception thereto and deviation therefrom by virtue of the benefits obtained by improved arrangement and design and therefore justified.
4. The Development promotes the public health, safety and general welfare of the Township and the immediate vicinity.
5. The Zoning Plan for the Property as set forth in the Application meets the design features contained in the Zoning Resolution, except to the extent that this Zoning Plan Development Text, the Jerome Village Master Sub Area Land Use Plan and all other materials submitted with the Application as a part of the Zoning Plan warrant exception thereto.
6. The Development is in keeping with the planned land use character and physical development potential of the area.
7. The Development will be compatible in use and appearance with planned land uses.
8. The Development will have a beneficial effect upon the Township and other governmental services.
9. The area surrounding the Development can be planned, zoned and developed in coordination and substantial compatibility with the Development.
10. Existing and proposed utility and governmental services are adequate for the population densities proposed with the Development.
11. The Development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
12. The Development can be made accessible through existing and future Township roadways without creating unreasonable traffic congestion in the immediate vicinity of the Development or elsewhere in the Township.
13. The Development is located and designed in such a way as to minimize any unreasonable impact on existing residential or agricultural areas of the Township.
14. The benefits, improved arrangement and design of the Development justify rezoning to the Planned Development (PD) District.
15. This Zoning Plan Development Text and the Jerome Village Master Sub Area Land Use Plan constitute the official zoning documents for the Property and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3) shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Development Text and the Jerome Village Master Sub Area Land Use Plan.

16. Open Space shall be permitted to be used for water detention and retention, utility installations and rights-of-way for water courses and other similar channels such as bio-swales (if any) planned for the Property.
17. For all purposes of this Zoning Plan Development Text, the term “Open Space” shall have the meaning assigned in the Jerome Village Master Development Text, as hereinafter defined.
18. At completion of development and full build out, the Open Space of Jerome Village (including the Property) must be not less than 40% of the gross land area of the Jerome Village Development (including the Property), including the approximately 10 acres of the Jerome Village Development located in Delaware County and permanently preserved as Open Space.
19. The completion and full build out of the Jerome Village Development (including the Property) will take in excess of 10 years to complete and such extended schedule of development is hereby approved.
20. The Jerome Village Master Sub Area Land Use Plan included with the Application constitutes the amended and modified Jerome Village Master Sub Area Land Use Plan, and all Tables and Summaries contained thereon are modified and amended accordingly, including, but not limited to, amended and modified acreage and Unit counts.
21. The modifications to the Jerome Village Master Development Text contained herein are appropriate for the overall development of Jerome Village.

INCORPORATION INTO JEROME VILLAGE: The Property is depicted on the Jerome Village Master Sub Area Land Use Plan as being Village Neighborhood 9 (VN-9), Open Space Reserve (OSR) AD and Ravenhill Parkway right of way, a portion of which is currently zoned Rural Residential (RU) District and the remainder of which is currently zoned Planned Development (PD) District and all of the Property is being rezoned pursuant to the Application to Planned Development (PD) District to permit its incorporation into Jerome Village (including the modification of such portion already a part of Jerome Village). At such time as the rezoning pursuant to the Application becomes final, unappealable and no longer subject to referendum, all of the Property will be annexed to and become a part of Jerome Village, designated as Village Neighborhood 9 (VN-9), and all of the Property shall be considered a part of Jerome Village, as further provided herein. To accomplish the integration of the Property as being a part of Jerome Village, the Final Detailed Development Plan Development Text as amended to date for Jerome Village attached hereto as Exhibit B, as amended herein, and as hereinafter amended (the “Jerome Village Master Development Text”) is incorporated into and made a part of this Zoning Plan Development Text by this reference. Except as otherwise provided herein, the Jerome Village Master Development Text shall apply to the Property. The Jerome Village Master Sub Area Land Use Plan shall be amended and restated in its entirety by the Jerome Village Master Sub Area Land Use Plan included with the Application, such that the Property is annexed to and becomes a part of Jerome Village, and all Tables and Summaries contained thereon are modified

and amended accordingly, including, but not limited to, amended and modified acreage and Unit counts. All words and terms used herein with initial capitalization that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Jerome Village Master Development Text. By imposing the standards of Jerome Village on the Property, the Applicant is furthering the Policy Considerations for the development of lands in proximity to Jerome Village as stated in the Jerome Village Master Development Text.

The Property shall be subject to the Jerome Village Master Declaration and shall join the Jerome Village Community Authority.

The Development and Architectural Documents for Jerome Village shall apply to the Property. They can be found online at <https://www.jeromevillage.com/resident-login/>. A password to access these documents will be provided upon request to any Township officer or official so requesting. As in the case of the original Jerome Village zoning and the Jerome Village Master Development Text, this Zoning Plan Development Text and the Jerome Village Master Sub Area Land Use Plan shall constitute the Zoning Plan and official zoning documents for the Property, and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3), as well as the Architectural Documents and Master Declaration, shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Development Text and the Jerome Village Master Sub Area Land Use Plan.

The portion of the Property not currently a part of Jerome Village shall be subject to the Utility Access and Community Fee applicable to all lands outside the boundaries of Jerome Village as of the time of the original Jerome Village zoning.

USES: The entire Property will be developed and used as a single family residential neighborhood with open space as provided in the Zoning Plan.

MINIMUM LOT SIZE: All lots developed on the Property will be a minimum 50' in width at the building line and approx. 120' in depth, except where reduced due to street curvature, etc., but the Applicant anticipates some variation in lot sizes, some of which may be in excess of 50' at the building line. The minimum lot size will allow up to 42 lots to be developed on the Property.

DENSITY AND OPEN SPACE: Density for VN-9 standing alone will be 2.58 units/acre and with 3 acres of open space. When combined within Jerome Village, all density and open space requirements for the overall Jerome Village development will be met.

MODIFICATIONS TO JEROME VILLAGE MASTER DEVELOPMENT TEXT REGARDING OVERALL ACREAGE, MAXIMUM UNIT COUNT, MAXIMUM SQUARE FOOTAGE, MINIMUM LOT WIDTH, DENSITY AND OPEN SPACE: As an integral part of the rezoning accomplished pursuant to the Application and this Zoning Plan Development Text, certain modifications shall be made to the Jerome Village Master Development Text to more adequately account for increased acreage that has in the past been,

will by virtue of this Application be, and may in the future be, added to Jerome Village. Specifically, from and after the rezoning accomplished pursuant to the Application and this Zoning Plan Development Text, the overall acreage, maximum Unit count, maximum square footage, minimum lot width, Density and Open Space for Jerome Village and the various Subareas thereof, shall be as set forth in the Development Data Table and the Public Spaces Data Table contained in the Jerome Village Master Sub Area Land Use Plan included as a part of the Application. At such times as additional lands are added to Jerome Village in the future, the overall acreage, maximum Unit count, maximum square footage, minimum lot width, Density and Open Space for Jerome Village shall be as set forth in the applicable amendments to Development Data Table and the Public Spaces Data Table contained in the amended and updated Jerome Village Master Sub Area Land Use Plan included as a part of the Application for the rezoning of such additional lands and their incorporation into Jerome Village. Notwithstanding the foregoing, at full build out and development of Jerome Village, Open Space shall consist of not less than 40% of the gross acreage then included in Jerome Village, including the approximately 10 acres of Jerome Village located in Delaware County.

In furtherance of the foregoing, all provisions contained in the First Modification to Final Detailed Development Plan Development Text for Jerome Village Final Approval Received on October 17, 2011 (the "First Jerome Village Zoning Amendment"), included as a part of the Jerome Village Master Development Text attached hereto as Exhibit B, shall apply to all property now included in Jerome Village, added to Jerome Village by virtue of the Application and this Zoning Plan Development Text, or hereafter added to Jerome Village, except that all Single Family Sub-Areas added to Jerome Village after the adoption of the First Jerome Village Zoning Amendment shall be included in the definition of "Single Family Sub-Area(s)", all Attached Residential Sub-Areas added to Jerome Village after the adoption of the First Jerome Village Zoning Amendment shall be included in the definition of "Attached Residential Sub-Area(s)", the overall Density for Jerome Village, the overall Single Family Density and the overall Attached Residential Density as set forth in such Section 3 shall be increased accordingly as provided in the preceding paragraph from time to time, and the percentages of development set forth in such Section 3 for purposes of certain reporting and testing shall include all lands and development then a part of Jerome Village.

As set forth in the Jerome Village Master Sub Area Land Use Plan included as a part of the Application, upon the addition of the Property to Jerome Village as contemplated by the Application, the overall Density of Jerome Village shall not exceed 2,735 Units.

Notwithstanding anything else to the contrary contained in the Jerome Village Master Development Text, the overall Single Family Density shall not exceed 1,986 Units and the overall Attached Residential Density shall not exceed 749 Units; subject to the reallocations of Single Family Density and Attached Residential Density contained in the 8th Modification to Final Detailed Development Plan Development Text included as a part of Exhibit B hereto.

DEVELOPMENT PLAN APPROVAL: The Property shall be subject to the Development Plan approval process set forth in Section 500.09.

SITE DEVELOPMENT SCHEDULE: A proposed Site Development Schedule is included in the Application.

ANCILLARY DOCUMENTATION PROVIDED: The Application contains the following ancillary materials that are being provided to the Township to aid in an understanding of how the development of the Property will proceed and how it will be incorporated into Jerome Village. None of these materials shall be considered official zoning documents or a part of the Zoning Plan. These materials include an Illustrative Plan of the Property designating it as Village Neighborhood (VN-9) (Tab 6)

December 8, 2020

**DESCRIPTION OF 16.286 ACRES
NORTH OF WELLS ROAD
SOUTH OF HARRIOTT ROAD
EAST OF U.S. ROUTE 42
WEST OF HYLAND-CROY ROAD
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 5234, being 5.863 acres of land located in the remainder of that 236.57 acre tract of land described as Tract No. 1 in a deed to Select Sires, of record in Deed Volume 251, Page 498, 5.237 acres of land located in the remainder of that 39.800 acre tract of land as described in a deed to Jerome Village Community Authority, of record in Instrument No. 201603040001558 and 5.186 acres of land located in the remainder of that 164.395 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 716, Page 335, all references herein being to the records located at the Recorder's Office, Union County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at the southwesterly corner of Virginia Military Survey No. 3005, being a point in the easterly line of Virginia Military Survey No. 5234; Thence **North 6° 25' 30" West**, along the easterly line of said Virginia Military Survey No. 5234, being the westerly line of said Virginia Military Survey No. 3005, a distance of **747.36 feet** to a point and being the **TRUE PLACE OF BEGINNING**;

Thence through the remainder of said 236.57 acre tract the following courses;

1. **South 83° 34' 51" West**, a distance of **108.55 feet** to a point of curvature;
2. With the arc of a curve to the right, having a radius of 745.00 feet, a central angle of 40° 15' 52", an arc length of 523.55 feet, the chord of which bears **North 76° 17' 13" West**, a chord distance of **512.84 feet** to a point of tangency;
3. **North 56° 09' 17" West**, a distance of **352.25 feet** to a point in the southerly line of the remainder of said 164.395 acre tract;

Thence **North 81° 32' 25" East**, along the southerly line of the remainder of said 164.395 acre tract and the southerly line of the remainder of said 39.800 acre tract, a distance of **272.98 feet** to a point;

Thence through the remainder of said 39.800 acre and 164.395 acre tracts the following courses;

1. With the arc of a non-tangent curve to the right, having a radius of 704.00 feet, a central angle of $18^{\circ} 34' 57''$, an arc length of 228.32 feet, the chord of which bears **North $30^{\circ} 46' 43''$ West**, a chord distance of **227.33 feet** to a point of tangency;
2. **North $21^{\circ} 29' 14''$ West**, a distance of **261.47 feet** to a point of curvature;
3. With the arc of a curve to the right, having a radius of 35.00 feet, a central angle of $85^{\circ} 00' 00''$, an arc length of 51.92 feet, the chord of which bears **North $21^{\circ} 00' 46''$ East**, a chord distance of **47.29 feet** to a point of tangency;
4. **North $63^{\circ} 30' 46''$ East**, a distance of **87.43 feet** to a point of curvature;
5. With the arc of a curve to the left, having a radius of 784.00 feet, a central angle of $26^{\circ} 42' 32''$, an arc length of 365.47 feet, the chord of which bears **North $50^{\circ} 09' 30''$ East**, a chord distance of **362.17 feet** to a point of tangency;
6. **North $36^{\circ} 48' 14''$ East**, a distance of **140.92 feet** to a point;
7. **South $53^{\circ} 53' 07''$ East**, a distance of **332.41 feet** to a point in the easterly line of Virginia Military Survey No. 5234, also being a point on the easterly line of the remainder of said 164.395 acre tract;

Thence **South $6^{\circ} 26' 24''$ East**, along the easterly line of said Virginia Military Survey No. 5234 and the easterly line of the remainder of said 164.395 acre tract, a distance of **120.00 feet** to a point at the northeasterly corner of the remainder of said 39.800 acre tract;

Thence **South $6^{\circ} 25' 30''$ East**, continuing along the easterly line of said Virginia Military Survey No. 5234, the easterly line of the remainder of said 39.800 acre tract and the easterly line of the remainder of said 236.57 acre Select Sires tract, a distance of **902.90 feet** to the **PLACE OF BEGINNING** and containing **16.286 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio P.S. No. 8461.


Jon B. Adcock, Ohio P.S. No. 8461 Date 12/8/20



EXHIBIT B

JEROME VILLAGE

FINAL
DETAILED DEVELOPMENT PLAN
DEVELOPMENT TEXT
FOR
JEROME VILLAGE
ZONING RECEIVED FINAL APPROVAL
ON JULY 12, 2007

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the "Applicant"), has previously filed an Application For Approval of Preliminary Development Plan for Planned Unit Development (the "Application") with Jerome Township, Union County, Ohio (the "Township").

The Application relates to a proposed rezoning to permit a planned unit development in the Township to be known as Jerome Village ("Jerome Village" or the "Development"). The Development will be a planned mixed use community encompassing approximately 1,395 acres located north of Brock Road and southeast of U.S. Route 42. Approximately 1,385 acres of the Property is located in the Township and is the subject of the rezoning to which this Development Text relates. The remaining approximately 10 acres of the Property is located in Delaware County and will be permanently restricted as Open Space for Jerome Village. The approximately 1,385 acres that are the subject of this Development Text are described on the attached Exhibit A (the "Property").

On September 25, 2006 the Zoning Commission acted on the Application and approved a Preliminary Development Plan for Jerome Village.

The Applicant now desires to undertake a Detailed Development Plan for the Property in accordance with Section 619 of the Zoning Resolution, and has filed with the Township all additional documents and materials required by Section 619 of the Zoning Resolution, together with certain supplemental materials.

This Development Text relates to the Application and constitutes a part of the Detailed Development Plan for the Property pursuant to Section 619 of the Zoning Resolution. All section references herein refer to the applicable sections of the Zoning Resolution. All zoning, planning and development requirements and standards applicable to the Jerome Village shall be based on and interpreted in accordance with the Zoning Resolution.

The Property is currently zoned U-1 Rural District. The Application requests a rezoning of the Property to Planned Unit Development to permit the development of Jerome Village.

The purpose of this Development Text is to set forth in textual form certain information required or permitted by the Zoning Resolution, to provide certain supplemental information, and to provide for certain development standards, conditions and policies that will apply to Jerome Village.

DEFINITIONS: In addition to the words and terms defined elsewhere herein, the following words and terms when used in this Development Text with initial capitalization shall have the following meanings:

“Development Agreements” means any one or more of the development agreements, subdivider’s agreements, and/or tax increment financing agreements entered into by and among the Applicant, the Township and/or Union County, Ohio setting forth certain agreements, covenants and commitments with respect to the Development.

“Development and Architectural Documents” means the Jerome Village Property Codes, the Jerome Village Commercial Center Property & Architectural Design Code and the Jerome Village Pattern Books, each as modified, amended and amplified from time to time by the Applicant. The Development and Architectural Documents shall not be considered official zoning documents but shall be considered solely as ancillary documents subject to amendment, modification and amplification by the Applicant.

“Development Text” means this Detailed Development Plan Development Text which constitutes part of the Detailed Development Plan for the Property pursuant to Section 619 of the Zoning Resolution.

“Jerome Village Community Authority” means the community development authority proposed to encompass the Property and potentially other lands, formed pursuant to Chapter 349 of the Ohio Revised Code, as amended (See heading “JEROME VILLAGE COMMUNITY AUTHORITY” herein for further details).

“Jerome Village Fire Safety Contribution” has the meaning set forth herein under the heading “PROVISIONS FOR FIRE/SAFETY SERVICES”.

“Jerome Village General Township Contribution” has the meaning set forth herein under the heading “CONTRIBUTIONS TO TOWNSHIP”.

“Land Use Plan” means the Sub Area Land Use Plan for the Property dated March 13, 2007 which constitutes a part of the Detailed Development Plan for the Property pursuant to Section 619 of the Zoning Resolution.

“Master Declaration” means the Jerome Village Master Deed Declaration and Restrictions. The Master Declaration shall not be considered an official zoning document but shall be considered solely as an ancillary document subject to amendment, modification and amplification by the Applicant.

"Open Space" means (i) all community parks, (ii) all neighborhood parks, (iii) all preserves, (iv) all bio-swale corridors, (v) all green spaces and recreational areas located on the school sites delineated as Sub Areas GPN-4 and VN-6 on the Land Use Plan, (vi) all Sub Areas designated on the Land Use Plan with a prefix "OSR" and (vii) all buildings, facilities and amenities developed in connection with the Open Space areas described above (except school buildings).

"Property" means the approximately 1,385 acres described on the attached Exhibit A constituting the real property subject to the Application and this Development Text.

"Sub Area" means each Sub Area depicted on the Land Use Plan.

"Zoning Resolution" means the Zoning Resolution of the Township of Jerome, Union County, State of Ohio, as in effect on March 30, 2007.

FINDINGS OF FACT: The Township, acting by and through its Zoning Commission and the Board of Township Trustees, has made the following findings of fact:

1. The planned unit development provisions contained in the Zoning Resolution were adopted in accordance with and are to be construed and interpreted pursuant to Section 519.021(B) of the Ohio Revised Code as in effect on March 30, 2007, and the Application, this Development Text and all matters pertaining to the Detailed Development Plan for the Property shall be construed and interpreted in accordance therewith.
2. Except as otherwise provided herein, all findings of fact required by Section 620 of the Zoning Resolution have been established and determined.
3. Pursuant to Section 620, Paragraph 5 of the Zoning Resolution, the Zoning Commission has found that this Development Text, the Land Use Plan, the Master Declaration and all other materials submitted by the Applicant as a part of the Detailed Development Plan pursuant to Section 619 of the Zoning Resolution warrant exception to any otherwise applicable standard district requirements under the Zoning Resolution.
4. This Development Text and the Land Use Plan constitute the official zoning documents for the Jerome Village Development and all other documents and materials submitted as a part of the Detailed Development Plan pursuant to Section 619 of the Zoning Resolution shall be considered ancillary documents, subject to the further provisions of this Development Text and the Land Use Plan.
5. Pursuant to Section 603 of the Zoning Resolution, Open Space shall be permitted to be used for utility installations and rights-of-way for water courses and other similar channels such as the bio-swales planned for Jerome Village.

6. For all purposes of this Development Text, the term "Open Space" shall have the meaning assigned herein (See heading "DEFINITIONS" herein).
7. At completion of development and full build out, the Open Space of Jerome Village must be not less than 40% of the gross land area of the Jerome Village Development, including the approximately 10 acres of the Jerome Village Development located in Delaware County and permanently preserved as Open Space.
8. The completion and full build out of the Jerome Village Development will take in excess of 10 years to complete, based on the build-out schedule included herein (See heading "PHASING OF DEVELOPMENT" herein).
9. No density reallocation to the Town Center shall take place unless and until a final development plan requesting such reallocation is submitted to and approved by the Zoning Commission as an administrative act.

OPEN SPACE: Jerome Village will be intertwined with an extensive Open Space network. The allocation of Open Space throughout the community will establish an underlying fabric that will tie neighborhoods and Sub Areas together with one another and connect to Glacier Ridge Metro Park. These Open Space areas will also help to maintain the area's rural integrity by limiting development to only certain areas of Jerome Village. Finally, these Open Spaces will help to preserve unique features of Jerome Village, while creating opportunities for user recreation. At full build out and development of Jerome Village, Open Space shall consist of not less than 40% of the gross acreage of Jerome Village, including the approximate 10 acres of Jerome Village located in Delaware County. Three community parks will be provided for the common use of Jerome Village residents and visitors. These parks are intended to establish a recreation character and provide large-use recreation facilities that cannot be provided or would not be appropriate in the smaller neighborhood parks of each Sub Area. Open Space shall be preserved as such in perpetuity pursuant to the Master Declaration to be filed with the Union County, Ohio Recorder and Delaware County, Ohio Recorder and the final subdivision plats to be recorded for Jerome Village. Open Space shall not include any area within road rights-of-way or the greenbelts along the extension of Hyland-Croy Road between the north and south boulevard sections. However, the Jerome Village Community Authority will agree to maintain all greenbelt areas adjacent to or within road rights-of-way with Jerome Village pursuant to separate agreements with the Township and Union County, Ohio.

GREEN CONCEPT DEVELOPMENT: The principles behind the Jerome Village development are squarely based on "Smart Growth", "Sustainable Development" practices and "Green Home Technology." The Applicant strongly embraces these policies and will be implementing many of these practices in the development of Jerome Village. Key natural features will be identified and preserved within the Open Space system, including greenbelts along road rights-of-way. Storm water will be handled through low impact designed drainage systems with extensive use of "bio-swales", thus insuring rain water will be returned to the aquifer. Major wetlands will be maintained and created to purify the water and create wildlife habitat. The homes built within Jerome Village will be encouraged to utilize "Green Building Technology", promoting the efficient use of energy and water resources, the efficient use of

building construction resources and enhanced indoor environmental quality. Many of these policies are established by the U.S. Green Building Council and the LEED program.

PUBLIC BUILDING/FACILITIES: The Applicant will provide four public or semi-public building sites/facilities as part of the Jerome Village community. A Community Center/Public meeting hall will be located within the Glacier Park Neighborhood in Sub Area OSR-S. This facility will be located adjacent to an existing lake and the new Hyland-Croy extension within the proposed Open Space park system. This facility will initially function as a sales office and meeting hall and will ultimately become a community park facility. A community recreation center facility will be located within the Village Neighborhood in Sub Area OSR-D. This facility will contain space for a community recreation facility, swimming pool, tennis courts and other community amenities. This facility will be located adjacent to the new elementary school in the Village Neighborhood in Sub Area VN-6 and will share parking facilities. A site will be reserved for a public library in the Jerome Town Center Sub Area TC-1. A site will be made available for a joint Township fire station/County sheriff substation in Sub Area OSR A. (See heading "PROVISION FOR FIRE/SAFETY SERVICES" herein).

SCHOOL SITES: The Applicant has worked closely with the Dublin School District to analyze the school impact and needs of the Jerome Village development. This collaborative effort has identified two school sites. Approximately 38 acres will be set aside along Jerome Road within the Glacier Park Neighborhood in Sub Area GPN-4 for a proposed combined Dublin middle school and elementary school and 12 acres will be set aside within the Village Neighborhood in Sub Area VN-6 for a proposed Dublin elementary school. Approximately 38 acres will be provided to the Dublin School District at no cost to the School District, and the remaining approximately 12 acres will be purchased by the Dublin School District.

JEROME VILLAGE COMMUNITY AUTHORITY: This Section is included in the Development Text solely to demonstrate and memorialize the Applicant's commitment concerning the creation of the Jerome Village Community Authority. The Applicant will petition to the Board of County Commissioners of Union County, Ohio requesting the creation of the Jerome Village Community Authority. Prior to filing the petition with the Board of County Commissioners, the petition shall be submitted to the Jerome Township Board of Trustees for its review and comment. If the Applicant receives all required governmental approvals for creation of the Jerome Village Community Authority on terms reasonably acceptable to the Applicant and consistent with this Development Text, the Applicant will proceed with the creation and implementation of the Jerome Village Community Authority. The primary purposes of the Jerome Village Community Authority will be to:

1. Provide funds for certain infrastructure improvements necessary for Jerome Village.
2. Provide funds for certain facilities acquired, developed and constructed in connection with the development of Jerome Village.
3. Own certain community recreational facilities and Open Spaces and provide for the maintenance, management, operation and upkeep thereof.

4. Provide for the maintenance and upkeep of certain green areas located within and adjacent to road rights-of-way within Jerome Village pursuant to separate agreements with the Township and Union County, Ohio.

JEROME VILLAGE COMMUNITY AUTHORITY FEES: In the event the Jerome Village Community Authority is created (See heading "JEROME VILLAGE COMMUNITY AUTHORITY" herein) the following Jerome Village Community Authority fees will be charged and applicable, subject to modification upon creation of the Jerome Village Community Authority to comply with applicable law:

COMMUNITY FEE:

1. Land within the current boundaries of the Jerome Village will pay the Jerome Village Community Authority the following Community Fees:
 - \$200 per single family unit
 - \$100 per multi family unit
 - \$.25 per sq. ft. of commercial, industrial, warehouse, office or institutional space
2. The Community Fees outlined in 1 above shall be allocated and paid to the Township as a credit towards the Jerome Village Fire Safety Contribution or the Jerome Village General Township Contribution, at the election of the Applicant.

UTILITY ACCESS AND COMMUNITY FEE:

1. Lands outside the current boundaries of Jerome Village that join the Jerome Village Community Authority to access utilities will pay the Jerome Village Community Authority the following Utility Access and Community Fee to join the Jerome Village Community Authority and to access the utility infrastructure of Jerome Village:
 - \$1,000 per single family unit
 - \$500 per multi family unit
 - \$.50 per sq. ft. of commercial, industrial, warehouse, office or institutional space
2. The Utility Access and Community Fee outlined in 1 above shall be allocated and paid as follows:
 - 80% for Jerome Village Community Authority to offset upfront infrastructure costs
 - 20% to the Township as a credit towards the Jerome Village Fire Safety Contribution or the Jerome Village General Township Contribution, at the election of the Applicant.

GENERAL:

1. Community Fees and Utility Access and Community Fees are a one time charge paid at the time of building permit.
2. Community Fees and Utility Access and Community Fees are not charged to governmental entities (e.g. the Township, Township Fire Department, schools, library) and are not charged for public facilities such as the proposed Community Center and Recreation Center and Jerome Township Fire Station.
3. The overall cap on payments from all sources to the Township for Jerome Village Fire Safety Contributions and Jerome Village General Township Contributions is \$7,650,000. Once this cap is reached, all additional Community Fees and Utility Access and Community Fees previously allocated to such funding shall be allocated and paid to the Jerome Village Community Authority.
4. All Community Fees and Utility Access and Community Fees shall be subject to adjustment from time to time to account for inflation and increased costs.

PROVISION FOR FIRE/SAFETY SERVICES: The Applicant acknowledges that Jerome Village will create a need for increased fire and safety services to be provided by the Township. To address this need and as a condition of zoning, the Applicant makes the following commitments:

1. The Applicant shall, at no cost to the Township, donate to the Township a site located in Sub Area OSR A, construct thereon for the benefit of the Township a Township Fire Station facility, which includes space for a police substation and administrative offices as well as related parking and site amenities (the "Jerome Village Fire Station"), and either equip or provide funds to the Township to equip the Jerome Village Fire Station to the specifications and requirements of the Jerome Village Fire Department, up to a maximum amount of \$5,500,000 (excluding the land contribution but inclusive of all other design, engineering, architectural, development, construction and acquisition costs) generally allocated \$2,250,000 to buildings and \$3,250,000 to equipment, with the understanding that such allocations may be changed based on costs (collectively, the "Jerome Village Fire Safety Contribution"). The Jerome Village Fire Station shall be designed, engineered, constructed and equipped in such manner and upon such terms as may be designated by the Jerome Township Board of Trustees, subject to all terms and conditions of this heading "PROVISION FOR FIRE/SAFETY SERVICES".

2. The Jerome Village Fire Station will be constructed in an architectural style consistent with nearby buildings located in the retail, commercial and Town Center areas of the Development and such architecture shall receive approval from the Jerome Village Design Review Board as further provided herein under the heading "APPROVAL OF ALL DEVELOPMENT PLANS AND FINAL PLATS".
3. The Jerome Village Fire Station shall be open and operational (subject to agreed upon phasing) no later than at such time as 1,200 residential building permits have been issued for the Development or the Jerome Village Town Center has been developed, whichever occurs first. If prior to such time, due to the opening of more than one public school within the Development, it is determined by the Jerome Township Fire Chief that additional fire safety services are needed, the Applicant shall work in good faith with the Jerome Township Fire Department to provide and equip a temporary fire station within Jerome Village at no cost to the Township, but with all equipment costs for such temporary fire station being credited to the Jerome Village Fire Safety Contribution.
4. All Jerome Village Fire Safety Contributions and all covenants by the Applicant with respect to the fire safety services shall be satisfied either by the Applicant or the Jerome Village Community Authority; provided that the Applicant shall guarantee the Jerome Village Fire Safety Contributions and all commitments made by the Applicant under this heading "PROVISION FOR FIRE/SAFETY SERVICES".
5. All commitments made by the Applicant under this heading "PROVISION FOR FIRE/SAFETY SERVICES" shall be memorialized in one or more Development Agreements, thereby contractually binding the Applicant.

CONTRIBUTIONS TO TOWNSHIP: In recognition of the increased costs incurred by the Township as a consequence of the Development and as a condition of zoning, the Applicant commits to make the Jerome Township General Township Contribution described below, subject to the terms and conditions of this heading "CONTRIBUTIONS TO TOWNSHIP", as follows:

1. A \$250,000 cash contribution to the Township to be made at the time of receipt of all required governmental approvals for the first final plat for the Development and thereafter (i) on a yearly basis; on each anniversary of the initial contribution, a \$100,000 cash contribution to the Township for the next ten (10) years, (ii) a \$227.27 cash contribution to the Township at the time of issuance of each residential building permit for the Development, up to a maximum amount of \$500,000, and (iv) a final \$400,000 cash contribution to the Township on the eleventh (11th) anniversary of the initial \$250,000 payment, for a total maximum contribution of \$2,150,000 (collectively, the "Jerome Village General Township Contribution").

2. In lieu of the cash contributions set forth in clause 1 above, at the request of the Township, the Applicant may provide land, buildings or other facilities to the Township and receive a dollar for dollar offset.
3. The Jerome Village General Township Contribution shall be used and employed in the sole discretion of the Township; provided that the Township agrees that the list of approved expenditures therefrom shall include funds to provide community improvements to the Old Jerome area of the Township and funds for maintenance and upkeep of Township cemeteries.
4. All Jerome Village General Township Contributions and all commitments by the Applicant with respect thereto shall be satisfied either by the Applicant or the Jerome Village Community Authority; provided that the Applicant shall guarantee all contributions made by the Applicant under this heading "CONTRIBUTIONS TO TOWNSHIP".
5. All commitments made by the Applicant under this heading "CONTRIBUTIONS TO TOWNSHIP" shall be memorialized in one or more Development Agreements, thereby contractually binding the Applicant.

TOWNSHIP CONSULTANT FEES AND EXPENSES: The Applicant acknowledges that the Township has incurred and will continue to incur significant fees and expenses in engaging legal and financial consultants to assist the Township in structuring, negotiating and documenting this zoning and the various entitlement programs that will be required in connection with the Development. The Applicant, as a condition of zoning, covenants to pay up to \$50,000 for third party consultant fees and expenses incurred by the Township in connection with legal and financial advice, subject to the Applicant's right to review redacted invoices and receipt of adequate assurances and certifications from such third parties that such fees and expenses were incurred in connection with the Jerome Village project and not in connection with other projects, general advice and counsel to the Township, or in connection with ongoing work with respect to negotiating general Township economic and/or entitlement projects such as a community joint economic development district.

The covenants made by the Applicant under this heading "TOWNSHIP CONSULTANT FEES AND EXPENSES" shall be satisfied either by the Applicant or the Jerome Village Community Authority; provided that the Applicant shall guarantee all such commitments and all such commitments shall be memorialized in one or more Development Agreements, thereby contractually obligating the Applicant.

MASTER DEVELOPMENT DOCUMENTS: The Master Declaration will be recorded against and encumber the entire Jerome Village Development, including the approximately 10 acres of permanently restricted Open Space located in Delaware County. The Master Declaration will provide for a uniform system of development, maintenance and upkeep for the entire Jerome Village Development, thereby preserving and enhancing property values for Jerome Village, the surrounding properties and the entire Township. A copy of the current

draft of the Master Declaration has been provided with the Application. The Master Declaration shall not be considered an official zoning document and may be amended, modified and amplified by the Applicant from time to time.

The Development will also be subject to Development and Architectural Documents establishing a uniform high quality theme for architecture and development throughout Jerome Village. Copies of the current drafts of the Development and Architectural Documents have been provided with the Application. The Development and Architectural Documents shall not be considered official zoning documents and may be amended, modified and amplified by the Applicant from time to time.

GENERAL DEVELOPMENT AND ARCHITECTURAL STANDARDS: The general development and architectural standards for Jerome Village shall be contained in the Development and Architectural Documents. The Development and Architectural Documents shall be subject to amendment, modification and application by the Declarant during initial development of Jerome Village and thereafter by the Board of Trustees of the Jerome Village Master Property Owners' Association, as further provided in the Master Declaration, subject to the terms and conditions of this Development Text and the Master Declaration.

APPROVAL OF ALL DEVELOPMENT PLANS AND FINAL PLATS: All development plans (preliminary and final), all subdivision plats (preliminary and final) and all development and building plans in connection with the development and subdivision of Jerome Village and the development and construction of any improvements within Jerome Village, submitted by any person other than the Applicant, must be approved in writing by the Jerome Village Design Review Board created and operating under the Master Declaration before submittal to the Township or any other board commission or officer thereof. The Township and its respective boards, commissions and officers shall reject any such development plans, subdivision plats and development and building plans not so approved by the Jerome Village Design Review Board.

All final subdivision plats and all final development plans that have been approved by the Jerome Village Design Review Board shall be submitted to the Zoning Commission for administrative review to determine compliance with the Development Text and the Land Use Plan. In the event the Zoning Commission does not approve of any final subdivision plat or final development plan, either the Applicant or the Zoning Commission may appeal to the Township Trustees for final determination of such administrative review.

PERMITTED USES: Permitted uses in Jerome Village shall be determined by Sub Areas as follows:

SUB AREA TC-1 JEROME TOWN CENTER PERMITTED LAND USES

Retail Stores. Retail stores primarily engage in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods, including the buying or processing of goods for resale. For example:

1. General merchandise

- a. Department stores
 - b. Mail order houses
 - c. Limited price variety stores
 - d. Dry goods and general merchandise stores
 - e. Food
 - f. Grocery stores
 - g. Fruit stores and vegetable markets
 - h. Candy, nut and confectionery stores
 - i. Dairy products stores
 - j. Retail bakeries – non manufacturing
 - k. Food stores not elsewhere classified
2. Apparel and accessories
- a. Men's and boy's clothing and furnishings stores
 - b. Woman's ready-to-wear stores
 - c. Woman's accessory and specialty shops
 - d. Children's and infant's wear stores
 - e. Family clothing stores
 - f. Shoe stores
 - g. Custom tailors
 - h. Furriers and fur shops
 - i. Miscellaneous apparel and accessory stores
3. Furniture, home furnishings and equipment
- a. Furniture, home furnishings and equipment stores
 - b. Household appliance stores
 - c. Radio, television and music stores
4. Eating and drinking
- a. Eating and drinking establishments without drive through
5. Miscellaneous
- a. Florist
 - b. Cigar stores
 - c. Drug stores and proprietary stores
 - d. Liquor stores
 - e. Antique stores and second hand stores
 - f. Book and stationary stores
 - g. Sporting goods stores and bicycle shops
 - h. Jewelry stores
 - i. Cinema, movie theaters,
 - j. Retail stores not elsewhere classified
 - k. Food stores not elsewhere classified

Administrative, Civic, Business and Professional Offices. Administrative offices primarily engaged in administration, supervision, purchasing, accounting and other management functions. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and possessions. For example:

6. Finance
 - a. Federal reserve banks
 - b. Commercial and stock savings banks
 - c. Mutual savings banks
 - d. Trust companies not engaged in deposit banking
 - e. Establishments performing functions closely related to banking
 - f. Rediscount and financing institution for credit agencies other than banks
 - g. Savings and loan associations
 - h. Agricultural credit institutions
 - i. Personal credit institutions
 - j. Business credit institutions
 - k. Loan correspondents and brokers
 - l. Security brokers, dealers and flotation companies
 - m. Commodity contracts broker and dealers
 - n. Security and commodities exchanges
 - o. Services allied with the exchange of securities or commodities
7. Insurance carriers
 - a. Life insurance
 - b. Accident and health insurance
 - c. Fire, marine and casualty insurance
 - d. Surety insurance
 - e. Title insurance
 - f. Insurance carriers not elsewhere classified
8. Insurance agents
 - a. Insurance agent, brokers and service
9. Real estate
 - a. Real estate operators (except developers) and lessors
 - b. Agents, brokers and managers
 - c. Title abstract companies
 - d. Sub dividers and developers
 - e. Operative builders
 - f. Combination of real estate, insurance, loans, law offices
10. Holding and other investment companies

- a. Holding companies
- b. Investment companies
- c. Trusts
- d. Miscellaneous investment institutions

11. Professional

- a. Offices of physicians and surgeons
- b. Office of dentist and dental surgeons
- c. Office of osteopathic physicians
- d. Office of chiropractors
- e. Medical and dental surgeons
- f. Health and allied services not elsewhere classified
- g. Legal services
- h. Engineering and architectural services
- i. Accounting, auditing and bookkeeping services

Personal and Consumer Services. Personal services generally involving the care of the person or his personal effects. Consumers services generally involving the care and maintenance of the tangible property or the provisions of intangible services for personal consumption. For example:

12. Personal

- a. Photographic studios, including commercial photography
- b. Beauty shops
- c. Barbershops
- d. Shoe repair shops, shoe shine parlors and hat cleaning shops
- e. Funeral services
- f. Pressing, alterations and garment repair
- g. Daycare
- h. Miscellaneous personal services

13. Business

- a. Advertising
- b. Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies
- c. Duplicating, addressing, blueprinting, photocopying, mailing, mailing list and stenographic services
- d. News syndicates
- e. Business services not elsewhere classified

14. Miscellaneous

- a. Electrical repair shops
- b. Watch, clock and jewelry repair
- c. Re-upholstery and furniture repair

- d. Miscellaneous repair shops and related services
- e. Library, museums, galleries
- f. Religious Facilities

Residential. Living quarters developed as an integral part of permitted use structure.

**SUB AREA CC-1 JEROME COMMERCE CENTER-OFFICE PERMITTED LAND
USES**

Retail Stores. Retail stores primarily engage in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods, including the buying or processing of goods for resale. For example:

- 15. Eating and drinking
 - a. Eating and drinking establishments with drive through

Administrative, Civic, Business and Professional Offices. Administrative offices primarily engaged in administration, supervision, purchasing, accounting and other management functions. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and possessions. For example:

- 16. Finance
 - a. Federal reserve banks
 - b. Commercial and stock savings banks
 - c. Mutual savings banks
 - d. Trust companies not engaged in deposit banking
 - e. Establishments performing functions closely related to banking
 - f. Rediscount and financing institution for credit agencies other than banks
 - g. Savings and loan associations
 - h. Agricultural credit institutions
 - i. Personal credit institutions
 - j. Business credit institutions
 - k. Loan correspondents and brokers
 - l. Security brokers, dealers and flotation companies
 - m. Commodity contracts broker and dealers
 - n. Security and commodities exchanges
 - o. Services allied with the exchange of securities or commodities
- 17. Insurance carriers
 - a. Life insurance
 - b. Accident and health insurance
 - c. Fire, marine and casualty insurance
 - d. Surety insurance
 - e. Title insurance

- f. Insurance carriers not elsewhere classified
- 18. Insurance agents
 - a. Insurance agent, brokers and service
- 19. Real estate
 - a. Real estate operators (except developers) and lessors
 - b. Agents, brokers and managers
 - c. Title abstract companies
 - d. Sub dividers and developers
 - e. Operative builders
 - f. Combination of real estate, insurance, loans, law offices
- 20. Holding and other investment companies
 - a. Holding companies
 - b. Investment companies
 - c. Trusts
 - d. Miscellaneous investment institutions
- 21. Professional
 - a. Offices of physicians and surgeons
 - b. Office of dentist and dental surgeons
 - c. Office of osteopathic physicians
 - d. Office of chiropractors
 - e. Medical and dental surgeons
 - f. Health and allied services not elsewhere classified
 - g. Legal services
 - h. Engineering and architectural services
 - i. Accounting, auditing and bookkeeping services

Personal and Consumer Services. Personal services generally involving the care of the person or his personal effects. Consumers services generally involving the care and maintenance of the tangible property or the provisions of intangible services for personal consumption. For example:

- 22. Business
 - a. Advertising
 - b. Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies
 - c. Duplicating, addressing, blueprinting, photocopying, mailing, mailing list and stenographic services
 - d. News syndicates
 - e. Business services not elsewhere classified

- f. Daycare
- g. Private education
- h. Hotel (not including extended stay)
- i. Health center

**SUB AREA CC-2 JEROME COMMERCE CENTER-RETAIL PERMITTED LAND
USES**

Retail Stores. Retail stores primarily engage in selling merchandise for personal or household consumption and rendering services incidental to the sale of the goods, including the buying or processing of goods for resale. For example:

- 23. Building materials
 - a. Heating and plumbing equipment dealers
 - b. Paint, glass and wallpaper stores
 - c. Electrical supply stores
 - d. Hardware stores
- 24. General merchandise
 - a. Department stores
 - b. Mail order houses
 - c. Limited price variety stores
 - d. Dry goods and general merchandise stores
- 25. Food
 - a. Grocery stores
 - b. Fruit stores and vegetable markets
 - c. Candy, nut and confectionery stores
 - d. Dairy products stores
 - e. Retail bakeries – non manufacturing
 - f. Food stores not elsewhere classified
- 26. Apparel and accessories
 - a. Men's and boy's clothing and furnishings stores
 - b. Woman's ready-to-wear stores
 - c. Woman's accessory and specialty shops
 - d. Children's and infant's wear stores
 - e. Family clothing stores
 - f. Shoe stores
 - g. Custom tailors
 - h. Furriers and fur shops
 - i. Miscellaneous apparel and accessory stores
- 27. Furniture, home furnishings and equipment

- a. Furniture, home furnishings and equipment stores
 - b. Household appliance stores
 - c. Radio, television and music stores
 - d. Video rental
28. Eating and drinking
- a. Eating and drinking establishments with drive through
29. Miscellaneous
- a. Florist
 - b. Cigar stores
 - c. Drug stores and proprietary stores
 - d. Liquor stores
 - e. Antique stores and second hand stores
 - f. Book and stationary stores
 - g. Sporting goods stores and bicycle shops
 - h. Jewelry stores
 - i. Cinema, arcade, bowling
 - j. Pet stores
 - k. Automobile dealership, automobile repair
 - l. Gas station, car wash, convenience store, or any combination thereof
 - m. Retail stores not elsewhere classified
 - n. Food stores not elsewhere classified

Administrative, Business and Professional Offices. Administrative offices primarily engaged in administration, supervision, purchasing, accounting and other management functions. Professional offices engaged in providing tangible and intangible services to the general public, involving both persons and possessions. For example:

30. Finance
- a. Federal reserve banks
 - b. Commercial and stock savings banks
 - c. Mutual savings banks
 - d. Trust companies not engaged in deposit banking
 - e. Establishments performing functions closely related to banking
 - f. Rediscount and financing institution for credit agencies other than banks
 - g. Savings and loan associations
 - h. Agricultural credit institutions
 - i. Personal credit institutions
 - j. Business credit institutions
 - k. Loan correspondents and brokers
 - l. Security brokers, dealers and flotation companies

- m. Commodity contracts broker and dealers
 - n. Security and commodities exchanges
 - o. Services allied with the exchange of securities or commodities
31. Insurance carriers
- a. Life insurance
 - b. Accident and health insurance
 - c. Fire, marine and casualty insurance
 - d. Surety insurance
 - e. Title insurance
 - f. Insurance carriers not elsewhere classified
32. Insurance agents
- a. Insurance agent, brokers and service
33. Real estate
- a. Real estate operators (except developers) and lessors
 - b. Agents, brokers and managers
 - c. Title abstract companies
 - d. Sub dividers and developers
 - e. Operative builders
 - f. Combination of real estate, insurance, loans, law offices
34. Holding and other investment companies
- a. Holding companies
 - b. Investment companies
 - c. Trusts
 - d. Miscellaneous investment institutions
35. Professional
- a. Offices of physicians and surgeons
 - b. Office of dentist and dental surgeons
 - c. Office of osteopathic physicians
 - d. Office of chiropractors
 - e. Medical and dental surgeons
 - f. Health and allied services not elsewhere classified
 - g. Legal services
 - h. Engineering and architectural services
 - i. Accounting, auditing and bookkeeping services
 - j. Veterinarian medicine

Personal and Consumer Services. Personal services generally involving the care of the person or his personal effects. Consumers services generally involving the care and maintenance

of the tangible property or the provisions of intangible services for personal consumption. For example:

36. Personal
 - a. Photographic studios, including commercial photography
 - b. Beauty shops
 - c. Barbershops
 - d. Shoe repair shops, shoe shine parlors and hat cleaning shops
 - e. Funeral services
 - f. Pressing, alterations and garment repair
 - g. Dry cleaning services
 - h. Personal training
 - i. Miscellaneous personal services

37. Business
 - a. Advertising
 - b. Consumer credit reporting agencies, mercantile reporting agencies, and adjustment and collection agencies
 - c. Duplicating, addressing, blueprinting, photocopying, mailing, mailing list and stenographic services
 - d. News syndicates
 - e. Business services not elsewhere classified

38. Miscellaneous
 - a. Electrical repair shops
 - b. Watch, clock and jewelry repair
 - c. Re-upholstery and furniture repair
 - d. Miscellaneous repair shops and related services

ADULT ENTERTAINMENT: Adult Entertainment, as defined and provided in Section 565 of the Zoning Resolution, is prohibited throughout the Jerome Village Development.

SETBACKS: All setbacks for Jerome Village shall be governed by the Development and Architectural Documents.

DENSITY RESTRICTIONS IN COMMERCIAL AREAS: In Sub Areas CC-1 and CC-2 building density shall be limited as follows:

- 10,000 sq. ft. per acre for retail uses
- 12,000 sq. ft. per acre for office uses

PHASING OF DEVELOPMENT: Due to the size and scope of Jerome Village, development will occur in numerous phases over a number of years. The Applicant currently estimates that Jerome Village will be developed in approximately 20 phases over a period of approximately 15 years. Development will commence at the southernmost portion of Jerome

Village in the Sub Areas known as the Glacier Park Neighborhood ("GPN"). The Applicant will make an annual presentation to the Township Zoning Commission and the Township Trustees on the status of the Development. At the ten (10) year mark, the Applicant will request from the Zoning Commission and Trustees an appropriate extension of the ten (10) year build out period required by the Zoning Resolution, and so long as such extension is not in conflict with the public interest, such extension shall not be unreasonably withheld.

POLICY CONSIDERATIONS: Jerome Village will have a lasting, significant impact on the Township and its current and future residents, and will permit the Township to survive, thrive and prosper without the threat of continued annexations by nearby municipalities. The Development will provide an innovative and exciting mixed use development, bringing not only high quality housing, shopping and other commercial activities to the Township, but also much needed utilities and infrastructure, such as: centralized water and sanitary sewer systems; new roads, parks and open spaces; and sites and other facilities in connection with new public buildings and schools (collectively, the "Public Improvements"). Many of these Public Improvements will be funded, at least in part, by the Jerome Village Community Authority. The Applicant desires to work in concert with the Township to promote policies whereby other lands in the vicinity of the Development that will enjoy the benefits of the Public Improvements developed, installed and maintained by Jerome Village or the Jerome Village Community Authority, equitably share in the cost of development, installation and maintenance of such Public Improvements and other public improvements that may be developed in the future as a consequence of other developments, by promoting that such landowners and developers join the Jerome Village Community Authority and pay a community charge or assessment on a fair and equitable basis. Additionally, it is the Applicant's desire that the "Green Concepts" described elsewhere herein be promoted for other developments in the vicinity of the Development.

Applicant proposes that the Township Trustees promote a policy pertaining to all properties bordered by Harriott Road to the North, the Delaware County line to the East, Brock Road to the South and US 42 to the West, seeking zoning approvals from the Township for development requiring such properties to join the Jerome Township New Community Authority and requiring such properties to institute the "Green Concepts" implemented in Jerome Village. In addition to paying the Community Authority charge or assessment, Applicant proposes that all such properties also be required to pay the Community Fees and Utility Access and Community Fees described elsewhere herein (See heading "JEROME VILLAGE COMMUNITY AUTHORITY FEES" herein) to access the Jerome Village infrastructure and to reimburse the Applicant for the costs incurred in carrying infrastructure debt.

The promotion of the policy considerations outlined above under this heading "POLICY CONSIDERATIONS" shall be within the sole discretion of the Township Trustees.

DEVELOPMENT AGREEMENTS: The commitments made by the Applicant under the headings "PROVISION FOR FIRE/SAFETY SERVICES," "CONTRIBUTIONS TO TOWNSHIP" and "TOWNSHIP CONSULTANT FEES AND EXPENSES" shall, as a condition of zoning, be memorialized and reflected in one or more Development Agreements, with the number and type to be determined by the Jerome Township Board of Trustees. These Development Agreements shall be entered into as soon as practicable following the rezoning of the Property to this PUD classification. No portion of the Development shall be transferred or otherwise conveyed, no petition for the creation of a community authority shall be filed for all or

any portion of the Development and no final plat shall be submitted and no zoning permit shall be issued for any property located within the Development, unless and until all such Development Agreements have been entered into between the Applicant and the Jerome Township Board of Trustees (and such other person or persons as deemed reasonably necessary by the Board of Trustees). Upon satisfaction of the requirements of this heading entitled "DEVELOPMENT AGREEMENTS" the Jerome Township Board of Trustees shall adopt a resolution evidencing full compliance with the provisions of this heading.

DWP 8601 Final Development Text.07.12.07.doc

EXHIBIT A

Legal Description

***JEROME TWP., UNION COUNTY
1385.663 ACRES ZONING DESCRIPTION***

Situated in the Virginia Military Lands, Jerome Township, Union County, State of Ohio, and being more particularly described as follows;

Beginning at the intersection of the centerline of U.S. 42 with the centerline of Harriott Road (County Road 18);

- Thence N 83°43'42" E a distance of 1427.25 feet to a point;
- Thence S 10°57'19" E a distance of 699.30 feet to a point;
- Thence N 83°43'42" E a distance of 1250.00 feet to a point;
- Thence S 10°57'19" E a distance of 532.05 feet to a point;
- Thence N 78°45'30" E a distance of 926.58 feet to a point;
- Thence S 11°14'30" E a distance of 267.46 feet to a point;
- Thence N 78°45'30" E a distance of 158.11 feet to a point;
- Thence S 11°14'30" E a distance of 234.04 feet to a point;
- Thence N 83°06'00" E a distance of 516.88 feet to a point;
- Thence S 11°13'56" E a distance of 263.08 feet to a point;
- Thence S 11°15'03" E a distance of 683.11 feet to a point;
- Thence N 84°38'48" E a distance of 1096.49 feet to a point;
- Thence N 10°32'14" W a distance of 279.77 feet to a point;
- Thence N 84°38'59" E a distance of 1213.36 feet to a point;
- Thence N 06°18'42" W a distance of 472.92 feet to a point;
- Thence N 84°44'47" E a distance of 362.29 feet to a point in the Union/Delaware County Line;
- Thence along said County Line S 00°37'27" E a distance of 1910.08 feet to a point;
- Thence S 84°11'51" W a distance of 2360.56 feet to a point;
- Thence S 11°15'03" E a distance of 630.20 feet to a point;
- Thence S 83°56'03" W a distance of 1996.68 feet to a point;
- Thence S 11°10'46" E a distance of 266.61 feet to a point;
- Thence S 11°10'46" E a distance of 830.41 feet to a point;
- Thence N 83°40'24" E a distance of 169.18 feet to a point;
- Thence N 83°40'24" E a distance of 1828.08 feet to a point;
- Thence S 11°14'35" E a distance of 60.22 feet to a point;
- Thence S 83°40'24" W a distance of 1743.24 feet to a point;

1385.663 ACRES ZONING DESCRIPTION (CONT)

Thence S 05°50'53" E a distance of 1520.98 feet to a point;
Thence S 06°03'50" E a distance of 1394.35 feet to a point;
Thence N 83°43'29" E a distance of 1144.08 feet to a point;
Thence S 06°08'38" E a distance of 210.55 feet to a point;
Thence N 83°49'22" E a distance of 174.83 feet to a point;
Thence S 06°19'30" E a distance of 510.71 feet to a point;
Thence N 83°40'38" E a distance of 427.22 feet to a point;
Thence N 06°10'48" W a distance of 720.33 feet to a point;
Thence N 06°05'54" W a distance of 300.09 feet to a point;
Thence N 86°53'56" E a distance of 1778.21 feet to a point in the Union/Delaware County Line;
Thence along said County Line S 06°00'53" E a distance of 1556.45 feet to a point;
Thence S 87°07'20" W a distance of 403.18 feet to a point;
Thence N 05°43'35" W a distance of 192.18 feet to a point;
Thence S 86°58'46" W a distance of 1224.88 feet to a point;
Thence S 06°10'48" E a distance of 318.54 feet to a point;
Thence S 06°10'48" E a distance of 293.67 feet to a point;
Thence S 85°15'33" W a distance of 210.44 feet to a point;
Thence S 06°18'26" E a distance of 403.25 feet to a point;
Thence N 83°49'28" E a distance of 209.48 feet to a point;
Thence S 06°10'48" E a distance of 210.95 feet to a point;
Thence S 83°00'43" W a distance of 627.96 feet to a point;
Thence S 06°10'48" E a distance of 313.50 feet to a point;
Thence N 83°00'43" E a distance of 305.04 feet to a point;
Thence S 06°50'14" E a distance of 161.46 feet to a point;
Thence S 83°49'46" W a distance of 12.37 feet to a point;
Thence S 06°11'08" E a distance of 120.11 feet to a point;
Thence S 83°54'05" W a distance of 246.93 feet to a point;
Thence S 06°07'16" E a distance of 105.86 feet to a point;
Thence S 06°19'44" E a distance of 653.98 feet to a point;
Thence S 83°44'47" W a distance of 693.00 feet to a point;

1385.663 ACRES ZONING DESCRIPTION (CONT)

Thence S 06°06'29" E a distance of 492.71 feet to a point;
Thence S 84°01'23" W a distance of 225.26 feet to a point;
Thence N 09°19'47" W a distance of 498.74 feet to a point;
Thence S 84°05'13" W a distance of 231.00 feet to a point;
Thence S 85°40'52" W a distance of 171.80 feet to a point;
Thence N 05°54'30" W a distance of 648.58 feet to a point;
Thence S 84°11'46" W a distance of 330.30 feet to a point;
Thence S 06°30'15" E a distance of 566.47 feet to a point;
Thence S 83°33'34" W a distance of 200.36 feet to a point;
Thence S 06°35'13" E a distance of 62.58 feet to a point;
Thence S 06°35'13" E a distance of 522.08 feet to a point;
Thence S 84°01'23" W a distance of 463.50 feet to a point;
Thence S 83°50'14" W a distance of 839.16 feet to a point;
Thence N 06°19'26" W a distance of 223.86 feet to a point;
Thence S 83°46'49" W a distance of 255.97 feet to a point;
Thence S 06°08'43" E a distance of 223.60 feet to a point;
Thence S 82°26'49" W a distance of 60.02 feet to a point;
Thence N 06°08'43" W a distance of 225.00 feet to a point;
Thence S 83°46'49" W a distance of 277.90 feet to a point;
Thence S 06°05'16" E a distance of 223.27 feet to a point;
Thence S 83°50'14" W a distance of 1046.26 feet to a point;
Thence N 06°04'55" W a distance of 1073.28 feet to a point;
Thence N 06°10'56" W a distance of 315.01 feet to a point;
Thence N 05°55'44" W a distance of 137.67 feet to a point;
Thence N 84°10'31" E a distance of 400.37' to a point;
Thence with a curve to the right having an arc length of 227.43 feet, with a radius of 595.00 feet,
with a chord bearing of S 84°52'29" E, with a chord length of 226.04 feet to a point;
Thence S 73°55'29" E a distance of 200.00 feet to a point;
Thence with a curve to the left having an arc length of 403.47 feet, with a radius of 505.00', with
a chord bearing of N 83°11'14" E, with a chord length of 392.82 feet to a point;
Thence N 05°54'00" W a distance of 1052.93 feet to a point;

1385.663 ACRES ZONING DESCRIPTION (CONT)

Thence N 83°54'29" E a distance of 1920.32 feet to a point;
Thence N 06°33'12" W a distance of 287.31 feet to a point;
Thence S 83°43'33" W a distance of 642.27 feet to a point;
Thence N 06°11'57" W a distance of 1384.24 feet to a point;
Thence S 83°48'29" W a distance of 2957.97 feet to a point;
Thence N 05°17'33" W a distance of 2893.87 feet to a point;
Thence N 06°25'30" W a distance of 1182.13 feet to a point;
Thence S 81°32'25" W a distance of 904.20 feet to a point;
Thence N 56°09'17" W a distance of 1555.11 feet to a point;
Thence N 36°50'53" E a distance of 1177.50 feet to a point;
Thence S 57°09'10" E a distance of 479.52 feet to a point;
Thence N 36°50'53" E a distance of 488.67 feet to a point;
Thence N 64°58'27" W a distance of 488.72 feet to a point;
Thence N 36°50'53" E a distance of 2667.74 feet to a point;
Thence N 36°51'36" E a distance of 367.26 feet to the Point of Beginning and containing 1390.268 acres, more or less, of which 3.001 acres and 1.604 acres is excluded, leaving a total of 1385.663 Acres, more or less.


Daniel L. Quick, PS
Benchmark Surveying & Mapping Co.



2/26/07
Date

JEROME VILLAGE

**FIRST MODIFICATION
TO
FINAL DETAILED DEVELOPMENT PLAN
DEVELOPMENT TEXT
FOR
JEROME VILLAGE
FINAL APPROVAL RECEIVED ON October 17, 2011**

Pursuant to the authority granted by Section 606 of Article VI of the currently effective Jerome Township Zoning Resolution and Section 622 of the Jerome Township Zoning Resolution in effect at the time of approval and adoption by the Township Trustees of the zoning plan for Jerome Village and pursuant to the Final Detailed Development Plan Development Text for Jerome Village and the Sub Area Land Use Plan for Jerome Village, as finally approved by the Township Trustees on July 12, 2007 (sometimes hereinafter collectively referred to as the "Development Plan"), the Zoning Commission and the Township Trustees do hereby approve and adopt the following administrative modifications (the "First Modification") to the Development Plan in furtherance of the plan of zoning initially established for Jerome Village:

- 1. Definitions.** In addition to the words and terms defined elsewhere herein, all words and terms used herein with initial capitalization that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Final Detailed Development Plan Development Text for Jerome Village as adopted by the Township Trustees on July 12, 2007. The term "Master Developer" when used herein, shall mean Jerome Village Company, LLC, an Ohio limited liability company, its successors and assigns, in the role of Master Developer of the entire Jerome Village Development.
- 2. Variation in Single Family Lot Widths.** Notwithstanding the Minimum Lot Widths at the Building Line set forth on the Land Use Plan, Minimum Lot Widths at the Building Line for all single family residential lots in Jerome Village can be decreased by up to 10 feet, but in any event to not less than 55 feet, except in the Village Neighborhood Sub Areas designated in the Land Use Plan as VN-2, VN-3 and VN-4, where such Minimum Lot Widths shall remain at 50 feet as designated on the Land Use Plan.
- 3. Reallocation of Density Within Residential Sub Areas.** The following definitions apply to this Section 3:

- “Single Family Sub-Area(s)” means those Sub-Areas listed on the Land Use Plan for Single Family Use, being VN-2, VN-3, VN-4, VN-5, ERN-1, ERN-2, ERN-3, ERN-4, ERN-5, GPN-1, GPN-2, GPN-3, GPN-6 and GPN-7.
- “Single Family Density” means the maximum number of detached single family homes permitted in a Single Family Sub-Area.
- “Attached Residential Sub-Area(s)” means those Sub-Areas listed on the Land Use Plan for Residential over Commercial Use or Attached Residential Use, being TC-1, VN-1, VN-7, VN-8 and GPN-5.
- “Attached Residential Density” means the maximum number of attached residential units permitted in an Attached Residential Sub-Area.
- “Density” means Single Family Density and Attached Residential Density together.

Density shall be permitted to be reallocated pursuant to this First Modification only by the Master Developer. Single Family Density shall be permitted to be increased in any Single Family Sub-Area by up to ten percent (10%) above the Single Family Density listed on the Land Use Plan for a Single Family Sub-Area. Attached Residential Density shall be permitted to be increased in any Attached Residential Sub-Area by up to ten percent (10%) above the Attached Residential Density listed on the Land Use Plan for an Attached Residential Sub-Area. In each case, the Master Developer’s reallocation shall be subject to the following limitations, restrictions and requirements:

- The overall Density for Jerome Village shall not exceed 2,284 Units, the overall Single Family Density shall not exceed 1,625 Units and the overall Attached Residential Density shall not exceed 659 Units.
- Single Family Density and Attached Residential Density shall remain separate and distinct and there shall be no reallocation or transfer between Single Family Density and Attached Residential Density.
- When the overall allocation of Single Family Density reaches 25%, 50%, 75% and 90%, as evidenced by applications for approval by the Zoning Commission of final development plans and/or final subdivision plats for Single Family Sub-Areas, the Master Developer shall submit to the Zoning Commission, in each instance, a revised Development Data Table to the Land Use Plan demonstrating how all Single Family Density has been reallocated throughout all Single Family Sub-Areas in accordance with the requirements of this First Modification. There shall be no further reallocation of Single Family Density following the submittal at 90% as above provided.
- When the overall allocation of Attached Residential Density reaches 25%, 50%, 75% and 90%, as evidenced by applications for approval by the Zoning Commission of final development plans and/or final subdivision plats for Attached Residential Sub-Areas, the Master Developer shall submit to the Zoning Commission, in each instance, a revised Development Data Table to the Land Use Plan demonstrating how all Attached Residential Density has been reallocated throughout all Attached Residential Sub-Areas

in accordance with the requirements of this First Modification. There shall be no further reallocation of Attached Residential Density following the submittal at 90% as above provided.

- When the Logan-Union-Champaign Regional Planning Commission ("LUC") is requested to approve final subdivision plats for Single Family Sub-Areas that in the aggregate represent with all previous submissions to LUC, the allocation and use of 40%, 80% and 100% of the Single Family Density, the Master Developer shall submit to the Zoning Commission evidence demonstrating that all Single Family Density platted to date (including the plat then under consideration by LUC) does not result in Single Family Density in excess of 650 Units at 40%, 1,300 Units at 80%, and 1,625 Units at 100%.
- When the Zoning Commission is requested to approve final development plans for Attached Residential Sub-Areas that in the aggregate represent with all previous submissions to the Zoning Commission, the allocation and use of 40%, 80% and 100% of the Attached Residential Density, the Master Developer shall submit to the Zoning Commission evidence demonstrating that all Attached Residential Density developed and used to date (including the development plan then under consideration by the Zoning Commission) does not result in Attached Residential Density in excess of 264 Units at 40%, 528 Units at 80% and 659 Units at 100%.

4. **Rezoning of Sub Areas.** Due to the fact that Article XVIII, Paragraph B of the Master Deed Declaration, Restrictions and Bylaws for Jerome Village recorded February 23, 2011 as Official Record 907, Page 572, Union County Recorder's Office and as Official Record 1031, Page 1815, Delaware County Recorder's Office, as amended from time to time, restricts the right to seek zoning amendments (legislative or administrative) or rezonings pertaining to Jerome Village, and given the geographic size, complexity, mix of uses and extended time period required to fully develop Jerome Village, the Master Developer only may request to rezone one or more Sub Areas of Jerome Village without the need to rezone the entire Jerome Village, provided that any such rezoning shall be consistent with the overall planning and commitments contained in the plan of zoning initially approved for Jerome Village and further provided that such request comports with the then applicable zoning requirements and plans for the area as determined by the Township authority(ies), and provided further that any such rezoning is approved by the Township Trustees.

5. **General Development Standards of Jerome Township Zoning Resolution.** To the extent a matter pertaining to Jerome Village is not addressed specifically in the Jerome Village Development Plan, as may be modified from time to time, the general development standards generally applicable to all zoning districts as set forth in the then current Jerome Township Zoning Resolution shall otherwise apply, excluding for all purposes hereof any engineering infrastructure type standards or principal building architectural design standards contained in the Jerome Township Zoning Resolution from time to time.

6. **Model Homes.** Model Homes, consisting of residential type structures which are representative of other dwellings offered for sale or to be built within Jerome Village or

specified Sub Areas thereof and used as sales offices by builders and developers and to display products and features offered by builders and developers, are, subject to the issuance of a zoning permit by the Township ("Zoning Permit"), permitted as a temporary use within Jerome Village, and such Model Homes may be staffed and operated by marketing and sales personnel and agents of such builders and developers, without regard to any home occupation or other commercial or business use provisions of the Jerome Township Zoning Resolution. Model Homes shall be subject to the following restrictions:

- Location and Use – A Model Home may be used by a builder or developer for the marketing and sale of lots and/or dwelling units located within the Jerome Village Development. A Model Home may not be used as a dwelling. Resales of existing dwelling units within the Jerome Village Development shall not be conducted from the Model Home. The Model Home shall not be used to conduct sales of lots and/or dwelling units outside of the Jerome Village Development, except as an incidental occasional use for the benefit and convenience of a builder's or developer's customers.
- Hours of Operation – Model Homes shall close by 8:00 P.M. No Model Home shall be open on Sunday to the general public before 12:00 Noon.
- Lighting – All exterior lighting must be "down lighting", so that no light shall be cast onto adjoining residential properties. All exterior lighting shall be extinguished at the closing time of the Model Home, except that which is in character with exterior lighting found on surrounding homes.
- Parking – Model Homes shall not be required to have off-street parking.
- Signage – Signage for each Model Home shall be permitted, identifying Jerome Village and the Sub Area or subdivision in which such Model Home is located, containing the logo and name of the builder or developer operating such Model Home, identifying the Model Home style, and setting forth hours of operation and pertinent contact information. There is no requirement that Model Home signage include all the foregoing; except that each sign must identify the Model Home as being a part of the Jerome Village Development. Such signage shall be placed, from the front property line, a distance of at least one-half (50%) of the distance of the required front yard setback and shall not be located in any required side yard. Such signage shall be a monument type sign not to exceed twelve (12) square feet of sign area per side and shall contain no more than two (2) back to back sides with appropriate landscape treatments at its base. Lighting of Model Home signage shall be permitted. Plans for signage shall be submitted to the Township Zoning Officer at the time of application for a Zoning Permit for approval and must include: sign structure, graphics, location, lighting and landscape treatments.
- Screening and Trash Removal – A landscape plan shall be submitted to the Township Zoning Officer at the time of application for a Zoning Permit for approval and shall provide adequate landscaping and screening from adjoining residential lots. The owner of each Model Home shall arrange for trash to be picked up regularly in and around such Model Home and its lot.

- Limitation on Use – Each Model Home shall be used as a Model Home only for the period of time set forth in the Zoning Permit issued for such Model Home by the Township Zoning Officer, subject to such extensions as may be granted by the Township Zoning Officer. At such time as the Model Home ceases or is no longer permitted to be used as a Model Home, all signage shall be promptly removed.
- Each Model Home shall be required to obtain and maintain a Zoning Permit issued by the Township Zoning Officer. At the time of application for a Zoning Permit, the applicant must demonstrate compliance with the requirements and restrictions set forth above and throughout the term of the Zoning Permit, the applicant must comply with such requirements and restrictions. The Township Zoning Officer shall be charged with the responsibility of determining compliance of each Zoning Permit issued for a Model Home.
- Termination of Use – The use of a Model Home within the Jerome Village Development shall be initially permitted for a period of up to thirty six (36) months after the completion and opening as a Model Home. Extensions of this time period, not to exceed one (1) year per extension, may be approved by the Township Zoning Officer upon application and payment of any applicable fee, provided that such an extension is not in conflict with the public interest and the primary use of the Model Home continues to be for the marketing and sale of lots and/or dwelling units located within the Jerome Village Development.
- No Model Home Zoning Permit shall be initially issued unless such Model Home and all requirements of this Section 6 have been approved by the Jerome Village Design Review Board.

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JEROME VILLAGE

**SECOND MODIFICATION
TO
FINAL DETAILED DEVELOPMENT PLAN
DEVELOPMENT TEXT
FOR
JEROME VILLAGE
FINAL APPROVAL RECEIVED ON APRIL 15, 2013**

Pursuant to the authority granted by Section 606 of Article VI of the currently effective Jerome Township Zoning Resolution and Section 622 of the Jerome Township Zoning Resolution in effect at the time of approval and adoption by the Township Trustees of the zoning plan for Jerome Village and pursuant to the Final Detailed Development Plan Development Text for Jerome Village and the Sub Area Land Use Plan for Jerome Village, as finally approved by the Township Trustees on July 12, 2007 (sometimes hereinafter collectively referred to as the "Original Development Plan"), as such Original Development Plan was modified by that First Modification to Final Detailed Development Plan Development Text for Jerome Village, as finally approved by the Township Trustees on October 17, 2011 (the "First Modification" and together with the Original Development Plan collectively referred to herein as the "Current Development Plan"), the Zoning Commission and the Township Trustees do hereby approve and adopt the following administrative modifications (the "Second Modification") to the Current Development Plan in furtherance of the plan of zoning initially established for Jerome Village:

1. **Background.** This Second Modification is required to address three principal concerns that have arisen in connection with the development of Jerome Village, all of which are in furtherance of the plan of zoning initially established by Jerome Village:

- There is a 138KV electrical transmission line proposed for installation by First Energy in an existing easement traversing GPN-3 and GPN-4. The Dublin School District has requested that it school sites be modified such that the proposed First Energy electrical transmission line traversing GPN-4 not run between the two school facilities planned for GPN-4, being an elementary school and a middle school.
- The Dublin School District has requested that it continue to have made available to it a contiguous site for location of both an elementary school and a middle school.

- As a consequence of the concerns stated above, Jerome Village desires to adjust and redistribute single family residential product in certain Sub-Areas of Jerome Village as noted herein.

2. **Definitions.** In addition to the words and terms defined elsewhere herein, all words and terms used herein with initial capitalization that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Current Development Plan. For all purposes of the Current Development Plan and this Second Modification, the following terms shall have their respective meanings:

- The term "Development Text" means the Final Detailed Development Plan Development Text for Jerome Village, as finally approved by the Township Trustees on July 12, 2007, as modified by the First Modification to Final Detailed Development Plan Development Text for Jerome Village, as finally approved by the Township Trustees on October 17, 2011, and as modified by this Second Modification to Final Detailed Development Plan Development Text for Jerome Village, as finally approved by the Township Trustees.
- The term "Land Use Plan" means the Sub Area Land Use Plan for the Property dated April 8, 2013 and finally approved by the Township Trustees at the time of final approval of this Second Modification, which constitutes a part of the Detailed Development Plan for the Property in accordance with the Zoning Resolution.

3. **Approval of Revised Land Use Plan.** The Sub Area Land Use Plan for the Property dated April 8, 2013 accompanying this Second Modification and referred to herein as the "Land Use Plan" is hereby approved as consistent with and in furtherance of the plan of zoning initially established for Jerome Village and shall hereafter constitute the Land Use Plan for Jerome Village. The Land Use Plan makes the following modifications to the original Land Use Plan adopted and approved as a part of the Original Development Plan (with all acreages listed below being approximate):

- GPN-2:
 - Increased in size from 48.7 acres to 75.3 acres
 - Open Space increased from 14.3 acres to 19.6 acres
 - Maximum Units increased from 99 to 136
- GPN-3:
 - Minimum Lot Width at building line is reduced from 80' to 65'
 - Maximum Units are increased from 95 to 120
- GPN-4:
 - Decreased in size from 39.8 acres to 13.2 acres
 - Open Space decreased from 19.9 acres to 6.6 acres
- VN-2:
 - Decrease in size from 53.7 acres to 27.1 acres
 - Open Space decreased from 11 acres to 5.7 acres
 - Maximum units decreased from 173 to 78

- VN-6:
 - Increased in size from 30.5 acres to 57.1 acres
 - Open Space increased from 24.5 acres to 37.8 acres

4. **Modification of School Sites.** As a consequence of the changes in the Land Use Plan, the text in the Original Development Plan discussing the school sites is hereby revised to read in its entirety as follows:

SCHOOL SITES: The Applicant has worked closely with the Dublin School District to analyze the school impact and needs of the Jerome Village Development. This collaborative effort has identified two school sites. Approximately 13.2 acres will be set aside along Jerome Road within the Glacier Park Neighborhood in Sub Area GPN-4 for an elementary school and approximately 57.1 acres will be set aside within the Village Neighborhood in Sub Area VN-6 for a proposed combined Dublin middle school and elementary school. Approximately 38 acres will be provided to the Dublin School District at no cost to the School District, and the remaining approximately 12 acres will be purchased by the Dublin School District.

5. **Other Modifications to Current Development Plan.** To the extent the foregoing modifications are at variance with the Current Development Plan, the same are hereby approved as consistent with and in furtherance of the plan of zoning initially established for Jerome Village.

6. **Relationship of Second Modification to Current Development Plan.** The Current Development Plan and this Second Modification shall be read and construed as one integrated document. To the extent of any conflict between the Current Development Plan and this Second Modification, the terms of this Second Modification shall control.

7. **No Commitment to Further Modification.** By this Second Modification, the Township makes no commitment to further modifications to the Development Plan.

JEROME VILLAGE
ZONING PLAN
DEVELOPMENT TEXT
FOR
JEROME VILLAGE GPN-8
ZONING RECEIVED FINAL APPROVAL
ON November 12 , 2013

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the "Applicant") has filed an Application for Approval of Zoning Plan for Planned Unit Development on August 26, 2013 (the "Application") with Jerome Township, Union County, Ohio (the "Township"). This Zoning Plan Development Text accompanies and is an integral part of the Application to comply with the requirements of the Zoning Resolution of the Township as in effect on August 26, 2013 (the "Zoning Resolution").

The Application pertains to the rezoning of an approximately 65.032 acre tract described on the attached Exhibit A (the "Property") located on the north side of Brock Road immediately adjacent to and contiguous along the western boundary of the Jerome Village Development ("Jerome Village"). Upon a rezoning of the Property, it will be annexed to and become a part of Jerome Village designated GPN-8, as further described herein (see "Incorporation into Jerome Village Development").

This Zoning Plan Development Text constitutes a part of the Zoning Plan for the Property pursuant to Section 616 of the Zoning Resolution. All section references herein refer to the applicable sections of the Zoning Resolution. All zoning, planning and development requirements and standards applicable to the Property shall be based on and interpreted in accordance with the Zoning Resolution.

The Property is currently zoned U-1 Rural District. The Application requests a rezoning of the Property to Planned Unit Development to permit it to be developed as an integral part of Jerome Village as GPN-8

The purpose of this Zoning Plan Development Text is to set forth in textual form certain information required or permitted by the Zoning Resolution, to provide certain supplemental information, and to provide for certain development standards, conditions and policies that will apply to the Property.

FINDINGS OF FACT: The Township, acting by and through its Zoning Commission and the Board of Township Trustees, has made the following findings of fact:

1. The planned unit development provisions contained in the Zoning Resolution were adopted in accordance with and are to be construed and interpreted pursuant to Section 519.021(B) of the Ohio Revised Code as in effect on August 26, 2013, and the Application, this Zoning Plan Development Text and all matters pertaining to the Zoning Plan for the Property shall be construed and interpreted in accordance therewith.
2. Except as otherwise provided herein, all findings of fact required by Section 616 of the Zoning Resolution have been established and determined.
3. Pursuant to Section 616, Paragraph 4 of the Zoning Resolution, the Zoning Commission has found that this Zoning Plan Development Text, the Land Use Plan and all other materials submitted by the Applicant as a part of the Zoning Plan pursuant to Section 616 of the Zoning Resolution warrant exception to any otherwise applicable standard district requirements under the Zoning Resolution.
4. This Zoning Plan Development Text and the Land Use Plan constitute the official zoning documents for the Property and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 616 of the Zoning Resolution shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Development Text and the Land Use Plan.
5. Open Space shall be permitted to be used for utility installations and rights-of-way for water courses and other similar channels such as the bio-swales planned for the Property.
6. For all purposes of this Zoning Plan Development Text, the term "Open Space" shall have the meaning assigned in the Jerome Village Master Development Text, as hereinafter defined.
7. At completion of development and full build out, the Open Space of Jerome Village (including the Property) must be not less than 40% of the gross land area of the Jerome Village Development (including the Property), including the approximately 10 acres of the Jerome Village Development (including the Property) located in Delaware County and permanently preserved as Open Space.
8. The completion and full build out of the Jerome Village Development (including the Property) will take in excess of 10 years to complete, based on the build-out schedule included in the Jerome Village Master Development Text.

INCORPORATION INTO JEROME VILLAGE DEVELOPMENT: At such time as the rezoning of the Property becomes final, unappealable and no longer subject to referendum, the Property will be annexed to and become a part of Jerome Village, designated as "GPN-8". To accomplish this integration into Jerome Village, the Final Detailed Development Plan Development Text as amended to date for Jerome Village attached hereto as Exhibit B, and as hereinafter amended (the "Jerome Village Master Development Text") is incorporated into and made a part of this Zoning Plan Development Text by this reference. Except as otherwise provided herein, the Jerome Village Master Development Text shall apply to the Property. All words and terms used herein with initial capitalization that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Jerome Village Master Development Text. By imposing the standards of Jerome Village on the Property, the Applicant is furthering the Policy Considerations for the development of lands in proximity to Jerome Village as stated in the Jerome Village Master Development Text.

The Property shall be subject to the Master Declaration and shall join the Jerome Village Community Authority.

The Development and Architectural Documents for Jerome Village shall apply to the Property. As in the case of the original Jerome Village zoning and the Jerome Village Master Development Text, the Land Use Plan for the Property included in the Application shall constitute the Zoning Plan for the Property and the Development and Architectural Documents and Master Declaration shall be considered solely as ancillary documents subject to amendment, modification and amplification by the Applicant, all as further provided in the Jerome Village Master Development Text.

The Property shall be subject to the Utility Access and Community Fee applicable to all lands outside the boundaries of Jerome Village as of the time of the original Jerome Village zoning.

MINIMUM LOT SIZE: The minimum lot size for the Property will be 70' in width at the building line, but the Applicant anticipates a variation in lot sizes, some of which will be in excess of 70' at the building line.

TOWNSHIP CONSULTANT FEES AND EXPENSES: In furtherance of the policy considerations set forth in the Jerome Village Master Development Text under the heading "Township Consultant Fees and Expenses", the Applicant covenants to pay up to \$25,000 of legal fees and expenses incurred by the Township in connection with the Application on the same terms and conditions as those contained in the Jerome Village Master Development Text.

APPROVAL OF ALL DEVELOPMENT PLANS AND PRELIMINARY SUBDIVISION PLATS: All development plans (preliminary and final), all preliminary subdivision plats and all development and building plans in connection with the development and subdivision of the Property and the development and construction of any improvements

within the Property, submitted by any person other than the Applicant, must be approved in writing by the Jerome Village Design Review Board created and operating under the Master Declaration before submittal to the Township or any other board commission or officer thereof. The Township and its respective boards, commissions and officers shall reject any such development plans, preliminary subdivision plats and development and building plans not so approved by the Jerome Village Design Review Board.

All preliminary subdivision plats and all final development plans that have been approved by the Jerome Village Design Review Board shall be subject to compliance with the Development Text, the Land Use Plan and Section 617 of the Zoning Resolution.

LIMITATIONS ON VARIATION IN LOT WIDTHS AND REALLOCATION OF DENSITY: The provisions contained in Section 2 (Variation in Single Family Lot Widths) and Section 3 (Reallocation of Density Within Residential Sub Areas) contained in the First Modification to Final Detailed Development Plan Development Text For Jerome Village approved October 17, 2011 and attached hereto as a part of Exhibit B shall not apply to the Property, as GPN-8 of Jerome Village.

SITE DEVELOPMENT SCHEDULE: A proposed Site Development Schedule is included in the Application.

ANCILLARY DOCUMENTATION PROVIDED: The Application contains the following ancillary materials that are being provided to the Township to aid in an understanding of how the development of the Property will proceed and how it will be incorporated into Jerome Village. None of these materials shall be considered official zoning documents or a part of the Zoning Plan. These materials include the following:

- Illustrative Plan of the Property Designating it as GPN-8
- Sketch Plan Layout of the Property
- Conceptual Land Plan for the Property
- Illustrative Master Plan demonstrating how the Property is incorporated into Jerome Village
- Sub Area Land Use Plan for Jerome Village as expanded to include the Property with Tables modified to include the Property



65.032 ACRES

Situated in Survey Number 2991, Survey Number 6310, and Survey Number 5261 of the Virginia Military Lands, Jerome Township, Union County, State of Ohio and being a survey of an original 17.766 acre tract of land conveyed to Jerome Village LLC by deed of record in O.R. 1038, Page 647, an original 15.453 acre tract of land conveyed to Jerome Village LLC by deed of record in O.R. 1038, Page 643, an original 10.605 acre tract of land conveyed to Jerome Village LLC by deed of record in O.R. 1038, Page 651, an original 10.604 acre tract of land conveyed to Jerome Village LLC by deed of record in O.R. 1038, Page 655, an original 10.604 acre tract of land conveyed to Jerome Village LLC by deed of record in O.R. 1038, Page 659 and being more particularly described as follows;

Beginning at a railroad spike found at the intersection of the westerly line of VMS 2991 with the centerline of Brook Road (County Road 16) (60 ft. wide);

Thence with along the centerline of Brook Road **North 86° 09' 46" West** a distance of **519.54 feet** (passing survey nails found at 100.00 feet, 200.00 feet, and 300.00 feet) to a railroad spike at the southeasterly corner of a 3 acre tract of land conveyed to Terry C. Burris and Kimberly L. Burris by deed of record in D.V. 341, Page 283;

Thence along the easterly line of said 3 acre tract of land and the easterly line of a 2 acre tract of land to Terry C. Burris and Kimberly L. Burris by deed of record in D.V. 341, Page 283, **North 06° 08' 38" West** a distance of **665.61 feet** (passing a 5/8 inch diameter iron pin at 30.40 feet) to a 5/8 inch diameter iron pin found;

Thence along the northerly line of said 2 acre tract **South 83° 48' 44" West** a distance of **334.47 feet** to a 3/4 inch diameter iron pipe found in the easterly line of a 35.903 acre tract of land conveyed to Royce and Royce LLC by deed of record in O.R. 309, Page 53;

Thence along the easterly line of said 35.903 acre tract of land **North 07° 42' 02" West** a distance of **1381.07 feet** (passing 5/8 inch diameter iron pins found at 562.74 feet and 1064.19 feet) to a 5/8 inch diameter iron pin found in the southerly line of a 118.853 acre tract of land conveyed to Riepenoff Landscape Inc. by deed of record in O.R. 12, Page 631;

Thence along the southerly line of said 118.853 acre tract **North 82° 54' 11" East** a distance of **883.99 feet** to a 3/4 inch diameter iron pipe found in the common line between VMS 5261 and VMS 2291;

Thence along the easterly line of said 118.853 acre tract and said VMS line **North 05° 44' 45" West** a distance of **546.38 feet** to a 3/4 inch diameter iron pipe found;

Thence along the southerly line of said 118.853 acre tract **North 84° 33' 58" East** a distance of **493.58 feet** to a 5/8 inch diameter iron pin found at the northwesterly corner of a 33.720 acre conveyed to Jon B Hjelm and Kathy K. Hjelm by deed of record in O.R. 279, Page 420;

Thence along the westerly line of said 33.720 acre tract of land **South 05° 55' 44" East** a distance of **1355.01 feet** (passing 5/8 inch diameter iron pins found at 1018.52 feet and 1217.34 feet) to a 3/4 inch diameter iron pipe found in the westerly line of Reserve J in Glacier Park Neighborhood Section 7, Phase 3 (Plat Book 5, Pages 303A-303B);



Thence continuing along the westerly line of said Glacier Park Neighborhood Section 7, Phase 3 (Plat Book 5, Pages 303A-303B) and Glacier Park Neighborhood Section 7, Phase 1 (Plat Book 5, Pages 283-286) South 06° 10' 56" East a distance of 315.01 feet (passing 5/8 inch diameter iron pins found at 278.18 feet and 313.97 feet) to a 10 inch diameter wooden fence post found;

Thence continuing along the westerly line of said Glacier Park Neighborhood Section 7, Phase 1 (Plat Book 5, Pages 283-286) South 06° 04' 55" East a distance of 1073.28 feet (passing 5/8 inch diameter iron pins found at 0.99 feet and 1033.28 feet) to a survey nail found in the centerline of Brock Road;

Thence along the centerline of Brock Road South 83° 50' 14" West a distance of 238.77 feet (passing a survey nail set at 169.28 feet) to a 5/8 inch diameter iron pin found at the southeasterly corner of a 1.524 acre tract of land conveyed to William H. Mackensen and Cynthia A. Mackensen by deed of record in O.R. 686, Page 133;

Thence along the easterly line of said 1.524 acre tract of land North 00° 00' 00" West a distance of 313.05 feet (passing a survey nail set in the centerline of Brock Road at 11.20 feet and a 3/4 inch diameter iron pipe found at 37.69 feet) to a 1 inch diameter iron pipe found;

Thence along the northerly line of said 1.524 acre tract and the grantors southerly line South 86° 23' 36" West a distance of 286.05 feet to a 1 inch diameter iron pipe found in the common line between VMS 2991 and VMS 5261;

Thence continuing along said VMS line, the westerly line of said 1.524 acre tract of land, and the westerly line of a 0.443 acre tract of land conveyed to Ed G. Pimm and Nancy J. Pimm by deed of record in O.R. 712, Page 620, South 06° 02' 37" East a distance of 271.44 feet (passing a 3/4 inch diameter iron pipe at 240.93 feet) to the POINT OF BEGINNING and containing 65.032 acres, more or less, of which 0.720 acres are in VMS 6310, 35.200 acres are in VMS 5261, and 29.112 acres are in VMS 2991 and being subject to all legal easements, agreements, and rights-of-way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed on May 29, 2013.

The bearings in this description are based upon the Ohio State Plane Coordinate System - North Zone.

Daniel L. Quick, P.S. 7803
Korda-Nemeth Engineering Inc.

August 21, 2013

Date

Rev: -



Fourth Modification to Final Detailed Development Plan Development Text

JEROME VILLAGE

ZONING PLAN DEVELOPMENT TEXT

FOR

JEROME VILLAGE VN-3, VN-4, ERN-2, ERN-6 and OSR-E

ZONING RECEIVED FINAL APPROVAL

ON OCTOBER 19, 2015

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the “Applicant”), filed an Application for PUD Zoning on July 21, 2015 (the “Application”) with Jerome Township, Union County, Ohio (the “Township”). This Zoning Plan Development Text accompanies and is an integral part of the Application to comply with the requirements of the Zoning Resolution of the Township as in effect on July 21, 2015 (the “Zoning Resolution”).

The Application pertains to the rezoning of approximately 279.385 acres described on the attached Exhibit A (the “Property”), a portion of which is currently zoned Planned Development (PD) District (formerly referred to as Planned Unit (PUD) Development) under the Zoning Resolution as a part of the Jerome Village Planned Unit Development, as amended to date (“Jerome Village”), and a portion of which is currently zoned U-1 Rural District under the Zoning Resolution and is being annexed and added to Jerome Village. Upon final adoption by the Township of the rezoning that is the subject of the Application, all of the Property will be zoned Planned Development (PD) District and a part of Jerome Village (see “Incorporation into Jerome Village” and “Modifications to Jerome Village Master Development Text Regarding Overall Acreage, Maximum Unit Count, Maximum Square Footage, Minimum Lot Width, Density and Open Space” herein). The development of the Property as contemplated by the Application is sometimes referred to herein as the “Development”.

This Zoning Plan Development Text constitutes a part of the Zoning Plan for the Property and is the Regulation Text required pursuant to Section 500.08(3)(g) of the Zoning Resolution. All section references herein refer to applicable sections of the Zoning Resolution. All development standards not specifically addressed by this Zoning Plan Development Text shall be regulated by those general development standards set forth in the Zoning Resolution.

The purpose of this Zoning Plan Development Text is to set forth in textual form certain information required or permitted by the Zoning Resolution, to provide certain supplemental information, and to provide for certain development standards, conditions and policies that will apply to the Property.

LAND USE PLANS: Two Sub Area Land Use Plans are included in the Application and constitute official zoning documents. The Sub Area Land Use Plan depicting only the Property is referred to herein as the "Property Sub Area Land Use Plan." The Sub Area Land Use Plan depicting the entire Jerome Village Development, as modified by this Application to include the Property is referred to herein as the "Jerome Village Master Sub Area Land Use Plan".

FINDINGS OF FACT: The Township, acting by and through its Zoning Commission and the Board of Township Trustees, has made the following Findings of Fact as required by Section 500.08(4):

1. The Planned Development (PD) District provisions contained in the Zoning Resolution were adopted in accordance with and are to be construed and interpreted pursuant to Section 519.021(B) of the Ohio Revised Code as amended to date, and the Application, this Zoning Plan Development Text and all matters pertaining to the Zoning Plan for the Property shall be construed and interpreted in accordance therewith.
2. The Development is consistent in all respects with the purpose, policies, criteria, intent, and standards of the Zoning Resolution.
3. The Development is in conformity with the applicable plans for the area, except to the extent that this Zoning Plan Development Text, the Property Sub Area Land Use Plan, the Jerome Village Master Sub Area Land Use Plan and all other materials submitted with the Application as a part of the Zoning Plan warrant exception thereto and deviation therefrom by virtue of the benefits obtained by improved arrangement and design.
4. The Development promotes the public health, safety and general welfare of the Township and the immediate vicinity.
5. The Zoning Plan for the Property as set forth in the Application meets the design features contained in the Zoning Resolution, except to the extent that this Zoning Plan Development Text, the Property Sub Area Land Use Plan, the Jerome Village Master Sub Area Land Use Plan and all other materials submitted with the Application as a part of the Zoning Plan warrant exception thereto.
6. The Development is in keeping with the planned land use character and physical development potential of the area.
7. The Development will be compatible in use and appearance with planned land uses.
8. The Development will have a beneficial effect upon the Township and other governmental services.

9. The area surrounding the Development can be planned, zoned and developed in coordination and substantial compatibility with the Development.
10. Existing and proposed utility and governmental services are adequate for the population densities proposed with the Development.
11. The Development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
12. The Development can be made accessible through existing and future Township roadways without creating unreasonable traffic congestion in the immediate vicinity of the Development or elsewhere in the Township.
13. The Development is located and designed in such a way as to minimize any unreasonable impact on existing residential or agricultural areas of the Township.
14. The benefits, improved arrangement and design of the Development justify rezoning to the Planned Development (PD) District.
15. This Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan constitute the official zoning documents for the Property and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3) shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan.
16. Open Space shall be permitted to be used for utility installations and rights-of-way for water courses and other similar channels such as the bio-swales planned for the Property.
17. For all purposes of this Zoning Plan Development Text, the term "Open Space" shall have the meaning assigned in the Jerome Village Master Development Text, as hereinafter defined.
18. At completion of development and full build out, the Open Space of Jerome Village (including the Property) must be not less than 40% of the gross land area of the Jerome Village Development (including the Property), including the approximately 10 acres of the Jerome Village Development located in Delaware County and permanently preserved as Open Space.
19. The completion and full build out of the Jerome Village Development (including the Property) will take in excess of 10 years to complete and such extended schedule of development is hereby approved.
20. The Jerome Village Master Sub Area Land Use Plan included with the Application constitutes the amended and modified Jerome Village Master Sub Area Land Use Plan, and all Tables and Summaries contained thereon are modified and amended accordingly, including, but not limited to, amended and modified acreage and Unit counts.

21. The modifications to the Jerome Village Master Development Text contained herein are appropriate for the overall development of Jerome Village.

INCORPORATION INTO JEROME VILLAGE: Those areas depicted on the Property Sub Area Land Use Plan as being a part of VN-3, VN-4, ERN-2 and OSR-E are currently zoned Planned Development (PD) District (formerly referred to as Planned Unit (PUD) Development) as a part of Jerome Village and are being rezoned pursuant to the Application to permit certain modifications to the Jerome Village Master Sub Area Land Use Plan for those areas. The area depicted on the Property Sub Area Land Use Plan as being ERN-6 is currently zoned U-1 Rural District and is being rezoned pursuant to the Application to Planned Development (PD) District to permit its incorporation into Jerome Village. At such time as the rezoning pursuant the Application becomes final, unappealable and no longer subject to referendum, the area depicted on the Property Sub Area Land Use Plan as ERN-6 will be annexed to and become a part of Jerome Village, designated as "ERN-6", and all of the Property shall be considered a part of Jerome Village, as further provided herein. To accomplish the modifications requested to those areas depicted on the Property Sub Area Land Use Plan as being a part of VN-3, VN-4, ERN-2 and OSR-E, and the integration of the area depicted on the Property Sub Area Land Use Plan as being ERN-6 into Jerome Village, the Final Detailed Development Plan Development Text as amended to date for Jerome Village attached hereto as Exhibit B, as amended herein, and as hereinafter amended (the "Jerome Village Master Development Text") is incorporated into and made a part of this Zoning Plan Development Text by this reference. Except as otherwise provided herein, the Jerome Village Master Development Text shall apply to the Property. The Jerome Village Master Sub Area Land Use Plan shall be amended and restated in its entirety by the Jerome Village Master Sub Area Land Use Plan included with the Application, such that those areas depicted thereon as VN-3, VN-4, ERN-2 and OSR-E are modified as a consequence of this Application, the area depicted thereon as ERN-6 is annexed to and becomes a part of Jerome Village, and all Tables and Summaries contained thereon are modified and amended accordingly, including, but not limited to, amended and modified acreage and Unit counts. All words and terms used herein with initial capitalization that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Jerome Village Master Development Text. By imposing the standards of Jerome Village on the area depicted on the Property Sub Area Land Use Plan as being ERN-6, the Applicant is furthering the Policy Considerations for the development of lands in proximity to Jerome Village as stated in the Jerome Village Master Development Text.

The Property shall be subject to the Jerome Village Master Declaration and shall join the Jerome Village Community Authority.

The Development and Architectural Documents for Jerome Village shall apply to the Property. As in the case of the original Jerome Village zoning and the Jerome Village Master Development Text, this Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan shall constitute the Zoning Plan and

official zoning documents for the Property, and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3), as well as the Architectural Documents and Master Declaration, shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan.

The area depicted on the Property Sub Area Land Use Plan as ERN-6 shall be subject to the Utility Access and Community Fee applicable to all lands outside the boundaries of Jerome Village as of the time of the original Jerome Village zoning.

MODIFICATIONS TO JEROME VILLAGE MASTER DEVELOPMENT TEXT REGARDING OVERALL ACREAGE, MAXIMUM UNIT COUNT, MAXIMUM SQUARE FOOTAGE, MINIMUM LOT WIDTH, DENSITY AND OPEN SPACE: As an

integral part of the rezoning accomplished pursuant to the Application and this Zoning Plan Development Text, certain modifications shall be made to the Jerome Village Master Development Text to more adequately account for increased acreage that has in the past been, will by virtue of this Application be, and may in the future be, added to Jerome Village. Specifically, from and after the rezoning accomplished pursuant to the Application and this Zoning Plan Development Text, the overall acreage, maximum Unit count, maximum square footage, minimum lot width, Density and Open Space for Jerome Village and the various Subareas thereof, shall be as set forth in the Development Data Table and the Public Spaces Data Table contained in the Jerome Village Master Sub Area Land Use Plan included as a part of the Application. At such times as additional lands are added to Jerome Village in the future, the overall acreage, maximum Unit count, maximum square footage, minimum lot width, Density and Open Space for Jerome Village shall be as set forth in the applicable amendments to Development Data Table and the Public Spaces Data Table contained in the amended and updated Jerome Village Master Sub Area Land Use Plan included as a part of the Application for the rezoning of such additional lands and their incorporation into Jerome Village. Notwithstanding the foregoing, at full build out and development of Jerome Village, Open Space shall consist of not less than 40% of the gross acreage then included in Jerome Village, including the approximately 10 acres of Jerome Village located in Delaware County.

In furtherance of the foregoing, all provisions contained in the First Modification to Final Detailed Development Plan Development Text for Jerome Village Final Approval Received on October 17, 2011 (the "First Jerome Village Zoning Amendment"), included as a part of the Jerome Village Master Development Text attached hereto as Exhibit B, shall apply to all property now included in Jerome Village, added to Jerome Village by virtue of the Application and this Zoning Plan Development Text, or hereafter added to Jerome Village, except that all Single Family Sub-Areas added to Jerome Village after the adoption of the First Jerome Village Zoning Amendment shall be included in the definition of "Single Family Sub-Area(s)", all Attached Residential Sub-Areas added to Jerome Village after the adoption of the First Jerome Village Zoning Amendment shall be included in the definition of "Attached Residential Sub-

Area(s)", the overall Density for Jerome Village, the overall Single Family Density and the overall Attached Residential Density as set forth in such Section 3 shall be increased accordingly as provided in the preceding paragraph from time to time, and the percentages of development set forth in such Section 3 for purposes of certain reporting and testing shall include all lands and development then a part of Jerome Village.

As set forth in the Jerome Village Master Sub Area Land Use Plan included as a part of the Application, upon the addition of the Property to Jerome Village as contemplated by the Application, the overall Density of Jerome Village shall not exceed 2,398 Units, the overall Single Family Density shall not exceed 1,739 Units and the overall Attached Residential Density shall not exceed 659 Units.

DEVELOPMENT PLAN APPROVAL: The Property shall be subject to the Development Plan approval process set forth in Section 500.09.

ANCILLARY DOCUMENTATION PROVIDED: The Application contains the following ancillary materials that are being provided to the Township to aid in an understanding of how the development of the Property will proceed and how it will be incorporated into Jerome Village. None of these materials shall be considered official zoning documents or a part of the Zoning Plan. These materials include the following:

- Illustrative Master Plan for the Property
- Illustrative Master Plan demonstrating how the Property is incorporated into Jerome Village

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EXHIBIT A

July 19, 2015

**DESCRIPTION OF 279.385 ACRES
NORTH OF WELLS ROAD
WEST OF JEROME ROAD
EAST OF HYLAND CROY ROAD
SOUTH OF HARRIOTT ROAD
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 2991 and Virginia Military Survey No. 3005, being all of that 43.415 acre tract of land as described in Instrument #201410070007084, all of that 11.578 acre tract of land as described in Official Record 714, Page 974, all of that 43.035 acre tract of land as described in Official Record 896, Page 495, part of that 37.373 acre tract of land as described in Official Record 697, Page 861, part of that 23.575 acre tract of land as described in Official Record 772, Page 832, part of that 182.129 acre tract of land as described in Official Record 672, Page 527 and part of that 43.026 acre tract of land as described in Official Record 716, Page 335, all described in deeds to Jerome Village Company, LLC and being more particularly described as follows;

BEGINNING at the intersection of the centerline of Jerome Road with the centerline of Hill Road and being an easterly corner to said 43.035 acre tract; Thence along southerly and easterly lines of said 43.035 acre tract the following courses;

1. South $83^{\circ} 40' 24''$ West, a distance of 1743.24 feet to a point;
2. South $5^{\circ} 50' 53''$ East, a distance of 1520.98 feet to a point;

Thence along the southerly line of said 43.035 acre tract and through said 37.373 acre tract the following courses;

1. South $83^{\circ} 38' 49''$ West, a distance of 1555.63 feet to a point;
2. With the arc of a non-tangent curve to the right, having a radius of 660.50 feet, a central angle of $15^{\circ} 22' 10''$, an arc length of 177.18 feet, the chord of which bears North $12^{\circ} 58' 38''$ West, a chord distance of 176.65 feet to a point;
3. North $5^{\circ} 17' 33''$ West, a distance of 659.57 feet to a point;
4. North $84^{\circ} 42' 27''$ East, a distance of 34.43 feet to a point;
5. North $4^{\circ} 32' 51''$ West, a distance of 79.76 feet to a point;

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6. South $84^{\circ} 17' 38''$ West, a distance of 35.47 feet to a point;
7. North $5^{\circ} 17' 33''$ West, a distance of 230.38 feet to a point of curvature;
8. With the arc of a curve to the right, having a radius of 660.50 feet, a central angle of $5^{\circ} 42' 24''$, an arc length of 65.79 feet, the chord of which bears North $2^{\circ} 26' 21''$ West, a chord distance of 65.76 feet to a point;
9. North $0^{\circ} 24' 52''$ East, a distance of 188.32 feet to a point of curvature;

Thence continuing through the remainder of said 37.373 acre tract and through the remainder of said 23.575 acre tract the following courses;

1. With the arc of a curve to the left, having a radius of 903.50 feet, a central angle of $13^{\circ} 39' 46''$, an arc length of 215.45 feet, the chord of which bears North $6^{\circ} 25' 02''$ West, a chord distance of 214.94 feet to a point;
2. North $13^{\circ} 14' 55''$ West, a distance of 227.30 feet to a point;
3. With the arc of a curve to the right, having a radius of 660.50 feet, a central angle of $16^{\circ} 27' 16''$, an arc length of 189.69 feet, the chord of which bears North $5^{\circ} 01' 07''$ West, a chord distance of 189.04 feet to a point;
4. North $3^{\circ} 12' 22''$ East, a distance of 249.66 feet to a point of curvature;
5. With the arc of a non-tangent curve to the right, having a radius of 301.50 feet, a central angle of $4^{\circ} 44' 39''$, an arc length of 24.96 feet, the chord of which bears North $65^{\circ} 19' 59''$ East, a chord distance of 24.96 feet to a point;
6. North $83^{\circ} 34' 51''$ East, a distance of 88.10 feet to a point;
7. North $6^{\circ} 25' 09''$ West, a distance of 80.00 feet to a point;
8. South $83^{\circ} 34' 51''$ West, a distance of 120.07 feet to a point of curvature;
9. With the arc of a curve to the right, having a radius of 285.00 feet, a central angle of $1^{\circ} 12' 27''$, an arc length of 6.01 feet, the chord of which bears North $81^{\circ} 05' 43''$ West, a chord distance of 6.01 feet to a point of compound curvature;

Thence continuing through the remainder of said 23.575 acres and through said 182.129 acre tract the following courses;

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1. With the arc of a curve to the right, having a radius of 60.00 feet, a central angle of $58^{\circ} 08' 22''$, an arc length of 60.88 feet, the chord of which bears **North $51^{\circ} 25' 18''$ West**, a chord distance of **58.30 feet** to a point of compound curvature;
2. With the arc of a curve to the right, having a radius of 285.00 feet, a central angle of $1^{\circ} 12' 27''$, an arc length of 6.01 feet, the chord of which bears **North $21^{\circ} 44' 54''$ West**, a chord distance of **6.01 feet** to a point;
3. **North $6^{\circ} 25' 28''$ West**, a distance of **448.65 feet** to a point of curvature;
4. With the arc of a curve to the right, having a radius of 724.00 feet, a central angle of $28^{\circ} 03' 13''$, an arc length of 354.49 feet, the chord of which bears **North $7^{\circ} 36' 08''$ East**, a chord distance of **350.96 feet** to a point;
5. **North $21^{\circ} 37' 44''$ East**, a distance of **294.44 feet** to a point of curvature;
6. With the arc of a curve to the left, having a radius of 804.00 feet, a central angle of $27^{\circ} 29' 30''$, an arc length of 385.77 feet, the chord of which bears **North $7^{\circ} 53' 00''$ East**, a chord distance of **382.08 feet** to a point;
7. **North $5^{\circ} 51' 45''$ West**, a distance of **652.73 feet** to a point on the northerly line of said 182.129 acre tract;

Thence **North $83^{\circ} 35' 53''$ East**, along said northerly line, a distance of **833.63 feet** to a point on the southerly line of said 43.026 acre tract;

Thence through said 43.026 acre tract the following courses;

1. **North $68^{\circ} 45' 08''$ East**, a distance of **66.08 feet** to a point;
2. **North $63^{\circ} 52' 58''$ East**, a distance of **109.43 feet** to a point;
3. With the arc of a non-tangent curve to the left, having a radius of 9982.93 feet, a central angle of $0^{\circ} 13' 10''$, an arc length of 38.22 feet, the chord of which bears **North $9^{\circ} 12' 07''$ West**, a chord distance of **38.22 feet** to a point;
4. **North $5^{\circ} 49' 50''$ West**, a distance of **560.94 feet** to a point on the northerly line of said 43.026 acre tract;

Thence **North $83^{\circ} 17' 52''$ East**, along said northerly line, a distance of **438.79 feet** to a point of curvature;

Thence through said 43.026 acre tract the following courses;

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1. With the arc of a non-tangent curve to the left, having a radius of 1100.00 feet, a central angle of $28^{\circ} 01' 36''$, an arc length of 538.07 feet, the chord of which bears **South $82^{\circ} 19' 32''$ East**, a chord distance of 532.72 feet to a point;
2. **North $83^{\circ} 39' 40''$ East**, a distance of 746.68 feet to the centerline of Jerome Road;

Thence **South $11^{\circ} 15' 03''$ East**, along said centerline and along the easterly lines of the previously mentioned 43.026 acre tract, the 182.129 acre tract, the 43.415 acre tract, a distance of 2612.44 feet to an easterly corner to said 43.415 acre tract;

Thence along easterly lines of said 43.415 acre tract the following courses;


1. **South $83^{\circ} 43' 16''$ West**, a distance of 340.00 feet to a point;
2. **South $11^{\circ} 15' 03''$ East**, a distance of 211.65 feet to a point;
3. **South $5^{\circ} 28' 13''$ East**, a distance of 200.51 feet to a point;
4. **North $83^{\circ} 40' 24''$ East**, a distance of 28.63 feet to a point;
5. **South $8^{\circ} 22' 05''$ East**, a distance of 165.87 feet to a point;
6. **South $11^{\circ} 15' 03''$ East**, a distance of 250.00 feet to a point on the northerly line of said 43.035 acre tract;

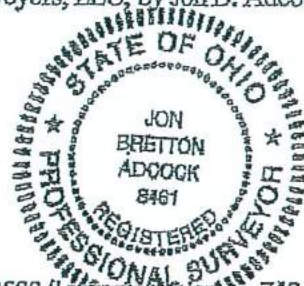
Thence along the northerly and easterly lines of said 43.035 acre tract the following courses;

1. **North $83^{\circ} 40' 24''$ East**, a distance of 340.00 feet to a point on the centerline of said Jerome Road;
2. **South $11^{\circ} 15' 03''$ East**, a distance of 60.22 feet to the **PLACE OF BEGINNING** and containing 279,385 acres of land.

Bearings herein are based on GPS observations in conjunction with the Ohio Department of Transportation VRS network, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio P.S. No. 8461.


Jon B. Adcock, Ohio P.S. No. 8461 Date 7/19/15



JEROME VILLAGE

**FIFTH MODIFICATION
TO
FINAL DETAILED DEVELOPMENT PLAN
DEVELOPMENT TEXT
FOR
JEROME VILLAGE
FINAL APPROVAL RECEIVED ON August 7, 2017**

Pursuant to the authority granted by Section 500.05 of the currently effective Jerome Township Zoning Resolution and Section 622 of the Jerome Township Zoning Resolution in effect at the time of approval and adoption by the Township Trustees of the zoning plan for Jerome Village and pursuant to the Final Detailed Development Plan Development Text for Jerome Village and the Sub Area Land Use Plan for Jerome Village, as approved by the Township Trustees on July 12, 2007 (sometimes hereinafter collectively referred to as the "Original Development Plan"), as such Original Development Plan was modified by: (i) that First Modification to Final Detailed Development Plan Development Text for Jerome Village, as approved by the Township Trustees on October 17, 2011 (the "First Modification"), (ii) that Second Modification to Final Detailed Development Plan Development Text for Jerome Village and accompanying revised and amended Sub-Area Land Use Plan, as approved by the Township Trustees on April 15, 2013 (the "Second Modification"), (iii) that Zoning Plan and Development Text for Jerome Village GPN-8 and accompanying revised and amended Sub-Area Land Use Plan, as approved by the Township Trustees on November 12, 2013 (the "Third Modification"), and (iv) that Zoning Plan Development Text for Jerome Village VN-3, VN-4, ERN-2, ERN-6 and OSR-E and accompanying revised and amended Sub-Area Land Use Plan, as approved by the Township Trustees on October 19, 2015 (the "Fourth Modification" and together with the Original Development Plan, the First Modification, the Second Modification, the Third Modification and the Fourth Modification collectively referred to herein as the "Current Development Plan"), the Zoning Commission and the Township Trustees do hereby approve and adopt the following administrative modifications (the "Fifth Modification") to the Current Development Plan in furtherance of the plan of zoning initially established for Jerome Village:

1. **Background.** This Fifth Modification is required to address the following concerns that have arisen in connection with the development of Jerome Village, all of which are in furtherance of the plan of zoning initially established by Jerome Village:

- As a consequence of certain changes to date and as a consequence of this Fifth Modification in connection with the ongoing development of Jerome Village, certain modifications need to be made to the First Modification.
- As a consequence of the Third Modification and the Fourth Modification, additional acreage was added to Jerome Village, thereby resulting in the overall Density of Jerome Village increasing in terms of the total number of permitted Units within Jerome Village, and such increase in permitted Units was not adequately and properly addressed in the Development Text or the Sub Area Land Use Plan.
- Jerome Village Company, LLC, an Ohio limited liability company as Applicant under the Development Text and Developer of Jerome Village, desires to seek certain alternative building types in Sub-Area VN-3, to permit the development and construction of attached residential units in VN-3 as well as single family homes, thereby increasing the density for VN-3.

2. **Definitions.** In addition to the words and terms defined elsewhere herein, all words and terms used herein with initial capitalization that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Current Development Plan. For all purposes of the Current Development Plan and this Fifth Modification, the term "Development Text" means the Final Detailed Development Plan Development Text for Jerome Village, as contained in the Original Development Plan, as modified by the First Modification, the Second Modification, the Third Modification, the Fourth Modification and this Fifth Modification.

3. **Overall Density for Jerome Village.** Under the Current Development Plan for Jerome Village as modified by this Fifth Modification, the overall Density for Jerome Village is corrected to be a total of 2,398 Units.

4. **Modified Sub Area Land Use Plan.** The Sub Area Land Use Plan for the Property dated June 26, 2017 accompanying this Fifth Modification is hereby approved as consistent with and in furtherance of the plan of zoning initially established for Jerome Village and shall hereafter constitute the Sub-Area Land Use Plan for Jerome Village. The Sub-Area Land Use Plan makes the following modifications to the Sub-Area Land Use Plan for Jerome Village currently in effect prior to the final approval of this Fifth Modification by the Township Trustees:

- Permits the development and construction of single family homes and attached dwelling units within VN-3
- Allocates an additional 30 units of Density to VN-3 so long as such allocation does not increase the overall density for Jerome Village with up to 110 units being attached dwelling units
- Correctly states the overall Density for Jerome Village as 2,398 Units

5. **Modifications to First Modification.** The First Modification is modified as follows as a consequence of certain changes to date and as a consequence of this Fifth Modification, Section 3 of the First Modification is modified as follows:

(a) Notwithstanding the limitations contained in the First Modification with respect to Single Family Density and Attached Residential Density being separate and distinct and limited to certain Sub-Areas, VN-3 shall be both a Single Family Sub-Area and an Attached Residential Sub-Area in keeping with the provisions otherwise contained in this Fifth Modification and the Sub Area Land Use Plan for the Property dated June 26, 2017 accompanying this Fifth Modification;

(b) Notwithstanding the limitations on reallocation of Density as provided in the First Modification, VN-3 shall be permitted to have allocated to it the Density set forth in the Sub Area Land Use Plan for the Property dated June 26, 2017 accompanying this Fifth Modification;

(c) The overall Density for Jerome Village and the allocation of Density between overall Single Family Density and overall Attached Residential Density as stated in text lines 20-22 of page 2 of the First Modification shall be modified to read in its entirety as follows: "The overall Density for Jerome Village shall not exceed 2,398 Units, the overall Single Family Density shall not exceed 1,629 Units and the overall Attached Residential Density shall not exceed 769 Units; provided, however, that in the event all 110 attached dwelling Units allocated to VN-3 are not constructed, for each such VN-3 allocated attached dwelling Unit not constructed, such Unit shall be subtracted from the foregoing total Attached Residential Density and reallocated to the foregoing total Single Family Density on a one-for-one basis."

6. **Other Modifications to Current Development Plan.** To the extent the foregoing modifications are at variance with the Current Development Plan, the same are hereby approved as consistent with and in furtherance of the plan of zoning initially established for Jerome Village.

7. **Relationship of Fifth Modification to Current Development Plan.** The Current Development Plan and this Fifth Modification shall be read and construed as one integrated document. To the extent of any conflict between the Current Development Plan and this Fifth Modification, the terms of this Fifth Modification shall control.

8. **No Commitment to Further Modification.** By this Fifth Modification, the Township makes no commitment to further modifications to the Development Plan.

9. **Background Reference Materials.** The Application filed in connection with this Fifth Modification includes the Final Detailed Development Plan Development Text and Sub-Area Land Use Plan for each of the Original Development Plan (Tab 5), First Modification (Tab 6), Second Modification (Tab 7), Third Modification (Tab 8) and Fourth Modification (Tab 9) and a Spreadsheet dated June 14, 2017 setting forth all Density applied and allocated to date within Jerome Village and all single family front lot dimensions, evidencing compliance within

the Development Plan for Jerome Village and attached thereto relevant resource materials (Tab 10).

10. Confirmation of Required Reporting. The approval of this Fifth Modification constitutes confirmation that all reporting to date by the Master Developer under the First Modification with respect to the allocation of Single Family Density and Attached Residential Density is in full compliance with the requirements of the First Modification.

JEROME VILLAGE

**SIXTH MODIFICATION
TO
FINAL DETAILED DEVELOPMENT PLAN
DEVELOPMENT TEXT
FOR
JEROME VILLAGE
FINAL APPROVAL RECEIVED ON JULY 2, 2018**

Pursuant to the authority granted by Section 500.05 of the currently effective Jerome Township Zoning Resolution and Section 622 of the Jerome Township Zoning Resolution in effect at the time of approval and adoption by the Township Trustees of the zoning plan for Jerome Village and pursuant to the Final Detailed Development Plan Development Text for Jerome Village and the Sub Area Land Use Plan for Jerome Village, as approved by the Township Trustees on July 12, 2007 (sometimes hereinafter collectively referred to as the “Original Development Plan”), as such Original Development Plan was modified by: (i) that First Modification to Final Detailed Development Plan Development Text for Jerome Village, as approved by the Township Trustees on October 17, 2011 (the “First Modification”), (ii) that Second Modification to Final Detailed Development Plan Development Text for Jerome Village and accompanying revised and amended Sub-Area Land Use Plan, as approved by the Township Trustees on April 15, 2013 (the “Second Modification”), (iii) that Zoning Plan and Development Text for Jerome Village GPN-8 and accompanying revised and amended Sub-Area Land Use Plan, as approved by the Township Trustees on November 12, 2013 (the “Third Modification”), and (iv) that Zoning Plan Development Text for Jerome Village VN-3, VN-4, ERN-2, ERN-6 and OSR-E and accompanying revised and amended Sub-Area Land Use Plan, as approved by the Township Trustees on October 19, 2015 (the “Fourth Modification”), and (v) that Fifth Modification to Final Detailed Development Plan Development Text for Jerome Village, as approved by the Township Trustees on August 7, 2017 (the “Fifth Modification”) (the Original Development Plan, the First Modification, the Second Modification, the Third Modification, the Fourth Modification and the Fifth Modification collectively referred to herein as the “Current Development Plan”), the Zoning Commission and the Township Trustees do hereby approve and adopt the following administrative modifications (the “Sixth Modification”) to the Current Development Plan in furtherance of the plan of zoning initially established for Jerome Village:

1. Background. This Sixth Modification is required to address the changes to the housing market and increased demand for high-end “patio home” product.

2. **Definitions.** In addition to the words and terms defined elsewhere herein, all words and terms used herein with initial capitalization that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Current Development Plan. For all purposes of the Current Development Plan and this Sixth Modification, the term “Development Text” means the Final Detailed Development Plan Development Text for Jerome Village, as contained in the Original Development Plan, as modified by the First Modification, the Second Modification, the Third Modification, the Fourth Modification and the Fifth Modification and this Sixth Modification.

3. **Overall Density for Jerome Village.** Under the Current Development Plan for Jerome Village as modified by this Sixth Modification, the overall Density for Jerome Village remains a total of 2,398 Units.

4. **Modified Sub Area Land Use Plan.** The Sub Area Land Use Plan for the Property dated April 19, 2018, accompanying this Sixth Modification is hereby approved as consistent with and in furtherance of the plan of zoning initially established for Jerome Village and shall hereafter constitute the Sub-Area Land Use Plan for Jerome Village. The Sub-Area Land Use Plan makes the following modifications to the Sub-Area Land Use Plan for Jerome Village currently in effect prior to the final approval of this Sixth Modification by the Township Trustees:

- Within ERN-2, allows the reconfiguration of 35 lots with a minimum lot width of 80’ or greater into 45 lots averaging 62’ in width.
- No change in units of Density allocated to ERN-2.
- States the overall Density for Jerome Village as 2,398 Units.

5. **Other Modifications to Current Development Plan.** To the extent the foregoing modifications are at variance with the Current Development Plan, the same are hereby approved as consistent with and in furtherance of the plan of zoning initially established for Jerome Village.

6. **Relationship of Sixth Modification to Current Development Plan.** The Current Development Plan and this Sixth Modification shall be read and construed as one integrated document. To the extent of any conflict between the Current Development Plan and this Sixth Modification, the terms of this Sixth Modification shall control.

7. **No Commitment to Further Modification.** By this Sixth Modification, the Township makes no commitment to further modifications to the Development Plan.

8. **Background Reference Materials.** The Application filed in connection with this Sixth Modification includes the Final Detailed Development Plan Development Text and Sub-Area Land Use Plan for each of the Original Development Plan (Tab 5), First Modification (Tab 6), Second Modification (Tab 7), Third Modification (Tab 8), Fourth Modification (Tab 9) and Fifth Modification (Tab 10) and a Spreadsheet dated April 23, 2018 setting forth all Density applied and allocated to date within Jerome Village and all single family front lot dimensions,

evidencing compliance within the Development Plan for Jerome Village and attached thereto relevant resource materials (Tab 11).

9. **Confirmation of Required Reporting.** The approval of this Sixth Modification constitutes confirmation that all reporting to date by the Master Developer under the First Modification with respect to the allocation of Single Family Density and Attached Residential Density is in full compliance with the requirements of the First Modification.

JEROME VILLAGE

COVER PAGE

Zoning Plan Development Text

&

7TH Modification to Final Detailed Development Plan Development Text

Name: Jerome Village: Glacier Park Neighborhood, Section 11 (“GPN-11”) and Open Space Reserves Y & Z (“OSR-Y” & “OSR-Z”)

Applicant: Jerome Village Company, LLC
c/o Bart Barok
375 S. Front Street, Suite 200, Columbus Ohio 43215
barokb@nationwide.com
614-857-2337

Agent: Kephart Fisher LLC
c/o David Fisher
207 N. Fourth Street, Columbus, Ohio 43215
davidfisher@kephartfisher.com
614-469-1882


Application Date: April 23, 2018

Revision Dates: July 2, 2018

Final Approval: July 2, 2018

Application #: PD-18-127

Jerome Township Verification:

Name	Title	Signature	Date
Mark Spagnuolo	Jerome Township Zoning Officer		10/4/2018

JEROME VILLAGE

**ZONING PLAN
DEVELOPMENT TEXT
FOR
JEROME VILLAGE: GLACIER PARK NEIGHBORHOOD, SECTION 11
(ROYCE & ROYCE TRACT 39.428 ACRES)
ZONING RECEIVED FINAL APPROVAL
ON JULY 2, 2018**

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the “Applicant”), filed an Application for PUD Zoning on April 23, 2018 (the “Application”) with Jerome Township, Union County, Ohio (the “Township”). This Zoning Plan Development Text accompanies and is an integral part of the Application to comply with the requirements of the Zoning Resolution of the Township as in effect on April 23, 2018 (the “Zoning Resolution”).

The Application pertains to the rezoning of approximately 39.428 acres described on the attached Exhibit A (the “Property”), comprised of one 35.895 parcel and a 3.533 acre portion of another parcel, all of which is currently zoned RU Rural Residential District under the Zoning Resolution and is being annexed and added to Jerome Village. Upon final adoption by the Township of the rezoning that is the subject of the Application, all of the Property will be zoned Planned Development (PD) District and a part of Jerome Village as Glacier Park Neighborhood, Section 11 (“GPN-11”), as well as two (2) Open Space Reserves (“OSR-Y” & “OSR-Z”) (see “Incorporation into Jerome Village” and “Modifications to Jerome Village Master Development Text Regarding Overall Acreage, Maximum Unit Count, Maximum Square Footage, Minimum Lot Width, Density and Open Space” herein). The development of the Property as contemplated by the Application is sometimes referred to herein as the “Development”.

This Zoning Plan Development Text constitutes a part of the Zoning Plan for the Property and is the Regulation Text required pursuant to Section 500.08(3)(q) of the Zoning Resolution. All section references herein refer to applicable sections of the Zoning Resolution. All development standards not specifically addressed by this Zoning Plan Development Text shall be regulated by those general development standards set forth in the Zoning Resolution.

The purpose of this Zoning Plan Development Text is to set forth in textual form certain information required or permitted by the Zoning Resolution, to provide certain supplemental information, and to provide for certain development standards, conditions and policies that will apply to the Property.

LAND USE PLANS: Two Sub Area Land Use Plans are included in the Application and constitute official zoning documents. The Sub Area Land Use Plan depicting only the Property is referred to herein as the “Property Sub Area Land Use Plan.” The Sub Area Land Use Plan depicting the entire Jerome Village Development, as modified by this Application to include the Property is referred to herein as the “Jerome Village Master Sub Area Land Use Plan”.

FINDINGS OF FACT: The Township, acting by and through its Zoning Commission and the Board of Township Trustees, has made the following Findings of Fact as required by Section 500.08(4):

1. The Planned Development (PD) District provisions contained in the Zoning Resolution were adopted in accordance with and are to be construed and interpreted pursuant to Section 519.021(B) of the Ohio Revised Code as amended to date, and the Application, this Zoning Plan Development Text and all matters pertaining to the Zoning Plan for the Property shall be construed and interpreted in accordance therewith.
2. The Development is consistent in all respects with the purpose, policies, criteria, intent, and standards of the Zoning Resolution.
3. The Development is in conformity with the applicable plans for the area, except to the extent that this Zoning Plan Development Text, the Property Sub Area Land Use Plan, the Jerome Village Master Sub Area Land Use Plan and all other materials submitted with the Application as a part of the Zoning Plan warrant exception thereto and deviation therefrom by virtue of the benefits obtained by improved arrangement and design.
4. The Development promotes the public health, safety and general welfare of the Township and the immediate vicinity.
5. The Zoning Plan for the Property as set forth in the Application meets the design features contained in the Zoning Resolution, except to the extent that this Zoning Plan Development Text, the Property Sub Area Land Use Plan, the Jerome Village Master Sub Area Land Use Plan and all other materials submitted with the Application as a part of the Zoning Plan warrant exception thereto.
6. The Development is in keeping with the planned land use character and physical development potential of the area.
7. The Development will be compatible in use and appearance with planned land uses.
8. The Development will have a beneficial effect upon the Township and other governmental services.

9. The area surrounding the Development can be planned, zoned and developed in coordination and substantial compatibility with the Development.
10. Existing and proposed utility and governmental services are adequate for the population densities proposed with the Development.
11. The Development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
12. The Development can be made accessible through existing and future Township roadways without creating unreasonable traffic congestion in the immediate vicinity of the Development or elsewhere in the Township.
13. The Development is located and designed in such a way as to minimize any unreasonable impact on existing residential or agricultural areas of the Township.
14. The benefits, improved arrangement and design of the Development justify rezoning to the Planned Development (PD) District.
15. This Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan constitute the official zoning documents for the Property and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3) shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan.
16. Open Space shall be permitted to be used for utility installations and rights-of-way for water courses and other similar channels such as the bio-swales planned for the Property.
17. For all purposes of this Zoning Plan Development Text, the term "Open Space" shall have the meaning assigned in the Jerome Village Master Development Text, as hereinafter defined.
18. At completion of development and full build out, the Open Space of Jerome Village (including the Property) must be not less than 40% of the gross land area of the Jerome Village Development (including the Property), including the approximately 10 acres of the Jerome Village Development located in Delaware County and permanently preserved as Open Space.
19. The completion and full build out of the Jerome Village Development (including the Property) will take in excess of 10 years to complete and such extended schedule of development is hereby approved.
20. The Jerome Village Master Sub Area Land Use Plan included with the Application constitutes the amended and modified Jerome Village Master Sub Area Land Use Plan, and all Tables and Summaries contained thereon are modified and amended accordingly, including, but not limited to, amended and modified acreage and Unit counts.

21. The modifications to the Jerome Village Master Development Text contained herein are appropriate for the overall development of Jerome Village.

INCORPORATION INTO JEROME VILLAGE: The areas depicted on the Property Sub Area Land Use Plan as being GPN-11, OSR-Y and OSR-Z are currently zoned RU Rural Residential District and is being rezoned pursuant to the Application to Planned Development (PD) District to permit their incorporation into Jerome Village. At such time as the rezoning pursuant to the Application becomes final, unappealable and no longer subject to referendum, the areas depicted on the Property Sub Area Land Use Plan as GPN-11, OSR-Y and OSR-Z will be annexed to and become a part of Jerome Village, designated as “GPN-11”, “OSR-Y” and “OSR-Z”, respectively, and all of the Property shall be considered a part of Jerome Village, as further provided herein. To accomplish the integration of the areas depicted on the Property Sub Area Land Use Plan as being GPN-11, OSR-Y and OSR-Z into Jerome Village, the Final Detailed Development Plan Development Text as amended to date for Jerome Village attached hereto as Exhibit B, as amended herein, and as hereinafter amended (the “Jerome Village Master Development Text”) is incorporated into and made a part of this Zoning Plan Development Text by this reference. Except as otherwise provided herein, the Jerome Village Master Development Text shall apply to the Property. The Jerome Village Master Sub Area Land Use Plan shall be amended and restated in its entirety by the Jerome Village Master Sub Area Land Use Plan included with the Application, such that those areas depicted thereon as GPN-11, OSR-Y and OSR-Z are annexed to and becomes a part of Jerome Village, and all Tables and Summaries contained thereon are modified and amended accordingly, including, but not limited to, amended and modified acreage and Unit counts. All words and terms used herein with initial capitalization that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Jerome Village Master Development Text. By imposing the standards of Jerome Village on the areas depicted on the Property Sub Area Land Use Plan as being GPN-11, OSR-Y and OSR-Z, the Applicant is furthering the Policy Considerations for the development of lands in proximity to Jerome Village as stated in the Jerome Village Master Development Text.

The Property shall be subject to the Jerome Village Master Declaration and shall join the Jerome Village Community Authority.

The Development and Architectural Documents for Jerome Village shall apply to the Property. As in the case of the original Jerome Village zoning and the Jerome Village Master Development Text, this Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan shall constitute the Zoning Plan and official zoning documents for the Property, and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3), as well as the Architectural Documents and Master Declaration, shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan.

The area depicted on the Property Sub Area Land Use Plan as GPN-11 shall be subject to the Utility Access and Community Fee applicable to all lands outside the boundaries of Jerome Village as of the time of the original Jerome Village zoning.

MINIMUM LOT SIZE: The minimum lot size for the Property will be 80' in width at the building line, but the Applicant anticipates a variation in lot sizes, some of which will be in excess of 80' at the building line. The minimum lot size will allow up to 63 lots on the Property at 1.6 units per acre, and includes 15.77 acres (40%) devoted to open space (13.928 acres of dedicated open space within GPN-11, plus 1.24 acres in OSR-Y and 0.6 acres in OSR-Z).

MODIFICATIONS TO JEROME VILLAGE MASTER DEVELOPMENT TEXT REGARDING OVERALL ACREAGE, MAXIMUM UNIT COUNT, MAXIMUM SQUARE FOOTAGE, MINIMUM LOT WIDTH, DENSITY AND OPEN SPACE: As an integral part of the rezoning accomplished pursuant to the Application and this Zoning Plan Development Text, certain modifications shall be made to the Jerome Village Master Development Text to more adequately account for increased acreage that has in the past been, will by virtue of this Application be, and may in the future be, added to Jerome Village. Specifically, from and after the rezoning accomplished pursuant to the Application and this Zoning Plan Development Text, the overall acreage, maximum Unit count, maximum square footage, minimum lot width, Density and Open Space for Jerome Village and the various Subareas thereof, shall be as set forth in the Development Data Table and the Public Spaces Data Table contained in the Jerome Village Master Sub Area Land Use Plan included as a part of the Application. At such times as additional lands are added to Jerome Village in the future, the overall acreage, maximum Unit count, maximum square footage, minimum lot width, Density and Open Space for Jerome Village shall be as set forth in the applicable amendments to Development Data Table and the Public Spaces Data Table contained in the amended and updated Jerome Village Master Sub Area Land Use Plan included as a part of the Application for the rezoning of such additional lands and their incorporation into Jerome Village. Notwithstanding the foregoing, at full build out and development of Jerome Village, Open Space shall consist of not less than 40% of the gross acreage then included in Jerome Village, including the approximately 10 acres of Jerome Village located in Delaware County.

In furtherance of the foregoing, all provisions contained in the First Modification to Final Detailed Development Plan Development Text for Jerome Village Final Approval Received on October 17, 2011 (the "First Jerome Village Zoning Amendment"), included as a part of the Jerome Village Master Development Text attached hereto as Exhibit B, shall apply to all property now included in Jerome Village, added to Jerome Village by virtue of the Application and this Zoning Plan Development Text, or hereafter added to Jerome Village, except that all Single Family Sub-Areas added to Jerome Village after the adoption of the First Jerome Village Zoning Amendment shall be included in the definition of "Single Family Sub-Area(s)", all Attached Residential Sub-Areas added to Jerome Village after the adoption of the First Jerome Village Zoning Amendment shall be included in the definition of "Attached Residential Sub-

Area(s)”, the overall Density for Jerome Village, the overall Single Family Density and the overall Attached Residential Density as set forth in such Section 3 shall be increased accordingly as provided in the preceding paragraph from time to time, and the percentages of development set forth in such Section 3 for purposes of certain reporting and testing shall include all lands and development then a part of Jerome Village.

As set forth in the Jerome Village Master Sub Area Land Use Plan included as a part of the Application, upon the addition of the Property to Jerome Village as contemplated by the Application, the overall Density of Jerome Village shall not exceed 2,461 Units, the overall Single Family Density shall not exceed 1,802 Units and the overall Attached Residential Density shall not exceed 659 Units.

DEVELOPMENT PLAN APPROVAL: The Property shall be subject to the Development Plan approval process set forth in Section 500.09.

SITE DEVELOPMENT SCHEDULE: A proposed Site Development Schedule is included in the Application.

ANCILLARY DOCUMENTATION PROVIDED: The Application contains the following ancillary materials that are being provided to the Township to aid in an understanding of how the development of the Property will proceed and how it will be incorporated into Jerome Village. None of these materials shall be considered official zoning documents or a part of the Zoning Plan. These materials include the following:

- Illustrative Plan of the Property Designating it as GPN-11, OSR-Y and OSR-Z (Tab 6)
- Illustrative Master Plan demonstrating how the Property is incorporated into Jerome Village (Tab 7)

April 16, 2018

**DESCRIPTION OF 39.428 ACRES
NORTH OF BROCK ROAD (C.R. 16 ~ 60' R/W)
WEST OF SUGAR MAPLE DRIVE (50' R/W)
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Survey No. 5261, being all of that 35.9032 acre tract of land (35.895 acres ~ this survey) as described in a deed to Royce&Royce, "LLC", of record in Official Record 309, Page 53 and part of that 118.853 acre tract of land as described in a Riepenhoff Landscape Inc., of record in Deed Book 12, Page 631, all references herein being to the records located in the Recorder's Office, Union County, Ohio and being more particularly described as follows:

BEGINNING at a westerly corner of DOS-E as shown and delineated on the plat entitled "Amended Glacier Park Neighborhood Section 8, Phase 1 & Phase 2 & Ryan Parkway, Phase 2", a subdivision of record in Plat Book 5, Pages 355A – 355D, said place of beginning also being the northwesterly corner of a 2 acre tract of land as described in a deed to Terry C. & Kimberly L. Burris, of record in Deed Book 341, Page 283;

Thence **South 6° 09' 10" East**, along the westerly line of said 2 acre tract and along a 3 acre tract of land as described in said deed to Terry C. and Kimberly L. Burris, a distance of **648.47 feet** to a point in the centerline of Brock Road (County Road 16 ~ 60 feet in width), also being a point in the southerly line of said Virginia Military Survey No. 5261 and the northerly line of Virginia Military Survey No. 6310;

Thence **South 83° 54' 22" West**, along the centerline of said Brock Road, the southerly line of said Virginia Military Survey No. 5261 and the northerly line of said Virginia Military Survey No. 6310, a distance of **506.12 feet** to a point at the southeasterly corner of a 51.251 acre tract of land as described in a deed to Robert Leonard Caldwell, of record in Official Record 1036, Page 73;

Thence along the easterly line and part of the northerly line of said 51.251 acre tract the following courses;

1. **North 6° 39' 36" West**, a distance of **2059.06 feet** to a point;
2. **South 83° 41' 41" West**, a distance of **546.74 feet** to a point at the southeasterly corner of a 85.754 acre tract of land as described in a deed to Montford S. Will, of record in Official Record 48, Page 79;

Thence **North 6° 25' 46" West**, along the easterly line of said 85.754 acre tract, a distance of **560.76 feet** to a point at the southwesterly corner of a 118.853 acre tract of land as described in a deed to Riepenhoff Landscape, Inc., of record in Official Record 12, Page 631;

Thence **North 84° 24' 51" East**, along a southerly line of said 118.853 acre tract, a distance of **959.05 feet** to a point at a corner of said 118.853 acre tract;

Thence **North 84° 24' 51" East**, through said 118.853 acre tract, a distance of **87.98 feet** to a point in the future northeasterly right-of-way line of Ryan Parkway;

Thence continuing through said 118.853 acre tract, along said future right-of-way line, the following courses;

1. With the arc of a non-tangent curve to the right, having a radius of 573.00 feet, a central angle of 9° 19' 05", an arc length of 93.19 feet, the chord of which bears **South 40° 32' 04" East**, a chord distance of **93.09 feet** to a point of tangency;
2. **South 35° 52' 31" East**, a distance of **336.43 feet** to a point of curvature;
3. With the arc of a curve to the left, having a radius of 704.00 feet, a central angle of 15° 18' 51", an arc length of 188.17 feet, the chord of which bears **South 43° 31' 57" East**, a chord distance of **187.61 feet** to a point of tangency;
4. **South 51° 11' 23" East**, a distance of **77.51 feet** to a point on the southerly line of said 118.853 acre tract, also being the northeasterly corner of Ryan Parkway, Phase 2 as shown and delineated on the previously mentioned plat entitled "Amended Glacier Park Neighborhood Section 8, Phase 1 & Phase 2 & Ryan Parkway, Phase 2";

Thence **South 82° 54' 11" West**, along the southerly line of said 118.853 acre tract, the northerly line (terminus) of said Ryan Parkway, Phase 2 and the northerly lines of OSR-W and DOS-R as shown and delineated on said plat, a distance of **398.65 feet** to an easterly corner of said 35.9032 acre tract, also being the northwesterly corner of said plat entitled "Amended Glacier Park Neighborhood Section 8, Phase 1 & Phase 2 & Ryan Parkway, Phase 2";

Thence **South 7° 42' 02" East**, along the westerly line of said "Amended Glacier Park Neighborhood Section 8, Phase 1 & Phase 2 & Ryan Parkway, Phase 2", a distance of **1381.07 feet** to the **PLACE OF BEGINNING** and containing **39.428 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.



Focused
on
Excellence

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461.

The above described 39.428 acres is all of Union County Auditor's Parcel No. 17-0011016.0000 and part of Union County Auditor's Parcel No. 17-0011012.0000.


Jon B. Adcock, Ohio P.S. No. 8461 Date 4/16/18



JEROME VILLAGE

COVER PAGE

Zoning Plan Development Text

&

8TH Modification to Final Detailed Development Plan Development Text

Name: Jerome Village: Glacier Park Neighborhood, Section 12 & Section 13 and
Open Space Reserves OSR-AA, OSR-AB & OSR-AC

Applicant: Jerome Village Company, LLC
c/o Bart Barok
375 S. Front Street, Suite 200, Columbus Ohio 43215
barokb@nationwide.com
614-857-2337

Agent: Kephart Fisher LLC
c/o David Fisher
207 N. Fourth Street, Columbus, Ohio 43215
davidfisher@kephartfisher.com
614-469-1882

Engineer: Terrain Evolution
c/o Justin Wollenberg, PE, CPESC
720 East Broad Street, Suite 203
Columbus, OH 43215
jwollenberg@terrinevolution.com
614-385-1090 x102


Application Date: July 23, 2018

Revision Dates: September 3, 2018

Final Approval: October 1, 2018

Application #: PD-18-128

Jerome Township Verification:

Name	Title	Signature	Date
Mark Spagnuolo	Jerome Township Zoning Officer		10/4/2018

Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480 x102
Fax: (614) 873-8664

November 1, 2018

Matthew T. Cull
207 North Fourth Street
Columbus, Ohio 43215

Re: Jerome Township Trustee Approval of Application PD-18-128

Dear Matthew:

The Jerome Township Board of Trustees met on October 1, 2018 and voted on the zoning amendment PD-18-128 submitted by Jerome Village. The resolution is as follows:

It was moved by Ron Rhodes and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following resolution:

WHEREAS, Jerome Village has applied to have a property consisting of approximately 156.949+/- acres identified as parcel numbers 17-00110120000 (115.66+/- acres), 17-00120170000 (8.93+/- acres), 17-00120140000 (29.923+/- acres) and 17-00120141000 (2.37+/- acres) located at 8585 and 8085 Wells road, Plain City, Ohio be rezoned from RU (Rural Residential) to PD (Planned Development)(PD-18-128), and

WHEREAS, Jerome Village has filed all necessary paperwork and have had their hearing before the Jerome Township Zoning Commission and

WHEREAS, the Jerome Township Zoning Commission has voted to approve this rezoning and has sent a recommendation to the Board of Trustees, now

THEREFORE BE IT RESOLVED, the Jerome Township Board of Trustees find that it is in the best interest of Jerome Village and the general welfare of the public and do hereby grant to Jerome Village a rezoning for said property from RU (Rural Residential) to PD (Planned Development)(PD-18-128).

The vote resulted as follows:

Ronald Rhodes, yes

Lonnie (Joe) Craft, yes

Charles (C.J.) Lovejoy, yes

The motion carried. (Res. 18-111)

The vote being a majority approval required by Ohio Revised Code, the proposed action is **approved** by the Board of Trustees.

This letter certifies that as of November 1, 2018, the zoning amendment PD-18-128 submitted by Jerome Village as voted on by the Board of Trustees on October 1, 2018 is approved.

Sincerely,



Anita Nicol
Jerome Township Zoning Clerk

JEROME VILLAGE

**ZONING PLAN
DEVELOPMENT TEXT
FOR
JEROME VILLAGE: GLACIER PARK NEIGHBORHOOD,
SECTION 12 & SECTION 13
AND
OPEN SPACE RESERVES OSR-AA, OSR-AB & OSR-AC
(RIEPENHOFF & RUEGER TRACTS 156.949 ACRES)
ZONING RECEIVED FINAL APPROVAL
ON OCTOBER 1, 2018**

BACKGROUND AND INTRODUCTION: Jerome Village Company, LLC, an Ohio limited liability company (the “Applicant”), filed an Application for PUD Zoning on July 23, 2018 (the “Application”) with Jerome Township, Union County, Ohio (the “Township”). This Zoning Plan Development Text accompanies and is an integral part of the Application to comply with the requirements of the Zoning Resolution of the Township as in effect on July 23, 2018 (the “Zoning Resolution”).

The Application pertains to the rezoning of an approximately 156.949 acre tract of land described on the attached Exhibit A (the “Property”), comprised of six parcels, all of which is currently zoned RU Rural Residential District under the Zoning Resolution and is being annexed and added to Jerome Village. Upon final adoption by the Township of the rezoning that is the subject of the Application, all of the Property will be zoned Planned Development (PD) District and a part of Jerome Village as Glacier Park Neighborhood, Section 12 (“GPN-12”) and Section 13 (“GPN-13”), respectively, as well as three (3) dedicated Open Space Reserves (referred to as “OSR-AA”, “OSR-AB” and “OSR-AC”, respectively) (see “Incorporation into Jerome Village” and “Modifications to Jerome Village Master Development Text Regarding Overall Acreage, Maximum Unit Count, Maximum Square Footage, Minimum Lot Width, Density and Open Space” herein). The development of the Property as contemplated by the Application is sometimes referred to herein as the “Development”.

This Zoning Plan Development Text constitutes a part of the Zoning Plan for the Property and is the Regulation Text required pursuant to Section 500.08(3)(q) of the Zoning Resolution.

All section references herein refer to applicable sections of the Zoning Resolution. All development standards not specifically addressed by this Zoning Plan Development Text shall be regulated by those general development standards set forth in the Zoning Resolution.

The purpose of this Zoning Plan Development Text is to set forth in textual form certain information required or permitted by the Zoning Resolution, to provide certain supplemental information, and to provide for certain development standards, conditions and policies that will apply to the Property.

LAND USE PLANS: Two Sub Area Land Use Plans are included in the Application and constitute official zoning documents. The Sub Area Land Use Plan depicting only the Property is referred to herein as the “Property Sub Area Land Use Plan.” The Sub Area Land Use Plan depicting the entire Jerome Village Development, as modified by this Application to include the Property is referred to herein as the “Jerome Village Master Sub Area Land Use Plan”.

FINDINGS OF FACT: The Township, acting by and through its Zoning Commission and the Board of Township Trustees, has made the following Findings of Fact as required by Section 500.08(4):

1. The Planned Development (PD) District provisions contained in the Zoning Resolution were adopted in accordance with and are to be construed and interpreted pursuant to Section 519.021(B) of the Ohio Revised Code as amended to date, and the Application, this Zoning Plan Development Text and all matters pertaining to the Zoning Plan for the Property shall be construed and interpreted in accordance therewith.
2. The Development is consistent in all respects with the purpose, policies, criteria, intent, and standards of the Zoning Resolution.
3. The Development is in conformity with the applicable plans for the area, except to the extent that this Zoning Plan Development Text, the Property Sub Area Land Use Plan, the Jerome Village Master Sub Area Land Use Plan and all other materials submitted with the Application as a part of the Zoning Plan warrant exception thereto and deviation therefrom by virtue of the benefits obtained by improved arrangement and design.
4. The Development promotes the public health, safety and general welfare of the Township and the immediate vicinity.
5. The Zoning Plan for the Property as set forth in the Application meets the design features contained in the Zoning Resolution, except to the extent that this Zoning Plan Development Text, the Property Sub Area Land Use Plan, the Jerome Village Master Sub Area Land Use Plan and all other materials submitted with the Application as a part of the Zoning Plan warrant exception thereto.
6. The Development is in keeping with the planned land use character and physical development potential of the area.

7. The Development will be compatible in use and appearance with planned land uses.
8. The Development will have a beneficial effect upon the Township and other governmental services.
9. The area surrounding the Development can be planned, zoned and developed in coordination and substantial compatibility with the Development.
10. Existing and proposed utility and governmental services are adequate for the population densities proposed with the Development.
11. The Development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development.
12. The Development can be made accessible through existing and future Township roadways without creating unreasonable traffic congestion in the immediate vicinity of the Development or elsewhere in the Township.
13. The Development is located and designed in such a way as to minimize any unreasonable impact on existing residential or agricultural areas of the Township.
14. The benefits, improved arrangement and design of the Development justify rezoning to the Planned Development (PD) District.
15. This Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan constitute the official zoning documents for the Property and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3) shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan.
16. Open Space shall be permitted to be used for utility installations and rights-of-way for water courses and other similar channels such as the bio-swales planned for the Property.
17. For all purposes of this Zoning Plan Development Text, the term "Open Space" shall have the meaning assigned in the Jerome Village Master Development Text, as hereinafter defined.
18. At completion of development and full build out, the Open Space of Jerome Village (including the Property) must be not less than 40% of the gross land area of the Jerome Village Development (including the Property), including the approximately 10 acres of the Jerome Village Development located in Delaware County and permanently preserved as Open Space.
19. The completion and full build out of the Jerome Village Development (including the Property) will take in excess of 10 years to complete and such extended schedule of development is hereby approved.
20. The Jerome Village Master Sub Area Land Use Plan included with the Application constitutes the amended and modified Jerome Village Master Sub Area Land Use Plan, and all Tables and Summaries contained thereon are modified and amended

accordingly, including, but not limited to, amended and modified acreage and Unit counts.

21. The modifications to the Jerome Village Master Development Text contained herein are appropriate for the overall development of Jerome Village.

INCORPORATION INTO JEROME VILLAGE: The areas depicted on the Property Sub Area Land Use Plan as being GPN-12, GPN-13, OSR-AA, OSR-AB and OSR-AC, are currently zoned RU Rural Residential District and are being rezoned pursuant to the Application to Planned Development (PD) District to permit their incorporation into Jerome Village. At such time as the rezoning pursuant to the Application becomes final, unappealable and no longer subject to referendum, the areas depicted on the Property Sub Area Land Use Plan as GPN-12, GPN-13, OSR-AA, OSR-AB and OSR-AC will be annexed to and become a part of Jerome Village, designated as “GPN-12”, “GPN-13”, “OSR-AA”, “OSR-AB” and “OSR-AC” respectively, and all of the Property shall be considered a part of Jerome Village, as further provided herein. To accomplish the integration of the areas depicted on the Property Sub Area Land Use Plan as being GPN-12, GPN-13, OSR-AA, OSR-AB and OSR-AC into Jerome Village, the Final Detailed Development Plan Development Text as amended to date for Jerome Village attached hereto as Exhibit B, as amended herein, and as hereinafter amended (the “Jerome Village Master Development Text”) is incorporated into and made a part of this Zoning Plan Development Text by this reference. Except as otherwise provided herein, the Jerome Village Master Development Text shall apply to the Property. The Jerome Village Master Sub Area Land Use Plan shall be amended and restated in its entirety by the Jerome Village Master Sub Area Land Use Plan included with the Application, such that those areas depicted thereon as GPN-12, GPN-13, OSR-AA, OSR-AB and OSR-AC are annexed to and become a part of Jerome Village, and all Tables and Summaries contained thereon are modified and amended accordingly, including, but not limited to, amended and modified acreage and Unit counts. All words and terms used herein with initial capitalization that are not otherwise defined herein shall have the meanings assigned to such words and terms in the Jerome Village Master Development Text. By imposing the standards of Jerome Village on the areas depicted on the Property Sub Area Land Use Plan as being GPN-12, GPN-13, OSR-AA, OSR-AB and OSR-AC, the Applicant is furthering the Policy Considerations for the development of lands in proximity to Jerome Village as stated in the Jerome Village Master Development Text.

The Property shall be subject to the Jerome Village Master Declaration and shall join the Jerome Village Community Authority.

The Development and Architectural Documents for Jerome Village shall apply to the Property. As in the case of the original Jerome Village zoning and the Jerome Village Master Development Text, this Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan shall constitute the Zoning Plan and official zoning documents for the Property, and all other documents and materials submitted as a part of the Zoning Plan pursuant to Section 500.08(2) and (3), as well as the Architectural

Documents and Master Declaration, shall be considered ancillary documents, subject to the further provisions of this Zoning Plan Development Text, the Property Sub Area Land Use Plan and the Jerome Village Master Sub Area Land Use Plan.

The areas depicted on the Property Sub Area Land Use Plan as GPN-12 and GPN-13 shall be subject to the Utility Access and Community Fee applicable to all lands outside the boundaries of Jerome Village as of the time of the original Jerome Village zoning.

MINIMUM LOT SIZE:

GPN-12: The minimum lot size for the GPN-12 Property will be 70' in width at the building line and 120' in depth, but the Applicant anticipates a variation in lot sizes, some of which will be in excess of 70' at the building line. The minimum lot size will allow up to 161 lots within the GPN-12 portion of the Property.

GPN-13: The minimum lot size for the GPN-13 Property will be 50' in width at the building line and 100' in depth, but the Applicant anticipates a variation in lot sizes, some of which will be in excess of 50' at the building line. The minimum lot size will allow up to 90 lots within the GPN-13 portion of the Property.

DENSITY AND OPEN SPACE: The minimum lot size provided in each of the GPN-12 and GPN-13 portions of the Property, corresponding dedicated open space ("DOS"), and inclusion of OSR-AA, OSR-AB and OSR-AC, allow a total of 63.353 acres (40.4%) to be devoted to open space within the Property and results in density of 1.8 DU/Acre.

MODIFICATIONS TO JEROME VILLAGE MASTER DEVELOPMENT TEXT REGARDING OVERALL ACREAGE, MAXIMUM UNIT COUNT, MAXIMUM SQUARE FOOTAGE, MINIMUM LOT WIDTH, DENSITY AND OPEN SPACE:

As an integral part of the rezoning accomplished pursuant to the Application and this Zoning Plan Development Text, certain modifications shall be made to the Jerome Village Master Development Text to more adequately account for increased acreage that has in the past been, will by virtue of this Application be, and may in the future be, added to Jerome Village. Specifically, from and after the rezoning accomplished pursuant to the Application and this Zoning Plan Development Text, the overall acreage, maximum Unit count, maximum square footage, minimum lot width, Density and Open Space for Jerome Village and the various Subareas thereof, shall be as set forth in the Development Data Table and the Public Spaces Data Table contained in the Jerome Village Master Sub Area Land Use Plan included as a part of the Application. At such times as additional lands are added to Jerome Village in the future, the overall acreage, maximum Unit count, maximum square footage, minimum lot width, Density and Open Space for Jerome Village shall be as set forth in the applicable amendments to Development Data Table and the Public Spaces Data Table contained in the amended and updated Jerome Village Master Sub Area Land Use Plan included as a part of the Application for the rezoning of such additional lands and their incorporation into Jerome Village.

Notwithstanding the foregoing, at full build out and development of Jerome Village, Open Space shall consist of not less than 40% of the gross acreage then included in Jerome Village, including the approximately 10 acres of Jerome Village located in Delaware County.

In furtherance of the foregoing, all provisions contained in the First Modification to Final Detailed Development Plan Development Text for Jerome Village Final Approval Received on October 17, 2011 (the "First Jerome Village Zoning Amendment"), included as a part of the Jerome Village Master Development Text attached hereto as Exhibit B, shall apply to all property now included in Jerome Village, added to Jerome Village by virtue of the Application and this Zoning Plan Development Text, or hereafter added to Jerome Village, except that all Single Family Sub-Areas added to Jerome Village after the adoption of the First Jerome Village Zoning Amendment shall be included in the definition of "Single Family Sub-Area(s)", all Attached Residential Sub-Areas added to Jerome Village after the adoption of the First Jerome Village Zoning Amendment shall be included in the definition of "Attached Residential Sub-Area(s)", the overall Density for Jerome Village, the overall Single Family Density and the overall Attached Residential Density as set forth in such Section 3 shall be increased accordingly as provided in the preceding paragraph from time to time, and the percentages of development set forth in such Section 3 for purposes of certain reporting and testing shall include all lands and development then a part of Jerome Village.

As set forth in the Jerome Village Master Sub Area Land Use Plan included as a part of the Application, upon the addition of the Property to Jerome Village as contemplated by the Application, the overall Density of Jerome Village shall not exceed 2,712 Units.

Notwithstanding anything else to the contrary contained in the Jerome Village Master Development Text, the overall Single Family Density shall not exceed 1,943 Units and the overall Attached Residential Density shall not exceed 769 Units; provided, however:

- (a) That in the event all 110 Attached Dwelling Units allocated to VN-3 are not constructed, for each such VN-3 allocated Attached Dwelling Unit not constructed, such Unit shall be subtracted from the foregoing total Attached Residential Density and reallocated to the foregoing total Single Family Density on a one-for-one basis; and
- (b) That in the event all 90 Single Family Units allocated to GPN-13 are not constructed, for each such GPN-13 allocated Single Family Unit not constructed, such Unit shall be subtracted from the foregoing total Single Family Density and reallocated to the foregoing total Attached Residential Density on a one-for-one basis

DEVELOPMENT PLAN APPROVAL: The Property shall be subject to the Development Plan approval process set forth in Section 500.09.

SITE DEVELOPMENT SCHEDULE: A proposed Site Development Schedule is included in the Application.

ANCILLARY DOCUMENTATION PROVIDED: The Application contains the following ancillary materials that are being provided to the Township to aid in an understanding of how the development of the Property will proceed and how it will be incorporated into Jerome Village. None of these materials shall be considered official zoning documents or a part of the Zoning Plan. These materials include the following:

- Illustrative Plan of the Property designating it as GPN-12, GPN-13 (Tab 6)
- Illustrative Master Plan demonstrating how the Property is incorporated into Jerome Village (Tab 7.A)

July 10, 2018

**DESCRIPTION OF 156.949 ACRES
SOUTH OF WELLS ROAD (C.R. 17)
WEST OF HYLAND-CROY
NORTH OF RYAN PARKWAY
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Jerome Township, Virginia Military Surveys No. 5261 and 2992, being part of that 118.853 acre tract of land (119.186 acres ~ survey) as described in a deed to Riepenhoff Landscape, Inc. of record in Official Record 12, Page 631, all of that 2.372 acre tract of land (2.380 acres ~ survey) and all of that 29.925 acre tract of land (29.923 acres ~ survey) described as Parcel I and Parcel II, respectively, in a deed to Jerome Village Company, LLC, of record in Instrument No. 201802130001257 and part of that 31.668 acre tract of land as described in a deed to William J. and Barbara J. Rueger, Trustees, of record in Instrument No. 201408280005898, all references herein being to the records located in the Recorder's Office, Union County, Ohio and being more particularly described as follows;

BEGINNING at the northeasterly corner of Virginia Military Survey No. 5261, being a point in the westerly line of Virginia Military Survey No. 2991, a point in the northerly line of said 118.853 acre tract, the southeasterly corner of a 117.400 acre tract of land as described in a deed to Juergen H. and Rotraud I. Moslener, of record in Instrument No. 201606060004217 and a point in the westerly line of Designated Open Space "I" as shown and delineated on the plat entitled "Eversole Run Neighborhood Section 5", a subdivision of record in Plat Book 5, Pages 367A – 367D;

Thence **South 5° 17' 33" East**, through the right-of-way of Wells Road (County Road 17), along the easterly line of said Virginia Military No. 5261 and the westerly line of Virginia Military Survey No. 2991, a distance of **125.40 feet** to a point in the westerly prolongation of the centerline of said Wells Road;

Thence **North 83° 48' 29" East**, along the centerline of said Wells Road, the southerly line of a 0.305 acre tract of land as described in a deed to Jerome Village Company, LLC, of record in Official Record 894, Page 397, the southerly line of a 0.988 acre tract of land as described in a deed to the City of Marysville, of record in Instrument No. 201411200008320, a distance of **1929.28 feet** to a point at the northwesterly corner of a 1.743 acre tract of land as described in a deed to William J. and Barbara J. Rueger, Trustees, of record in Instrument No. 201408280005898;

Thence along the westerly lines of said 1.743 acre tract, the following courses;

1. **South 11° 22' 15" East**, a distance of **430.24 feet** to a point;

2. **South 45° 39' 49" East**, a distance of **124.21 feet** to a point;
3. **South 55° 42' 06" East**, a distance of **114.55 feet** to a point at the southwesterly corner of a 3.165 acre tract of land as described in a deed to Barbara Rueger, Trustee, of record in Deed Book 320, Page 708, also being a westerly corner to said 31.668 acre tract of land;

Thence **South 12° 12' 47" East**, along the westerly line of said 31.668 acre tract, a distance of **787.37 feet** to a point;

Thence **North 83° 59' 57" East**, through said 31.668 acre tract, a distance of **741.38 feet** to a point at the southwesterly corner of a 7.241 acre tract of land as described in a deed to Jerome Village Community Authority, of record in Instrument No. 201411040007860;

Thence along southerly and westerly lines of said 7.241 acre tract, the following courses;

1. **North 83° 43' 33" East**, a distance of **642.27 feet** to a point;
2. **South 6° 33' 12" East**, a distance of **287.31 feet** to a point;

Thence **South 83° 54' 29" West**, continuing along a westerly line of said 7.241 acre tract, along the northerly line of "The Courtyards at Jerome Village, Phase 7", a subdivision of record in Plat Book 6, Pages 20A – 20B, the northerly line of "The Courtyards at Jerome Village, Phase 6", a subdivision of record in Plat Book 6, Pages 8A – 8B", the northerly line of "The Courtyards at Jerome Village, Phase 2", a subdivision of record in Plat Book 5, Pages 398A – 398B, the northerly line of "The Courtyards at Jerome Village, Phase 5", a subdivision of record in Plat Book 6, Pages 6A – 6B and the northerly line of "The Courtyards at Jerome Village, Phase 8", a subdivision of record in Plat Book 6, Pages 27A – 27B", a distance of **1920.31 feet** to a point at the northeasterly corner of a 7.801 acre tract of land as described in a deed to Jon E. & Kathy K. Hjelm, of record in Official Record 907, Page 558;

Thence **South 83° 53' 24" West**, along the northerly line of said 7.801 acre tract and along the northerly line of a 1.000 acre tract of land as described in a deed to said Jon E. and Kathy K. Hjelm, of record in Official Record 279, Page 420, a distance of **355.63 feet** to a point in the easterly line of a 24.12 acre tract of land (remainder of 33.720 acres) as described in said Deed to Jon E. and Kathy K. Hjelm in Official Record 279, Page 420;

Thence along the easterly and northerly lines of said 24.12 acre tract, the following courses;

1. **North 6° 08' 12" West**, a distance of **286.51 feet** to a point;
2. **South 83° 31' 38" West**, a distance of **844.32 feet** to a point at the northeasterly corner of Designated Open Space "A" as shown and delineated on the plat entitled "Glacier Park

Neighborhood Section 8 – Phase 1 & Phase 2 & Ryan Parkway, Phase 2”, a subdivision of record in Plat Book 5, Pages 344A – 344D;

Thence along the northerly lines of said Designated Open Space “A” and the northerly line of Open Space Reserve “V” of said “Glacier Park Neighborhood Section 8 – Phase 1 & Phase 2 & Ryan Parkway, Phase 2”, the following courses;

1. **South 84° 33’ 58” West**, a distance of **493.58 feet** to a point;
2. **South 5° 44’ 45” East**, a distance of **546.37 feet** to a point;
3. **South 82° 54’ 11” West**, a distance of **485.34 feet** to a point at the northeasterly corner of Ryan Parkway as shown and delineated on said plat;

Thence through said 118.853 acre tract, the following courses;

1. **North 51° 11’ 23” West**, a distance of **77.51 feet** to a point of curvature;
2. With the arc of a curve to the right, having a radius of 704.00 feet, a central angle of 15° 18’ 51”, an arc length of 188.17 feet, the chord of which bears **North 43° 31’ 57” West**, a chord distance of **187.61 feet** to a point of tangency;
3. **North 35° 52’ 31” West**, a distance of **336.43 feet** to a point of curvature;
4. With the arc of a curve to the left, having a radius of 573.00 feet, a central angle of 9° 19’ 05”, an arc length of 93.19 feet, the chord of which bears **North 40° 32’ 04” West**, a chord distance of **93.09 feet** to a point;

Thence **South 84° 24’ 51” West**, continuing through said 118.853 acre tract and along the northerly line of a 35.903 acre tract of land as described in a deed to Royce & Royce LLC, of record in Official Record 309, Page 53, a distance of **1047.03 feet** to a point in the easterly line of a 85 acre tract of land as described in a deed to Montford S. Will, of record in Deed Book 48, Page 79;

Thence **North 6° 39’ 19” West**, along the easterly line of said 85 acre tract, a distance of **1499.80 feet** to a point in the centerline of said Wells Road, also being a point in the southerly line of said 117.400 acre tract;

Thence **North 84° 35’ 29” East**, along the centerline of said Wells Road and the southerly line of said 117.400 acre tract, a distance of **1949.78 feet** to the **PLACE OF BEGINNING** and containing **156.949 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461.


Jon B. Adcock, Ohio P.S. No. 8461 7/10/18 Date



ZONING EXHIBIT

156.949 ACRES
SITUATED IN

REGINA MILITARY SURVEY No. 5261 AND 2991
JEROME TOWNSHIP, UNION COUNTY, OHIO

EVERSOLE RUN NEIGHBORHOOD
SECTION 5
P.B. 5, PGS. 367A-367D

JEROME VILLAGE COMPANY, LLC
O.R. 894, PG. 397
10.305 ACRE

DOS-1
12.237 AC.
N83° 48' 29"E

WELLS ROAD (C.R. 17)

JEROME VILLAGE COMPANY, LLC
INST. No. 201802130001257
PARCEL I
2.372 ACRES (DEED)
2.380 ACRES (SURVEY)

ZONED RURAL RESIDENTIAL DISTRICT (RU)
PROPOSED ZONING ~ PLANNED DEVELOPMENT DISTRICT (PD)

JEROME VILLAGE COMPANY, LLC
INST. No. 201802130001257
PARCEL II
29.925 ACRES (DEED)
29.923 ACRES (SURVEY)

GLACIER PARK NEIGHBORHOOD
SEC. 8 - PHASE 1 & PHASE 2
& RYAN PARKWAY, PHASE 2
P.B. 5, PGS. 344A-344D

JON E. & KATHY K. HJELM
O.R. 279, PG. 420

BASIS OF BEARINGS:

BEARINGS HEREON ARE BASED ON GPS
OBSERVATIONS, BEING THE OHIO STATE
PLANE COORDINATE SYSTEM, NORTH
ZONE, NAD 1983.



GRAPHIC SCALE



(IN FEET)
1 inch = 400 ft.

91.712 AC.
20.313 AC.

WILLIAM J. AND BARBARA J.
RUEGER, TRUSTEES
INST. No. 201408280005898
1.743 ACRES

BARBARA RUEGER, TRUSTEE
D.B. 320, PG. 708
3.165 ACRE

WILLIAM J. AND BARBARA J.
RUEGER, TRUSTEES
INST. No. 201408280005898
TRACT I
31.668 ACRES

JEROME VILLAGE
COMMUNITY AUTHORITY
INST. No. 201411040007860
7.241 ACRES

8.993 ACRES

1920.31'



SPICEBRUSH DRIVE (50')

THE COURTYARDS AT
JEROME VILLAGE

SPICEBRUSH DRIVE (50')

7.241 AC.

HYLAND-CROY

512° 12' 47"E

430.24'

S11° 22' 15"E

S45° 39' 49"E

124.21'

S55° 42' 06"E

114.55'

787.37'

N83° 59' 57"E

741.38'

N83° 43' 33"E

642.27'

S6° 33' 12"E

287.31'

355.63'

S83° 53' 24"W

1,000 AC.

N6° 08' 12"W

286.51'

S83° 31' 38"W

844.32'

S84° 33' 58"W

493.58'

DOS-A

7.500 ACRES

546.37'

S5° 44' 45"E

WMS 5261

WMS 2991

WMS 5234

WMS 2991

558

THY



Engineering, Planning and Zoning
City Hall, 209 South Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7351
www.marysvilleohio.org

November 12, 2020

Justin Wollenberg
Terrain Evolution
720 East Broad Street, Suite 203
Columbus, OH 43215

**Subject: Village Neighborhood, Section 9 – City of Marysville Utilities
Union County Parcel Nos. 1400090110010, 1400090110000**

Dear Mr. Wollenberg,

Based on the provided Conceptual Master Plan, there are downstream public utilities (i.e. sanitary sewer and waterline) at an appropriate elevation and size for the proposed 13.725 acre development containing approximately forty-two (42) lots (Union County Parcel Nos. 1400090110010 and 1400090110000). This development is roughly located near the intersection of Ravenhill Parkway and Ewing Road. Please refer to the attached document for further reference.

Existing sanitary sewers and water mains are located on Ravenhill Parkway. Any waterline redundancy requirements can be coordinated with the Jerome Township Fire Department and the City of Marysville during the Preliminary / Final Plat and Engineering Plan Reviews. Also, the City's water and wastewater treatment facilities have adequate capacity to provide utility service to this development. The average daily flow of effluent is 4.8 MGD. The Marysville Water Reclamation Facility was designed for an average daily flow of 8 MGD.

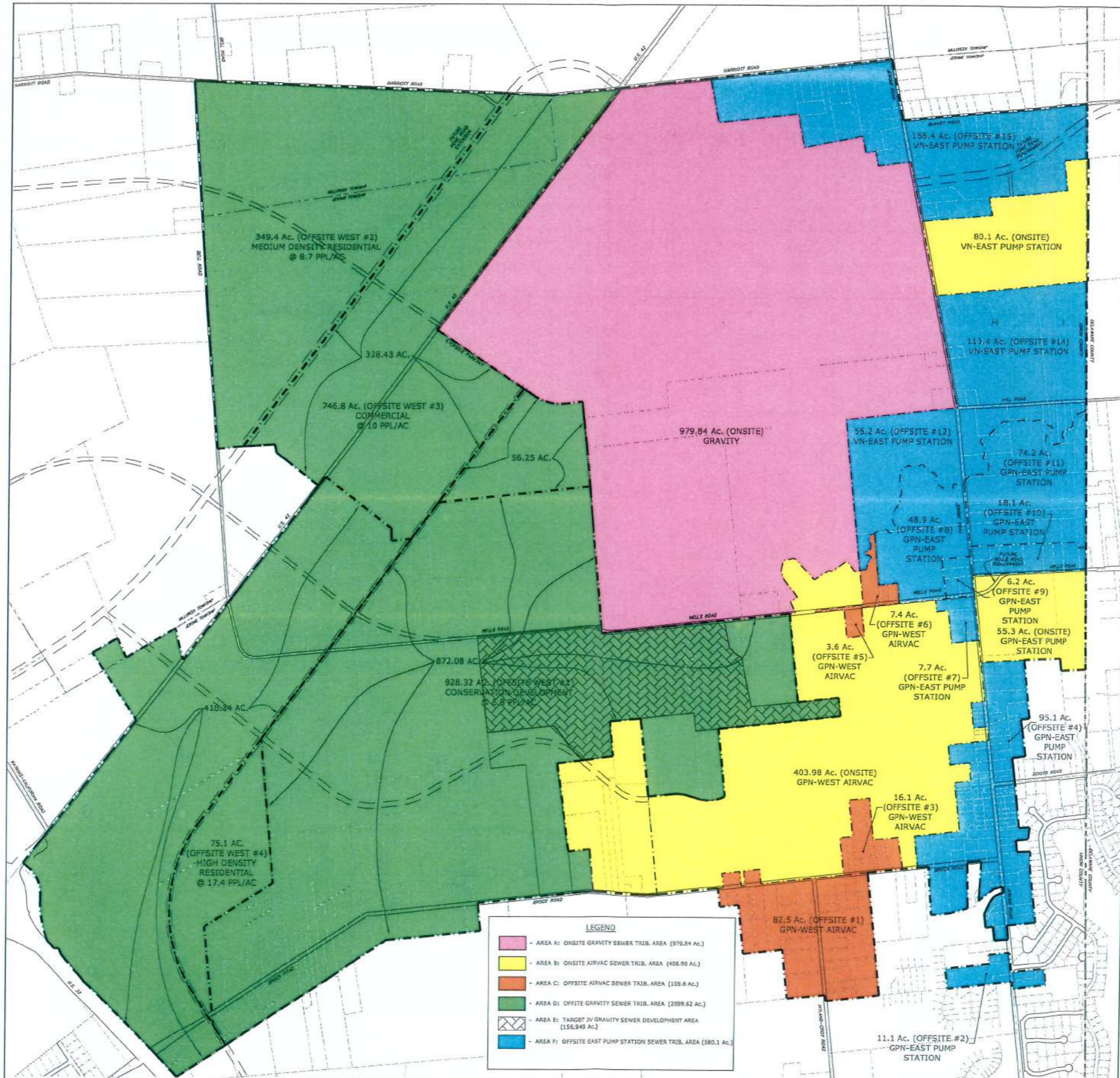
Any required utility extensions or upgrades will be the sole responsibility of the Developer. Also, all utility design standards and fees (including monthly user and one-time capacity charges) for the City's Utility System can be found on our website (www.marysvilleohio.org).

Please contact us if you need additional clarification or wish to discuss this letter in further detail.

Sincerely,

Chad W. Green, P.E.
Assistant City Engineer

cc. Jeremy V. Hoyt, P.E. (City of Marysville)
Scott Sheppeard (City of Marysville)
Rich Felton (City of Marysville)
Bill Narducci (Union County Engineer's Office)



NO.	DATE	REVISIONS

TERRAIN EVOLUTION

 2010-2011

JEROME VILLAGE

EVERSOLE RUN SANITARY SEWER DISTRICT
 SANITARY SEWER TRIBUTARY MAP
 EXHIBIT A

DATE:	July 20, 2018	PROJECT NO.:	09-001
SCALE:	1"=50'	SHEET:	1/1



A NiSource Company

290 W Nationwide Blvd, 3rd floor
Columbus, OH 43215

October 12, 2020

Terrain Evolution
Attn: Justin Wollenberg
720 E Broad St, Suite 203
Columbus, Ohio 43215

Re: Jerome Vg VN 9, Plain City, Ohio
Opportunity Id 217943

Preliminary Cost Evaluation (PCE)

Dear Mr. Wollenberg;

Columbia Gas of Ohio, Inc. (Columbia) has evaluated establishing service to the entrance of the Jerome Vg VN 9 in Plain City, Ohio. Columbia evaluated extending its main line from Jerome Rd into this development. This project generates a preliminary cost of \$85,000 upfront deposit required from you. The estimate is based upon the following information however the cost carries many assumptions and will likely change if you decide to pursue a full construction grade estimate.

- Approximately 3,625 feet of pipe to serve 42 lots

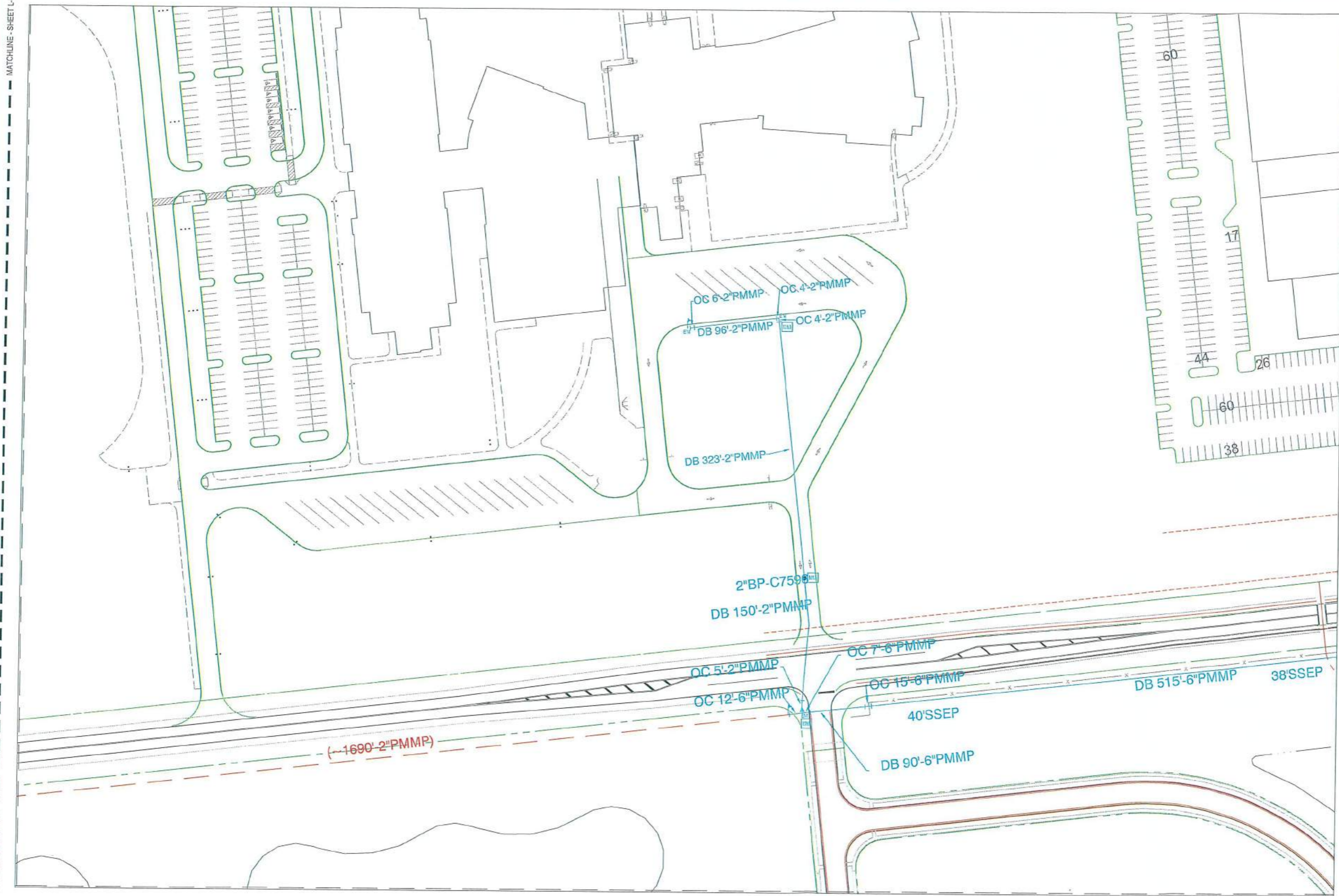
This estimate is only meant to help you decide if this utility project is within reason to consider. Please contact me if there is interest in pursuing this project further and Columbia will work toward the final costs. I appreciate that you turned to Columbia Gas of Ohio as a potential provider of natural gas and appreciated your cooperation during the evaluation process.

Sincerely,

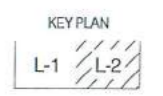
A handwritten signature in cursive script that reads "Donyel Gibson".

Donyel Gibson
Sr New Business Development Manager
C: 614-623-2644

MATCHLINE - SHEET L-1



MATCHLINE - SHEET L-1



PROPOSED

REVISIONS

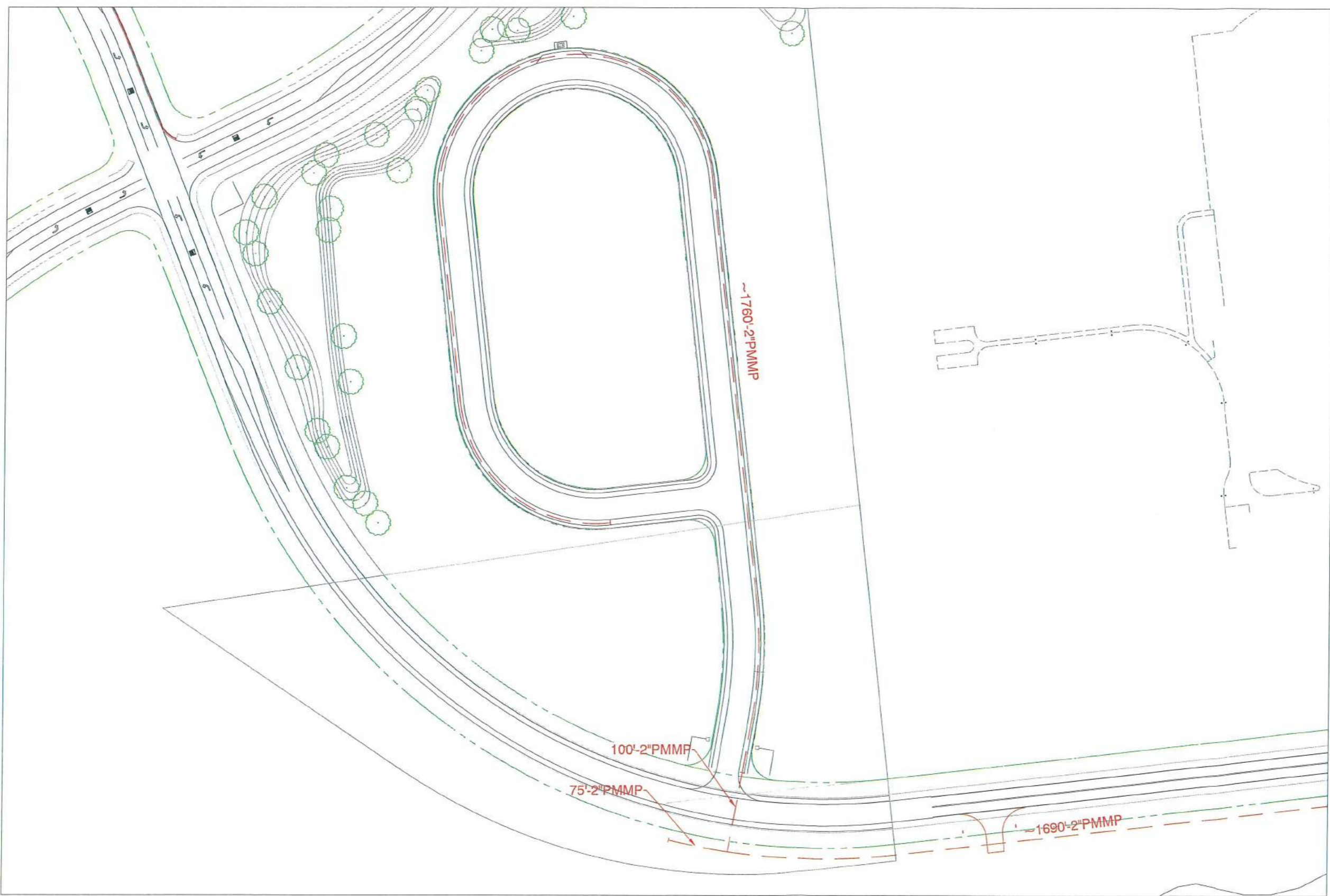
REV. #	DATE	DESCRIPTION
0		

DESIGNED BY	X	X	X
DRAWN BY	X	X	X
CHECKED BY	X	X	X
AS-BUILT BY	X	X	X
	NAME	DATE	PHONE #

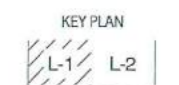
SITE NAME:
 INST# XX-XXXXXX-XX
 ABAN# XX-XXXXXX-XX
 PROJECT ID# XX-XXXXX
 PROJECT NAME
 MUNICIPALITY, COUNTY (XXX)

DRAWING TITLE:
 LAYOUT SHEET

DRAWING NO:
 0-1



Ohio Utilities Protection Service
Call 811
 before you dig



PROPOSED

REVISIONS

REV. #	DATE	DESCRIPTION
0		

DESIGNED BY	X	X	X
DRAWN BY	X	X	X
CHECKED BY	X	X	X
AS-BUILT BY	X	X	X
	NAME	DATE	PHONE #

SITE NAME:
 INST# XX-XXXXXXX-XX
 ABAN# XX-XXXXXXX-XX
 PROJECT ID# XX-XXXXX
 PROJECT NAME
 MUNICIPALITY, COUNTY (XXX)

DRAWING TITLE:
 LAYOUT SHEET

DRAWING NO:
 0-1

MATCHLINE - SHEET L-2



TERRAIN EVOLUTION
JUSTIN WOLLENBER
720 E BROAD ST S-203
Col OH 43215

November 23, 2020
1040 S. Prospect St
Marion Oh 43302

Justin,

Re: Service Availability – JEROME VILLAGE – VN-9

Ohio Edison has facilities in the area and will provide electric to the proposed development in accordance with the approved Ohio Edison PUCO tariffs

If you have any question please do not hesitate to contact me at 740-382-7101.

Sincerely,

Gary L. Smith
Ohio Edison – Engineering Services

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



November 12, 2020

Terrain Evolution
Justin Wollenberg
720 E Broad St Suite 203
Columbus, OH 43215

RE: Jerome Village VN9, Jerome Twp, Union County, OH

Dear Mr. Wollenberg:

This letter is to confirm that Charter Communications has the capacity and ability to provide advanced cable, high speed internet and digital phone services to the Jerome Village VN9, Jerome Twp, Union County, OH project.

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

Thank You!

A handwritten signature in black ink, appearing to read "Kevin D. Rich".

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

MEMORANDUM

To: Jerome Village Company
From: Terrain Evolution, Inc.
Date: December 9, 2020
Subject: Jerome Village – Village Neighborhood Section 9

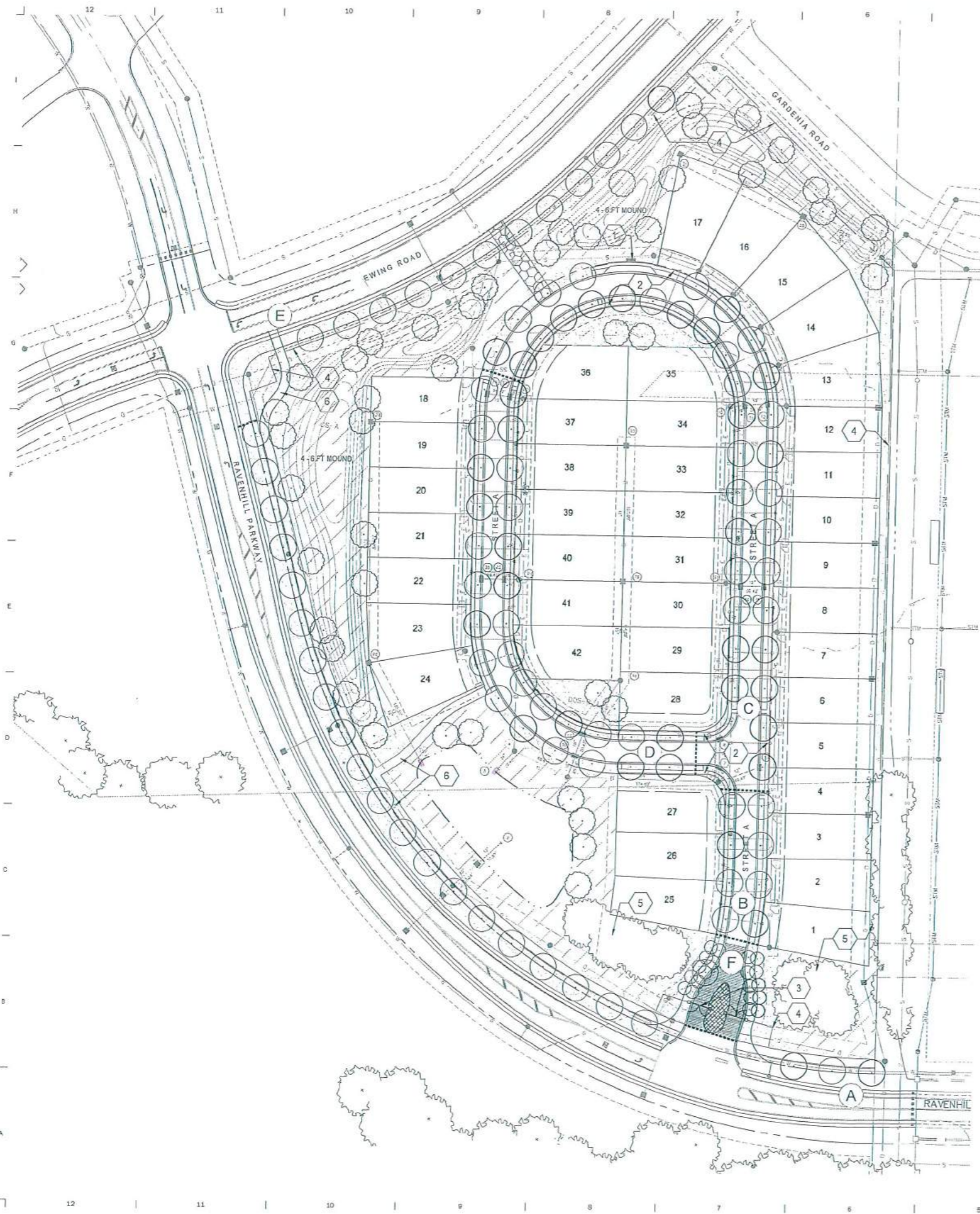
Terrain Evolution, Inc. (TE) has performed a Feasibility Analysis of the approximately 16.286 Acres of land along Ravenhill Parkway adjacent to the Dublin Middle School Site. Consideration was given to the following items:

- I. Existing Conditions
 - a. Topography
 - i. Generally level
 - b. Environmental Site Assessment
 - i. National Wetlands Inventory Map
 1. Freshwater Ponds
 - a. No freshwater Ponds were shown in the Inventory
 2. Evident Freshwater Emergent Wetland (FEW).
 - a. No FEW were shown in the Inventory.
 - ii. Jurisdictional Streams
 1. No waters of the US were observed by TE.
 - a. Note Jurisdictional Waters are determined solely by ACOE.
 - c. Structures
 - i. No Existing Structures exist on the site.
- II. Utility Assessment
 - a. Sanitary Sewer Service (JVCA Sewer District, Gravity extension from Regional Pump Station)
 - i. Sewer Main is to be extended northwest from Previous Extension to future Ewing Road, then southwest along Ewing to the connection location for
 - ii. Utility Service Agreement
 1. Study area within Area A, designated as gravity collection within Sanitary Sewer Service Area
 - b. Water Distribution Improvements
 - i. 16" Watermain extension planned along Ravenhill Parkway to Ewing Road.
 - ii. Water service would include extension of 16" water main along Ravenhill Parkway west of US42.

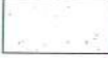
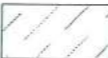










- c. Electric Service
 - i. Ohio Edison/First Energy
 - 1. OE has facilities along US42.
 - 2. OE has facilities along Ravenhill Parkway at Hyland Croy and to Dublin City School Site.
- d. Gas Service
 - i. Columbia Gas has natural gas service in the area and proposed along Ravenhill Parkway extension.
- e. Communication
 - i. Frontier and Spectrum have facilities in the Area along US42 and proposed along Ravenhill Parkway Extension.

It is the opinion of Terrain Evolution that the site is well suited to be developed as a single family development. The topography is conducive to provide adequate drainage with no potentially sensitive environmental features. Utilities are available and capable of serving the site with services expected in a single family development.

Please feel free to contact Justin Wollenberg at 614-385-1092 or at jwollenberg@terrainevolution.com should there be any questions.



LEGEND AND CODED NOTES

-  SEEDED TURF
-  NO-MOW TURF
-  PLANTING BED
-  STREET TREE
-  OPEN SPACE TREE
-  ORNAMENTAL TREE
-  1 CLUSTER BOX UNIT
-  2 SIDEWALK
-  3 GATE WITH COLUMNS
-  4 4-RAIL FENCE
-  5 EXISTING VEGETATION TO REMAIN
-  6 BIKE PATH

STREET TREES

CODE	COMMON NAME	LATIN NAME	SIZE	COND.	NOTES
A	Legacy Sugar Maple	<i>Acer saccharum</i> 'Legacy'	3" cal.	B&B	
B	London Plant Tree	<i>Platanus a. Exclamation</i>	3" cal.	B&B	
C	American Sentry Linden	<i>Tilia a. American Sentry</i>	3" cal.	B&B	
D	Jefferson Elm	<i>Ulmus a. 'Jefferson'</i>	3" cal.	B&B	
E	Allee Elm	<i>Ulmus x. 'Allee'</i>	3" cal.	B&B	

ORNAMENTAL TREES

F	Robin Hill Serviceberry	<i>Amelanchier laevis Robin Hill</i>	3" cal.	B&B	
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OPEN SPACE TREES

	Kentucky Coffee Tree	<i>Gymnocladus dioica</i>	3" cal.	B&B	
	White Oak	<i>Quercus alba</i>	3" cal.	B&B	
	Swamp White Oak	<i>Quercus bi-color</i>	3" cal.	B&B	
	New Harmony Elm	<i>Ulmus a. New Harmony</i>	3" cal.	B&B	

revision	date	issued
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issue date	project number
12.10.2020	c11004

sheet name
LANDSCAPE PLAN

sheet number
L1.0

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JEROME VILLAGE
FUTURE DEVELOPMENT

JEROME VILLAGE
MIDDLE SCHOOL

VN-9 RESIDENTIAL
+/- 13.53 AC
+/- 42 LOTS

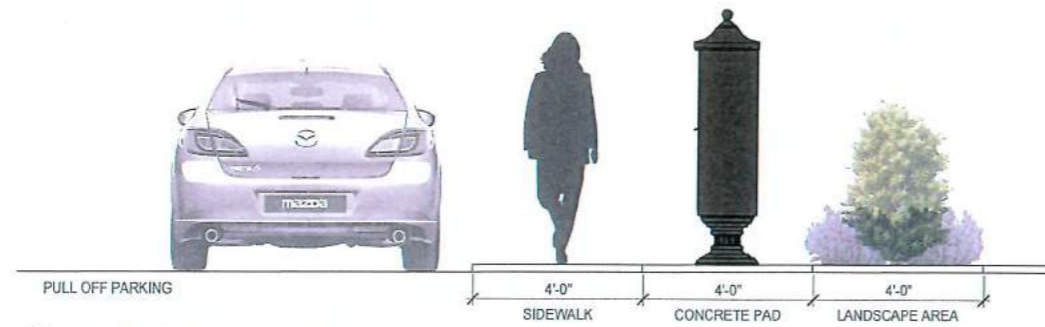
STREET A

RAVENHILL PARKWAY

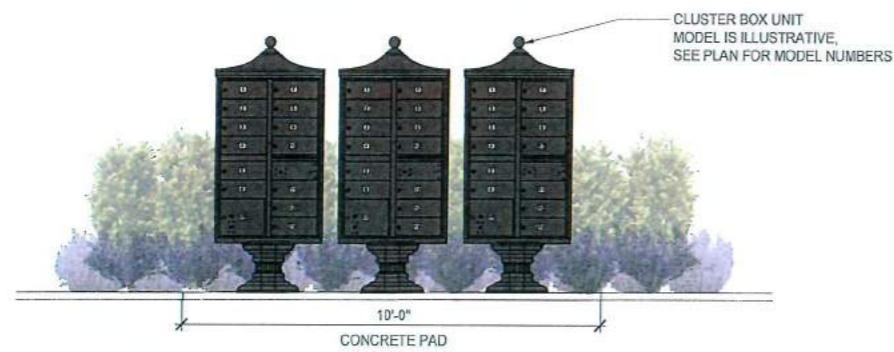
- LEGEND**
- cluster box unit
 - sidewalk
 - street tree
 - open space tree
 - ornamental tree
 - existing trees to remain
 - gate with columns
 - fence

JEROME VILLAGE

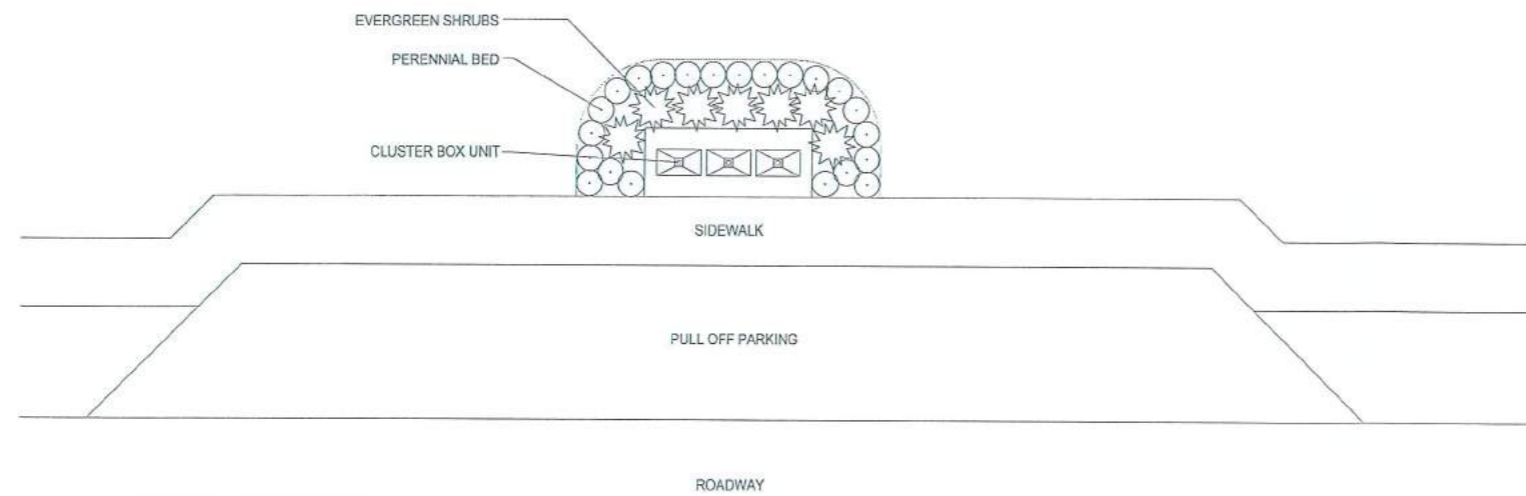
VN-9



1 CLUSTER BOX UNIT SIDE ELEVATION



2 CLUSTER BOX UNIT ELEVATION

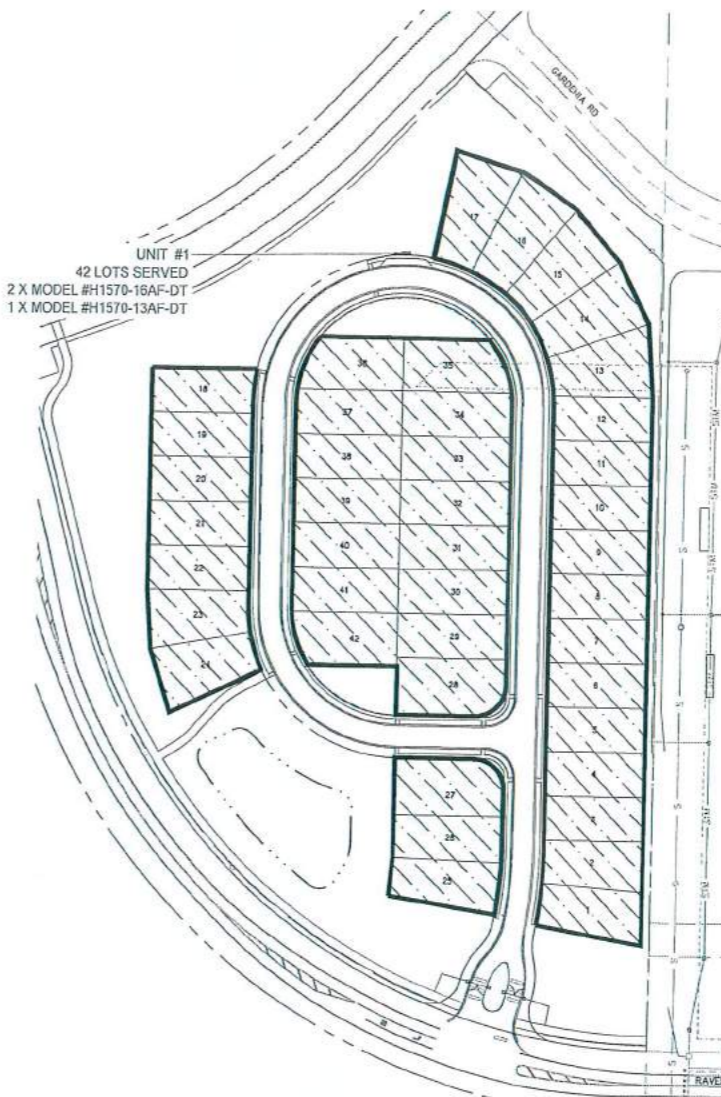


3 CBU LANDSCAPE PLAN (TYPICAL)

UNIT #1
42 LOTS SERVED
2 X MODEL #H1570-16AF-DT
1 X MODEL #H1570-13AF-DT

VN-9 CBU KEY

CBU #1



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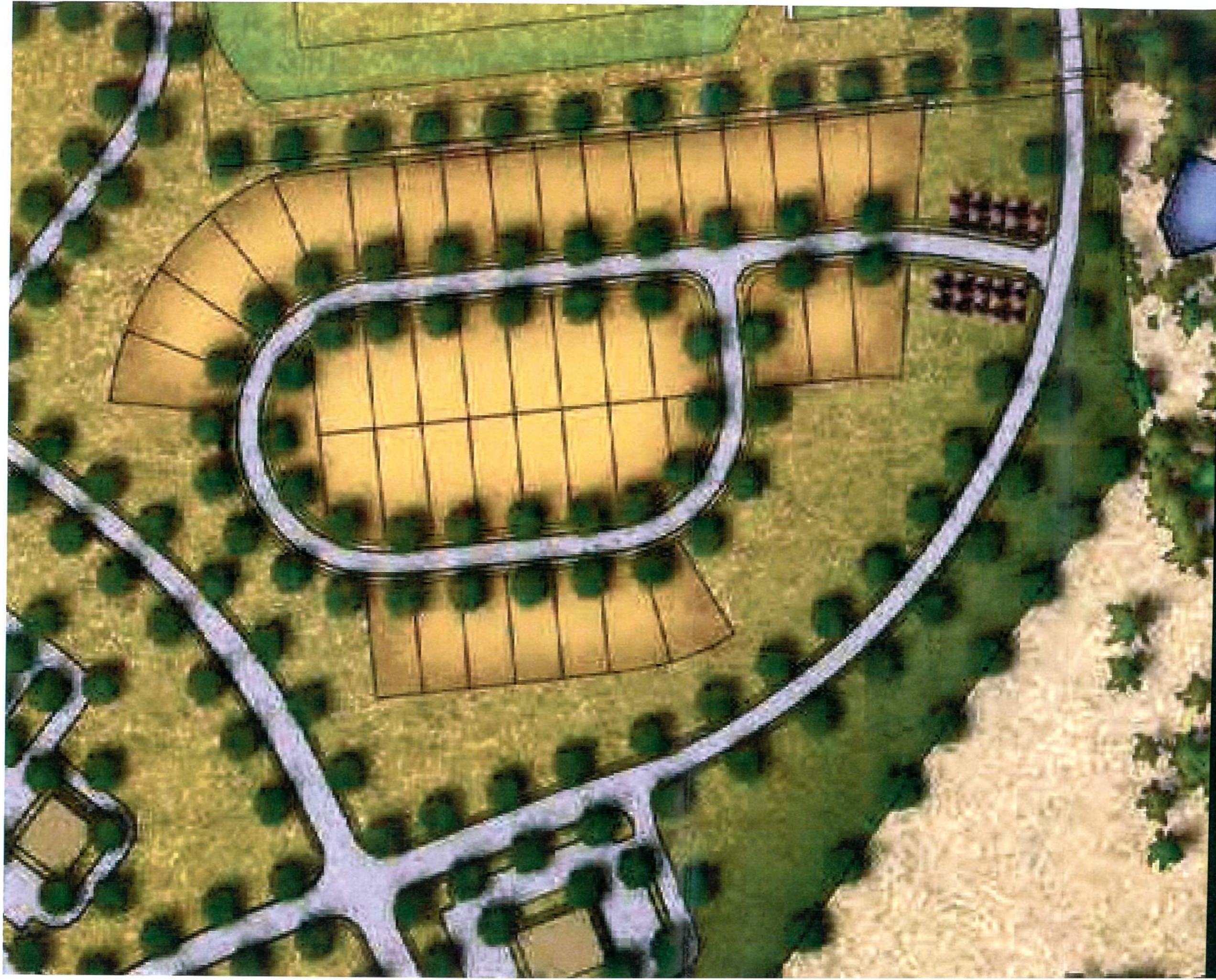
soil

issue date
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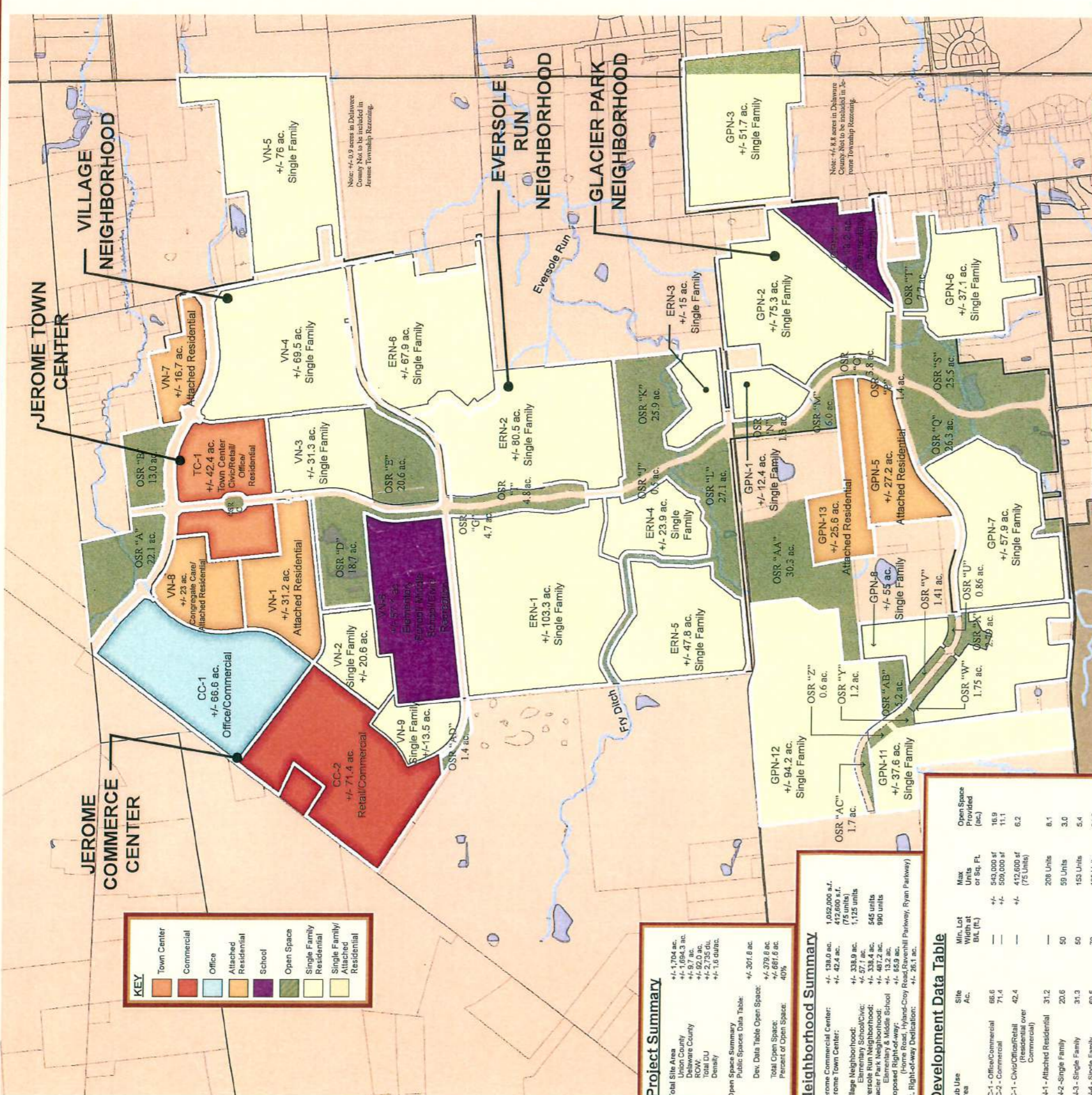
project number
c11004

sheet name
CBU PLAN

sheet number
L2.0



VN-9 Illustrative Plan



KEY

- Town Center
- Commercial
- Office
- Attached Residential
- School
- Open Space
- Single Family Residential
- Single Family/Attached Residential

Project Summary

Total Site Area: +/- 1,704 ac.
 Union County: +/- 1,694.3 ac.
 Delaware County: +/- 97.7 ac.
 ROW: +/- 92.0 ac.
 Total DU: +/- 2,735 du.
 Density: +/- 1.6 du/ac.

Open Space Summary: +/- 301.8 ac.
 Dev. Data Table Open Space: +/- 379.8 ac.
 Total Open Space: +/- 681.6 ac.
 Percent of Open Space: 40%

Neighborhood Summary

Jerome Commercial Center: +/- 138.0 ac. (75 units)
 Village Neighborhood: +/- 338.9 ac. (1,125 units)
 Eversole Run Neighborhood: +/- 57.1 ac. (545 units)
 Glacier Park Neighborhood: +/- 338.4 ac. (990 units)
 Proposed Right-of-way: +/- 487.2 ac.
 (Home Road, Hyland-Coy Road, Ravenhill Parkway, Ryan Parkway)
 Ex. Right-of-way Dedication: +/- 26.1 ac.

Development Data Table

Sub Use Area	Site Ac.	Min. Lot Width at B/L (ft.)	Max Units or Sq. Ft.	Open Space Provided (ac.)
CC-1 - Office/Commercial	66.6	—	543,000 sf	16.9
CC-2 - Commercial	71.4	—	509,000 sf	11.1
TC-1 - Office/Retail (Reserve over Commercial)	42.4	—	412,600 sf (75 Units)	6.2
VN-1 - Attached Residential	31.2	—	208 Units	6.1
VN-2 - Single Family	20.6	50	59 Units	3.0
VN-3 - Single Family	31.3	50	153 Units	5.4
VN-4 - Single Family	69.5	70	199 Units	21.6
VN-5 - Single Family	76.0	60	204 Units	22.9
VN-7 - Attached Residential	16.7	—	89 Units	2.9
VN-8 - Attached Residential/ Congregate Care / Assisted Living	23.0	—	172 Units	6.3
VN-9 - Single Family	13.5	50	42 Units	3.0
ERN-1 - Single Family	103.3	80	163 Units	37.4
ERN-2 - Single Family	80.5	80	117 Units	26.8
ERN-3 - Single Family	15.0	62	45 Units	10.3
ERN-4 - Single Family	23.9	150	14 Units	10.8
ERN-5 - Single Family	47.8	80	70 Units	17.4
ERN-6 - Single Family	67.9	70	131 Units	22.9
GN-1 - Single Family	12.4	90	14 Units	3.7
GN-2 - Single Family	75.3	60	136 Units	19.6
GN-3 - Single Family	51.7	65	120 Units	23.0
GN-5 - Attached Residential	27.2	—	116 Units	6.1
GN-6 - Single Family	37.1	70	66 Units	13.4
GN-7 - Single Family	57.9	60	130 Units	21.5
GN-8 - Single Family	55.0	70	94 Units	19.2
GN-11 - Single Family	37.6	60	63 Units	14.0
GN-12 - Single Family	94.2	70	161 Units	22.9
GN-13 - Attached Residential	25.6	52	90 Units	3.4
Overall-Totals	1,274.6 ac.		2,735 Units	379.8
	55,517,220 sf			

Public Spaces Data Table

Sub Area or Reserve	USE	Site Ac.	Open Space Provided	Sub Area Reserve	Site Ac.	Open Space Provided	
VN-6	Elementary School/Civic	57.1	37.8	OSR "D"	Open Space Reserve	3.8	3.8
GN-4	Elementary & Middle Schools	13.2	6.6	OSR "P"	Open Space Reserve	1.4	1.4
OSR "A"	Open Space Reserve	22.1	22.1	OSR "Q"	Open Space Reserve	26.3	26.3
OSR "B"	Open Space Reserve	13.0	13.0	OSR "R"	Not used	—	—
OSR "C"	Open Space Reserve	0.7	0.7	OSR "S"	Open Space Reserve	25.5	25.5
OSR "D"	Open Space Reserve	18.7	18.7	OSR "T"	Open Space Reserve	7.7	7.7
OSR "E"	Open Space Reserve	20.6	20.6	OSR "U"	Open Space Reserve	0.9	0.9
OSR "F"	Not used	—	—	OSR "V"	Open Space Reserve	1.4	1.4
OSR "G"	Open Space Reserve	4.7	4.7	OSR "W"	Open Space Reserve	1.8	1.8
OSR "H"	Not used	—	—	OSR "X"	Open Space Reserve	2.6	2.8
OSR "I"	Open Space Reserve	4.8	4.8	OSR "Y"	Open Space Reserve	1.2	1.2
OSR "J"	Open Space Reserve	0.5	0.5	OSR "Z"	Open Space Reserve	0.6	0.6
OSR "K"	Open Space Reserve	25.9	25.9	OSR "AA"	Open Space Reserve	30.3	30.3
OSR "L"	Open Space Reserve	27.1	27.1	OSR "AB"	Open Space Reserve	5.2	5.2
OSR "M"	Open Space Reserve	6.0	6.0	OSR "AC"	Open Space Reserve	1.7	1.7
OSR "N"	Open Space Reserve	1.3	1.3	OSR "AD"	Open Space Reserve	1.4	1.4
Overall-Totals		327.7	327.7			301.8	

Sub Area Land Use Plan



The above image is showing design intent for the new Jerome Village. The site layout shown is for illustrative purposes only. Final layout and engineering will be determined at the time of final development.

Developer:



Nationwide

December 11, 2020

JEROME VILLAGE

Where life is in balance.

JEROME VILLAGE

VN-9 Anticipated Schedule of Development

Extension of Ravenhill and utilities	Summer 2021
Lot construction	Fall 2021
Home construction (begins)	January 2022
Estimated completion of neighborhood	2 years

ADJACENT PROPERTY OWNER LIST

Shank Robert Austin, Terrie
Danielle Shank & Samuel A Shank
11864 Bell Rd
Marysville, OH 43040

Hoffman Kenneth E Trustee
11900 Bell Rd,
Marysville, OH 43040

Swanson Jerry E & Pamela L
11930 Bell Rd
Marysville, OH 43040

McKitrick Malcom C & Eva
11835 Bell Rd
Marysville, OH 43040

McKitrick Mary Jane
11844 Bell Rd
Marysville, OH 43040

Select Sires Inc.
11740 US 42 N
Plain City, OH 43064-9440

Fry Clarence James
6611 Letterman Dr.
Powell, OH 43065-6054

Oasis Homes LLC
9230 McClellan Dr.
New Albany, OH 43054

Jerome Village Company LLC
375 N. Front St. Suite 200
Columbus, OH 43215

Moslener Juergen H & Rotraud I
PO Box 336,
Dublin, OH 43017

Class David A & Sanda S
8805 Harriott Rd
Marysville, OH 43040-9535

Carter Patrick J & Antonia Carter
8916 Locherbie Ct.
Dublin, OH 43017

The Board of Education
Dublin City School District
5175 Emerald Parkway 4th Floor
Dublin, OH 43017

Kephart Fisher LLC
207 N. Fourth St.
Columbus, OH 43215

Bart A. Barok
Nationwide Realty Investors Ltd.
375 N. Front Street Suite 200
Columbus, OH 43215



December 21, 2020

Mr. Bill Narducci, PE.
Union County Engineer's Office
233 W. Sixth St.
Marysville, OH 43040

Re: Jerome Village VN-9 Mini TIS
Jerome Township, Union County, Ohio

Dear Bill:

Please consider this letter as the Mini TIS for development of VN-9.

BACKGROUND

The *Jerome Village Traffic Impact Study REV. 1 (JV TIS)* dated 2/2007 was performed by Traffic Engineering Services, Inc. (now part of Smart Services, Inc.) for the entire Jerome Village development and determined the offsite improvements associated with the development. The Union County Engineer's Office is requiring a "Mini TIS" with a scope which focuses on the access points to the subject area ("pod"). Smart Services, Inc. has been retained by the developer to perform the Mini TIS for the subject pod.

Figure 1 shows the location of the subject pod which was part of VN-2 in the *JV TIS*. Figure 2 shows a site plan. Table 1 attached shows the current trip generation for the Jerome Village development which reflects the current plan for each "pod".

SITE GENERATED TRAFFIC

Table 2 shows the trip generation for VN-9. The trip generation for VN-9 is shown in Subarea 5 of Table 1. The assignment was based on the distribution to these areas in the *JV TIS* which is attached. The assignment to specific accesses was refined based on the locations of the accesses. The following is the resulting distribution:

- 57% to/from the west on Ravenhill Parkway
- 43% to/from the east on Ravenhill Parkway

Figure 3 attached shows the VN-9 site traffic.

2030 TRAFFIC

A model was developed to determine the 2030 volumes in the *JV TIS* dated 2/2007. There has been some modification to the overall plan, so the model is being updated as the Mini TIS's are performed for each pod. Per the *JV TIS*, there is external traffic in this segment so it was included as shown on Figure 8 of the *JV TIS*. Figure 4 shows all components of the 2030 JV 'Build' traffic.

TURN LANE WARRANT ANALYSIS

The procedure to determine whether right turn lanes are warranted is according to the *ODOT L&D Manual* published by the Ohio Department of Transportation (ODOT). There are different criteria for turn lane warrants depending on whether or not the speed is above 40 MPH. According to the *ODOT L&D Manual*, turn lane warrants only apply to unsignalized free flow approaches. The speed limit on Ravenhill Parkway in this segment is 35 MPH.

Left Turn Lane - Union County has indicated that they will require turn lanes regardless of the warrant results on any roadway illustrated on the Union County SE Thoroughfare Plan. Ravenhill Parkway is shown on the thoroughfare plan as a Major Collector. Therefore, a left turn lane on Ravenhill Parkway at VN-9 may be required regardless of the outcome of the warrant analysis. A left turn lane warrant was analyzed on Ravenhill Parkway at VN-9 and the result is an eastbound left turn is not warranted. The graph from the *L&D Manual* is attached to the letter.

Right Turn Lane - The warrant was analyzed for the westbound right turn lane on Ravenhill Parkway at the VN-9 Access. The result of the right turn lane warrant analysis shows that a right turn lane is not warranted. The graph from the *L&D Manual* is attached to the letter.

CONCLUSION

2030 volumes were developed for use in turn lane warrant analyses. The lengths of any potentially required or warranted turn lanes were calculated per the method in Section 400 of the *ODOT L&D Manual*. The design speed on Ravenhill Parkway is 40 MPH. The detailed calculations are attached. The Union County Engineers Office requires a minimum turn lane length of 150 feet (includes diverging taper). The following is a summary of the conclusions:

- Ravenhill Parkway & VN-9 Access
 - An eastbound left turn lane is not warranted, but may be required. If required, the length of the lane is the UCEO minimum length of 150 feet (including the 50' diverging taper).
 - A westbound right turn lane is not warranted.

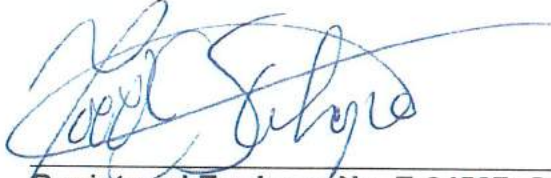
Jerome Village VN-9 Mini TIS
Jerome Township, Union County, Ohio

Smart Services, Inc.
12/21/2020

Please let me know if you have any questions. Thank you.

Sincerely,

SMART SERVICES, INC.

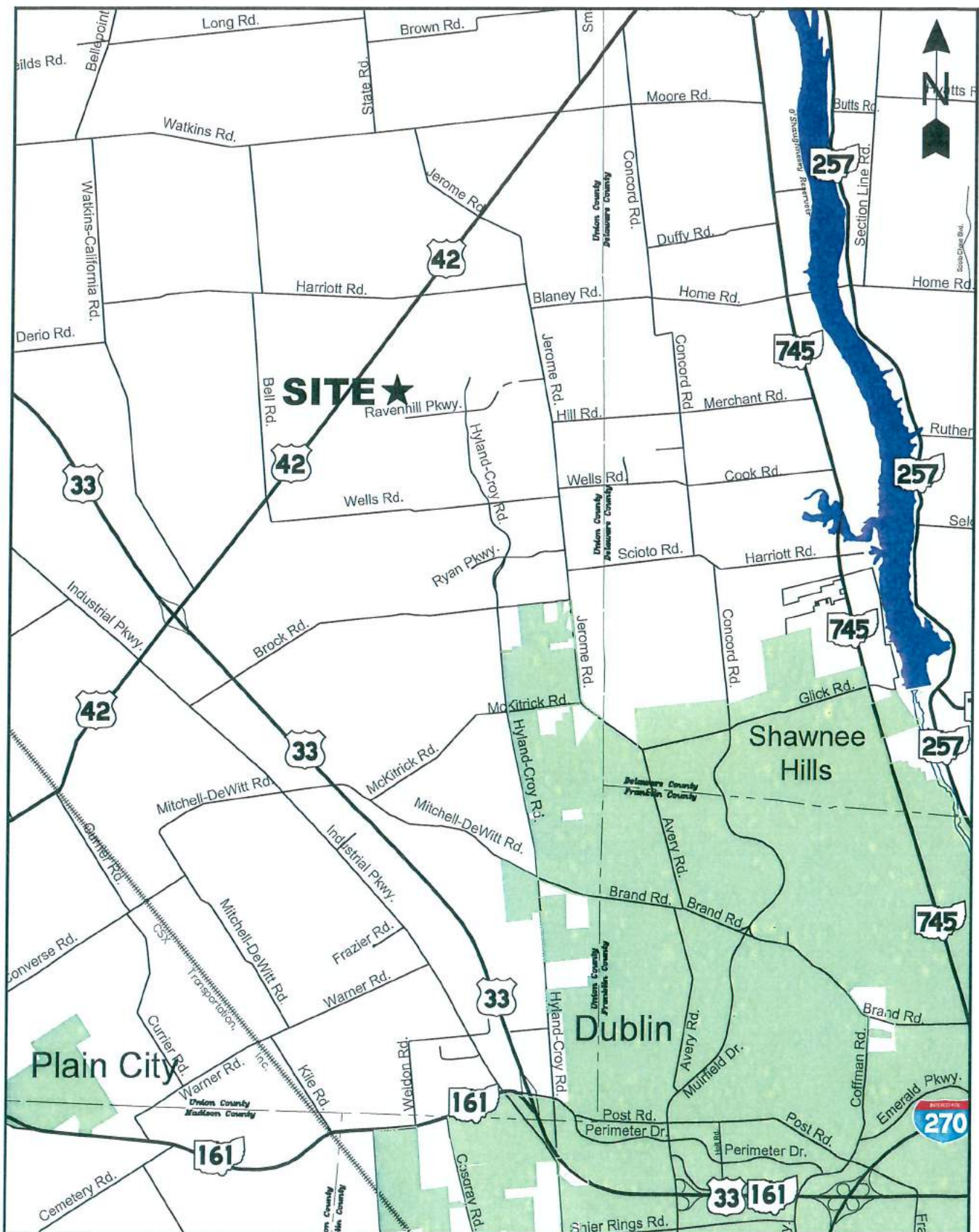


Registered Engineer No. E-64507, Ohio
Todd J. Stanhope, PE, PTOE
Director of Traffic Engineering

12-21-2020

Date





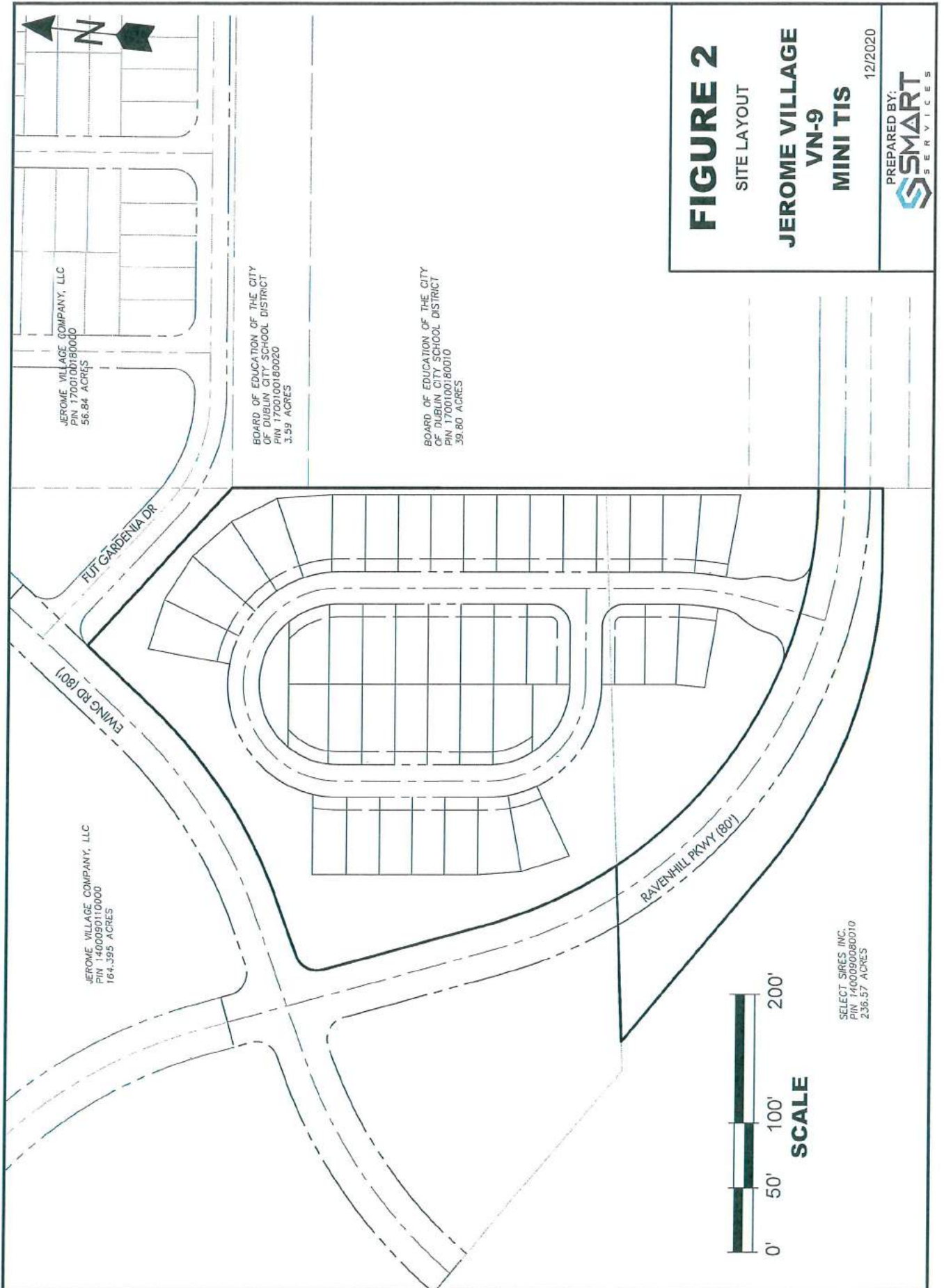
**JEROME VILLAGE VN-9
MINI TIS**

PREPARED BY: **SMART SERVICES**

12/2020

FIGURE 1

SITE LOCATION



Jerome Village VN-9 Mini TIS - 3

Traffic Study Source	Land Use	Time of Day	Data Set from Trip Generation	Overside with Average	Regression Equation from Trip Generation	Passby-%	Total Trips	Entering			Exiting		
								%	Total Trips	Pass-By Trips	Primary Trips	%	Total Trips
1: ERN-1, ERN-4, & ERN-5	Single-Family Detached Housing (ITE Code #210) Ind. Variable (X) = 224 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 9.52	NA	2132	50%	1066	0	1066	0	1066
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.75	NA	168	23%	42	0	42	0	126
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 1.00	NA	224	63%	141	0	141	0	83
2: ERN-2 & ERN-6	Single-Family Detached Housing (ITE Code #210) Ind. Variable (X) = 267.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 9.52	NA	2542	50%	1271	0	1271	0	1271
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.75	NA	200	25%	50	0	50	0	150
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 1.00	NA	267	63%	168	0	168	0	99
3: ERN-3	Single-Family Detached Housing (ITE Code #210) Ind. Variable (X) = 5.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 9.52	NA	48	50%	24	0	24	0	24
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.8	NA	4	25%	1	0	1	0	3
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 1.0	NA	5	63%	3	0	3	0	2
4: VN-1 & VN-8	Residential Condominium/Townhouse (ITE Code #230) Ind. Variable (X) = 380.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 5.81	NA	2208	50%	1104	0	1104	0	1104
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.44	NA	167	17%	28	0	28	0	139
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 0.52	NA	198	67%	133	0	133	0	65
5: VN-2	Senior Adult Housing-Detached (ITE Code #251 - 10th Edition - Based on 42 Units) (Non ITE Source) Ind. Variable (X) = 42.0 Dwelling Units	Daily	Weekday	<input type="checkbox"/>	Average Rate= 4.26	NA	179	50%	90	0	90	0	89
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input type="checkbox"/>	Average Rate= 0.50	NA	21	33%	7	0	7	0	14
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input type="checkbox"/>	Average Rate= 0.57	NA	24	61%	15	0	15	0	9
6: VN-2	Middle School/Junior High School (ITE Code #522) Ind. Variable (X) = 600.0 Students	Daily	Weekday	<input type="checkbox"/>	Average Rate= 1.62	NA	972	50%	486	0	486	0	486
		AM Peak	AM Peak Hour of Generator	<input type="checkbox"/>	Average Rate= 0.54	NA	324	55%	178	0	178	0	146
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input type="checkbox"/>	Average Rate= 0.16	NA	96	49%	47	0	47	0	49
7: VN-3	VN-3 110 Townhomes, 43 Single Family Units (Non ITE Source) Ind. Variable (X) = 1.0 Each	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 108.00	NA	1048	50%	524	0	524	0	524
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 80.00	NA	80	20%	16	0	16	0	64
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 100.00	NA	100	65%	65	0	65	0	35
8: VN-4	Single-Family Detached Housing (ITE Code #210) Ind. Variable (X) = 150.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 9.52	NA	1428	50%	714	0	714	0	714
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.75	NA	113	25%	28	0	28	0	85
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 1.00	NA	150	63%	95	0	95	0	55
9: VN-5	Single-Family Detached Housing (ITE Code #210) Ind. Variable (X) = 204.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 9.52	NA	1942	50%	971	0	971	0	971
		AM Peak	AM Peak Hour of Generator	<input checked="" type="checkbox"/>	Average Rate= 0.77	NA	157	26%	41	0	41	0	116
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 1.00	NA	204	63%	129	0	129	0	75
10: VN-6	Elementary School (ITE Code #520) Ind. Variable (X) = 300.0 Students	Daily	Weekday	<input type="checkbox"/>	Average Rate= 1.29	NA	387	50%	194	0	194	0	193
		AM Peak	AM Peak Hour of Generator	<input type="checkbox"/>	Average Rate= 0.45	NA	135	55%	74	0	74	0	61
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input type="checkbox"/>	Average Rate= 0.15	NA	45	49%	22	0	22	0	23
11: VN-7	Apartment (ITE Code #220) Ind. Variable (X) = 88.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 6.65	NA	585	50%	293	0	293	0	292
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.51	NA	45	20%	9	0	9	0	36
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 0.62	NA	55	65%	36	0	36	0	19
12: GPN-1	Single-Family Detached Housing (ITE Code #210) Ind. Variable (X) = 14.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 9.52	NA	133	50%	67	0	67	0	66
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.75	NA	11	25%	3	0	3	0	8
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 1.00	NA	14	63%	9	0	9	0	5

Traffic Study Subarea	Land Use	Time of Day	Data Set from Trip Generation	Override with Average	Regression Equation from Trip Generation	Pass-By %	Entering			Exiting				
							Total Trips	Pass-By Trips	Primary Trips	Total Trips	Pass-By Trips	Primary Trips		
13: GPN-2	Single-Family Detached Housing (ITE Code #210) Incl. Variable (X) = 136.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 9.52	NA	1295	648	0	648	50%	647	0	647
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.75	NA	102	26	0	26	25%	76	0	76
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 1.00	NA	136	86	0	86	63%	50	0	50
14: GPN-3	Single-Family Detached Housing (ITE Code #210) Incl. Variable (X) = 120.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 9.52	NA	1142	571	0	571	50%	571	0	571
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.75	NA	90	23	0	23	25%	67	0	67
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 1.00	NA	120	76	0	76	63%	44	0	44
15: GPN-4	Elementary School (ITE Code #520) Incl. Variable (X) = 300.0 Students	Daily	Weekday	<input type="checkbox"/>	Average Rate= 1.29	NA	387	194	0	194	50%	193	0	193
		AM Peak	AM Peak Hour of Generator	<input type="checkbox"/>	Average Rate= 0.45	NA	135	74	0	74	55%	61	0	61
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input type="checkbox"/>	Average Rate= 0.15	NA	45	22	0	22	49%	23	0	23
16: GPN-5	Residential Condominium/Townhouse (ITE Code #230) Incl. Variable (X) = 116.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 5.81	NA	674	337	0	337	50%	337	0	337
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.44	NA	51	9	0	9	17%	42	0	42
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 0.52	NA	69	40	0	40	67%	20	0	20
17: GPN-6	Single-Family Detached Housing (ITE Code #210) Incl. Variable (X) = 63.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 9.52	NA	600	300	0	300	50%	300	0	300
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.75	NA	47	12	0	12	25%	35	0	35
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 1.00	NA	63	40	0	40	63%	23	0	23
18: GPN-7	Single-Family Detached Housing (ITE Code #210) Incl. Variable (X) = 130.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 9.52	NA	1238	619	0	619	50%	619	0	619
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.75	NA	98	25	0	25	25%	73	0	73
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 1.00	NA	130	82	0	82	63%	48	0	48
19: CC-1	General Office Building (ITE Code #710) Incl. Variable (X) = 528.0 1000 SF Gross Floor Area	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 11.03	NA	5824	2912	0	2912	50%	2912	0	2912
		AM Peak	AM Peak Hour of Generator	<input checked="" type="checkbox"/>	Average Rate= 1.56	NA	824	725	0	725	88%	99	0	99
		PM Peak	PM Peak Hour of Generator	<input checked="" type="checkbox"/>	Average Rate= 1.49	NA	787	134	0	134	17%	653	0	653
20: CC-2	Shopping Center (ITE Code #870) Incl. Variable (X) = 518.6 1000 SF Gross Leasable Area	Daily	Weekday	<input type="checkbox"/>	$\ln(T) = 0.65 \ln(X) + 5.83$	NA	19796	9898	0	9898	50%	9898	0	9898
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input type="checkbox"/>	$\ln(T) = 0.6 \ln(X) + 2.24$	No Data	425	264	0	264	62%	161	0	161
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input type="checkbox"/>	$\ln(T) = 0.67 \ln(X) + 3.31$	34.0%	1805	866	294	572	48%	939	319	620
21: TC-1	Jerome Town Center (Non ITE Source) Incl. Variable (X) = 1.0 Each	Daily	Weekday	<input type="checkbox"/>	Average Rate= 13228	NA	13228	6614	0	6614	50%	6614	0	6614
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input type="checkbox"/>	Average Rate= 531	NA	531	398	0	398	75%	133	0	133
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input type="checkbox"/>	Average Rate= 1326	NA	1326	557	0	557	42%	769	0	769
22: VN-8	Assisted Living (ITE Code #254) Incl. Variable (X) = 250.0 Beds	Daily	Weekday	<input type="checkbox"/>	Average Rate= 2.66	NA	665	333	0	333	50%	332	0	332
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input type="checkbox"/>	Average Rate= 0.14	NA	35	23	0	23	65%	12	0	12
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input type="checkbox"/>	Average Rate= 0.22	NA	55	24	0	24	44%	31	0	31
23: GPN-8	Single-Family Detached Housing (ITE Code #210) Incl. Variable (X) = 94.0 Dwelling Units	Daily	Weekday	<input checked="" type="checkbox"/>	Average Rate= 9.52	NA	895	448	0	448	50%	447	0	447
		AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	<input checked="" type="checkbox"/>	Average Rate= 0.75	NA	71	18	0	18	25%	53	0	53
		PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	<input checked="" type="checkbox"/>	Average Rate= 1.00	NA	94	59	0	59	63%	35	0	35
TOTALS							59348	29678	0	29678		29670	0	29670
							2074	0	2074		1760	0	1760	
							2849	294	2555		3154	319	2835	

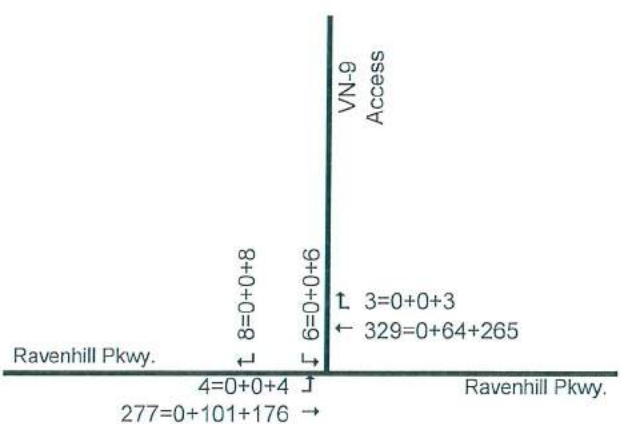
TABLE 1 - JV FULL SITE TRIP GENERATION SUMMARY

LAND USE	TIME OF DAY	DATA SET <i>Trip Generation Manual, 10th Edition</i> (Unless noted Otherwise)	RATE OR EQUATION FROM: <i>Trip Generation Manual 10th Edition</i>	TOTAL TRIPS	ENTERING		EXITING	
					%	TOTAL TRIPS	%	TOTAL TRIPS
Senior Adult Housing-Detached (ITE Code #251)	Daily	Weekday	Average Rate= 4.27	179	50%	90	50%	89
	AM Peak	Peak Hour of Adj. Street Traffic, One Hour between 7 & 9 AM	$\ln(T)=0.76\ln(X)+0.21$	21	33%	7	67%	14
Ind. Variable (X) = 42 Dwelling Units	PM Peak	Peak Hour of Adj. Street Traffic, One Hour between 4 & 6 PM	$\ln(T)=0.78\ln(X)+0.28$	24	61%	15	39%	9
TOTALS		Daily AM Peak PM Peak		179 21 24		90 7 15		89 14 9

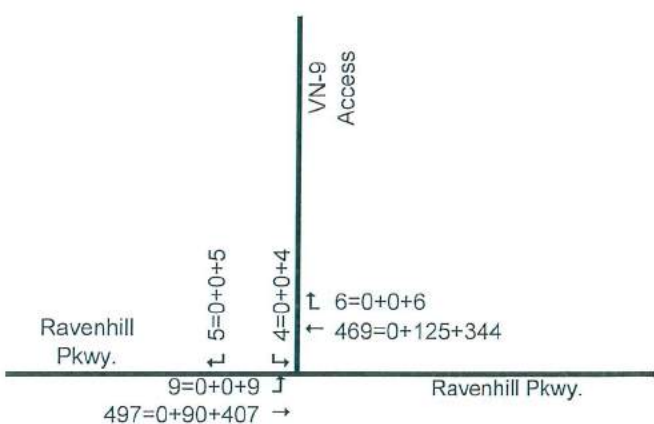
Jerome Village VN-9 Mini TIS - 12/2020

TABLE 2 - SITE TRIP GENERATION SUMMARY





AM PEAK



PM PEAK

LEGEND

A=B+C+D

A = 2030 JV FULL 'BUILD'

C = GROWTH (FIGURE 8 JV TIS REV. 1)

B = EXISTING (2018)

D = JV FULL SITE

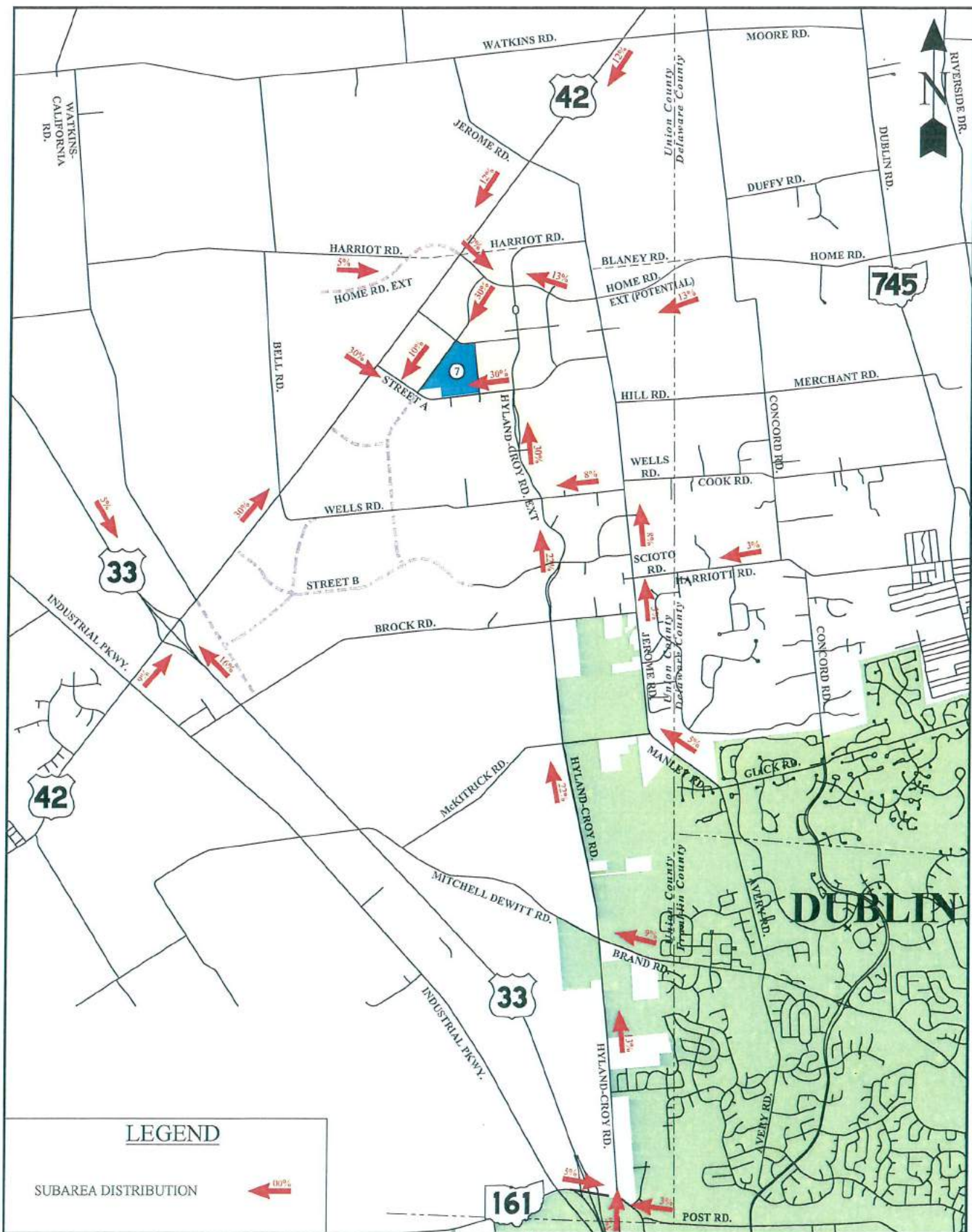
**JEROME VILLAGE VN-9
MINI TIS**

PREPARED BY: 

12/2020

FIGURE 3

2030 JV FULL 'BUILD'



**JEROME VILLAGE
TRAFFIC IMPACT STUDY**

PREPARED BY: **TRAFFIC ENGINEERING SERVICES, INC.** 2/2007

**APPENDIX C
SUBAREA 7 PRIMARY TRAFFIC
DISTRIBUTION**

(1) VN-9 ACCESS & RAVENHILL PKWY. - EB LT - 2030 JV FULL 'BUILD'

Critical Analysis Period: PM PEAK

Type = Unsignalized Through Road

Speed = 40 MPH

Cycle Length = 60 seconds

Turning Volume = 9 VPH

of Turning Lanes = 1

Advancing Volume = 506 VPH

Turning % (>10% HIGH) 1.8% LOW

Design Condition = B

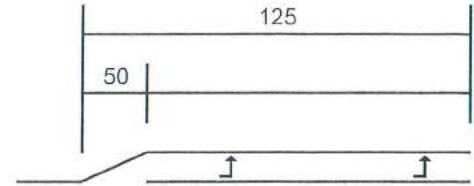
Vehicles per Cycle = 0.2

Storage Length (Calc) = 50 feet

Storage Length (Adj) = NA

Deceleration/Div. Taper = 125 feet

Turn Lane Length = 125 feet



Calculations based on 401-7E in ODOT L&D Manual. All dimensions are in feet.

JEROME VILLAGE VN-9

MINI TIS

PREPARED BY:  SMART SERVICES

12/2020

APPENDIX

LEFT TURN LANE CALCULATIONS

Tab 10 – Exhibit 1

From: Bill Narducci [<mailto:bnarducci@unioncountyohio.gov>]
Sent: Wednesday, December 30, 2020 1:18 PM
To: Matthew Cull <Matthewcull@kephartfisher.com>
Cc: Eric Snowden <esnowden@jerometownship.com>; Justin Wollenberg <jwollenberg@terrinevolution.com>
Subject: RE: NRI Zoning Applications for Jerome Township: VN-9/Select Sires (Jerome Village)

Matt,

The area shown below was partially included in the original '07 Master TIS as sub-area 7, but there is some new property that has been acquired by Jerome Village that was not part of that study. In terms of analyzing the impacts of VN-9 exclusively to the roadway network however, based on the size of the proposed subdivision I do not think the impact is major enough to have to provide a larger analysis or an amendment to the Master TIS. Thus, the mini TIS that was provided can be used to determine required improvements to the surrounding roadway network as impacted by VN-9 traffic.

Bill Narducci, P.E.
Assistant County Engineer

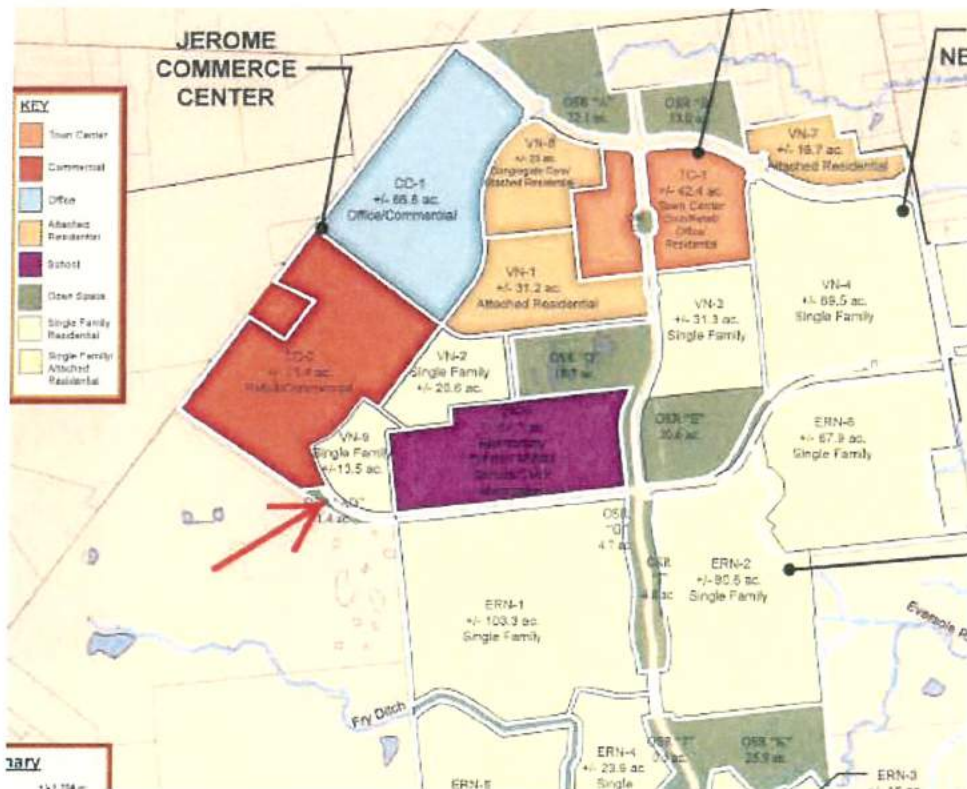
Union County Engineer
233 West 6th St.
Marysville, Ohio 43040
Direct: 937.645.3165
Office: 937.645.3018
Fax: 937.645.3161

PLEASE NOTE NEW EMAIL AND WEBSITE ADDRESS!!
<http://www.unioncountyohio.gov/engineer>

From: Matthew Cull <Matthewcull@kephartfisher.com>
Sent: Wednesday, December 30, 2020 9:11 AM
To: Bill Narducci <bnarducci@unioncountyohio.gov>
Cc: Eric Snowden <esnowden@jerometownship.com>; Justin Wollenberg <jwollenberg@terrinevolution.com>
Subject: RE: NRI Zoning Applications for Jerome Township: VN-9/Select Sires (Jerome Village)

Bill – For VN-9 (aka “Select Sires”), can you confirm that this area was/is still covered by the 2007 Traffic Study? It’s the parcel shown below with red arrow pointing to it. I’ve attached plans showing the subject property as well.

Thanks,
Matthew



Matthew Cull
Attorney

Kephart Fisher LLC | Attorneys At Law
 P: 614.469.1882 ext 124 | C: 614.795.3137 | F: 614.469.1887
 E: matthewcull@kephartfisher.com

From: Eric Snowden [<mailto:esnowden@jerometownship.com>]

Sent: Wednesday, December 30, 2020 8:03 AM

To: Bill Narducci <bnarducci@unioncountyohio.gov>; Matthew Cull <Matthewcull@kephartfisher.com>

Subject: RE: NRI Zoning Applications for Jerome Township: Requested Change to Appointment

Men,

I just need acknowledgement that the access study for both properties is acceptable as to concept from the appropriate agencies. Reviews and comments from those agencies are not required.

Eric Snowden

Zoning Inspector/Coordinator
 Jerome Township, Union Co.
 9777 Industrial Parkway
 Plain City, Ohio 43064
 Tel: 614-873-4480

{00448624-1}



Zoning & Subdivision Committee
Thursday, February 11, 2021

The Zoning and Subdivision Committee met in regular session on Thursday, February 11, 2021, at 11:46 am online through Zoom. Meeting information was published on LUC's agenda and posted on LUC's website.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Doug Crabill for Tyler Bumbalough, Scott Coleman, Steve McCall, Heather Martin, Bill Narducci, Steve Robinson, Tom Scheiderer, Aaron Smith, Jeff Stauch and Andy Yoder. Absent members were: Wes Dodds, Ashley Gaver, and Tammy Noble.

Guests included: Bill Westbrook, Homestead; Tim Reardon, Homestead; John Bruno, EMH&T; Eric Snowden, Jerome Township; Justin Wollenberg, Terrain Evolution; Jay McIntire, Encore Living; Gary Smith, G2 Planning & Design.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Tom Scheiderer moved a motion to approve the minutes from the January 14, 2021 meeting as written and Andy Yoder seconded. All in favor.

1. Review of ERN-1 Phase 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the applicant has worked with reviewing agencies to address the comments in the staff report.
 - Bill Narducci moved a motion to recommend approval of the ERN-1 Phase 3 Final Plat and Tom Scheiderer seconded. All in favor.
2. Review of Farm at Indian Run Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Justin Wollenberg – I don't really have much to add; Brad did a great job of laying out the project. Most comments are related to final engineering in nature that we'll be working through with the City and the County Engineer's Office. As well as, the one major comment of zoning approval. We acknowledge there is, the zoning is not finalized yet. So, we're working through that. We acknowledge that we need that done and finalized before we can come to the Township for the Final Development Plan and then back to your body for Final Plat approval.
 - Doug Crabill – There was a comment made about a referendum, could you share information on that?



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Justin Wollenberg – An application for rezoning was completed and voted for in favor by the Trustees. Since then, a referendum was filed and we are awaiting the outcome of that.
 - Eric Snowden – What Mr. Wollenberg said was essentially accurate. When a referendum is filed within the 30 day referendum period provided by State law, the approved resolution that's passed by the township trustees effectively is set aside and does not take effect. So, that resolution is basically just sitting there. The issue is that does not change until that resolution is deemed to have taken effect. In this case, by approval of the referendum. The map is not formally changed. That is why I'm reviewing this plat based on what the current zoning is. There was some confusion about that. From the standpoint of the Township under the Township zoning law, this is in limbo until the referendum is resolved.
 - Bill Narducci moved a motion to recommend approval of the Farm at Indian Run Preliminary Plat with staff comments and Steve McCall seconded. All in favor.
3. Review of Glacier Pointe Section 2 Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
- Tom Scheiderer moved a motion to recommend approval of the Glacier Pointe Section 2 Preliminary Plat Extension providing that conditions are met as listed in the staff report and Bill Narducci seconded. All in favor.
4. Review of Glacier Pointe Section 3 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- Steve McCall moved a motion to recommend approval of the Glacier Pointe Section 3 Preliminary Plat with staff recommendations and Doug Crabill seconded. All in favor.
5. Review of Jerome Township Parcel Amendment (Homestead at Scotts Farm PD) (Union County) – Staff Report by Aaron Smith
- Bill Westbrook – We'll work with Jerome Township to address your comments and questions.
 - Andy Yoder moved a motion to recommend approval with modifications of the Jerome Township Parcel Amendment (Homestead at Scotts Farm PD) with staff comments and Steve McCall seconded. All in favor.
6. Review of Jerome Township Parcel Amendment (Fry Property) (Union County) – Staff Report by Aaron Smith
- Andy Yoder – Is there any comment from Eric about this? Is this something the Township is pursuing? Any negative impacts?

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Eric Snowden – I'm very glad you asked. The Township is working very closely with all these applicants to address concerns and make improvements to the Regulation Text. The Jerome Village Planned Development District because of its history and different size can be a different animal. I've already sent this staff report and comments from myself to our legal counsel for review. The number question I ask myself and, I think, where LUC is coming from, is whether the land uses are appropriate? And is the text accurately reflecting what the applicant intends to do with the site? Does it allow for their vision? It doesn't have any negative impact other than the same types of development we already see and there are folks in our Township that don't want to see any development. That's not what our land use plan contemplates. With regards to the quarry issue, I'm aware of that, and we just have to have an ongoing dialog with Millcreek Township, LUC, and the County about that.
 - Andy Yoder moved a motion to recommend approval with modifications of the Jerome Township Parcel Amendment (Fry Property) with staff comments and Doug Crabill seconded. All in favor.
7. Review of Jerome Township Parcel Amendment (VN-9) (Union County) – Staff Report by Aaron Smith
- Steve McCall moved a motion to recommend approval of the Jerome Township Parcel Amendment (VN-9) with staff comments and Bill Narducci seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:34 pm with Steve McCall moving a motion to adjourn and Andy Yoder seconded. All in favor.

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